ARROWSMITH GROUP

Brunswick Mill – Screeding Works & Heritage Protection



Planning Condition: **Bespoke Trigger – 24**

Prepared For: **Arrowsmith Group**

Prepared By: **Jason Dones**

Date: **11/08/2025**

Location: **Brunswick Mill, Bradford Road, Manchester M40 7EZ**

Listed Status: **Grade II**

Scope of Works

To install a new screed to form consistent levels and floor build-ups across the site, incorporating acoustic and thermal requirements as specified. Works include the protection of existing heritage quarry tiles beneath by means of a continuous Visqueen separation layer.

Responsibilities

- **Site Manager** – overall coordination, sequencing, and quality control.
- **Screeding Foreman** – supervision of screeding works, correct installation of separation and acoustic layers.
- **Heritage Consultant** – oversight of heritage protection measures before, during, and after works.

Materials

- **Visqueen / DPM** – minimum 1200 gauge, heavy-duty polythene.
- **Screed** – 65mm minimum thickness (cement:sand as per SE specification).
- **Acoustic isolation strip** – to acoustician's detail.
- **Temporary protection boards**.

Main Activity – Screeding to New Levels

Pre-Start

- Survey existing levels – note slopes and variations (up to approx. 180mm in existing structure).
- Identify any localised high or low points requiring pre-adjustment.
- Ensure all existing surfaces are clean, dry, and free from loose debris.

Layer Installation

- Lay Visqueen as continuous separation over full floor area.
- Lap joints 150mm minimum, seal with approved tape, turn up 75mm at all perimeters.
- Install acoustic isolation strip to all perimeters and party walls (on top of Visqueen).

Screed Placement

- Mix and place screed in bays to control setting and finishing.
- Compact and level using straightedges and laser levels to achieve consistent FFLs.
- Ensure correct falls in wet areas as per design.
- Trowel finish to required tolerance.

Curing

- Apply curing membrane if specified.
- Prevent access until screed has reached sufficient strength (7 days min. light foot traffic, 28 days for heavy loads).

Heritage Protection Measures – Quarry Tiles

Condition Check

- Before works, inspect heritage quarry tiles for condition and integrity.
- Photograph and record any existing damage for reference.

Protection Procedure

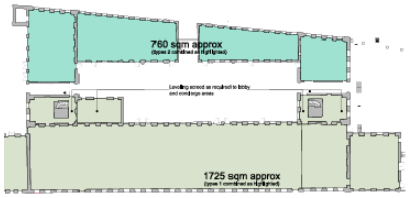
- The **Visqueen layer is the primary protective barrier** – no punctures, fixings, or adhesives permitted through it into the tiles.
- Handle materials to prevent dragging, impact, or concentrated loads on quarry tiles prior to screed pour.
- Any damage to Visqueen to be immediately patched with 150mm lapped and taped repair.
- Maintain separation layer continuity at perimeters and transitions.

Oversight & Sign-off

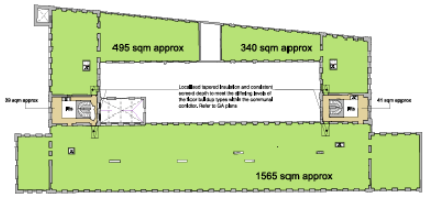
- Heritage consultant to inspect Visqueen installation before screeding begins.
- After screeding, confirm no breaches of membrane occurred and tiles remain undisturbed.

Drawings & Details

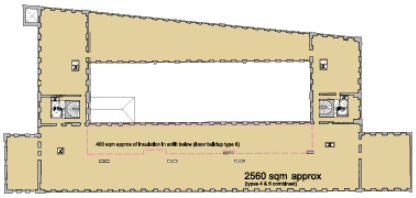
- **Reference**: L(23)102 – adapted detail showing screed build-up over existing quarry tiles with Visqueen protection (ground floor build-ups omitted).
- Acoustic and thermal requirements to be installed per consultant specifications.



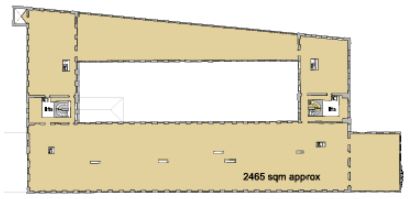
00 FLOOR BUILDUP TYPES PLAN (GROUND LEVEL)



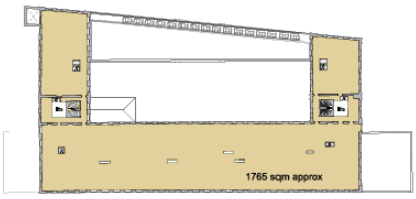
01 FLOOR BUILDUP TYPES PLAN (LEVEL 01)



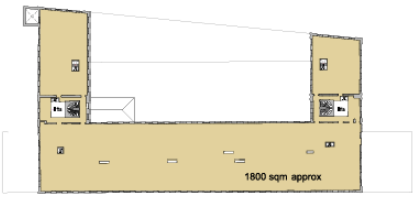
02 FLOOR BUILDUP TYPES PLAN (LEVEL 02)



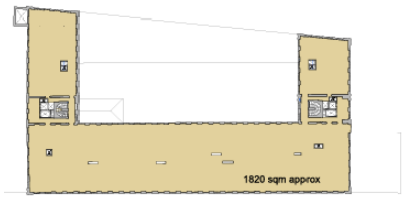
03 FLOOR BUILDUP TYPES PLAN (LEVEL 03)



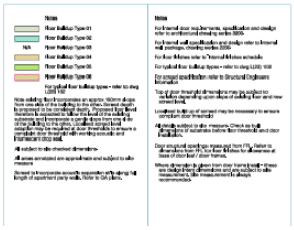
04 FLOOR BUILDUP TYPES PLAN (LEVEL 04)

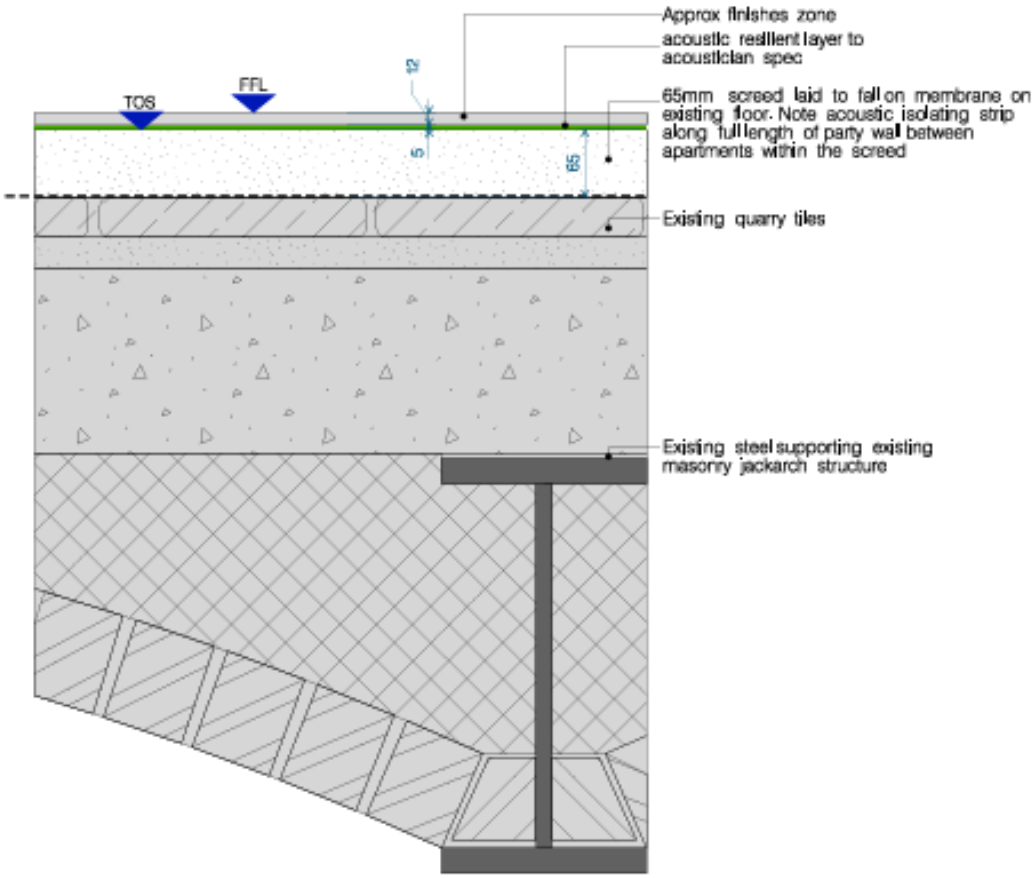


05 FLOOR BUILDUP TYPES PLAN (LEVEL 05)



06 FLOOR BUILDUP TYPES PLAN (LEVEL 06)





04 TYPICAL UPPER FLOOR BUILD-UP (LEVELS 2 - 6)