

BUILDING SPECIFICATIONS

AT
NO.21 – 23 HIGH STREET SOUTH
DUNSTABLE
LU6 3SA

FOR
CAPITAL DEVELOPMENTS (LONDON) LTD

REV A – August 2023

Threshold – No.21 High Street South (No Historic Evidence - Reinstate)

If no historical evidence is found beneath the existing tiles, then grub up and prepare the sub-base using concrete on graded mesh to accommodate the new threshold to the shopfront, as per relevant drawings.

The threshold to DG1 is to be formed of a stepped entrance. Steps to be provided in poured concrete with a stone tread and bullnose finish. Specification of stone TBC following the provision of samples by the contractor for approval by the SCA, CO and Client.

All steps to have going of 280mm to 425mm and rise of 150mm to 170mm and to be consistent throughout flight in accordance with Approved Doc M and DDA requirements.

Threshold – No.21 High Street South (Historic Evidence - Repair)

If evidence is found of a historic threshold, then the SCA and CO are to be contacted to confirm the best course of action. Costs provided for this option are to include for a modicum of repairs to the historic threshold. Evidence of a historic threshold may also require the shopfront design to be amended. Any delays or design changes this may cause are to be anticipated and included in proposed costs.

Threshold – No.23 High Street South (Repair)

Following the removal of the current tiles covering them, the existing steps are to be investigated to ensure they meet with current Building Regulations and are suitable to be retained in accordance with the proposed shopfront design and current Building Regulations. Once inspected and approved by the SCA and CO, they are to be fixed with a stone tread and bullnose finish. Costs are to include for any changes to steps required to fit in with the amended, splayed recess design.

Threshold – No.23 High Street South (Reinstate)

If the steps are confirmed as beyond repair when the tiles are removed, then they are to be removed in their entirety. Grub up and prepare the sub-base using concrete on graded mesh to accommodate the new threshold to the shopfront, as per relevant drawings.

The threshold to DG1 is to be formed of a stepped entrance. Steps to be provided in poured concrete with a stone tread and bullnose finish. Specification of stone TBC following the provision of samples by the contractor for approval by the SCA, CO and Client.

All steps to have going of 280mm to 425mm and rise of 150mm to 170mm and to be consistent throughout flight in accordance with Approved Doc M and DDA requirements.

Proposed Stall Risers (Option 1 – Masonry Cavity)

+340mm external walls to be constructed from the following in order to achieve minimum U-Value of 0.18 W/m²K:

Masonry cavity formed of 7.3N Ultralite Blocks for internal and external leaves.

100mm cavity to be almost full filled with 90mm Kooltherm K106 insulation with 10mm air cavity grading on external side of insulation.

Brickwork to match existing property.

Approved galvanised vertical twist stainless steel wall ties at 450mm vertical centres, 750mm horizontal centres.

Externally the stall riser is to be fitted with sandstone panels (25-30mm thick). Contractor and supplier to confirm method of fixing panels to masonry riser prior to undertaking.

Internally, 12.5mm plasterboard on dabs with 3mm thistle plasters skim finish.

Approved vinyl damp proof course incorporated and situated a minimum 150mm above ground level.

Stall riser to be fixed to adjacent existing masonry where necessary using appropriate stainless steel starter ties.

Traditional vents are to be fitted to the stall riser/s to deter the building up of moisture internally. Contractor to specify vent ductwork and method of integrating within riser. Specialist Conservation Architect and Conservation Officer to confirm material and design of external vent covers.

Proposed Stall Risers (Option 2 – Timber Stud)

+295mm external walls to be constructed from the following in order to achieve minimum U-Value of 0.18 W/m²K:

Main structure to be 140x50mm s/w timber studs fixed at 400mm cts max'.

Stud cavity to be almost full filled with 100mm Kooltherm K112 insulation with a 40mm cavity on the external face.

External face of stall riser studs to be fitted with 9mm OSB sheathing and Kingspan Nilvent Breathable Membrane.

Externally the stall riser is to be fitted a 50mm cavity formed with s/w timber battens and sandstone panels (25-30mm thick). Contractor and supplier to confirm method of fixing panels to timber battens prior to undertaking.

DPM to be fitted between stall riser structure and ground.

Internally, riser to be finished with 37.5mm Kooltherm K118 insulation (including 12.5mm plasterboard finish), 175x25mm torus skirting board and 3mm thistle plasters skim finish.

Stall riser to be fixed to adjacent existing masonry where necessary using appropriate method.

Traditional vents are to be fitted to the stall riser/s to deter the building up of moisture internally. Contractor to specify vent ductwork and method of integrating within riser. Specialist Conservation Architect and Conservation Officer to confirm material and design of external vent covers.

Shopfronts

Following the removal of the existing shopfronts and the summary investigation to ensure no historic details remain and the structure is sound;

Provide proposed shopfronts in hardwood Utile, Sapele or an equivalent timber with new recessed entrances to the shopfront doors (DG1) and access door for No.23 (DG2). Shopfronts to have maximum height possible to reinstate the traditional tall shopfront features.

The shopfront frames are to exactly follow the designs on the relevant drawings. Samples of hardwood and individual historic profiles at 1:1 scale are to be provided for approval by SCA and CO prior to manufacture. Full shop drawings by joinery manufacturer are to be provided for approval prior to manufacture.

Hardwood shopfronts are to be painted with exterior grade water-based paint with satin finish. Colour TBC. Tikkurila system [Valtti] paint system to be used for all decoration.

Proposed Timber Stud Walls

Where indicated on relevant layouts, construct timber stud walls on either side of the shopfront. +175mm timber stud walls to be constructed from the following in order to achieve minimum U-Value of 0.26 W/m²K:

Main structure to be 130x50mm s/w timber studs fixed at 400mm cts max'.

Stud cavity to be full filled with 130mm Celotex XR4000 insulation.

Externally walls to be finished 12.5mm cementitious board and hardwood.

Internally, walls to be finished with 12.5mm Gyproc Wallboard, 175x25mm torus skirting board and 3mm thistle plasters skim finish.

The timber stud walls that do not interact with an internal space and so do not need to be fitted with insulation, cementitious panels or a VCL: S/W timber studs are to be to the contractor's specification for these sections of wall.

Samples of hardwood and individual historic profiles at 1:1 scale are to be provided for approval by SCA and CO prior to manufacture. Full shop drawings by joinery manufacturer are to be provided for approval prior to manufacture.

Hardwood exteriors are to be painted with exterior grade water-based paint with satin finish. Colour TBC. Tikkurila system [Valtti] paint system to be used for all decoration.

Pilasters

Following the removal of the existing shopfronts and the summary investigation to ensure no historic details remain and the structure is sound;

Manufacture and install pilasters in hardwood Utile, Sapele or an equivalent timber as per relevant drawings. Pilasters on either side of elevation to be fixed back to the timber stud walls specified in the previous section.

Samples of hardwood and individual historic profiles at 1:1 scale are to be provided for approval by SCA and CO prior to manufacture. Full shop drawings by joinery manufacturer are to be provided for approval prior to manufacture.

Pilaster bases/pedestals to be provided in sandstone and fixed to existing masonry as per manufacturer's instructions. Exact specification of stone to be approved by SCA and CO prior to installation following provision of samples by contractor.

Sandstone bases to pilasters are to be mechanically secured against existing masonry using appropriate stainless steel restraint ties; Ancon DPB ties mechanically fixed using M8 bolts and resin into brick work and 6mm dia x 60mm s/s dowels and resin to secure stone; fix and fit in strict accordance with manufacturers written instructions. Each stone to be restrained at four points (2nr top, 2nr bottom), excluding base stone which is to be fixed at top only.

Pilasters to be finished with exterior grade water-based paint. Colour to be agreed with SCA and CO prior to application. Refer to drawings for details. Tikkurila system [Valtti] paint system to be used for all decoration.

Fasciae and Cornices

Reinstate profiled cornices above and below the fasciae in hardwood Utile, Sapele or an equivalent timber.

Provide and install the main fasciae in marine grade plywood as per relevant drawings. Fascia's to be supported on timber framework, to be specified by contractor following the removal of the existing shopfront and the exposure of the elevation beneath.

Samples of hardwood and individual historic profiles at 1:1 scale are to be provided for approval by SCA and CO prior to manufacture. Full shop drawings by joinery manufacturer are to be provided for approval prior to manufacture.

Fasciae and cornices to be finished in exterior grade water-based paint. Colour TBC

Soffits

Provide soffit panels to the recessed entrances in hardwood Utile, Sapele or an equivalent timber with moulding details as per relevant drawings. Raised panels to be in hardwood Utile, Sapele or equivalent timber. 75mm thick Celotex GA4000 Insulation Board (or similar) to reach minimum 0.25 W/m2K.

Samples of hardwood and individual historic profiles at 1:1 scale are to be provided for approval by SCA and CO prior to manufacture. Full shop drawings by joinery manufacturer are to be provided for approval prior to manufacture.

Soffits to be painted with exterior grade water-based paint with satin finish. Colour to be agreed with SCA and CO prior to application. Tikkurila system [Valtti] paint system to be used for all decoration.

Doors and Fanlights

Provide new single doors and openable fanlights (where applicable) above in hardwood Utile, Sapele or equivalent timber. Doors to open internally. Refer to drawings for details. Single doors and openable fanlights above to be painted with exterior grade water-based paint with satin finish. Colour to be agreed with SCA and CO prior to application. Tikkurila system [Valtti] paint system to be used for all decoration.

Samples of hardwood and individual historic profiles at 1:1 scale are to be provided for approval by SCA and CO prior to manufacture. Full shop drawings by joinery manufacturer are to be provided for approval prior to manufacture.

Ironmongery

Supply and fix ironmongery to shopfront door (Croft Architectural Ironmongery for referenced items)

Doors

Heritage Brass Un lacquered finish, unless otherwise stated;

2 pair of 5-inch brass butt hinges

1 nr ERA 5 lever mortise dead lock to BS3621:1998

1 pair of 12" brass push / pull handles (ref 1654)

1 Yale type cylinder lock and keep with PVD finish

1 nr 12" brass letter plate (ref 1635) with PVD finish

1 nr door closer

1 nr escutcheon 32mm dia (1873)

1 nr heavy duty mortice roller catch and keep by Hafele (911.62.393)

1nr 150mm high brass kickplate to run full width of door

Fanlights (if applicable)

1 pair 3" brass butt hinges

1 pair of hopper light restraining arms
1 nr latch and keep

Glass

All glass to shopfront windows and doors is to be toughened safety glass with 12mm minimum thickness; installed in accordance with BS 6206 and BS 6262; to be identified as required. Safety glass is to be Pilkington Optilam - laminated safety glass, thickness TBC by manufacturers dependant on pane size and wind load; glass to be installed using traditional paintable putty, colour appropriate to final paint colour.

Code 5 Lead Flashing

Provide new Code 5 lead weathering to fascia cornices where required. Take up external wall by 100mm min, turn into walling by 25mm min and securely wedge at 300mm cts, and each lap joint, using 25mm min wide lead wedges, fit masking tape to lead to allow for thermal movement and point joint with a well haired lime mortar; turn edge of lead down over front of cornice 25mm min, welt edge and secure in position using 50mm wide x 0.6mm thick copper clips to BS EN 1172:2011.

Internal Ceilings

Repair existing ceiling, allowing for installation of new shopfront. Ensure ceiling is fixed securely to ceiling joists, removing any loose dust and debris. New ceiling will need to be installed to accommodate for new shopfront and will need to form bulkhead.

Bulkhead

To ceiling internally, form bulkhead around the new shopfront windows and door if required. The new bulkhead finish to match existing ceiling. Note the ceiling bulkhead is not obstructing the new shopfront.

Internal Decoration

Internally all disturbed areas and new areas to receive an emulsion paint finish as required, decoration to extend to the nearest junction i.e., decorate entire wall/ceiling, do not patch paint small areas); applied in strict accordance with manufacturers written instructions; Colour to be confirmed by Client.

Lettering – to be confirmed

Supply and install individual sign letters in sentence case (height dependant on shopfront);

3mm overall thickness including 0.3mm thick aluminium sheet to both sides, with a polyethylene core, both sides to be lacquered with a coloured surface (colour TBC) and a matt surface; letters to be fixed using brass locators which allow the letters to be removed for future maintenance; fixed to timber fascia and evenly spaced as advised by manufacturers written instructions; final font, height and colour TBA prior to manufacture with the Architect and/or Local Planning Authority.

1st Floor Wall Infill – No.21 High Street South

Following the removal of the existing 1st floor picture window, the remaining opening is to be infilled as per the approved specification shown on drawing CA/1276/23/08.

As per the approved drawings, openings are to be in the wall infill for the proposed hardwood timber sash windows. The contractor is to supply and install the required lintels above as per the Structural Engineers specifications. The walls are to meet a minimum U-Value of 0.18 W/m²K and are to be constructed as follows:

Reclaimed brickwork to match the existing masonry. Specialist Conservation Architect and Conservation Officer to approve sample prior to use.

35mm STEICO Universal Board.

100x50 timber studs at 400mm cts maximum.

100mm STEICO Flex 036 woodfibre flexible thermal insulation from wood fitted between timber studs.

Internally, finish wall with Intello+ VCL and 12.5mm Gyproc plasterboard.

Externally the wall is to be rendered as per the approved specification and in conjunction with the surrounding elevation.

1st Floor Windows – Reinstatement (WF1 & WF2 and possibly WF3, WF4, WF5, WF6 & WF7)

Proposed hardwood timber sash windows are to be fitted with 12mm slimline conservation double glazing to achieve a minimum U-Value of 1.6 W/m²K. The sash windows are to operate traditionally via the use of lead weights. All windows are required to include trickle vents.

Samples of hardwood, glass and individual historic profiles at 1:1 scale are to be provided for approval by SCA and CO prior to manufacture. Full shop drawings by joinery manufacturer are to be provided for approval prior to manufacture.

Windows are to be painted with exterior grade water-based paint with satin finish. Colour to be agreed with SCA and CO prior to application. Colour TBC. Tikkurila system [Valtti] paint system to be used for all decoration.

At No.21 High Street South, stone sills to match those at No.23 High Street South are to be provided, installed, and decorated. The Structural Engineer will also be required to confirm the requirement and specification of lintels. These must be historically appropriate and match those existing at No.23. The Specialist Conservation Architect and Conservation Officer are to approve any proposed sills and lintels prior to installation.

1st Floor Windows – Repair (WF3, WF4, WF5, WF6 & WF7)

If the existing windows are deemed appropriate for repair then the existing paint finish is to be cleaned from. This is to be achieved by lightly sanding by hand. Once the historic paint is revealed (if it still exists) a sample is to be analysed to confirm its specification. Any small areas of damage to the timber are to be filled with an appropriate wood filler based on wood dust and two-part epoxy resin. If a large section of timber is damaged it has to be cut out and a new section of hardwood spliced in that has been cut to match the existing profiles. Any damaged/cracked sections of glazing are to be removed and reinstated with glazing to match the existing specification. This schedule will assume that all windows require a moderate amount of timber and glazing repairs.

Following all necessary repairs, the windows are to be re-decorated with a paint finish specified to match the example of historic paint that was sent for analysis, if any was found beneath the existing paint finish. The colour is TBC by the Specialist Conservation Architect and Conservation Officer.

The stone sills beneath the windows appear to be suffering from paint in poor repair. This is to be carefully cleaned from each example and the material beneath inspected for damage. Following any repairs each sill is to be redecorated with paint specified to match any historic finish.

Render – No.21 High Street South

Following the removal of the render material (if deemed possible and approved by the SCA and CO), the masonry elevation is to be finished with an appropriate lime render, mixed, and installed to best practice conservation standards using NHL 3.5 or 5. SCA and CO to approve render mix and method of application prior to undertaking.

Existing Masonry – No.23 High Street South

The masonry elevation above the shopfront appears to be in a reasonable condition, however an allowance is to be made for a reasonable amount of cleaning. This is to be completed using an approved method, without the use of chemicals and with the approval of the SCA and CO.

Lime Mortar Pointing – No.23 High Street South

The elevation is to be inspected for any damaged sections of lime mortar pointing. If possible, the composition of the existing lime mortar is to be confirmed and approved by the SCA and CO prior to undertaking any works, and any proposed repointing is to be completed using the same composition. If the composition cannot be identified then refer to the approved mix specified in section 0.2.

Any areas identified are to be re-pointed using an appropriate lime mortar.

SCA and CO to approve the extent of repairs and sample of lime mortar composition/mix prior to undertaking.

Rainwater Goods

Following the removal of the existing rainwater goods, the contractor is to supply and install traditional cast iron rainwater goods. This includes traditional half round gutters running along the top of the elevations and downpipes where required. At No.21, as no downpipe currently exists, the exact position and discharge point will need to be confirmed with the SCA and CO.

All new rainwater goods are to be up sized in order to meet current Building Regulations where required.

Samples of rainwater goods are to be provided for approval by SCA and CO prior installation.

Roof Structures

At No.21, the existing roof structure does not appear to be compromised, but it is to be inspected by an experienced specialist and any repairs made to the roof structure as required.

SCA and CO are to approve extent and method of repairs prior to undertaking.

At No.23, The existing roof structure appears to be compromised, as evidenced by wavering in the roof slope. This is to be inspected by an experienced specialist and any repairs made to the roof structure as required.

Specialist contractor to check all abutment and chimney flashings during investigation and confirm the requirement for any repairs/reinstatements. Provisional sum to be included for any repairs/reinstatement required.

SCA and CO are to approve extent and method of repairs prior to undertaking.

Roof Tiles

The existing roof tiles appear to be in reasonable condition, though they have become stained and dirty. This vegetation growth and staining is to be carefully

cleaned from the tiles using the appropriate methods. This cannot include the use of chemicals.

Any missing/damaged tiles are to be reinstated as required with tiles to match the existing. Samples to be provided for approval prior to installation.

Chimney

At No.23, the missing chimney pots are to be reinstated and fixed in place as appropriate. Sample pot is to be provided for approval prior to fixing.

The chimney is also to be inspected for any damaged sections of lime mortar pointing. If possible, the composition of the existing lime mortar is to be confirmed and approved by the SCA and CO prior to undertaking any works, and any proposed repointing is to be completed using the same composition. If the composition cannot be identified then refer to the approved mix.

Electrical Installation Work

All electrical work required to meet the requirements of Part P (Electrical safety), must be designed, installed, inspected, and tested by a person competent registered with an electrical self-certification scheme authorised by the Secretary of State.

General

All measurements to be checked on site.

Do not scale off these drawings without consulting the Architect.

All electrical installations to be undertaken by a qualified electrician, the position of all sockets and lights to be agreed on site.

All works to comply with Approved Documents and test certificates.