

**REFURBISHMENT AND REPAIR OF VESTRY COTTAGE,
ANGMERING.**

**MATERIALS AND WORKMANSHIP SPECIFICATION
INCORPORATING METHOD STATEMENTS**



Job Ref: 9482 / MS / 01 / JMR

October 2025

Rev A May 2026

Lee Evans Partnership

PCC

Vestry cottage Refurbishment

01

NBS Workmanship & Material
Specification

08-09-2025

refurbishment of listed cottage

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C14 Building services surveys

Summary

Revision history

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Surveys generally

170 Mechanical and electrical systems surveys generally

1. Description: *Mechanical and electrical systems surveys generally for the cottage.*
2. Survey types: Non-intrusive, visual-only
3. Information to be gathered for all systems identified: Assessment of compliance with current applicable legislation and regulations and age and condition
4. Survey outputs
 - 4.1. Reports: Written report with a contents list and executive summary
 - 4.2. Test results: Tabulated values in spreadsheet hard-copy format

190 Electrical services surveys

1. Description: *Electrical services surveys generally for the Cottage*
2. Utility connections
 - 2.1. Type: Incoming electricity supply connection surveys
3. Low-voltage distribution, small power systems and lighting
 - 3.1. Type: Earthing and bonding systems; General lighting systems; Small power systems

Ω End of Section

C20 Demolition

Summary

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To be read with preliminaries/ general conditions.

25 Location and marking of services

1. Services affected by deconstruction/ demolition work: Incoming utilities, Below ground drainage
2. Mains services marking:
 - 2.1. Marking standard: In accordance with [Street Works UK](#) publication [Guidance on the Positioning and Colour Coding of Underground Utilities' Apparatus](#).

30 Services disconnection arranged by contractor

1. **General:** Arrange with the appropriate authorities and responsible private organizations for disconnection of services, and removal of fittings and equipment owned by those authorities and organizations where agreed, prior to starting deconstruction or demolition

50 Workmanship

1. **Standard:** Demolish structures in accordance with [BS 6187](#).
2. **Operatives**
 - 2.1. Appropriately skilled and experienced for the type of work.
 - 2.2. Holding, or in training to obtain, relevant Construction Skills certification of competence.
3. **Site staff responsible for supervision and control of work:** Experienced in the assessment of risks involved and methods of deconstruction and demolition to be used. Hold appropriate qualification or training certificates for their role.
4. **Verification**

75 Asbestos-containing materials – known occurrences

1. **General:** materials containing asbestos are known to be present in: : Undercloak to porch canopy roof tiles **REV A**
2. **Removal:** By contractor licensed by the [Health and Safety Executive \(HSE\)](#), and prior to other works starting in these locations
3. **Timing:** Following a statutory risk assessment

76 Asbestos-containing materials – unknown occurrences

1. **Discovery:** Stop work, and give immediate notice of suspected asbestos-containing materials when they are discovered during deconstruction and demolition work. Avoid disturbing such materials.
2. **Removal:** Submit statutory risk assessments and details of proposed methods for safe removal.

78 Unforeseen hazards

1. **Discovery:** Give notice immediately when hazards, such as unrecorded voids, tanks, chemicals, are discovered during deconstruction or demolition.
2. **Removal:** Submit details of proposed methods for filling, removal, etc.

85 Site condition at completion

1. **Debris:** Clear away and leave the site in a clean, tidy, safe and secure condition.

90 Contractor's property

1. **Components and materials arising from the deconstruction and demolition work:** Property of the contractor, except for designated items which remain the property of the employer
2. **Action:** Remove from site as work proceeds where not to be reused or recycled for site use

91 Employer's property

1. Components and materials to remain the property of the employer: Named carpets to be kept
2. Protection: Maintain until delivered to a required place of storage
3. Special requirements: carpet protection

95 Recycled materials

1. Materials arising from deconstruction and demolition work:: Can be recycled or reused elsewhere in the project, subject to compliance with the appropriate specification and in accordance with the site waste management plan.

Ω End of Section

C41

Repairing/ renovating/ conserving masonry

Summary

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Date	No.	Title	Status	Revision	Note
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Generally/ preparation

100 Alterations

1. Cross references: See Schedule of Work

130 Removal of plant growths from masonry

1. Plants, root systems and associated soil/ debris: Extent of work: the Contractor is to agree the extent and method of treatment with the CA prior to commencement of work. Devegetation is to include the careful removal of all weeds, trees, etc. on the walls, including the work detailed in the Schedule of Works, and final treatment with approved weed killer.

Small weeds over small areas should be treated with a systemic biocide and allowed to take effect before removing the root system from the mortar.

2. Removal of roots: Removal of surface ivy: ivy rooted in the wall and with no single stem is to be sprayed with toxic spray and close cropped to reveal the wall surface: tendrils and branches on the wall surface are to be removed but are not to be pulled out from the walls. Where ivy has a main stem, treat stem as below.

Removal of large plants, trees and ivy main stems: cut down vegetation as close to the wall as possible. Cut bark to a rill girdle and pack with ammonium sulphamate crystals. Drill into the stump, with inclined holes through the sapwood and vertical holes into the heartwood and fill with ammonium sulphamate crystals: lightly water in dry weather. Roots growing in the wall should be carefully cut and treated with ammonium sulphamate crystals made into a paste, and treated as below.

Removal of roots in walls: generally all roots of diameter greater than 3 mm are to be carefully removed. The minimum of disturbance is to be caused to the brick and stonework around.

Small root systems are to be treated by carefully raking out mortar joints to trace the extent of the roots; remove roots and earth and saturate voids with weed killer. Where roots penetrate deeper, record stonework, carefully cut out mortar joints and remove a minimum number of bricks to remove roots and earth, and apply weed killer to voids. Reinstall stonework.

3. Unwanted plants close to masonry: Protection of historic fabric: vegetation growing in or on the walls is not to be pulled out, but is to be close cropped to reveal the wall surface behind. Removal of roots, etc. will be agreed after examination of the wall surface by the CA.

Workmanship generally

150 Power tools

1. Usage for the removal of mortar: Not permitted without the architect's agreement.

170 Disturbance to retained masonry

1. Retained masonry in the vicinity of repair works: Disturb as little as possible.
2. Existing retained masonry: Do not cut or adjust to accommodate new or reused units.
3. Retained loose masonry units and those vulnerable to movement during repair works: Prop or wedge so as to be firmly and correctly positioned.

180 Workmanship

1. Skill and experience of site operatives: Appropriate for types of work on which they are employed.

185 Adverse weather

1. General: Do not use frozen materials or lay masonry units on frozen surfaces.
2. Air temperature: Do not bed masonry units or repoint:

- 2.1. In cement-gauged mortars when ambient air temperature is at or below 3°C and falling or unless it is at least 1°C and rising, unless mortar has a minimum temperature of 4°C when laid and the masonry is adequately protected.
- 2.2. In hydraulic lime:sand mortars when ambient air temperature is at or below 5°C and falling or unless it is at least 3°C and rising.
- 2.3. In non-hydraulic lime:sand mortars in cold weather, unless approval is given.
3. Temperature of the work: Maintain above freezing until mortar has fully set.
4. Rain, snow and dew: Protect masonry by covering during precipitation, and at all times when work is not proceeding.
5. Hot conditions and drying winds: Prevent masonry from drying out rapidly.
6. New mortar damaged by frost: Rake out and replace.

190 Control samples

1. General: Complete an area of each of the following types of work, and arrange for inspection before proceeding with the remainder: Provide mortar samples for external mortar repairs. The architect to agree samples before work proceeds.

Materials/ production/ accessories

215 Material samples

1. Representative samples of designated materials: Submit before placing orders.
 - 1.1. Designated materials: Replacement bricks

265 Salvaged and second-hand bricks

1. Source: Existing decayed bricks removed, reversed, cleaned, bonded with approved epoxy resin adhesive and reused or replaced with matching bricks
2. Condition
 - 2.1. Free from matter such as mortar, plaster, paint, bituminous materials and organic growths.
 - 2.2. Sound, clean and reasonably free from cracks and chipped arrises.

Dismantling/ rebuilding - Not Used

Replacements and insertions

385 Laying replacement masonry units

1. Exposed faces of new material: Keep to agreed face lines.
2. Faces, angles and features: Align accurately. Set out carefully to ensure satisfactory junctions with existing masonry and maintain existing joint widths.
3. Joint surfaces: Dampen to control suction as necessary.
4. Laying units: On a full bed of mortar, all joints filled.
5. Exposed faces: Keep clear of mortar and grout.

Tooling/ dressing stone in situ - Not Used

Mortar repairs

510 Preparation for mortar repairs

1. Repair area: Scribe area of masonry to be removed using straight horizontal and vertical lines parallel to joints. Where repair area abuts joints, maintain existing joint widths and do not bridge joints.

2. **Decayed masonry:** Cut back carefully to a minimum depth of 20 mm to a sound background. Where the depth of removal exceeds 50 mm, seek instructions.
3. **Precautions:** Do not weaken masonry by removing excessive material. Do not damage adjacent masonry.
4. **Top and vertical reveals of repair area:** Undercut.

Crack repairs/ ties/ reinforcement

610 Mortar repair of cracks

1. **Description:** As the Schedule of works on the South and West walls.
2. **Mortar:** 1:3 ready-mixed non-hydraulic lime putty:sand
 - 2.1. **Sand source/ type:** To match existing mix of fine and sharp sand
3. **Preparation:** Clean out cracks to remove debris, dust and dirt. Dampen recesses, as necessary, to control suction.
4. **Applying mortar:** Press well into cracks so that they are fully filled. Ensure that mortar does not encroach upon exposed faces. Finish mortar flush with masonry face.
5. **Other requirements:** Exclude isolated hair line cracks (less than about 1.0 mm wide)

Grouting rubble filled cores - Not Used

Pointing/ repointing

810 Preparation for repointing

1. **Existing mortar:** Working from top of wall downwards, remove mortar carefully, without damaging adjacent masonry or widening joints, to a minimum depth of: 40 mm
 - 1.1. **Loose or friable mortar:** Seek instructions when mortar beyond specified recess depth is loose or friable and/ or if cavities are found.
2. **Raked joints:** Remove dust and debris.

820 Pointing

1. **Description:** As Schedule of works
2. **Preparation of joints:** Rake out existing mortar
3. **Mortar:** To match existing
 - 3.1. **Mix:** 1:3 ready-mixed non-hydraulic lime putty:sand
 - 3.2. **Sand source/ type:** Mix of sharp and fine sand to match existing
4. **Joint profile/ finish:** Recessed back from weathered arrises to retain original joint widths. Brushed finish, as clause 860

840 Pointing with tools/ irons

1. **General:** Press mortar well into joints using pointing tools/ irons that fit into the joints, so that they are fully filled.
2. **Face of masonry:** Keep clear of mortar. Use suitable temporary adhesive tape on each side of joints where necessary. Finish joints neatly.

860 Brushed finish to joints

1. **Timing:** After initial mortar set has taken place remove laitance and excess fines by brushing, to give a coarse texture. Do not compact mortar.

Ω End of Section

C51

Repairing/ renovating/ conserving timber

Summary

Revision history

Date	No.	Title	Status	Revision	Note
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General

150 Timber procurement

1. Timber (including timber for wood-based products): Obtained from well-managed forests and/ or plantations in accordance with:
 - 1.1. The laws governing forest management in the producer country or countries.
 - 1.2. International agreements such as the Convention on International Trade in Endangered Species of wild fauna and flora (CITES).
2. Documentation: Provide either in accordance with the chain of custody certification scheme requirements:
 - 2.1. documentary evidence (that has been or can be independently verified) regarding the provenance of all timber supplied; or
 - 2.2. evidence that suppliers have adopted and are implementing a formal environmental purchasing policy for timber and wood-based products.
3. Chain of Custody Certification scheme: In accordance with UK Government Timber Procurement Policy (UKTPP) i.e. FSC, GiB or Contractor's choice, in accordance with UK Government timber procurement policy (UKTPP), i.e. FSC, GiB or PEFC

Structural repairs/ alterations

250 Timber section repairs – external splice

1. Defective timber: Cut out to clean, regular profile.
2. Replacement timber: Softwood to match existing Hardwood to match existing
3. Fixing to existing timber: Glued, with clamping action provided using counter sunk stainless steel screws with timber plugs over them to conceal the screw heads.

Products

320 Structural softwood (strength class not specified)

1. Description: Repairs to Bay window
2. Species: Accoya treated Douglas Fir
3. Grading standard: To the appropriate BS EN 14081-1 compliant standard.
 - 3.1. Grade: GS to BS 4978
4. Treatment
 - 4.1. Preservative treatment: Accoya treated
 - 4.1.1. Design service life: 40 years
 - 4.2. Fire-retardant treatment: None required
5. Moisture content (maximum) at time of installation: 20%

340 Structural hardwood (strength class not specified)

1. Description: For Porch Canopy repairs
2. Species: European Oak
3. Grading standard: To the appropriate BS EN 14081-1 compliant standard.
 - 3.1. Grade
 - 3.1.1. Temperate hardwoods: TH1 to BS 5756
4. Surface finish: Planed all round
5. Treatment

- 5.1. Preservative treatment: Organic solvent impregnation to NBS section Z12 and Wood Protection Association Commodity Specification C8
 - 5.1.1. Design service life: 40 years
- 5.2. Fire-retardant treatment: None required
- 6. Moisture content (maximum) at time of installation: 20%
- 7. Other requirements: Wane not permitted

480 Screws

- 1. Description: External Screws used on Joinery Repairs
- 2. Standard: As section Z20.
- 3. Material: Stainless steel
- 4. Tensile strength (minimum): 550 N/mm²
- 5. Finish as delivered: Sherardized

530 Non-ferrous dowels

- 1. Description: If used on Porch Repair
- 2. Material: Carbon fibre
- 3. Manufacturer: Contractor's choice

540 Resin grouts for external timber repairs Type A

- 1. Manufacturer: [Repair Care International Ltd](#)
 - 1.1. Contact details
 - 1.1.1. Address: Unit 19, Darwell Park
Mica Close
Amington
Tamworth
Staffordshire
B77 4DR
 - 1.1.2. Telephone: +44 (0)1827 302 517
 - 1.1.3. Web: <https://www.repair-care.co.uk>
 - 1.1.4. Email: salesuk@repair-care.com
 - 1.2. Product reference: [BIO FLEX™ ALL ROUND Epoxy Filler](#)
- 2. Resin type: Component A: modified epoxy resin. Component B: mixture of modified amines.
- 3. Density: 1.08 kg/dm³ (mixed product).
- 4. Solids content: 100 vol.% (= 100 Weight %).

Execution

600 Workmanship

- 1. Skill and experience of site operatives: Appropriate for types of work on which they are employed.
 - 1.1. Documentary evidence: Submit on request.

610 Temporary supports/ propping

- 1. General: Provide adequate temporary support at each stage of repair work to prevent damage, oversteering or uncontrolled collapse of any part of the structure.
- 2. Bearings for temporary supports/ propping: Suitable to carry loads throughout repair operations.

620 Protection of timber and wood components before and during installation

1. **Storage:** Keep dry, under cover, clear of the ground and with good ventilation. Support sections/ components on regularly spaced, level bearers on a dry, firm base.
2. **Handling:** Do not overstress, distort or disfigure sections or components during transit, storage, lifting, erection or fixing.

650 Dimensions generally

1. **Site dimensions:** Take as necessary before starting fabrication.
 - 1.1. **Discrepancies with drawings:** Report without delay and obtain instructions before proceeding.

660 Cross section dimensions of structural softwood and hardwood

1. **Dimensions:** Dimensions in this specification and shown on drawings are target sizes as defined in BS EN 336.
2. **Tolerances:** The tolerance indicators (T1) and (T2) specify the maximum permitted deviations from target sizes as stated in BS EN 336, clause 4.3:
 - 2.1. Tolerance class 1 (T1) for sawn surfaces.
 - 2.2. Tolerance class 2 (T2) for further processed surfaces.

670 Cross section dimensions of non-structural hardwood

1. **Dimensions:** Dimensions in this specification and shown on drawings are finished sizes.
2. **Maximum permitted deviations from finished sizes:** As stated in BS EN 1313-2:
 - 2.1. Clause 6 for sawn sections.
 - 2.2. Clause NA.3 for further processed sections.

690 Processing treated timber

1. **Cutting and machining:** Carry out as much as possible before treatment.
2. **Extensively processed timber:** Retreat timber sawn lengthways, thickened, planed, ploughed, etc.
3. **Surfaces exposed by minor cutting and/ or drilling:** Treat with two flood coats of a solution recommended by main treatment solution manufacturer.

720 Temporary removal and reinstatement of fittings/ fixtures

1. **Items to be removed, and reinstated on completion of repair work**
 - 1.1. **Identification:** Attach labels or otherwise mark items using durable, non-permanent means, to identify location and refixing instructions, where applicable.
 - 1.2. **Treatment following removal:** Clean
 - 1.3. **Storage:** Protect against damage, and store until required.
 - 1.3.1. **Storage location:** On site
 - 1.4. **Reinstatement:** Refit in original locations using original installation methods.
2. **Items unsuitable or not required for reuse:** Obtain instructions regarding disposal.

730 Partial removal of existing decorative/ protective finish

1. **Description:** To external joinery repairs
2. **Extent:** Remove minimum necessary to expose damaged or decayed wood. Feather the edge of remaining coating around repair site.
3. **Method:** Sanding

750 Cleaning dirty or stained wood

1. **Generally:** Scrub with neutral pH soap and clean, warm water.
2. **Old varnish:** Remove using mixture of turpentine (not turpentine substitute) and acetone in proportions determined by experiment, followed by washing down.

760 Repair of members – cutting out members

1. **Extent of timber removal:** Cut out full cross section of member where wood is defective or decayed, plus 50 mm of sound wood.
2. **Joint profile:** Scarf joint at 1 in 3 to grain with single 20 mm step

770 Repair of compression members – piecing in

1. **Defective wood:** Remove only decayed or defective wood. Finish cut-outs to clean, regular profiles.
2. **Timber inserts:** Cut accurately to fit. Glue and pin in place. Lie of grain to match as closely as possible that of parent timber.
3. **Joint profile:** As drawings

780 Repair of distorted timber members

1. **Generally:** Repair to shape that member has assumed.

790 Pegs for mortise and tenon joints in structural timber

1. **Wood species:** Oak.
2. **Condition:** Dry, preferably oven 'baked' before use.
3. **Shape:** Round and tapered.
4. **Second hand pegs:** Do not use.
5. **Peg holes:** Slightly offset such that when pegs are driven home, sections being joined are pulled together.

800 Condition of dowels to be bonded into timber

1. **Condition at time of installation**
 - 1.1. **Dowels generally:** Free from corrosive pitting, loose mill scale, loose rust and contaminants that may adversely affect dowels, adhesive, or bond between the two.
 - 1.2. **Carbon steel dowels:** As above, and free from corrosive pitting, loose mill scale and loose rust.

810 Bolted joints with connectors

1. **Connector location:** Where not otherwise shown, spacings, end and edge distances are to be not less than Standard values to BS EN 1995-1-1, section 8.9 for split ring and shear plate connectors, and BS EN 1995-1-1, section 8.10 for toothed plate connectors.
2. **Centres of bolt holes:** Not more than 2 mm from positions shown on drawings.
3. **Assembly:** Do not crush timber, deform washers or overstress bolts.

850 Glued joints

1. **Adhesive:** Exterior Grade Glue to be used
 - 1.1. **Compatibility:** Where relevant, obtain manufacturer's confirmation that adhesive is compatible with preservative treatment.
2. **Glued structural components:** Fabricated to BS 6446 in clean, controlled workshop conditions.

860 Moisture content checking

1. **Procedure:** Check moisture content of timber sections with an approved electrical moisture meter.
2. **Test results:** Keep records of all tests. If moisture content falls outside specified range, obtain instructions.

Completion

910 Mechanically fastened joints

1. **General:** Inspect accessible bolted, coach screwed and timber pegged joints and tighten fasteners if necessary.
 - 1.1. **Timing:** On Completion and at end of Defects Liability Period or Rectification Period.

Ω End of Section

G20

Carpentry/ timber-framing/ first fixing

Summary

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Clauses

2 Timber procurement

1. **Timber (including timber for wood-based products):** Obtained from well-managed forests/ plantations in accordance with:
 - 1.1. The laws governing forest management in the producer country or countries.
 - 1.2. International agreements such as the Convention on International Trade in Endangered Species of Wild Fauna and Flora (CITES).
2. **Documentation:** Provide either in accordance with chain of custody certification scheme requirements:
 - 2.1. Documentary evidence (which has been or can be independently verified) regarding the provenance of all timber supplied. or
 - 2.2. Evidence that suppliers have adopted and are implementing a formal environmental purchasing policy for timber and wood-based products.
3. **Chain of Custody Certification scheme:** Contractor's choice, in accordance with UK Government Timber Procurement Policy (UKTPP), i.e. FSC, GiB or PEFC

5 Structural softwood

1. **Description:** Framing for outside enclosure for Air Source Heat Pump
2. **Grading standard:** To the appropriate BS EN 14081-1-compliant standard.
 - 2.1. **Grade:** GS to BS 4978
3. **Strength class to BS EN 338:** C16
4. **Treatment:** Organic solvent impregnation to NBS section Z12 and Wood Protection Association Commodity Specification C8, service life: 40 years

10 Ungraded softwood

1. **Description:** For external nonstructural use
2. **Quality of timber:** Free from decay, insect attack (except pinhole borers) and with no knots wider than half the width of the section.
3. **Surface finish:** Sawn
4. **Treatment:** Organic solvent impregnation to NBS section Z12 and Wood Protection Association Commodity Specification C8, service life: 40 years

30 Selection and use of timber

1. **Timber members damaged, crushed or split beyond the limits permitted by their grading:** Do not use.

32 Notches, holes and joints in timber

1. **Notches and holes:** Position in relation to knots or other defects so that the strength of members will not be reduced.
2. **Scarf joints, finger joints and splice plates:** Do not use without approval.

35 Processing treated timber

1. **Cutting and machining:** Carry out as much as possible before treatment.
2. **Extensively processed timber:** Retreat timber sawn lengthways, thickened, planed, ploughed, etc.
3. **Surfaces exposed by minor cutting/ drilling:** Treat with two flood coats of a solution recommended by main treatment solution manufacturer.

40 Moisture content

1. Moisture content of wood and wood-based products at time of installation: Not more than:
 - 1.1. Covered in generally unheated spaces: 24%.
 - 1.2. Covered in generally heated spaces: 20%.
 - 1.3. Internal in continuously heated spaces: 20%.

43 Bolted joints

1. Bolt spacings (minimum): To BS EN 1995-1-1, section 8.5.
2. Holes for bolts: Located accurately and drilled to diameters as close as practical to the nominal bolt diameter and not more than 2 mm larger.
3. Washers: Placed under bolt heads and nuts that would otherwise bear directly on timber. Use spring washers in locations which will be hidden or inaccessible.
4. Bolt tightening: So that washers just bite the surface of the timber. Ensure that at least one complete thread protrudes from the nut.
 - 4.1. Checking: At agreed regular intervals. Tighten as necessary.

50 Additional supports

1. Provision: Position and fix additional studs, noggings and/ or battens to support edges of sheet materials, and wall/ floor/ ceiling-mounted appliances, fixtures, etc. shown on drawings.
2. Material properties: Timber to be of adequate size and have the same treatment as adjacent timber supports.

55 Joists generally

1. Centres: Equal, and not exceeding designed spacing.
2. Bowed joists: Installed with positive camber.
3. End joists: Positioned about 50 mm from masonry walls.

60 Joists on hangers

1. Hangers: Bedded directly on and hard against supporting construction. Do not use packs or bed on mortar.
2. Joists: Cut to leave not more than 6 mm gap at each end. Rebated to lie flush with underside of hangers.
3. Fixing to hangers: A nail in every hole.

Ω End of Section

L10

Windows/ rooflights/ screens/ louvres

Summary

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To be read with preliminaries/ general conditions.

5 Timber procurement

1. Timber (including timber for wood-based products): Obtained from well-managed forests and/ or plantations in accordance with:
 - 1.1. The laws governing forest management in the producer country or countries.
 - 1.2. International agreements such as the [Convention on International Trade in Endangered Species of wild fauna and flora \(CITES\)](#).
2. Documentation: Provide either in accordance with chain of custody certification scheme requirements:
 - 2.1. Documentary evidence (which has been or can be independently verified) regarding the provenance of all timber supplied.
 - 2.2. Evidence that suppliers have adopted and are implementing a formal environmental purchasing policy for timber and wood-based products.
3. Chain of custody certification scheme: [Forest Stewardship Council \(FSC\)](#), [Grown in Britain \(GiB\)](#) or [Programme for the Endorsement of Forest Certification \(PEFC\)](#) Not applicable
 - 3.1. Other evidence: [UK Government Timber Procurement Policy \(UKTPP\)](#) Category B

10 Wood windows **ITEM OMITTED REV A**

1. ~~Description: New double glazed top hung opening inner casement to kitchen window~~
2. ~~Standard: Non fire rated windows to [BS EN 14351-1](#) and [BS 644](#) Non fire rated windows to [BS EN 14351-1](#) and [BS 644](#)~~
3. ~~Manufacturer: Timber frame to be contractor's choice. Slimline double glazed unit to be by: Timbalite Ltd
Tel: 0208 893 4420
Email: info@timbalite.com~~
 - 3.1. ~~Product reference: As LEP drawing 9482-AA-(30)-02~~
4. ~~Species: British Columbian Pine~~
5. ~~Finish as delivered: Sanded and primes~~
6. ~~Thermal performance (U-value maximum): 1.2 W/m²K~~
7. ~~Glazing details: To be 16mm slimline double glazed unit. 4mm Softcoat 1.1 / 8mm Krypton filled cavity / 4mm clear~~
 - 7.1. ~~Beading: Seal around perimeter with Silfix U9 silicone and allow to dry for 24 hours. Then face putty with low modulus synthetic non setting sealant. LINSEED OIL BASED PUTTY NOT TO BE USED.~~
8. ~~Ironmongery/ accessories: 1 pair brass hinges to match existing plus hand forged black iron stay with monkey tail~~
9. ~~Fixing: Screwed to timber framing~~

53 Secondary glazing systems

1. ~~Description: New units to ground and first floor windows throughout except NE kitchen window, **REV A** as located on LEP drawing 9482-A-L-(00)-03~~
2. ~~Manufacturer: Storm Windows Ltd
James Scott Road
Halesowen
West Midlands
B63 2QT~~



3. **Type:** Horizontal sliding and fixed single glazed units as recommended by manufacturer to suit specific locations.
4. **Framing material:** Aluminium
 - 4.1. **Finished as delivered:** Powder coated
5. **Glazing details:** 4mm toughened "K" glass
6. **Ironmongery/ accessories:** Manufacturer's standard
7. **Grounds/ subframe:** Painted softwood sub-frame fixed into window reveal with stainless steel screws and Rawlplugs
8. **Fixing:** Screwed to sub-frame

65 Priming/ sealing

1. **Wood surfaces inaccessible after installation:** Prime or seal as specified before fixing components.

80 Ironmongery

1. **Fixing:** In accordance with any third-party certification conditions applicable. Assemble and fix carefully and accurately, using fasteners with matching finish supplied by ironmongery manufacturer. Do not damage ironmongery and adjacent surfaces.
2. **Checking/ adjusting/ lubricating:** Carry out at completion and ensure correct functioning.

90 Replacement window installation

1. **Standard:** To [BS 8213-4](#).

Ω End of Section

L20
Doors/ shutters/ hatches

Summary

Revision history

Date	No.	Title	Status	Revision	Note
08/09/2025	01	NBS Workmanship & Material Specification			

Clauses

Read in conjunction with Preliminaries and general conditions

45 Door leaves

1. **Description:** New external door to Air Source Heat Pump enclosure
2. **Manufacturer:** Contractor's choice
 - 2.1. **Product reference:** Simple bespoke softwood door with horizontal cladding from tannalized roofing battens as LEP drawings 9482-A-L-(30)-03 and 04
3. **Finish as delivered:** Wood stain and varnish as M60
4. **Ironmongery:** Simple galvanized steel hinges and Suffolk latch

50 Wood door frames

1. **Description:** New external door to Air Source Heat Pump enclosure
2. **Manufacturer:** Contractor's choice
 - 2.1. **Product reference:** Simple bespoke softwood door with horizontal cladding from tannalized roofing battens as LEP drawings 9482-A-L-(30)-03 and 04
3. **Species:** Douglas fir.
4. **Preservative treatment:** Organic solvent impregnation to NBS section Z12 and Wood Protection Association Commodity Specification C8, service life: 40 years
5. **Finish as delivered:** Wood stain and varnish as M60
6. **Fixing:** Plugged and screwed, as section Z20.
 - 6.1. **Spacing of fixings (frames not predrilled):** Maximum 150 mm from ends of each jamb, adjacent to each hanging point and at 600 mm maximum centres.

85 Fixing ironmongery generally

1. **Fasteners:** Supplied by ironmongery manufacturer.
 - 1.1. **Finish/ corrosion resistance:** To match ironmongery.
2. **Holes for components:** No larger than required for satisfactory fit/ operation.
3. **Adjacent surfaces:** Undamaged.
4. **Moving parts:** Adjusted, lubricated and functioning correctly at completion.

Ω End of Section

M20

Plastered/ rendered/ roughcast coatings

Summary

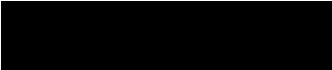
Revision history

Date	No.	Title	Status	Revision	Note
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To be read with preliminaries/ general conditions.

57 Lime:sand

1. Description: Render to lower part of west wall where cement render removed.
2. Substrate: Existing stonework
 - 2.1. Preparation: Brush clean
3. Lime manufacturer: Lime products to be supplied by:
Chalk Down Lime Ltd
The lime yard, Gate Farm
Staplecross
East Sussex, TN32 5RP

or
Ty-Mawr Lime Ltd,
Unit 12, Brecon Enterprise Park, Brecon, Powys. LD3 8BT,

 - 3.1. Product reference/ Type: Mature lime putty
4. Undercoats
 - 4.1. Mix: 1 x Mature lime putty to 1 x NHL 3.5 to 3 x well graded sharp sand
 - 4.1.1. Sand: To BS EN 13139, grading to approval
 - 4.2. Thickness (excluding dubbing out and keys): First undercoat 8-10 mm. Second undercoat 6-8 mm First undercoat 8-10 mm. Second undercoat 6-8 mm
5. Final coat
 - 5.1. Mix: As undercoat
 - 5.1.1. Sand: As for undercoat
 - 5.2. Thickness: 3-6 mm
 - 5.3. Finish: Plain wood float

65 Mixing

1. Render mortars (site-made)
 - 1.1. Batching: By volume using gauge boxes or buckets.
 - 1.2. Mix proportions: Based on damp sand. Adjust for dry sand.
 - 1.3. Lime:sand: Mix thoroughly. Allow to stand, without drying out, for at least 16 hours before using.
2. Mixes: Of uniform consistence and free from lumps.
3. Contamination: Prevent intermixing with other materials.

67 Cold weather

1. General: Do not use frozen materials or apply coatings on frozen or frost bound substrates.
2. Internal work: Take precautions to prevent damage to internal coatings when air temperature is below 3°C.
3. External work: Avoid when air temperature is at or below 5°C and falling or below 3°C and rising.

71 Suitability of substrates

1. General: Suitable to receive coatings. Sound, free from contamination and loose areas.
2. Cutting, chasing, making good, fixing of conduits and services outlets and the like: Completed.

3. **Tolerances:** Permitting specified flatness/ regularity of finished coatings.
4. **Cleanliness:** Free from dirt, dust, efflorescence and mould, and other contaminants incompatible with coatings.

74 Existing damp affected plaster/ render

1. **Plaster affected by rising damp:** Remove to a height of 300 mm above highest point reached by damp or 1 m above dpc, whichever is higher.
2. **Perished and salt contaminated masonry**
 - 2.1. **Mortar joints:** Rake out.
 - 2.2. **Masonry units:** Submit proposals.
3. **Drying out substrates:** Establish drying conditions.
4. **Faults in substrate (structural deficiencies, additional sources of damp, etc.):** Submit proposals.

76 Removing defective existing plaster

1. **Plaster for removal:** Loose, hollow, soft, friable, badly cracked, affected by efflorescence or otherwise damaged.
 - 1.1. **Hollow, detached areas:** Obtain instructions
2. **Stained plaster:** Submit proposals
3. **Removing defective plaster:** Cut back to a square, sound edge.
4. **Faults in substrate (structural deficiencies, additional sources of damp, etc.):** Submit proposals.
5. **Cracks**
 - 5.1. **Fine hairline cracking/ crazing:** Leave.
 - 5.2. **Other cracks:** Obtain instructions
6. **Dust and loose material:** Remove from exposed substrates and edges.

78 Removing defective existing render

1. **Render for removal:** Cement render to lower half of west wall to original cottage, not including that to kitchen area, all as shown on LEP drawings 9482-A-L(00)-01 and 02.
2. **Removing defective render:** Cut out to regular rectangular areas with straight edges.
 - 2.1. **Horizontal and vertical edges:** Square cut or slightly undercut.
 - 2.2. **Bottom edges to external render:** Do not undercut.
 - 2.3. **Render with imitation joints:** Cut back to joint lines.
3. **Cracks (other than hairline cracks):** Cut out to a width of 75 mm (minimum).
4. **Dust and loose material:** Remove from exposed substrates and edges.

81 Beads/ stops for internal use

1. **Standard:** In accordance with BS EN 13914-2.
2. **Material:** Stainless steel to BS EN 13658-1

82 Beads/ stops for external use

1. **Standard:** In accordance with BS EN 13914-1.
2. **Materials:** Stainless steel to BS EN 13658-2
3. **Fixing:** Secure and true to line and level.
 - 3.1. **Beads/ stops to external render:** Fix mechanically.

87 Application of coatings

1. **General:** Apply coatings firmly and achieve good adhesion.

2. **Appearance of finished surfaces:** Even and consistent. Free from rippling, hollows, ridges, cracks and crazing.
 - 2.1. **Accuracy:** Finish to a true plane, to correct line and level, with angles and corners to a right angle unless specified otherwise, and with walls and reveals plumb and square.
3. **Drying out:** Prevent excessively rapid or localized drying out.
4. **Keying undercoats:** Cross scratch plaster coatings and comb render coatings. Do not penetrate undercoat.

92 Curing and drying non-hydraulic lime render

1. **General:** Prevent premature setting and uneven drying of each coat.
2. **Curing coatings:** Keep each coat damp by covering with sheeting hung clear of coating. Spray with water until sufficiently firm.
 - 2.1. **Sheeting:** Damp hessian sheeting
3. **Shrinkage:** Thoroughly consolidate/ scour each coat one or more times as necessary to control shrinkage.

93 Curing and drying of render coatings

1. **General:** Prevent premature setting and uneven drying of each coat.
2. **Curing:** Keep each coat damp by covering with polyethylene sheet and/ or spraying with water.
 - 2.1. **Curing period (minimum):** Ten days
3. **Drying:** Allow each coat to dry thoroughly, with shrinkage substantially complete before applying next coat.

94 Flatness/ surface regularity

1. **Sudden irregularities:** Not permitted.
2. **Deviation of plaster surface:** Measure from underside of a straight edge placed anywhere on surface.
 - 2.1. **Permissible deviation (maximum) for plaster not less than 13 mm thick:** 3 mm in any consecutive length of 1800 mm.

99 Render final coat – plain floated finish

1. **Finish:** Even, open texture free from laitance.

Ω End of Section

M51

Edge fixed carpeting

Summary

Revision history

Date	No.	Title	Status	Revision	Note
08/09/2025	01	NBS Workmanship & Material Specification			

Types of carpeting - Not Used

General/ preparation

210 Workmanship generally

1. **Finished carpeting:** Tightly seamed, accurately fitted, neatly and securely fixed, smooth and evenly tensioned.

250 Carpet layout – pre-order requirements

1. **Setting out:** Agree seam locations and pattern.

290 Conditioning carpet

1. **Requirements:** As recommended by manufacturer.

310 Condition of works prior to laying

1. **General requirements**
 - 1.1. Building weathertight and well dried out.
 - 1.2. Wet trades complete.
 - 1.3. Paintwork complete and dry.
 - 1.4. Floor service outlets, duct covers and other fixtures around which carpet is to be cut, fixed.

330 Suitability of bases

1. **General:** Commencement of laying carpeting will be taken as acceptance of suitability of bases.

360 Existing floor coverings to be overlaid

1. **Substrate:** Make good by local rebedding, sanding or applying smoothing underlayment compound to give a secure, smooth, even surface. Allow to dry before laying carpeting.

Laying carpeting

470 Laying carpet generally

1. **Appearance of laid carpet:** Pieces of the same carpet type capable of being seen together to be of consistent appearance with pile lying in the same direction.
2. **Carpet perimeter:** Accurately and closely fitted leaving no gaps. Edges turned down and secured to grippers.
3. **Carpet tension:** Even, and such that carpet lies flat and will not ruck, ripple or become slack.
4. **Doorways and recesses:** Cut carpet in. Do not piece in without prior approval.

490 Doorways

1. **Carpet joint:** On centre line of door leaf.

570 Completion

1. **Debris:** Remove stay tacks and cut away partly loose warp and face yarns.
2. **Surface irregularities and tension:** Check and make necessary tension adjustments.

580 Waste

1. **Spare covering material:** Retain suitable material for patching. On completion, submit pieces for selection. Hand over selected pieces to employer.

Ω End of Section

M60

Painting/ clear finishing

Summary

Revision history

Date	No.	Title	Status	Revision	Note
08/09/2025	01	NBS Workmanship & Material Specification			

To be read with preliminaries/ general conditions.

12 Gloss paint

1. **Description:** To exterior ironwork
2. **Manufacturer:** Unpainted ironwork is to be primed in Hammerite Red Oxide primer, all surfaces must be clean and dry. Remove loose rust, scale and paint with a wire brush then rub down with coarse abrasive paper to provide a firm surface. Abrade bare steel with coarse abrasive paper. Stir paint thoroughly. Apply 2 coats, allowing a minimum of 6 hours between coats. A topcoat may be applied after a minimum of 24 hours.
Decorate prepared ironwork in one of the following products to be used in strict accordance with the suppliers written instructions.
 - a) 2 coats Hammerite Red Oxide primer.
 - b) Black Hammerite direct to rust metal paint – satin finish.
3. **Surfaces:** Previously decorated
 - 3.1. **Preparation:** All ironwork specified to be painted is to be cleaned down and all traces of rust removed to reveal bright metal.

12 Gloss paint (A)

1. **Description:** To exterior timber window frames
2. **Manufacturer:** ICI Paints, Wexham Road, Slough, SL2 5DS. Tel: 0870 242 1100. Web: www.duluxtrade.co.uk
Dulux Trade High Gloss
3. **Surfaces:** Previously decorated
 - 3.1. **Preparation:** Degrease and abrade to provide key.
4. **Initial coats:** As recommended by manufacturer
 - 4.1. **Number of coats:** 2
5. **Finishing coats:** Full gloss
 - 5.1. **Number of coats:** 2

13 Satin paint

1. **Description:** To exterior metal windows
2. **Manufacturer:** Tor Coatings Ltd,
21 White Rose Way,
Follingsby Park,
Gateshead,
Tyne & Wear,
NE10 8YX

- 2.1. **Product reference:** Zinsser Allcoat
3. **Surfaces:** Previously decorated
 - 3.1. **Preparation:** Remove all loose and defective coatings
4. **Initial coats:** Zinsser Allcoat
 - 4.1. **Number of coats:** 2

14 Eggshell/ satin paint

1. **Description:** INTERIOR OIL EGGSHELL PAINT TO TIMBER DOORS AND JOINERY / SKIRTINGS ETC

2. **Manufacturer:** The Little Greene Paint Company Limited, The Coach Works, 420 Ashton Old Road, Manchester M11 2DT. England.

Tel: 0845 880 5855 (UK) Tel: +44 161 23 00 880

- 2.1. **Product reference:** Interior oil eggshell

3. **Surfaces:** Previously decorated, Uncoated

- 3.1. **Preparation:** DESCRIPTION

- A hard yet flexible, durable and water resistant oil based paint designed for interior application to suitably prepared surfaces. Enhanced application properties and extended workability help in producing a very high quality appearance low sheen finish.

- **PROPERTIES**

- ** Little Greene oil based finishes are formulated to the highest possible quality. However, due to current EU legislation on solvent levels, lack of exposure to UV light or exposure to heat may lead to yellowing over time. this will be more visible in white shades eg Loft White™ 222.

- **APPROVALS & STANDARDS**

- Manufactured under the auspices of ISO 9001:2015 quality & ISO 14001:2015 environmental management systems. 2004/42/EC EU limit value for this product

- (cat.A/d SB): 300g/l (2010). This product contains max.299g/l VOC.

- This product has been tested under the regulations outlined in French Indoor Air Quality Decree No 2011-321 – Arrete April 2011 and was awarded an A+.

- **SURFACE PREPARATION**

- New wood: For soft woods, knots should be sealed with Little Greene Aluminium Wood Primer to prevent staining and then undercoated with Little Greene Intelligent

- ASP Resinous hard woods require cleaning and treatment with Little Greene Aluminium Wood Primer (consult the relevant product data sheets for further details) prior to undercoating.

- Ensure moisture content of the timber is below 15% before commencing application. Damp wood should never be painted as this may give rise to blistering, flaking,

- cracking and premature coating failure.

- Green oak should not be painted unless it has been weathered for at least 6 months.

- Metals: New ferrous metalwork should be hand, or mechanically cleaned, to remove any surface rust before application of Little Greene Intelligent ASP Non-ferrous

- metals must be pre-treated or primed with Little Greene Intelligent ASP.

- Existing paint finish: Clean and degrease with a suitable detergent or sugar soap. Abrade with medium grade sand paper to provide a key. Apply one coat

- of Little Greene ASP to promote adhesion to previous coating.

- Plastics: For long term performance, clean & lightly sand down surfaces, prime using Little Greene Intelligent ASP before applying the finishing coat.

- **APPLICATION**

- Stir thoroughly before use. Do not apply to surfaces when the ambient temperature is below 5oC.

- Brushing: Use a high quality natural bristle brush that is suitably sized for the project at hand. New brushes should be conditioned by washing in clean white spirit and

- thoroughly drying with a clean, lint free, cloth.

- Avoid immersing brush too far into the paint to prevent paint from entering the ferrule.

- Avoid drips and splashes by not overloading the brush. Apply paint in even

- strokes and only extend painting area such that a wet edge can be easily maintained. For the highest quality appearance, keep final brush strokes all in the same

- direction and never go over paint that has already begun to dry.

- For intricate items, or where high ambient temperatures/high air flow conditions cannot be avoided, the open time maybe extended further with a 5% (v/v) addition

- of white spirit. This advice is also applicable to large flat areas; however, use of a paint roller is the recommended application method in such cases.

- Lightly rubbing down between coats will remove any dust motes and other surface contamination, producing a near professional finish.

- Roller: Use a short nap mohair type sleeve for best appearance on smooth surfaces.

- Increase nap length for textured surfaces, as appropriate, to ensure even and

- thorough coverage. Keep final strokes all in the same direction, maintaining a wet edge

throughout.

- **CLEANING**

- Remove excess paint and clean all equipment using white spirit, or appropriate substitute, immediately after use. Never store brushes or roller sleeves in cleaning solvent as this will result in deterioration of their application performance.

- **STORAGE & SHELF LIFE**

- Store unused paint in a cool, dry, frost free area, away from direct sunlight and sources of ignition. Ensure tin lids are securely and correctly replaced after use. When unopened and stored under the conditions above, this product is stable for a minimum period of two years.

- **AFTERCARE**

- Cleaning & Maintenance: For light surface soiling; use a dilute, lukewarm solution of domestic washing up liquid and a clean sponge or lint free cloth. Ensure sponge

- or cloth is well wetted (but not dripping), wipe the affected area, repeat as required and allow to air dry.

- To help prevent general build up, keep your home well ventilated during activities likely to contribute to oil and grease accumulation, like cooking. Tackle dust

- generated from DIY by, preferably, collecting at source or thorough vacuum cleaning.

- General dusting can be effectively achieved using paper towel or soft cloth and the damp dusting method. To prevent marking, always use a soft brush attachment to

- vacuum clean adjacent surfaces.

- Special Care: Avoid placing heavy objects onto surface for a least a week after painting.

Bookshelves and other frequent use surfaces may benefit from a very light

- application of a suitable wax polish to help prevent marring over the long term.

- Repair: Lightly rub down area to be repainted, apply a suitable primer to any exposed substrate. Repaint item "break to break" with one or two coats as required.

- Stand alone items, such as window frames and doors, may require the whole item to be repainted to avoid slight colour differences between the existing finish and

- adjoining repair areas. Inferior aesthetic results will likely be achieved with just spot repairs.

- **DISPOSAL & RECYCLING**

- Dispose of excess or waste paint via a licensed waste handling operator.

- Empty metal containers may be recycled (remove plastic handle on 2.5 & 5L tins).

16 Decorative wood stain/ varnish/ preservative

1. **Description:** To repaired porch canopy and oriel window

2. **Manufacturer:** Ronseal

2.1. **Product reference:** 10 year exterior woodstain

3. **Surfaces:** New and existing joinery

3.1. **Preparation:** Remove all loose and defective coatings

4. **Initial coats:**

4.1. **Number of coats:** 1

5. **Finishing coats:**

5.1. **Number of coats:** 1

18 Special coating

1. **Description:** Earthborne breathable clay paint to internal wall surfaces

2. **Manufacturer:** Earthborn paints

Frodsham Business Centre

Bridge Lane

Frodsham

Cheshire

WA6 7FZ



- 2.1. **Product reference:** Clay based breathable emulsion
3. **Surfaces:** New and existing plaster.
 - 3.1. **Preparation:** Preparation: The following IS FOR PRICING PURPOSES ONLY. Precise methodology for preparing previously coated surfaces is to be agreed with Architect. Loose paint should be removed with a brush or scraper. Stains which bleed through the paint (such as water, nicotine etc) should first be treated with Earthborn Isolating Primer. Very smooth, non-absorbent surfaces must be sanded. Clay / lime plaster must be moistened before the application of Earthborn Claypaint.
Application:
Stir before use. Apply the paint with brush / roller or spray in a thin, even coat. Spread the paint evenly in all directions. On light coloured, smooth surfaces one coat is normally sufficient. On very absorbent surfaces such as fresh plaster use a priming coat of Claypaint diluted with up to 20% water and finish with an undiluted final coat. Allow each coat to dry before the next is applied. Because Earthborn Claypaint is a natural product, there may be subtle variations in shade between batches; avoid starting a new container in the middle of a wall.

22 Handling and storage

1. **Coating materials:** Deliver in sealed containers, labelled clearly with brand name, type of material and manufacturer's batch number.
2. **Materials from more than one batch:** Store separately. Allocate to distinct parts or areas of the work.

28 Protection

1. **'Wet paint' signs and barriers:** Provide where necessary to protect other operatives and general public, and to prevent damage to freshly applied coatings.

30 Preparation generally

1. **Standard:** In accordance with BS 6150.
2. Refer to any pre-existing CDM Health and Safety File and CDM Construction Phase Plan where applicable.
3. **Risk assessments and method statements for suspected hazardous materials:** Prepare for operations, disposal of waste, containment and reoccupation, and obtain approval before commencing work.
4. **Preparation materials:** Types recommended by their manufacturers and the coating manufacturer for the situation and surfaces being prepared.
5. **Substrates:** Sufficiently dry in depth to suit coating.
6. **Efflorescence salts, dirt, grease and oil:** Remove. Give notice if contamination of surfaces/ substrates has occurred.
7. **Surface irregularities:** Provide smooth finish.
8. **Organic growths and infected coatings**
 - 8.1. Remove with assistance of biocidal solution.
 - 8.2. Apply residual effect biocidal solution to inhibit regrowth.
9. **Joints, cracks, holes and other depressions:** Fill with stoppers/ fillers. Provide smooth finish.
10. **Dust, particles and residues from preparation:** Remove and dispose of safely.
11. **Water-based stoppers and fillers**
 - 11.1. Apply before priming unless recommended otherwise by manufacturer.
 - 11.2. If applied after priming: Patch prime.
12. **Doors, opening windows and other moving parts**

- 12.1. Ease, if necessary, before coating.
- 12.2. Prime resulting bare areas.

32 Previously coated surfaces generally

1. Preparation: In accordance with BS 6150.
2. Contaminated or hazardous surfaces: Give notice of:
 - 2.1. Coatings suspected of containing lead.
 - 2.2. Substrates suspected of containing asbestos or other hazardous materials.
 - 2.3. Significant rot, corrosion or other degradation of substrates.
3. Risk assessment and method statement for hazardous materials: Prepare for operations, disposal of waste, containment and reoccupation, and obtain approval before commencing work.
4. Removing coatings: Do not damage substrate and adjacent surfaces or adversely affect subsequent coatings.
5. Loose, flaking or otherwise defective areas: Carefully remove to a firm edge.
6. Alkali affected coatings: Completely remove.
7. Retained coatings
 - 7.1. Thoroughly clean.
 - 7.2. Gloss-coated surfaces: Provide key.
8. Partly removed coatings
 - 8.1. Apply additional preparatory coats.
 - 8.2. Junctions: Provide flush surface.
9. Completely stripped surfaces: Prepare as for uncoated surfaces.

35 Fixtures and fittings

1. Risk assessment and method statement for hazardous materials: Prepare for operations, disposal of waste, containment and reoccupation, and obtain approval before commencing work.
2. Removal: Before commencing work: Ironmongery, cover plates, grilles, wall clocks, and other surface mounted fixtures.
3. Replacement: Refurbish as necessary, refit when coating is dry.

36 Ironmongery

1. Removal: Before commencing work remove ironmongery from surfaces to be coated.
2. Hinges: Do not remove
3. Replacement: Refurbish as necessary; refit when coating is dry.

37 Wood preparation

1. General: Provide smooth, even finish with lightly rounded arrises.
2. Degraded or weathered surface wood: Take back surface to provide suitable substrate.
3. Degraded substrate wood: Repair with sound material of same species.
4. Heads of fasteners: Countersink sufficient to hold stoppers/ fillers.
5. Resinous areas and knots: Apply two coats of knotting.
6. Defective primer: Take back to bare wood and reprime.

39 Steel preparation

1. Areas of defective primer, corrosion and loose scale: Take back to bare metal. Reprime as soon as possible.
2. Defective paintwork: Remove to leave a firm edge and clean bright metal.

3. Sound paintwork: Provide key for subsequent coats.
4. Corrosion and loose scale: Take back to bare metal.
5. Residual rust: Treat with a proprietary removal solution.
6. Bare metal: Apply primer as soon as possible.
7. Remaining areas: Degrease.

41 Masonry and rendering preparation

1. Loose and flaking material: Remove.

43 Plaster preparation

1. Nibs, trowel marks and plaster splashes: Scrape off.
2. Overtrowelled 'polished' areas: Provide suitable key.
3. Depressions around fixings: Fill with stopper/ filler.

45 Previously painted window frames

1. Paint encroaching beyond glass sight line: Remove.
2. Loose and defective putty: Remove.
3. Putty cavities and junctions between previously painted surfaces and glass: Clean thoroughly.
4. Finishing
 - 4.1. Patch prime, reputty, as necessary and allow to harden.
 - 4.2. Seal and coat as soon as sufficiently hard.

55 Existing gutters

1. Dirt and debris: Remove from inside of gutters.
2. Defective joints: Clean and seal with suitable jointing material.
3. Suspected hazardous materials: submit method statement.

61 Coating generally

1. Application: In accordance with BS 6150,
2. Conditions: Maintain suitable temperature, humidity and air quality.
3. Surfaces: Clean and dry at time of application.
4. Thinning and intermixing: Not permitted unless recommended by manufacturer.
5. Overpainting: Do not paint over intumescent strips or silicone mastics.
6. Priming coats: Apply as soon as possible on same day as preparation is completed.
7. Finish
 - 7.1. Even, smooth and of uniform colour.
 - 7.2. Free from brush marks, sags, runs and other defects.
 - 7.3. Cut in neatly.
8. Doors, opening windows and other moving parts: Ease before coating and between coats.

65 Concealed joinery surfaces

1. General: After priming, apply additional coatings to surfaces that will be concealed when component is fixed in place.

68 Staining wood

1. Primer: Apply, if recommended by stain manufacturer.

2. **Application:** Apply in flowing coats and brush out excess stain to produce uniform appearance.

69 Varnishing wood

1. **First coat:**
 - 1.1. Brush well in and lay off avoiding aeration.
2. **Subsequent coats:** Provide light key along the grain between coats.

80 Linseed oil putty glazing

1. **Setting:** Allow putty to set for seven days.
2. **Sealing**
 - 2.1. Within a further 14 days, seal with a solvent-borne primer.
 - 2.2. Fully protect putty with coating system as soon as it is sufficiently hard.
 - 2.3. Extend finishing coats on to glass up to sight line.

Ω End of Section

N11

Domestic kitchen fittings, furnishings and equipment

Summary

Revision history

Date	No.	Title	Status	Revision	Note
08/09/2025	01	NBS Workmanship & Material Specification			

To be read with preliminaries/ general conditions

10 Fitted base units and wall units

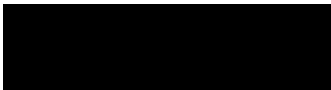
1. Description: To refurbished kitchen
2. Standard: To [BS EN 14749](#).
3. Manufacturer: Howdens Ltd
5, Portland Road Industrial Estate, Portland Rd, Brighton and Hove, Hove BN3 5NT
Tel: [01273 439861](#)
 - 3.1. Product reference: Greenwich Sandstone base units, doors, drawer fronts, plinths, cornice / pelmets, edgings, ends and accessories.

To have space below worktop for dishwasher and washer / drier and space adjacent for tall fridge / freezer unit.
4. Plan shape: L
5. Dimensions: TBC but provisionally long leg of L 3180, short leg 1350.
6. Surface finishes: To [BS 6222-3](#).
7. Accessories: Stainless Steel effect curved D handles 175mm

20 Worktops

1. Description: 38mm Rolled Edge Plastic Laminate
2. Standard: To [BS 6222-3](#)
3. Manufacturer: Howdens Ltd
5, Portland Road Industrial Estate, Portland Rd, Brighton and Hove, Hove BN3 5NT
Tel: [01273 439861](#)
 - 3.1. Product reference: Bullnose marble effect
4. Material: Laminate-covered particle board
5. Dimensions: As LEP GA drawings. Contractor to set out on site
6. Exposed edges: Stainless steel strip
7. Support: Worktops

30 Sinks, taps, traps and wastes

1. Description: Stainless steel sink
2. Sinks
 - 2.1. Standard: To [BS EN 13310](#)
 - 2.2. Manufacturer: Franke
West Park
M.I.O.C
Styal Road
Manchester
United Kingdom
M22 5WB

 - 2.2.1. Product reference: Maris
 - 2.3. Configuration: Single bowl sink with LH drainer
3. Tap/ chainstay/ overflow holes: One tap hole, centre Overflow hole
4. Taps: Swan neck monobloc tap

- 4.1. Manufacturer: Howdens Ltd
5, Portland Road Industrial Estate, Portland Rd, Brighton and Hove, Hove BN3 5NT
Tel: [01273 439861](tel:01273439861)

- 4.1.1. Product reference: Rienza

- 5. Wastes: Plug and chain
 - 5.1. Standard: To [BS EN 274-1](#), [BS EN 274-2](#) and [BS EN 274-3](#)
 - 5.2. Manufacturer: Contractor's choice
 - 5.3. Size: To fit sink
 - 5.4. Material: Solid brass
 - 5.5. Tail: Slotted
- 6. Traps: Tubular, P-type
 - 6.1. Standard: To [BS EN 274-1](#), [BS EN 274-2](#) and [BS EN 274-3](#)
 - 6.2. Manufacturer: Contractor's choice
 - 6.2.1. Product reference: Contractor's choice
 - 6.3. Size: DN40
 - 6.4. Depth of seal (minimum): 75 mm

40 Appliances

- 1. Item: Built in electric oven
- 2. Manufacturer: Howdens Ltd
5, Portland Road Industrial Estate, Portland Rd, Brighton and Hove, Hove BN3 5NT
 - 2.1. Product reference: Lamona LAM3412 built in stainless steel single fan oven and grill
- 3. Colour and finish: As supplied
- 4. Service connections: Mains electricity

40 Appliances Type A

- 1. Item: Electric induction hob
- 2. Manufacturer: Howdens Ltd
5, Portland Road Industrial Estate, Portland Rd, Brighton and Hove, Hove BN3 5NT
 - 2.1. Product reference: Lamona LAM1804 black electric induction hob.
- 3. Colour and finish: As supplied
- 4. Service connections: Mains electricity

50 Sealant

- 1. Standard: To [BS EN ISO 11600](#), Class F20 HM
- 2. Type: One-part silicone
 - 2.1. Manufacturer: Contractor's choice
 - 2.1.1. Product reference: Contractor's choice
- 3. Colour: To match worktop

Execution

65 Installation generally

- 1. Fixings and adhesives: As [section Z20](#).

70 Installing units and worktops

1. General: Well-fitting, stable and secure.
2. Supports: Base units

75 Installing appliances

1. Connections: Provide to electric and hot and cold water services.

80 Installing sinks, taps and wastes

1. Water supply: According to [BS EN 806-2](#) and [BS EN 806-4](#).
2. Taps
 - 2.1. Fixing: Secure, watertight seal with the appliance.
 - 2.2. Positioning: Hot tap to left of cold tap as viewed by the user of the appliance.
3. Wastes
 - 3.1. Bedding: Waterproof jointing compound.
 - 3.2. Fixing: With resilient washer between appliance and backnut.

85 Sealant bedding and pointing

1. Application: As [section Z22](#).
2. Bedding: Bed sinks to top of worktops
3. Pointing: Joints between units and splashbacks

90 Installing trims and mouldings

1. Lengths: Unjointed between angles or ends of runs.
2. Angle joints: Mitred.

Ω End of Section

N13
Sanitary appliances and fittings

Summary

Revision history

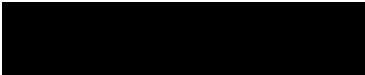
Date	No.	Title	Status	Revision	Note
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Clauses

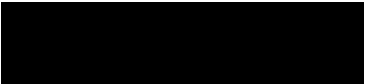
Read in conjunction with Preliminaries and general conditions

Products

10 WC pans and flushing arrangements

1. Standard: To [Defra WC suite performance specifications](#) or equivalent approved by relevant water company
2. Type: Pedestal, low-level cistern
 - 2.1. Material: Vitreous china
 - 2.2. Colour: White
3. Pan: Close coupled
 - 3.1. Standards: BS EN 33 and BS EN 997, Class 2
 - 3.2. Manufacturer: Total bathrooms
Bathcenter
Unit 21/22 Storforth Lane Trading Estate
Chesterfield
S41 0QQ

 - 3.2.1. Product reference: Andelle Close Coupled toilet including soft close seat
4. Material: Glazed fireclay, white
5. Seat: As supplied, Soft-Close
6. Pan connector: As supplied
7. Flushing arrangement: Cistern manufacturer's standard
 - 7.1. Flush volume: 4.5 L
8. Accessories: Tag for equipotential earth bonding

30 Washbasins

1. Type: Wall-hung
2. Manufacturer: Total bathrooms
Bathcenter
Unit 21/22 Storforth Lane Trading Estate
Chesterfield
S41 0QQ

- 2.1. Product reference: Crowthorne ceramic cloakroom basin
3. Material: Vitreous china to [BS EN 14688](#)
4. Colour: White
5. Size: 500mm x 400mm
6. Tap holes: One tap hole
7. Taps: Basin mixer tap
 - 7.1. Type: Pillar
 - 7.2. Material: Chromium-plated brass
 - 7.3. Size: ½ -inch BSP

- 7.4. **Manufacturer:** Total bathrooms
Bathcenter
Unit 21/22 Storforth Lane Trading Estate
Chesterfield
S41 0QQ



7.4.1. **Product reference:** Belini bathroom tap pack - basin mixer and bath shower mixer

7.5. **Water supply temperature (maximum):** 48°C

8. **Wastes:** Pop up
9. **Traps:** DN 30 bottle trap, 75 mm seal
10. **Accessories:** None

35 Baths

1. **Type:** Rectangular bath, single-ended
2. **Manufacturer:** Total bathrooms
Bathcenter
Unit 21/22 Storforth Lane Trading Estate
Chesterfield
S41 0QQ



2.1. **Product reference:** Steel anti-slip bath with optional colour bath grips

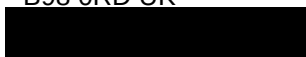
3. **Size:** 1700mm x 700mm
4. **Material:** Steel
5. **Colour:** White
6. **Tap holes:** 2
7. **Taps:** Bath shower mixer tap
7.1. **Type:** Bath mixer with shower hose and handspray
7.2. **Material:** Chromium-plated brass
7.3. **Size:** ¾ -inch BSP
7.4. **Manufacturer:** Total bathrooms
Bathcenter
Unit 21/22 Storforth Lane Trading Estate
Chesterfield
S41 0QQ



7.4.1. **Product reference:** Belini bathroom tap pack - basin mixer and bath shower mixer

7.5. **Water supply temperature (maximum):** User controlled

8. **Wastes:** Pop-up
9. **Traps:** DN 40 tubular P-type trap, 75 mm seal
10. **Accessories:** Byreseat Ultra 10 edge trim kit for rectangular baths by:
Byretech Ltd
Unit 51 Padgets Lane, South Moons Moat, Redditch, Worcestershire
B98 0RD UK



63 Glass mirrors

1. Description: Over basin mirror
2. Manufacturer: Contractor's choice
 - 2.1. Product reference: Frameless wall mirror with chrome plated brass mirror screws
3. Type: 4 mm clear float glass
4. Size: 400mm x 600mm
5. Protective backing: Mirror backing foil.

68 Sealant for pointing

1. Standard: To BS EN ISO 11600
2. Type: Silicone
 - 2.1. Manufacturer: Byretect Ltd
Unit 51 Padgets Lane, South Moons Moat, Redditch, Worcestershire
B98 0RD UK
 - 2.1.1. Product reference: Forever White
3. Colour: White

70 Installation generally

1. Standards: In accordance with BS 6465-1, -2 and -3.
2. Assembly and fixing: Fix appliances securely to structure, without taking support from pipelines, level and plumb and so that surfaces designed to fall drain as intended.
3. Fasteners: Non-ferrous or stainless steel.
4. Jointing and bedding compounds: Recommended by manufacturers of appliances, accessories and pipes, to form watertight joints between appliances and backgrounds (except cisterns) and between appliances and discharge pipes.
5. Supply and discharge pipework: Fix before appliances.
6. Timing: Tiled backgrounds, other than splashbacks, complete before fixing appliances. Do not overstress tiles when fixing appliances.
7. On completion: Components and accessories working correctly with no leaks.
8. Labels and stickers: Remove.

75 Installing cisterns

1. Cistern operating components: Obtain from cistern manufacturer.
2. Inlet and flushing valves: Match to pressure of water supply.
3. Internal overflows: Into pan, to give visible warning of discharge.
4. External overflows: Fix pipes to falls, and locate to give visible warning of discharge. Agree position.

76 Installing taps

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

77 Installing wastes and overflows

1. Bedding: Waterproof jointing compound.
2. Fixing: With resilient washer between appliance and backnut.

81 Sealant bedding and pointing

1. **Pointing:** Joints between appliances and walls and floors

Ω End of Section

P10

Sundry insulation/ proofing work

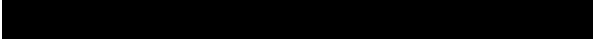
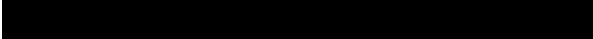
Summary

Revision history

Date	No.	Title	Status	Revision	Note
08/09/2025	01	NBS Workmanship & Material Specification			

To be read with preliminaries/ general conditions.

10 Mineral wool slab insulation Type A

1. Manufacturer: [ROCKWOOL Ltd](#)
 - 1.1. Contact details
 - 1.1.1. Address: ROCKWOOL Ltd
Wern Tarw
Pencoed
Bridgend
United Kingdom
CF35 6NY
 - 1.1.2. 
 - 1.1.3. 
 - 1.1.4. 
 - 1.2. Product reference: [Roll / Twin Roll / Rollbatt \(ROCKWOOL Rollbatt, 150 x 400 x 3650 mm\)](#)
2. General requirements: Insulation products generally.
3. Standard: To BS EN 13162, ISO 14001.
4. Thickness: 150 mm roll laid between joists and 150mm roll laid above at right angles
5. Edges: Square.
6. Thermal conductivity (maximum): 0.044 W/mK.
7. Fire performance: To 13501-1, Euroclass A1.
8. Vapour resistivity: 5.9 MN·s/gm.
9. U-value: Manufacturer's standard.
10. Dimensions: 150 x 400 x 3650 mm.

20 Insulation to loft access hatches

1. Manufacturer: Contractor's choice
 - 1.1. Product reference:
2. Material:
 - 2.1. Recycled content:
 - 2.2. Thickness:
3. Installation requirements
 - 3.1. Fit: No gaps and securely fixed.
 - 3.2. Edges of hatch: Seal with an approved compressible draught excluder.

25 Insulation to water cisterns

1. Manufacturer: Contractor's choice
 - 1.1. Product reference:
2. Material:
 - 2.1. Recycled content:
 - 2.2. Thickness:
3. Installation requirements
 - 3.1. Standard: To BS 5803-5.
 - 3.2. Insulation continuity:
 - 3.3. Fixing: Secure, to prevent slumping/ displacement but without undue compression.
 - 3.4. Insulation to lid: Removable with lid; extend over side insulation.

Ω End of Section

P20
Unframed isolated trims/ skirtings/ sundry items

Summary

Revision history

Date	No.	Title	Status	Revision	Note
08/09/2025	01	NBS Workmanship & Material Specification			

To be read with preliminaries/ general conditions.

10 Softwood

1. Description: Skirting boards
2. Quality of wood and fixing: To BS 1186-3.
 - 2.1. Species: European whitewood
 - 2.2. Class: 1
3. Moisture content at time of fixing: 9 -13%
4. Preservative treatment: Water-based microemulsion as section Z12, service life 30 years
5. Reaction to fire rating: Not applicable
6. Profile: Pencil round
 - 6.1. Finished size: 100mm x 19mm
7. Finish as delivered: Prepared and primed, as section M60
8. Fixing: Gun applied "Forget Nails" or similar

20 Hardwood

1. Description: Cill board to oriel window
2. Quality of wood and fixing: To BS 1186-3.
 - 2.1. Species: British Columbian Pine
 - 2.2. Class: 1
3. Moisture content at time of fixing: 9 -13%
4. Preservative treatment: Water-based microemulsion as section Z12, service life 30 years
5. Reaction to fire rating: Not applicable
6. Profile: Rectangular. To suit existing, salvaged edging.
 - 6.1. Finished size: To match existing. nominally 38mm
7. Finish as delivered: Prepared and primed, as section M60
8. Fixing: Screwed and pelleted.

35 Medium-density fibreboard

1. Description: Cill boards generally
2. Manufacturer: Contractor's choice
 - 2.1. Product reference: Contractor's choice
3. Standard: To BS EN 622-5.
 - 3.1. Type: MDF.H
 - 3.2. Formaldehyde class: To BS EN 622-1, Class E1.
4. Reaction to fire rating: Not applicable
5. Thickness: 18mm
6. Finish: Prepared and primed

80 Installation generally

1. Joinery workmanship: As section Z10.
2. Metal workmanship: As section Z11.
3. Methods of fixing and fasteners: As section Z20 where not specified.
4. Straight runs: To be in one piece, or in long lengths with as few joints as possible.
5. Running joints: Location and method of forming to be agreed where not detailed.

6. Joints at angles: Butt joints, unless shown otherwise
7. Position and level: To be agreed where not detailed.

Ω End of Section

R11

Above ground foul drainage systems

Summary

Revision history

Date	No.	Title	Status	Revision	Note
08/09/2025	01	NBS Workmanship & Material Specification			

To be read with preliminaries/ general conditions.

11 Plastics branch pipework

1. Description: Internal, to bathroom and kitchen
2. Materials and standards: Plastics to [BS EN 1451-1](#), [BS EN 1455-1](#) or [BS EN 1566-1](#), Kitemark certified
3. Manufacturer: Contractor's choice
 - 3.1. Product reference: Contractor's choice
4. Nominal sizes: DN 32 DN 36 DN 40 DN 50
5. Colour: White
6. Jointing: Solvent welded
7. Fixing: Plastics brackets at 500 mm centres
8. Accessories: Access fittings

21 PVC-U soil/ vent pipework and wc branches

1. Description: Internal, to bathroom and kitchen
2. Standard
 - 2.1. To BS EN 1329-1, Kitemark certified; or
 - 2.2. To BS 4514, Kitemark certified.
3. Manufacturer: Contractor's choice
 - 3.1. Product reference: Submit proposals
4. Nominal sizes: DN 110
5. Colour: Contractor's choice
6. Jointing: Contractor's choice
7. Fixing: Plastics brackets at 1800 mm centres
8. Accessories: Access fittings Air admittance valves

45 Air admittance valves

1. Standard: To [BS EN 12380](#) or Agrément certified.
2. Minimum air flow rate: To [BS EN 12056-2](#).
3. Manufacturer: Contractor's choice
4. Position: Vertical.

50 Installation generally

1. Standards: To [BS EN 12056-5](#).
2. Components: From same manufacturer for each type of pipework.
3. Electrolytic corrosion: Avoid contact between dissimilar metals where corrosion may occur.
4. Plastics and galvanized steel pipes: Do not bend.
5. Allowance for thermal and building movement: Provide and maintain clearance as fixing and jointing proceeds.
6. Concealed or inaccessible surfaces: Decorate before starting work specified in this section.
7. Protection
 - 7.1. Purpose made temporary caps: Fit to prevent ingress of debris.
 - 7.2. Access covers, cleaning eyes and blanking plates: Fit as the work proceeds.
8. Drainage from appliances: Quick, quiet and complete, without blockage, crossflow, backfall, leakage, odours, noise nuisance or risk to health.

9. **Access:** Provide access fittings in convenient locations to permit cleaning and testing of pipework.

60 Fixing pipework

1. **Pipework:** Fix securely plumb and/ or true to line. Fix discharge stack pipes at or just below socket collar or coupling.
2. **Branches and low gradient sections:** Fix with uniform and adequate falls to drain efficiently.
3. **Externally socketed pipes and fittings:** Fix with sockets facing upstream.
4. **Additional supports:** Provide as necessary at junctions and changes in direction.
5. **Vertical pipes:** Provide a load bearing support not less than every storey level. Tighten fixings as work proceeds so that every storey is self-supporting.
6. **Wall and floor penetrations:** Isolate pipework from structure, e.g. with pipe sleeves.
 - 6.1. **Masking plates:** Fix at penetrations if visible in the finished work.
7. **Expansion joint sockets:** Fix rigidly to the building.
8. **Fixings:** Allow the pipe to slide.
9. **Cut ends of pipes:** Clean and square with burrs and swarf removed.

65 Electrical continuity

1. **Joints in metal pipes with flexible couplings:** Make with clips (or suitable standard pipe couplings) supplied for earth bonding by pipework manufacturer to ensure electrical continuity.

69 Installing air admittance valves

1. **Position:** Vertical, above flood level of highest appliance served and clear of insulation materials (other than the manufacturer's insulating cover).
2. **Connection to discharge stack:** Allow removal for rodding, e.g. ring seal.
3. **Roof spaces and other unheated locations:** Fit manufacturer's insulating cover.

70 Pipework airtightness test

1. **Preparation**
 - 1.1. **Open ends of pipework:** Temporarily seal using plugs.
 - 1.2. **Test apparatus:** Connect a 'U' tube water gauge and air pump to pipework via a plug or through trap of an appliance.
2. **Testing:** Pump air into pipework until gauge registers 38 mm.
3. **Required performance:** Pressure of 38 mm is to be maintained without loss for at least three minutes.

72 Pre-handover checks

1. **Temporary caps:** Remove.
2. **Permanent blanking caps, access covers, rodding eyes, floor gratings and the like:** Secure complete with fixings.

Ω End of Section

V90

Electrical systems

Summary

Revision history

Date	No.	Title	Status	Revision	Note
08/09/2025	01	NBS Workmanship & Material Specification			

General - Not Used

System performance

210 Design of low-voltage electrical installation generally

1. Design and detailing: Complete for the electrical installation.
2. Standards: In accordance with [BS 7671](#), as [amended](#), and the requirements of the electricity distributor.
3. Distribution circuits
 - 3.1. Spare capacity: 10% of current carrying capacity 10% of current carrying capacity
4. Selection of cables, conduit, trunking and ducting: Submit sizes where not stated
5. Equipment: Provide electrical supplies to equipment requiring power
6. Proposals: Submit drawings, technical information, and manufacturers' literature Submit design and cost proposals

235 Arrangement of particular circuits

1. Separation: Divide installation into separately controlled circuits.
 - 1.1. Separately controlled circuits: Cooker First-floor lighting First-floor ring circuit Ground-floor lighting Ground-floor ring circuit Shower
2. Further subdivision: As required

240 Design of general lighting system

1. Design and detailing: Complete for the general lighting system.
2. Standard: To [BS EN 12464-1](#)
3. Maintenance: Submit proposals for the maintenance/ relamping regime

280 Earthing and bonding design

1. Design: Complete the design of the earthing and bonding systems.
2. Earthing, main protective bonding, supplementary bonding and protective conductors: In accordance with [BS 7671](#), as [amended](#), and [BS 7430](#)
3. Requirements: Submit proposals

Products - Not Used

Execution

670 Installing trunking/ ducting systems

1. Positioning: Accurate with respect to equipment served, and parallel with other services and where relevant, floor level and other building lines.
2. Access: Provide space encompassing cable trunking to permit access for installing and maintaining cables.
3. Jointing
 - 3.1. Number of joints: Minimize.
 - 3.2. Lengths of trunking/ ducting: Maximize.
4. Movement: Fix securely. Restrain floor-mounted systems during screeding.
5. Junctions and changes of direction: Proprietary jointing units.
6. Cable entries: Fit grommets, bushes or liners

7. **Protection:** Fit temporary blanking plates. Prevent ingress of screed and other extraneous materials
8. **Service outlet units:** Fit when cables are installed

680 Cable routes

1. **Cables generally:** Conceal wherever possible
 - 1.1. **Concealed cable runs to wall switches and outlets:** Align vertically or horizontally with the accessory.
2. **Exposed cable runs:** Submit proposals
 - 2.1. **Orientation:** Straight, vertical and/ or horizontal and parallel to walls.
3. **Distance from other services running parallel:** 150 mm minimum
 - 3.1. **Heating pipes:** Position cables below

690 Installing cables in plaster

1. **Protection:** Cover with galvanized steel cable capping nailed to substrate

700 Installing cables in accessible roof spaces

1. **Cables running across ceiling joists:** Fix to timber battens which are secured to joists

Completion

810 Final fix

1. **Accessory faceplates, luminaires and other equipment:** Fit after completion of building painting

820 Cleaning

1. **Electrical equipment:** Clean immediately before handover
2. **Equipment not supplied but installed under the electrical works:** Clean immediately before handover

880 Documentation

1. **Timing:** Submit at practical completion
2. **Contents:** As-installed drawings showing circuits and their ratings and locations of fittings and apparatus List of normal consumable items Manufacturers' operating and maintenance instructions for fittings and apparatus including relamping instructions for luminaire types. Identify hazardous lamps that require specialist disposal

Ω End of Section

Z10
Purpose-made joinery

Summary

Revision history

Date	No.	Title	Status	Revision	Note
08/09/2025	01	NBS Workmanship & Material Specification			

To be read with preliminaries/ general conditions.

110 Fabrication

1. Standard: To [BS 1186-2](#).
2. Sections: Accurate in profile and length, and free from twist and bowing. Formed out of solid unless shown otherwise.
 - 2.1. Machined surfaces: Smooth and free from tearing, wooliness, chip bruising and other machining defects.
3. Joints: Tight and close-fitting.
4. Assembled components: Rigid. Free from distortion.
5. Screws: Provide pilot holes.
 - 5.1. Screws of 8 gauge (4 mm diameter) or more and screws into hardwood: Provide clearance holes.
 - 5.2. Countersink screws: Heads sunk at least 2 mm below surfaces visible in completed work.
 - 5.3. Adhesives: Compatible with wood preservatives applied and end uses of timber.

130 Preservative-treated wood

1. Cutting and machining: Completed as far as possible before treatment.
2. Extensively processed timber: Retreat timber sawn lengthways, thickened, planed, ploughed, etc.
3. Surfaces exposed by minor cutting and/ or drilling: Treat as recommended by main treatment solution manufacturer.

140 Moisture content

1. Wood and wood-based products: Maintained within range specified for the component during manufacture and storage.

250 Finishing

1. Surfaces: Smooth, even and suitable to receive finishes.
 - 1.1. Arrises: Eased unless shown otherwise on drawings.
2. End grain in external components: Sealed with primer or sealer, as [section M60](#), and allowed to dry before assembly.

Ω End of Section

Z20
Fixings and adhesives

Summary

Revision history

Date	No.	Title	Status	Revision	Note
08/09/2025	01	NBS Workmanship & Material Specification			

To be read with preliminaries/ general conditions.

20 General requirements for fixings

1. Materials need to have:
 - 1.1. Atmospheric corrosion resistance appropriate to fixing location.
 - 1.2. Bimetallic corrosion resistance appropriate to items being fixed.
 - 1.3. Fire resistance appropriate to fixing location and application.
 - 1.4. Material safety and data sheets (MSDS).
2. **Appearance:** Submit samples on request.

21 General requirements for adhesives

1. Adhesives need to have:
 - 1.1. Fire resistance appropriate to location and application.
 - 1.2. Material safety and data sheets (MSDS).

Products - Not Used

Execution - Not Used

Ω End of Section

Z21
Mortars

Summary

Revision history

Date	No.	Title	Status	Revision	Note
08/09/2025	01	NBS Workmanship & Material Specification			

Cement gauged mortars - Not Used

Lime:sand mortars

310 Lime:sand mortar mixes

1. **Specification: Lime Mortars**

Lime mortar is to be used if possible, the lime type and aggregate proportions are to be as described for each work item and in accordance with the manufacturer's instructions. The contractor is also invited to propose a premixed proprietary mortar similar in appearance to lime mortar for the approval of the local authority. Lime mortar to be 1 part NHL2 or lime putty: 1.5 sand similar colour to existing: 0.5 washed and sized sharp sand.

Wet Joints

Before re-pointing, thoroughly wet material either side of and forming the joint, with clean water. Repeat this so that joint remains wet until re-pointed.

Samples

Allow for providing a minimum of three samples of proposed mortar mix and joint finish for prior approval by Employer. Once approved the sample will be the monitor for quality control.

Pointing

The mortar mix is to be well rammed into the joints so that the joint is properly filled. Pointing should be built up in layers, each one ironed well into joint.

Completion

On completion of the pointing and at the appropriate point in the curing, the joint should be gently brushed with a stiff baluster brush to remove any polish to the surface and to expose the aggregate. On occasions, the watering of the joint may be specified in order to bring up the aggregate as well.

Products

Admixtures for site made hydraulic lime: sand masonry mortars

Air entraining (plasticizing) admixtures: To BS EN 934-3 and compatible with other mortar constituents.

320 Sand for lime:sand masonry mortars

1. **Type:** Sharp, well graded.

1.1. **Quality, sampling and testing:** To BS EN 13139.

1.2. **Grading/ Source:** As specified elsewhere in relevant mortar mix items.

330 Ready prepared lime putty

1. **Type:** Slaked directly from CL 90 quicklime to BS EN 459-1, using an excess of water.

1.1. **Maturation:** In pits/ containers that allow excess water to drain away.

1.2. **Density of matured lime putty:** 1.3-1.4 kg/litre.

2. **Maturation period before use (minimum):** 30 days after slaking

345 Admixtures for hydraulic lime:sand mortars

1. **Air entraining (plasticizing) admixtures:** To BS EN 934-3 and compatible with other mortar constituents.

2. **Prohibited admixtures:** Calcium chloride, ethylene glycol and any admixture containing calcium chloride.

360 Making lime:sand mortars generally

1. **Batching:** By volume. Use clean and accurate gauge boxes or buckets.
2. **Mixing:** Mix materials thoroughly to uniform consistency, free from lumps.
3. **Contamination:** Prevent intermixing with other materials, including cement.

380 Ready to use nonhydraulic lime:sand mortars

1. **Materials:** Select from:
 - 1.1. Lime putty slaked directly from quicklime to BS EN 459-1 and mixed thoroughly with sand.
 - 1.2. Quicklime to BS EN 459-1 slaked directly with sand.
2. **Maturation period before use (maximum):** 7 days

390 Knocking up nonhydraulic lime:sand mortars

1. **Knocking up before and during use:** Achieve and maintain a workable consistency by compressing, beating and chopping. Do not add water.
 - 1.1. **Equipment:** Roller pan mixer or submit proposals.

400 Making hydraulic lime:sand mortars

1. **Mixing hydrated hydraulic lime:sand:** Follow the lime manufacturer's recommendations for each stage of the mix.
 - 1.1. **Water quantity:** Only sufficient to produce a workable mix.
2. **Working time:** Within limits recommended by the hydraulic lime manufacturer.

Ω End of Section



Specification created using NBS Chorus