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NOTES:
ALL STONE SETTING OUT INDICATIVE
TO BE DETERMINED ON SITE WITH ARCHITECT

FLOOR FINISH KEY

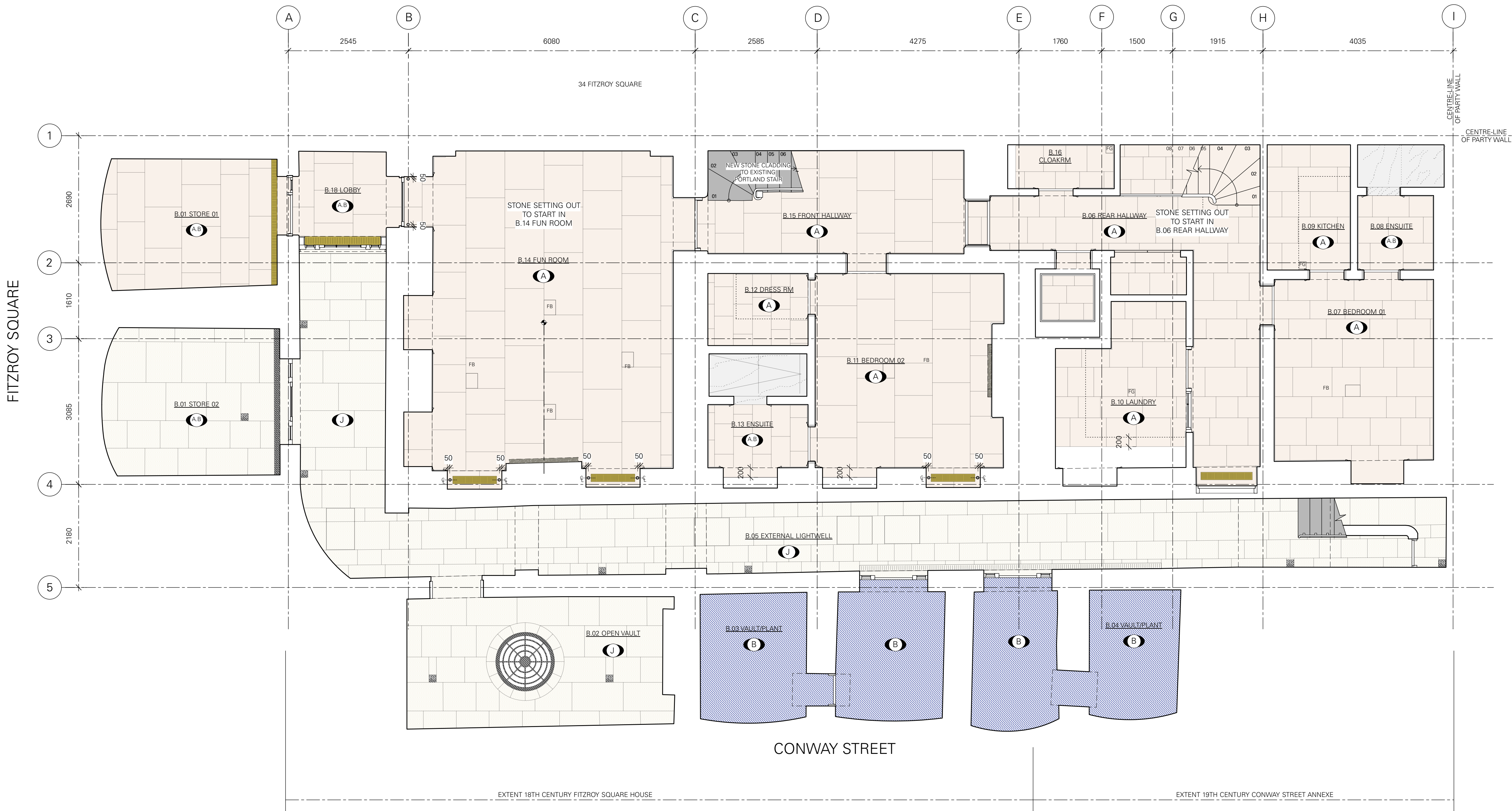
- STONE
- TYPE 01 - RECLAIMED FRENCH LIME STONE
TCA SCHEDULE 950 - 952
 - TYPE 02 - EXISTING YORK STONE (EXTERNAL)
TCA SCHEDULE 955
 - TYPE 03 - NEW PORTLAND STONE
TCA SCHEDULE 950 - 952
 - TYPE 04 - EXISTING (RETAINED)
TCA SCHEDULE 950 - 952
 - TYPE 04A - EXISTING (RELOCATED)
TCA SCHEDULE 950 - 952
 - TYPE 04B - RECLAIMED TO MATCH EXISTING
TCA SCHEDULE 950 - 952
 - TYPE 05 - RECLAIMED TIMBER
TCA SCHEDULE 950 - 952
 - TYPE 06 - SELECTED MARBLE
TCA SCHEDULE 956
 - TYPE 07 - PLANTROOM FLOORING MEMBRANE
TCA SCHEDULE 950
- HEARTH STONE
- LIMESTONE
TCA SCHEDULE 991
 - CARRARA MARBLE
TCA SCHEDULE 991
 - IRISH FOSSIL
TCA SCHEDULE 991
- METAL DETAILING
- TRENCH GRILLE - RAL 7015
 - TRENCH GRILLE - UNLACQUERED BRASS
 - CAST IRON GRILLE / STAIR

FLOOR SETTING OUT DATUM & DIRECTION

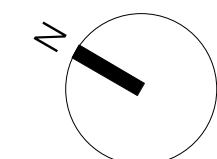
FLOOR BOX (FB) / FLOOR GULLEY (FG)
FLOOR BOXES TCA SCHEDULE 984

FLOOR LIGHTS
LDI SPECIFICATION SP01

FLOOR TYPE KEY
TCA SCHEDULE 710 - 711



1 PROPOSED LOWER GROUND FLOOR
1:50 @ A1, 1:100 @ A3



SCALE 1:50 @ A1 / 1:100 @ A3
0 1 2 3 4 5m

sp PLANNING - Pursuant To LB Condition 3d 23/12/2020 P0

DRAWN BY / REVISION DATE NO.

PLANNING SCALE: 1:50

PROPOSED
LOWER GROUND FLOOR
FLOORING SETTING OUT
FL400 P0
SHEET NO. REVISION

33 FITZROY SQUARE
LONDON W1T 6EU
262
JOB NO.

TC
A

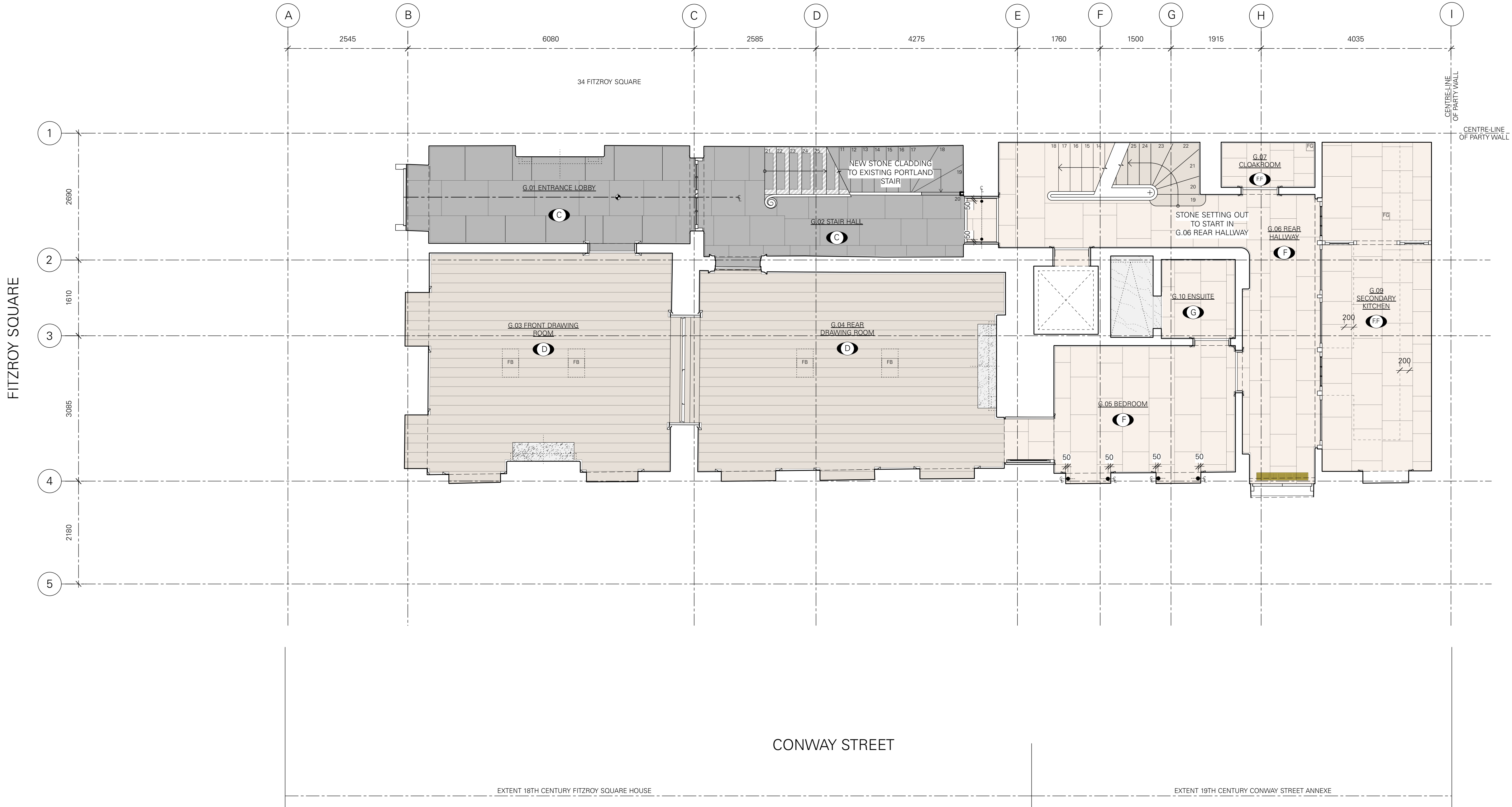
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 - CAST IRON GRILLE / STAIR
- FLOOR SETTING OUT DATUM & DIRECTION
- FLOOR BOX (FB) / FLOOR GULLEY (FG)
FLOOR BOXES TCA SCHEDULE 984
- FLOOR LIGHTS
LDI SPECIFICATION SP01
- FLOOR TYPE KEY
TCA SCHEDULE 710 - 711



sp PLANNING - Pursuant To LB Condition 3d 23/12/2020 P0

DRAWN BY / REVISION DATE NO.

PLANNING SCALE: 1:50

PROPOSED UPPER
GROUND FLOOR
FLOORING SETTING OUT

FL401 P0

SHEET NO. REVISION

33 FITZROY SQUARE
LONDON W1T 6EU

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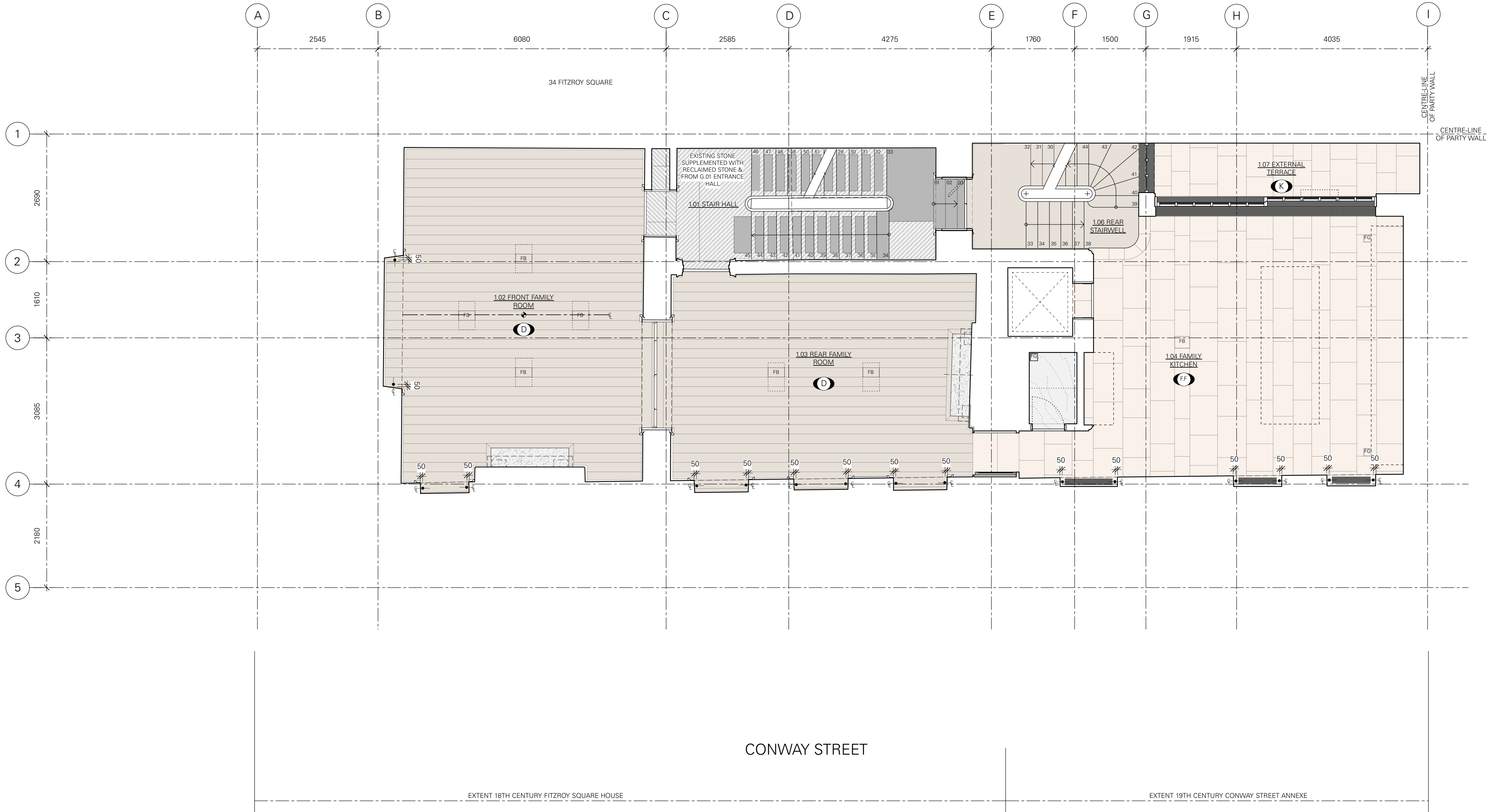
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FLOOR SETTING OUT DATUM & DIRECTION

FLOOR BOX (FB) / FLOOR GULLEY (FG)
FLOOR BOXES TCA SCHEDULE 984

FLOOR LIGHTS
LDI SPECIFICATION SP01

FLOOR TYPE KEY
TCA SCHEDULE 710 - 711



1 PROPOSED FIRST FLOOR PLAN
1:50 @ A1, 1:100 @ A3

sp PLANNING - Pursuant To LB Condition 3d 23/12/2020 P0

DRAWN BY / REVISION DATE NO.

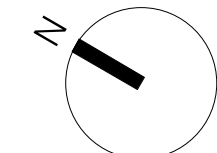
PLANNING SCALE: 1:50

PROPOSED FIRST
FLOOR PLAN
FLOORING SETTING OUT
FL402 P0
SHEET NO. REVISION

33 FITZROY SQUARE
LONDON W1T 6EU
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JOB NO.

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SCALE 1:50 @ A1 / 1:100 @ A3
0 1 2 3 4 5m

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FLOOR FINISH KEY

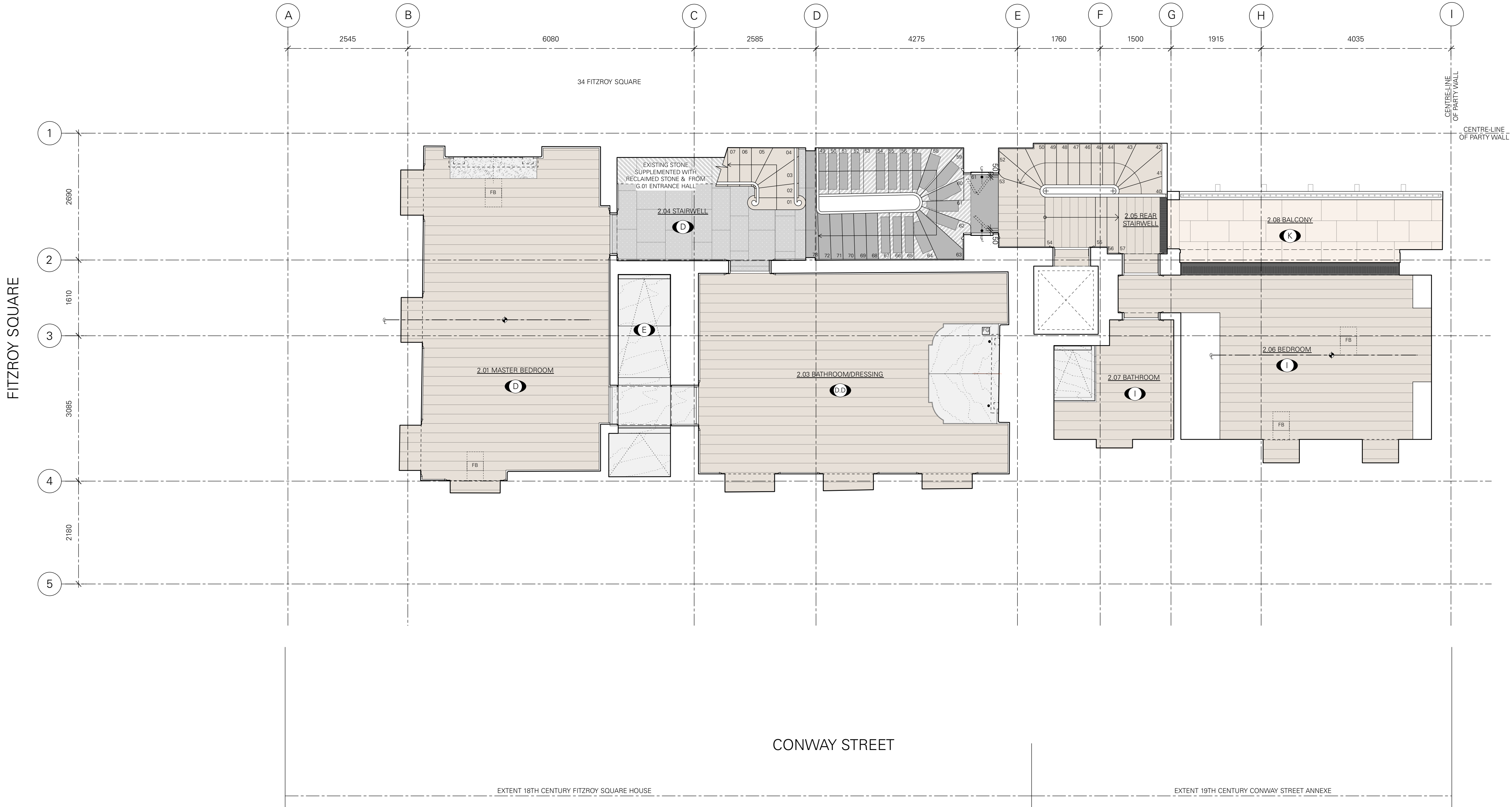
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FLOOR SETTING OUT DATUM & DIRECTION

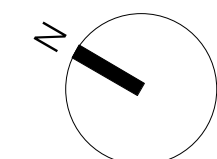
FLOOR BOX (FB) / FLOOR GULLEY (FG)
FLOOR BOXES TCA SCHEDULE 984

FLOOR LIGHTS
LDI SPECIFICATION SP01

FLOOR TYPE KEY
TCA SCHEDULE 710 - 711



1 PROPOSED SECOND FLOOR FLOORING SETTING OUT
1:50 @ A1, 1:100 @ A3



SCALE 1:50 @ A1 / 1:100 @ A3
0 1 2 3 4 5m

sp PLANNING - Pursuant To LB Condition 3d 23/12/2020 P0

DRAWN BY / REVISION DATE NO.

PLANNING SCALE: 1:50

PROPOSED
SECOND FLOOR PLAN
FLOORING SETTING OUT
FL403 P0
SHEET NO. REVISION

33 FITZROY SQUARE
LONDON W1T 6EU
262
JOB NO.

TC
A

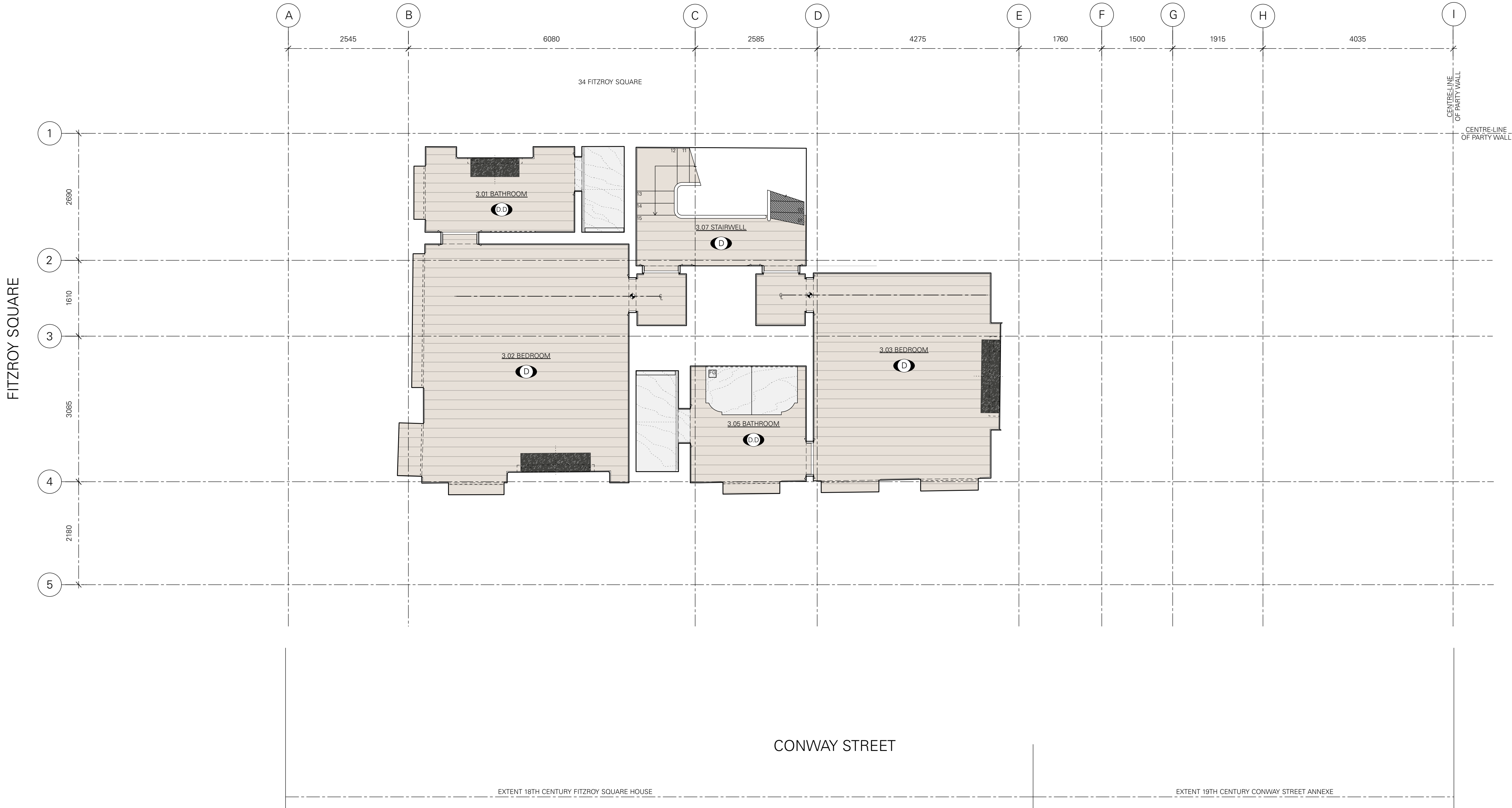
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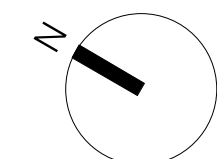
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FLOOR BOXES TCA SCHEDULE 984
- FLOOR LIGHTS
LDI SPECIFICATION SP01
- FLOOR TYPE KEY
TCA SCHEDULE 710 - 711



1 PROPOSED THIRD FLOOR FLOORING SETTING OUT
1:50 @ A1, 1:100 @ A3



SCALE 1:50 @ A1 / 1:100 @ A3
0 1 2 3 4 5m

sp	PLANNING - Pursuant To LB Condition 3d	23/12/2020	P0
DRAWN BY / REVISION		DATE	NO.
PLANNING		SCALE	1:50
PROPOSED THIRD FLOOR PLAN FLOORING SETTING OUT		FL404 P0	
		SHEET NO.	REVISION
33 FITZROY SQUARE LONDON W1T 6EU		262	
		JOB NO.	

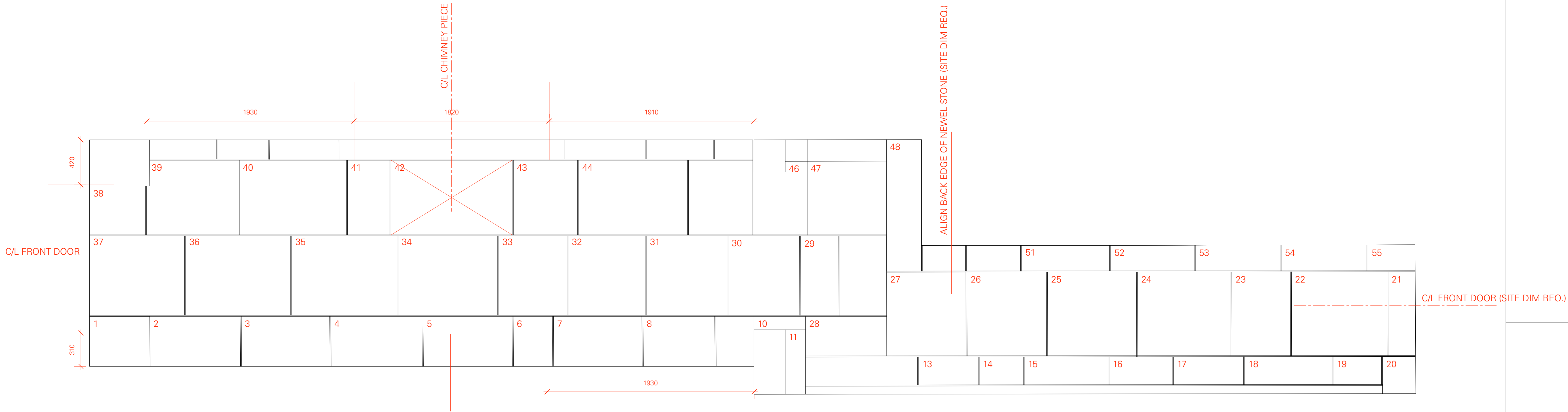
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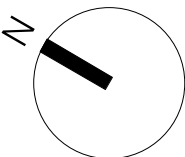
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NOTES.

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2. REFER TO TCA SCHEDULE 928 FOR OPENING UP CONCLUSIONS
3. REFER TO JLP CCTV SURVEY FOR EXISTING BGD ROUTES
4. REFER TO CRUCIAL FOR NON-INVASIVE ASBESTOS REPORT
5. REFER TO HLS REPORT FOR STRUCTURAL INSPECTION ON EXISTING CANTILEVERED STONE STAIRCASE
6. REFER TO WILLIS & ASCOT REPORTS ON THE EXISTING CHIMNEY FLUES
7. REFER TO CSG REPORTS ON EXISTING BUILDING HEAT LOSS SURVEYS



1 EXTG ENTRANCE HALL FLOORING
SCALE 1:20



DRAWN BY / REVISION	DATE	NO.
SURVEY	SCALE.	1:20
EXISTING ENTRANCE HALL FLOORING	050 SHEET NO.	* REVISION
33 FITZROY SQUARE LONDON W1T 6EU	262 JOB NO.	

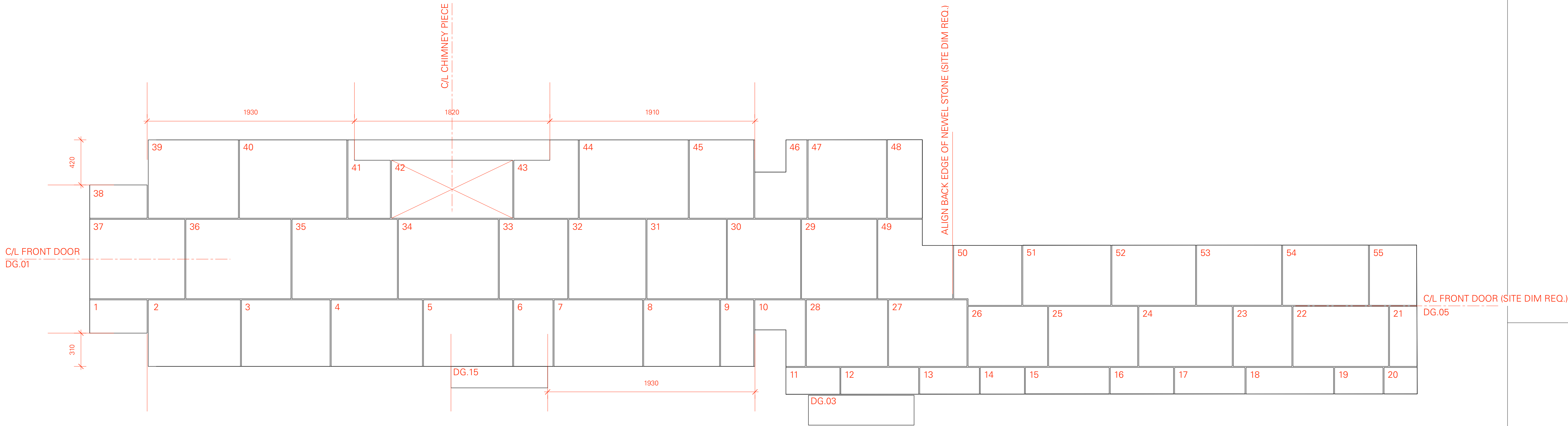
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PROPOSED LAYOUT (DWG FL401.1) - RELEVANT INFO

TCA COMMENTS
1. STONE NUMBERING (DESIGN INTENT - MATCH EXISTING No.33 STONE SIZES. IN SOME CASES THIS MAY ONLY BE ONE DIMENSION)
2. MAIN DOOR - CENTRE LINE POSITION (DESIGN INTENT REF: No.6 FITZROY SQUARE)
3. FIRE PLACE - CENTRE LINE POSITION (DESIGN INTENT REF: No.6 FITZROY SQUARE)
4. DOOR TO ANNEXE - CENTRE LINE POSITION (DESIGN INTENT REF: No.6 FITZROY SQUARE)
5. MAIN STAIR - ALIGNMENT TO BOTTOM TREAD (DESIGN INTENT REF: No.6 FITZROY SQUARE)

1 PROPOSED G.01 ENTRANCE HALL FLOORING
SCALE 1:20

sp PLANNING - Pursuant To LB Condition 3d 23/12/2020 P0

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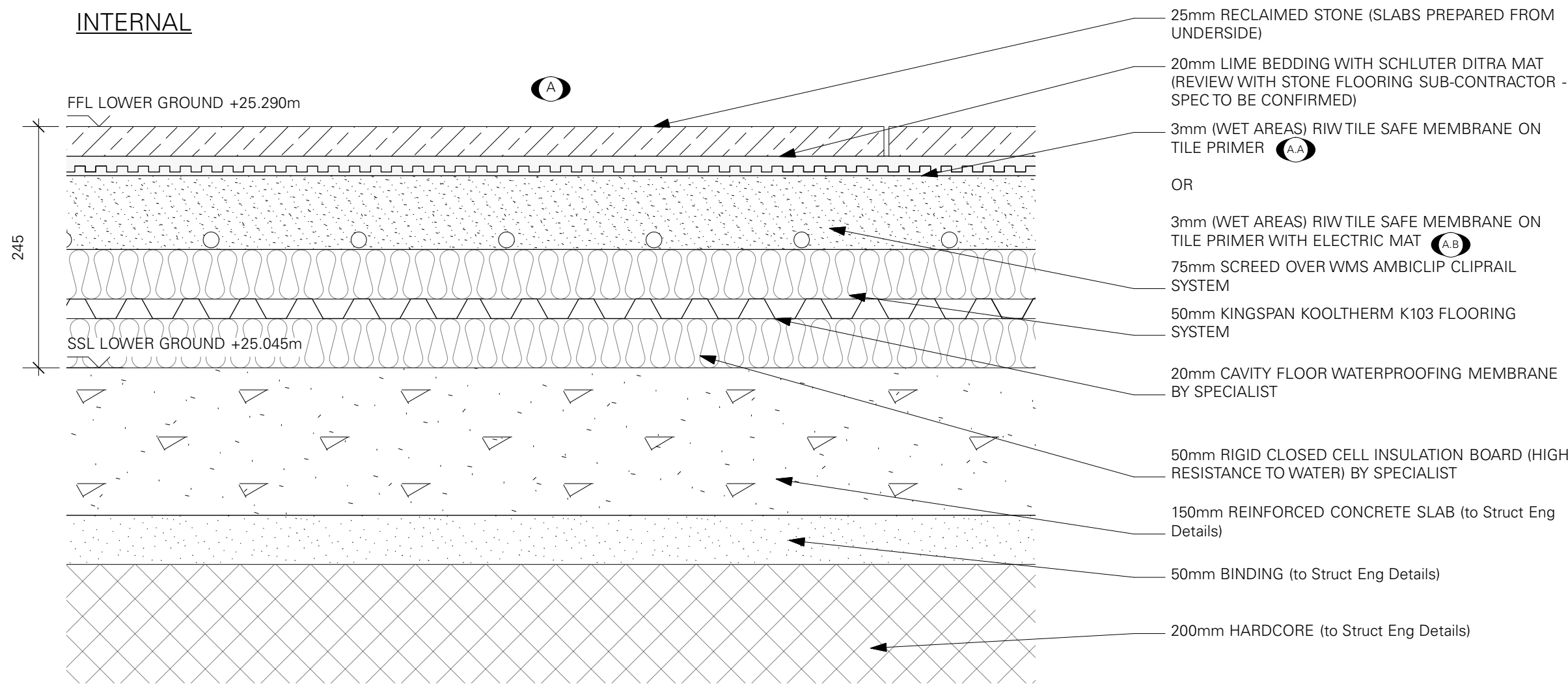
PLANNING SCALE. 1:20

PROPOSED G.01 ENTRANCE HALL FLOORING
FL401.1P0
SHEET NO. REVISION.

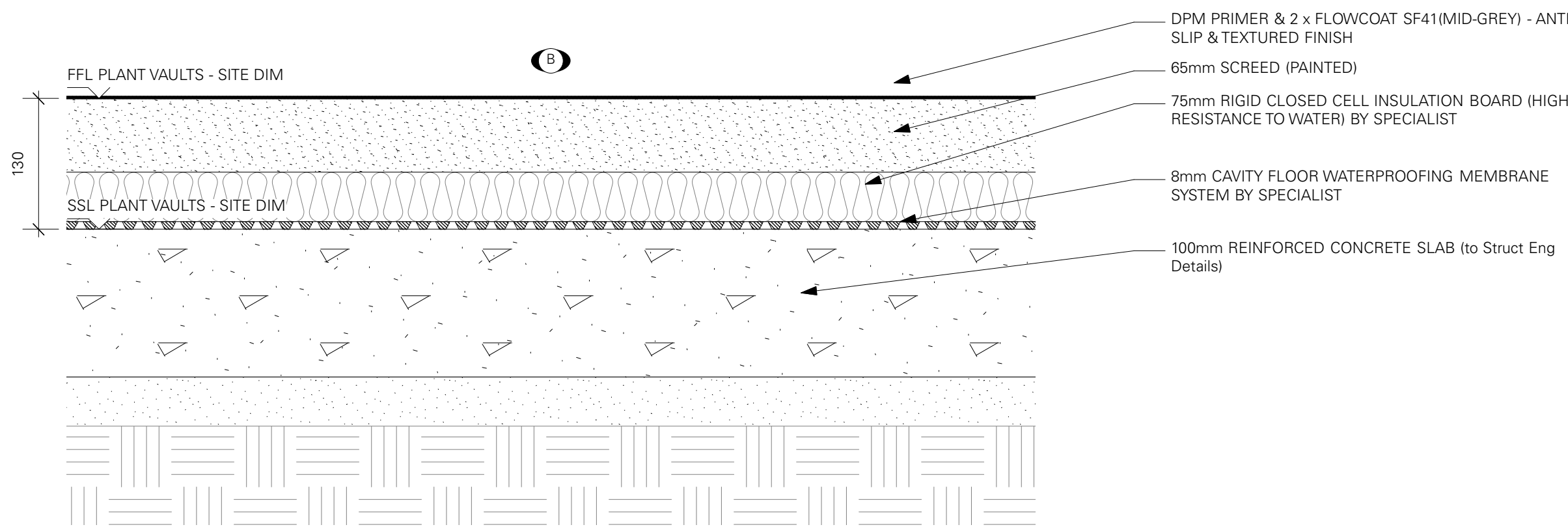
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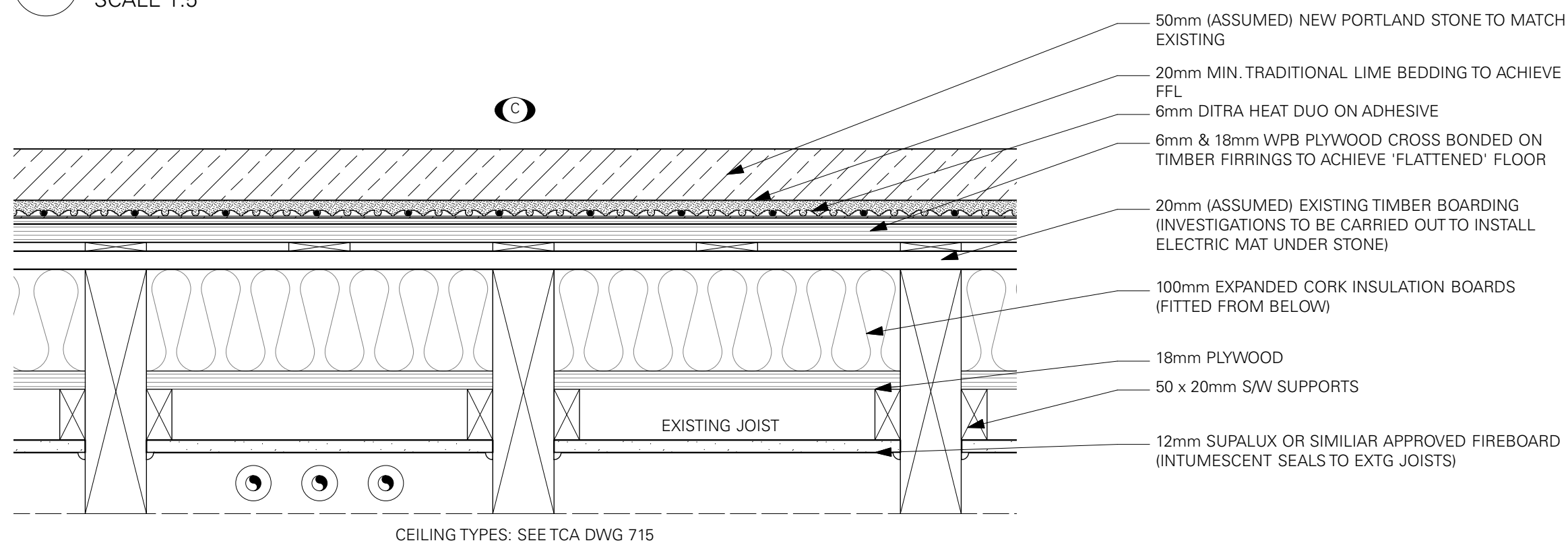
INTERNAL



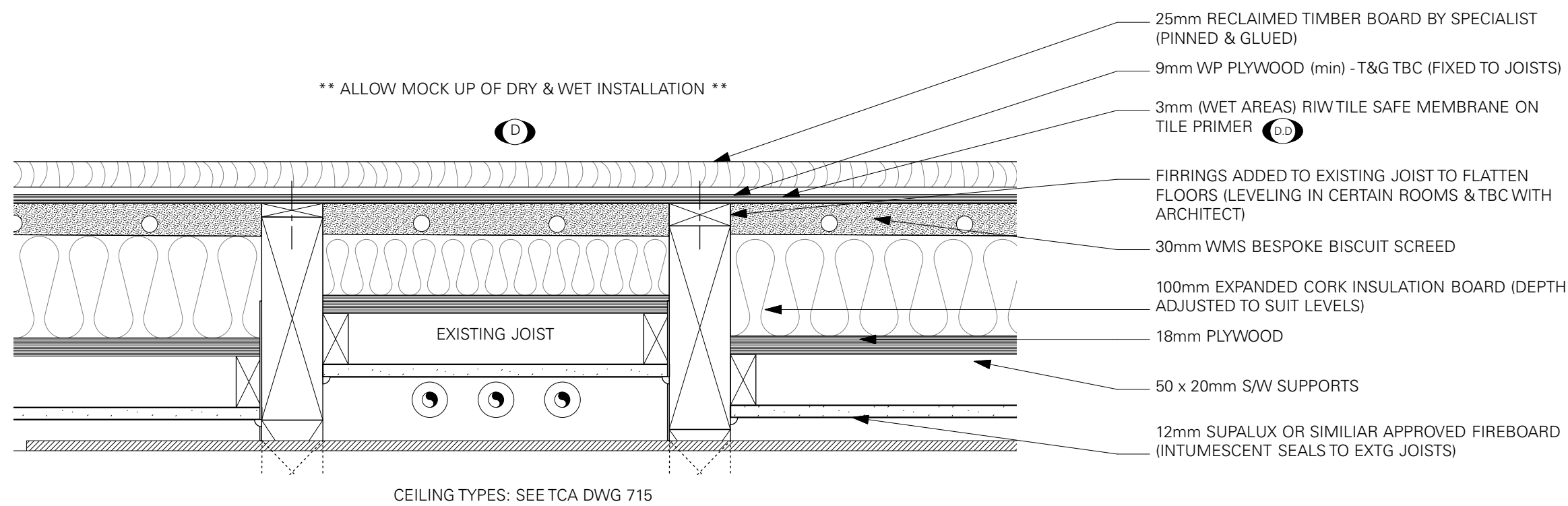
1 TYPE A - BASEMENT SLAB
SCALE 1:5



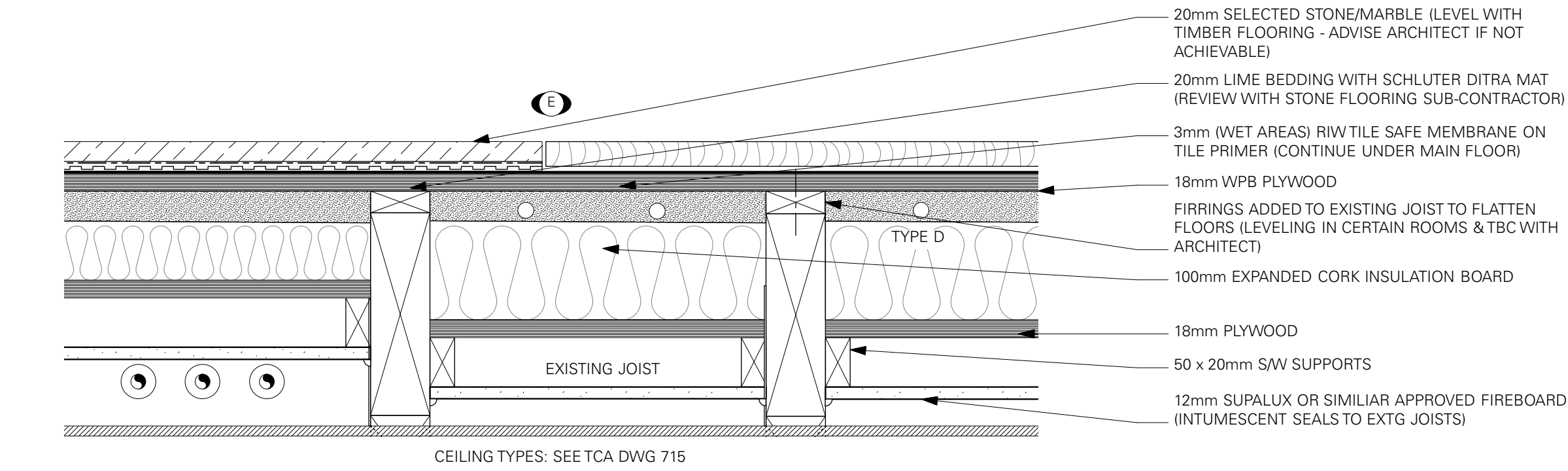
2 TYPE B - PLANT VAULT FLOOR
SCALE 1:5



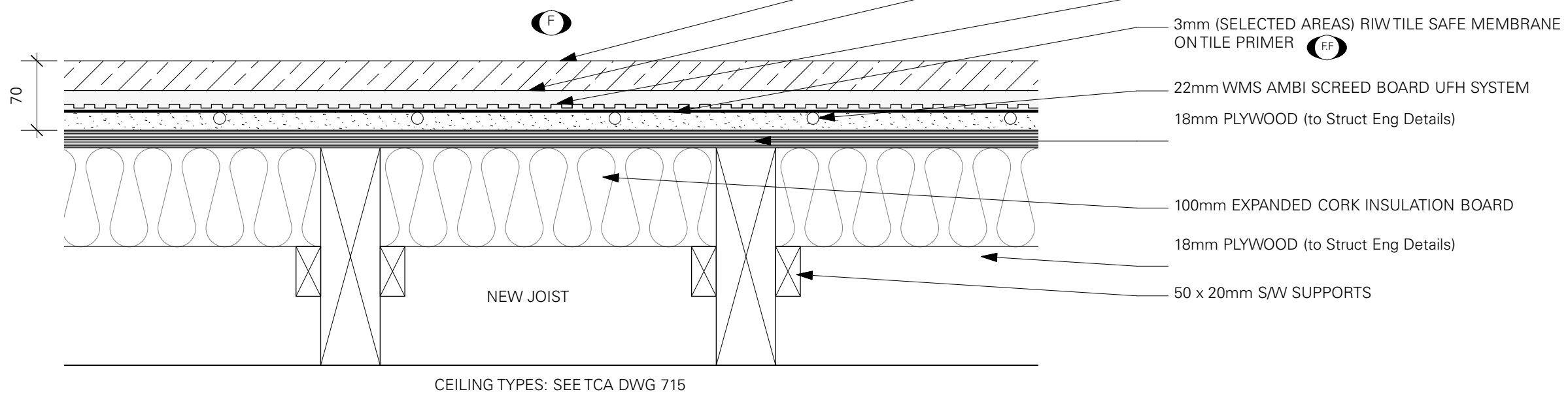
3 TYPE C - 18th C - EXISTING STONE FLOORING
SCALE 1:5



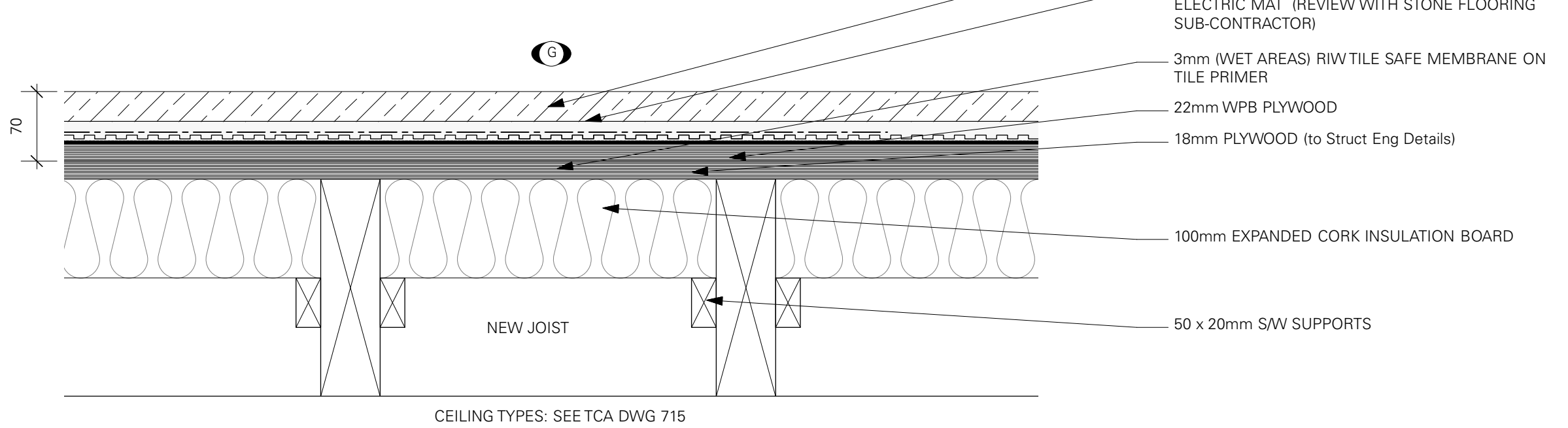
4 TYPE D - 18th C - EXISTING JOIST/RECLAIMED TIMBER
SCALE 1:5



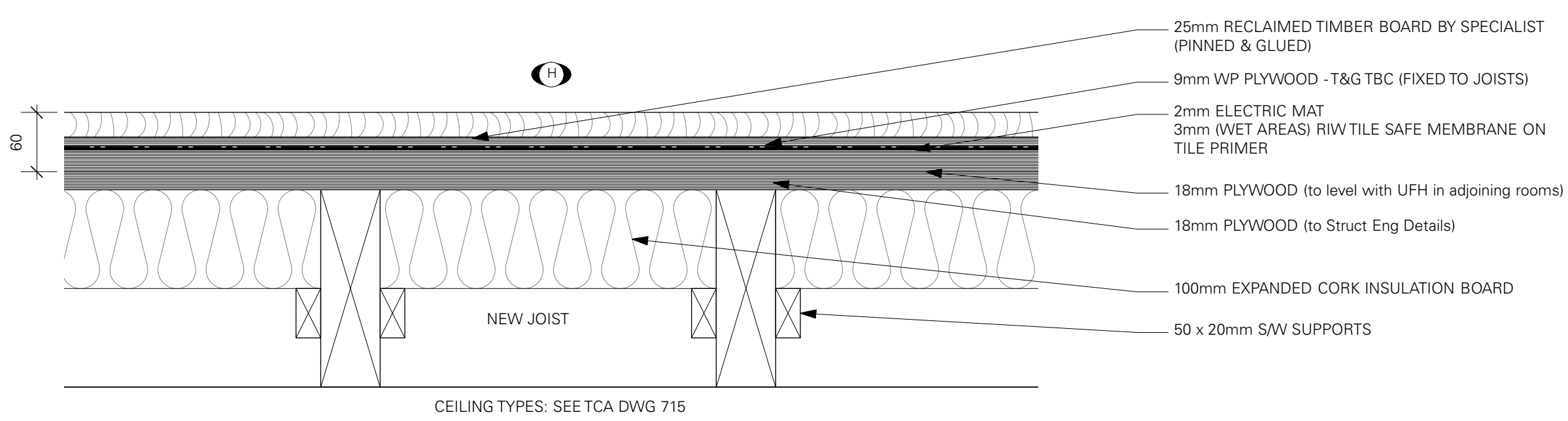
5 TYPE E - 18th C - NEW JOISTS/NEW STONE
SCALE 1:5



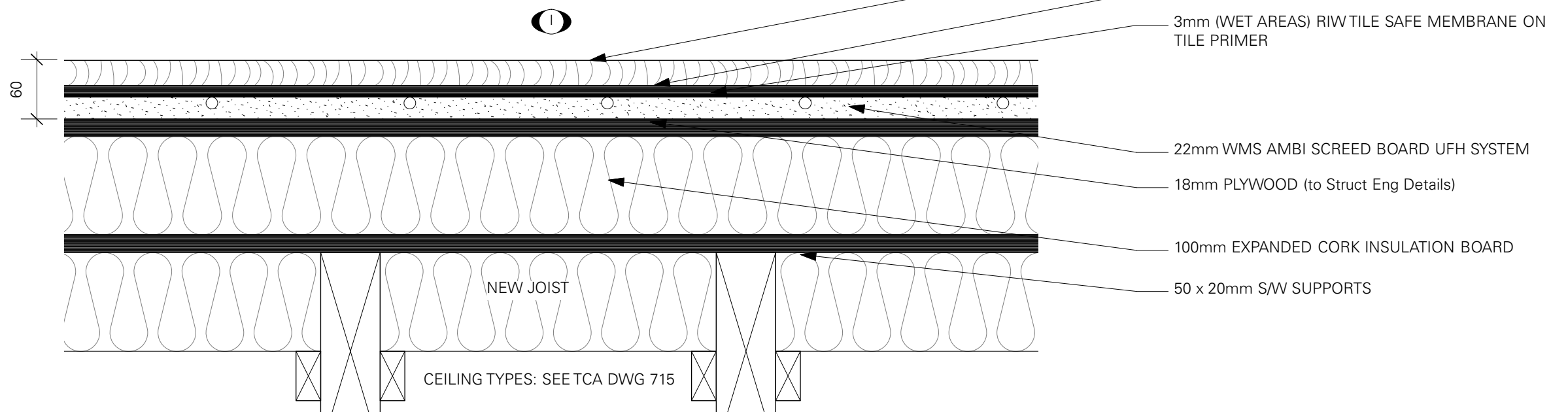
6 TYPE F - 19th C - NEW JOIST/RECLAIMED STONE (UFH)
SCALE 1:5



7 TYPE G - 19th C - NEW JOISTS/RECLAIMED STONE (ELEC MAT)
SCALE 1:5



8 TYPE H - 19th C - NEW JOIST/RECLAIMED TIMBER (ELECT MAT)
SCALE 1:5



9 TYPE I - 19th C - NEW JOISTS/RECLAIMED TIMBER (UFH)
SCALE 1:5

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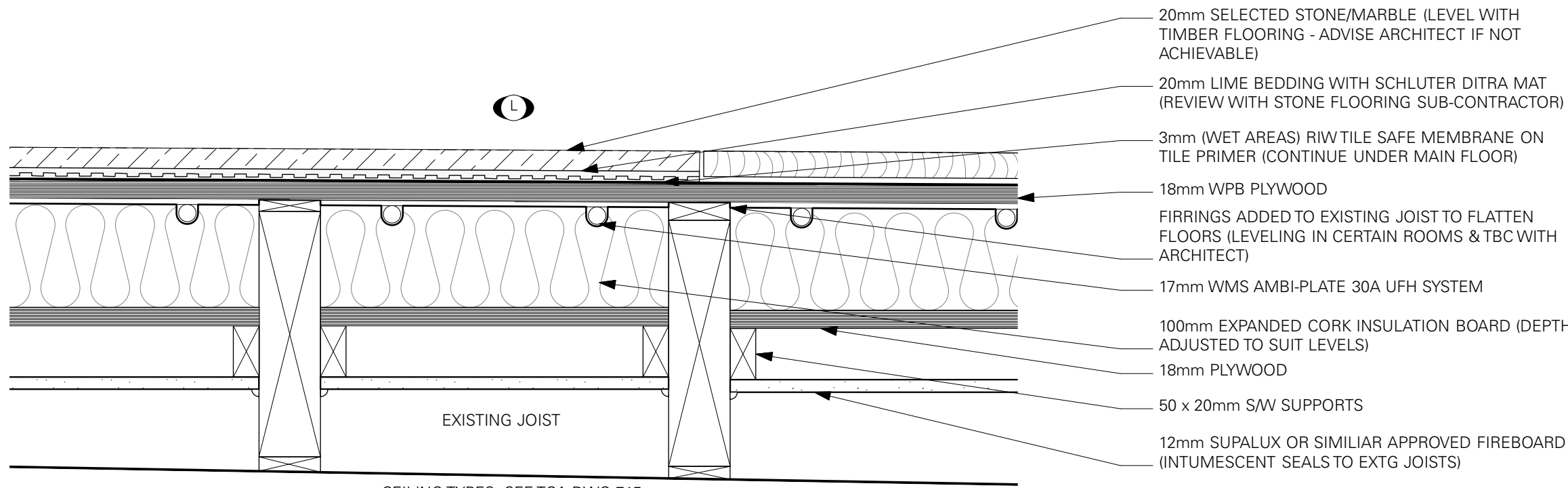
- WALL TYPE LOCATIONS - REFER TO TCA DWG 400-405
- FLOOR TYPE LOCATIONS - REFER TO TCA DWG 400-405
- ROOF TYPE LOCATIONS - REFER TO TCA DWG 405
- CEILING TYPE LOCATIONS - REFER TO TCA DWG RC400-RC404

EXISTING FLOORS/WALL/CEILING TO BE FLATTENED & NOT
LEVELED - ALL SETTING OUT TO BE CONFIRMED WITH ARCHITECT
ON SITE

sp	PLANNING - Pursuant To LB Condition 3d	23/12/2020	P0
DRAWN BY / REVISION		DATE	NO.
PLANNING		SCALE:	1:5
PROPOSED DETAILS FLOOR BUILD UP		710	P0
		SHEET NO.	REVISION.
33 FITZROY SQUARE LONDON W1T 6EU		262	JOB NO.

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CEILING TYPES: SEE TCA DWG 715

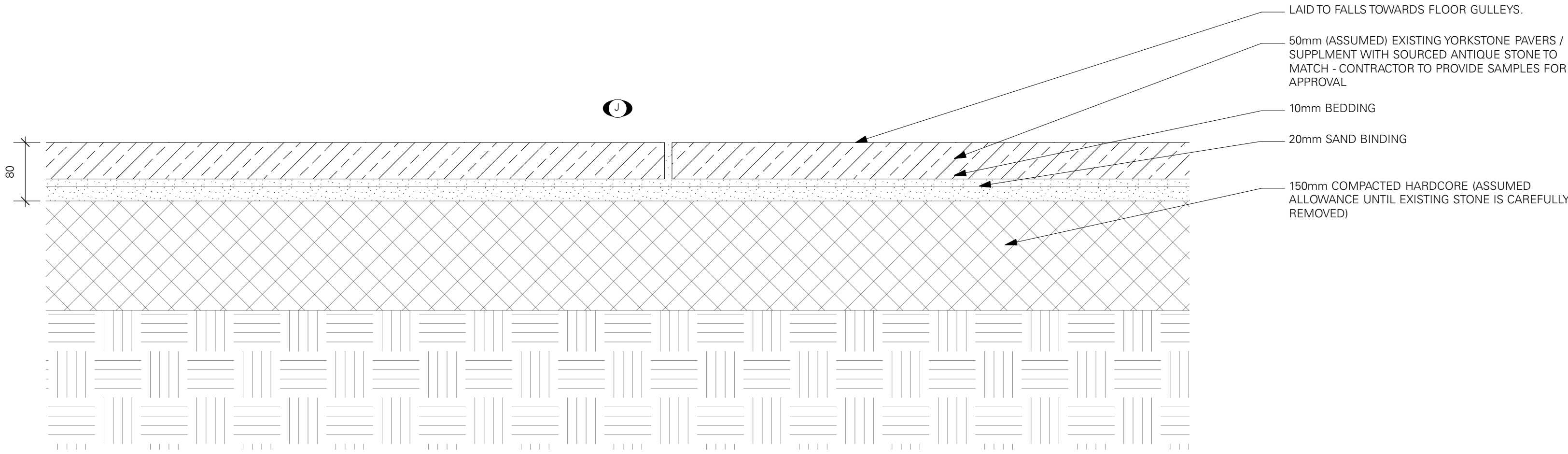
1 TYPE L - EXISTING JOIST/STONE & MARBLE
SCALE 1:5

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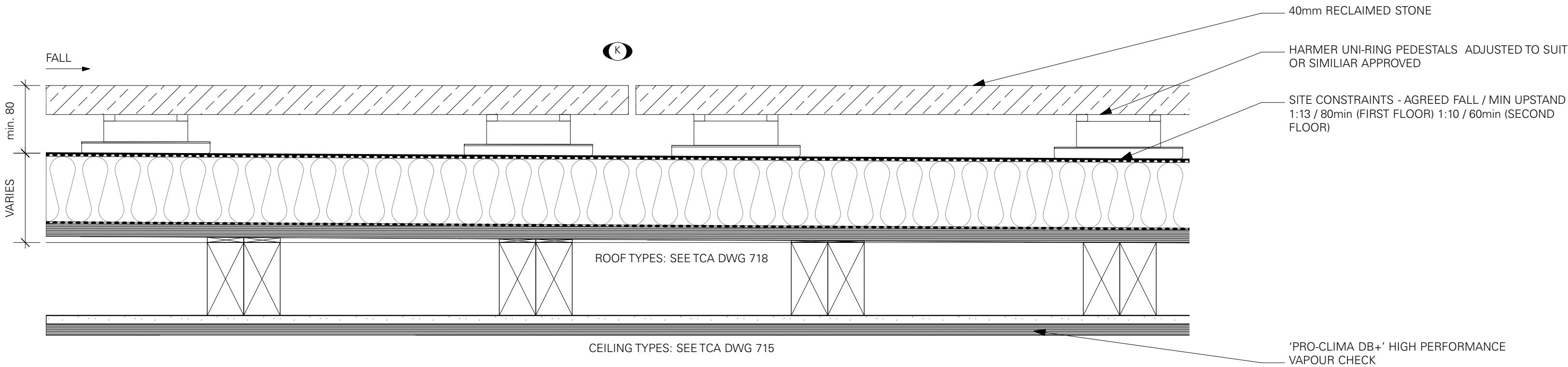
- NOTES.
- WALL TYPE LOCATIONS - REFER TO TCA DWG 400-405
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SHEET NO.		REVISION.	
33 FITZROY SQUARE LONDON W1T 6EU			262
JOB NO.			

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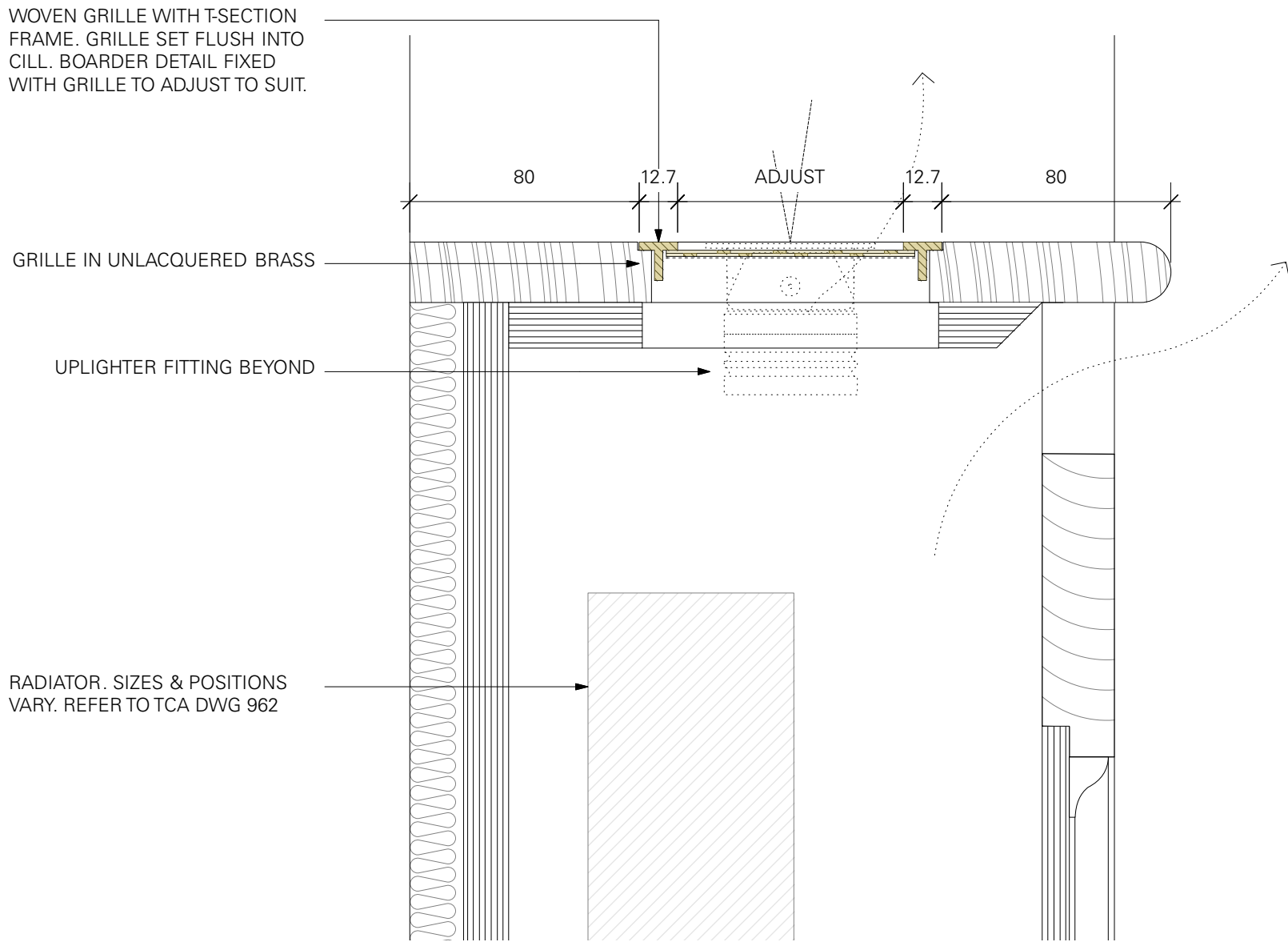


1 TYPE J - EXTERNAL LIGHTWELL STONE PAVERS
SCALE 1:5



2 TYPE K - EXTERNAL - TERRACES
SCALE 1:5

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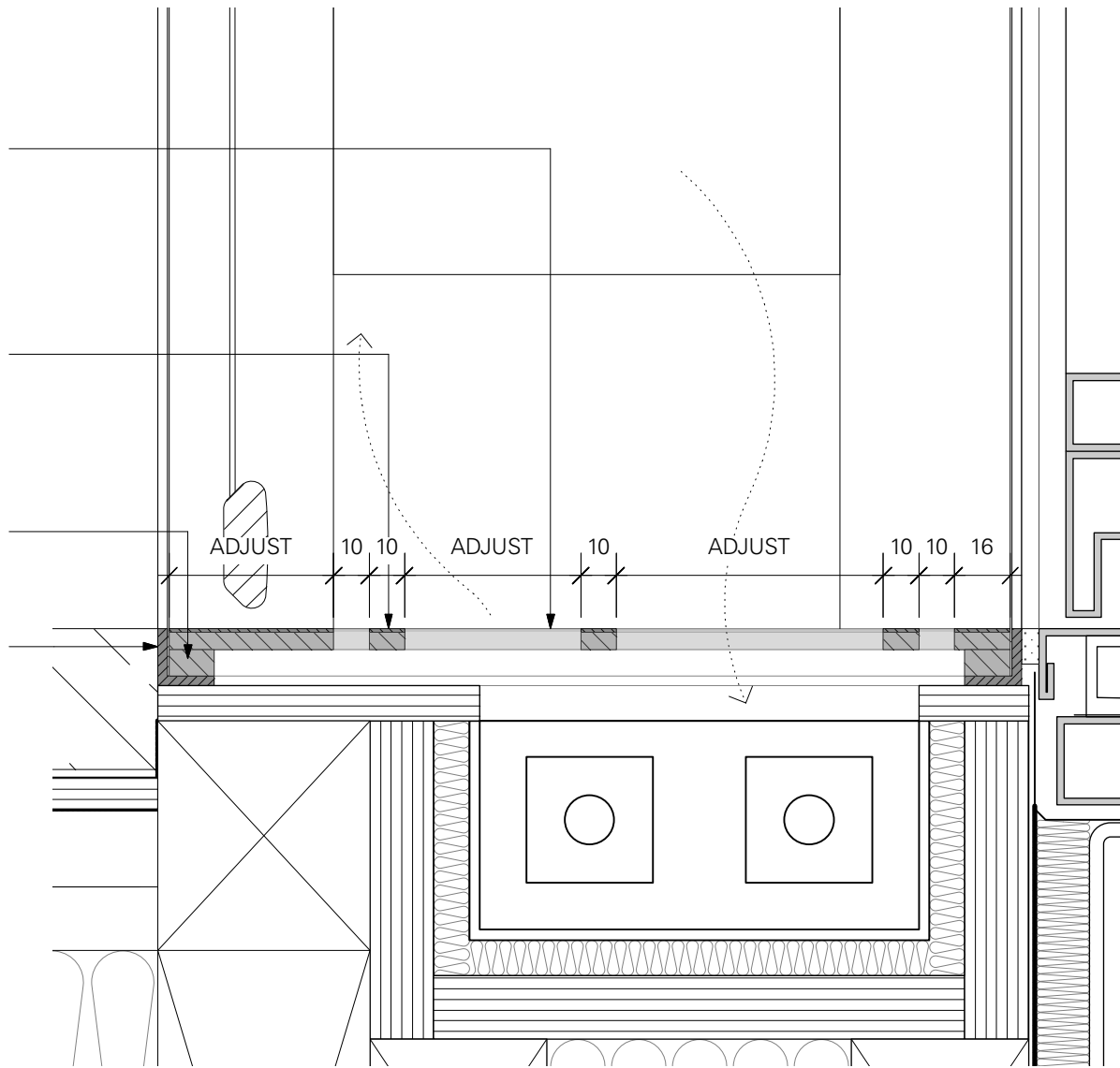
1 Type 01 - WOVEN GRILLE SECTION DETAIL
1:2@A1

GRILLE LIKELY TO BE IN MULTIPLE SECTIONS WITH VISIBLE JOIN LINES. CONTRACTOR TO IDENTIFY CONSTRAINTS, AND TCA TO COORDINATE ALIGNMENTS.

6mm LASER CUT FLAT PLATE TRENCH GRILLE. CONSISTING OF 5mm STEEL PLATE WITH 1mm TEXTURED RAL 7015 FINISH PLATE OR UNLACQUERED BRASS. FINISHED AS PER SCHEDULE 985.

STEEL SPACER TO SIT FLAT PLATE TRENCH GRILLE FLUSH WITH FFL.

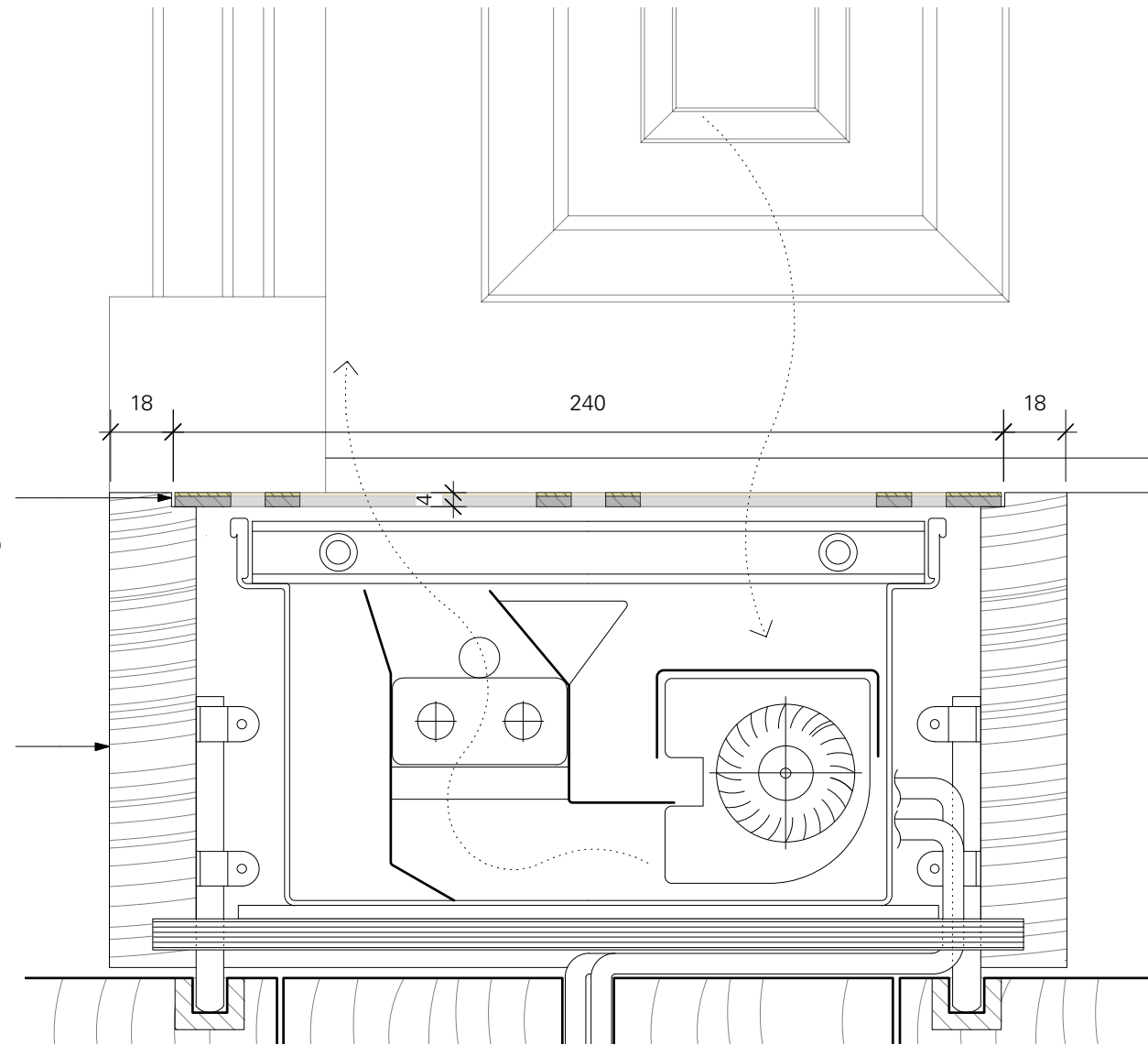
EQUAL ANGLE SECTION TEXTURED RAL 7015 FINISH.



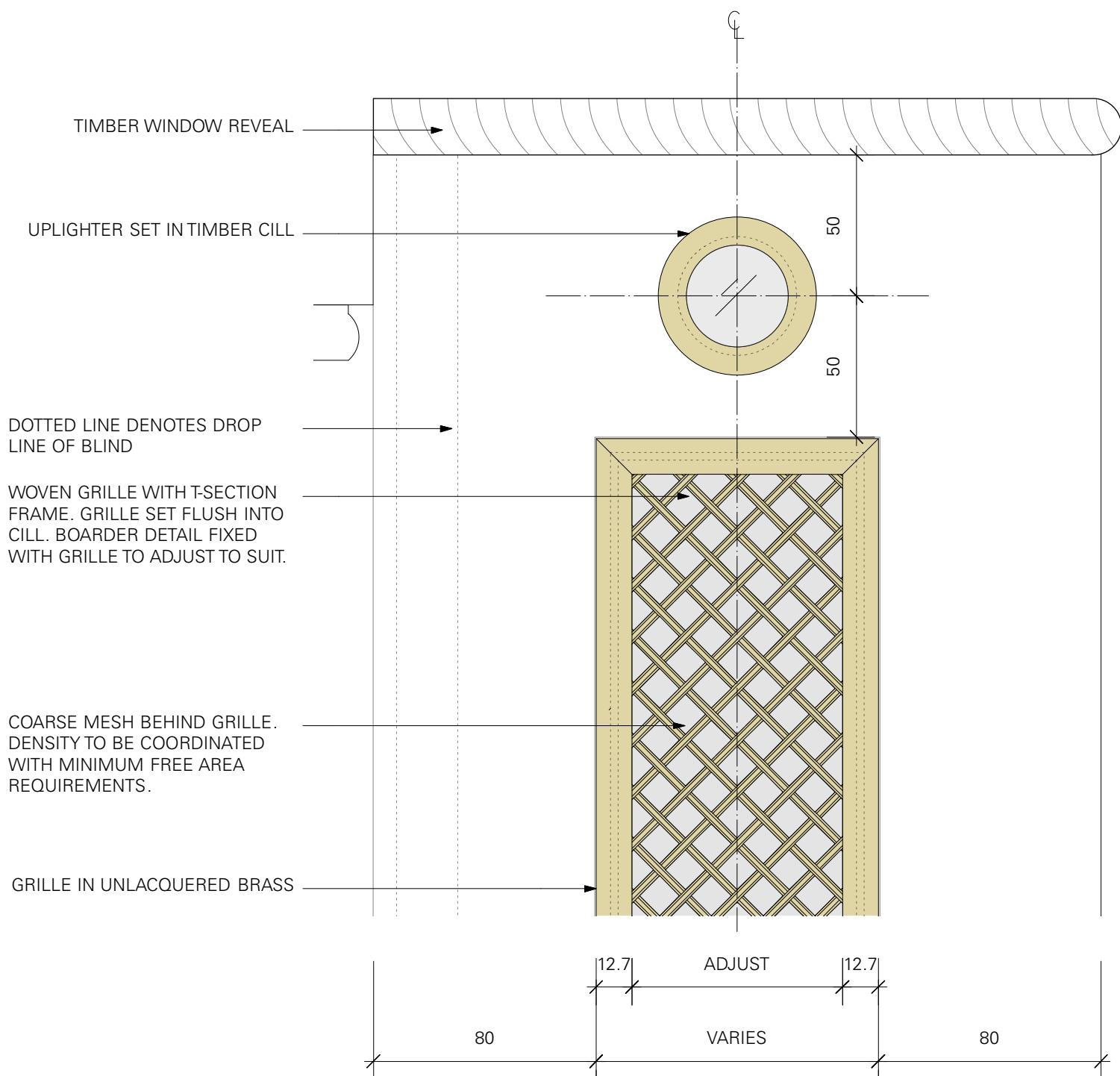
3 Type 02 - FLOOR TRENCH GRILLE - SECTION DETAIL
1:2@A1

4mm LASER CUT GRILLE. CONSISTING OF 3mm STEEL PLATE WITH 1mm UNLACQUERED BRASS FINISH.

FOR DETAILED DRAWINGS AND FURTHER INFORMATION REFER TO TCA DWG 743



5 Type 03 - REMOVABLE RADIATOR GRILLE - SECTION DETAIL
1:2@A1



2 Type 01 - WOVEN GRILLE PLAN DETAIL
1:2@A1

GRILLE LIKELY TO BE IN MULTIPLE SECTIONS WITH VISIBLE JOIN LINES. CONTRACTOR TO IDENTIFY CONSTRAINTS, AND TCA TO COORDINATE ALIGNMENTS.

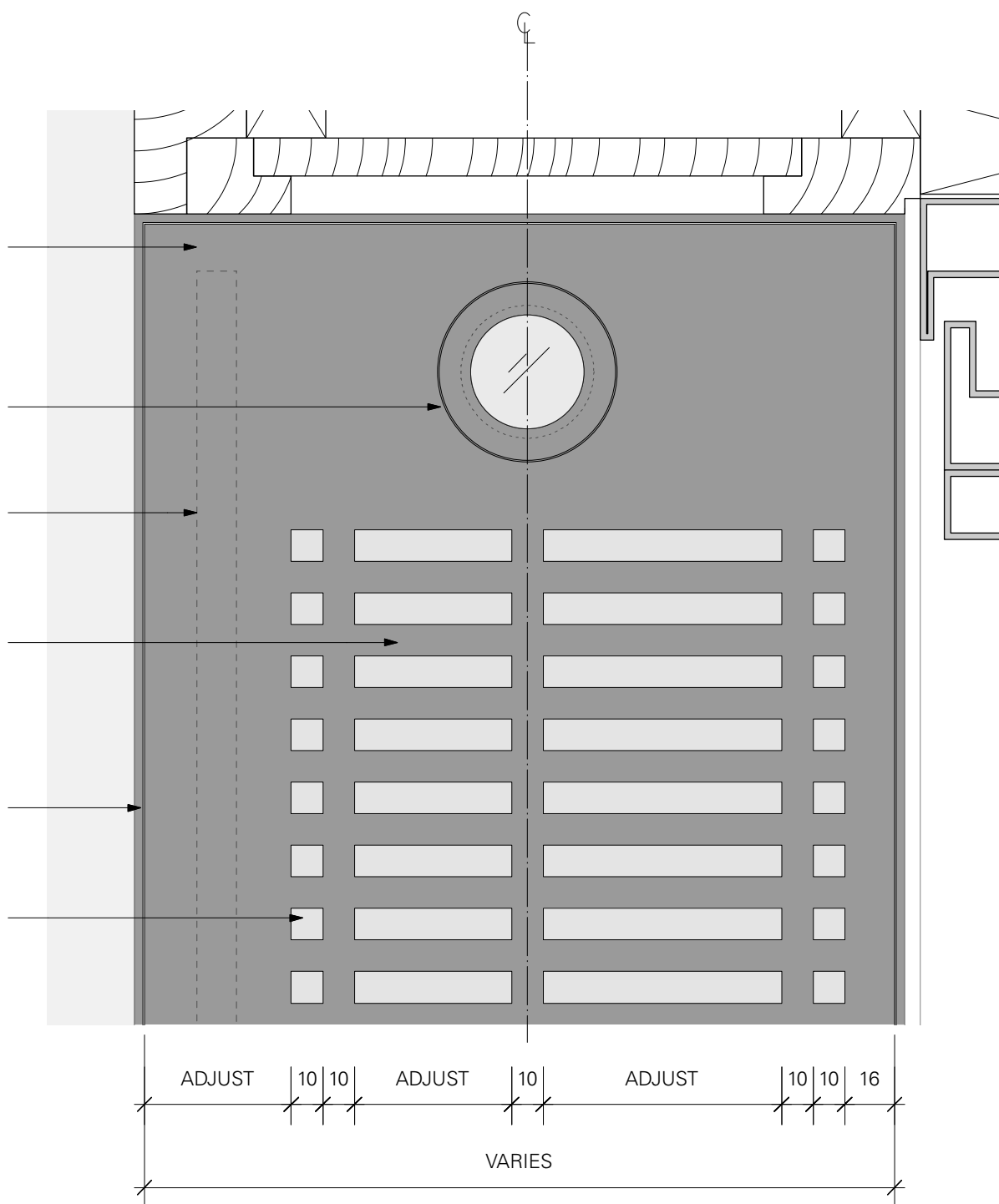
UPLIGHTER CUT IN TRENCH GRILLE. SIZE OF BEZEL ETCHED INTO GRILLE

DOTTED LINE DENOTES DROP LINE OF BLIND

6mm LASER CUT FLAT PLATE TRENCH GRILLE. CONSISTING OF 5mm STEEL PLATE WITH 1mm TEXTURED RAL 7015 FINISH PLATE.

EQUAL ANGLE SECTION TEXTURED RAL 7015 FINISH.

COARSE MESH BEHIND GRILLE. DENSITY TO BE COORDINATED WITH MINIMUM FREE AREA REQUIREMENTS.

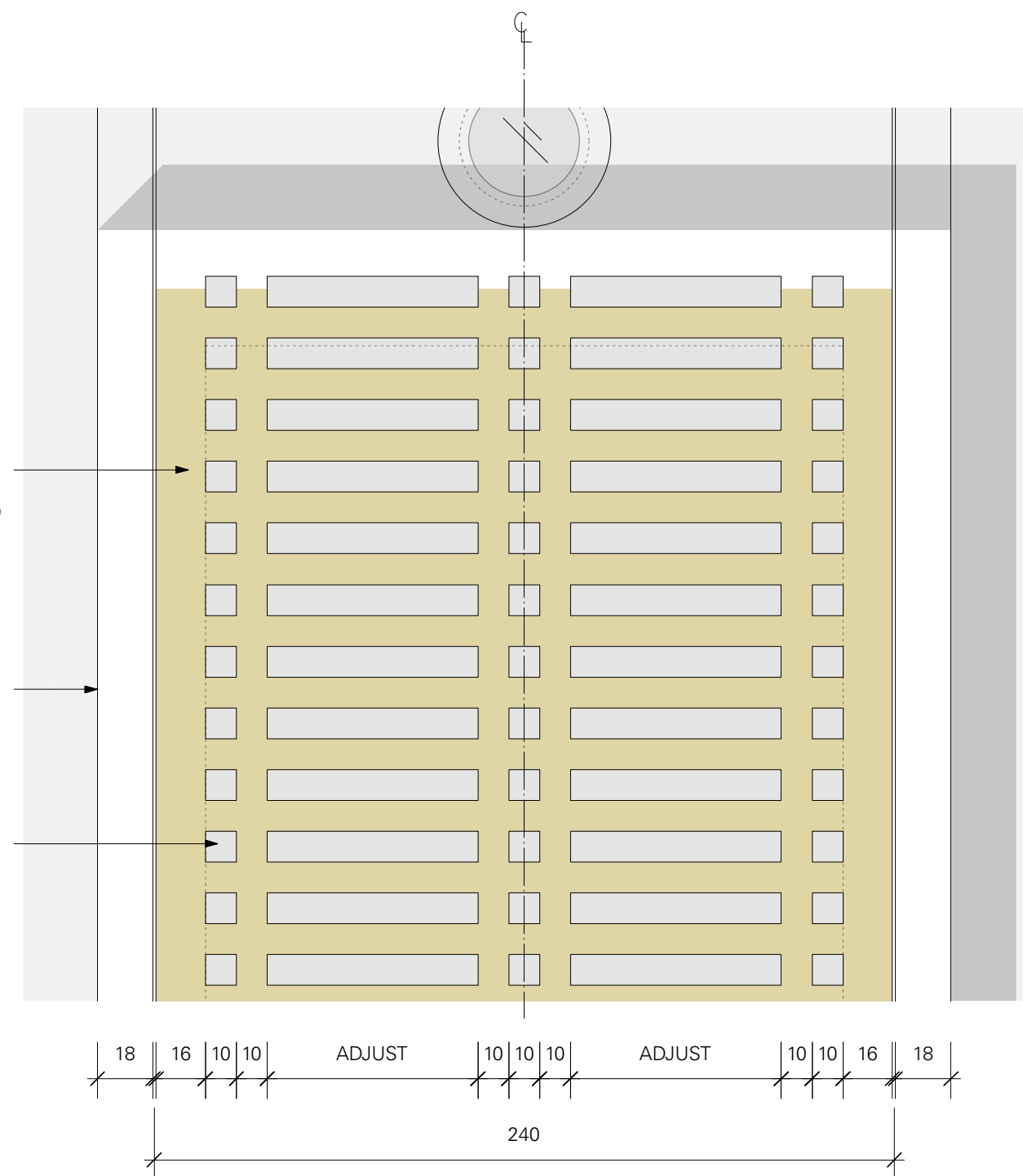


4 Type 02 - FLOOR TRENCH GRILLE - PLAN DETAIL
1:2@A1

4mm LASER CUT GRILLE. CONSISTING OF 3mm STEEL PLATE WITH 1mm UNLACQUERED BRASS FINISH.

FOR DETAILED DRAWINGS AND FURTHER INFORMATION REFER TO TCA DWG 743

COARSE MESH BEHIND GRILLE. DENSITY TO BE COORDINATED WITH MINIMUM FREE AREA REQUIREMENTS.



6 Type 03 - REMOVABLE RADIATOR GRILLE - PLAN DETAIL
1:2@A1

TYPE 01 GRILLE

- MINIMUM 65% FREE AREA REQUIRED AGAINST RADIATOR SIZES. REFER TO TCA DWG 962 FOR RADIATOR SIZES.
- COARSE MESH TO BE ALLOWED FOR AND TOTAL FREE AREA DETERMINED.
- SHORTFALLS TO BE IDENTIFIED & COUNTERACTED IN DENSITY OF WOVEN PATTERN & MESH. OUTCOMES TO BE COORDINATED WITH TCA.

TYPE 02 GRILLE

- MINIMUM 65% FREE AREA REQUIRED AGAINST RADIATOR SIZES. REFER TO TCA DWG 962 FOR RADIATOR SIZES.
- COARSE MESH TO BE ALLOWED FOR AND TOTAL FREE AREA DETERMINED.
- SHORTFALLS TO BE IDENTIFIED & COUNTERACTED IN SIZES OF LASER CUT PENETRATIONS AND MESH. OUTCOMES TO BE COORDINATED WITH TCA.

TYPE 03 GRILLE

- MINIMUM 65% FREE AREA REQUIRED AGAINST RADIATOR SIZES. REFER TO TCA DWG 962 FOR RADIATOR SIZES.
- COARSE MESH TO BE ALLOWED FOR AND TOTAL FREE AREA DETERMINED.
- SHORTFALLS TO BE IDENTIFIED & COUNTERACTED IN SIZES OF LASER CUT PENETRATIONS AND MESH. OUTCOMES TO BE COORDINATED WITH TCA.

NOTES

- TO BE READ IN CONJUNCTION WITH 985 GRILLE SCHEDULE.
- TO BE READ IN CONJUNCTION WITH THE APPROPRIATE GA400 SERIES DRAWING.
- TO BE READ IN CONJUNCTION WITH THE APPROPRIATE SP400 SERIES DRAWINGS.
- TO BE READ IN CONJUNCTION WITH THE APPROPRIATE F400 SERIES DRAWINGS.
- ALL GRILLE DIMENSIONS ARE APPROXIMATE. ALL FINAL DIMENSIONS TO BE GIVEN FROM JOINERY WORKSHOP DRAWINGS FOLLOWING SITE COORDINATION OF WINDOW, DOOR, RADIATOR & LIGHTING COMPONENTS.
- ALL GRILLE DIMENSIONS AND STRUCTURAL OPENINGS TO BE COORDINATED WITH GRILLE FABRICATOR. FABRICATOR TO PRODUCE GRILLE WORKSHOP DRAWINGS.
- SAMPLES TO BE PROVIDED FOR ALL GRILLES BY FABRICATOR.

PE	PLANNING - Pursuant To LB Condition 3d	23/12/2020	PO
CHECK	REVISION NOTES	DATE	REV

33 FITZROY SQUARE
LONDON
W1T 6EU

DETAILS OF RADIATOR GRILLES

PLANNING DRAWING STATUS

262	1:2@A1	745	PO
JOB NO.	SCALE (AS SHOWN)	DRAWING NO.	REV.

TC
A

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email@thomascroft.com
www.thomascroft.com#

Appendix C: Material Specifications (BIOFLEX)

LAYING RANGE / Laying ceramic tiles and natural stone

Bioflex®

Eco-friendly mineral adhesive with an extremely low chemical additive content for high performance bonding with no vertical slip and long open time, for porcelain tiles, ceramic tiles and natural stone. Ideal for use in GreenBuilding.



GREENBUILDING RATING®

Bioflex®

- Category: Inorganic mineral products
- Laying ceramic, porcelain tiles and natural stone



ECO NOTES

- Formulated with locally-sourced minerals meaning lower greenhouse gas emission during transportation
- The white version contains recycled minerals thereby reducing the damage to the environment caused by extracting primary raw materials
- Single-component, avoiding the use of plastic cans reduces CO₂ emissions and the need to dispose of special waste

PRODUCT STRENGTHS

• WITH MINERAL BENTONITE

Bioflex® contains exclusive mineral bentonite which, on contact with the mixing water, transforms into a highly thixotropic adhesive, maintaining shape and thickness under the tile and guaranteeing unbeatably smooth spreading.

• WITH NATURAL NHL LIME

Bioflex® contains mineral cement improved with natural nhl lime, which gives the mix greater plasticity and slide. It prevents thickening in the bucket and reduces the use of chemical additives.

• WITH PLANT LATEX

Bioflex® contains ingredients of plant origin that improve workability and open time. Bioflex® has an extremely low chemical additive content and does not emit dangerous substances and unpleasant odours.



AREAS OF USE

Use

Substrates:

- Cement-based screeds and mortars
- Cellular concrete, for internal use
- Anhydrite screeds
- Plasterboard
- Cement-based and gypsum renders/plasters
- Heated floors

Materials:

- Ceramic tiles
- Klinker
- Porcelain tiles
- Marble and natural stone
- Terracotta
- Various mosaics

Uses:

- Adhesive and finishing
- Terraces and balconies
- Floors and walls
- Swimming pools and fountains
- For internal use - external
- Saunas and spa
- Overlaying
- Domestic

- Waterproofing products
- To overlay existing floors
- Fibro-cement slabs
- Internal insulating and soundproofing panels
- Commercial
- Industrial
- Street furniture
- Marine

Bioflex® Code P981 2020/05 - UK

INSTRUCTIONS FOR USE

Preparation of the substrate

Substrates must comply with BS 5385, parts 1-5, be level, cured, undamaged, compact, rigid, resistant, dry and free from any debonding agents and from damp rising. It is good practice to dampen highly absorbent concrete substrates or apply a coat of Primer A Eco. Anhydrite substrates must have a residual humidity ≤ 0,5 CM-%. Cement-based screeds must have a residual humidity ≤ 2 CM-%. Anchored substrates must comply with BS 8204 and anhydrite must have a residual humidity ≤ 0,3 CM-%.

Adhesive preparation

Mixing water (EN 1348):

- Grey = 25,5% – 28,5% by weight
- White = 27 – 30% by weight

Mixing water on-site

- Grey = 5.4 l/1 bag
- White = 5.7 l/1 bag

The amount of water to be added, indicated on the packaging, is an approximate guide. It is possible to obtain mixtures with consistency of variable thixotropy according to the application to be made.

Application

To guarantee structural adhesion it is necessary to apply a layer of adhesive sufficient to cover the entire back of the coating material. Large, rectangular sizes with sides > 60 cm and low thickness sheets may require adhesive to be applied directly to the back of the material.

Check samples to make sure the adhesive has been transferred to the back of the material.

Create elastic expansion joints:

- = 10 m² in external applications,
- = 25 m² in internal applications,
- every 8 metres in long, narrow applications.

Respect all structural, fractionizing and perimeter joints present in the substrates.

SPECIAL NOTES

Pre-treatment of special substrates

Gypsum-based plasters/renders, anhydrite screeds and cellular concrete, for internal use: Primer A Eco Vinyl sheets for interior use: Keragrip Eco

Please see the technical data sheet on how to use the Primers properly.

Materials and special substrates

Marble and natural stone: materials that are subject to deformation or staining due to water absorption require a quick-setting or reactive adhesive.

Marble and natural stone in general may have characteristics that vary even with reference to materials of the same chemical and physical nature. For this reason it is essential you consult Kerakoll Global Service to request specific indications or to carry out a test on a sample of the material.

In the absence of specific indications from the manufacturer, natural stone slabs with reinforcement layers, in the form of resin coating, polymer mesh, matting, etc. or treatments (for example damp courses, etc.) applied on the laying surface must be tested in advance to ensure they are compatible with the adhesive.

Check for the presence of any really consistent traces of rock dust created during cutting, and remove them if found.

Waterproofing products: adherent and floating polymer sheets, liquid bitumen and tar-based sheets or membranes require application of a laying screed on top.

Special applications

Insulating and soundproofing panels applied using spot adhesion as recommended by the manufacturers.

Plasterboard and fibro-cement slabs must be firmly anchored to specific metal frames.

Do not use

On timber, metal, plastic or resilient materials, deformable substrates or subject to vibrations.

On screeds, plasters/renders, concrete not yet cured and affected by important drying shrinkage.

On organic-based waterproofing products (such as RM according to EN 14891).

On smooth prefabricated concrete.

TECHNICAL DATA COMPLIANT WITH KERAKOLL QUALITY STANDARD

Shelf life	= 12 months in the original packaging in dry environment.	
	Protect from humidity	
Pack	20 kg	
Adhesive thickness	from 2 to 15 mm	
Temperature of the air, substrates and materials	from +5 °C to +35 °C	
Pot life at +23 °C		
- Grey	= 4 hrs	
- White	= 5 hrs	
Open time at +23 °C (Bill tile):		
- Grey	≥ 60 min.	EN 1346
- White	≥ 40 min.	EN 1346

Bioflex® Code P981 2020/05 - UK

Appendix C: Material Specifications

TECHNICAL DATA COMPLIANT WITH KERAKOLL QUALITY STANDARD		
Open time at +35 °C (Bla tile):		
- Grey	≥ 20 min.	EN 1346
- White	≥ 20 min.	EN 1346
Time required until fully frost-proof (Bla tile)		
- from +5 °C to -5 °C	= 8 hrs	
Foot traffic/grouting of joints at +23 °C (Bla tile):		
- Grey	= 16 hrs	
- White	= 16 hrs	
Foot traffic/grouting of joints at +5 °C (Bla tile):		
- Grey	= 40 hrs	
- White	= 50 hrs	
Grouting in walls at +23 °C (Bla tile)		
- Grey	= 12 hrs	
- White	= 12 hrs	
Ready for use at +23 °C / +5 °C (Bla tile)		
- light foot traffic	= 2 – 3 days	
- heavy traffic	= 3 – 7 days	
- swimming pools (+23 °C)	= 14 days	
Coverage per mm thickness:		
- Grey (mixing ratio 27%)	= 1.35 kg/m²	
- White (mixing ratio 28%)	= 1.25 kg/m²	
Values taken at +23 °C, 50% R.H. and no ventilation. Data may vary depending on specific conditions at the building site, i.e. temperature, ventilation and absorbcency level of the substrate and of the materials laid.		

PERFORMANCE		
VOC INDOOR AIR QUALITY (IAQ) - VOLATILE ORGANIC COMPOUND EMISSIONS		
Conformity	EC 1 plus GEV-Emicode	GEV certified 4616/11.01.02
HIGH-TECH		
Shear adhesion (porcelain tiles/porcelain tiles) after 28 days	≥ 1 N/mm²	ANSI A-118.4
Tensile adhesion (concrete/porcelain tiles) after 28 days	≥ 2 N/mm²	EN 1348
Durability test:		
- adhesion after heat ageing	≥ 1 N/mm²	EN 1348
- adhesion after water immersion	≥ 1 N/mm²	EN 1348
- adhesion after freeze-thaw cycles	≥ 1 N/mm²	EN 1348
Working temperature	from -30 °C to +80 °C	
Values taken at +23 °C, 50% R.H. and no ventilation. Data may vary depending on specific conditions at the building site.		

WARNING
<ul style="list-style-type: none">- Product for professional use- abide by any standards and national regulations- do not use the adhesive to correct substrate irregularities greater than 15 mm- protect from direct rainfall for at least 24 hrs- the temperature, ventilation and absorption of the substrate and covering materials, may vary the adhesive workability and setting times- use the right size of toothed spreader for the format of the tile or slab- guarantee a full-bed in all external laying operations- if necessary, ask for the safety data sheet- for any other issues, contact the Kerakoll Worldwide Global Service 01772 456 831 - info@kerakoll.co.uk

The Rating classifications refer to the GreenBuilding Rating® Manual 2012. This information was last updated in April 2020 (ref. GBR Data Report - 05/20); please note that additions and/or amendments may be made over time by KERAKOLL SpA; for the latest version, see www.kerakoll.com. KERAKOLL SpA shall therefore be liable for the validity, accuracy and updating of information provided only when taken directly from its institutional website. The technical data sheet given here is based on our technical and practical knowledge. As it is not possible for us to directly check the conditions in your building yards and the execution of the work, this information represents general indications that do not bind Kerakoll in any way. Therefore, it is advisable to perform a preliminary test to verify the suitability of this product for your purposes.



Flowcoat SF41 (0.35 mm)

A time-proven, cost-effective and high performance, epoxy resin floor coating system with adjustable anti-slip properties.

-  **Low Maintenance:**
End of life surfaces can be over-coated with minimal surface preparation.
-  **Chemical Resistant:**
Protects against a range of acids, alkalis, solvents, alcohol and fuel.
-  **Slip Resistant:**
Slip resistant finish can be tailored to specific client requirements.
-  **Easy to Clean:**
Seamless installation ensures dirt and dust are easily cleaned away.
-  **Temperature Resistant:**
Tolerant of temperatures up to 70°C.



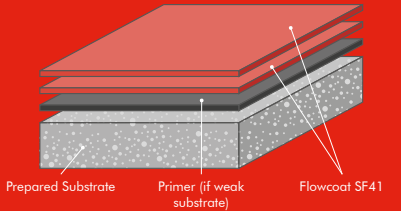
The applied colours may differ from the examples shown. For a full colour chart and samples, contact your local Flowcrete office. Special corporate colours and designs can be produced to special order. Zinc Yellow (RAL 1018), Signal Red (RAL 3001), Black and Off White are available in 6 kg units for use in line marking.

Technical Profile*

FIRE RESISTANCE				
EN 13501-1	B _s -s1			
WEAR RESISTANCE				
EN 13892-5	Abrasion quantity <1 cm ³			
BOND STRENGTH				
EN 13892-8	>2.5 N/mm ²			
SURFACE HARDNESS				
EN 13892-6	285 N/mm ²			
IMPACT RESISTANCE				
EN ISO 6272	10 Nm			
TEMPERATURE RESISTANCE				
Tolerant up to 70°C (intermittent) or 50°C (sustained)				
CAPILLARY ABSORPTION & WATER PERMEABILITY				
EN 1062-3	0.001 kg/m ² × h ^{0.5}			
SLIP RESISTANCE** <small>(in accordance with HSE and UKSRG guidelines)</small>				
BS 7976-2 (typical values for 4-5 rubber slider)	Dry >40 low slip potential			
COMPRESSIVE STRENGTH				
EN 13892-2	>80 N/mm ²			
FLEXURAL STRENGTH				
EN 13892-2	>60 N/mm ²			
TENSILE STRENGTH				
EN 13892-2	>15 N/mm ²			
BS 8204-6 / FeRFA				
Type 3				
SPEED OF CURE		10 °C	20 °C	30 °C
Light Traffic		48 hrs	16 hrs	12 hrs
Full Traffic		72 hrs	48 hrs	40 hrs
Full Chemical Cure		12 days	7 days	7 days

*These figures are typical properties achieved in laboratory tests at 20°C and at 50% Relative Humidity.

**The slipperiness of flooring materials can change significantly, due to the installation process, after short periods of use, due to inappropriate maintenance, longer-term wear and/or surface contaminants (wet or dry). Textured systems are recommended to meet slip resistance value requirements for wet conditions and/or surface contaminants (wet or dry). Please contact our Technical Department for further details and specifications.



For any other information please contact your local Flowcrete Technical Department.

Model Specification

Product	Flowcoat SF41
Finish	Gloss

Preparatory work and application in accordance with manufacturer's instructions.

Products Included In This System

Primer	Flowprime @ 0.25 kg/m ² (if weak substrate)
Coating	Flowcoat SF41 (density 1.4 kg/l) 1 st Coat @ 0.25–0.3 kg/m ² 2 nd Coat @ 0.25–0.3 kg/m ² Coverage rates will vary with surface profile and temperature.
Non-Slip Finishes	Various grades of quartz, aluminium oxide, glass spheres or silicon carbide can be incorporated to provide a textured surface.

Detailed application instructions are available upon request.

Substrate Requirements

Concrete or screed substrate should be a minimum of 25 N/mm², free from laitance, dust and other contamination. The substrate should be dry to 75% RH as per BS8203 and free from rising damp and ground water pressure. If no damp proof membrane is present Hydraseal DPM can be incorporated directly beneath the Flowcoat SF41 system.

Installation Service

The installation should be carried out by a Flowcrete approved contractor with a documented quality assurance scheme. Obtain details of our approved contractors by contacting our customer service team or enquiring via our website www.flowcrete.co.uk

Aftercare

Clean regularly using a single or double headed rotary scrubber drier in conjunction with a mildly alkaline detergent.

Flowcrete products are guaranteed against defective materials and manufacture and are sold subject to our standard 'Terms and Conditions of Sale', copies of which can be obtained on request.

Environmental Considerations

The finished system is assessed as non-hazardous to health and the environment. The long service life and seamless surface reduce the need for repairs, maintenance and cleaning.

Environmental and health considerations are controlled during manufacture and application of the products by Flowcrete staff and fully trained and experienced contractors.

Note

No resin system is totally colour fast and may change colour over time (exhibits a yellowing effect). Colour change depends on the UV light and heat levels present and hence the rate of change cannot be predicted. This is more noticeable in very light colours but does not compromise the product's physical or chemical resistance characteristics. We have endeavoured to adopt colours within our standard range which minimise this change.

Intensively coloured products (e.g. hair colourants, medical disinfectants etc.) and plasticizer migration (e.g. from rubber tyres) can lead to irreversible discolouration in the surface. Please contact our Technical Services Department for further advice.

Flowcrete's products are guaranteed against defective materials and manufacture and are sold subject to its standard Terms and Conditions of Sale, copies of which can be obtained on request. Any suggested practices or installation specifications for the composite floor or wall system (as opposed to individual product performance specifications) included in this communication (or any other) from Flowcrete UK Ltd constitute potential options only and do not constitute nor replace professional advice in such regard. Flowcrete UK Ltd recommends any customer seek independent advice from a qualified consultant prior to reaching any decision on design, installation or otherwise.

System Datasheet written for Flowcrete UK Ltd. Please consult Technical Team in your own country region for specific details. [11/12/18, 01 UK]

Appendix D: Feedback from Planning

From: Tom Croft
Subject: 33 Fitzroy Sq - Our Meeting on 7 Sept
Date: 8 September 2017 at 15:17
To:
Cc:



Dear Charles

Thank you for our useful meeting yesterday at 16 Queen Anne’s Gate with myself & Drew. To cover the points discussed we have summarised them below - we appreciate that they are still informal at this stage but don’t hesitate to let me know if you think we’ve misrepresented anything you said. You noted that your comments were all still subject to discussions with your professional colleagues when our formal Applications are received.

1. Materials

As discussed at Queen Anne’s Gate, your thoughts were:

- 1.1 Timber floor on the 1st floor (street side) at 16QAG (intended for all timber floors at 33FS except 3rd floor)
 - the floor was a bit more rustic in finish than what you would expect at 33FS.
 - that you would have normally expected it to be smoother, softened with soap and wax
 - as a replacement board to what is there now, then this new board is definitely an improvement in historic building terms & thus to be welcomed.
 - in principle you could agree the board in terms of size & material, but would need to confirm the finish by means of a sample. Also that you weren’t completely ruling out the acceptability of the finish at 16QAG but that you still needed some convincing. However you also noted that the choice of the exact floor finish here is always going to be quite a subjective point & that really we are discussing some very fine distinctions here.
- 1.2 Stone floor on ground floor at 16QAG (intended for Annexe 1st & Ground Floor at 33FS)
 - the stone is acceptable as a material & surface finish
 - the coursing should be in rows (like in the curved bay in the Hall & in the Basement, not random like the main part of the Hall).
- 1.3 Concept of stone at Annexe 1st floor at 33FS
 - We discussed that historically one would not have had stone at first floor level.
 - However one would have had stone in the kitchen, which would have been located in the basement.
 - So therefore you acknowledged there is an argument that stone would be appropriate for the first floor kitchen.
- 1.4 Stone floor basement floor at 16QAG (intended for whole Basement at 33FS)
 - the stone is acceptable as a material & surface finish.
 - the coursing is in rows and more appropriate, which you prefer. I said that I think one often have had random coursing in 18thC basements. You said that if we wanted to consider this layout then we should send you some appropriate references for you to consider.
 - the proposed stone for 33 Fitzroy Square basement should be in large slabs, not small pieces like in QAG.

We discussed getting more surety on the stone as the stone was currently being sourced. You noted you would discuss our proposals with Alfie and other Conservation Officers to get their feedback so when we do have a sample for confirmation, the answer would be swift in coming.

2. Listed Building Application

We noted we’d submitted a new one last week. You noted you had not yet received it on your desk but were happy to discuss the main points with us & respond to our design drawings. Your comments were:

- 2.1 New openings on staircase between Georgian house and Annexe to be more like old timber window shutters.
 - that it was rational and an improvement that you could probably accept.
 - questioned if there was to be a fire curtain anyway, whether the concept could be taken further so the window and shutters were detailed as such and in a different plane. TCA thought this could be achieved.
- 2.2 Proposed roof light update whereby whole existing timber roof terrace is replaced by a single sheet of glass, thereby eliminating the ‘vertical tube’ effect of the previous design & allowing the roof light to be positioned higher up in a more authentic orientation.
 - that this would be acceptable.
- 2.3 Update to third floor plan which repositioned one of the bathrooms (previously sent to you on email for comment)
 - an improvement and would be acceptable.

2.4 4No. rooflights to main roof

- you needed to think more about how they would appear within the rooms.
- in principle had no issue with them being on the sides of the roof not visible from the street.

3. Investigation Work Update

3.1 First floor Party wall.

- Was found to be lime plaster on brickwork. Therefore you said it would not be possible to do anything in terms of adding extra acoustic separation because it would alter this wall line.

3.2 Basement Lightwell

- We have removed the render and found the brick to be soft and saturated with water.
- We are having a specialist look at it to see if we would be able to repair the bricks sufficiently.
- Otherwise we would propose removing the render, applying an eggcrete sheeting to allo water to escape from the bricks and have a lime render over this.

3.3 Further information

- We noted we would produce a Schedule of Opening up and send it to you for information. In addition, if you wanted to visit site and inspect yourself then to let us know.

4. Existing current Planning & Listed Building Consents

4.1 We said that we propose implementing these Consents in the near future with a construction start later this year. We said that it’s our understanding of the Conditions that all we still need to do to discharge them is to have the CMP signed off by yourselves & to agree replacement materials with you prior to the demolition of those individual elements. We said that our works will start with the demolition of the Annexe & that we don’t think we need any material sample approvals to do this because all the materials being demolished were part of the 2006 works & were new at that time not historic. You said that this is all as you also understand & that in principle you would not have a problem with us starting construction later this year on this basis.

Best wishes, Tom