



(2179) Lych Gate, Chorton Green

SPECIFICATION

July 23

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Document Control Sheet

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Client:

Project Title: Lych Gate, Chorton Green

Project Number: (2179)

Publication Title: Lych Gate, Chorlton Green: Fabric Repairs

Revision & Date: LBC 01 - 10.07.2023

Project Description:

Fabric repair of the Lych Gate and boundary walls.

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C51

Repairing/ renovating/ conserving timber

General

110 Inspection

1. Purpose: To confirm nature and extent of repair/ renovation/ conservation work shown on drawings, and described in survey reports and schedules of work.
2. Parties involved: Contractor's representative, Architect, Structural Engineer, Timber treatment specialist (Robinson's Preservations Ltd., or Contractor's choice to CA approval)
3. Timing: After installation of scaffolding by the contractor.
4. Instructions issued during inspection: Confirm in writing, with drawings and schedules as required, before commencing work. CA to approve the works.

130 Opening up

1. Purpose: To reveal previously concealed areas of structure or fabric not recorded during initial surveys.
2. Extent: Areas where timbers are considered vulnerable, as identified on drawing No. (2179) 01, 02, 03, 04.
3. Timing: Give notice before starting opening up.
 - 3.1. Period of notice: At least two working days
4. Retained building structure/ fabric: Do not damage or destabilize.

150 Timber procurement

1. Timber (including timber for wood-based products): Obtained from well-managed forests and/ or plantations in accordance with:
 - 1.1. The laws governing forest management in the producer country or countries.
 - 1.2. International agreements such as the Convention on International Trade in Endangered Species of wild fauna and flora (CITES).
2. Documentation: Provide either in accordance with the chain of custody certification scheme requirements:
 - 2.1. documentary evidence (that has been or can be independently verified) regarding the provenance of all timber supplied; or
 - 2.2. evidence that suppliers have adopted and are implementing a formal environmental purchasing policy for timber and wood-based products.
3. Chain of Custody Certification scheme: Contractor's choice in accordance with UK Government timber procurement policy (UKTPP), i.e. FSC, GiB or PEFC.

160 Timber supplier

1. Supplier: Contractor's choice, SUBMIT PROPOSAL for CA approval.

Structural repairs/ alterations

230 Member strengthening – external reinforcement

1. Reinforcement: Timber as per timber specialist and SE recommendation, and CA approval.
 - 1.1. Size: As required.
2. Fixing to existing timber: As detailed on drawing (2179) 04. Oak pegs

250 Timber section repairs – external splice

1. Defective timber: Cut out to clean, regular profile.
2. Replacement timber: Hardwood to match existing
3. Splice plates
 - 3.1. Material: Timber, air dried Oak
 - 3.2. Size: SE and timber specialist recommendations.

260 Joint strengthening – planar intersections

1. Gusset plates
 - 1.1. Material: Solid Oak or/and to match the existing timber species
 - 1.2. Size: To SE and timber specialist recommendations and CA approval.

Products

320 Structural softwood (strength class to SE specifications)

1. Description: FOR STRUCTURAL USE GENERALLY
2. Species: To SE recommendation and specification.
3. Grading standard: To BS 4978, BS EN 519, BS EN 14081-1 or other national equivalent and so marked.
4. Treatment
 - 4.1. Preservative treatment: Organic solvent impregnation to NBS section Z12 and Wood Protection Association Commodity Specification C8
5. Moisture content (maximum) at time of installation: As Supplied
6. Other requirements: Refer to Structural Engineer

330 Structural hardwood (graded direct to strength class)

1. Description: FOR STRUCTURAL USE GENERALLY
2. Strength class to BS EN 338: To SE design and specification.
3. Surface finish: Planed all round
4. Treatment
 - 4.1. Preservative treatment: As Clause 310
5. Moisture content (maximum) at time of installation: As supplied
6. Other requirements: Refer to Structural Engineer

340 Structural hardwood (strength class not specified)

1. Description: FOR STRUCTURAL USE GENERALLY
2. Species: Oak or to match existing species, CA to approve the sample
3. Grading standard: To BS 5756 and so marked
 - 3.1. Grade to be determined.
4. Surface finish: Planed all round
5. Treatment
 - 5.1. Preservative treatment: As Clause 310
6. Moisture content (maximum) at time of installation: As supplied
7. Other requirements: Refer to Structural Engineer

370 Hardwood for joinery repairs

1. Description: General Joinery Repairs
2. Species: Oak or to match existing species, CA to approve the sample
3. Quality: Generally to BS EN 942; free from decay and insect attack (except pinhole borers).
4. Treatment: As Clause 310
5. Moisture content on delivery: To timber specialist recommendation and CA approval

430 Proprietary framing anchors and cleats

1. Manufacturer: Ancon or equally approved by Structural Engineer and CA
 - 1.1. Product reference: To suit
2. Material/ finish: Stainless Steel
3. Fasteners: As recommended by Structural Engineer

470 Nails

1. Description: For fixing the drip to timber plate as drawing (2179) 04
2. Standard: As section Z20.
3. Type: Annular ringed shank, lost head
4. Material: Stainless Steel.
 - 4.1. Strength (minimum): To Structural Engineer recommendation

480 Screws

1. Description: For General Use
2. Standard: As section Z20.
3. Material: Stainless Steel
4. Tensile strength (minimum): To Structural Engineer's recommendations
5. Finish as delivered: As supplied

520 Stainless steel dowels

1. Description: General Use
2. Product form: Plain round bar/ Ribbed bar
3. Standard: To BS 6744
 - 3.1. Strength grade: To Structural Engineer's recommendations

530 Non-ferrous dowels

1. Description: For Beam and Posts
2. Material: Hardwood to Structural Engineer's approval
3. Manufacturer: Contractor's choice and SE approval
 - 3.1. Product reference: to SE approval

540 Resin grout/ adhesive

1. Description: General Use
2. Type: Gap filling epoxy resin, or similar to Structural Engineer's recommendations
3. Manufacturer: Contractor's choice, and SE approval
 - 3.1. Product reference: To SE approval

Execution

600 Workmanship

1. Skill and experience of site operatives: Appropriate for types of work on which they are employed.
 - 1.1. Documentary evidence: Submit on request.

610 Temporary supports/ propping

1. General: Provide adequate temporary support at each stage of repair work to prevent damage, overstressing or uncontrolled collapse of any part of the structure.
2. Bearings for temporary supports/ propping: Suitable to carry loads throughout repair operations and SE approval.

620 Protection of timber and wood components before and during installation

1. Storage: Keep dry, under cover, clear of the ground and with good ventilation. Support sections/ components on regularly spaced, level bearers on a dry, firm base.
2. Handling: Do not overstress, distort or disfigure sections or components during transit, storage, lifting, erection or fixing.

630 Material samples

1. Representative samples of designated materials: Submit before placing orders.

650 Dimensions generally

1. Site dimensions: Take as necessary before starting fabrication.
 - 1.1. Discrepancies with drawings: Report without delay and obtain instructions before proceeding.

660 Cross section dimensions of structural softwood and hardwood

1. Dimensions: Dimensions in this specification and shown on drawings are target sizes as defined in BS EN 336.
2. Tolerances: The tolerance indicators (T1) and (T2) specify the maximum permitted deviations from target sizes as stated in BS EN 336, clause 4.3:
 - 2.1. Tolerance class 1 (T1) for sawn surfaces.
 - 2.1.1. Sawn surfaces:
Thickness and widths < 100 mm: -1, +3 mm
Thickness and widths > 100 mm: -2, +4 mm

Further processed surfaces:
Thickness and widths < 100 mm: -1, +1 mm
Thickness and widths > 100 mm: -1.5, +1.5 mm
 - 2.2. Tolerance class 2 (T2) for further processed surfaces.

665 Cross section dimensions of non-structural softwood

1. Dimensions: Dimensions in this specification and shown on drawings are finished sizes.
2. Maximum permitted deviations from finished sizes: As stated in BS EN 1313-1, clause 6 for sawn sections.

670 Cross section dimensions of non-structural hardwood

1. Dimensions: Dimensions in this specification are to be checked on site after installation of access scaffolding on site.
2. Maximum permitted deviations from finished sizes: As stated in BS EN 1313-2:
 - 2.1. Clause 6 for sawn sections.
 - 2.2. Clause NA.3 for further processed sections.

680 Warping of timber

1. Bow, spring, twist and cup: Not greater than the limits set down in BS 4978 or BS EN 14081-1 for softwood, or BS 5756 for hardwood

710 Reuse of timber sections/ wood components

1. Sections/ components scheduled to be removed but not reused in existing locations: Agree extent of retention for reuse elsewhere in the works.
 - 1.1. Treatment following removal: Refurbish and repair as necessary and send the records/photos to CA
 - 1.2. Storage: Protect against damage, and store until required.
 - 1.2.1. Storage location: On site

2. Reuse: Adapt sections/ components, as necessary, and install in agreed locations.

720 Temporary removal and reinstatement of fittings/ fixtures

1. Items to be removed, and reinstated on completion of repair work
 - 1.1. Identification: Attach labels or otherwise mark items using durable, non-permanent means, to identify location and refixing instructions, where applicable.
 - 1.2. Storage: Protect against damage, and store until required.
 - 1.3. Reinstatement: Refit in original locations using original installation methods.
2. Items unsuitable or not required for reuse: Obtain instructions regarding disposal.

760 Repair of members – cutting out members

1. Extent of timber removal: Cut out full cross section of member where wood is defective or decayed, plus minimum of 50 mm of sound wood.
2. Joint profile: As drawing (2179) 04

770 Repair of compression members – piecing in

1. Defective wood: Remove only decayed or defective wood. Finish cut-outs to clean, regular profiles.
2. Timber inserts: Cut accurately to fit. Glue and pin in place. Lie of grain to match as closely as possible that of parent timber.

800 Condition of dowels to be bonded into timber

1. Condition at time of installation
 - 1.1. Dowels generally: Free from corrosive pitting, loose mill scale, loose rust and contaminants that may adversely affect dowels, adhesive, or bond between the two.
 - 1.2. Carbon steel dowels: As above, and free from corrosive pitting, loose mill scale and loose rust.

860 Moisture content checking

1. Procedure: Check moisture content of timber sections with an approved electrical moisture meter.
2. Test results: Keep records of all tests. If moisture content falls outside specified range obtain instructions.

870 Moisture content testing

1. Procedure: Test timber sections with an electrical moisture meter with deep probes. (A meter that has been carefully calibrated against oven drying tests or otherwise guaranteed by an independent testing authority.)
2. Test sample: Test 5% but not less than 10 lengths of each cross-section in the centre of the length.
3. Test results: 90% of values obtained to be within the specified range. Provide records of all tests.

Completion

910 Mechanicallyfastened joints

1. General: Inspect accessible bolted, coach screwed and timber pegged joints and tighten fasteners if necessary.
 - 1.1. Timing: On Completion and at end of Defects Liability Period or Rectification Period.

920 Dating timbers used in structural repairs

1. Principal replacement members: Mark by carving or branding with date of repair and, when appropriate, initials of carpenter, in characters 20-25 mm high.
2. Location of marks: To be agreed on site

Ω End of Section

F10

Brick/ block walling

Clauses

10 Reclaimed brick facing brickwork

1. Description: To replace damaged and cracked brickwork to Lych Gate and Boundary Walls
2. Reclaimed bricks: To match existing. Submit sample for Architect approval.
 - 2.1. Condition: Sound, free from mortar and deleterious matter.
 - 2.2. Supplier/ source: Contractor's choice and CA approval
 - 2.3. Format: To match existing
3. Mortar: As section Z21.
4. Bond: To match existing
5. Joints: To match existing

51 Basic workmanship

1. Bond where not specified: To match existing bonding
2. Mortar joints: Fill all vertical joints. Lay bricks, solid and cellular blocks on a full bed.
3. AAC block thin mortar adhesive and gypsum block adhesive joints: Fill vertical joints. Lay blocks on a full bed.
4. Clay block joints
 - 4.1. Thin layer mortar: Lay blocks on a full bed.
 - 4.2. Interlocking perpend: Butted.
5. Quoins and advance work: Rack back.
6. Locations for equal levelling of cavity wall leaves
 - 6.1. Every course containing vertical twist type ties or other rigid ties.
 - 6.2. Every third tie course for double triangle/ butterfly ties.
 - 6.3. Courses in which lintels are to be bedded.
7. Lift height (maximum) for walling using cement gauged or hydraulic lime mortar: 1.2 m above any other part of work at any time.
8. Daily lift height (maximum) for walling using cement gauged or hydraulic lime mortar: 1.5 m for any one leaf.
9. Lift height (maximum) for walling using thin layer mortar: 1.3 m above any other part of work at any time.

55 Facework

1. Commencement of facework: Not less than 150 mm below finished level of adjoining ground or external works level.
2. Brick/ block selection: Do not use units with damaged faces or arrises.

3. Cut masonry units: Where cut faces or edges are exposed cut with table masonry saw.
4. Coursing brickwork and concrete blockwork: Evenly spaced using gauge rods. To produce satisfactory junctions and joints with built-in elements and components.

60 Alterations/ Extensions

1. Coursing: Line up with existing work.
2. Block bonding new walls to existing: Unless agreed otherwise cut pocket requirements as follows:
 - 2.1. Width: As per existing
 - 2.2. Depth (minimum): 100 mm.
 - 2.3. Vertical spacing: As follows:
 - 2.4. Brick to brick: 4 courses high at 8 course centres.
 - 2.5. Pocket joints: Seek approval from CA
3. New and existing facework in the same plane: Bonded together at every course to achieve continuity of bond and coursing.
4. Support of existing work: Fully consolidate joint above inserted lintel or masonry with semidry mortar to support existing structure.

90 Cracked bricks in existing facework

1. Replacement: Prior to repointing adjacent cracked joints, cut out and replace with matching sound bricks to approval.
2. Jointing mortar: As section Z21.
 - 2.1. Mix: NHL 3.5 hydraulic lime:sharp well graded sand. Submit proposal for Architect approval.

95 Repointing

1. Preparation: Cut out joints to form a rectangular recess of 15-20 mm depth. Clean and dampen joints sufficiently to control suction.
2. Joint profile: Flush, to match existing
3. Mortar: As section Z21.
 - 3.1. Mix: NHL 3.5 hydraulic lime:sharp well graded sand. Submit sample for Architect approval.

Ω End of Section

F21

Natural stone/ ashlar walling/ dressings

Types of walling/ dressings

110 Ashlar

1. Description: Walling and dressing
2. Stone: To BS EN 771-6.
 - 2.1. Name (traditional): Red Sandstone (St Bees) or equally approved.
 - 2.2. Petrological family: Sandstone
 - 2.3. Colour: Red.
 - 2.4. Origin: Quarry.
 - 2.5. Finish: Tooled to match existing
 - 2.6. Supplier: Contractor's choice, samples to be submitted for CA approval.
 - 2.7. Quality: Free from vents, cracks, fissures, discolouration, or other defects deleterious to strength, durability or appearance. Before delivery to site, season thoroughly, dress and work in accordance with shop drawings prepared by supplier.
3. Mortar: As section Z21.
 - 3.1. Standard: To BS EN 998-2
 - 3.2. Mix: 1:3 NHL 3.5 hydraulic lime:sand
 - 3.3. Sand: To BS EN 13139; crushed stone with grading to approval. Generally 4 parts fine sand and 5 parts coarse sand to CA approval.
4. Bond: Staggered, as indicated on the drawings and match the existing. Exact setting out to be agreed on site.
5. Joints: Flush.
 - 5.1. Width: Fine joints, nominal 5 mm to match the existing.
 - 5.2. Pointing: Not applicable. (joints finished as work proceeds)

General/ production

250 Cutting and dressing of stone

1. Timing: After seasoning but before delivery to site.
2. Accuracy
 - 2.1. Exposed and joint surfaces: Square, true planes free from hollow or rough areas.
 - 2.2. Dimensions: Maintain specified joint widths.
3. Orientation for natural bed of stones: Appropriate to properties of stones and positions in walling/ dressings.

260 Identification of stone units

1. Marking: Clearly and indelibly on concealed faces to indicate the natural bed and position in the finished work.

Laying and jointing

315 Adverse weather

1. General: Do not use frozen materials or lay on frozen surfaces.
2. Air temperature: Do not lay stones:
 - 2.1. In cement gauged mortars: At or below 3°C and falling or below 1°C and rising.
 - 2.2. In hydraulic lime:sand mortars: At or below 5°C and falling or below 3°C and rising.
3. Temperature of walling during curing: Above freezing until mortar hardened.
4. Newly erected walling: Protect at all times from:
 - 4.1. Rain and snow.
 - 4.2. Drying out too rapidly in hot conditions and in drying winds.

325 Laying generally

1. Stone selection: Do not use units with damaged faces or arrises.
2. Accuracy
 - 2.1. Courses: Level and true to line.
 - 2.2. Faces, angles and features: Plumb.
 - 2.3. Setting out: Achieve satisfactory junctions and joints with adjoining or built-in elements and components.
3. Absorbent stones: Dampen in warm weather to reduce suction. Do not soak.
4. Mortar joints
 - 4.1. Laying: Full bed of mortar with all joints and voids filled.
 - 4.2. Temporary distance pieces: Lead or stainless steel. Remove when mortar is sufficiently strong.
 - 4.3. Appearance: Neat and consistent.
5. Cleanliness: Keep facework clean. Rubbing and other abrasive or chemical cleaning methods to remove marks and stains not permitted.

340 Putlog scaffolding

1. Use: Not permitted.

390 Pointing

1. Joint preparation: Rake out to depth of 20-25mm as work proceeds. Remove debris. Dampen surface.
2. Mortar application: Neat and consistent.

Ω End of Section

M20

Plastered/ rendered/ roughcast coatings

To be read with preliminaries/ general conditions.

43 Multicoat Lime Based Render on Lath

1. Description: Multicoat Lime Based Render to the Infill Panels
2. Substrate: Riven oak lath
 - 2.1. Preparation: Follow manufacturer/supplier instructions
3. Manufacturer: Submit proposals
4. First Coat
 - 4.1. Product reference: Lime Putty
 - 4.2. Thickness (excluding dubbing out and keys): 8mm
 - 4.3. Application: The lime render should be applied in a diagonal direction to the laths ensuring the lime plaster pushes through the gaps in the lath fully, so a "nib" forms on the other side.
The front of the lath is covered by approx. 8mm.
Other work likely to cause vibrations must not be carried out until the first coat has set. This coat must be well scratched once the lime plaster has set, but while it is still green with a diamond pattern 45° to the laths.
5. Second Coat
 - 5.1. Product reference: Lime Putty
 - 5.2. Thickness (excluding dubbing out and keys): 10-12mm
 - 5.3. Application: A floating lime coat, which will add approx. 10 to 12mm in thickness to the first. Scratch while green with a devil or nail float.
6. Final coat
 - 6.1. Product reference: Skim of fine Lime based plaster
 - 6.2. Thickness: 3mm
 - 6.3. Finish: Wood float
 - 6.4. Sample:: Provide Sample panel for Architect approval.

67 Cold weather

1. General: Do not use frozen materials or apply coatings on frozen or frost bound substrates.
2. Internal work: Take precautions to prevent damage to internal coatings when air temperature is below 3°C.
3. External work: Avoid when air temperature is at or below 5°C and falling or below 3°C and rising.

69 Ready prepared lime putty

1. Type: Slaked directly from CL 90 quicklime to BS EN 459-1, using an excess of water.
 - 1.1. Maturation: In pits/ containers that allow excess water to drain away.

- 1.2. Density of matured lime putty: 1.3-1.4 kg/L.
2. Maturation period before use (minimum): 90 days.
3. Storage: Prevent drying out or wetting. Protect from frost.

71 Suitability of substrates

1. General: Suitable to receive coatings. Sound, free from contamination and loose areas.
2. Cutting, chasing, making good, fixing of conduits and services outlets and the like: Completed.
3. Tolerances: Permitting specified flatness/ regularity of finished coatings.
4. Cleanliness: Free from dirt, dust, efflorescence and mould, and other contaminants incompatible with coatings.

87 Application of coatings

1. General: Apply coatings firmly and achieve good adhesion.
2. Appearance of finished surfaces: Even and consistent. Free from rippling, hollows, ridges, cracks and crazing.
 - 2.1. Accuracy: Finish to a true plane, to correct line and level, with angles and corners to a right angle unless specified otherwise, and with walls and reveals plumb and square.
3. Drying out: Prevent excessively rapid or localized drying out.
4. Keying undercoats: Cross scratch plaster coatings and comb render coatings. Do not penetrate undercoat.

93 Curing and drying of render coatings

1. General: Prevent premature setting and uneven drying of each coat.
2. Curing: Keep each coat damp by covering with polyethylene sheet and/ or spraying with water.
 - 2.1. Curing period (minimum): As manufacturer recommendation and Architect approval.
3. Drying: Allow each coat to dry thoroughly, with shrinkage substantially complete before applying next coat.

94 Flatness/ surface regularity

1. Sudden irregularities: Not permitted.
2. Deviation of plaster surface: Measure from underside of a straight edge placed anywhere on surface.
 - 2.1. Permissible deviation (maximum) for plaster not less than 13 mm thick: 3 mm in any consecutive length of 1800 mm.

99 Render final coat – plain floated finish

1. Finish: Even, open texture free from laitance.

Ω End of Section

M60

Painting/ clear finishing

To be read with preliminaries/ general conditions.

12 Gloss Paint to Metal

1. Description: To existing cast-iron railing to boundary wall and West elevation of the Lych Gate, and Metal gates to Lych Gate.
2. Manufacturer: [Dulux Trade](#), brand of AkzoNobel
 - 2.1. Contact details
 - 2.1.1. Address: AkzoNobel Decorative Paints
Wexham Road
Slough
Berkshire
SL2 5DS
 - 2.1.2. Telephone: [+44 \(0\)333 222 7070](#)
 - 2.1.3. Web: www.duluxtradepaintexpert.co.uk
 - 2.1.4. Email: project.support@akzonobel.com
 - 2.2. Product reference: Weathershield Quick Dry Exterior High Gloss
3. Surfaces: Previously decorated and Uncoated.
 - 3.1. Preparation: Remove all loose and defective coatings, ensure surfaces are clean and dry, degrease and provide key
4. Initial coats: Primer
 - 4.1. Number of coats: Two.
5. Undercoats: As recommended by manufacturer
 - 5.1. Number of coats: Two.
6. Finishing coats: Dulux Trade Weathershield Quick Dry Exterior High Gloss
 - 6.1. Number of coats: Two. As recommended by manufacturer.

22 Handling and storage

1. Coating materials: Deliver in sealed containers, labelled clearly with brand name, type of material and manufacturer's batch number.
2. Materials from more than one batch: Store separately. Allocate to distinct parts or areas of the work.

28 Protection

1. 'Wet paint' signs and barriers: Provide where necessary to protect other operatives and general public, and to prevent damage to freshly applied coatings.

30 Preparation generally

1. Standard: In accordance with BS 6150.

2. Refer to any pre-existing CDM Health and Safety File and CDM Construction Phase Plan where applicable.
3. Risk assessments and method statements for suspected hazardous materials: Prepare for operations, disposal of waste, containment and reoccupation, and obtain approval before commencing work.
4. Preparation materials: Types recommended by their manufacturers and the coating manufacturer for the situation and surfaces being prepared.
5. Substrates: Sufficiently dry in depth to suit coating.
6. Efflorescence salts, dirt, grease and oil: Remove. Give notice if contamination of surfaces/ substrates has occurred.
7. Surface irregularities: Provide smooth finish.
8. Organic growths and infected coatings
 - 8.1. Remove with assistance of biocidal solution.
 - 8.2. Apply residual effect biocidal solution to inhibit regrowth.
9. Joints, cracks, holes and other depressions: Fill with stoppers/ fillers. Provide smooth finish.
10. Dust, particles and residues from preparation: Remove and dispose of safely.
11. Water-based stoppers and fillers
 - 11.1. Apply before priming unless recommended otherwise by manufacturer.
 - 11.2. If applied after priming: Patch prime.
12. Doors, opening windows and other moving parts
 - 12.1. Ease, if necessary, before coating.
 - 12.2. Prime resulting bare areas.

32 Previously coated surfaces generally

1. Preparation: In accordance with BS 6150.
2. Contaminated or hazardous surfaces: Give notice of:
 - 2.1. Coatings suspected of containing lead.
 - 2.2. Substrates suspected of containing asbestos or other hazardous materials.
 - 2.3. Significant rot, corrosion or other degradation of substrates.
3. Risk assessment and method statement for hazardous materials: Prepare for operations, disposal of waste, containment and reoccupation, and obtain approval before commencing work.
4. Removing coatings: Do not damage substrate and adjacent surfaces or adversely affect subsequent coatings.
5. Loose, flaking or otherwise defective areas: Carefully remove to a firm edge.
6. Alkali affected coatings: Completely remove.
7. Retained coatings
 - 7.1. Thoroughly clean.
 - 7.2. Gloss-coated surfaces: Provide key.
8. Partly removed coatings
 - 8.1. Apply additional preparatory coats.

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8.2. Junctions: Provide flush surface.

9. Completely stripped surfaces: Prepare as for uncoated surfaces.

35 Fixtures and fittings

1. Risk assessment and method statement for hazardous materials: Prepare for operations, disposal of waste, containment and reoccupation, and obtain approval before commencing work.
2. Replacement: Refurbish as necessary, refit when coating is dry.

36 Ironmongery

1. Removal: Before commencing work remove ironmongery from surfaces to be coated.
2. Hinges: submit proposal.
3. Replacement: Refurbish as necessary; refit when coating is dry. See ironmongery schedule for new ones.

39 Steel/ Cast-Iron preparation

1. Areas of defective primer, corrosion and loose scale: Take back to bare metal. Reprime as soon as possible.
2. Defective paintwork: Remove to leave a firm edge and clean bright metal.
3. Sound paintwork: Provide key for subsequent coats.
4. Corrosion and loose scale: Take back to bare metal.
5. Residual rust: Treat with a proprietary removal solution.
6. Bare metal: Apply primer as soon as possible.
7. Remaining areas: Degrease.

53 Silicone construction joint sealants

1. Defective sealant pointing: Remove.
2. Joint depth: Approximately half joint width; adjust with backing strip if necessary.
3. Sealant
 - 3.1. Manufacturer: [illbruck – a brand of CPG UK Ltd](#)
 - 3.1.1. Contact details
 - 3.1.1.1. Address: Coupland Road
Hindley Green
Wigan
WN2 4HT
 - 3.1.1.2. Telephone: [+44 \(0\)1942 251400](tel:+44(0)1942251400)
 - 3.1.1.3. Web: www.illbruck.co.uk
 - 3.1.1.4. Email: hello@cpg-europe.com
 - 3.1.2. Product reference:
 - 3.2. Preparation and application: As section Z22.

61 Coating generally

1. Application: In accordance with BS 6150,
2. Conditions: Maintain suitable temperature, humidity and air quality.
3. Surfaces: Clean and dry at time of application.
4. Thinning and intermixing: Not permitted unless recommended by manufacturer.
5. Overpainting: Do not paint over intumescent strips or silicone mastics.
6. Priming coats: Apply as soon as possible on same day as preparation is completed.
7. Finish
 - 7.1. Even, smooth and of uniform colour.
 - 7.2. Free from brush marks, sags, runs and other defects.
 - 7.3. Cut in neatly.
8. Doors, opening windows and other moving parts: Ease before coating and between coats.

66 Concealed metal surfaces

1. General: Apply additional coatings to surfaces that will be concealed when component is fixed in place.

Ω End of Section

Z10

Purpose-made joinery

To be read with preliminaries/ general conditions.

110 Fabrication

1. Standard: To BS 1186-2.
2. Sections: Accurate in profile and length, and free from twist and bowing. Formed out of solid unless shown otherwise.
 - 2.1. Machined surfaces: Smooth and free from tearing, wooliness, chip bruising and other machining defects.
3. Joints: Tight and close fitting.
4. Assembled components: Rigid. Free from distortion.
5. Screws: Provide pilot holes.
 - 5.1. Screws of 8 gauge (4 mm diameter) or more and screws into hardwood: Provide clearance holes.
 - 5.2. Countersink screws: Heads sunk at least 2 mm below surfaces visible in completed work.
 - 5.3. Adhesives: Compatible with wood preservatives applied and end uses of timber.

120 Cross section dimensions of timber

1. General: Dimensions on drawings are approximate and contractor must take measurement and record the profiles before making the new pieces.
2. Maximum permitted deviations from finished sizes
 - 2.1. Softwood sections: To BS EN 1313-1:-
 - 2.1.1. Clause 6 for sawn sections.
 - 2.2. Hardwood sections: To BS EN 1313-2:-
 - 2.2.1. Clause 6 for sawn sections.
 - 2.2.2. Clause NA.3 for further processed sections.

140 Moisture content

1. Wood and wood-based products: Maintained within range specified for the component during manufacture and storage.

250 Finishing

1. Surfaces: Smooth, even and suitable to receive finishes.
 - 1.1. Arrises: Eased unless shown otherwise on drawings.
2. End grain in external components: Sealed with primer or sealer as section M60 and allowed to dry before assembly.

Ω End of Section

Z20

Fixings and adhesives

Products

340 Masonry fixings

1. Light duty: Plugs and screws (non-ferrous, stainless steel)
2. Heavy duty: Expansion anchors or chemical anchors. (non-ferrous, stainless steel)

350 Plugs

1. Type: Proprietary types to suit substrate, loads to be supported and conditions expected in use.

Execution

610 Fixing generally

1. Integrity of supported components: Select types, sizes, quantities and spacings of fixings, fasteners and packings to retain supported components without distortion or loss of support.
2. Components, substrates, fixings and fasteners of dissimilar metals: Isolate with washers/ sleeves to avoid bimetallic corrosion.
3. Appearance: Fixings to be in straight lines at regular centres.

620 Fixing through finishes

1. Penetration of fasteners and plugs into substrate: To achieve a secure fixing.

630 Fixing packings

1. Function: To take up tolerances and prevent distortion of materials and components.
2. Limits: Do not use packings beyond thicknesses recommended by fixings and fasteners manufacturer.
3. Locations: Not within zones to be filled with sealant.

670 Pelleted countersunk screw and nail fixing

1. Finished level of countersunk screw heads: Minimum 6 mm below timber surface.
2. Pellets: Cut from matching timber, match grain and glue in to full depth of hole.
3. Finished level of pellets: Flush with surface.

700 Applying adhesives

1. Surfaces: Clean. Adjust regularity and texture to suit bonding and gap filling characteristics of adhesive.
 - 1.1. Support and clamping during setting: Provide as necessary. Do not mark surfaces of or distort components being fixed.
2. Finished adhesive joints: Fully bonded. Free of surplus adhesive.

Ω End of Section

Z21

Mortars

Cement gauged mortars

110 Hydraulic Lime Mortar

1. Specification: Proportions and additional requirements for mortar materials are specified elsewhere.
2. Specification: Hydraulic Lime Mortar (NHL 3.5) and well graded sand aggregates from 2.5mm down to 75 microns Suppliers to be consulted for variations in aggregates to achieve required distribution and colour. Mixing and usage to be strictly in accordance with suppliers recommendations.

120 Materials

1. Standard: Hydraulic Lime or pre-mixed hydraulic lime mortar may be obtained from or equal approved:
 - a) Wormersley Associates Walkley Lane Heckmondwike WF16 0PG
Tel : 01924 400651 Fax : 01924 403489
 - b) Wenlock Lime Ltd The Coats Kiln Stretton Road Much Wenlock TF13 6DG
Tel : 01952 728611 Fax : 01952 728361
 - c) Telling Lime Products Limited Primrose Avenue Fordhouses Wolverhampton
WV10 8AW
Tel : 01902 709777 Fax : 01902 398777

130 Fine Aggregates

1. All sand shall be to B.S. 1200, well-graded non-staining clean sharp coarse sand, uncontaminated by clay/silt. Sand shall be selected so that when the mortar has dried out the colour will match the colour and texture of the original mortar, unless instructed otherwise in writing by the Architect.
For work requiring very fine joints in the masonry sand grain size may impede filling the joints. In these instances fine stone dust or brick dust should replace the sand as the fine aggregate.
Suppliers of lime to be consulted on suitability of sands proposed. Ideally sand to be obtained from the supplier of the lime.

140 Preparation of Coarse Stuff

1. Mortar is to be a lime sand mortar and is to be prepared from "coarse stuff" in the following manner:
Lime and sand "coarse stuff" is to be prepared by mixing fine aggregate with hydraulic lime in the preparation of 3 parts aggregate to 1 part lime by volume with only sufficient water added to make the mixture workable. The mix is to match the existing mortar in colour and texture, samples to be approved by the architect.

145 Provisional Mix of Aggregate

1. Prepare sample pointing area using the following mix of aggregates:-
1 part Waddington Fell Fine Washed River Sand
0.5 part Waddington Fell Course Washed River Sand
1.5 part Nosterfield Washed River Sand

150 Cold Weather Protection

1. No work involving the preparation of mortar or the laying of stonework shall be undertaken when the temperature is 5 degree centigrade falling or below 4 degrees centigrade when the temperature is rising.

160 Protection

1. All work is to be protected from the frost and rain with hessian sheets for a minimum of 7 days or until the mortar has cured if longer. In warm weather the work is to be protected with hessian sheets which should be kept moist at all times to avoid curing occurring too quickly.

170 Damage due to weather

1. Any work affected by the weather is to be cut out and replaced at the Contractor's expense

Lime:sand mortars

320 Sand for lime:sand masonry mortars

1. Type: Sharp, well graded and to Manufacturer's recommendation
 - 1.1. Quality, sampling and testing: To BS EN 13139.
 - 1.2. Grading/ Source: As specified elsewhere in relevant mortar mix items.

390 Knocking up nonhydraulic lime:sand mortars

1. Knocking up before and during use: Achieve and maintain a workable consistency by compressing, beating and chopping. Do not add water.
 - 1.1. Equipment: Roller pan mixer or submit proposals.

Ω End of Section

