METHADOLOGY FOR PROPOSED WORKS

FOR

RESTORATION AND RE-ORDERING OF THE RECTORY, NEW GREENHOUSE AND GARDEN STORE AND NEW GYM

AT

THE OLD RETORY, BOLTON BY BOWLAND

March 2026

overtonarchitects

IDC · Valley Drive · Ilkley · West Yorkshire · LS29 8AL

UNDERPINNING

a Underpinning to be carried out by a contractor who is competent and experienced in such work.

b The concrete mix used is to be in accordance with the requirements of BS EN 1992-1-1:2004+A1:2014.. For low-rise construction in non-aggressive soils C20 grade concrete with a minimum content of 220kg/m^3 may be used. Nominal aggregate size 20mm.

c The contractor is responsible for the stability of all adjacent structures and highways. It is the responsibility of the contractor to provide any temporary supports necessary to ensure the stability of adjacent structures, highways or earthworks.

d Work should be carried out to ensure that services are not interrupted, and the contractor shall be responsible for protection of services.

e Work is to be carried out in alternately sequenced lengths. The length of unsupported wall shall not exceed 1 m. The leg length is not to exceed one quarter of the total wall length.

f Each leg to be excavated to the required depth or as necessary to ensure a clean, horizontal formation. Obtain instructions if any soft spots or areas of variable material are encountered. The sides of the excavation to be vertical. Contractor to provide shuttering if necessary.

g Any temporary support necessary to be provided by needles adequately supported off an adequate bearing. All members to be of sufficient strength and stiffness for their required purpose.

h A minimum of 24 hours notice is to be given to the architect and / or engineer for inspection of formations.

i The formation is to be free from loose soil, rubbish and standing water prior to placing of the concrete. Concrete is to be placed as soon as possible after excavation.

j Top of concrete to be approximately 50 mm from the underside of the existing foundations. Cast 600 mm long T16 bars on centreline of underpinning at top and bottom of base to ensure continuity with adjacent legs. Alternatively provide chases at vertical stop-ends.

k Allow 3 days for shrinkage to occur before packing to the underside of foundations using fine, dry 1:3 cement: sand mortar or non-shrink grout.

EXCAVATION

a Comply with BS 6031: Earthworks and BS 8004: Foundations.

b All excavations for foundations, bottoms of trenches etc. are to be inspected and approved by the architect and the local building inspector, prior to the pouring of the concrete.

c Trenches and other excavations to be kept free from water during the progress of the works, and the contractor must allow for pumping or otherwise removing without delay all rain, spring, or other water which may accumulate on the site or in the trenches etc, during the course of the work.

d The contractor will have to estimate the costs of excavation at the various depths indicated on the drawings from inspection of the site, as no claims for extras on account of varying type of soil formation with the exception of rock as defined below will be accepted.

e Materials encountered in the excavations which in the opinion of the architect are removable only by means of compressed air plant, explosions or drills and wedges will be classified as 'rock' shale. Stratified stone or other materials removable by pick will be classified as normal excavation.

f Return and fill in selected hardcore as described around foundations and at the back of walls etc, up to original ground level or as required in layers not exceeding 225 mm thick and carefully ram and consolidate.

g No filling in shall be executed until the concrete foundations and brick footings etc. have been inspected and approved by the architect.

h In case of over excavation the contractor shall make up at his own expense to the proper level with concrete (1:8).

i Planking and strutting will be deemed to be included and cover whatever methods the contractor elects to adopt for holding up the sides of excavations.

j Hardcore to be hard stone, hard broken brick or other inert material (free from water-soluble sulphates) and not containing sufficient fines to fill the voids in the unconsolidated state. Hardcore to be filled in well rammed and consolidated in 225 mm layers.

k Take adequate precautions to ensure the safety of excavations, including precautions necessary to eliminate any risk of collapse of the sides of the excavations, particularly where adjacent to roads, paths or buildings etc.

l Prevent (by barriers or other means) plant, vehicles or spoil etc. from approaching areas adjacent to edges of excavations.

m Prior to carrying out excavations, ensure that the possible existence of buried live services on the site has been investigated. Liaise with architect prior to commencing excavations.

n To areas with tree roots, in accordance with arboricultural assessment screw piles are to be utilised for new structures within the grounds in accordance with engineers requirements.

DRAINLAYER

a The whole of the drainage system to be carried out in strict conformity with BS Code of practice BS EN 752, the Local Authority's Bye-Laws and to the satisfaction of the architect and building inspector.

b The contractor is to include for attendance during testing and serving all notices required by the Local Authority.

c The trenches for drains are to be dug to true and even falls and the bottom shall be trimmed to the correct levels and well rammed.

d Vitrified clay socketed drain pipes and fittings with flexible joints to be to BS 65 normal quality.

e Unplasticised PVC underground drain pipes and fittings to be BS EN 13598 or BS EN 1401-1 with ring-seal joints.

f Cast iron covers, gullies and frames to BS EN 124.

g Nominal single sized aggregate for bedding and surround to BS EN 12620:2002+A1:2008, to be 10 mm size.

h Where drains are to receive concrete cover, lay impregnated fibreboard divisions to BS EN 316 aligned with flexible joints in the pipes.

i All cement used for drainage work shall be sulphate resisting.

j Take adequate precautions to ensure the safety of excavations, including precautions necessary to eliminate any risk of collapse of the sides of the excavations, particularly where adjacent to roads, paths or buildings.

k Prevent, by barriers or other means, plant, vehicles or spoil etc. from approaching areas adjacent to edges of excavations.

l Prior to carrying out excavations, ensure that the possible existence of buried live services on the site has been investigated. Liaise with architect prior to commencing excavations.

SCAFOLDING AND PROTECTION

a Where carrying out alterations in occupied premises, allow for providing suitable temporary screens for safety, noise and dust control.

b Provide all external and internal scaffolding, edge protection, ladders etc necessary to undertake the works in accordance with the requirements of BS **EN12811-1:2003** and **TG20:21** issued by the NASC (National Access and Scaffolding Confederation) as necessary to safely complete the works, all to comply with current health & safety legislation.

c Provide edge protection/ guard rails to all boarded lifts, ladders to be no steeper than 70° to the horizontal and securely fixed, adequate lighting to be provided as necessary.

d The contractor is responsible for ensuring the safety of all bearings for the scaffold. Scaffold feet are to bear onto min.20mm thick timber bearers, and fixings into the walls of the building will **NOT** be permitted unless with the express written permission of the architect.

e The ends of **ALL** scaffold tubes are to be protected with plastic caps which are to be fitted prior to delivery to site. Where scaffold tubes require cutting during erection the ends are to be re-capped immediately. Scaffold tubes should not encroach within 200mm of the face of the building except where required for support or stabilising. This is to prevent accidental damage to the fabric by minor movement of the scaffold.

f The scaffolding is to be designed to safely carry all imposed and dead loads reasonably anticipated throughout the contract. Where temporary support of the structure is provided as part of the scaffold, such scaffolding is to safely carry the loads to the ground.

g The contractor must consider the safety of the General Public, providing suitable protection above public areas against objects, dust or debris falling from scaffolding. The existing access into the building, together with routes through the grounds, must be maintained for the safe use of the public at all times.

h Protect adjoining structures or properties as necessary against damage during the works and make good any damage however caused.

i Include for rubbish disposal chutes, hoists etc. which may be required for safe handling and disposal of materials and maintain in place for the duration of the works. Objects are **not** to be thrown from the scaffold.

j The scaffolding is to be safety certified before use and the safety of the scaffold is to be regularly checked and certified as fit for use for the duration of the contract. Safety inspection reports are to be retained on site and made available for inspection by the architect if so requested.

k When dismantling the scaffold ensure due care is exercised to ensure that no damage occurs to the fabric of the building. Scaffold tubes should be carefully lowered to ground level and must not be thrown or dropped. No dismantled components are to be left on site outside of normal working hours.

l On completion of the works, clear away and leave all tidy.

SLATER

a Slates for reuse shall be carefully sorted and graded to size and thickness. All defective slates shall be discarded.

b Additional slates necessary to complete the works, replacing defective, unsuitable, or missing slates, shall be best quality available and match those existing. Samples shall be submitted to the Architect for approval.

c All slates shall be free of curl, broken corners, laminations and cracks. Where necessary slates shall be redressed to bring to size. Holes for fixings shall be sound and of the correct size for type of fixing.

d All slating shall be in accordance with BS 5534:2014+A1:2015, subject to any qualification given.

e Slates shall be fixed as specified in straight horizontal courses diminishing from eaves to ridge, and with the width of slates selected so as to centre vertical joints as closely as possible over the slate below. The minimum side lap shall not be less than the headlap. The slates in any one course to be of the same thickness.

f At eaves lay a double course with the eaves course and undercloak 'kicked-up' to ensure slates lie flat. Eaves slates are to project into the middle third of the gutter channel below.

g At hips cut slates neatly to the line of the hip utilizing extra wide slates to alternate courses.

h At abutments to ends of slopes, finish with extra width slates to alternate courses and dress in lead soakers to receive flashings, ensuring soakers are also dressed round top of slates. Ensure underlay is turned up face of wall behind soakers.

i Stone ridge or hip cappings shall be bedded in mortar, the minimum necessary to ensure adequate bedding and secure weatherproof fixing, and to form a dense, smooth and neat finish.

j At pipe penetrations cut slates to suit as necessary and dress flanges of lead slate between slates.

k The whole of the roof slating shall be left sound, clean and watertight at completion and gutters and down pipes cleaned out to the approval of the architect.

l Breather membrane to be Proctor Air, or as otherwise specified, laid strictly in accordance with the manufacturer's instructions. In warm roof construction, ensure proper seal at laps, as specified by manufacturer.

a Battens are to be treated sawn softwood to the specified size, fixed with 12 gauge round stainless steel nails with minimum penetration into rafters of 50mm.

b Battens are to be fixed into every rafter with the gauges carefully worked out so as to provide the correct minimum slate lap, and where necessary to provide diminishing courses between eaves and ridge. Incorporate treated s.w. packings where necessary to enable battens to lie level without excessive undulations.

c All battens shall be free from decay and insect attack, splits and shakes, wane or knots greater than 1/3 the wide of the surface on which the knot occurs.

d Slates shall be fixed with 30 x 2.8mm copper nails to BS 1202-2:1974: through pre-punched countersunk holes approx. 25mm from the side edges of each slate, minimum 2 no. nails per slate. Slates wider than width and a third to be fixed with 3 no. nails.

LEADWORK

a All leadwork shall be carried out in accordance with the recommendations the recommendations of Rolled Lead Sheet: The Complete Manual published by the Lead Sheet Association subject to any qualifications given below.

b The milled lead shall be to BS EN 12588:2006.

c The copper clips should be cut from copper sheets not less than 0.6mm thickness, conforming to BS EN 1172:2011 and of temper grade one quarter H. Soft temper is required so that the copper clips can be readily folded with the lead sheet. Coat exposed parts of clips with high lead content solder.

d Stainless steel clips shall be mm. 0.38 thick, terne-coated and min. 50mm wide.

e The nails should be copper clout nails with jagged shanks conforming to BS 1202-1:2002, part 2, table 2 and not less than 25mm long or 10 s.w.g. shank diameter.

f The screws should be brass or stainless steel conforming to BS 1210 and not less than 25mm long or 10 s.w.g.

g All angles, dots and other seams in the leadwork should be formed by lead burning taking all necessary precautions to eliminate any fire risk in the timbers beneath.

h Whilst lead burning is being performed, contact of hot metal/or burner flame with roof or gutter boarding must be avoided, and not less than 2 men must be present when lead burning is

being carried out. A nine litre pressure type water fire extinguisher must be provided by the contractor and be in readiness in the immediate vicinity and level of the work.

Lead burning should preferably be limited to the morning, and definitely no lead burning should be carried out within two hours of the finish of the work for the day. The area should be checked for smouldering one hour after completion, again before the workmen leave the site, and again during the evening following the end of work for the day. The site should be checked each hour for heat or flame and if possible further checks should be arranged for the evening.

Wherever possible lead burning should be carried out away from the building.

i The underlay to isolate the lead from the substrate is to be building paper laid butt jointed and with taped joints. Underlay is to be laid under battens.

a Chalk powder for use in chalk emulsion applied to the underside of the lead is to be SF100 or BM200 grade and obtained from an approved source, such as Rowan Technologies Ltd, 216 Church Road, Urmston, Manchester, or as otherwise approved.

b The chalk powder is to be added to the thinned emulsion slowly mixing with a mechanical mixer for about 30 minutes to form a uniform slurry. This should be allowed to settle and then green dye added, mixing for another 30 minutes. The chalk emulsion is to be applied to the lead after initial bossing to shape and allowed to dry before the lead is laid in its final position.

c All drips should be a minimum of 60mm in height and have 40mm splash laps.

d All soakers should be in the weight of lead specified, have a minimum upstand against the abutment of 75mm, to extend min. 100mm. under slates, and have the top edge turned over the slate.

e All cover flashings should be in the weight of lead specified, have a vertical lap over the lead upstand min. 75mm, and be in lengths not exceeding 1500mm. Horizontal laps should be a minimum of 150mm and have the open end facing away from the prevailing weather. The covering flashings should be fixed with lead wedges at approximately 500mm centres and be dressed into a chase not less than 25mm deep . The inner edge of the lead cover flashing, where set into the chase, should be turned up slightly to prevent water penetration. The cover flashings should be clipped down at every lap by means of a 50mm lead clip dressed over the undercloak. Stepped cover flashings to be wedged at least twice to every length.

f All linings to valley gutters to be in the weight of lead specified and the length of each piece not to exceed 1500mm. Minimum girth to be 450mm unless otherwise specified. Any laps to be of sufficient length to provide a vertical rise of 75mm minimum. Pieces to be fixed by 2 no. staggered rows of copper clout nails at 75mm centres at the head, and extending down both edges the top third of the length only at 150mm centres.

g All gutter linings and cover flashings to be carried out by a registered plumber with experience in such work.

a Comply with ‘Control of Lead at Work: Approved Code of Practice.’

BUILDER

a The term ‘cart away’ is used to describe the removal from site without additional cost or disposal charges.

b Unless specifically forbidden, old materials are permitted to be re-used instead of new, provided either wat that they are of the same standard and quality as the new materials they replace, or that the architect gives specific approval to their re-use.

c Old materials specifically required to be re-used in the work are described as ‘set aside for re-use’ and this description is deemed to include loading, moving, storing and protecting. Re-fixing is described elsewhere.

d Care must be taken when demolishing, breaking out or stripping out to avoid damaging adjoining parts of the building. It is the contractor’s duty to arrange for all disconnection of services prior to carrying out the work, and to include for temporary protection and/or re-routing of services, drains and the like.

e The presence of any infested or rotten woodwork is to be brought to the attention of the architect without delay.

f The term ‘making good’ shall mean the making out and repair of the structure, fixtures or finishes in all trades to match existing in quality, size and colour patterns, and the effective bonding and jointing of new work to existing.

g The cement is to be normal setting as **BS12: 1991** and is to be of approved manufacture. It is to be stored in suitable dry sheds or stores.

h All materials for mortar shall be batched by volume, utilizing separate wrot softwood gauge boxes made to suit the mix proportions specified. Gauging by shovel shall not be permitted.

i The water for the mixing of the mortar is to be clean and fresh and shall not be below 40 degrees Fahrenheit at the time of use. The quantity of water used to be the minimum required for the hydration of the cement and to produce a workable mix to the satisfaction of the architect.

j The sand shall conform to **BS EN 13139:2002** and be to the approval of the architect.

k Non-hydraulic lime, where specified, to be freshly burnt and slaked to form a soft mass of putty, keeping under a layer of water for at least one week. Slaking should not be done on site without the express permission of the architect.

l The lime putty to be mixed to the specified ratio with the approved sand mechanically or by hand, turning, beating and chopping the coarse stuff.

m The coarse stuff to be stored under wet underlay felt or sacks, preferably in bins with airtight lids, for a minimum period of one week - longer if possible.

n The coarse stuff required for one day’s work to be removed onto a clean mixing platform, and mixed again by chopping, beating and ramming. If the coarse stuff is too crumbly, add a little

water to increase plasticity but additional water to be kept to a minimum - only being added if repeated chopping and beating do not render the coarse stuff sufficiently plastic. Protect the coarse stuff from rain, strong heat and draughts.

o When specified in the text, the coarse stuff to be gauged with Portland cement to the specified ratio just before required and only sufficient mixed for immediate use.

p Hydraulic lime, where specified, to be obtained from an approved source, such as:

Lime Green Products Ltd
Coates Kiln,
Stretton Road
Much Wenlock
Shropshire
TF13 6DG
T: 01952 728611
E: info@edenhotlimemortar.co.uk
OR
Womersleys Limited,
Ravensthorpe Industrial Estate,
Low Mill Lane
Ravensthorpe,
West Yorkshire
WF13 3LN,
T: 01924 600451
E: info@womersleys.co.uk

or as otherwise approved.

CARPENTRY AND JOINERY

a The timber to be of the best quality and to comply with **BS EN 942:2007**, to be straight, sound of matured growth, well-conditioned, properly seasoned and dried. To be clean sawn, square edged and free from splits and large loose or dead knots.

b All timber to be responsibly sourced and approved by either the FSC or PEFC standard.

c Structural timber to have the specified strength class conforming to **BS EN 1995-1-1:2004**. The contractor shall select a suitable species and grade to be supplied stress graded to **BS 4978:2007**. Each piece of timber is to be marked with the grade.

d All wood-based panels for use in construction to conform with **BS EN 13986:2004+A1:2015**

e All plywood shall conform to **BS EN 636:2012+A1:2015**.

f Plywood bonding specification shall conform with **BS EN 314-2:1993**.

g The durability of wood and wood-based products shall conform with **BS EN 335:2013**

h Surface appearance classification of hardwood plywood to be a class II grade as a minimum, unless specified otherwise and shall conform with **BS EN 635-2:1995**

i Surface appearance classification of softwood plywood to be a class II grade a minimum, unless specified otherwise and shall conform with **BS EN 635-3:1995**.

j Preservative treatment against biological attack of structural timber shall comply with **BS EN 15228:2009**

k Preservative treatment of non-structural timber shall comply with **BS 8417:2011**.

l Organic solvent preservative treatment shall comply with **BS 8417:2011+A1:2014** and shall give protection against fungus and insect attack and shall have a water repellant additive as BWPA leaflet No.13.

m Preservatives shall be sufficiently dried on completion to allow for handling of material.

n Provide the architect with copies of manufacturer's data sheets for timber treatment chemicals, and processes, and where appropriate, COSHH assessments and any guarantees and/or test certificates offered by suppliers, for inclusion in the Health and Safety file on completion of the works.

o Softwood timber used for structural repairs or replacement timbers should be vacuum pressure treated using Tanalith E preservative to comply with Treatment code TE/BI to ensure a minimum 30-year service life.
Brush treat cut ends on site using Cuprinol 5* water-based fungicide applied as directed by the manufacturer or a treatment component recommended by the timber supplier.

p Where joinery work is required to fit other existing construction, the joiner shall take measurements on site and not from the architect's drawings.

q All joinery work for painting with opaque finish is to be primed before placing in position on site unless otherwise instructed.

r All screw and nail fixings shall be stainless steel and countersunk

s Fixed glass to be 8mm 'safety glass' and shall conform to **BS EN 12600:2002** for impact safety.

t Glass fixing with beads shall be bedded in approved glazing compound.

u Prior to fixing all glazing ensure rebates are suitably primed.

v All broken or cracked glass shall be replaced during the progress of the works at the contractor's expense and all left clean.

w Provide protection against damage or breakage of glass, and clean and polish both sides of all glass on completion

x Include any manufacturer's information relating to future maintenance requirements.

MECHANICAL SERVICES

a Alterations to the mechanical services installations are to be undertaken by a specialist contractor approved by the architect.

b Work is to be executed in compliance with **BS EN 806-5:2012, BS 8558:2015** and **BS EN 12056-2:2000** as appropriate, and with the Water Board's and other Authorities' byelaws. The contractor is to give all necessary notices and pay all fees and fines incurred.

c Where the contractor is carrying out design of the installation, Regulations (Duties of Designers) of the Construction Design and Management Regulations 2015 shall be complied with, together with the requirements of contractors.

d During the progress of the work protect all pipes and fittings to prevent contamination or blockage.

e On completion test the whole of the installation, including checking all valves, taps, traps, sanitary appliances, cisterns and all other components. Balance the heating system as appropriate.

f Provide a 12-month guarantee against defects for the whole installation.

g On completion of the works, provide the following to the principal designer or architect for inclusion in the Health & Safety File:

i) As built record drawings of the complete installation, indicating locations of all equipment, components and fittings, together with pipe routes.

ii) Full operating and maintenance instructions for all equipment and fittings, including details of suppliers and manufacturers and where relevant, copies of manufacturers' Health and Safety Data sheets.

iii) Copies of all guarantees offered by manufacturers or suppliers.

ELECTRICIAN

a The whole of the works shall be carried out in accordance with **BS 7671:2018+A2:2022**, the current edition of the Regulations of the Institute of Electrical Engineers, and the requirements of the Supply Authority, and Approved Document P of the Building Regulations.

b All materials to be used shall be new and comply with the appropriate British Standards where such apply.

c The approximate locations of the electrical equipment and accessories are indicated in the contract documentation. Cable routes and the precise locations of all new outlets, luminaires,

appliances, control gear and other equipment are to be agreed with the Architect prior to commencing the installation.

d Where possible cables are to be concealed below floor finishes or in roof spaces, but where this isn't possible cables are to be surface fixed and run as neatly and unobtrusively as possible, exact routes are to be confirmed by the architect. Cables in roof or floor spaces are to be securely fixed alongside joists.

e Where rewiring, cable routes shall follow existing routes unless noted otherwise.

f Cables shall be adequately supported and fixed at max. one-meter centers and run without jointing.

g The contractor shall be responsible for sizing all cables in accordance with current I.E.E. regulations.

h The circuit cables shall be MICC cables throughout. **Or** the circuit cables shall be PVC insulated and sheathed cables, with earth conductor twin or three core as appropriate to BS6004:2012+A1:2020

i The socket outlet circuit to be run on the ring main principle with min 2.5mm^2 conductors and earth wire.

j The whole of the installation shall be efficiently bonded throughout and earthed in accordance with the I.E.E. regulations.

k The contractor shall provide a comprehensive circuit list, and permanent, durable labels to identify all switch gear, distribution boards, remote switches, spur units, switch fuses etc. Outgoing circuits from all distribution boards shall be clearly identified.

l On completion of the works, the whole of the electrical installation, including where relevant the fire alarm and emergency lighting systems, are to be tested and the appropriate completion certificates provided.

m On completion of the works, provide the CDM coordinator or the architect with the following for inclusion in the Health & Safety file:

i) As built record drawings of the complete installation, indicating locations of all equipment, fittings and accessories together with comprehensive circuit diagrams, and where relevant routes of all underground cables.

ii) Installation and full operating and maintenance instructions for all equipment and fittings, including details of suppliers and manufacturers, and where relevant copies of manufacturers' Health and Safety Data sheets.

iii) Copies of all guarantees offered by manufacturers or suppliers.

PLASTERBOARD

a British Gypsum Gyproc, or equivalent, plasterboard to comply with **EN520: 2004, A1:2009** with a face to which suitable gypsum plasters or decoration may be applied.

b Where installing plasterboard, use fixing, jointing, sealing and finishing materials, components and installation methods recommended by the board manufacturer. Cut plasterboards neatly and accurately without damaging the core or tearing the paper facing. Minimize cut edges and position at internal angles wherever possible. Mask with bound edges of adjacent boards at external corners. Never force boards into position.

c Install fixings no closer than 13mm from cut edges and 10mm from bound edges. Fix boards securely and firmly to suitably prepared and accurately levelled backgrounds using nail fixings at max. 150mm centres or screw fixings at max. 230mm centres.

d Provide finish to give flush, smooth, flat surfaces free from bowing and abrupt changes of level.

e The face of the plasterboard is to be finished using either British Gypsum Thistle Board Finish or Thistle Multi-Finish. There should be the minimum of delay between completion of the lining and the commencement of plastering.

f Joints between boards must be reinforced with British Gypsum, or equivalent, Thistle ProTape FT50 or FT100, or Gyproc Joint Tape.

g Good site practice should be followed as outlined in **BS EN 13914-2:2016** Code of Practice for Internal Plastering.

LIME PLASTER

a Quicklime lime, where specified, is to be obtained from an approved source, such as:

Lime Green Products Limited
Coates Kilns
Stretton Road
Much Wenlock
Shropshire
TF13 6DG
T: 01952 728 611

Womersleys Limited
Ravensthorpe Industrial Estate
Low Mill Lane
Ravensthorpe
West Yorkshire
WF13 3LN
T:01924 600451

or as otherwise approved.

b Background Preparation: Follow good working practices, ensure that the background is thoroughly clean. If the background is saturated check externally for cracks or other causes of water penetration. Causes of damp should be remedied and cracks should be cleaned out, and sealed with a lime mortar.

c Replacement laths to be in sweet chestnut or Scots pine, split not sawn for greater strength and stability, generally 30-38mm wide x 5-6mm deep, in max 1500mm lengths, spaced 6-

9mm apart. Fixed with 18mm stainless steel nails to existing structure, at max 350mm centres. Laths to be butt jointed at each end with a 3mm gap to allow for expansion along the length. Counter lath where laths pass under structure greater than 75mm wide. Joints to be staggered roughly every 10th lath to avoid continuous joint. Bundles of lath to be used together so that irregular edges are parallel. If treating laths use a water-borne system, not solvents, and ensure fully dry before use. Stainless steel nails or screws for fixing.

d Base coat to be hot lime mix. To comprise one part quicklime powder to 4 parts well graded sand (approx. 1-6mm) with goat/horse hair added to the mix at the ratio of 0.5kg per 100 litres. The thickness of the base coat should normally be between 10-12mm.The slaking of the lime during mixing will increase its volume by a factor of two, resulting in a final mix of 2:4. Scour back and key the surface using a lath scratcher while sill soft. Ensure base coat does not prematurely dry out.

e The float coat should be applied 4-5 days after completion of the base coat. The base coat should be brushed down and thoroughly dampened prior to commencement. Float coat to be hot lime mix. To comprise one part quicklime powder to 4 parts well graded sand (approx. 1-3mm) with goat/horse hair added to the mix at the ration of 0.3kg per 100litres. The thickness of the float coat should normally not exceed 9-11mm. The slaking of the lime during mixing will increase its volume by a factor of two, resulting in a final mix of 2:4. Scour back and key the surface using a devil float after the initial set has occurred. Check for shrinkage during the first 2 days and if necessary lightly dampen the area, scour back and re-key. Do not apply a finishing coat until the float coat is dry and shrinkage has ceased. Thoroughly dampen scratch coat before applying float coat. Ensure the float coat does not prematurely dry out.

f Prior to applying finish coat, float coat to be thoroughly dampened. Finishing coat to be hot lime mix. To comprise one part quicklime powder to two parts of fine silica sand (approx. 05 - 1.5mm) with an applied thickness of 2-3mm. The slaking of the lime during mixing will increase its volume by a factor of two, resulting in a final mix of 2:2

g “Hot lime” mixes generate high temperatures during mixing though the risk of alkali burns should not be greater than experienced in other types of lime mortars. The contractor should however obtain a quantity of Diphoterine (obtained from DipHex Ltd, Unit 5, Roebuck Business Park, Ashford Road, Harrietsham, Kent, ME17 1AB; tel. 01622 851000) for use as an eye-wash in case of spills or splashes

h Mixing of the mortar should not utilise plastic containers due to the high temperatures created in the slaking process.

i The contractor will be held responsible for any cracks or other defects in the plastering which may occur before the expiry of the maintenance period, and he shall make good same at his own expense to the satisfaction of the architect.

PAINTING AND DECORATING

a. All decoration is to comply with BS 6150:2019 'Painting of Buildings – code of practice' subject to any qualifications given below.

b. The contractor will be allowed to use only those materials which are delivered to the site in sealed cans bearing the label of the manufacturer together with reference to type, quality and colour.

c. All paintwork to be rubbed down between each coat.

d. All paintwork to be done in a dry state and to be executed in dry weather.

e. All ironwork and steelwork to be free from rust, oil and dirt and primed with approved primer. All ironwork and steelwork to be free from rust, oil and dirt and thoroughly cleaned and dried and primed with approved primer. Condition of all metal work intended for salvage to be assessed with the architect on site prior to decoration

f. Where efflorescence is present, remove fluffy efflorescence deposits. Check salts do not return within 48 hours, before proceeding. Remove hard shiny efflorescence by careful manual abrasion taking care not to damage the surface finish of the substrate.

g. Prior to the commencement of the works the contractor shall provide a number of dust sheets and shall cover up all fittings and fixtures or other parts of the building likely to be damaged by the contractor's operations. Failing this precaution, the contractor shall be held responsible for all damage arising from the same and to satisfy all claims relating thereto.

h. All paintwork to be applied by brush or roller only unless otherwise directed. The surfaces coated should exhibit a fair and even surface of constant colour, substantially free of brush marks, fatty edges etc. Each coat shall be allowed to harden and be rubbed down before the next coat is applied.

i. The decorator is to include for touching up defects and shrinkage cracks in woodwork or plaster over sufficient areas to give a clear, clean finish to the work as appropriate after repairs by others at the end of the defect's liability period.

j. Prior to any decoration, all areas of painted plaster are to be washed down with clean cold water to remove all surface dirt and dust and allowed to thoroughly dry. All surfaces to be painted to be free from all dust and surface contaminants.

k. Stained timber is to be retained and should be protected with a suitable sheeting during the works, upon completion of decoration all timber shall be refinished with a suitable

l. All Previously painted Gloss and/or Vinyl emulsion surfaces are to be thoroughly sanded down to provide an adequate key and to improve the breathability of the wall finish. All loose, flacking and unstable material must be removed.

m. All painting materials are to be approved by the Architect. Colours to be as BS 4800F:2011, RAL or other by agreement.

Hot Mix Limewash

a Hot mix limewash, using quicklime powder. Quicklime where specified is to the obtained from an approved source such as –

Lime Green Products Limited
Coates Kilns
Stretton Road
Much Wenlock
Shropshire
TF13 6DG
T: 01952 728 611

Womersleys Limited
Ravensthorpe Industrial Estate
Low Mill Lane
Ravensthorpe
West Yorkshire
WF13 3LN
T:01924 600451

Or as otherwise approved.

Quicklime powder to be added to clean water, gradually, until desired consistency is obtained. Apply in thin coats to prevent cracking and crumbling of finish.

Damp down the areas with clean water before applying each coat to control suction. Allow carbonation to occur between coats.

b "Hot lime" mixes generate high temperatures during mixing though the risk of alkali burns should not be greater than experienced in other types of lime mortars. The contractor should however obtain a quantity of Diphoterine (obtained from DipHex Ltd, Unit 5, Roebuck Business Park, Ashford Road, Harrietsham, Kent, ME17 1AB; tel. 01622 851000) for use as an eye-wash in case of spills or splashes.

c Mixing of the limewash should not utilise plastic containers due to the high temperatures created in the slaking process. Quicklime to be added to water and not the other way around.

Keim Decoration

a. Where Keim is specified all products to be manufactured by 'Keim' : KEIM MINERAL PAINTS LTD. Santok Building Deer Park Way, Donnington Wood, Telford, TF2 7NA, Shropshire.

b. The contractor will be allowed to use only those materials which are delivered to the site in sealed cans bearing the label of the manufacturer together with reference to type, quality and colour.

c. Make good any cracks on plaster surfaces utilising 'KEIM SPACHTEL' or 'KEIM DOLOMITSPACHTEL' to suit. Brush or trowel applied to a pre-wetted surface and dressed back to the required level. Any new/repaired areas must be allowed to dry out for a minimum of 15 days prior to the application of Keim Mineral Paints. Filler to be applied in accordance with manufactures recommendations.

d. Any areas exhibiting staining should be coated with a two coat application of Keim IF-Primer (I.G. Primer), brush applied with 4 hours between coats. After a minimum period of 5 hours decoration using Keim Mineral Paints may proceed.

e. All surfaces to be first coated with Keim Fixative, diluted 50/50 with clean cold water, applied by brush and worked well into the surface. A minim period of 12 hours should be allowed before proceeding.

f. Where specified plaster surfaces are to be painted with 2no. Coats of 'KEIM OPTIL', applied by brush or roller with min 12 hours between coats, all in accordance with the manufacture's recommendations. Keim colours as indicated on the drawings. Newly lime rendered / repaired areas must be allowed to dry out for a minimum period of 28 days and to have carbonated to a minimum depth of 2.5mm prior to application of Keim Mineral Paints.