Eliza Yard and Jersey Wharf

S278_SCH A&C - Paving Specification

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1. Introduction & Site Location Plan

The site is located in Manchester.

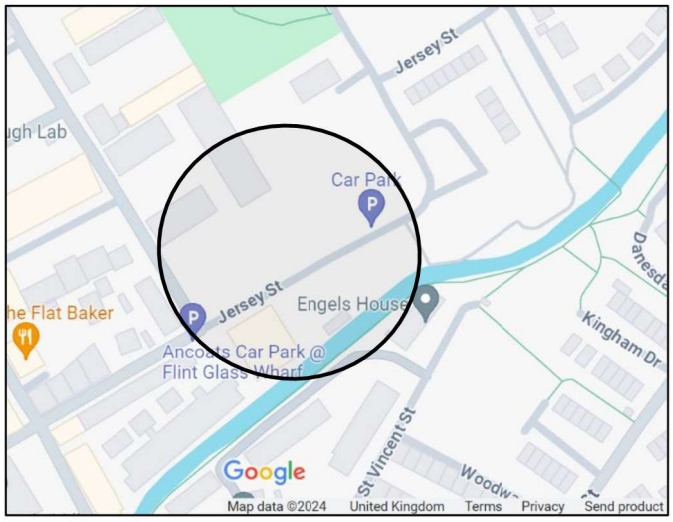

Figure 1- Site location plan, google maps

The proposal consists of three blocks split into two different areas. Eliza Yard comprises of block C and Jersey Wharf is block A and B.

The Jersey Wharf development comprises a 190-unit residential development, with ground floor commercial floor space and ancillary amenity space within an 8-storey building, cycle parking provision, hard and soft landscaping, access and servicing and other associated works.

The Eliza Yard development comprises a 126-unit residential development, with ground floor commercial floor space and ancillary amenity space within an 8-storey building, cycling parking provision, hard and soft landscaping, access, servicing, and other associated works.

This specification is to support the design of the S278 works for Schemes A and C, located outside the site boundaries. Figure 2 below shows the boundary for Scheme A, whereas Figure 3 shows the boundary for Scheme C.

Figure 2: Scheme A redline boundary, EYJW-RBG-XX-00-DR-C-830201

Figure 3: Scheme C redline boundary, EYJW-RBG-XX-00-DR-C-830203

2. Scope of work

Robert Bird Group (RBG) have been appointed by Sisk to advise on the progression of the S278 works. This specification covers the paving works for S278 Schemes A and C.

3. Drawing List

This specification is to be read with the following drawings.

Drawing Number	Drawing Name
EYJW-RBG-XX-00-DR-C-800201	SCHEME A GENERAL ARRANGEMENT
EYJW-RBG-ZZ-XX-DR-C-860405	SCHEME A&C PAVEMENT DETAILS
EYJW-RBG-XX-00-DR-C-840201	SCHEME A KERB SETTING OUT
EYJW-RBG-XX-00-DR-C-810201	SCHEME A SITE CLEARANCE PLAN
EYJW-RBG-XX-00-DR-C-830202	SCHEME A CONTOURS PLAN
EYJW-RBG-XX-00-DR-C-800202	SCHEME C GENERAL ARRANGEMENT
EYJW-RBG-XX-00-DR-C-810202	SCHEME C SITE CLEARANCE PLAN
EYJW-RBG-XX-00-DR-C-830204	SCHEME C CONTOURS PLAN

4. Standards

The table below lists standards and guidance used in the design of the S278 pavement system outlined in this specification. Except where specified to the contrary, compliance shall be to the current edition (Including amendments and revisions) of the referenced documents.

Standards/Guidance
BS 7533-101:2021 Pavements constructed with clay, concrete or natural stone paving units. Code of practice for the structural design of pavements using modular paving units.
BS 7533-102:2025 Pavements constructed with clay, concrete or natural stone paving units - Installation of pavements using modular paving units. Code of practice
Manchester City Council Details
Traffic Signs Regulations and General Directions 2016
Specification for Highways Works
BS 8500-2
BS EN 13877-1:2013
BS 1343

5. Specification

Q10

Kerbs/ edgings/ channels/ paving accessories

Types of kerbs/edgings and channels

120a **Stone- ELIZA YARD AND JERSEY WHARF: E6**

1. Description: As per drawing EYJW-RBG-ZZ-XX-C-860405
2. Standard: To BS EN 1343.
3. Supplier: To Landscape architect's specification
4. Types: Flush
5. Stone type: Granite
6. Size (width x height): 100x150 mm
7. Bedding: 25 mm Type 25 mortar bedding
8. Accessories: ST4 concrete bed and haunch in accordance with BS 8500-2

120b **Stone- PROPOSED KERB TYPE E5**

1. Description: As per drawing EYJW-RBG-ZZ-XX-C-860405
2. Standard: To BS EN 1343.
3. Supplier: To Landscape architect's specification
4. Types: 6-60mm Upstand
5. Stone type: Granite
6. Size (width x height): 250 x 200 mm
7. Bedding: 15 mm Cement mortar bedding or equivalent approved
8. Accessories: ST4 concrete bed and haunch in accordance with BS 8500-2

Roads/paving accessories/ marking/ demarcation

395 **Road marking (thermoplastic)**

1. Standard: Road Safety Markings Association standard specification document for road marking and road studs (StanSpec).
2. Manufacturer: Contractor's choice
   2.1. Product reference: Contractor's choice
3. Colour: As per drawing EYJW-RBG-XX-00-DR-C-800201. Refer to TSM Chapter 5 Section 12.5.2. and BS EN 1436

4. Retroreflectivity to BS EN 1436:

Laying

510 Laying kerbs, edgings and channels

1. Cutting: Neat, accurate and without spalling. Form neat junctions.
   1.1. Long units (450 mm and over) minimum length after cutting: 300 mm.
   1.2. Short units minimum length after cutting: The lower of one third of their original length or 50 mm.
2. Bedding of units: Positioned true to line and levelled along top and front faces, in a mortar bed on accurately cast foundations or on a race of fresh concrete.
3. Securing of units: After bedding has set, secured with a continuous haunching of concrete or on a race of fresh concrete with backing concrete cast monolithically.

520 Adverse weather

1. Conditions: Do not construct if the temperature is below 3°C on a falling thermometer or 1°C on a rising thermometer. Adequately protect foundations, bedding and haunching against frost and rapid drying by sun and wind.

530 Concrete for foundations, races and haunching

1. Standard: To BS 8500-2.
2. Designated mix: ST4 Concrete
3. Workability: Very low.

540 Cement mortar bedding

1. General: To section Z21.
2. Mix (Portland cement:sand): 1:3.
   2.1. Portland cement: Class CEM I 42.5 to BS EN 197-1.
   2.2. Sand: to BS EN 12620, grade 0/4 or 0/2 (MP).
3. Bed thickness: 15mm.

547 Bedding/ Backing of units on fresh concrete races

1. Standard: To BS 7533-101 & BS 7533-102.

570 Channels

1. Installation: To an even gradient, without ponding or backfall.
2. Lowest points of channels: 6 mm above drainage outlets.

580 **Drainage channel systems**

1. Installation: To an even gradient, without ponding or backfall. Commence laying from outlets.
2. Silt and debris: Removed from entire system immediately before handover.
3. Washing and detritus: Safely disposed without discharging into sewers or watercourses.

590 **Drainage channel systems with built in fall**

1. Installation: Top of channels level, installed in correct sequence to form an even gradient without ponding or backfall. Commence laying from outlets.
2. Silt and debris: Removed from entire system immediately before handover.
3. Washings and detritus: Safely disposed without discharging into sewers or watercourses.

600 **Radius kerbs/ channels**

1. Usage: Radii of 15 m or less.

610 **Angle kerbs**

1. Usage: Internal and external 90° changes of direction.
2. Cutting of mitres: Not permitted.

620 **Accuracy**

1. Deviations (maximum)
    1.1. Level: ± 6 mm.
    1.2. Horizontal and vertical alignment: 3 mm in 3 m.

625 **Regularity of paved surfaces**

1. Maximum undulation of (non-tactile) paving surface: 3 mm.
    1.1. Method of measurement: Under a 1 m straight edge placed anywhere on the surface (where appropriate in relation to the geometry of the surface).
2. Difference in level between adjacent units (maximum)
    2.1. Joints flush with the surface: Twice the joint width (with 5 mm max difference in level).
    2.2. Recessed, filled joints: 2 mm.
        2.2.1. Recess depth (maximum): 5 mm.
    2.3. Unfilled joints: 2 mm.
3. Sudden irregularities: Not permitted.

Q20
Granular sub-bases to roads/ pavings

To be read with preliminaries/ general conditions.

120 **Checking of subgrades**

1. Anticipated subgrade conditions
   1.1. Soil type: Refer to Geotechnical report
   1.2. Plasticity index: Refer to Geotechnical report
   1.3. CBR (minimum): 2.5
2. Subgrade variation: If material appears to vary from anticipated conditions, or if there are extensive soft spots, report condition and submit proposals.
3. Submit: Results and obtain instructions before proceeding.

140 **Excavation of subgrades**

1. Final excavation to formation or sub formation level: Carry out immediately before compaction of subgrade.
2. Soft spots and voids: Give notice.
3. Old drainage and service trenches: Excavate to remove soft or damaged material, then backfill with specified granular sub-base material and compact.
4. Wet conditions: Do not excavate or compact when the subgrade may be damaged or destabilized.

145 **Preparation and compaction of subgrades**

1. Timing: Immediately before placing sub-base.
2. Soft or damaged areas: Excavate and replace with sub-base material, compacted in layers 300 mm (maximum) thick
3. Compaction: Thoroughly, by roller or other suitable means, adequate to resist subsidence or deformation of the subgrade during construction and of the completed roads/ pavings when in use. Take particular care to compact fully at intrusions, perimeters and where local excavation and backfilling has taken place.

150 **Subgrades for vehicular areas**

1. Preparation and treatment: To Highways Agency 'Specification for highway works', clauses 616 and 617.

200 Subgrade improvement layer (capping)

1. Material: To Highways Agency 'Specification for highway works', table 6/1, Class 6F2, 6F5.
2. Standard: Placed and compacted to Highways Agency 'Specification for highway works', table 6/1, clauses 612 and 613.3, 613.8, 613.9, 613.10 and 613.13.

210 Highways agency Type 1 unbound mixture for sub-base

1. Material: Type 1 unbound mixture to Highways Agency 'Specification for highway works', clauses 801 and 803.

211 Granular material

1. Quality: Of a known suitability for use in sub-bases, free from excessive dust, well graded, all pieces less than 75 mm in any direction, minimum 10% fines value of 50 kN when tested in a soaked condition to BS 812-111 or a resistance to fragmentation of LA50 for the Los Angeles test to BS EN 1097-2, and in any one layer only one of the following:
    1.1. Crushed rock (other than argillaceous rock) or quarry waste with not more binding material than is required to help hold the stone together.
    1.2. Crushed concrete, crushed brick or tile, free from plaster, timber and metal.
    1.3. Gravel or hoggin with not more clay content than is required to bind the material together, and with no large lumps of clay.
    1.4. Natural gravel.
    1.5. Natural sand.
2. Filling: Spread and levelled in 150 mm maximum layers, each layer thoroughly compacted.

220 Frost susceptible granular material

1. Definition (non frost susceptible material): To Highways Agency 'Specification for highway works' clause 801.8.
2. Depth of frost susceptible material below final surface of paving (minimum): 450 mm
3. Testing: Test materials used if required and supply certificates.

230 Placing granular material generally

1. Preparation: Loose soil, rubbish and standing water removed.
2. Structures, membranes and buried services: Ensure stability and avoid damage.

241 **Laying granular sub-bases for vehicular areas**

1. Proposals: Well in advance of starting work submit details of:
   1.1. Maximum depth of each compacted layer.
   1.2. Type of plant.
   1.3. Minimum number of passes per layer.
2. General: Spread and levelled in layers. As soon as possible thereafter compact each layer.
3. At drainage fittings, inspection covers, perimeters and where local excavation and backfilling has taken place: Take particular care to compact fully.
4. Defective areas: Remove loose, segregated or otherwise defective areas to the full thickness of the layer and lay and compact new material.
5. Sub-base surface after compaction and immediately before overlaying: Uniformly well closed and free from loose material, cracks, ruts or hollows.

250 **Laying granular sub-bases**

1. Description:
2. General: Spread and levelled.
3. Compaction
   3.1. Timing: As soon as possible after laying.
   3.2. Method: By roller or other suitable means, adequate to resist subsidence or deformation of the sub-base during construction and of the completed paving when in use. Take particular care to compact fully at intrusions, perimeters and where local excavation and backfilling has taken place.

330 **Cold weather working**

1. Frozen materials: Do not use.
2. Freezing conditions: Do not place fill on frozen surfaces. Remove material affected by frost. Replace and recompact if not damaged after thawing.

340 **Protection**

1. Sub-bases: As soon as practicable, cover with subsequent layers, specified elsewhere.
2. Subgrades and sub-bases: Prevent degradation by construction traffic, construction operations and inclement weather.

Q24
Interlocking brick/ block roads/ pavings

Execution

200 Execution generally – concrete block and clay paver paving

1. Standard: In accordance with BS 7533-101 & BS 7533-102.

205 Execution generally – natural stone paving

1. Standard: In accordance with BS 7533-101 & BS 7533-102, as relevant to flexible (non-rigid) laying and construction.
2. Subgrade, sub-base and road base presentation: Tight and dense surface, to prevent loss of laying course material into it during construction and use.
3. Joint filling: Do not work in damp conditions. Top joints up at the earliest opportunity.

240 Adverse weather

1. General: Do not use frozen materials or lay bedding on frozen or frost covered sub-bases.

452 Prepared existing and new bound bases (roadbases)

1. Condition before placing laying course: Sound, clean, free from rutting or major cracking and cleared of sharp stones, projections or debris.

485 Laying blocks/ pavers/ setts

1. Setting out: Start from an edge restraint.
2. Cutting: Cleanly, accurately and vertically, without spalling. Do not mark or damage visible surfaces.
3. Cut edges: Turn inwards where possible; do not position against edge restraints or other features.
4. Compaction: Vibrate to produce thoroughly interlocked paving of even overall appearance with regular joints and accurate to line, level and profile. Do not mark or damage paving units, kerbs and adjacent work.
   4.1. Concrete blocks and clay pavers: In accordance with BS 7533-101:2021, BS 7533-102:2025, Annex F, to site category required for laying course material.

490 **Laying permeable paving**

1. General: Do not fill joints with sand, except for a 300 mm strip along restraining edges and around features and the like, to hold cut blocks in place

500 **Regularity of paved surfaces**

1. Maximum variation in gap under a 3 m straight edge placed anywhere on the surface (where appropriate in relation to the geometry of the surface)
    1.1. Precast concrete paving blocks and clay pavers for flexible pavements: 10 mm.
2. Difference in level between adjacent paving units (maximum): 2 mm.
3. Sudden irregularities: Not permitted.

505 **Regularity of paved surfaces**

1. Maximum undulations in the surface of pavings (except tactile paving surfaces) under a 1 m straight edge placed anywhere on the surface (where appropriate in relation to the geometry of the surface): 3 mm.
2. Joints between paving units or utility access covers
    2.1. Joints flush with the surface: difference in level between adjacent units to be no more than twice the joint width (with a 5 mm max difference in level).
    2.2. Recessed, filled joints: difference in level between adjacent units to be no greater than 2 mm; the recess to be no deeper than 5 mm.
    2.3. Unfilled joints: difference in level between adjacent units to be no greater than 2 mm.
3. Sudden irregularities: Not permitted.

Completion

615 **Completion of paving**

1. Final compaction of the surface course: In accordance with BS 7533-101 & BS 7533-102.
2. Vacuum cleaning machines: Not allowed.

Q25
Slab/ brick/ sett/ cobble pavings

General

110 **Concrete slab paving system- ELIZA YARD: P7**

1. Description: Concrete tactile paving to MCC Standard detail F4 (Option 2), As per drawing EYJW-RBG-ZZ-XX-C-860405
2. Sub-base: Wet lean concrete type ST2, to Table 10/1, Clause 1001
   2.1. Thickness: 200 mm
3. Capping (as required): Type 1 Granular blinding
   3.1. Thickness: 75 mm
4. Laying course: 4:1 Sand/Cement Mortar bed
   4.1. Accessories: 50 mm
5. Paving units: Refer to Landscape architect's specification

140a **Granite setts- ELIZA YARD: P5**

1. Description: Based on MCC Standard detail F4 (Option 2), As per drawing EYJW-RBG-ZZ-XX-C-860405
2. Sub-base: Wet lean concrete type ST2, to Table 10/1, Clause 1001
   2.1. Thickness: 200 mm
3. Laying course
   3.1. Material: 4:1 Sand/Cement mortar bed
      3.1.1. Thickness: 50 mm
4. Capping (as required): Type 1 Granular blinding
   4.1. Thickness: 75 mm
5. Setts
   5.1. Standard: To BS EN 1342.
   5.2. Supplier: Refer to Landscape architect's specification
      5.2.1. Product reference: Refer to Landscape architect's specification
   5.3. Sizes: Refer to Landscape architect's specification
   5.4. Special setts: Refer to Landscape architect's specification
   5.5. Colour/ Finish: Refer to Landscape architect's specification

140b **Natural stone slab- ELIZA YARD: P4 & JERSEY WHARF: P2**

1. Description: Details based on MCC Standard detail F4 (Option 2), As per drawing EYJW-RBG-ZZ-XX-C-860405
2. Sub-base: Wet lean concrete type ST2, to Table 10/1, Clause 1001
    2.1. Thickness: 200 mm
3. Capping (As required): Type 1 Granular blinding
    3.1. Thickness: 75 mm
4. Laying course
    4.1. Material: 4:1 Sand/Cement mortar bed
    4.2. Thickness: 50mm
5. Slabs
    5.1. Standard: To BS EN 1341:2012.
    5.2. Supplier: Refer to Landscape architect's specification
        5.2.1. Product reference: Refer to Landscape architect's specification
    5.3. Sizes: Refer to Landscape architect's specification
    5.4. Colour/ Finish: Refer to Landscape architect's specification

140c **Natural stone slab ELIZA YARD AND JERSEY WHARF: P4 CROSSOVER**

1. Description: Traffic category 5 to BS 7533-101 & BS 7533-102, As per drawing EYJW-RBG-ZZ-XX-C-860405
2. Sub-base: Type 1 Sub-base to SHW series 803
    2.1. Thickness: Refer to Table 1 on drawing EYJW-RBG-ZZ-XX-C-860405
3. Capping (As required): 6F1 to SHW Series 600
    3.1. Thickness: Refer to Table 1 on drawing EYJW-RBG-ZZ-XX-C-860405
4. Base: Minimum compressive strength C32/40 Concrete base with A252 mesh reinforcement conforming to EN13877-1:2013
    4.1. Thickness: 150 mm
5. Laying course
    5.1. Material: Mortar Type 35 with bonding mortar
    5.2. Thickness: 40 mm
6. Slabs
    6.1. Standard: To BS EN 1341:2012.
    6.2. Supplier: Refer to Landscape architect's specification
        6.2.1. Product reference: Refer to Landscape architect's specification

6.3. Sizes: Refer to Landscape architect's specification

6.4. Colour/ Finish: Refer to Landscape architect's specification

Products

305 Granular material for layer over existing bases

1. Material: Type 1 unbound mixture, as section Q20

320 Tactile flags and slabs

1. Description: Refer to Landscape architect's specification.
2. Standard: To DD CEN/TS 15209.

330 Natural stone setts

1. Description: Refer to Landscape architect's specification.
2. Standard: To BS EN 1342.

370 Cement for site mixed mortar

1. Description:
2. Standard: As section Z21.

Execution

620 Adverse weather

1. General
   1.1. Temperature: Do not lay or joint paving if the temperature is below 3°C on a falling thermometer or below 1°C on a rising thermometer.
   1.2. Frozen materials: Do not use. Do not lay bedding on frozen or frost covered bases.
2. Paving with mortar joints and/ or bedding
   2.1. Protect from frost damage, rapid drying out and saturation until mortar has hardened.
3. Paving laid and jointed in sand/ fine aggregate
   3.1. Stockpiled laying course sand/ fine aggregate: Protect from saturation.
   3.2. Exposed areas of unbound laying course and uncompacted areas of unbound paving: Protect from heavy rainfall.
   3.3. Saturated unbound laying course: Remove and replace, or allow to dry before proceeding.

3.4. Laying dry sand/ fine aggregate jointed paving in damp conditions: Brush in as much jointing sand as possible. Minimize site traffic over paving. As soon as paving is dry, top up joints and complete compaction.

625 **Laying pavings – general**

1. Appearance: Smooth and even with regular joints and accurate to line, level and profile.
2. Falls: To prevent ponding.
3. Bedding of paving units: Firm so that rocking or subsidence does not occur or develop.
   3.1. Bedding/ Laying course: Consistently and accurately graded, spread and compacted to produce uniform thickness and support for paving units.
4. Slopes: Lay paving units upwards from the bottom of slopes.
5. Paving units: Free of mortar and sand stains.
6. Cutting: Cut units cleanly and accurately, without spalling, to give neat junctions with edgings and adjoining finishes.

630 **Levels of paving**

1. Permissible deviation from specified levels
   1.1. Generally: ± 6 mm.
2. Height of finished paving above features
   2.1. At gullies: +6 to +10 mm.
   2.2. At drainage channels and kerbs: +3 to +6 mm.

637 **Regularity of paved surfaces**

1. Maximum undulations in the surface of pavings (except tactile paving surfaces) under a 1 m straight edge placed anywhere on the surface (where appropriate in relation to the geometry of the surface): 3 mm.
2. Joints between paving units or utility access covers
   2.1. Joints flush with the surface: difference in level between adjacent units to be no more than twice the joint width (with a 5 mm max difference in level).
   2.2. Recessed, filled joints: difference in level between adjacent units to be no greater than 2 mm; the recess to be no deeper than 5 mm.
   2.3. Unfilled joints: difference in level between adjacent units to be no greater than 2 mm.
3. Sudden irregularities: Not permitted.

645 **Protection**

1. Cleanliness: Keep paving clean and free from mortar droppings, oil and other materials likely to cause staining.
2. Materials storage: Do not overload pavings with stacks of materials.
3. Handling: Do not damage paving unit corners, arrises, or previously laid paving.
4. Access: Restrict access to paved areas to prevent damage from site traffic and plant.

650 **Cementitious bases and sub-bases**

1. General: Protect from moisture loss, if not covered by another pavement course within 2 hours of completion.

655 **Condition of sub-bases/ bases before spreading laying course**

1. Trenches and excavation of soft or loose spots in subgrade: Fill and thoroughly compact.
2. Granular surfaces: Lay and compact so as to be sound, clean, smooth and close-textured enough to prevent migration of bedding/ laying course materials into the sub-base during compaction and use, free from movement under compaction plant and free from compaction ridges, cracks and loose material.
3. Prepared existing and new bound bases (roadbases): Sound, clean, free from rutting or major cracking. Remove sharp stones, projections and debris.
4. Sub-base/ Roadbase level tolerances: To BS 7533-101 & BS 7533-102, Annex A.
5. Levels and falls: Accurate and within the specified tolerances.
6. Drainage outlets: Within 0-10 mm of the required finished level.
7. Features in unbound paving (including mortar bedded restraints and drainage ironwork): Complete to required levels; adequately bed and haunch in mortar.
8. Sub-bases containing cement/ hydraulic binder: Cure for minimum times specified in BS 7533-101:2021 & BS 7533-102:2025.

715 **Laying flag and slab paving – mortar laying course and jointing**

1. Standard generally: In accordance with BS 7533-101:2021 & BS 7533-102:2025.
2. Flag installation and cutting: To Interpave 'Concrete flag paving'.
3. Laying course
   3.1. Nominal thickness: Refer to paving buildups

730 **Laying natural stone sett paving**

1. Standard generally: In accordance with BS 7533-101:2021 & BS 7533-102:2025.

2. Laying type: Rigid.
3. Laying course
    3.1. Target thickness after compaction: Refer to paving buildups

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