

17) WC Refurbishment Proposals

Please Note: Proposals include replacing existing sanitaryware, pipework and tiling etc. No alterations to existing layout. See WC Specification for details of fittings.

4 Gower Street - Basement

Stripout

Carefully isolate all mechanical and electrical services.
Carefully remove existing sanitaryware and pipework and dispose off site.
Carefully remove mirrors, toilet roll holders, towel and soap dispensers and leave for re-use.
Remove the existing instantaneous hot water heater and dispose off site.
Carefully lift existing floor coverings.
Remove the existing worktops to the basin and inside the door and replace with white marine grade worktop.
Remove existing lighting and dispose off site.
Carefully remove the existing wall mounted heater and dispose off site.
Remove all tiles and adhesive to walls as appropriate and prepare for re-tiling.

New Installation

Renew all surface mounted pipework etc to wash hand basin and WC.
New Close coupled WC from Armitage Shanks Sandringham range with seat and lid.
New white wash-hand basin as per existing installation with new taps.
Supported on wall mounted brackets to withstand the weight of the basin.
Provide and install new instantaneous hot water heater to basin.
New bulkhead lighting to meet required lighting levels.
Supply and install new wall mounted convactor heater.

Flooring

Prepare existing floor as necessary to receive new floor tiles.

Tiling

Tiling of all walls floor to ceiling with ceramic tiles will be carried out in accordance with BS.5385:Pt 1
Tiles will be fixed to walls using an approved adhesive.
Generally, window cills will be tiled.

All tiles will be fully grouted with waterproof grout, bedded with waterproof adhesive, and sealed at all junctions. Where tiles meet at external corners e.g. window cills/reveals etc., arris beads will be used.

Decorations

Scope of Works

- All new and existing internal surfaces

Internal Walls - Previously Painted

Thoroughly clean down all surfaces to remove all dirt, grease and other contaminants. Careful remove all areas of poorly adhering or defective coverings by washing, brushing or scraping. Rub down all areas to form a key and 'feather' broken edges of existing coatings.

All powdery or friable coatings to be primed with Dulux Plaster Sealer. Allow to make good all surface defects and imperfections. Allow to dry, sand down and leave ready for decoration.

Apply 1nr coat of Dulux Stain Block Plus' and 2nr coats of Dulux Trade Vinyl Matt Emulsion. Colours to be advised by the Contract Administrator.

Internal Ceilings and Associated Details - Previously Painted

Thoroughly clean down all surfaces to remove all dirt, grease and other contaminants. Careful remove all areas of poorly adhering or defective coverings by washing, brushing or scraping. Rub down all areas to form a key and 'feather' broken edges of existing coatings.

Internal Joinery - Previously Painted

Carefully scrape back all areas of poorly adhering or defective coatings to a firm base. Rub down to 'feather' broken paint edges and wash down all surfaces with a suitable solution to remove all dirt, grease and surface contaminants. Rub down whilst wet and allow to dry. Treat any knots in wood with Dulux Trade Knotting Solution.

Allow to prime all areas with Dulux Trade Primer. Make good all imperfections and open joints with suitable filler and rub down to a smooth finish ready to receive decorations. Apply 1nr coats Dulux Trade Undercoat and 1nr coat of Dulux Trade Gloss. Colours to be advised by the Contract Administrator.

Internal Joinery - New Painted

Carefully scrape back all areas of poorly adhering or defective coatings to a firm base. Rub down to 'feather' broken paint edges and wash down all surfaces with a suitable solution to remove all dirt, grease and surface contaminants. Rub down whilst wet and allow to dry. Treat any knots in wood with Dulux Trade Knotting Solution.

Allow to prime all areas with Dulux Trade Primer. Make good all imperfections and open joints with suitable filler and rub down to a smooth finish ready to receive decorations. Apply 1nr coats Dulux Trade Undercoat and 1nr coat of Dulux Trade Gloss. Colours to be advised by the Contract Administrator.

Miscellaneous

Re-fix all mirrors, hand towel and soap dispensers and toilet roll holders as previous locations.

10 Gower Street - Basement

Stripout

Carefully isolate all mechanical and electrical services.
Carefully remove existing sanitaryware and pipework.
Carefully remove mirrors, toilet roll holders, towel and soap dispensers and leave for re-use.
Remove the existing instantaneous hot water heater and dispose off site.
Carefully lift existing floor covering.
Remove existing lighting and dispose off site.
Carefully remove the existing wall mounted heater and dispose off site.
Remove all tiles and adhesive to walls as appropriate and prepare for re-tiling.

New Installation

Renew all surface mounted pipework etc to wash hand basin and WC.
New Close coupled WC from Armitage Shanks Sandringham range with seat and lid.
New white wash-hand basin as per existing installation with new peglar taps.
Supported on wall mounted brackets to withstand the weight of the basin.
Provide and install new instantaneous hot water heater to basin.
New bulkhead lighting to meet required lighting levels.
Supply and install new wall mounted convactor heater.

Flooring

Prepare existing floor as necessary to receive floor tiles.

Tiling

Tiling of all walls floor to ceiling walls with ceramic tiles will be carried out in accordance with BS.5385:Pt 1
Tiles will be fixed to walls using an approved adhesive.
Generally, window cills will be tiled.

All tiles will be fully grouted with waterproof grout, bedded with waterproof adhesive, and sealed at all junctions. Where tiles meet at external corners e.g. window cills/reveals etc., arris beads will be used.

Decorations

Scope of Works

- All new and existing internal surfaces

Internal Walls - Previously Painted

Thoroughly clean down all surfaces to remove all dirt, grease and other contaminants. Careful remove all areas of poorly adhering or defective coverings by washing, brushing or scraping. Rub down all areas to form a key and 'feather' broken edges of existing coatings.

All powdery or friable coatings to be primed with Dulux Plaster Sealer. Allow to make good all surface defects and imperfections. Allow to dry, sand down and leave ready for decoration.

Apply 1nr coat of Dulux Stain Block Plus' and 2nr coats of Dulux Trade Vinyl Matt Emulsion. Colours to be advised by the Contract Administrator.

Internal Ceilings and Associated Details - Previously Painted

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Allow to prime all areas with Dulux Trade Primer. Make good all imperfections and open joints with suitable filler and rub down to a smooth finish ready to receive decorations. Apply 1nr coats Dulux Trade Undercoat and 1nr coat of Dulux Trade Gloss. Colours to be advised by the Contract Administrator.

Internal Joinery - New Painted

Carefully scrape back all areas of poorly adhering or defective coatings to a firm base. Rub down to 'feather' broken paint edges and wash down all surfaces with a suitable solution to remove all dirt, grease and surface contaminants. Rub down whilst wet and allow to dry. Treat any knots in wood with Dulux Trade Knotting Solution.

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Miscellaneous

Re-fixing of all mirrors, hand towel and soap dispensers and toilet roll holders as previous location.

12 Gower Street - Basement

Stripout

Carefully isolate all mechanical and electrical services.
Carefully remove existing sanitary ware and pipework.
Carefully remove mirrors, toilet roll holders, towel and soap dispensers and leave for re-use.
Remove the existing instantaneous hot water heater and dispose off site.
Remove the existing lighting.
Carefully lift existing floor covering.
Remove existing lighting and dispose off site.
Remove the existing wall mounted heater to the WC and dispose off site.
Remove all tiles and adhesive to walls as appropriate and prepare for re-tiling.

New Installation

Renew all surface mounted pipework etc to wash hand basin and WC.
New Close coupled WC from Armitage Shanks Sandringham range with seat and lid.
New white wash-hand basin as per existing installation with new peglar taps. Supported on wall mounted brackets to withstand the weight of the basin.
Provide and install new instantaneous hot water heater to basin.
New bulkhead lighting to meet required lighting levels.
Supply and install new wall mounted convector heater to the WC.

Flooring

Prepare existing floor as necessary to receive new floor tiles.

Tiling

Tiling of all walls floor to ceiling with ceramic tiles will be carried out in accordance with BS.5385:Pt 1.

Tiles will be fixed to walls using an approved adhesive.
Generally, window cills to will be tiled.

All tiles will be fully grouted with waterproof grout, bedded with waterproof adhesive, and sealed at all junctions. Where tiles meet at external corners e.g. window cills/reveals etc., arris beads will be used.

Decorations

Scope of Works

- All new and existing internal surfaces

Internal Walls - Previously Painted

Thoroughly clean down all surfaces to remove all dirt, grease and other contaminants. Careful remove all areas of poorly adhering or defective coverings by washing, brushing or scraping. Rub down all areas to form a key and 'feather' broken edges of existing coatings.

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Apply 1nr coat of Dulux Stain Block Plus' and 2nr coats of Dulux Trade Vinyl Matt Emulsion. Colours to be advised by the Contract Administrator.

Internal Ceilings and Associated Details - Previously Painted

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Allow to prime all areas with Dulux Trade Primer. Make good all imperfections and open joints with suitable filler and rub down to a smooth finish ready to receive decorations. Apply 1nr coats Dulux Trade Undercoat and 1nr coat of Dulux Trade Gloss. Colours to be advised by the Contract Administrator.

Internal Joinery - New Painted

Carefully scrape back all areas of poorly adhering or defective coatings to a firm base. Rub down to 'feather' broken paint edges and wash down all surfaces with a suitable solution to remove all dirt, grease and surface contaminants. Rub down whilst wet and allow to dry. Treat any knots in wood with Dulux Trade Knotting Solution.

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Miscellaneous

Re-fixing of all mirrors, hand towel and soap dispensers and toilet roll holders as previous location.

12 Gower Street - Second Floor (WC cubicle and separate basins)

Stripout

Carefully isolate all mechanical and electrical services.
Carefully remove existing sanitary ware and pipework.
Carefully remove mirrors, toilet roll holders, towel and soap dispensers and leave for re-use.
Remove the existing instantaneous hot water heater and dispose off site.
Remove the existing lighting.
Carefully lift existing floor covering.
Remove the existing window mounted heater to the WC and dispose off site.
Remove existing lighting and dispose off site.
Remove all tiles and adhesive to walls as appropriate and prepare for re-tiling.

New Installation

Renew all surface mounted pipework etc to wash hand basin and WC.
Supported on wall mounted brackets to withstand the weight of the basin.
New Close coupled WC from Armitage Shanks Sandringham range with seat and lid.
New white wash hand basin as per existing installation with new peglar taps.
Provide and install new instantaneous hot water heater to basins.
Provide new bulkhead light fitting.
Supply and install new wall mounted convector heater to the WC.
New bulkhead lighting to meet required lighting levels.

Flooring

Prepare existing floor as necessary to receive new floor tiles.

Tiling

Tiling of all walls floor to ceiling with ceramic tiles will be carried out in accordance with BS.5385:Pt 1.

Tiles will be fixed to walls using an approved adhesive.
Generally, window cills will be tiled.

All tiles will be fully grouted with waterproof grout, bedded with waterproof adhesive, and sealed at all junctions. Where tiles meet at external corners e.g. window cills/reveals etc., arris beads will be used.

Decorations

Scope of Works

- All new and existing internal surfaces

Internal Walls - Previously Painted

Thoroughly clean down all surfaces to remove all dirt, grease and other contaminants. Careful remove all areas of poorly adhering or defective coverings by washing, brushing or scraping. Rub down all areas to form a key

and 'feather' broken edges of existing coatings.

All powdery or friable coatings to be primed with Dulux Plaster Sealer. Allow to make good all surface defects and imperfections. Allow to dry, sand down and leave ready for decoration.

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Internal Ceilings and Associated Details - Previously Painted

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Internal Joinery - Previously Painted

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Internal Joinery - New Painted

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Miscellaneous

Re-fixing of all mirrors, hand towel and soap dispensers and toilet roll holders as previous location.

14 Gower Street - Basement

Stripout

Carefully isolate all mechanical and electrical services.
Carefully remove existing sanitary ware and pipework.
Carefully remove mirrors, toilet roll holders, towel and soap dispensers and leave for re-use.
Remove the existing instantaneous hot water heater and dispose off site.
Remove the existing extractor fan to the WC and replace with new.
Carefully lift existing floor covering.
Remove the existing timber vanity unit and basin and remove from site.
Remove the existing wall mounted heater to the WC and re-fix after the works.

Remove the existing lighting.
Remove all tiles and adhesive to walls as appropriate and prepare for re-tiling.

New Installation

Renew all surface mounted pipework etc. to wash hand basin and WC.
New Close coupled WC from Armitage Shanks Sandringham range with seat and lid.
New white wash-hand basin and pedestal as per existing installation with new peglar taps.
Provide and install new instantaneous hot water heater to basin.
Provide and install new vanity unit to basin.
Supply and install new bulkhead light fitting.

Flooring

Prepare existing floor as necessary to receive new floor tiles.

Tiling

Tiling of all walls floor to ceiling with ceramic tiles will be carried out in accordance with BS.5385:Pt 1 to all walls as existing. All walls to be prepared and made good ready to receive new tiling.

Tiles will be fixed to walls using an approved adhesive.
Generally, window cills will be tiled.

All tiles will be fully grouted with waterproof grout, bedded with waterproof adhesive, and sealed at all junctions. Where tiles meet at external corners e.g. window cills/reveals etc., arris beads will be used.

Decorations

Scope of Works

- All new and existing internal surfaces

Internal Walls - Previously Painted

Thoroughly clean down all surfaces to remove all dirt, grease and other contaminants. Careful remove all areas of poorly adhering or defective coverings by washing, brushing or scraping. Rub down all areas to form a key and 'feather' broken edges of existing coatings.

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Internal Joinery - Previously Painted

Carefully scrape back all areas of poorly adhering or defective coatings to a

firm base. Rub down to 'feather' broken paint edges and wash down all surfaces with a suitable solution to remove all dirt, grease and surface contaminants. Rub down whilst wet and allow to dry. Treat any knots in wood with Dulux Trade Knotting Solution.

Allow to prime all areas with Dulux Trade Primer. Make good all imperfections and open joints with suitable filler and rub down to a smooth finish ready to receive decorations. Apply 1nr coats Dulux Trade Undercoat and 1nr coat of Dulux Trade Gloss. Colours to be advised by the Contract Administrator.

Internal Joinery - New Painted

Carefully scrape back all areas of poorly adhering or defective coatings to a firm base. Rub down to 'feather' broken paint edges and wash down all surfaces with a suitable solution to remove all dirt, grease and surface contaminants. Rub down whilst wet and allow to dry. Treat any knots in wood with Dulux Trade Knotting Solution.

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Miscellaneous

Re-fixing of all mirrors, hand towel and soap dispensers and toilet roll holders as previous location.

16 Gower Street - Basement

Stripout

Carefully isolate all mechanical and electrical services.
Carefully remove existing sanitary ware and pipework.
Carefully remove mirrors, toilet roll holders, towel and soap dispensers and shelving and leave for re-use.
Remove the existing instantaneous hot water heater and dispose off site.
Carefully lift existing floor covering.
Remove the existing wall mounted heater to the WC and dispose off site.
Remove the existing light fittings.
Remove all tiles and adhesive to walls as appropriate and prepare for re-tiling.

New Installation

Renew all surface mounted pipework etc to wash hand basin and WC.
New Close coupled WC from Armitage Shanks Sandringham range with seat and lid.
New white urinal from the Armitage Shanks Sandringham Range.
New white wash hand basin as per existing installation with new peglar taps. Supported on wall mounted brackets to withstand the weight of the basin.
Provide and install new instantaneous hot water heater to basin.
Supply and install new wall mounted convector heater to the WC.
Supply and install new bulkhead light fitting.

Flooring

Prepare existing floor as necessary to receive new floor tiling.

Tiling

Tiling of all walls floor to ceiling with ceramic tiles will be carried out in accordance with BS.5385:Pt 1.

Tiles will be fixed to walls using an approved adhesive. Generally, window cills will be tiled.

All tiles will be fully grouted with waterproof grout, bedded with waterproof adhesive, and sealed at all junctions. Where tiles meet at external corners e.g. window cills/reveals etc., arris beads will be used.

Decorations

Scope of Works

- All new and existing internal surfaces

Internal Walls - Previously Painted

Thoroughly clean down all surfaces to remove all dirt, grease and other contaminants. Careful remove all areas of poorly adhering or defective coverings by washing, brushing or scraping. Rub down all areas to form a key and 'feather' broken edges of existing coatings.

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Apply 1nr coat of Dulux Stain Block Plus' and 2nr coats of Dulux Trade Vinyl Matt Emulsion. Colours to be advised by the Contract Administrator.

Internal Ceilings and Associated Details - Previously Painted

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Internal Joinery - Previously Painted

Carefully scrape back all areas of poorly adhering or defective coatings to a firm base. Rub down to 'feather' broken paint edges and wash down all surfaces with a suitable solution to remove all dirt, grease and surface contaminants. Rub down whilst wet and allow to dry. Treat any knots in wood with Dulux Trade Knotting Solution.

Allow to prime all areas with Dulux Trade Primer. Make good all imperfections and open joints with suitable filler and rub down to a smooth finish ready to receive decorations. Apply 1nr coats Dulux Trade Undercoat and 1nr coat of Dulux Trade Gloss. Colours to be advised by the Contract Administrator.

Internal Joinery - New Painted

Carefully scrape back all areas of poorly adhering or defective coatings to a firm base. Rub down to 'feather' broken paint edges and wash down all surfaces with a suitable solution to remove all dirt, grease and surface

contaminants. Rub down whilst wet and allow to dry. Treat any knots in wood with Dulux Trade Knotting Solution.

Allow to prime all areas with Dulux Trade Primer. Make good all imperfections and open joints with suitable filler and rub down to a smooth finish ready to receive decorations. Apply 1nr coats Dulux Trade Undercoat and 1nr coat of Dulux Trade Gloss. Colours to be advised by the Contract Administrator.

Miscellaneous

Re-fixing of all mirrors, hand towel and soap dispensers and toilet roll holders as previous location.

16 Gower Street -Ground Floor

Stripout

Carefully isolate all mechanical and electrical services.
Carefully remove existing sanitary ware and pipework.
Carefully remove mirrors, toilet roll holders, towel and soap dispensers and shelving and leave for re-use.
Remove the existing instantaneous hot water heater and dispose off site.
Remove the existing lighting
Carefully lift existing floor covering.
Remove the existing wall mounted heater to the WC and dispose off site.
Remove the existing light fittings.
Remove all tiles and adhesive to walls as appropriate and prepare for re-tiling.

New Installation

Renew all surface mounted pipework etc to wash hand basin and WC.
New Close coupled WC from Armitage Shanks Sandringham range with seat and lid.
New white wash hand basin as per existing installation with new peglar taps. Supported on wall mounted brackets to withstand the weight of the basin.
Provide and install new instantaneous hot water heater to basin.
Provide new bulkhead light fitting.
Supply and install new wall mounted convector heater to the WC.

Flooring

Prepare existing floor as necessary to receive new floor tiles.

Tiling

Tiling of all walls floor to ceiling with ceramic tiles will be carried out in accordance with BS.5385:Pt 1.

Tiles will be fixed to walls using an approved adhesive. Generally, window cills will be tiled.

All tiles will be fully grouted with waterproof grout, bedded with waterproof adhesive, and sealed at all junctions. Where tiles meet at external corners e.g. window cills/reveals etc., arris beads will be used.

Decorations

Scope of Works

- All new and existing internal surfaces

Internal Walls - Previously Painted

Thoroughly clean down all surfaces to remove all dirt, grease and other contaminants. Careful remove all areas of poorly adhering or defective coverings by washing, brushing or scraping. Rub down all areas to form a key and 'feather' broken edges of existing coatings.

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Apply 1nr coat of Dulux Stain Block Plus' and 2nr coats of Dulux Trade Vinyl Matt Emulsion. Colours to be advised by the Contract Administrator.

Internal Ceilings and Associated Details - Previously Painted

Thoroughly clean down all surfaces to remove all dirt, grease and other contaminants. Careful remove all areas of poorly adhering or defective coverings by washing, brushing or scraping. Rub down all areas to form a key and 'feather' broken edges of existing coatings.

Internal Joinery - Previously Painted

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Allow to prime all areas with Dulux Trade Primer. Make good all imperfections and open joints with suitable filler and rub down to a smooth finish ready to receive decorations. Apply 1nr coats Dulux Trade Undercoat and 1nr coat of Dulux Trade Gloss. Colours to be advised by the Contract Administrator.

Internal Joinery - New Painted

Carefully scrape back all areas of poorly adhering or defective coatings to a firm base. Rub down to 'feather' broken paint edges and wash down all surfaces with a suitable solution to remove all dirt, grease and surface contaminants. Rub down whilst wet and allow to dry. Treat any knots in wood with Dulux Trade Knotting Solution.

Allow to prime all areas with Dulux Trade Primer. Make good all imperfections and open joints with suitable filler and rub down to a smooth finish ready to receive decorations. Apply 1nr coats Dulux Trade Undercoat and 1nr coat of Dulux Trade Gloss. Colours to be advised by the Contract Administrator.

Miscellaneous

Re-fixing of all mirrors, hand towel and soap dispensers and toilet roll holders as previous location.

WC Specification

Sanitary Ware

- **Toilets:** close coupled Armitage Shanks pans and cisterns (Wentworth 2CC) or the (Sandringham 6CC). All with horizontal outlets.
- **Toilet Seats:** White plastic seats and lids (Gemini type).
- **Basins:** Basins with pedestals with two tap holes (Sandringham Royalex 64, 56, or 51.) Anti tamper waste fittings.
- **Waste Pipe and fittings:** All waste pipeworks to be Terrain glued. Connections to copper pipework by Mac alpine plastic universal couplings. Toilet pans fitted to pan connectors.
- **Taps:** Basin pillar lever taps type 3 inch handles (Sandringham range S7096AA). Ordinary basin taps crossheads ((Sandringham range S7131AA).
- **Water Heaters:** Zip Water heater range of water heaters.

NOTES:

- No flexible tap connectors to be used. All plumbing to be hard plumbed to final connections.
- All pan screws and securing screws for basin etc to be Brass.
- All toilet pans to have horizontal outlets.
- All Basins to have Anti tamper waste fittings.
- All basin waste traps to be anti-siphon type.



ADJUDICATION AND ARBITRATION

Two processes in which an impartial third party considers the facts and makes a decision relating to the contractual rights and duties of disputing parties to a construction contract.

BUILDING SURVEYS

An investigation and assessment of the construction condition of a building (excluding market valuations) including the structure, fabric, finishings and external grounds.

CAPITAL ALLOWANCES

The preparation of costs of elements of capital expenditure plant etc for submission to the Inland Revenue for tax relief.

CONSTRUCTION ADMINISTRATION

The provision of advice and administration at all stages of the building procurement process.

CONSTRUCTION CONTRACTS

Advice relating to all forms of construction contracts including competitive lump sum, maximum price, construction management, prime cost reimbursement, serial or term, design-and-build contracts, specialist subcontracts.

CONSTRUCTION COST MANAGEMENT

Pro-active advice for all aspects of building projects - designs, specifications, servicing, costs-in-use.

CONSTRUCTION MANAGEMENT

Acting as Construction Manager, a method of building procurement where the Client remains in control, appointing a Construction Manager to take responsibility for the day-to-day running of the project.

CONSTRUCTION MONITORING

The inspection, recording and reporting upon construction projects for employers, investors, funders, etc.

CONSTRUCTION RISK ASSESSMENT

Identification of possible events or set of circumstances that should it or they occur would have an effect on achieving the objectives. Preparing detailed reports.

CONSTRUCTION SAFETY SERVICES

Providing the CDM Coordination services under the Construction (Design and Management) Regulations 2007 relating to construction health and safety legislation and monitoring the actions of the contractor.

CONSTRUCTION PROCUREMENT

Advice relating to procurement of construction work and the selection of a building contractor using a competitive and/or negotiated form of tender.

EMPLOYER'S AGENT

Acting and providing advice as the Employers Representative in all matters relating to the construction project, normally applying to a contractor's design-and-build form of contract.

EXPERT WITNESS

The preparation of the expert's report to be used by the legal advisor to support or clarify his client's case, or the case against his client.

EXTENSIONS AND ALTERATIONS

Advice on property extensions and/or alterations - costs, statutory requirements etc.

FACILITIES MANAGEMENT SERVICES

The administration and planned maintenance of property.

FEASIBILITY STUDIES

The preparation of preliminary estimates, viability appraisals, development appraisals and development options.

INSURANCE, CLAIMS AND LOSS ADJUSTMENT

The assessment, computation and valuation of the construction costs to reinstate damaged buildings and the administration of the remedial works to assist the insurers or insured persons.

LIFE CYCLE COSTING

The assessment of the likely cost of maintaining and repairing the building over a set number of years.

LOSS ADJUSTMENT

Services to Loss Adjusters and/or owners of property affected by fire, flood etc to organise reinstatement, assessment of costs, procurement of designers and contractors etc.

LOTTERY APPLICATIONS

The preparation and co-ordination of the necessary information to support formal applications to the various Lottery funds.

MEASURED SURVEYS

Taking building measurements and/or its site in order to prepare accurate drawings to scale.

MEASURED TERM CONTRACTING

A system of controlling and procuring continuing property repairs and maintenance on a cost effective basis over a set period of years.

PARTNERING

A strategic or project specific approach to construction procurement. The contractors and consultants working to an agreed timetable to resolve planning; establish construction costs to the Client's approval prior to commit to construct.

PARTY WALL MATTERS

Services provided to the building owner or adjoining owner under the Party Wall Act Etc 1996.

PLANNED BUILDING MAINTENANCE

A planned financial and action strategy to maintain a building(s) in a reasonable condition over a set period of years.

PLANNING & BUILDING REGULATIONS

Provision of information and completion of appropriate documents, pro forma etc for submission to Local Authority Planning Department.

PRELIMINARY ADVICE

The provision of development appraisals, budget and option appraisals, preliminary estimates, cash flow forecasts etc.

PRE-PROJECT SPECIAL ADVICE

General advice on construction procurement options, forms of construction and tendering procedures.

PRIVATE FINANCE INITIATIVES

Provision of the services required relating to the construction and management of properties funded by private or public partnership funding.

PROJECT AUDITING

Examination of construction records, contracts, payments, accounts etc to establish that they have been properly prepared and settled.

PROJECT COST PLANNING

Preliminary budget estimates, cost planning cost options, identifying best value and advising Client accordingly.

PROPERTY DEVELOPMENT APPRAISALS

Analysis of best use of land/property assets to maximise financial return.

PROJECT MANAGEMENT

A single point of responsibility for co-ordinating all the project participants to complete on time, within budget, and to technical specification.

PROJECT RECOVERY

Services as "trouble-shooter" necessary to assist with the recovery of problem projects.

REFURBISHMENT & REPAIR SCHEDULES

A recording of the condition of a building at a particular time, possibly supported by photographs, sketches and drawings.

SCHEDULES OF DILAPIDATIONS

Preparation of a schedule of dilapidations for either the landlord or the tenant, including negotiating of any claims on either party's behalf.

SERVICES ABROAD

Denley King has an office in St Petersburg (Russian Federation) and has provided services in the following countries: Dubai, France, Libya, Nigeria, Saudi Arabia, Jordan, USA.

STOCK CONDITION SURVEYS

As assessment of the state of repair or condition of an organisation's current building stock in connection with the preparation of a maintenance programme.

TECHNICAL AUDIT / FRAUD ETC

Technical examination of the documents associated with the administration of building works to establish their accuracy, authenticity and correlation.

TENDER DOCUMENTATION

Preparation of Bills of Materials, Employer's Requirements, Schedules of Works, Specifications, Conditions of Contract.

VALUATIONS FOR REINSTATEMENT/INSURANCE

The estimated cost of reconstructing a building in the event of damage by an insured risk (which may not necessarily have any direct relationship to the market value of the property).

VALUE MANAGEMENT & VALUE ENGINEERING

A pro-active method of monitoring the design development and compliance with the planned cost to procure the building works to suit the budget available.

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LISTED BUILDING APPLICATION
4 AND 10 - 16 GOWER STREET

UPGRADE AND REPAIRS OF DOORS AND
REFURBISHMENT OF THE CIRCULATION SPACES

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