

Finishes Schedule internal & external

58 – 66 King Street,
Manchester

Issue Record

Revision	Status	Comment	Date	By
P01	A1	Initial Issue draft for comment	19/10/2023	OSI
P02	A1	Revised following contractor input/comments	15/12/23	DS

Document Authored by:

AEW Architects & Designers Ltd

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PROJECT INFORMATION

1.1 Project Particulars

Project Name	58 – 66, King Street, Manchester
Project Identification Code	AEW Ref: 11702
Project Type	Residential Apartments upper floors and Retail Unit on ground floor
Procurement	Competitive Tender
Design Status	Construction

1.2 Project Team

Employer (Client)	Glasgow City Council as Trustees of Strathclyde Pension Fund
Employers Agent (EA)	Cogent Building Consultancy
Contract Administrator (CA)	Cogent Building Consultancy
Principal Designer	Nationwide CDM
Architect	AEW Architects & Designers Limited
Civil & Structural Engineer	Acies Civil and Structural Ltd
Building Services Consultant	King Associates
Contractor	Recom

1.3 Scheme Description

The site is situated in the Manchester City Centre and located within the St Ann Square Conversation Area. This project spans three addresses: 58-60, 62 (Grade 2 Listed) and 64-66 King Street.

Our brief for this project is for the refurbishment and conversion of the former office and retail areas at the upper levels into residential accommodation, with the provision of entrance and ancillary spaces at ground floor.

Apart from the re-configuration of the Cath Kidston unit (62 King Street) and its mezzanine floor, the existing retail units on ground floor to be retained.

Our proposal takes note of the historical nature of the three buildings (and the listed nature of the central building), and aims to retain as far as possible the historical features of the existing buildings.

The Contractor is advised to visit the site to adequately understand the surrounding land, the current building use/condition and access. Contractors should offer particular consideration to their access and egress routes for plant and materials.

The following risks are or may be present. This may not represent all the risks and the contractor must refer to the Pre-Construction Information Pack.

- Asbestos
- Dust
- Noise
- Vibration
- Manual Handling

- Unauthorised access
- Live services
- Removal of debris/ waste
- Theft
- Work in confined spaces
- Open floors
- Access through occupied areas

Contractor must ascertain for himself any information he may require to ensure the safety of all persons and the Works.

1.4 General Requirements

The development shall be constructed in accordance with this Specification document and the contract drawings.

This document should be read in conjunction with all current architectural and interior scheme drawings and schedules as listed in the tender documents. Reference should also be made to all other consultant drawings and associated design reports / specifications as listed within the tendering and/or contract documents.

Anomalies or conflicts identified between tender or contract documents are to be brought to the attention of the Contract Administrator (CA) for clarification.

2 COMPLIANCE CRITERIA & STATUTORY APPROVALS

2.1 Materials & Workmanship

Works will comply with the latest editions of the relevant British Standards and Codes of Practice and are to be in accordance with good building practice and suitable for the purpose of the works.

Proprietary materials will be used strictly in accordance with the manufacturer's specifications. Where amendments to the design, specification or scope of works are envisaged, Employer approval must be sought, with consent not to be unreasonably withheld.

Notwithstanding the details contained in this schedule all works are to comply with all relevant performance criteria and workmanship clauses set by the National Building Specification (NBS) current at the date of tender.

3 INTERNAL FINISHES SCHEDULE

To be read in conjunction with Interior Designer's Developed Interior Proposals document, architect's drawings and schedule of works.

Internal Finishes Schedule	
58 – 60 King Street (G/F retail unit)	
Wall	Retained as existing
Floor	Retained as existing
Ceiling	Retained as existing
Joinery	Retained as existing

Exposed Steelwork	Exposed steelwork will be intumescent painted. Colour white.
Staircase	Retained as existing
62 – King Street (G/F and 1/F retail unit)	
Wall	Strip out existing wall finishes to existing shell
Floor	Strip out finishes to existing shell
Ceiling	Strip out finishes to existing shell. Existing fire protection/fire boarding to be stripped out and replace with new fire encasement and fire board to all structural elements. Refer to Salford Archaeology report ('Summary of Architectural Features', 'Floor plans showing architectural feature of heritage value', for all historical elements to be protected and retained.
Joinery	Refer to Salford Archaeology report ('Summary of Architectural Features', 'Floor plans showing architectural feature of heritage value', for all historical elements to be protected and retained. Strip out others to existing shell.
Exposed Steelwork	Exposed steelwork in retail unit will be intumescent painted. Colour white. Those in the apartment will be encased in fire protection system and finished as apartment's internal finishes.
64 – 66 King Street (G/F retail unit)	
Wall	Retained as existing
Floor	Retained as existing
Ceiling	Retained as existing
Joinery	Retained as existing
Exposed Steelwork	Exposed steelwork will be oil based painted or intumescent painted (refer to Fire strategy for details). Colour white.
Basement – Cycle Storage (and stairs)	
Wall	Existing blockwork / Masonry Wall - Painted, paint 2 undercoats (mist coat for the undercoats) and 2 full coat Dulux Diamond eggshell, to product manufacturer's system specification. Colour – Dulux Pure Brilliant White. Reaction to fire class B. New blockwork - Finished with dust sealer (if not painted as existing) to the required number of coats as recommended by the product manufacturer Reaction to fire class B.
Floor	Anti-slip concrete paint/coating to existing concrete floor, Altro Atlas safety floor or equivalent approved. Reaction to fire class B
Stairs	Anti-slip GRP stairs nosing in contrasting colour to stairs- Altro Atlas 40 or equivalent approved to treads.
Ceiling	Plaster finished with dust sealer (if not painted as existing) to the required number of coats as recommended by the product manufacturer. If it is painted as existing, paint 1 mist coat and 2 full coats vinyl matt emulsion. Colour – Dulux White Reaction to fire class B.
Joinery	Skirtings – painted finish, Dulux eggshell as manufacturer's system specification. Primed, moisture resistance 2 undercoats and 2 full coat minimum. Architraves and linings. Prime and paint 2 undercoats and 2 full coat Dulux eggshell. Colour – Dulux White

Exposed Steelwork	Exposed steelwork will be intumescent painted. Colour white.
Ground Floor – Bin Store	
Wall	Existing blockwork / Masonry Wall - Painted, paint 2 undercoats (mist coat for the undercoats) and 2 full coat Dulux Diamond eggshell. Colour – Dulux White. New blockwork - Finished with dust sealer (if not painted as existing) to the required number of coats as recommended by the product manufacturer
Floor	Heavy duty safety floor – Altro Atlas 40 or equivalent approved, with coved skirting, with cove former and capping seal, installed to manufacturer's written instructions, complete with treatment to existing floor to provide suitable substrate. Colour – Anvil (TBC)
Ceiling	Plaster finished with dust sealer (if not painted as existing) to the required number of coats as recommended by the product manufacturer. If it is painted as existing, paint 1 mist coat and 2 full coats vinyl matt emulsion. Colour – Dulux White
Joinery	Skirtings – part of flooring coved skirting Architraves and linings. Prime and paint 2 undercoats and 2 full coat eggshell. Colour – Dulux White Wall mounted handrails – timber handrails stained or painted black, prime and paint 2 undercoats and 2 full coat Dulux eggshell. Colour – black.
Exposed Steelwork	Exposed steelwork will be intumescent painted. Colour white.
Cleaner store	
Wall	Existing blockwork / Masonry Wall / New partition wall - Painted, paint 2 undercoats (mist coat for the undercoats) and 2 full coat Dulux Diamond eggshell, to product manufacturer's system specification. Colour – Dulux Pure Brilliant White
Floor	Heavy duty safety floor – Altro Atlas 40 or equivalent approved, with coved skirting, with cove former and capping seal, installed to manufacturer's written instructions, complete with treatment to existing floor to provide suitable substrate. Colour – Anvil (TBC)
Ceiling	Plaster finished with dust sealer (if not painted as existing) to the required number of coats as recommended by the product manufacturer. If it is painted as existing, paint 1 mist coat and 2 full coats vinyl matt emulsion. Colour – Dulux White
Joinery	Skirtings – part of flooring coved skirting Architraves and linings - Prime and paint 2 undercoats and 2 full coat eggshell. Colour – Dulux White
Staircase Areas to Stairs A and B (to apartments)	
Wall	General walls and risers to stairs- Paint 2 undercoats (mist coat for the undercoats) and 2 full coat Dulux Diamond Eggshell to manufacturer's system specification. Colour – Dulux Light Grey (00NN 72/000). Feature wall with panels on stairs leading up to 1/F and 3/F – Paint 2 undercoats (mist coat for the undercoats) and 2 full coat Dulux Diamond Eggshell to manufacturer's system specification. Colour dark red (Dulux Dark Red 72RR 07/173). Feature wall with panels on stairs leading up to 2/F and 4/F – Paint 2 undercoats (mist coat for the undercoats) and 2 full coat Dulux Diamond Eggshell to manufacturer's system specification. Colour dark green (Dulux Dark Green 07GG 07/143).

Floor	Stair treads and borders - Knight Tile Gluedown Honey Limed Oak KP155 Landing areas - Knight Tile Gluedown Honey Limed Oak KP155 Herringbone Stairs contrasting nosings - Gradus XT aluminium with profile to suit, black insert.
Ceiling	Plaster to the underside of the staircase painted Plaster finished with dust sealer (if not painted as existing) to the required number of coats as recommended by the product manufacturer. If it is painted as existing, paint 1 mist coat and 2 full coats vinyl matt emulsion. Colour – Dulux White
Joinery	Ceiling coving/cornice – MD137 Coving, White painted finish Dulux Matt Emulsion White as system specification. Primed, moisture resistance 2 undercoats and 2 full coat minimum. Skirting – MDF Ogee 250mm Ogee style 300mm high, painted finish, Dulux Diamond eggshell as manufacturer's system specification, minimum 2 coats. Colour – Dulux Light Grey (00NN 72/000), dark red (Dulux Dark Red 72RR 07/173) and dark green (Dulux Dark Green 07GG 07/143) Architraves – MDF Ogee 75mm painted finish to match panel and wall, Dulux Diamond eggshell as manufacturer's system specification, minimum 2 coats. Colour – dark red (Dulux Dark Red 72RR 07/173), dark green (Dulux Dark Green 07GG 07/143) and Dulux Light Grey (00NN 72/000) Dado rail - Painted finish to match panel, Dulux Diamond eggshell as manufacturer's system specification, minimum 2 coats. Colour – dark red (Dulux Dark Red 72RR 07/173) and dark green (Dulux Dark Green 07GG 07/143) Window frames – matt black finish
Balustrades & Handrails	Existing Balustrades and handrails to be painted, Dulux Eggshell to manufacturer's system specification. Colour – black. New handrails – painted, Dulux Eggshell to manufacturer's system specification. Colour – black.
Ground Floor – Accessible Entrance Foyer	
Wall	Paint 2 undercoats (mist coat for the undercoats) and 2 full coat Dulux Diamond eggshell. Colour – Dulux Light Grey (00NN 72/000) and dark navy (Dulux Navy Blue 89BG 09/087). Feature panelling wall Paint 2 undercoats (mist coat for the undercoats) and 2 full coat Dulux Diamond eggshell. Colour – dark navy (Dulux Navy Blue 89BG 09/087)
Floor	Knight Tile Gluedown Honey Limed Oak KP155 Herringbone Laid Light grey concrete effect slip resistant (R10/36+ slip rating) porcelain tile rectangular (approx. 900x450mm) with mid grey grouting. Inlaid entrance matting, Intrasystem recess mattwell void linear aesthetic black. Inlaid entrance matting, INTRAsystems matting, inlaid within porcelain tile to Interior designer's pattern Step edge nosing – Gradus XT aluminium with profile to suit, black insert

Ceiling	Plasterboard with skimmed finished (include underside of stairs) to receive emulsion paint. Paint 1 mist coat and 2 full coats vinyl matt emulsion. Colour – Dulux White
Joinery	Ceiling coving/cornice – MD137 Coving, White painted finish Dulux Matt Emulsion White as system specification. Primed, moisture resistance 2 undercoats and 2 full coat minimum. Dado rail –Painted finish to match panel, Dulux Diamond eggshell as manufacturer's system specification, minimum 2 coats. Colour – dark red (Dulux Dark Red 72RR 07/173) and dark green (Dulux Dark Green 07GG 07/143) Skirting – MDF Ogee 250mm Ogee style 300mm high, painted finish, Dulux Diamond eggshell as manufacturer's system specification, minimum 2 coats. Colour – Dulux Light Grey (00NN 72/000), dark red (Dulux Dark Red 72RR 07/173) and dark green (Dulux Dark Green 07GG 07/143) Architraves – MDF Ogee 75mm painted finish to match panel and wall, Dulux Diamond eggshell as manufacturer's system specification, minimum 2 coats. Colour – dark red (Dulux Dark Red 72RR 07/173), dark green (Dulux Dark Green 07GG 07/143) and Dulux Light Grey (00NN 72/000) Door pinth block – MDF Plinth Block, painted finish to match panel and wall, Dulux Diamond eggshell as manufacturer's system specification, minimum 2 coats. Colour –dark navy (Dulux Sapphire Salute, TBC) and light grey
Handrail and balustrades	Handrails – painted timber handrail, Dulux Eggshell to manufacturer's system specification. Colour – black. Balustrades – powder coated stainless steel balustrades with brass details. Colour – matt black
Post lobby (TBC)	
Wall	Paint 2 undercoats (mist coat for the undercoats) and 2 full coat Dulux Diamond eggshell. Colour – Dulux Light Grey (00NN 72/000) and dark navy (Dulux Navy Blue 89BG 09/087). Feature panelling wall Paint 2 undercoats (mist coat for the undercoats) and 2 full coat Dulux Diamond eggshell. Colour – dark navy (Dulux Navy Blue (89BG 09/087) Recessed frameless float glass mirror to feature panel,
Floor	Knight Tile Gluedown Honey Limed Oak KP155 Plank Laid Inlaid entrance matting, INTRAsystems matting, inlaid within LVT flooring to Interior designer's pattern Step edge nosing – Gradus XT aluminium with profile to suit, black insert
Ceiling	Plasterboard with skimmed finished to receive emulsion paint. Paint 1 mist coat and 2 full coats vinyl matt emulsion. Colour – Dulux White
Joinery	Ceiling coving/cornice – MD137 Coving, White painted finish Dulux Matt Emulsion White as system specification. Primed, moisture resistance 2 undercoats and 2 full coat minimum. Skirting – MDF Ogee 250mm Ogee style 300mm high, painted finish, Dulux Diamond eggshell as manufacturer's system specification, minimum 2 coats. Colour – Dulux Light Grey (00NN 72/000), dark red (Dulux Dark Red 72RR 07/173) and dark green (Dulux Dark Green 07GG 07/143)

	Architraves – MDF Ogee 75mm painted finish to match panel and wall, Dulux Diamond eggshell as manufacturer's system specification, minimum 2 coats. Colour – dark red (Dulux Dark Red 72RR 07/173), dark green (Dulux Dark Green 07GG 07/143) and Dulux Light Grey (00NN 72/000) Dado rail –Painted finish to match panel, Dulux Diamond eggshell as manufacturer's system specification, minimum 2 coats. Colour – dark red (Dulux Dark Red 72RR 07/173) and dark green (Dulux Dark Green 07GG 07/143)
Lift	
Wall	Timber oak laminate wall panels to interior Brushed brass details (mid rail) Half height mirror installed to upper half of the back wall to lift interior
Door	Satin brass finish
Floor	Slip-resistant ceramic floor tiles, R10 / 36+ slip resistance, approx.. 600x300mm, warm grey marble effect.
Ceiling	TBC
Fittings	Handrails – vanished timber and satin brass. Lift ironmongery and control panel - satin brass finish
First Floor to Fourth Floor – Communal Area	
Wall	Paint to general walls, panelling and risers to steps, minimum 2 undercoats (mist coat for the undercoats) and 2 full coat Dulux Diamond eggshell as manufacturer's system specification. Colour – Dulux Light Grey (00NN 72/000)
Floor	Main floor - Knight Tile Gluedown Honey Limed Oak KP155 Plank Laid Borders and treads to steps - Knight Tile Gluedown Honey Limed Oak KP155 Plank Laid Central corridor feature Karndean Heritage (Black & White) Steps contrasting nosings - Gradus XT aluminium with profile to suit, black insert.
Ceiling	Plaster to the underside of the staircase painted Plaster skim finished with dust sealer (if not painted as existing) to the required number of coats as recommended by the product manufacturer. Dulux Vinyl matt emulsion, paint 1 mist coat and 2 full coats to manufacturer's system specification. Colour – Dulux White
Joinery	Ceiling coving/cornice – MD137 Coving, White painted finish Dulux Matt Emulsion White as system specification. Primed, moisture resistance 2 undercoats and 2 full coat minimum. Skirting – MDF Ogee 250mm Ogee style 300mm high, painted finish, Dulux Diamond eggshell as manufacturer's system specification, minimum 2 coats. Colour – Dulux Light Grey (00NN 72/000), dark red (Dulux Dark Red 72RR 07/173) and dark green (Dulux Dark Green 07GG 07/143) Architraves – MDF Ogee 75mm painted finish to match panel and wall, Dulux Diamond eggshell as manufacturer's system specification, minimum 2 coats. Colour – dark red (Dulux Dark Red 72RR 07/173), dark green (Dulux Dark Green 07GG 07/143) and Dulux Light Grey (00NN 72/000)

	Dado rail –Painted finish to match panel, Dulux Diamond eggshell as manufacturer’s system specification, minimum 2 coats. Colour – dark red (Dulux Dark Red 72RR 07/173) and dark green (Dulux Dark Green 07GG 07/143)
Balustrades & Handrails	Existing Balustrades and handrails to be painted, Dulux Eggshell to manufacturer’s system specification. Colour – black. New handrails – painted, Dulux Eggshell to manufacturer’s system specification. Colour – black.
Apartments	
Wall	Hallway - general walls plaster skim painted 2 mist coats as undercoats and 2 full coats Dulux vinyl matt emulsion as manufacturer’s system specification. Colour – Dulux Light Grey (00NN 72/000) - Full height mirror with brushed brass thin edge to exposed sides Lobby and storage area - general wall plaster skim painted 2 mist coats as undercoats and 2 full coats Dulux vinyl matt emulsion as manufacturer’s system specification. Colour – white. - storage paint minimum 2 undercoats (mist coat for the undercoats) and 2 full coat Dulux Diamond eggshell as manufacturer’s system specification. Colour – Dulux Light Grey (00NN 72/000) - Full height mirror with brushed brass thin edge to exposed sides Kitchen - Plaster skim painted 2 mist coats as undercoats and 2 full coats Dulux vinyl matt emulsion as manufacturer’s system specification. Colour – Dulux Light Grey (00NN 72/000). Mirror splash back above worktop upstand. Living Room - Plaster skim painted 2 mist coats as undercoats and 2 full coats Dulux vinyl matt emulsion as manufacturer’s system specification. Colour – Dulux Light Grey (00NN 72/000) Bathroom – 300mm splash back above wash basin wall tiles, rectangular white marble effect ceramic or porcelain tiles (600x300mm) horizontal grid installation, with brass trim edging; – walls above tiling plaster skim painted 2 mist coats as undercoats and 2 full coats Dulux Diamond Eggshell emulsion as manufacturer’s system specification, colour Dulux Light Grey (00NN 72/000); – full height wall tiling to bath/shower areas to be rectangular white marble wall tiles (200x80mm) in herringbone installation; grouting colour TBC. Bedroom - Plaster skim painted 2 mist coats as undercoats and 2 full coats Dulux vinyl matt emulsion as manufacturer’s system specification. Colour Dulux Light Grey (00NN 72/000).
Floor	Hallway - Knight Tile Gluedown Honey Limed Oak KP155 Herringbone Laid, brass floor trim to border. Lobby and storage area Knight Tile Gluedown Honey Limed Oak KP155 Herringbone Laid, brass floor trim to border. Kitchen - Knight Tile Gluedown Honey Limed Oak KP155 Herringbone Laid, brass floor trim to border. Living Room - Knight Tile Gluedown Honey Limed Oak KP155 Herringbone Laid, brass floor trim to border.

	Bathroom – Knight Tile Gluedown Honey Limed Oak KP155 Herringbone Laid, brass floor trim to border. Bedroom - Knight Tile Gluedown Honey Limed Oak KP155 Herringbone Laid, brass floor trim to border.
Ceiling	Hallway – vinyl matt emulsion paint. Paint 1 mist coat and 2 full coats vinyl matt emulsion. Colour – Dulux White Lobby and storage area - vinyl matt emulsion paint. Paint 1 mist coat and 2 full coats vinyl matt emulsion. Colour – Dulux White Living Room/kitchen - vinyl matt emulsion paint. Paint 1 mist coat and 2 full coats vinyl matt emulsion. Colour – Dulux White Bathroom – Dulux Diamond Eggshell paint. Paint 1 mist coat and 2 full coats vinyl eggshell emulsion. Colour – Dulux White Bedroom - vinyl matt emulsion paint. Paint 1 mist coat and 2 full coats vinyl matt emulsion. Colour – Dulux White
Joinery	Hallway - Ceiling coving/cornice – MD137 Coving, White painted finish Dulux Matt Emulsion White as system specification, minimum 2 coats - Skirting – MDF Ogee style 300mm high, painted finish, Dulux Diamond eggshell as manufacturer's system specification. Primed, moisture resistance 2 undercoats and 2 full coats minimum. Colour – mid grey (TBC) - Architraves and lining – MDF Ogee painted finish, Dulux Diamond eggshell as manufacturer's system specification, minimum 2 coats. Colour – mid grey (TBC) Lobby and storage area - Ceiling coving/cornice – MD137 Coving, White painted finish Dulux Matt Emulsion White as system specification, minimum 2 coats - Skirting – MDF Ogee style 300mm high, painted finish, Dulux Diamond eggshell as manufacturer's system specification. Primed, moisture resistance 2 undercoats and 2 full coats minimum. Colour – white - Architraves and lining – MDF Ogee painted finish, Dulux Diamond eggshell as manufacturer's system specification, minimum 2 coats. Colour –white Kitchen - As living room Living Room - Ceiling coving/cornice – MD137 Coving, White painted finish Dulux Matt Emulsion White as system specification, minimum 2 coats - Skirting – MDF Ogee style 300mm high, painted finish, Dulux Diamond eggshell as manufacturer's system specification. Primed, moisture resistance 2 undercoats and 2 full coats minimum. Colour Dulux Light Grey (00NN 72/000) - Architraves and lining – MDF Ogee, Dulux Diamond eggshell as manufacturer's system specification, minimum 2 coats. colour Dulux Light Grey (00NN 72/000) - Window sills and frame - painted in black, Dulux Diamond Eggshell to relevant manufacturer's system specification. Colour – matt black. Bathroom - Architraves and lining – MDF Ogee painted finish, Dulux Diamond eggshell as manufacturer's system specification, minimum 2 coats. colour Dulux Light Grey (00NN 72/000)

	- Window sills - painted in black, Dulux Diamond Eggshell to relevant manufacturer's system specification. Colour – matt black. Bedroom - Ceiling coving/cornice – MD137 Coving, White painted finish Dulux Matt Emulsion White as system specification, minimum 2 coats - Skirting – MDF Ogee style 300mm high, painted finish, Dulux Diamond eggshell as manufacturer's system specification. Primed, moisture resistance 2 undercoats and 2 full coat minimum. colour Dulux Light Grey (00NN 72/000) - Architraves and lining – MDF Ogee, painted finish, Dulux Diamond eggshell as manufacturer's system specification, minimum 2 coats. colour Dulux Light Grey (00NN 72/000) - Window sills and frame - painted in black, Dulux Diamond Eggshell to relevant manufacturer's system specification. Colour – matt black.
Existing fixtures and joinery items	Refer to Salford Archaeology report ('Summary of Architectural Features', 'Floor plans showing architectural feature of heritage value', for all historical elements to be protected and retained. Strip out others to existing shell to receive new finishes. Existing fireplace – painted in black, Dulux Eggshell or Dulux Diamond Eggshell (depending on substrate) to relevant manufacturer's system specification. Colour – matt black.

Note: All materials, and internal finishes etc have to be provided with sample for Client's approval prior to order and manufacture.

4 EXTERNAL FINISHES SCHEDULE

To be read in conjunction with contractor's and sub-contractor's proposal, architect's drawings and schedule of works.

External Finishes Schedule	
58 – 66 King Street	
Wall - Brickwork	Retain as existing. Make good any redundant fixing holes using a tinted lime mortar and de-frass the brickwork to all 3 elevations. Include for repointing where required.
Wall - Stonework	Retain as existing. Repair any hairline cracks and renew any spalled sections of stonework. All new masonry to closely match existing. Clean out crack to remove debris, dust and dirt. Dampen recess, as necessary, to control suction. Fill with new lime mortar and finish mortar flush with masonry face. Include for repointing where required.
Wall – painted stonework	Retain existing and redecorate with good quality paint for exterior masonry surfaces (Dulux or similar approved). Colour and finish to match existing. – Full preparation, apply Stabilising solution to any flaking/powdery surfaces as required. Masonry filler to all required surfaces. Apply 2 full coats of a Pliolite based masonry paint. <u>Colours</u> Stone Work. 10 C 31 Features. 06 C 39 Between window panels 04 D 45 To roses/ flowers

Wall – stucco render	Retained as existing. Hack-off any loose, cracked, blown or defective areas of render back to a sound surface. Remove dirt, debris and dust and clean down. Repair masonry with a sand cement and lime render mix to match the existing in terms of finish, colour and appearance. Basecoat to incorporate a fibreglass mesh adhesive to provide flexibility and accommodate movement. Render to be finished with a top coat.
Wall – external joinery	Retain as existing and redecorate with good quality paint for external wood (Dulux or similar approved). Colour to match existing. C10 C 31 Full preparation, apply 2 x flexible primer/undercoat and 1 x flexible Gloss or Satin finish as required.
Wall – powder coated aluminium	Retain existing. Rub down and clean all previously powder coated surfaces and carry out a specialist Akzo Nobel Steelseal respray redecoration. Colour and finish to match existing.
Wall – external metal work	Retain existing and redecorate with good quality paint for exterior metalwork (Dulux or similar approved). Colour and finish to match existing.
Wall – existing glass to lift shaft wall	Retain as existing. Rub down and clean.
Wall - New curtain wall to main entrance lobby	New powdercoated aluminium double-glazed curtain wall system with clear glazing, opaque spandrel panel and stainless steel dry riser inlet door. Curtain wall frame – matt black Spandrel panel – matt black Dry riser inlet door – stainless steel
Wall – New entrance stallriser	Cast stone or glass fibre reinforced concrete with relief motif. Colour dark / anthracite grey.
Wall - Entrance to refuse store	Shopfront retained and redecorate with good quality paint for external wood (Dulux or similar approved). Colour to match existing. New replacement non-combustible aluminium louver vents, painted or powdercoated to match existing colour and finish.
Wall – internal lightwell elevation	New silicone / silicone modified white render finish, colour to match existing.
Windows – existing timber windows to external elevations	Retained as existing and refurbish. Include resin repair, timber splice repair, glass replacement, putty replacement and stained-glass window repair. Window frames to be redecorated as joinery items.
Windows – new and replacement windows to external elevations	New powder coated aluminium double-glazed windows with clear glass. Frame colour – white to match exiting.
Windows – new and replacement windows (and curtain walls) to lightwell elevations	New powder coated aluminium double-glazed windows and curtain walls with clear glazing to lightwell elevations. Frame colour – matt black.
Doors – retained existing	Retained as existing.
Door – existing timber decorative door.	Retained and refurbish as external repair method statement.
Doors – new replacement doors	Painted finish. Colour to match existing

Shopfronts to King Street, Four Yards and no. 58-60 South King Street	Retained as existing
Roof – flat roof	Existing flat roof replaced with new Bauder Total Roof System with charcoal grey torch bonded bitumen roofing membrane. New roof vents to be installed, refer to separate schedule.
Roof – Slate roof	Existing slate roof to be retained, broken slates to be replaced. Lead work to be replaced where required. New ridge vents and vent tiles to be installed, refer to separate schedule.
Redundant fittings	Remove all redundant existing external wall fittings. Make good any remaining fixing holes using a tinted lime mortar to match colour of existing wall finishes.
Street lamps	Test and renew lightbulbs. Deep clean existing street lamps to Four Yard elevation.
Man safe system	Test the existing man safe / rope access system and renew or replace any defective eye bolts.
New wall vents	New cast iron air brick (Max6) with black painted finish. 225 x 150mm.

LAN- DEC NORTH WEST LTD.

30/11/2023

FAO: RECOM Solutions Ltd

King Street, Manchester- Exterior Painting

Woodwork

Full preparation, apply 2 x flexible primer/undercoat and 1 x flexible Gloss or Satin finish as required.

Stone Work

Full preparation, apply Stabilising solution to any flaking/powdery surfaces as required.

Masonry filler to all required surfaces.

Apply 2 full coats of a Pliolite based masonry paint.

Colours

These are a close match to previously painted. Please confirm if ok: -

Woodwork. 10 C 31

Stone Work. 10 C 31

Features. 06 C 39 Between window panels

04 D 45 To roses/ flowers

Notes

Johnstones Pliolite based Masonry paint can be used in freezing conditions and is touch dry within 20 mins.

Flexible undercoat and gloss or satin gives added protection on new woodwork. I will forward Data Sheets.

The above are our recommendations for colours and Materials; however, we will work to any specification you recommend.

R Lancaster

Director



Unit 13
Kent Street
Wigan
WN1 3BD

PHONE 01942 209 782
MOBILE 07831 306 790
EMAIL landecnorthwestltd@hotmail.co.uk



AA

johnstonestrade.com



Pliolite Based...



MASONRY REP...



Primer Underc...



Gloss - Johnst...



www.johnstone...



Stormshield Flexible Gloss

DESCRIPTION

Johnstone's Trade Stormshield Flexible Gloss is a premium quality, microporous gloss paint formulated to provide longer lasting protection to exterior woodwork. It produces a finish with excellent resistance to cracking and flaking and is designed specifically for use in conjunction with Johnstone's Trade Stormshield Flexible Primer Undercoat.

*To ensure the paint system achieves its 8 years to first maintenance the product must be applied in accordance with a project specific Johnstone's Trade Technical Specification and BS 6150, 2006 Code of Practice for Painting Buildings.

RECOMMENDED USES



Suitable for exterior use.

TYPE OF SUBSTRATE

Softwood, hardwood and plywood panels. Also suitable for use on metal.

COLOUR RANGE

Over 16,000 colours are available via the Johnstone's CMS 2010 Tinting System.

FINISH

Gloss.

VOLUME SOLID

61%

COVERAGE



Johnstone's Trade Stormshield Flexible Gloss will cover approximately 15 square metres per litre depending on the nature and porosity of the surface. When using more than one tin of a colour in the same area, intermix before use.

FILM THICKNESS

Wet: 67µm, dry: 41µm.

DRYING TIME



Recoat after 16-24 hours under normal conditions.

TRANSPORTATION & STORAGE

To avoid the risk of spillage, always store and transport in a secure upright position. STORE AWAY FROM HEAT AND FLAME.

CLEANER

Cleaner: White spirit.

VOC CONTENT

EU Limit Value for this product (Cat A/d): 300 g/l (2010) This product contains max 300 g/l VOC



The British Board of Agrément is designated by Government to issue European Technical Approvals based on the assessment of products for construction. Johnstone's products carrying this logo have undergone rigorous independent testing and received approval from the BBA.



KEY PROPERTIES

- Increased durability over conventional glosses
- Microporous and crack resisting
- Up to 8 year life expectancy*

PREPARATION

All surfaces to be painted should be clean, dry and free from loose and flaking material. To obtain maximum performance from this microporous product, old paint and varnish should be completely removed. Treat any mould or lichen with sterilisation wash as directed. Treat bare wood surfaces with a suitable clear wood preservative. For bare timber, apply one coat of Johnstone's Trade Stormshield Flexible Primer Undercoat followed by two coats of Johnstone's Trade Stormshield Flexible Gloss. Prime bare metal with an appropriate metal primer. Rub down previously painted surfaces with fine waterproof abrasive paper and rinse thoroughly before applying a pre-coat of Johnstone's Trade Stormshield Flexible Primer Undercoat. Avoid the inhalation of dust. Wear a suitable face mask if dry sanding. Plastic rainwater products should be cleaned thoroughly and given two coats of Johnstone's Trade Stormshield Flexible Gloss. Special precautions should be taken during surface preparation of pre-1960s paint surfaces over wood and metal as they may contain harmful lead. For more information and free Johnstone's Trade datasheets call 01924 354354 or visit www.johnstonestrade.com.

APPLICATION



Ensure maximum ventilation during application and drying. Stir well before use. Easy to apply paint evenly by brush or roller. To ensure the paint system achieves the expected life the product must be applied in accordance with a project specific Johnstone's Trade Technical Specification and BS 6150, 2006 Code of Practice for Painting Buildings. To enquire about this service please contact our PPG Extra Technical Team on 01924 354945.

CLEANING



Remove as much product as possible from application equipment before cleaning. Clean equipment immediately after use with White Spirit or Turpentine Substitute. Some local authorities have special facilities for the disposal of waste coatings. Do not empty product into drains or watercourses. Replace lid firmly.

PRECAUTIONS

- Keep out of reach of children
- Avoid contact with skin and eyes
- Do not ingest
- If medical advice is needed have container or label to hand
- Please refer to Product Label & Safety Data Sheet (SDS) for hazard warnings and information on safe handling/use/transport/storage/disposal/emergency
- SDS available : www.johnstonestrade.com or call 01924 354354

SIZES

1 Litre and 2.5 Litre.

For more information on our products and services call 01924 354354 or visit www.johnstonestrade.com.



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Pliolite Based Masonr...



MASONRY REPAIR FIL...



Flexible Primer Under...



www.johnstonestrade...



Stormshield Flexible Primer Undercoat

DESCRIPTION

Johnstone's Trade Stormshield Flexible Primer Undercoat is a premium quality, microporous primer and undercoat formulated to provide longer lasting protection for exterior woodwork and suitably primed metal surfaces. It retains flexibility longer than traditional undercoats and is designed specifically for use in conjunction with Johnstone's Trade Stormshield Flexible Gloss or Satin.

*To ensure the paint system achieves its 8 years to first maintenance the product must be applied in accordance with a project specific Johnstone's Trade Technical Specification and BS 6150, 2006 Code of Practice for Painting Buildings.

RECOMMENDED USES



Suitable for exterior use.

TYPE OF SUBSTRATE

Softwood, hardwood and plywood panels. Also suitable for use on metal.

COLOUR RANGE

Over 16,000 colours are available via the Johnstone's Tinting System.

FINISH

N/A.

VOLUME SOLID

63%

COVERAGE



Johnstone's Trade Stormshield Flexible Primer Undercoat will cover approximately 11-13 square metres per litre depending on the nature and porosity of the surface being painted.

FILM THICKNESS

Wet: 85µm, dry: 53µm.

DRYING TIME



Recoat after 16-24 hours under normal conditions.

TRANSPORTATION & STORAGE

STORE AWAY FROM HEAT AND FLAME. To avoid the risk of spillage, always store and transport in a secure upright position.

CLEANER

Cleaner: White spirit.

VOC CONTENT

EU limit value for this product (Cat A/d): 300g/l (2010). This product contains max 300g/l VOC.



KEY PROPERTIES

- Increased durability over conventional undercoats
- Microporous and crack resisting
- Up to 8 Year life expectancy*

PREPARATION

All surfaces to be painted should be clean, dry and free from loose and flaking material. To obtain maximum performance from this microporous product, old paint and varnish should be completely removed. Treat bare wood surfaces with Johnstone's Trade Universal Primer. For bare timber, apply one coat of Johnstone's Trade Flexible Primer Undercoat followed by two coats of Johnstone's Trade Flexible Gloss or Satin. Prime bare metal with Johnstone's Trade Universal Primer. Rub down previously painted surfaces with fine waterproof abrasive paper, and rinse thoroughly. Avoid the inhalation of dust. Wear a suitable face mask if dry sanding. Special precautions should be taken during surface preparation of pre-1960s paint surfaces over wood and metal as they may contain harmful lead. For more information and free Johnstone's Trade datasheets call 01924 354354 or visit www.johnstonestrade.com.

APPLICATION



Ensure maximum ventilation during application and drying. Stir well. Easy to apply by brush. To ensure the paint system achieves its life expectancy the product must be applied in accordance with a project specific Johnstone's Trade Technical Specification and BS 6150, 2006 Code of Practice for Painting Buildings. To enquire about this service, please contact our PPG Extra Technical Team on 01924 354354.

CLEANING



Remove as much product as possible from application equipment before cleaning. Replace lid firmly. Clean equipment immediately after use with White Spirit or Turpentine Substitute. Some local authorities have special facilities for the disposal of waste coatings. Do not empty product into drains or watercourses.

PRECAUTIONS

- Keep out of reach of children
- Avoid contact with skin and eyes
- Do not ingest
- If medical advice is needed have container or label to hand
- Please refer to Product Label & Safety Data Sheet (SDS) for hazard warnings and information on safe handling/use/transport/storage/disposal/emergency
- SDS available : www.johnstonestrade.com or call 01924 354354

SIZES

1 Litre and 2.5 Litre.



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For more information on our products and services call 01924 354354 or visit www.johnstonestrade.com.



Stormshield Pliolite® Based Masonry

DESCRIPTION

Johnstone's Trade Stormshield Pliolite® Based Masonry is a solventborne paint for exterior use on cement rendering, rough cast, brick and concrete. It provides a premium quality, smooth matt finish with excellent adhesion to previously painted and porous surfaces. The smooth, durable coating can be applied in extreme temperatures as low as -5°C and is showerproof within 20 minutes, enabling all year round application.

RECOMMENDED USES



Suitable for exterior use.

TYPE OF SUBSTRATE

Concrete, cement rendering, brick, stone, blockwork and pebble dash.

COLOUR RANGE

Tintable to a range of colours available in Voice of Colour exterior colours.

FINISH

Matt.

VOLUME SOLID

33%

COVERAGE



Johnstone's Trade Stormshield Pliolite Based Masonry Finish will cover approximately 6-10 square metres per litre depending on the nature and porosity of the surface being painted.

FILM THICKNESS

Wet: 125µm, dry: 41µm.

DRYING TIME



Touch dry in 1-2 hours. Recoatable after 16-24 hours.

TRANSPORTATION & STORAGE

To avoid the risk of spillage, always store and transport in a secure upright position. **STORE AWAY FROM HEAT AND FLAME**
® Pliolite is a registered Trademark of the OMNOVA.

CLEANER

Thinner: White spirit.

VOC CONTENT

EU Limit Value for this product (Cat A/c):
430g/l (2010) This product contains
max 430 g/l VOC



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KEY PROPERTIES

- Showerproof in 20 minutes
- Applies at -5°C
- 15* YEARS LIFE EXPECTANCY

PREPARATION

All surfaces to be painted should be clean, dry and free from loose and flaking material. Repair cracks and defective areas and treat fungal or algal growth with Johnstone's Sterilisation Wash as directed. For further advice contact Technical Advisory, on 01924 354354.

*15 YEARS EXPECTED LIFE

Johnstone's Trade Stormshield Pliolite® Based Masonry provides protection for up to 15 years, provided it has been applied according to the instructions, onto properly prepared surfaces.

APPLICATION



Ensure maximum ventilation during application and drying. Stir well. Easy to apply by brush or roller. Seal absorbent surfaces with a coat of Johnstone's Trade Stormshield Stabilising Solution as directed. If more than one can of a colour is to be used in the same area, intermix before use.

CLEANING



Remove as much product as possible from application equipment before cleaning. Replace lid firmly. Clean equipment immediately after use with White Spirit or Turpentine Substitute. Some local authorities have special facilities for the disposal of waste coatings. Do not empty product into drains or watercourses.

PRECAUTIONS

- Keep out of reach of children
- Avoid contact with skin and eyes
- Do not ingest
- If medical advice is needed have container or label to hand
- Please refer to Product Label & Safety Data Sheet (SDS) for hazard warnings and information on safe handling/use/transport/storage/disposal/emergency
- SDS available : www.johnstonestrade.com or call 01924 354354

SIZES

5 Litre.



For more information on our products and services call 01924 354354 or visit www.johnstonestrade.com.

MASONRY REPAIR FILLER

TOUPRELITH F

CAN BE APPLIED TO DAMP MASONRY

- ◆ WEATHER RESISTANT
- ◆ SHAPEABLE - REPAIR WITHOUT FORMWORK
- ◆ NO NEED TO SEAL THE SUBSTRATE *



PURPOSE

Exterior repair filler, can be applied to damp masonry and it's weather resistant. Can be shaped - great for filling and repairing without the need for formwork.

SUBSTRATES

Masonry Repair Filler can be applied to all rough masonry surfaces damp or dry:
- Cement, concrete ,breeze blocks, bricks and stone.

OVERCOATING

Masonry Repair Filler can be overcoated with any type of filler, paint or wall coating.
Do not coat directly with polyurethane paints nor epoxy solvent based paints.

Physical and technical FEATURES

- Masonry Repair Filler: filler in powder form made of cement, selected mineral extracts and binders.
- Characterization (NFT 36-005): Family IV class 4c.
- Codification (EN 16-566): G₃S₂V₁W₁A₀C₀R₀.
- Mixing rate: add 350ml water per 1kg powder (35%).
- Application thickness: no depth limit.
- Capacity: 1kg fills 0.85L when mixed.
- Working time: 30 minutes at 20°C.
- Setting time: second coat as soon as the filler is hard and dry to the touch.
- Overcoating: can be painted in 48 to 72 hours average time (after complete drying).
- Color: light grey.
- Adhesion: filler/substrate (EN 16-566): > 0.8 Mpa.

USE AND STORAGE CONDITIONS

- Application tools: filling knife, trowel or blade.
- Tool cleaning: after use, product residue can be rubbed off tools when dry (water cleaning is not necessary).
- Preservation: guaranteed for 6 months from purchase when used as intended, kept in its original sealed packaging and stored away from humidity.
If found to be faulty within the guarantee period, we will arrange a replacement on proof of purchase.

PACKAGING

Box: 1.5kg.
Bags: 5kg and 15kg.

RECOMMENDATIONS and care for use

The times mentioned are indicative and depend on the substrate, coat thickness, and the ambient conditions.
Do not apply at a temperature below 5°C or above 35°C nor at a relative humidity over 80%.

SUBSTRATES PREPARATION

Substrates to be prepared as per the current trade practices.
*Substrates must be hard, cohesive, clean, and sound.

NORMATIVE DOCUMENTS to be referred to

- BS EN 16566:2014 (Paints and varnishes. Fillers for internal and/or external works).

HEALTH AND SAFETY

It is recommended to wear gloves and glasses while applying Masonry Repair Filler.
Always wear a dust mask when sanding.
Dispose of unused product and packaging responsibly at your local waste collection centre.

Safety data sheet available at www.toupret.co.uk

UFI: NNMV-NKWQ-ARHE-XERP

Contains cement – please read the care for use guidelines on the packaging or on the MSDS before handling.

The data sheet information, especially the guidelines relevant to the application and final use of the product are provided in good faith and result from TOUPRET's experience and knowledge of the products. The product should be used as per the trade practices rules book and in reference to our recommendations. The information provided is relevant to applications processed at a temperature of 20°C, a relative humidity of 50% and on average absorbency substrates. The times mentioned are only indicative and depend on the substrate, the coat thickness, and the ambient conditions.





