

Specification and finishes :

Site Preparation and Assessment :

Strip all material damaged by fire and water, leave all brickwork and window frames in place until full structural assessment is complete. Chimneys and drainage and vent pipe on back wall to remain in place. See below for guidance on material to be stripped and methods to be used.

Safe access to the building for inspection is required. The electrical connections should be checked and made safe.

Protection of the existing structure and internal fittings from further water and weather damage is advised. Once the building has been cleared it should be "dried out" to prevent further damage.

Timber floor joists (ground floor) are to be inspected for dry-rot.

Material to be removed :

External : All rubble and vegetation. Property to be hoarded off and controlled access obtained from Change Lane into Langalibele st.

First floor and stairs : Rubble and rubbish, burnt timber door frames, architraves skirtings, stair balustrade etc, wall plates, remaining roof timbers, floor boards, carpet, air conditioning units and ducting, electrical and alarm conduiting, downpipes and gutters.

Ground floor : furniture and fittings, partition walls, carpet, curtains and pelmets, water damaged floor boards

Materials to be salvaged for possible reuse :

Door ironmongery, pendant light fittings

Material to be salvaged for sample : architraves, skirtings, balustrade, decorative ceiling panels and cornices.

Existing doors to council chambers on the ground floor are to be removed for safekeeping.

Material in good condition will be marked on site to be protected during construction.

Refer to paint specification for detailed preparations and drying times.

Finishes Schedule Table :

Existing finish/ material	location	Restoration description	New finish specification	Colour
Walls- internal				
Existing smooth plastered and paint	Ground floor, foyer, hallway and council chamber	Sand down existing paint to provide a key. Scrape loose and flaking paint. Clean surface with sugar soap solution. Mould patches to be cleaned with a strong solution.	1 Coat Dulux Trade Alkali resistant primer, 1 coat universal undercoat, 2 coats Dulux Trade Lowsheen, allow recommended drying times between coats.	
Existing smooth plastered and paint with moulding detail	Council chamber	As above, existing dados and mouldings in good condition to remain in place, cleaned and painted.	As above.	
Tiled walls	Male and female toilets, ground floor	Strip existing wall tiles	Wall tiles to full height Refer to dwgs L01-205 and 208	
Smooth plaster - ablutions	Kitchen and first floor toilets		Refer to dwgs L01-205 and 208 1 Coat Dulux Trade Alkali resistant primer, 1 coat universal undercoat 2 coats Enamel Paint	
New plaster	First floor offices	All mechanical chasing in old plaster and junctions between new and old plaster to be feathered and keyed before filling. Plaster mix to be confirmed.	Refer to dwg L01-215 1 Coat Dulux Trade Alkali resistant primer, 1 coat universal undercoat, 2 coats Dulux enamel, allow recommended drying times between coats.	
Internal window cills : Clay tile	throughout	Clean and seal existing clay tiles	Reuse existing salvaged window cill tiles, new tiles to match existing.	

Existing finish/ material	location	Restoration description	New finish specification	Colour
Facebrick	Fireplaces in Council Chamber and store room	Clean surface with sugar soap solution.		
Walls – external				
Existing facebrick – algae growth	Back wall and plinth	Trial patch for approval : Apply “Powafix-Fungi-fix” with a soft cloth, leave for 1min before washing off with clean water.	Spray on sealant – product to be confirmed. Sample approval.	
Existing facebrick – weathered and powdery	Back and side plinth walls	Mortar to be tested for lime. Pointing to be cleaned out and replaced with similar mortar mix.	Spray on sealant – product to be confirmed. Sample approval.	
Existing painted plaster walls and soffits		All junctions between new and old plaster to be feathered and keyed before filling. Plaster mix to be confirmed.	2 coats enamel, allow recommended drying times between coats.	
New plaster walls		All junctions between new and old plaster to be feathered and keyed before filling. Plaster mix to be confirmed.	Paint 1 Coat Alkali resistant primer, 1 coat universal undercoat, 2 coats enamel, allow recommended drying times between coats.	
Floors				
Clay tiles	Foyer, stair passage	Clean surface with sugar soap solution.		
New carpet on new suspended timber floor	Council Chambers, First floor rooms	Strip existing carpet and underlay.	Fitted carpet by specialist sub contractor. Spec to be confirmed.	
New floor tiles	Male and female toilets, Ground and First floor.	Strip existing floor tiles	Ceramic floor tiles to be specified. Refer to dwgs L01-205 and 208	

Existing finish/ material	location	Restoration description	New finish specification	Colour
Dados and architraves (Ground floor only)	Council Chamber	Existing 100x20mm dado and architraves in good condition to remain in place, cleaned and painted. Damaged pieces to be cut and new pieced in to match.	Refer to room layouts dwg no. L01-206, 207.	
Skirting (Ground floor)	Council Chamber, executive officer, secretary, store, reception	Existing skirting in good condition to remain in place, cleaned and painted. Damaged pieces to be cut and new pieced in to match.	Refer to room layouts dwg no. L01-206,7. New (as directed on site) 220x20mm painted timber skirting to detail (to match existing).	
Skirting (First floor)	First floor offices and passage		Refer to room layouts dwg no. L01-209 to 2017. 200x20mm painted timber skirting to detail (to match existing)	
Ceilings – internal				
decorative moulded plasterboard	executive officer, secretary, store, reception	Strip existing panels and preserve panels and joiners for sample mould.	Refer to room layouts dwg no. L01-201 to 204. New plaster ceiling panels to match existing, by “Ornamental mouldings”. Fixed to manufacturers specifications. 1 Coat Dulux Trade Alkali resistant primer, 2 coats Dulux Trade Matt PVA, allow recommended drying times between coats.	Dura 65 Brilliant white
Decorative moulded cornices	Council chambers, executive officer, secretary, store, reception, foyer, stair hall, First floor offices and passage.	Strip existing damaged cornices.	Refer to room layouts dwg no. L01-201 to 204, 206, 207. New plaster cornices to match existing, by “Ornamental mouldings”. Fixed to manufacturers specifications. 1 Coat Dulux Trade Alkali resistant primer, 2 coats Dulux Trade Matt PVA, allow recommended drying times between coats.	Dura 65 Brilliant white

Existing finish/ material	location	Restoration description	New finish specification	Colour
New skimmed plasterboard	Foyer, stairwell, Ground floor toilets, Council Chambers, First floor rooms and passage	Strip existing plasterboard ceilings	Gyproc RhinoBoard 9.5mm Flush Plastered Level Ceiling on steel branderling 400mm centres in one direction only fixed with RhinoBoard Sharp point Screws 25mm spaced at 150mm centres. All joints to be covered with Gyproc RhinoTape (double over butt joints) and the ceiling then plastered with a 3 - 6mm coat of Gyproc RhinoLite or Gyproc CreteStone plaster applied as per manufacturers' instructions. 1 Coat Dulux Trade Alkali resistant primer, 2 coats Dulux Trade Matt PVA, allow recommended drying times between coats.	Dura 65 Brilliant white
Ceilings – external				
“Nutec” cement board	Balcony	Strip existing.	Nutec external ceiling boards fitted to manufacturers specifications. 1 Coat Dulux wood primer, 1 coat universal undercoat, 2 coats Dulux High gloss enamel, allow recommended drying times between coats.	Dura 65 Brilliant white
Timber – internal				
Existing door frames and architraves and skirtings	Council chambers, Foyer, secretary, reception	Timber in good condition to be protected during construction. Varnished doors and frames to be cleaned, not stripped. Scrape off flaking paint to painted frames, rotten frames to be patched with new timber to match existing. Lightly sand with 320-grit sand-paper, brush clean.	Refer to room layouts dwg no. L01-201 to 204, 206, 207. New timber patches and exposed timber to be primed with 1 Coat Dulux wood primer, 1 coat universal undercoat. Paint 2 coats Dulux enamel, allow recommended drying times between coats.	

Existing finish/ material	location	Restoration description	New finish specification	Colour
Steel and aluminium				
Downpipes and gutters		For cleaning and preparation methods refer to paint spec.	To bare steel apply 1 Coat Dulux primer, 1 coat universal undercoat. To all : Paint 2 coats Dulux High gloss enamel, allow recommended drying times between coats.	white
New window frames		For cleaning and preparation methods refer to paint spec.	Refer to window schedule S01-001. To bare steel apply 1 Coat Dulux primer, 1 coat universal undercoat. To all : Paint 2 coats Dulux High gloss enamel, allow recommended drying times between coats.	white