

2054_Alexandra Road HPA

15 December 2015

This document includes:

Code	Section	Revision	Dated
C90	Alterations - spot items	P2	15 Dec 2015
M40	Stone/ concrete/ quarry/ ceramic tiling/ mosaic	P2	15 Dec 2015
M50	Rubber/ plastics/ cork/ lino/ carpet tiling/ sheeting	P2	15 Dec 2015
M60	Painting/clear finishing	P2	15 Dec 2015
N10	General fixtures/ furnishings/ equipment	P2	15 Dec 2015
N11	Domestic kitchen fittings, furnishings and equipment	P2	15 Dec 2015
N13	Sanitary appliances and fittings	P2	15 Dec 2015
P20	Unframed isolated trims/ skirtings/ sundry items	P2	15 Dec 2015
Z10	Purpose made joinery	P2	15 Dec 2015

Table of Contents

Title		Page
C	Existing site/buildings/services	
C90	Alterations - spot items	
M	Surface finishes	
M40	Stone/ concrete/ quarry/ ceramic tiling/ mosaic	
M50	Rubber/ plastics/ cork/ lino/ carpet tiling/ sheeting	
M60	Painting/clear finishing	
N	Furniture/Equipment	
N10	General fixtures/ furnishings/ equipment	
N11	Domestic kitchen fittings, furnishings and equipment	
N13	Sanitary appliances and fittings	
P	Building fabric sundries	
P20	Unframed isolated trims/ skirtings/ sundry items	
Z	Building fabric reference specification	
Z10	Purpose made joinery	

C

Existing site/buildings/services

C90
Alterations - spot items
Revision P2

Section Revision History

No.	Purpose	
P1	Draft HPA submission	27th Nov 2015
P2	HPA submission	15th Dec 2015

C90 Alterations - spot items

GENERAL

101 SALVAGE JOINERY

- Carefully remove all Listed joinery that is not to be used in situ. Drill out wooden plugs over screw fixings and loosen these such that assembly is carefully disassembled back to the component parts: shelves, vertical dividers, doors, and similar. Do not dismantle the components themselves. Store in appropriate environment and retain for reuse.

111 SALVAGE TILING

- Carefully remove all Listed tiling that is not to be used in situ. Do not damage tile faces or arrises. Remove adhesive from rear, ready for reuse. Carry out appropriate, sensitive chemical dip to strip painted tiles of paint. Store in appropriate environment and retain for reuse.

112 SALVAGE SANITARYWARE

- Carefully remove all Listed sinks, with associated wooden frames and/or supports, clips etc, and water fittings that are not to be used in situ. Assess all working parts and ensure that these still function correctly, and repair where possible, including new washers on taps. Clean all parts to remove limescale, dirt and other markings. Store in appropriate environment and retain for reuse: .

125 EMPLOYER'S PROPERTY

- All Listed Components and materials arising from alterations are to remain the property of the Employer. Protect all Listed elements until these are removed by the Employer or reused in the Works, or until the end of the Contract.
- Schedule salvaged elements and reuse within works to subsequent dwellings where possible..

M

Surface finishes

M40
Stone/ concrete/ quarry/ ceramic tiling/ mosaic
Revision P2

Section Revision History

No.	Purpose	
P1	Draft HPA submission	27th Nov 2015
P2	HPA submission	15th Dec 2015

M40 Stone/ concrete/ quarry/ ceramic tiling/ mosaic

TYPES OF TILING/ MOSAIC

101 RESTORE QUARRY TILING

- Restore existing tiling to walls, shelves and worktops. Remove damaged, loose or hollow-sounding tiles. Replace missing and broken tiles with matching tiles salvaged from elsewhere on the Estate, or if salvaged tiles are unavailable then piece in matching tiles from M40/111
- Preparation, installation: As clause 111
- Joint width: As existing.

111 REPLICA QUARRY TILING

- Install replica tiling to walls, shelves and worktops.
- Tiles:
 - Supplier: Reed Harris (www.reedharris.co.uk, 020 7736 7511).
 - Product reference: Tessera PC porcelain tiles including round edge and double-round edge (REX) variants.
 - Colour: Chocolate or white, to match existing tiling where any remains in place; if there is no existing tiling, then Chocolate or White to Tenant's choice.
 - Finish: Unglazed.
 - Size: 98 x 98mm.
- Substrates: Where existing worktop has been removed, form new plywood substrate as section N10
- Adhesive, bedding, admixture: To manufacturer's recommendations.
Joint width: 3mm
Grout: Ardex Flex FS
 - Colour: Off-white, to suit tiling; nominally Gentle Dawn
 - Sealant: Lithofin FS Protective Impregnator or similar single-application protecting sealant, to prevent surface marking.
- Movement joints: To manufacturer's recommendation and best practice guidelines, but agree all locations with Client's architect before commencing.

121 GLAZED CERAMIC TILING

Tiles:

- Manufacturer/ Supplier, product reference: Contractor's choice or free supply from resident.
- Colour, if not free supply: White.
- Finish: Glazed.
- Size: 150x150mm.
- Joint width: As manufacturer's recommendations.
Bedding, reinforcement, adhesive, movement joints, grout: As manufacturer's recommendations.
Accessories: White, continuous, rounded profiles for external corners and edging tiled areas.

GENERAL

205 SUITABILITY OF BACKGROUNDS/ BASES

- Before starting work ensure that backgrounds/bases are:
 - Sufficiently flat to permit specified flatness of finished tiling, bearing in mind the permissible minimum and maximum thickness of the bedding material.
 - Sufficiently strong and rigid to support the tile finish.
 - If any of the above requirements are not met, inform the site supervisor and await instructions.

PREPARATION

310 EXISTING BACKGROUNDS/BASES GENERALLY

- Efflorescence, laitance, dirt and other loose material: Remove.
- Deposits of oil, grease and other materials incompatible with the bedding: Remove.
- Tile, paint and other nonporous surfaces: Clean.
- Wet backgrounds: Dry before tiling.

FIXING

515 FIXING GENERALLY

- Colour/ shade: Unintended variations within tiles for use in each area/ room are not permitted.
- Cut tiles: Neat and accurate.
- Fixing: Provide adhesion over entire background/ base and tile backs.
- Final appearance: Before bedding material sets, make adjustments necessary to give true, regular appearance to tiles and joints when viewed under final lighting conditions.
- Surplus bedding material: Clean from joints and face of tiles without disturbing tiles.

520 SETTING OUT

- Joints: True to line, continuous and without steps.
 - Joints on walls: Horizontal, vertical and aligned round corners.
- Cut tiles: Minimize number, maximize size and locate unobtrusively.
- Refer to room layout and tile detail drawings .

555 FLATNESS/ REGULARITY OF TILING

- Sudden irregularities: Not permitted.
- Deviation of surface: Measure from underside of a 2 m straightedge with 3 mm thick feet placed anywhere on surface. The straightedge should not be obstructed by the tiles and no gap should be greater than 6 mm, i.e. a tolerance of ± 3 mm.

560 LEVEL OF TILING ACROSS JOINTS

- Deviation (maximum) between tile surfaces either side of any type of joint:
 - 1 mm for joints less than 6 mm wide.
 - 2 mm for joints 6 mm or greater in width.

- 623 SETTING OUT MOVEMENT JOINTS (INTERIOR WALLS)
- Provide movement joints in tiling:
 - Over existing and/or structural movement joints.
 - At abutments with other surfaces.
 - Over junctions between different background materials.
 - At internal vertical corners.
 - At 3m centres horizontally and vertically.
 - Joints to be at least 6 mm wide and extend through tiles and bedding to the substrate.
 - Joints located over structural movement joints should also extend through any intermediate substrate and be of appropriate width.

MOVEMENT JOINTS/ GROUTING/ COMPLETION

- 877 GROUTING
- Sequence: Grout when bed/adhesive has set sufficient to prevent disturbance of tiles.
 - Joints: 6 mm deep (or depth of tile if less). Free from dust and debris.
 - Grouting: Fill joints completely using a rubber grouting squeegee, tool to profile, clean off surface. Leave free from blemishes.
 - Profile: Flush.
 - Polishing: When grout is hard, polish tiling with a dry cloth.

M50
Rubber/ plastics/ cork/ lino/ carpet tiling/ sheeting
Revision P2

Section Revision History

No.	Purpose	
P1	Draft HPA submission	27th Nov 2015
P2	HPA submission	15th Dec 2015

M50 Rubber/ plastics/ cork/ lino/ carpet tiling/ sheeting

TYPES OF COVERING

151 SHEET LINO FLOORING

- Location: Kitchens.
 - Preparation: Strip existing flooring.
- Flooring roll:
 - Manufacturer: Forbo Flooring UK Limited, High Holborn Road, Ripley, Derbyshire, England, DE5 3NT. 01773 744 121.
 - Product reference: Marmoleum Graphic.
 - Colour/ pattern: 3601 (Warm Grey) or 3607 (Grey Dusk), to tenant's choice
- Adhesive and primer: As clause 640.
- Finishing: As manufacturer's recommendations.

161 SHEET VINYL FLOORING

- Location: Bathrooms.
 - Preparation: Strip flooring.
- Flooring roll:
 - Manufacturer: Polyflor Ltd, Leonard Way, Salmon Fields, Royton, Oldham OL2 6FU. 0161 767 1122.
 - Product reference: Polysafe Standard PUR Safety Floor.
 - Width: 2000 mm.
 - Colour: 4090 (Nordic Grey), 4130 (Arctic Blue), 4140 (Autumn Beige), 4540 (Ash Grey), to tenant's choice.
- Adhesive (and primer if recommended by manufacturer): As clause 640.
- Finishing: As manufacturer's recommendations.

GENERAL REQUIREMENTS

210 WORKMANSHIP GENERALLY

- Base condition after preparation: Rigid, dry, sound, smooth and free from grease, dirt and other contaminants.
- Finished coverings: Accurately fitted, tightly jointed, securely bonded, smooth and free from air bubbles, rippling, adhesive marks and stains.

260 LAYOUT - SEAMS IN ROLL MATERIALS

- Setting out: Minimise occurrences of seams
- Cross seams: Not permitted

345 CONDITIONING

- Prior to laying: Condition materials by unpacking and separating in spaces where they are to be laid. Maintain resilient flooring rolls in an upright position.
- Conditioning time and temperature (minimum): As recommended by manufacturer with time extended by a factor of two for materials stored or transported at a temperature of less than 10°C immediately prior to laying.

PREPARING BASES

440 SUBSTRATES TO RECEIVE THIN COVERINGS

- Trowelled finishes: Uniform, smooth surface free from trowel marks and other blemishes. Abrade suitably to receive specified floor covering material.

- 470 BASES FROM WHICH EXISTING FLOOR COVERINGS HAVE BEEN REMOVED
- Substrate: Clear of covering and as much adhesive as possible. Skim with smoothing underlayment compound to give smooth, even surface.

LAYING COVERINGS

- 645 ADHESIVE FIXING GENERALLY
- Adhesive type: As recommended by manufacturer
 - Primer: Type and usage as recommended by adhesive manufacturer.
 - Application: As necessary to achieve good bond.
 - Finished surface: Free from trowel ridges, high spots caused by particles on the substrate, and other irregularities.

M60
Painting/clear finishing
Revision P2

Section Revision History

No.	Purpose	
P1	Draft HPA submission	25th Nov 2015
P2	HPA submission	15th Dec 2015

M60 Painting/clear finishing

COATING SYSTEMS

111 EMULSION PAINT

- Indicative manufacturer: Dulux, Wexham Road, Slough, SL2 5DS.
 - Product reference: Emulsion paint.
 - Colour: Contractor white
- Preparation and application: As manufacturer's recommendations.

151 SATIN PAINT

- Indicative manufacturer: Dulux, Wexham Road, Slough, SL2 5DS.
 - Product reference: Satin paint.
 - Colour: Wiltshire White
- Preparation and application: As manufacturer's recommendations.

161 MATT SEALANT TO JOINERY

- Indicative manufacturer: Dulux, Wexham Road, Slough, SL2 5DS.
 - Product reference: Matt finish varnish.
- Alternatively, indicative manufacturer: Osmo UK, Anglo Business Park, Smeaton Close, Aylesbury, HP19 8UP. 01296 481220
 - Product: Polyx-Oil Tints
 - Colour:
 - Restored kitchens: To match existing joinery
 - Replaced kitchens: Clear
- Preparation and application: As manufacturer's recommendations.

GENERALLY

PREPARATION

420 FIXTURES AND FITTINGS

- Removal: Before commencing work remove: Coverplates, grilles, wall clocks, and other surface mounted fixtures.
- Replacement: Refurbish as necessary, refit when coating is dry.

430 EXISTING IRONMONGERY

- Refurbishment: Remove old coating marks. Clean and polish.

440 PREVIOUSLY COATED SURFACES GENERALLY

- Preparation: In accordance with BS 6150, clause 11.5.
- Contaminated or hazardous surfaces: Give notice of:
 - Coatings suspected of containing lead.
 - Substrates suspected of containing asbestos or other hazardous materials.
 - Significant rot, corrosion or other degradation of substrates.
- Suspected existing hazardous materials: Prepare risk assessments and method statements covering operations, disposal of waste, containment and reoccupation, and obtain approval before commencing work.
- Removing coatings: Do not damage substrate and adjacent surfaces or adversely affect subsequent coatings.
- Loose, flaking or otherwise defective areas: Carefully remove to a firm edge.
- Alkali affected coatings: Completely remove.
- Retained coatings:
 - Thoroughly clean to remove dirt, grease and contaminants.
 - Gloss coated surfaces: Provide key.
- Partly removed coatings:
 - Additional preparatory coats: Apply to restore original coating thicknesses.
 - Junctions: Provide flush surface.
- Completely stripped surfaces: Prepare as for uncoated surfaces.

APPLICATION**711 COATING GENERALLY**

- Application standard: In accordance with BS 6150, clause 9.
- Conditions: Maintain suitable temperature, humidity and air quality during application and drying.
- Surfaces: Clean and dry at time of application.
- Thinning and intermixing of coatings: Not permitted unless recommended by manufacturer.
- Overpainting: Do not paint over intumescent strips or silicone mastics.
- Priming coats:
 - Thickness: To suit surface porosity.
 - Application: As soon as possible on same day as preparation is completed.
- Finish:
 - Even, smooth and of uniform colour.
 - Free from brush marks, sags, runs and other defects.
 - Cut in neatly.
- Doors, opening windows and other moving parts: Ease before coating and between coats.

760 VARNISHING WOOD

- First coat: As manufacturer's recommendations.
 - Brush well in and lay off avoiding aeration.
- Subsequent coats: Rub down lightly along the grain between coats.

N
Furniture/Equipment

N10
General fixtures/ furnishings/ equipment
Revision P2

Section Revision History

No.	Purpose	
P1	Draft HPA submission	27th Nov 2015
P2	HPA submission	15th Dec 2015

N10 General fixtures/ furnishings/ equipment

GENERAL NOTE ON SALVAGED MATERIAL

Salvaged joinery, either parts or whole joinery elements, will be available from elsewhere on the Estate. These should be reused wherever possible in other dwellings. This applies both to restored and replica joinery.

PRODUCTS

111 RESTORE CUPBOARD

- Scope: Restore existing cupboard, including sliding doors. Ensure that sliding tracks are clear and functioning. Replace any missing or broken elements, and in particular carry out the following optional works as indicated on the relevant assessment flowchart:
 - Replacement sliding tracks, where these are broken
 - Replica doors, where these are missing or the existing doors are painted
 - Replica shelves, where these are missing.
- Timber:
 - Species: Beech sliding tracks, otherwise pine.
 - Appearance class: To match original.
- Wood based boards: BB/BBB Birch/Beech Plywood.
- Finishes:
 - Where existing elements are painted: Satin painted as section M60
 - Where existing elements are clear finished, and all new elements: Matt varnished as section M60.
- Fixings: As original.
Joinery workmanship: As section Z10.

113 RESTORE DRAWER UNIT

- Scope: Restore existing drawer unit. Fabricate new drawers as necessary, to match existing. If metal channel suspension detail is missing, alternative supports are acceptable if these are set back and concealed from view. Retain timber sliding mechanism.
- Timber:
 - Species: Beech.
 - Appearance class: To match original.
- Wood based boards: BB/BBB Birch/Beech Plywood.
- Finishes:
 - Where existing elements are painted: Satin painted as section M60
 - Where existing elements are clear finished, and all new elements: Matt varnished as section M60.
- Fixings: As original.
- Joinery workmanship: As section Z10.

- 114 RESTORE HARDWOOD WORKTOP
- Scope: Restore existing hardwood worktop, including plywood support fin where applicable. Assess existing worktop for rot and replace any rotten, damaged or missing slats with matching pieces.
 - Timber: .
 - Species: Durable hardwood suitable for wet use, to match durability of original, believed mahogany.
 - Appearance class: To match original]. Wood based boards: BB/BBB Birch/Beech Plywood.
 - Finishes: Matt varnished as section M60.
 - Fixings: As original.
 - Joinery workmanship: As section Z10.
- 121 MODIFY CUPBOARD
- Scope: Carry out works described under clause 111, and in addition carefully remove the cupboard and modify elements as necessary to create reduced width cupboard. Note that screw fixings are plugged and can be drilled out; establish exact locations of these before commencing disassembly. Reassemble, including new end panel as indicated on drawings, and install.
- 131 REPLICA CUPBOARD
- Scope: Construct replica cupboard, to match the original in all visual regards, but using plywood throughout in place of blockboard, chipboard, or other sheet materials used in the original. Form improved sliding mechanism for doors.
 - Timber:
 - Species: Beech.
 - Appearance class: To match original.
 - Wood based boards: BB/BBB Birch/Beech Plywood.
 - Finishes: Matt varnished as section M60.
 - Fixings: As original, Note plugs over screw fixings in front face of tracks..
 - Joinery workmanship: As section Z10.
 - Sliding mechanism:
 - Manufacturer: Quest, Signal Hill, Lenborough Road, Gawcott, Buckingham, MK18 4BU
 - Product: Sliding rollers and tracks, Mini series range, products TBC
- 133 REPLICA DRAWER UNIT
- Scope: Construct replica drawer unit, to match the original in all visual regards, but using plywood throughout in place of blockboard, chipboard, or other sheet materials used in the original. Form improved sliding mechanism for drawers.
 - Timber:
 - Species: Beech.
 - Appearance class: To match original.
 - Wood based boards: BB/BBB Birch/Beech Plywood.
 - Finishes: Matt varnished as section M60.
 - Fixings: Concealed.
 - Joinery workmanship: As section Z10.
 - Sliding mechanism: To suit Camden Council Technical Standards
 - Other requirements: Include soft close pads.

134 REPLICA HARDWOOD WORKTOP

- Scope: Construct replica worktop infill panel, to match the original in all visual regards. Include plywood support fin detail where required. Include replica metal angle fixing brackets where these are visible; otherwise, timber batten supports are acceptable.
- Timber: .
 - Species: Durable hardwood suitable for wet use, to match durability of original, believed mahogany.
 - Appearance class: To match original.
- Wood based boards: BB/BBB Birch/Beech Plywood.
- Finishes: Matt varnished as section M60.
- Fixings: Concealed.
- Joinery workmanship: As section Z10.

201 PLYWOOD SUBSTRATE TO TILED WORKTOP .

- Material:
 - Worktop: Marine plywood, glued and screwed to form single element
 - Vertical support at end, where indicated on drawings: BB/BBB Birch/Beech Plywood
- Support: Base units generally; also vertical plywood end panels where indicated on drawings, finished to match all other visible plywood.
- Cutouts: To suit sink.
- Tanking : Apply ARDEX WPC as per manufacturer's recommendations, re-inforcing internal and external corners and junctions (including with different base/background materials), cracks and joints in background/base using ARDEX SCRIM

EXECUTION

715 MOISTURE CONTENT OF WOOD AND WOOD-BASED BOARDS

- Moisture content on delivery: To suit internal conditions, noting in particular the heating system
- Temperature and humidity: During delivery, storage, fixing and to handover maintain conditions to suit specified moisture contents of timber components.

COMPLETION

910 GENERAL

- Doors and drawers: Accurately aligned, not binding. Adjusted to ensure smooth operation.
- Ironmongery: Checked, adjusted and lubricated to ensure correct functioning.

N11
Domestic kitchen fittings, furnishings and equipment
Revision P2

Section Revision History

No.	Purpose	
P1	Draft HPA submission	27th Nov 2015
P2	HPA submission	15th Dec 2015

N11 Domestic kitchen fittings, furnishings and equipment

PRODUCTS

311 BASE UNITS

- Manufacturer: Rixonway Kitchens Limited, Shaw Cross Business Park, Dewsbury, West Yorkshire, WF12 7RD.
 - Product reference: Various, to suit dimensions/configuration indicated on design drawings.
- Door fronts:
 - Plain, flush doors as indicated on the design drawings.
 - Material: BB/BBB Birch/Beech Plywood.
 - Finish and colour: Clear finish as M60.
 - Other requirements: Form continuous, recessed finger pull handles.
- Side panels and shelves:
 - Material: Manufacturer's standard wood-effect laminate.
 - Finish and colour: To match plywood doors.
- Accessories:
 - Note that 'corner' base units should be installed where required, both at actual corners and where indicated at the end of straight runs. These units should be adapted so that any fixed panels on the front of the unit are replaced with plywood panels that match the doors, including recessed finger pull, so that there is a continuous array of matching doors and fixed panels across the base units.
 - Include recycling bins as required by the Client's Technical Standards.

312 BASE UNITS BELOW NON-STANDARD WORKTOP

- As clause N11/311, but in addition adjust carcasses to suit non-standard height, width or depth of worktop or sink above.

313 DOUBLE HEIGHT BASE UNITS

- Stacked storage cupboards as clauses N11/311, to suit existing recess. Adjust carcasses to suit non-standard height, width or depth of recess. Note orientation of finger pull details.

314 DRAWER UNIT

- Manufacturer: Rixonway Kitchens Limited, Shaw Cross Business Park, Dewsbury, West Yorkshire, WF12 7RD.
 - Product reference: Various, to suit dimensions/configuration indicated on design drawings.
- Drawer fronts:
 - Plain, flush drawers as indicated on the design drawings.
 - Material: BB/BBB Birch/Beech Plywood.
 - Finish and colour: Clear finish as M60.
 - Other requirements: Form continuous, recessed finger pull handles.
- Side panels and shelves:
 - Material: Manufacturer's standard wood-effect laminate.
 - Finish and colour: To match plywood doors.
- Accessories: Soft close cushioning pads.

321 WALL UNITS

- Manufacturer: Rixonway Kitchens Limited, Shaw Cross Business Park, Dewsbury, West Yorkshire, WF12 7RD.
 - Product reference: Various, to suit dimensions/configuration indicated on design drawings.
- Doors and drawer fronts:
 - Plain, flush doors as indicated on the design drawings.
 - Material: [BB/BBB Birch/Beech plywood].
 - Finish and colour: Clear finish as M60.
 - Other requirements: Form continuous, recessed finger pull handles.
- Side panels and shelves:
 - Material: Manufacturer's standard wood-effect laminate.
 - Finish and colour: To match plywood doors.
- Accessories: Include concealed soffit lighting to worktop below.

341 HARDWOOD WORKTOP

- Material: Solid Beech, finger jointed staves, selected for consistent colour.
- Arrises: Form pencil rounding to all exposed arrises.
- Support: Base units. Where not available, form support from vertical plywood panel as indicated on drawings, finished to match all other visible plywood..
- Other requirements: Masons' mitre to all changes in direction.

342 HARDWOOD SHELF

- Narrow section of worktop, to form capping to part-height walls. Specification as clause 341

351 SINKS, TAPS, TRAPS AND WASTES

- Sinks:
 - Manufacturer: Franke UK Ltd, West Park, MIOC, Styal Road, Manchester, M22 5WB. 0161 436 6280.
 - Product reference: Mythos MMX 611 RH.
 - Configuration: Sink with recessed drainer.
 - Material: Stainless steel .
- Taps: TBC.
 - Manufacturer: Franke UK Ltd, as above.
 - Product reference: Atlas.
 - Operation: Deck mounted mixer tap.
 - Material: Chromed steel.
- Wastes, traps: To meet Camden Council Technical Standards

381 TRAY STORE

- Line rear, base and side (where side is against wall, rather than cupboard or drawer unit) of recesses to form tray stores.
 - Material: BB/BBB Birch/Beech plywood.

395 SEALANT

- Colour:
 - Against tiling: White or brown, to Tenant's choice
 - Against flooring: White or grey, to Tenant's choice .

EXECUTION

630 INSTALLING UNITS AND WORKTOPS

- General: Well fitting, stable and secure.

COMPLETION

910 GENERAL

- Doors and drawers: Accurately aligned, not binding. Adjusted to ensure smooth operation.
- Ironmongery: Checked, adjusted and lubricated to ensure correct functioning.

N13
Sanitary appliances and fittings
Revision P2

Section Revision History

No.	Purpose	
P1	Draft HPA submission	27th Nov 2015
P2	HPA submission	15th Dec 2015

N13 Sanitary appliances and fittings**PRODUCTS**

- 307 RESTORE SINK
- Scope: Clean sink, repair faulty taps, replace missing/damaged wastes, plugs with new to match original.
 - Wastes, traps: To suit Camden Council Technical Standards
- 308 RESTORE SINK WITH HARDWOOD SURROUND
- Scope: Clean sink and drainer, repair faulty taps, replace missing/damaged wastes, plugs with new to match original. Repair existing hardwood frame around sink, replacing any missing or broken elements. Refinish to match original.
 - Wastes, traps: To suit Camden Council Technical Standards
- 317 REPLICA SINK
- Scope: Replace sink and drainer, taps, wastes, plugs with new to match original, using salvaged elements from elsewhere on the Estate where possible. Note that all sinks from A1 flats will be available for use in A3 flats.
 - Water supply fittings: Bridge mixer tap.
 - Water supply temperature (maximum), flow rate (maximum): To suit Camden Council Technical Standards.
 - Wastes, traps: To suit Camden Council Technical Standards
- 318 REPLICA SINK WITH HARDWOOD SURROUND
- Scope: Replace sink and drainer, taps, wastes, plugs with new to match original, using salvaged elements from elsewhere on the Estate where possible. If no original sinks are available, use new sink as section N11. Note that hardwood frame will be replaced by new bespoke storage unit as section N11.
 - Water supply fittings: Bridge mixer tap.
 - Water supply temperature (maximum), flow rate (maximum): To suit Camden Council Technical Standards.
 - Wastes, traps: To suit Camden Council Technical Standards
- 336 WASH BASINS
- Manufacturer: Twyford Bathrooms, Lawton Road, Alsager, Stoke-on-Trent, ST7 2DF.
 - Product reference: Option 550mm OT4212 Washbasin with Option Pedestal OT4910.
 - Water supply fittings:
 - Manufacturer: Bristan Group, Pooley Hall Drive, Birch Coppice Business Park, Dordon, Tamworth B78 1SG.
 - Product reference: Value Lever Basin Taps ceramic disc.
 - Other: Low flush aerator or flow regulated taps.
 - Wastes, traps: To suit Camden Council Technical Standards
- 337 WASH BASINS (REDUCED SIZE)
- Reduced size handrinse basin, specification as N13/376, except product reference: Refresh 360mm Washbasin RE4811WH (one hole) or RE4812WH (two holes).

- 356 BATHS
- Manufacturer: Twyford Bathrooms, Lawton Road, Alsager, Stoke-on-Trent ST7 2DF.
 - Product reference: Celtic Steel Bath.
 - Size: 1600 x 700 mm.
 - Water supply fittings: Bristan Group, Pooley Hall Drive, Birch Coppice Business Park, Dordon, Tamworth B78 1SG.
 - Product reference: Value Lever Shower Tap Ceramic Disc.
 - To include connection to shower head
 - Wastes, traps: To suit Camden Council Technical Standards
 - Accessories:
 - Shower head and wall fixing
 - Shower rail: Contractor's choice
 - White nylon shower curtain: Contractor's choice.
- 357 BATHS (REDUCED LENGTH)
- As N13/356, except:
 - Size: 1500 x 700 mm.
- 376 WCS AND CISTERNS
- Close coupled WC and cistern
 - Pan:
 - Manufacturer: Twyford Bathrooms, Lawton Road, Alsager, Stoke-on-Trent ST7 2DF.
 - Product reference: Classic Pan Low Level CC1138WH.
 - Colour: White.
 - Seat and cover:
 - Manufacturer: As Pan.
 - Product reference: Jersey PL Toilet Seat.
 - Finish/ Colour: White.
 - Cistern:
 - Manufacturer: As Pan.
 - Product reference: Classic Cistern LL CC2841WH.
 - Finish/ Colour: To match pan.
 - Flush pipe, pan connector, accessories: To suit Camden Council Technical Standards.
Note water-saving dual-flush requirement.
- 377 WCS AND CONCEALED CISTERNS
- Back to wall WC, specification as N13/376, except concealed cistern
- 463 TOILET PAPER HOLDERS
- Chrome-plated toilet paper holder, to suit Camden Council Technical Standards
- 467 TOWEL RAILS
- Chrome-plated towel rail, to suit Camden Council Technical Standards

EXECUTION**610 INSTALLATION GENERALLY**

- Assembly and fixing: Surfaces designed to falls to drain as intended.
- Fasteners: Nonferrous or stainless steel.
- Supply and discharge pipework: Fix before appliances.
- Fixing: Fix appliances securely to structure. Do not support on pipework.
- Jointing and bedding compounds: Recommended by manufacturers of appliances, accessories and pipes being jointed or bedded.
- Appliances: Do not use. Do not stand on appliances.
- On completion: Components and accessories working correctly with no leaks.
- Labels and stickers: Remove.

613 COMPATIBILITY OF COMPONENTS

- General: Each sanitary assembly must consist of functionally compatible components, preferably obtained from a single manufacturer.
 - Exceptions: Water supply fittings, wastes and traps.

710 INSTALLING TAPS

- Fixing: Secure against twisting.
- Seal with appliance: Watertight.
- Positioning: Hot tap to left of cold tap as viewed by user of appliance.

P

Building fabric sundries

P20
Unframed isolated trims/ skirtings/ sundry items
Revision P2

Section Revision History

No.	Purpose	
P1	Draft HPA submission	27th Nov 2015
P2	HPA submission	15th Dec 2015

P20 Unframed isolated trims/ skirtings/ sundry items

- 121 RESTORE SKIRTING
- Existing skirting repainted, with new portions of matching profile spliced in as necessary to replace missing sections or to conceal new wiring routes.
 - Joinery quality softwood or plywood
 - Profile: To match existing.
 - Finished size: Generally to match existing. Increased thickness (22mm boards) where wiring routes to be concealed .
 - Finish as delivered: Prepared and primed for satin paint as M60.
 - Fixing: Concealed..
 - Additional requirements: Chase wiring route into rear of new skirting where required.
- 123 RESTORE PLINTH
- Scope: Restore top surface of original plinth, comprising wood board with hardwood front edge. Replace missing or damaged elements, refinish.
 - Quality of wood and fixing:
 - Species: As original.
 - Class: As original.
 - Profile: Pencil rounded edges.
 - Finish as delivered: One coat clear finish, as section M60.
 - Fixing: Concealed.
 - Additional requirements: Form new, concealed wiring route within plinth where required.
- 125 RESTORE PIPE BOXING
- Scope: Restore original pipe boxing. Replace sections as necessary, using matching materials.
 - Finish as delivered: Prepared and primed for satin paint as M60.
 - Fixing: As original.
- 131 REPLICA COPING
- Scope: Form replica profile to match original precast concrete copings, in joinery grade softwood
 - Finish as delivered: Prepared and primed for satin paint as M60.
 - Fixing: Concealed.
- 141 PAINTED KICKBOARD
- Painted plywood or joinery grade softwood kickboard, to match original skirtings.
 - Finish as delivered: Prepared and primed for satin paint as M60.
 - Fixing: Concealed.

EXECUTION

- 515 INSTALLATION GENERALLY
- Joinery workmanship: As section Z10.
 - Straight runs: To be in one piece, or in long lengths with as few joints as possible.
 - Running joints: Location and method of forming to be agreed where not detailed.
 - Joints at angles: Mitre, unless shown otherwise.
 - Position and level: To be agreed where not detailed.

525 MOISTURE CONTENT OF WOOD AND WOOD-BASED BOARDS

- Moisture content on delivery: [To suit internal conditions, noting in particular the heating system]
- Temperature and humidity: During delivery, storage, fixing and to handover maintain conditions to suit specified moisture contents of timber components.

Z

Building fabric reference specification

Z10
Purpose made joinery

Section Revision History

No.	Purpose	
P2	HPA submission	15th Dec 2015

Z10 Purpose made joinery

- 110 FABRICATION
- Standard: To BS 1186-2.
 - Sections: Accurate in profile and length, and free from twist and bowing. Formed out of solid unless shown otherwise.
 - Machined surfaces: Smooth and free from tearing, wooliness, chip bruising and other machining defects.
 - Joints: Tight and close fitting.
 - Assembled components: Rigid. Free from distortion.
 - Screws: Provide pilot holes.
 - Screws of 8 gauge (4 mm diameter) or more and screws into hardwood: Provide clearance holes.
 - Countersink screws: Heads sunk at least 2 mm below surfaces visible in completed work.
 - Adhesives: Compatible with wood preservatives applied and end uses of timber.
- 120 CROSS SECTION DIMENSIONS OF TIMBER
- General: Dimensions on drawings are finished sizes.
 - Maximum permitted deviations from finished sizes:
 - Softwood sections: To BS EN 1313-1:-
Clause 6 for sawn sections.
 - Hardwood sections: To BS EN 1313-2:-
Clause 6 for sawn sections.
Clause NA.3 for further processed sections.
- 140 MOISTURE CONTENT
- Wood and wood based products: Maintained within range specified for the component during manufacture and storage.
- 250 FINISHING
- Surfaces: Smooth, even and suitable to receive finishes.
 - Arrises: Eased unless shown otherwise on drawings.
 - End grain in external components: Sealed with primer or sealer as section M60 and allowed to dry before assembly.