

A665_T_001

ARCHITECTURAL METHOD STATEMENT & SPECIFICATION OF BUILDING ELEMENTS

**RESIDENTIAL DEVELOPMENT
28 ST JOHN STREET, MANCHESTER**

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OLLIER SMURTHWAITE ARCHITECTS
40 King Street
MANCHESTER
M2 6BA

ARCHITECTURAL METHOD STATEMENT

RESIDENTIAL DEVELOPMENT - 28 ST JOHN STREET, MANCHESTER.

The building is currently used as an office and will be converted to residential use.

The building is in good condition and very few changes are intended to the external envelope and internal layout given that the original use of the building was also residential. The intention, however, is to provide 3 new dwellings within the existing building, with works briefly comprising:

- Erect scaffolding to front and side of property.
- Strip all non-original fixtures & fittings from front & side elevations
- Repair existing windows, as necessary.
- Repair primary brickwork facades & chimneys including, where required, lime mortar re-pointing to match existing.
- Strip out interior works to remove modern/non-original fixtures and fittings; including non-original internal doors, areas of tiling, WC, sink & fixed furniture.
- Reinstate historic door opening and fit new door and fanlight.
- Remove existing building services.
- Infill previous internal doorways/openings and adapt existing as design drawings.
- Install new building services. (New power cable routes to be concealed as far as practicably possible and to be located in none prominent positions).
- Adapt ground floor to party condition.
- Repair and restore walls & ceilings with suitable plaster where required.
- Repair and restore all original internal timber and plaster detailing.
- Fit secondary glazing.
- Fit new internal doors, as required.
- Install new 'curiosity cabinet' rooms to form new ensuite/bathroom/kitchen accommodation.
- Lay new floor finishes over existing timber floor boards.
- Decorate throughout.

In terms of the existing building fabric the following works are proposed:

EXTERNAL ENVELOPE

1. Damaged or loose slates to be carefully removed, wherever possible partially damaged slates will be cut and re-used. New replacement welsh slates to be hung and all areas of roof where making good required.
2. Any damaged lead flashings to be carefully removed and replaced with matching lead Gauge sheeting.
3. Several new roof penetrations will be required for venting solid stacks and as ventilation exhausts. Please see drawing A665_P_3008. Where possible these stacks will be terminated in a in-slate vent.
4. Install new conservation roof light to rear roof slope, as drawing A665_P_3006.
5. Chimneys to be re-flaunched, if required, and repointed in lime mortar, as necessary. New mortar to match colour and style of host building.
6. Historically there was an additional doorway on to Byrom Street. This will be reinstated to provide a front door to one of the new dwellings. The other two dwellings will be served by the existing front door onto St John Street and the existing basement entrance door on Byron Street. For details of how this entrance is to be formed please refer to specification reference 2.1/drawing A665_P_3003. Existing timber doors to be gloss painted with central door knob, letterbox, lock pulls and hinges to be in polished solid brass.
7. Additional penetrations for ventilation ductwork are to be formed on St John Street and Byrom Street. These are identified on schematic plan drawings A665_P_3007 & 3008 and elevation drawings A665_P_301 & 302. Within the existing brick elevations bricks are to be carefully cut out and reclaimed air bricks to match existing to be built-in. Where vents are required in the stone plinth detail, careful cutting of the stone is required to install a cast-iron vent brick detail, as noted on drawing A665_P_3008.
8. Any non-original fixtures, fittings (inc. blocked vent exhausts at pavement level) to be carefully removed from the brick facade and stone plinth. Holes, or areas of damaged brickwork to be carefully repaired, and re-pointed, where necessary, with a lime based mortar to match the colour and pointing style of host building.
9. Missing or damaged areas of pointing to be carefully removed back to solid material and repointed with a lime based mortar to match colour and pointing style of host building.
10. Brickwork cleaning to be undertaken by a qualified specialist cleaning contractor with listed building experience. A ThermoTech, or similar approved chemical & abrasive free cleaning system is proposed to provide a gentle, efficient means of removing dirt and accumulated grime from the brickwork surface without causing damage to the substrate's surface.
11. External timber to doors, windows, bay and eaves is to be rubbed down and re-painted with a suitable external quality paint system. Any damaged & rotten timbers to windows to be carefully removed and replaced with matching timber framing profiles. All glazing to be replaced with slimline type double glazed units (Windows to Byrom Street have already

been double glazed in this style). Sash weights, pulleys and ropes to be carefully removed, refurbished and / or replaced where necessary. Any replacement items to match existing.

12. Stone string courses, sills and plinth are to be cleaned and painted with a breathable exterior grade paint finish to match host building existing colours.
13. Railings to basement windows be re-painted black.

INTERIOR

1. Carefully strip out interior works to remove all modern/non-original fixtures and fittings; including non-original internal doors, areas of tiling, WC, sink and fitted and loose furniture.
2. All existing floor coverings to be taken up carefully and disposed of. Any repairs required to timber floors are to be undertaken using materials of same description as existing. Any original tiled surfaces discovered to be protected for the duration of the works, restored and left exposed upon completion.
3. Carefully form new opening in existing ground floor construction for new stair from ground to basement. Remove non-original stair between basement and ground floor and infill area of suspended ground floor with floor construction using as much of the reclaimed materials from forming the new opening.
4. Non-original ceiling lining to basement to be removed between dwellings A & C and new party floor to be constructed by fitting new mineral wool insulation between joists and providing new high-performance board linings, as drawing A665_T_3000.
5. New openings or minor demolition to existing internal walls are to be carefully formed and surrounding original features protected to avoid unnecessary damage.
6. Existing internal masonry walls are to be carefully stripped of all paper linings and the plasterwork repaired with a suitable plaster depending on the existing plaster linings. Finished plaster to be painted with suitable breathable paint system.
7. Masonry infill to existing openings, as drawing A665_T_3001 & 3002
8. Existing timber sliding sash windows to be repaired with matching timber, if required. Windows to be rubbed down and decorated with a suitable paint system and secondary glazing to be installed, as drawing A665_T_802.
9. Repair any damage to decorative plasterwork and replace non-original plasterwork to match original.
10. Repair any damage to timber stairs and decorative mouldings (skirtings, architraves, dados, panelling & any other original other timber features) using matching materials and finishes.

SPECIFICATION OF BUILDING ELEMENTS

RESIDENTIAL DEVELOPMENT - 28 ST JOHN STREET, MANCHESTER.

The following is a specification of the main elements of work, provided as a framework to aid pricing and subsequent valuation of the works, it is not intended to be a definitive list of all of the elements of work and the Contractor should include for all works defined or implied in the whole of the documents (including drawings, schedules and the like).

This specification covers internal and minor external alterations to the building in order to convert the building back to residential use from office use.

All proprietary products must hold 3rd party certification and that certification must be submitted to the Architect for approval before any orders are placed.

CONTENTS

1.0 SUB-STRUCTURE	page 05
2.0 EXTERNAL WALLS	page 06
3.0 ROOF	page 07
4.0 WINDOWS AND EXTERNAL DOORS	page 08
5.0 INTERNAL DOORS	page 09
6.0 INTERNAL PARTITIONS	page 10
7.0 SUB-FLOORS	page 11
8.0 STAIRS & GUARDING	page 10
9.0 FLOOR FINISHES	page 13
10.0 WALL FINISHES	page 14
11.0 CEILINGS	page 15
12.0 FIXTURES AND FITTINGS	page 16
13.0 SANITARYWARE	page 17
14.0 EXTERNAL WORKS	page 18
15.0 MECHANICAL INSTALLATIONS	page 18
16.0 ELECTRICAL INSTALLATIONS	page 18
17.0 DRAINAGE	page 18
18.0 SERVICE CONNECTIONS	page 18

1.0 SUB-STRUCTURE

1.1 BASEMENT FLOOR

Retain the existing non-original concrete basement slab. Cut channels as required to accommodate new drainage runs/connections below slab. Backfill around new pipework using pea gravel and provide new concrete infill to slab over. If required, level slab using thin bed self-levelling compound such as Mapei Ultraplan Renovation Screed (3-20mm).

2.0 EXTERNAL WALLS

2.1 NEW GROUND FLOOR DOOR OPENING TO BYROM STREET

Carefully remove bricked-up opening and form rebated brick reveals using bricks reclaimed from opening up works, as required, all per detail drawing A665_P_3003. New lime mortar to match existing in colour and style.

2.2 NEW EXTERNAL WALL PENETRATIONS TO ST JOHN STREET & BYROM STREET ELEVATIONS

Carefully cut holes as in stone plinth and brickwork in locations indicated on the elevation drawings. Fit duct work and cast iron grille/terminal in colour to match either brick or painted stone plinth, all as per detail drawing A665_P_3008.

2.3 CLEAN EXISTING BRICKWORK

Clean masonry with specialist low pressure, high heat water system such as ThermoTech. Work from top to bottom. Surfaces to be lightly cleaned to remove surface weathering dirt & grime and produce a uniform appearance. Where require, agitate stubborn staining with a hand brush. Hand brushes will be of natural or synthetic bristle. Metal wire brushes of phosphor bronze or fine stainless steel wire may also be permitted where appropriate for the substrate and soiling. Ordinarily, steel wire or coarse wire of any kind will not be permitted. The size and the shape of the brushes will be appropriate to the profile of the masonry and should be of a dense filament construction. Cleaning will only be undertaken when supervised. Areas of cleaning shall be no larger than can be controlled by the number of allocated personnel. Care will be taken to ensure staining does not occur from over saturation of the masonry.

2.4 REPOINT EXTERNAL WALLS

Repointing shall be carried out using hand tools, within the confines of the joint, finished flush or slightly recessed from the face of the brickwork to match existing. Rake out open and defective joints and beds to brickwork within any identified areas to a depth of not more than twice the face width of the joint. Brush out loose matter and wet well with clean water prior to repointing with a 3:1 aggregate sand, lime mortar, finished in a neat masons joint to match existing.

2.5 REPOINT EXISTING WINDOW/BRICK REVEAL OPENINGS

Carefully remove existing mortar fillets and repoint neatly using a 3:1 aggregate sand, lime mortar.

2.6 BRICKWORK REPLACEMENT

Carefully cut out and remove defective bricks using hand or suitable power tools, clean aperture and provide and bed new bricks bedded and pointed in mortar. Both the new brick and the mortar to match as near as is reasonably possible existing surrounding brickwork in colour, texture and bond.

2.7 STONEMASON RESTORATION

If required, carefully remove any decayed or defective areas of stone using hand tools to leave a sound keyed surface. Introduce non-ferrous reinforcing rods and preformed supports according to need and extent of repair, Brush down and well wet the surfaces with clean cold water. Restore the areas concerned using lime based specialist mortar. On completion of restoration all newly formed masonry joints will be mechanically ground out and pointed to match the surrounding work. Should any new stone be required, to replace eroded or damaged masonry, samples are to be submitted to the Conservation Officer for approval prior to fitting. The stone will be free from vents, cracks, fissures and other defects which may adversely affect the strength, durability or appearance of the stone. The stone will be thoroughly seasoned dressed and worked before delivery to site in accordance with the working drawings and schedules provided.

All masonry work will be carried out in accordance with BS5390.

2.8 REPAINT STONE PLINTH, SILLS & STRING COURSE TO ST JOHN STREET & BYROM STREET ELEVATIONS

Pressure wash and brush any existing paint finishes sufficiently well to provide satisfactory key for new masonry paint finish. Finish to match existing.

3.0 ROOF

To achieve a U-Value of 0.14W/m²K unless stated otherwise

NB: All insulation to be Knauf mineral fibre or equal approved

3.1 PITCHED SLATE ROOF

Replace broken slates with new slate to match existing (Welsh blue). Re-fix slipped slates using lead or copper tingles.

3.2 NEW PENETRATIONS

Where new extract duct or SVP's penetrate the roof, ensure the penetration is fully weathered using a code 4 lead slate, in strict accordance with Lead Sheet Association guidance.

3.3 REPAIRS AND REPLACEMENT OF ROOF LEADWORK

Inspect existing lead flashings soakers, parapets, gutters etc. Replace lead, as required, on a like-for-like basis; thickness and detail.

3.4 EXISTING CHIMNEY STACKS

Confirm whether chimneys have been capped to prevent water ingress. Cap, if necessary, to suit each existing chimney pot and to Conservation Officer's approval. If required, repoint brickwork. If required, remove existing flaunching to chimneys and install new flaunching.

3.5 RAINWATER GOODS

Check drainage system is effective and there are no leaks, blockages or back falls. Review condition of existing gutters, pipes and fixings. Replace where necessary with like-for-like cast iron products any damaged components. Decorate rainwater goods in suitable external paint system. Colour: black.

3.6 ROOF INSULATION

Investigate evidence of any existing roof insulation (assumed cold roof). If present, lay additional layer up to 300mm total thickness. If none present lay 100mm of Knauf Loft Roll 44 mineral fibre roof insulation between existing ceiling joists. Overlay first layer with 200mm of Knauf Loft Roll 44. Allow for insulation to full height of sides of existing roof lantern and new conservation roof light.

3.7 ROOF VENTILATION

Investigate roof coverings/roof build/details up to establish whether any roof ventilation should be introduced.

4.0 WINDOWS & EXTERNAL DOORS

To achieve a U-Value of 1.8 W/m²K (windows & rooflights)

Note: All opening lights to be key lockable.

4.1 EXISTING TIMBER SLIDING SASH WINDOWS

Redecorate windows internally and externally in appropriate paint system. Paint colour to be white.

A number of windows to St Johns Street have been replaced and the glazing is a slimline double glazed unit. Check integrity of double glazed units and replace any damaged units with new Slimlite type double glazed type.

4.2 SECONDARY GLAZING TO EXISTING SLIDING SASH WINDOWS

Secondary glazing, Balanced Vertical Slider (BVS) by Ventrolla, to be installed to all existing sliding sash windows, all per detail drawing A665_T_802.

4.3 NEW WINDOWS TO BASEMENT ACCOMMODATION

Remove existing windows at pavement level. Fit new triple-glazed timber frame casement windows to match existing fenestration. Colour: black (to match existing).

4.4 EXISTING METAL BARS PROTECTING BASEMENT WINDOWS

Strip existing paint finish and repaint with suitable external paint system to protect metal. Colour: black (to match existing).

4.5 NEW EXTERNAL DOOR TO BYROM STREET

New raised and fielded 8 panel door and frame with fixed light over. Door to be manufactured in Accoya and painted with suitable external paint system to match colour of other external doors. Fixed light to be double glazed, Slimlite type. All per detail drawing A665_T_3003. Fit new brass hinges, door knob, locks & letter box.

4.6 EXISTING DOORS TO BYROM STREET & ST JOHN STREET

Strip existing paint finishes. Repair any minor defects and redecorate externally and internally using suitable paint system. Colour TBC. Clean existing ironmongery and re-fit.

4.7 NEW CONSERVATION ROOFLIGHT

Install new Velux Conservation Rooflight GGL MK08 (780 x 1398), all per detail drawing A665_T_3006.

5.0 INTERNAL DOORS & ACCESS PANELS

5.1 EXISTING TIMBER PANELLED DOORS

Remove existing ironmongery and strip paint finishes (review existing paint finishes on a door by door basis). Repair any minor defects and redecorate using suitable paint system, clean and refit ironmongery and rehang door.

5.2 NEW TIMBER DOORS TO BASEMENT - 0.01C TO 0.04C (incl.), 0.06C & 0.01B TO 0.03B (incl.), 0.05B

New bespoke vertical T&G timber doors. Paint finish with Satinwood.

5.2 NEW TIMBER DOORS TO UPPER LEVELS - 1.05B, 1.06B, 1.04A, 1.05A, 2.09A, 2.11A,

Bespoke timber panelled doors to match original doors. Paint finish with Satinwood

5.3 NEW BESPOKE GLAS PANELLED DOORS TO EN-SUITES- 3.11B, 3.12A, 3.15A, 3.16A, 3.17A

Bespoke timber panelled doors with large glass panel upper side as part of a bespoke wall design. Dark Oak finish.

5.4 NEW METAL FRAMED GLAZED DOORS/SCREENS - 0.05C, 0.04B, 0.02A

Crittall 'Innervision' steel framed, glazed internal doors and screens. Arrangements per internal elevation drawings. Finished colour to be black.

Note: Any painted softwood to have a moisture content below 15%. Check the MC with a meter before commencing painting and allow timber to dry if this threshold is exceeded.

6.0 INTERNAL PARTITIONS

Acoustic Rating as stated

Fire Rating as stated

Moisture resistant plasterboard to be used in humid areas or boards to receive two coats of Gyproc Drywall Sealer.

6.1 PARTITION TYPE 1 - INTERNAL BRICKWORK WALL

102.5mm wide brickwork to match existing basement brickwork walls in colour, texture, bond and mortar colour. Wall to be toothed into existing adjacent brick walls.

6.2 PARTITION TYPE 2 - INTERNAL STUD WALL

100mm partition - apt internal wall 40 db dntw+ctr db
70mm timber or metal c stud at 600mm centres
25mm isomer apr1200 mineral wool quilt between studs
12.5mm wallboard to each face with skim finish.
Wall construction to achieve 30mins fire rating.

6.2 PARTITION TYPE 3 - INTERNAL STUD WALL, T&G LINED

100mm partition - apt internal wall 40 db dntw+ctr db
70mm timber or metal c stud at 600mm centres
25mm isomer apr1200 mineral wool quilt between studs
12mm ply to each face.
9mm MR MDF panelling to recreate Georgian 150mm wide 'butt & bead' panelling effect.

6.4 PARTITION TYPE 4 - CURIOSITY CABINETS FORMING STORAGE, ENSUITES/BATHROOMS

Bespoke oak lined/panelled construction to form enclosures within the height of the existing rooms for the purposes of housing ensuite and storage/kitchens. See separate drawings for full details.

7.0 FLOORS

Acoustic Rating as stated

All Party Floors to achieve 60 minutes FR.

ACOUSTIC RATING AIRBORNE 45 MINIMUM/IMPACT 62 MAXIMUM

7.1 EXISTING TIMBER SUSPENDED GROUND FLOOR - PARTY FLOOR

This existing floor becomes a separating floor between Units A & C. The existing ceiling is to be removed. 100mm thick mineral wool of min. 45kg/m³ installed between existing joists. Existing joists to be underdrawn using 15mm Fireline plasterboard fixed back to SRS Maxiboard on SRS resilient bars. All as per detail drawing A665_P_3000.

7.2 EXISTING CONCRETE BASEMENT FLOOR

Over levelled subfloor lay new electrically heated Warmup floor, consisting of 13mm thick stone tiled floor finish on 6mm flexible tile adhesive on fibreglass mesh mat with integral heating cables on 30mm thick Warmup Ultralight (Insboard 30) insulation board levelled on flexible tile adhesive.

7.3 EXISTING SUSPENDED TIMBER FLOORS TO GROUND FLOOR TO UNIT B AND FIRST & SECOND FLOORS TO UNITS A & B.

Remove existing floor finishes and clean existing timber boards to ensure they are free from debris. Lay new electrically heated Warmup floor, consisting of either 15mm engineered timber, 13mm tiles & 6mm adhesive or carpet floor finish on on fibreglass mesh mat/foil mat with integral heating cables on 6mm thick Warmup Ultralight (Insboard 6) insulation board levelled on flexible tile adhesive.

7.4 RAISED SERVICE FLOORS TO UNIT A KITCHEN & ENSUITES

150 x 50mm treated SW joists laid over existing floor to receive 18mm WBP ply decking. Lay 150mm thk. mineral wool insulation between joists.

7.5 REMOVE FLOOR IN GROUND FLOOR HALL TO UNIT B

Remove non-original raised timber floor to reveal existing steps leading from opened up door to Byrom Street. If existing floor is not present on removal of non-original floor install new stepped floor to match existing floor construction.

8.0 STAIRS & GUARDING / LIFTS / ACCESS HATCHES

8.1 UNIT A - EXISTING STAIR 1

Rub down existing paint finishes, repair any minor defects/damage and redecorate all components, including strings, balusters and handrails.

8.2 UNIT B - EXISTING STAIR 2

Rub down existing paint finishes, repair any minor defects/damage and redecorate all components, including strings, balusters and handrails.

8.3 UNIT B - NEW STAIR FROM BASEMENT TO GROUND FLOOR

New timber stair. See drawing A665_P_501. Timber stair to be supported off new and existing brick walls. Stair goings and risers to be clad in stone to match basement floor finish. Stair handrail to have 15mm dia round steel vertical bars at max 100 ctrs supporting 65 x 15 flat steel handrail. All steelwork to be fully welded with welded joints ground smooth to create seamless fabrication of handrail assembly. Steel fabricator to produce fabrication drawings and discuss welding with architect to ensure seamless construction can be achieved. Handrail assembly to receive micaceous iron oxide spray paint finish.

8.4 UNIT C - EXISTING STAIR 3

Rub down existing paint finishes, repair any minor defects/damage and redecorate all components, including strings, balusters and handrails.

9.0 FLOOR FINISHES

9.1 TILES TO BASEMENT FLOOR & UNIT B NEW STAIR

600 x 400 x 13mm thk. natural stone tiles with a honed finish, laid in a brick bond with grout to match tile colour. Allow supply rate of £60psm.

9.2 ENGINEERED TIMBER TO GROUND FLOOR & ABOVE LIVING/KITCHEN/DINING AREAS

Havwoods - 15mm thk. Nature Select 120mm Herroingbone Engineered Oak on QA Timbertech2 Gold 3mm heavy duty underlay.

9.3 TILES TO BATHROOMS

600 x 400 x 13mm thk. natural stone tiles with a honed finish, laid in a brick bond. Allow supply rate of £60psm.

9.4 CARPET TO BEDROOMS

Westex Ultima twist carpet on 12mm thick underlay. Colour: TBC

9.5 UNIT A - BIKE STORE / BIN STORE

Havwoods - 15mm thk. Nature Select 120mm Herroingbone Engineered Oak on QA Timbertech2 Gold 3mm heavy duty underlay.

9.6 THRESHOLD STRIP TO APARTMENT INTERNAL DOORS (Carpet to Engineered Board/Tile to Engineered Board)

130x22mm machined hardwood threshold, species and finish to match engineered board.

9.7 THRESHOLD STRIP TO APARTMENT INTERNAL DOORS (Tile to Carpet)

Gradus ETR303GF7 brass edge strip.

10.0 WALL FINISHES

10.1 EXISTING PLASTERED WALLS

Strip existing wall paper and repair any defects with a suitable plaster repair 2.5mm Plaster Skim, one mist coat and two full coats of breathable matt emulsion.

10.2 NEW MASONRY WALLS

10mm gypsum plaster coat with 3mm gypsum plaster skim coat, one mist coat and two full coats of breathable matt emulsion.

10.3 NEW STUD PARTITION WALLS

3mm gypsum plaster skim coat, one mist coat and two full coats of breathable matt emulsion.

10.5 WALL TILES TO BATHROOMS & ENSUITES

600 x 400 x 13mm thk. natural stone tiles with a honed finish, laid in a brick bond on flexible adhesive with grout to match tile colour. Allow supply rate of £60psm.

10.6 EXISTING TIMBER MOULDINGS AND TIMBER PANELLING TO GROUND FLOOR & ABOVE

Rub down all existing wall features (door linings, dado/picture rails, architraves, skirtings, wall panelling, window seat, roof lantern etc), repair any defects with suitable wood filler and decorate with Satinwood. Colour to be white.

10.7 NEW ARCHITRAVES/SKIRTINGS & MOULDINGS TO GROUND FLOOR & ABOVE

Manufacture new to match existing profiles and fit as required to provide seamless junctions with existing. Decorate new timber with one coat primer and two coats of Satinwood. Colour to be white.

11.0 CEILINGS

11.1 EXISTING PLASTER CEILING MOULDINGS

Clean and decorate with suitable paint system (Dulux or equal approved), following current colour scheme.

11.2 EXISTING BASEMENT CEILING TO UNIT B & ALL UPPER LEVEL CEILINGS

Repair existing ceiling, as required, where existing light fittings etc have been removed. Decorate repairs with one mist coat and two full coats of matt emulsion, existing ceiling to receive one full coat (Dulux or equal approved).

11.3 NEW BASEMENT CEILING TO UNIT C

New p/b ceiling to receive one mist coat and two full coats of emulsion (Dulux or equal approved).

12.0 FIXTURES AND FITTINGS

12.1 BOXING OUT TO BATHROOMS GENERALLY

All pipework to be concealed.

Form 225mm deep boxing out behind WC and washbasin from SW framing and waterproof tile backer board. Access to be provided to pipework via removable quartz type worktop material to compliment tile colour.

12.2 BATHROOM MIRRORS

6mm square edged mirror fixed to wall in recess with adhesive. Mirror to be sized to suit bathroom drawings and be fitted with a safety backing film.

12.3 KITCHENS GENERALLY

All pipework to be concealed.

See separate elevation drawings for layout/appearance.

Counter height set at 905mm above FFL. Generally 600w x 600d mm base units with occasional narrower units.

Quartz type counter to sit on top of base units.

Allowance to be made for 600mm (h) tiled splash back.

Allowance to be made for framing and fascia board to conceal ventilation ductwork.

Kitchens to generally contain:

- Induction hob
- Single oven
- Integrated dishwasher
- Integrated fridge/freezer
- Recirculation fan/filter
- Sink and drainer with mixer pillar tap
- Drawers, recycling bin, etc included.

Subcontractor to complete detailed design in accordance with this specification and the preliminary design drawings and submit before commencement of fabrication.

12.4 SIGNAGE

House numbers to be fixed to main external entrance door to each dwelling.

13.0 SANITARYWARE

To be read in conjunction with bathroom/ensuite drawings.

13.1 SHOWER ROOM

(All pipework to be concealed)

W/C Back to wall c/w soft close lid and concealed cistern c/w WC frame & dual flush plate (finish to match taps).

Taps: Basin Mixer (finish tbc) to washbasin.

Washbasin: wall hung basin with exposed chrome bottle trap and pop up waste.

Shower Tray: low profile shower tray to suit available space

Valve: Thermostatic Shower Mixer w/ Handset and wall mounted rail

Shower Screen: Full height rectangular sliding shower screen

13.2 BATHROOM

(All pipework to be concealed)

W/C Back to wall c/w soft close lid and concealed cistern c/w WC frame & dual flush plate (finish to match taps).

Taps: Basin Mixer (finish tbc) to washbasin.

Washbasin: wall hung basin with exposed chrome bottle trap and pop up waste.

Bath: 1700x700 composite bath without tap holes.

Allow for bath panel that can receive a tiled finish.

Valve: Thermostatic Shower Mixer w/ Handset and wall mounted rail, diverter and overflow/filler.

14.0 EXTERNAL WORKS

N/A

15.0 MECHANICAL INSTALLATIONS (SUB-CONTRACTOR DESIGNED)

Mechanical installations to be in accordance with M&E Engineer's drawings/specification.

See drawings A665_P_3006 & 3007 for schematic layouts for soil pipe & ventilation duct routes/positions.

15.1 MECHANICAL EXTRACT VENTILATION - UNIT C

Due to limitations of window opening to the basement accommodation, mechanical ventilation to Unit C will be required.

This will be delivered through a Vent Axia Lo-Carbon Multivent MVDC-MS system that offers three variable speeds; normal, boost & purge. Each room will be connected back to the centralised Multivent unit and then ducted to the external wall.

16.0 ELECTRICAL INSTALLATIONS (SUB-CONTRACTOR DESIGNED)

Electrical installations to be in accordance with M&E Engineer's drawings/specification

17.0 DRAINAGE

Below ground drainage design to be in accordance with Structural Engineer's drawings/specification.

Above ground drainage design to be in accordance with M&E Engineer's drawings/specification.

18.0 SERVICE CONNECTIONS

18.1 GENERALLY

All service connections and metering arrangements designed to be in accordance with the M&E Engineers drawings/specification.

All M&E equipment & electrical fittings subject to full design review with M&E consultant.