

CONVERSION OF GROUND FLOOR OFFICE PREMISES

INDIA HOUSE

WHITWORTH STREET, MANCHESTER



LEGEND

- Vinyl Sheet
Polyflor Polysafe Quattro PUR
- Vinyl Sheet
Polyflor Designatex PUR
- Vinyl Sheet
Polyflor Polysafe Standard PUR
- Entrance Matting
Jaymart Alligator Entrance Matting

Colour choice to be confirmed by client

NOTE: EXISTING FLOATING FLOOR REMOVED UNDER THE ENABLING CONTRACT

FLOATING FLOOR
Existing floor is constructed in two forms:
Solid Floor - To the rear of the building facing the River Irwell (16.0 Linear metres across the entire width of the building) From initial investigation this is assumed to be a 195mm reinforced concrete slab with 25mm concrete screed with subsequent applied levelling screeds. Total depth 215mm approx.
Timber - To the Whitworth Street facing side of India House (5.7 Linear metres across the entire width of the building) From initial investigation this is assumed to be 32mm timber T&G floorboards, a 110mm void and a concrete slab of approximately 153m thickness.
Before laying the leveling compound to the existing concrete floor is to be prepared to remove any existing loose, defective or fractured leveling screed it is essential to ensure that correct preparation of the sub floor is carried out. Ensure that the surface is clean, firm, dry and free from grease, dust and any other contamination which may be considered barriers to adhesion. Timber floor to be prepared to ensure the floor is level, firm, dry and free from other contaminants.
Apply leveling screed to existing concrete floor. Product to be Ardite NA, leveling and smoothing compound. (Maximum thickness 5mm), laid strictly in accordance with the manufacturers written recommendations.
Provisional item:- Over newly applied leveling screed / retained timber floor boards install Ardex Rapidlay membrane, in accordance with manufacturers written recommendations.
New walls to be fixed directly to existing structural floor, with floating floor installed between walls. Install 30mm Kingspan Optim - R to all solid / timber floors. The insulation boards should always be loose-laid break-bonded, with joints lightly butted. Install vapour control layer over the insulation (a polythene sheet (not less than 250 micron / 1000 gauge), to act as a slip layer, and a vapour control layer. Ensure the polythene sheet has 150 mm overlaps, taped at the joints, and is turned up 100 mm at the walls. Over the vapour control layer provide and install 18mm Min T&G Chipboard laid over the insulation and battens with staggered cross-joints in accordance with DD ENV 12872: 2000. Before the timber floor boards are interlocked, apply a continuous bead of waterproof wood grade PVA adhesive to the top and bottom of the tongue and groove joints. Once the timber floor boards have been laid, temporary wedges should be inserted between the walls and the floor, to maintain tight joints, until the adhesive has set. Once the wedges are removed, they are replaced with strips of cork or polyethylene foam to act as a compressible filler and to help prevent cold bridging. Skirtings may then be fixed. To areas receiving vinyl sheet an additional layer of 6mm flooring grade plywood to EN-636-2 and E-314-2 Class 3 (exterior) is to be provided, with the plywood laid half bonded over the chipboard joints, screwed or nailed.
An expansion gap of 2 mm per metre run of floor, or a minimum of 10 mm overall, whichever is the greater, should be provided between the floor boards and the perimeter wall. Where there are long (over 5 metres), uninterrupted lengths of chipboard flooring, proprietary intermediate expansion joints should be installed on the basis of a 2 mm gap per metre run. In all bathrooms / wet rooms, moisture resistance chipboard is to be used to construct the floating floor. For items of point loads, softwood treated timber battens are to be used from structural floor to underside of chipboard, to provide additional strength / rigidity - e/ Across door thresholds, bath footings, beneath WC etc
Within the existing timber section of floor provision is to be made to provide additional supports within the sub-floor to support the loading of the new walls

Bespoke manufactured hardwood thresholds are to be provided to entrance door thresholds to accommodate the transitions of level from the existing structural floor levels to new finished floor levels (following floating floor installation)



WHITWORTH STREET,

PROPOSED PART GROUND FLOOR

MDF – EDWARDIAN SKIRTING BOARDS
18mm x 220mm high



MDF – EDWARDIAN ARCHITRAVES
18mm X 70mm wide



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Revision	Date	Details

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Client:	The Guinness Partnership		
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