



MAB46

Allison Pike Partnership Limited

Mitchells & Butlers Plc

Inn Keepers Collection, Browns, York Street, Manchester

INTERIOR REPAIRS & FINISHES

Tender

AZ.11_Rev. /

28-11-2025

External fabric repairs to Grade II* listed building

Contents

C20 Demolition	1
C90 Alterations	4
M4 Sheet and internal tile finishes	6
M20 Plastered/ rendered/ roughcast coatings	11
M30 Metal lathing/ anchored mesh reinforcement for plastered/ rendered coatings	16
M42 Wood block/ composition block/ mosaic parquet flooring	17
M51 Edge fixed carpeting.....	19
P20 Unframed isolated trims/ skirtings/ sundry items	22

C20 Demolition

To be read with preliminaries/ general conditions.

5 Desk study/ survey

1. Scope: before starting deconstruction/ demolition work, examine available information, and carry out a survey of: : The wall linings, pipework boxings and other fixtures to be removed as identified on drawings and not relating to the original (1903) building fabric - if uncertain, seek further guidance from the Architect; Locations for new holes in floor and wall constructions to form misc. doorways/openings or services penetrations as shown on the contract drawings.
2. Report and method statements: Original features are to remain in situ - eg. cornicing, joinery etc. if unsure, provide report to Architect and await further instruction.
 - 2.1. Form, condition and details of the structure or structures, the site and the surrounding area.
 - 2.1.1. Extent: As described on the contract drawings
 - 2.2. Type, location and condition of features of historical, archaeological, geological or ecological importance.
 - 2.3. Identity and location of services above and below ground, including those required for the contractor's use, and arrangements for their disconnection and removal.
 - 2.4. Form and location of flammable, toxic or hazardous materials, including lead-based paint, and proposed methods for their removal and disposal.
 - 2.5. Arrangements for protection of personnel and the general public, including exclusion of unauthorized persons.
 - 2.6. Arrangements for control of site transport and traffic.
 - 2.7. Special requirements: Site waste management plan development and proposals as BREEAM requirements.

10 Extent of deconstruction/ demolition

1. General: subject to retention requirements specified elsewhere, deconstruct/ demolish structures down to: : Only as identified on the strip-out, demolition and structural alterations contract drawings.

20 Features to be retained

1. General: keep in place and protect the following: : Any original feature plasterwork, joinery; including skirtings, picture rails, architraves, doors (where identified on drawings), existing tiled finishes, timber floor boards, plaster cornices, any uncovered features not apparent prior to stripping-out (if in doubt, do not remove and seek further guidance from Architect)

30 Services disconnection arranged by contractor

1. General: Arrange with the appropriate authorities and responsible private organizations for disconnection of services, and removal of fittings and equipment owned by those authorities and organizations where agreed, prior to starting deconstruction or demolition
2. Decommissioning action plan: Available in health and safety file

32 Disconnection of drains

1. General: Locate, disconnect and seal disused drain connections. Agree where drains are to be sealed
2. Sealing: Permanent, and within the site

50 Workmanship

1. **Standard:** Demolish structures in accordance with [BS 6187](#).
2. **Operatives**
 - 2.1. Appropriately skilled and experienced for the type of work.
 - 2.2. Holding, or in training to obtain, relevant Construction Skills certification of competence.
3. **Site staff responsible for supervision and control of work:** Experienced in the assessment of risks involved and methods of deconstruction and demolition to be used. Hold appropriate qualification or training certificates for their role.
4. **Verification**

55 Site hazards

1. **Precautions:** Prevent fire or explosion caused by gas and vapour from tanks, pipes, etc. Identify potential sources and assess risk prior to commencement of works on site.
2. **Dust:** Minimize airborne dust by periodically spraying deconstruction and demolition works with an appropriate wetting agent.
 - 2.1. **Dust suppression and reduction:** Submit method statement for control, containment and clean-up regimes. Submit documentation outlining additional lead dust controls
3. **Site operatives and general public:** Protect from health hazards including those associated with vibration, dangerous fumes and dust arising during the course of the works.

71 Dangerous openings

1. **General:** Provide guarding at all times, including outside of working hours. Illuminate during hours of darkness.
2. **Access:** Prevent access by unauthorized persons.

75 Asbestos-containing materials – known occurrences

1. **General:** materials containing asbestos are known to be present in: : Refer to Asbestos R&D report by Environmental Essentials.
2. **Removal:** By contractor licensed by the [Health and Safety Executive \(HSE\)](#), and prior to other works starting in these locations. Asbestos removal by EE shall be directly employed by the Employer.
3. **Timing:** Before other works start in these locations

76 Asbestos-containing materials – unknown occurrences

1. **Discovery:** Stop work, and give immediate notice of suspected asbestos-containing materials when they are discovered during deconstruction and demolition work. Avoid disturbing such materials.
2. **Removal:** Submit statutory risk assessments and details of proposed methods for safe removal.

78 Unforeseen hazards

1. **Discovery:** Give notice immediately when hazards, such as unrecorded voids, tanks, chemicals, are discovered during deconstruction or demolition.
2. **Removal:** Submit details of proposed methods for filling, removal, etc.

85 Site condition at completion

1. **Debris:** Clear away and leave the site in a clean, tidy, safe and secure condition.

90 Contractor's property

1. Components and materials arising from the deconstruction and demolition work: Property of the contractor, except for designated items which remain the property of the employer
2. Action: Remove from site as work proceeds where not to be reused or recycled for site use

Ω End of Section

C90 Alterations

General

105 Spot items Clerks Hall Ceiling Leaded Glazed Lights

1. **Items:** Renovation and relocation (where identified in contract drawings) of leaded glazed panels to clerks hall ceiling. To be carried out by conservation specialist employed by the main contractor.
2. **Submittals:** Submit proposals prior to carrying out the works. A broad method statement will be provided for guidance, implementation will be subject to Listed Building Consent Conditions approval.

105 Spot items Renovation of existing internal 'borrowed light' windows

1. **Items:** Renovation of leaded glazed internal windows to corridor walls at 2nd & 3rd floors. To be carried out by conservation specialist employed by the main contractor.
2. **Submittals:** Submit proposals prior to carrying out the works and quantify the works required. Seek approval from the Contract Administrator before undertaking any works. Cracked/missing glass, Prominent bows, raised sections, buckles or bellies to the whole window will require repairs.

110 Alteration works

1. **Items:** Misc wall openings
2. **Locations:** Refer to demolition plans AL01-06 & services penetrations as shown on contract drawings.
3. **Scope:** Temporary propping to contractor temporary works design; form openings in masonry walls with lintels to s eng spec. and make good jambs in brickwork with sand/cement pointing.

110 Alteration works Type A

1. **Items:** Misc floor openings
2. **Locations:** Refer to contract drawings and structural engineer's details
3. **Submittals:** Temporary works design by main contractor.
4. **Scope::** Temporary propping to contractor temporary works design; form openings in floors to s eng spec. Any steelwork trimmers to be pocketed into masonry walls to s eng. spec and generally to avoid damage to existing cornicing where present.

125 Employer's property

1. **Components and materials arising from alterations that are to remain the property of the employer:** Any glazed tiles or original joinery profiles that may be re-used elsewhere in the proposed works.
 - 1.1. **Protection:** Set aside and protect element from damage.

140 Removal

1. **Scope:** As drawings AL01-06
2. **Method:** Carefully remove all plasterboard, battens and pipework boxings to bedrooms and corridors generally. Care should be taken to minimise any damage to existing green tiles in the corridors.
3. **Special requirements:** Where fixing battens are screwed through tiled wall finishes, timbers should be removed by unscrewing to minimise damage to tiles

150 Repair/ replace/ refinish

1. **Items:** existing glazed wall tiles
Allison Pike Partnership Limited
28-11-2025

2. **Scope:** minor repairs to holes in tiles
3. **Method:** Professional repair by 'magicman' or similar.
 - 3.1. **Preparation:** The damaged area is cleaned and may be lightly sanded to create a smooth surface for the repair.
4. **Special requirements:** use specialised fillers to fill screw holes, chips and cracks. Colour and texture matching to ensure the repaired area blends seamlessly with the existing tile. Apply a finishing coat to restore the original appearance, matching the surrounding tile's texture and sheen. Restore surrounding grout as tiling specification M4
5. **Verification**
 - 5.1. **Submittals:** Provide sample of repair for approval and inspection by the Conservation Officer prior to proceeding with further repairs.
 - 5.2. **Timing:** Allow sufficient time in the programme for sample area to be inspected, comments supplied and further sample carried out for approval if necessary. this should happen as early as possible in the construction programme.

150 Repair/ replace/ refinish Type A

1. **Items:** Plaster finishes, plaster cornice and skirting boards
2. **Scope:** Where existing boxings/linings etc are removed, or where there are damaged areas or missing sections. Where present, any wallpapers are to be removed complete and the full wall to receive a plaster skim coat as specification section M20.
3. **Method:** As specification sections: M20, M30 (plasterwork & cornices); P20 (joinery trims, skirtings etc)
4. **Verification**
 - 4.1. **Submittals:** Provide sample of repair for approval and inspection by the Architect prior to proceeding with further repairs.
 - 4.2. **Timing:** Allow sufficient time in the programme for sample area to be inspected, comments supplied and further sample carried out for approval if necessary.

150 Repair/ replace/ refinish Type B

1. **Items:** Missing glazed wall tiles to corridors
2. **Scope:** Where missing, supply and fix new tiles to match (see specification M4)
3. **Special requirements:** Specialist tile supply as specification M4, to include bespoke moulding of tiled skirting and dado profiles. (All mouldings will have an initial moulding cost in addition to the general supply cost).
4. **Verification**
 - 4.1. **Submittals:** Provide sample of repair for approval and inspection by the Conservation Officer prior to proceeding with further repairs; Quantify the extent of tiles and mouldings to be replaced and submit details to the Quantity Surveyor & Architect/CA for instruction prior to proceeding.
 - 4.2. **Timing:** Allow sufficient time in the programme for sample area to be inspected, comments supplied and further sample carried out for approval if necessary. this should happen as early as possible in the construction programme.

Ω End of Section

M4

Sheet and internal tile finishes

System Outline

102 Carpeting

1. **Description:** to guest bedrooms and corridors/stairs
2. **Manufacturer:** Wilton
 - 2.1. **Product reference:** Refer to specification sheet
3. **Underlay:** Drive home any protruding nails and securely nail any loose boards prior to laying; contractor to supply and lay 12mm contract underlay.
4. **Carpeting:** Tufted pile sheet, as clause 308.
5. **Fixing:** As recommended by manufacturer.
6. **Other requirements:** Threshold carpet trims to doorways with finish as identified on fit-out contract drawings.

104 Flexible sheeting to floors

1. **Description:** To UA shower/bathrooms
2. **Manufacturer:** Altro
 - 2.1. **Product reference:** Aquarius - see specification sheet
3. **Underlay:** Plywood, as clause 344.
4. **Flexible sheeting:** PVC with enhanced slip resistance
5. **Fixing:** As recommended by manufacturer.
6. **Other requirements:** Threshold transition strip to doorway, in finish as specified on contract fit-out drawings

104 Flexible sheeting to floors Type A

1. **Description:** To misc stores and back of house areas as specified on contract fit-out drawings.
2. **Manufacturer:** Altro
 - 2.1. **Product reference:** Altro Walkway 20
3. **Underlay:** Plywood, as clause 344.
4. **Flexible sheeting:** PVC
5. **Fixing:** As recommended by manufacturer.
6. **Other requirements:** Threshold transition strip to doorway, in finish as specified on contract fit-out drawings

108 Rigid tiling to floors

1. **Description:** to shower rooms generally as specified on contract fit-out drawings.
2. **Manufacturer:** Amtico
 - 2.1. **Product reference:** As specification sheets
3. **Underlay:** Plywood, as clause 344.
4. **Fixing:** As recommended by manufacturer.
5. **Other requirements:** Threshold transition strip to doorway, in finish as specified on contract fit-out drawings

110 Rigid tiling to walls

1. **Description:** To guest corridor walls, where replacement tiles and mouldings required
2. **Manufacturer:** H&E Smith 01782 281617, Contact: Shayne Brammer, Technical Director
 - 2.1. **Product reference:** Bespoke product, tiles & mouldings
3. **Backing:** Existing background prepared to receive new tiling
4. **Rigid tiling:** Ceramic, purpose cast & glazed
5. **Fixing:** As recommended by manufacturer.
6. **Grouting:** As recommended by manufacturer. Sample finish (colour) to be determined by approved sample, subject to approval by Architect/CA and LPA Conservation Officer
7. **Tile trims:** n/a
8. **Other requirements:** to match with existing coursing

112 Papering to walls

1. **Description:** To Select+ and Boutique bedrooms and guest lounge area
2. **Manufacturer:** Tektura
 - 2.1. **Product reference:** Refer to specification sheets.
3. **Lining paper:** Not required.
4. **Paper:** As drawings.
5. **Fixing:** As recommended by manufacturer.

114 Carpet removal

1. **Description:** remove all existing floor coverings
2. **Locations:** As drawings.
3. **Disposal:** Remove from site.

116 Flexible floor covering removal

1. **Description:** remove all existing floor coverings
2. **Locations:** As drawings.
3. **Disposal:** Remove from site.

118 Rigid tile floor covering removal

1. **Description:** remove all existing floor coverings
2. **Locations:** As drawings.
3. **Disposal:** Remove from site.

120 Wallpaper removal

1. **Description:** remove all existing wall coverings
2. **Locations:** throughout
3. **Disposal:** Remove from site.

Products

308 Tufted pile sheet carpets

1. **Description:** to bedrooms and corridors/stairs generally
2. **Manufacturer:** Wilton
 - 2.1. **Product reference:** Tailored collection - see specification sheets

3. Colour and pattern: As schedule.
4. Other requirements: Action Back

324 PVC sheet

1. Description: to back of house store rooms etc
2. Manufacturer: Altro
 - 2.1. Product reference: Walkway 20
3. Thickness: 2 mm.
4. Colour and pattern: As drawings.
5. Other requirements: Threshold strip to doorways, colour/finish as contract fit-out drawings

326 PVC sheet with enhanced slip resistance

1. Description: To UA Shower/Bathrooms
2. Manufacturer: Altro
 - 2.1. Product reference: Aquarius
3. Standard: To [BS EN 13845](#).
4. Thickness: 3 mm.
5. Colour and pattern: As drawings.
6. Other requirements: Threshold strip to doorways, colour/finish as contract fit-out drawings

328 PVC tiles

1. Description: To shower rooms generally
2. Manufacturer: Amtico
 - 2.1. Product reference: Gatsby Square - as specification sheets
3. Size: As drawings.
4. Thickness: As drawings.
5. Colour and pattern: As drawings.
6. Other requirements: Threshold strip to doorways, colour/finish as contract fit-out drawings

332 Quarry/Ceramic tiles

1. Description: To ground floor entrance lobby area
2. Manufacturer: Guildford Victorian
 - 2.1. Product reference: Guildford Victorian Centre Pattern, Border tiles and Victorian Beige border tiles
3. Type
 - 3.1. Standard: To [BS EN 14411](#).
 - 3.2. Water absorption (maximum): 3%.
4. Surface: Gritted.
5. Size: As drawings.
6. Thickness: Manufacturer's standard.
7. Colour: As drawings.

336 Ceramic tiles for walls

1. Description: To Guest corridors generally where missing or replacement tiles required
2. Manufacturer: H&E Smith 01782 2811617 Contact: Shayne Brammer

- 2.1. **Product reference:** Bespoke mixed green glazed tile to agreed project specification, with bespoke matched mouldings to match existing skirting and dado profiles.

3. **Type**

- 3.1. **Standard:** To [BS EN 14411](#).

4. **Size:** As drawings.

5. **Thickness:** Manufacturer's standard.

6. **Colour and pattern:** Bespoke green glazed finish

7. **Other requirements:** Adhesive & Grout final colour to be agreed by sample panel on site.

340 Wallpaper

1. **Description:** to Select+ and Boutique bedrooms and lounge areas

2. **Manufacturer:** Tektura

- 2.1. **Product reference:** As specification sheets

3. **Type:** As drawings.

4. **Colour and pattern:** As drawings.

344 Plywood underlay

1. **Description:** to resilient floor coverings

2. **Manufacturer:** Contractor's choice

- 2.1. **Product reference:** Contractor's choice.

3. **Type**

- 3.1. **Standard:** CE marking to [BS EN 13986](#)

- 3.2. **Bonding quality:** To [BS EN 314-2](#), Class 2.

4. **Finish:** flush finish

5. **Thickness:** 6 mm.

6. **Other requirements:** to floor covering manufacturer's requirements for bonded application

354 Tile bedding adhesive

1. **Description:** to corridor walls

2. **Manufacturer:** Contractor's choice

- 2.1. **Product reference:** Contractor's choice.

3. **Type:** As recommended by tile manufacturer.

4. **Other requirements:** Sample panel to be approved before proceeding.

358 Tile grout

1. **Description:** to corridor walls

2. **Manufacturer:** Contractor's choice

- 2.1. **Product reference:** Contractor's choice.

3. **Type:** as recommended by tile manufacturer

4. **Colour:** Sample panel to be approved before proceeding.

5. **Other requirements:** Sample panel to be approved before proceeding.

Execution

604 Preparation

1. **Substrates generally**

- 1.1. **Dirt and other loose material:** Remove and make good with materials compatible with substrate.
- 1.2. **Deposits of oil, grease and other materials incompatible with the bedding:** Remove.
- 1.3. **Tiled, painted and other nonporous surfaces:** Clean.
- 1.4. **Wet substrates:** Dry before tiling.
- 1.5. **Paint with unsatisfactory adhesion:** Remove.
- 1.6. **Plaster which is loose, soft, friable, badly cracked, affected by efflorescence:** Remove. Cut back to straight horizontal and vertical edges, slightly undercut. Make good with plaster or non-shrinking filler.

610 Rigid wall covering

1. **Fixing**
 - 1.1. **Wet areas (solid bedding):** to shower room walls: HSK Reno Deco aluminium wall panelling, adhered in accordance with manufacturer's instructions
2. **Other requirements:** Corner trims as specified on contract fit-out drawings.

612 Paper hanging

1. **General**
 - 1.1. **Adhesion:** Adhere securely. Finish surface smooth and free of air bubbles, wrinkles, gaps, tears, adhesive marks and stains.
 - 1.2. **Joints:** Vertical or horizontal, and straight.
2. **Linings**
 - 2.1. **Setting out:** Set out joints transverse to direction of coverings, with neat butt joints.
 - 2.2. **Drying period before hanging coverings:** 24 hours.
3. **Coverings**
 - 3.1. **Colour consistency:** Check before hanging each length and after hanging first three lengths.
 - 3.2. **Hanging lengths:** Hang wall coverings vertically. Hang ceiling coverings parallel to main window wall.
 - 3.3. **Joints:** Hang lengths with neat butt joints.

Ω End of Section

M20

Plastered/ rendered/ roughcast coatings

Types of coating

210 Lightweight gypsum plaster - Patch Plaster

1. **Description:** multicoat lightweight gypsum plaster on masonry substrates: Existing plaster finishes have been tested. There is some evidence of lime based background plasters to 4th floor ceilings only, otherwise all walls have been finished in gypsum based plasters.
2. **Substrate:** Keyed common bricks or metal lathing
 - 2.1. **Preparation:** Remove wall papers where present. Where skim-only surface, apply bonding agent recommended by plaster manufacturer
3. **Manufacturer:** Contractor's choice
4. **Undercoats:** To BS EN 13279-1.
 - 4.1. **Product reference:** Contractor's choice of renovation plaster undercoat
 - 4.2. **Thickness (excluding dubbing out and keys):** to match in with existing finishes
5. **Final coat:** Finish plaster to BS EN 13279-1.
 - 5.1. **Product reference:** Contractor's choice
 - 5.2. **Thickness:** 2-3 mm.
 - 5.3. **Finish:** Smooth.
6. **Accessories:** Beads and stops as required, to match existing bead profiles.

350 Gypsum/ nonhydraulic lime:sand plaster

1. **Description:** to patch plaster & repairs to 4th floor ceilings where required
2. **Substrate:** Metal lathing as section M30
 - 2.1. **Preparation:** Brush clean
3. **Undercoats**
 - 3.1. **Mix (gypsum:coarse stuff):** 1:3.
 - 3.1.1. **Coarse stuff (lime:sand):** 1:3.
 - 3.1.2. **Sand:** To BS EN 13139, grading to approval
 - 3.1.3. **Gypsum:** To BS EN 13279-1, class A (plaster of Paris).
 - 3.1.4. **Set retarding admixture:** Sodium citrate solution
 - 3.2. **Thickness:** (excluding dubbing out and keys): As existing.
4. **Final coat**
 - 4.1. **Mix:** 1:2 gypsum:fine stuff (fine stuff, 1:1 lime putty: sand)
 - 4.1.1. **Lime putty:** As for undercoats.
 - 4.1.2. **Fine sand:** To approval
 - 4.1.3. **Gypsum:** As for undercoats.
 - 4.1.4. **Set retarding admixture:** As for undercoats.
 - 4.2. **Thickness:** As existing
 - 4.3. **Finish:** Trowelled

General

413 Samples

1. **General:** Provide representative samples of the following: Replacement mouldings.

418 Control samples

1. Complete sample areas, being part of the finished work, in locations as follows: In situ run moulding, and patch plaster

424 Special protection of historic plasterwork

1. General: Prevent damage and disturbance to retained plasterwork.
2. Protection methods: Submit proposals.

Materials and marking of mortar

430 Ready-to-use cement gauged mortars

1. Time and temperature limitations: Use within limits prescribed by mortar manufacturer
 - 1.1. Retempering: Restore workability with water only within prescribed time limits.

438 Cements for mortars

1. Cement: To BS EN 197-1.
 - 1.1. Types: Portland cement, CEM I.
2. Sulfate resisting Portland cement: To BS EN 197-1.
 - 2.1. Strength class: 42.5.

443 Lime for cement gauged mortars

1. Standard: To BS EN 459-1.
 - 1.1. Type: CL 90S.

495 Mixing

1. Render mortars (site prepared)
 - 1.1. Batching: By volume. Use clean and accurate gauge boxes or buckets.
 - 1.2. Mix proportions: Based on damp sand. Adjust for dry sand.
 - 1.3. Lime:sand: Mix thoroughly. Allow to stand, without drying out, for at least 16 hours before using.
2. Mixes: Of uniform consistence and free from lumps. Do not retemper or reconstitute mixes.
3. Contamination: Prevent intermixing with other materials.

497 Cold weather

1. General: Do not use frozen materials or apply coatings on frozen or frost bound substrates.
2. External work: Avoid when air temperature is at or below 5°C and falling or below 3°C and rising. Maintain temperature of work above freezing until coatings have fully hardened.
3. Internal work: Take precautions to enable internal coating work to proceed without detriment when air temperature is below 3°C.

Preparing substrates

510 Suitability of substrates

1. Soundness: Free from loose areas and significant cracks and gaps.
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.

566 Removing defective existing plaster

1. Plaster for removal: Detached, soft, friable, badly cracked, affected by efflorescence or otherwise damaged.
 - 1.1. Hollow, detached areas: Obtain instructions
2. Stained plaster: Remove
3. Removing defective plaster. Cut back to a square, sound edge.
4. Faults in substrate (structural deficiencies, damp, etc.): Submit proposals.
5. Cracks
 - 5.1. Fine hairline cracking/ crazing: Leave.
 - 5.2. Other cracks: Cut out to a width of 75 mm (minimum)
6. Dust and loose material: Remove from exposed substrates and edges.

584 Record castings

1. Timing: Make castings before commencing repair work, to enable accurate reproductions to be made.
2. Items for casting: Ceiling cornice
3. Identification: Mark clearly to identify original location.

Backings/ beads/ joints

630 Beads/ stops for internal use

1. Standard: In accordance with BS EN 13914-2, Table 2.
2. Material: Stainless steel to BS EN 13658-1

638 Arch form metal lathing

1. Manufacturer: Contractor's choice
 - 1.1. Product reference: Submit proposals
2. Material: Stainless steel

640 Beads/ stops generally

1. Location: External angles and stop ends generally to match existing plaster stop and corner profiles to other areas of existing walls.
2. Corners: Neat mitres at return angles, to match existing profiles.
3. Fixing: Secure, using longest possible lengths, plumb, square and true to line and level, ensuring full contact of wings with substrate.
 - 3.1. Beads/ stops for external render: Fix mechanically.
4. Finishing: After coatings have been applied, remove surplus material while still wet, from surfaces of beads/ stops exposed to view.

Mouldings/ decorative plasterwork

680 Fibrous plaster mouldings

1. Description: Ceiling cornices where appropriate
2. Type: Reproduction of existing
3. Noggings, bearers, etc. to support mouldings: Accurately position and securely fix.
4. Installation: True to line and level.
 - 4.1. Fixing: Cornices: To timber grounds on suspended metal lath ceiling and masonry walls

4.2. Framing, fixing points and joints: Reinforce.

5. Finishing: Smooth, to correct profile and with flush joints.

689 In situ run plaster mouldings

1. Description: to complete short lengths of missing ceiling cornice where necessary.
2. Template profile: Give notice before commencing setting out.
3. Core mix: Retarded 1:3 gypsum:coarse stuff (coarse stuff 1:3 lime:sand)
 - 3.1. Keying: Key surface of core and undercoats.
4. Mitres: Form as running out work proceeds.
5. Final coats: Run to a consistent profile with sharp arrises.
 - 5.1. Mix: Gypsum:lime putty 1:2
6. Keying for enrichments: Lightly scour contact areas of final coat.
 - 6.1. Finishing: Clean off droppings and clean out mitres.

695 Reproduction of existing plaster mouldings

1. Moulds and casts generally: Prepare moulds from original plaster face. Reproduce profiles and details accurately.
2. Quantity of moulds: Sufficient to complete the required number of casts and maintain a consistent appearance.
3. Casting material: Plaster of Paris.
4. Inserts: As necessary to give strength and rigidity to the mouldings and provide secure fixings.

697 Repairing cracks/ steps in plaster mouldings

1. Preparation: Remove applied ornament and keep for reuse. Cut back plasterwork each side of cracks. Replace defective timber laths. Remove dust.
 - 1.1. Suction control: Dampen repair area or apply suitable sealer.
2. Plaster: Follow, and finish flush with, existing moulding profile.
 - 2.1. Undercoat: Gypsum gauged coarse stuff compatible with existing
 - 2.1.1. Key to receive final coat.
 - 2.2. Final coat: 1:1 gypsum:lime putty
3. Applied ornaments: Fix accurately using gypsum based adhesive.

Internal plastering

715 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.

718 Junction of new plasterwork with existing

1. New plasterwork: Finish flush with original face of existing plasterwork to form a seamless junction.

742 Thin coat plaster

1. Preparation for plasters less than 2 mm thick: Fill holes, scratches and voids with finishing plaster.

777 Smooth finish

1. **Appearance:** A tight, matt, smooth surface with no hollows, abrupt changes of level or trowel marks. Avoid water brush, excessive trowelling and over polishing.

Ω End of Section

M30

Metal lathing/ anchored mesh reinforcement for plastered/ rendered coatings

Types of lath/ reinforcement

110 Metal lath

1. Description: where replacement is necessary at 4th floor ceiling level only
2. Substrate: existing timber ceiling joists.

Products

215 Metal lath

1. Internal applications: Flat, corrugated and ribbed expanded lath to BS EN 13658-1.
2. Stainless steel: To BS EN 10088-1 and -2, number 1.4301 (name X5CrNi18-10).

275 Access panels

1. Manufacturer: Contractor's choice
 - 1.1. Product reference: Contractor's choice
2. Type: As fit-out drawings - provide in etched finish for painting on site in colour to match ceiling paint finish.
3. Size: As identified on drawings.

285 Fixings

1. Nails: 38 x 2 mm galvanized steel clout nails to BS 1202-1.
2. Staples: 32 x 2 mm galvanized steel.

Ω End of Section

M42

Wood block/ composition block/ mosaic parquet flooring

Types of flooring

105 Wood flooring generally

1. Standard: To BS EN 14342.
 - 1.1. Evidence of compliance: Submit.

110 Wood block flooring

1. Description: to lounge area
2. Substrate: Timber floorboarding on battens - ensure all existing boards are securely fixed and free from squeaks.
 - 2.1. Preparation: None required
3. Wood blocks:
 - 3.1. Standard: To BS EN 14342.
 - 3.2. Manufacturer: Ted Todd
 - 3.2.1. Product reference: Monroe
 - 3.3. Appearance class/ grade: 20mm engineered timber
 - 3.4. Block size: As specification sheet
 - 3.5. Finish as delivered: as factory finish
4. Laying
 - 4.1. Pattern: Herringbone
 - 4.2. Adhesive: Nailed installation
5. Other requirements: Follow manufacturer's guidance

Preparation of substrates

230 Existing timber substrates

1. Finished surface: Boards securely fixed and acceptably level.
2. Protruding fasteners: Punch in or countersink.
3. Smoothing: Plane, sand or apply suitable smoothing compound, as necessary.
4. Defective boards: Submit report and comply with instructions for replacement.

260 Bonding treatment for mortar bedding

1. Alternative treatments: Immediately before commencing flooring, carry out one of the following:
 - 1.1. Wet substrate, remove free water, brush in a slurry bonding coat of creamy consistency.
 - 1.2. Bonding coat: As recommended by flooring manufacturer
 - 1.3. Prepare substrate, prime as
2. necessary, apply a bonding agent.
 - 2.1. Bonding agent: As recommended by flooring manufacturer
3. Bedding: Lay while bonding treatment is still wet, to ensure a good bond.

General

380 Acclimatization

1. **General:** Before laying commences, acclimatize materials by unpacking and spreading out in the spaces where they are to be laid.
 - 1.1. **Acclimatization period:** As recommended by manufacturer, but not less than 48 hours.

Laying/ finishing

410 Suitability of substrate

1. **Condition prior to laying flooring and applied features:** Dry, sound and free from dust, debris, grease and other deleterious matter.

420 Fixtures

1. **Fixtures around which flooring is to be fitted:** Installed before laying flooring.

430 Dry laying

1. **General:** When instructed, dry lay areas sufficient to check pattern layout and fit.

440 Sample area of flooring

1. **Sample area:** Complete as part of the finished work.
 - 1.1. **Location:** tbc
 - 1.2. **Size (minimum):** 1m x 1m
 - 1.3. **Included features:** Mitred border
2. **Approval of appearance:** Obtain before proceeding.

450 Appearance of finished floor

1. **General:** Even distribution of colour variation and free from patchiness.
2. **Flatness/ regularity:** Maximum 3 mm tolerance when measured under a 2 m straight edge.

590 Protection

1. **Protective covering:** Proprietary floor protection to be fitted by main contractor where areas are finished ahead of project completion - Submit proposals
 - 1.1. **Remove at completion.**

Ω End of Section

M51

Edge fixed carpeting

Types of carpeting

110 Carpeting

1. Location:
2. Base: Timber boarding.
 - 2.1. Preparation: drive any protruding nails, fix all loose boards and nail adequately to prevent squeaks.
3. Underlay
 - 3.1. Manufacturer: Contractor's choice
 - 3.1.1. Product reference: Contractor's choice.
 - 3.2. Standard: To [BS EN 14499](#).
 - 3.3. Type: Cellular rubber 12mm contract underlay
4. Carpet
 - 4.1. Manufacturer: Wilton
 - 4.1.1. Product reference: Tailored Collection
 - 4.2. Type: Tufted Broadloom with Action Back.
 - 4.3. Colour/ pattern: as specification sheet
5. Method of seaming: Sewn.
6. Method of fixing: Carpet gripper.
7. Methods of fixing at openings/ free edges: Door thresholds to type, colour & finish as specified on contract fit-out drawings.

150 Carpeting for stairs

1. Location: Main stairs
2. Base: Existing concrete
3. Nosings: As specified on contract fit-out drawings
4. Method of fixing: Adhesive.

General/ preparation

210 Workmanship generally

1. Finished carpeting: Tightly seamed, accurately fitted, neatly and securely fixed, smooth and evenly tensioned.

250 Carpet layout – pre-order requirements

1. Setting out: Agree seam locations and pattern.

251 Carpet layout

1. Setting out: Keep seams and cross seams to a minimum.
2. Cross seams: Not permitted in following locations: centre of bedrooms or in bedroom 'walkway'.

290 Conditioning carpet

1. Requirements: As recommended by manufacturer.

310 Condition of works prior to laying

1. General requirements
 - 1.1. Building weathertight and well dried out.
 - 1.2. Wet trades complete.
 - 1.3. Paintwork complete and dry.
 - 1.4. Floor service outlets, duct covers and other fixtures around which carpet is to be cut, fixed.

320 Environment

1. **Temperature and humidity:** Before, during and after laying, maintain approximately at levels which will prevail after building is occupied.

350 Timber boarding/ strip flooring

1. **Substrate:** Boards securely fixed and acceptably level with no protruding fasteners. Plane, sand or apply smoothing underlayment compound as necessary to give smooth, even surface.

Laying carpeting

410 Carpet gripper

1. **Manufacturer:** Contractor's choice
 - 1.1. **Product reference:** Contractor's choice.
2. **Types and method of fixing:** As recommended by gripper manufacturer to suit specified carpet, base and conditions of use.
3. **Fixing:** Secure to form continuous length along all edges adjacent to vertical surfaces leaving a 'gully width' of approximately three quarters the thickness of carpet. Do not place across openings.
 - 3.1. **Adhesive fixed gripper strip unit length (maximum):** 200 mm.

430 Underlay on floors

1. **Setting out:** Seams not to coincide with those in carpet.
2. **Placement:** Cut to size, butted to grippers and secured at perimeter by stapling or adhering to base.
 - 2.1. **Surface of installed underlay:** Flat, smooth and free from wrinkles or bubbles.
3. **Seams:** Butt joints secured with staples, adhesive or top-taped with no shadow shown through carpet.

450 Carpet seams/ joints

1. **General:** Straight, flat, evenly tensioned and butted, with no surface pile trapped between edges.
2. **Method and materials:** Compatible with carpet and as recommended by manufacturers.
3. **Bond strength:** Consistent for full length of seam, sufficient to withstand stretching without opening up and to last the life of carpet.
4. **Pattern matching:** Accurately matched for full length of seam.

460 Raw edge seams (including cross seams)

1. **Treatment prior to seaming:** Strengthen with cross straps and make secure by sealing, whipping or binding.

470 Laying carpet generally

1. **Appearance of laid carpet:** Pieces of the same carpet type capable of being seen together to be of consistent appearance with pile lying in the same direction.

2. **Carpet perimeter:** Accurately and closely fitted leaving no gaps. Edges turned down and secured to grippers.
3. **Carpet tension:** Even, and such that carpet lies flat and will not ruck, ripple or become slack.
4. **Doorways and recesses:** Cut carpet in. Do not piece in without prior approval.

480 Power stretching

1. **General:** Power stretch carpets greater than 5 metres in any dimension.

490 Doorways

1. **Carpet joint:** On centre line of door leaf. On centre line of door leaf.

510 Edgings and cover strips

1. **Manufacturer:** Contractor's choice
 - 1.1. **Product reference:** Submit proposals.
2. **Material/ finish:** as specified on contract fit-out drawings
3. **Fixing:** Secure with edge of carpet firmly gripped. Use matching fasteners where exposed to view.

540 Laying stair carpet with adhesive

1. **Placement:** Fit carpet after fixing nosings. Bond to base with a suitable permanent bond adhesive. Achieve a smooth flat finish with no trapped air.

550 Stair nosings and trims

1. **Manufacturer:** As contract fit-out drawings
 - 1.1. **Product reference:** As contract fit-out drawings
2. **Material/ finish:** As contract fit-out drawings
3. **Fixing:** Secure, level and, where required, with mitred joints. Adjusted to suit thickness of carpet with continuous packing strips of hardboard or plywood. Nosings and packing strips bedded in gap-filling adhesive recommended by the manufacturer.
 - 3.1. **Screw fixing with matching plugs:** As manufacturer's standard

570 Completion

1. **Debris:** Remove stay tacks and cut away partly loose warp and face yarns.
2. **Surface irregularities and tension:** Check and make necessary tension adjustments.

580 Waste

1. **Spare covering material:** Retain suitable material for patching. On completion, submit pieces for selection. Hand over selected pieces to employer.

Ω End of Section

P20

Unframed isolated trims/ skirtings/ sundry items

110 Softwood

1. Description: SKIRTINGS GENERALLY, WINDOW BOARDS
2. Quality of wood and fixing: To BS 1186-3.
 - 2.1. Species: Contractor's choice
 - 2.2. Class: CSH 1
3. Moisture content at time of fixing: 9-13%
4. Preservative treatment: Not required
5. Reaction to fire rating: Not applicable
6. Profile: To match existing where patching-in or replicating; 125mm Torus to new skirtings on 2nd floor.
 - 6.1. Finished size: As drawings
7. Finish as delivered: Sanded
8. Fixing: Plugged, screwed and pelleted at 450mm centres

Execution

510 Installation generally

1. Straight runs: To be in one piece, or in long lengths with as few joints as possible.
2. Running joints: Location and method of forming to be agreed where not detailed.
3. Joints at angles: Mitre, unless shown otherwise
4. Position and level: To be agreed where not detailed.

Ω End of Section

