

CONTENTS

SECTION 1: GENERAL REQUIREMENTS

- 1.1 General Design Requirements
- 1.2 Design Guidance
- 1.3 Site Setting Out and Investigations
- 1.4 Construction Standards
- 1.5 Product and Component Standards
- 1.6 Acoustic Performance
- 1.7 Drawings and Specifications
- 1.8 Workmanship
- 1.9 Excavations
- 1.10 Site Clearance
- 1.11 External Works
- 1.12 Drainage
- 1.13 Service Connections
- 1.14 Landscaping
- 1.15 Statutory and Fire Safety
- 1.16 Access & Facilities for the Disabled
- 1.17 Air Permeability and Pressure Testing
- 1.18 Hazardous Materials

SECTION 2: MATERIAL SPECIFICATION

- 2.1 Foundations
- 2.2 Structural Steelwork
- 2.3 Ground Floor
- 2.4 Roof
- 2.5 Roof Trims
- 2.6 Gravity Drainage to all Proposed Roof Areas
- 2.7 External Wall Type 01 & 01A: Brickwork
- 2.8 External Wall Type 02: Horizontal Cladding
- 2.9 External Wall Type 03: Vertical Cladding
- 2.10 Internal Partitions: Generally
- 2.11 Internal Partition Type 01: 100mm Blockwork
- 2.12 Internal Partition Type 02: Plasterboard with Service Zone
- 2.13 Internal Partition Type 03: IPS system
- 2.14 Internal Partition Type 04: Blockwork Cavity
- 2.15 Internal Partition Type 05: 140mm Blockwork
- 2.16 External Windows
- 2.17 External Doors & Curtain Walling
- 2.18 Internal Doors & Glazed Screens
- 2.19 Louvred door to Plantroom
- 2.20 Ironmongery
- 2.21 Internal Wall finishes
- 2.22 Floor Finishes
- 2.23 Ceilings
- 2.24 Sanitaryware
- 2.25 Internal Furniture/ Fixtures & Fittings
- 2.26 Kitchen FFE
- 2.27 External Works
- 2.28 Signage
- 2.29 Fencing

1.1 General Design Requirements

All works will be carried out in accordance with current British Standards, relevant CEN Standards, Codes of Practice, Building Regulations, Fire Officer's Monitoring requirements, Local Authority and Statutory Authority requirements, etc., and in accordance with good building practice.

The entire building fabric is to comply fully with Building Regulations Approved Document L, Volume 2, 2021 Edition. To ensure continuity of insulation and airtightness the building fabric is to be constructed in accordance with appropriate guidelines. An air permeability no greater than $5\text{m}^3/(\text{h}\cdot\text{m}^2)$ at 50 Pa is to be achieved and U-values are to meet or exceed the values set out in the BRUKL report. All heating systems, lighting systems and other mechanical and electrical services are to be designed and installed in full accordance with Approved Document L, Volume 2, 2021 Edition.

All materials will be delivered, stored and fixed in full accordance with manufacturers' recommendations.

The Contractor is to design and construct the works to fully accord with all documents contained within the Employer's Requirements.

The design is to meet the minimum requirements of the Employer, which are set out in the Employer's Requirements. The Contractor is to achieve compliance with the requirements of all Statutory Authorities.

1.2 Design Guidance

It is expected that the Contractor and its design team are familiar with and should consider during the design process the following design guides.

- Sport England - Village and Community Hall Design Guidance.

1.3 Site Setting Out and Investigations

The Contractor is to familiarise himself with the site and establish the extent of works involved in site preparation to carry out the design and construction of the works.

The drawings and information contained within the Employer's Requirements are indicative, but it is the responsibility of the Contractor to survey and check all dimensions and carry out investigations as required to execute the works.

The Contractor shall provide his own dimensioned detail layout drawings for approval based on his own site survey information.

1.4 Construction Standards

Construction of the facility shall meet the minimum standards required by current British and European Standards/NHBC Standards/Codes of Practice.

The building materials shall be carefully selected to maximise the use of environmentally friendly 'green' materials (refer to the 'Green Guide to Specification') and to minimise future maintenance costs. The Contractor shall not use any short life materials, or use materials/components which will require early replacement.

1.5 Product and Component Standards

Reference to manufacturers included within this specification indicate a minimum standard and quality which will be acceptable. For all contractors' proposals, including any alternatives, the Contractor shall submit appropriate and relevant technical literature and samples, and achieve the agreement of the Employer before proceeding. This is to be carried out in a timely manner and each product/component submission identified on a programme/status log.

Wherever applicable building materials, components and assemblies shall be selected from products which have achieved Agrément Certificates.

All products to be used within the external envelope of the building are to be Class A1 non combustible unless otherwise agreed with the client.

Change to either the specification or prelims from specified items must be sought from the client - it will be the contractor/sub-contractor's responsibility to seek this approval from the end user.

1.6 Acoustic Performance

In fulfilling any obligations concerning acoustic performance, sound insulation and control of noise breakout, it is recommended that the Contractor refer to the following:

- BS 8233 - Sound Insulation and Noise Reduction for Buildings
- Sport England - Village and Community Halls Design Guidance Note

The contractor is referred also to any Planning Conditions with regard to their obligations regarding the above and all other sound/acoustic related items.

1.7 Drawings and Specifications

The Contractor will be responsible for preparing all detailed construction drawings and specifications and submitting packages in a programmed and timely manner to the Employer/Employer's Agent for comment. This procedure is described further in the Preliminaries.

1.8 Workmanship

Standards of workmanship shall, as a minimum, comply with all current and relevant British/European Standards and Codes of Practice, including BS 8000.

All materials shall be stored and used in strict accordance with the manufacturer's instructions. Reference is to be made to the Preliminaries which describe Workmanship further.

1.9 Excavations

Refer to Rolton Group Ltd. drawings and specification for all groundworks.

1.10 Site Clearance

The site is to be cleared of all trees and shrubs not to be retained and any rubbish prior to construction.

Excavate to reduce level including removal of all obstructions and remove excavated material from site.

1.11 External Works

The contractor is to prepare a planting schedule and 5-year maintenance plan to be agreed with the client prior to any works being carried out. The contractor is to also fulfil any Planning Condition requirements in regard to planting/landscaping.

1.12 Drainage

Refer to Rolton Group Ltd. drawings and specification for all drainage works.

1.13 Service Connections

Refer to Rolton Group Ltd. drawings and specification for all service works.

1.14 Landscaping

The contractor is to prepare a planting schedule and 5-year maintenance plan to be agreed with the client prior to any works being carried out. The contractor is to also fulfil any Planning Condition requirements in regard to planting/landscaping.

1.15 Statutory and Fire Safety

The Contractor's proposals shall, where applicable, comply in all respects with all statutory requirements to include, but not limited to:

- Building Regulations.
- Health and Safety at Work Act.

The Contractor shall design and construct the works to comply with all current statutory Fire Precautions guidelines concerning structural fire rating, means of escape strategy, detection, alarms and firefighting equipment.

All works are to be carried out in accordance with Approved document Part B, Volume 2: Buildings other than dwellings 2019 edition with 2020 amendments.

All service ducts, pipes and conduits, etc., which penetrate compartment floors, compartment walls and other fire walls are to be fully fire-stopped using proprietary intumescent products. These must be capable of providing the appropriate level of fire resistance in accordance with the current requirements of Approved Documents Part B, Volume 2.

Emergency lighting in accordance with BS 5266: Part 1 is to be provided to all areas required in Approved Document B, Volume 2.

All doors on escape routes and all final exit doors and doors should be fitted with suitable escape mechanisms and be openable in the event of a fire without the use of a key. Doors on escape routes and final exit doors which are not in normal use are required to be fitted with single action, emergency fastenings complying with BSEN 1125 (e.g. panic bar). Keys or access control systems requiring an entry code or swipe cards should be designed to fail safe open on activation of the fire alarm.

Signage in compliance with BS 5499 should be provided to indicate escape routes and final exits.

Fire doors are to be fitted with appropriate "Fire Door Keep Closed" signs on each side or "Fire Door Keep Locked Shut" signs outside for relevant fire protected stores refer to GSSA Fire Strategy Plan.

Cavity barriers are to be installed where required in accordance with Approved document Part B, Volume 2: Buildings other than dwellings 2019 edition with 2020 amendments.

1.16 Access and Facilities for the Disabled

All work is to be in strict accordance with the requirements of Approved Document M of the current Building Regulations, BS 8300:2018 and the Equality Act 2010.

The approach from any disabled car parking bay to the main entrance door is to be minimum 1500mm wide with a maximum gradient of 1:20.

Main entrance doors are to be fitted with a suitable powered opening and closing system.

Manually opening doors should require an opening force at the leading edge of no more than 20N.

The minimum effective clear opening width of the entrance doors is to be 1000mm.

All internal doors are to provide a minimum clear opening width of 800mm and be located so as to be unobstructed on the side next to the leading edge for at least 300mm in the room into which the door opens.

Doors across circulation routes are to incorporate rectangular glazed vision panels that comply with Approved Document M of the Building Regulations providing a minimum zone of visibility between 900mm and 1500mm above finished floor level.

1.17 Air Permeability and Pressure Testing

In accordance with Approved Document L, Volume 2, 2021 Edition the building fabric should be constructed to a reasonable quality so that:

- a. the insulation is reasonably continuous over the whole building envelope; and
- b. the air permeability is within reasonable limits.

Air pressure testing is to be carried out in accordance with Approved Document L, Volume 2, 2021 Edition.

For air permeability refer to Rolton Group Ltd.'s specification confirming air permeability.

1.18 Hazardous Materials

None of the following materials are to be used in the construction of the development:

High-alumina cement.

Wood-wool slabs in permanent formwork to concrete.

Calcium chloride in blockwork or brickwork.

Asbestos products.

Aggregates which do not comply with BS 882 and BS 8110, and aggregates susceptible to alkali silica reaction.

Calcium silicate bricks and tiles.

Urea Formaldehyde Foam cavity insulation (UFFI) in accordance with British Standards BS 8208, BS 5617 and BS 5618.

Paints and primers containing added lead.

Any other materials generally known at the time of specification to be deleterious to health and safety or to the integrity of buildings and any substances not approved by the British and European Standards and Codes of Practice.

Particleboard should conform to British Standard BS 5669.

Medium Density Fibreboard (MDF) should conform to BS 1142.

Treated timber to be used only where recommended in the British Standards BS 5589 and BS 5268: Pt 5.

All preserved timber to be industrially pre-treated ready for finishing on site.

SECTION 2

2.1 Foundations

The foundations for the structural frame, perimeter and internal walls will be constructed in accordance with Structural Engineer's design and will take into account the findings and recommendations of the Ground Investigation Report and will be constructed to Local Authority approval.

Excavations shall include for cutting, filling and removal of excavated material from site if necessary.

2.2 Structural Steelwork

Steel frame generally in accordance with Structural Engineer's design and specification and constructed to Local Authority requirements.

2.3 Ground Floor

U-Value: 0.18 W/m²K

- Floor finish as per room data sheets.
- 75mm screed, screed construction as per structural engineer's recommendations/details.
- Flatness/surface regularity: sudden irregularities are not permitted.
- Separation layer.
- 150mm Rockfloor insulation or similar equal and approved to achieve a U-Value of 0.18W/m²K.
- 2000 gauge DPM to Building Regulation requirements, lapped and jointed. Suitably lapped with DPC at the floor perimeter as per manufacturer's recommendations.
- Beam and block floor as per Structural Engineer's design and specification.
- 250mm ventilated void.

Underfloor void ventilators as required along two opposite elevations such as Rytons Periscope Underfloor Void Ventilator with Rytons Multifix Airbrick (colour to match brickwork) or similar equal and approved.

Accessories: As recommended by manufacturer to complete the installation.

The designated minimum design superimposed loading for the ground floor shall be in accordance with Structural Engineer's requirements.

2.4 Roof

Tiled finish timber roof construction, to achieve a U-Value of 0.16 W/m²K.

- 20mm mini Stonewold concrete slate tile or similar equal and approved.
- 30mm timber battens.
- Breather membrane.
- 50mm Hardrock insulation or similar equal and approved above rafters between 50mm counter battens.
- 200mm Flexi Rockwool Insulation between rafters or similar equal and approved.
- 10mm unventilated cavity.
- Vapour control layer.
- 12.5mm plasterboard.

Supporting structure as per Structural Engineer's Drawings and Specification.

2.5 Roof Trims

PPC min 2mm thick aluminium fascia and soffits as per GSSA drawings. Colour: Dark Grey. Profile to be a suitable depth to cover entire depth of roof build up. Profile and setting out details to be submitted to CA and end user for approval

prior to manufacture, to include: joints as equal centres along any single length, and joints to be detailed to achieve a seamless finish.

2.6 Gravity Drainage to all Proposed Roof Areas

Contractor to carry out rainwater calculations to confirm gutter/downpipe sizes and number of RWPs. Downpipe positions to be coordinated with elevations.

Marley Alutec PPC aluminum downpipes or similar equal and approved with flush joints. Colour: Dark grey. Accessories as per manufacturer's recommendations.

Marley Alutec Aligator Deepflow aluminum gutter or similar equal and approved with flush joints. Colour: Dark grey. Accessories as per manufacturer's recommendations.

2.7 External Wall Type 01 & 01A : Brickwork

U-Value: 0.22 W/m²K approx.

Walls below DPC level generally to be cavity construction comprising outer leaf of 102.5mm brickwork to match existing and inner leaf of 140mm/100mm thick concrete blockwork, certified for use below DPC and of appropriate strength. Standard Visqueen or similar approved d.p.c., cavity trays, etc to be used throughout with suitable lappings as manufacturer's recommendations.

Cavity to be filled with lean mix concrete to appropriate level and, above that, fully-filled with suitable cavity insulation to meet level of superstructure external wall constructions.

Cavity insulation to be supported on bottom row of wall ties. Note: a clear space is to be achieved between bottom insulation and top of concrete fill to avoid insulation sitting in water.

Minimum of five courses of brickwork or appropriate quality frost-resistant facing bricks to be incorporated in outer leaf below DPC level, to suit localised ground conditions; no blockwork to appear above finished external ground level.

Weepholes to be incorporated to meet Building Regulations.

All masonry below DPC level to be laid in 1:3 cement:sand mortar.

All to be supported on concrete foundations to Structural Engineer's design and specification.

All wall ties will be stainless steel to suit insulation type and spacing to suit cavity thickness.

Movement joints to be provided as necessary.

EXWT 01

- Staplefield Blend Stock brick - red or similar equal and approved to match new housing development adjacent.
- 150mm full fill mineral wool insulation.
- 140mm blockwork.
- 12.5mm plasterboard on dot and dabs.

EXWT 01-A

- Staplefield Blend Stock brick - red or similar equal and approved to match new housing development adjacent.
- 150mm full fill mineral wool insulation.
- 100mm blockwork
- 12.5mm plasterboard on dot and dabs.

2.8 External Wall Type 02: Horizontal Cladding

Colour: Dark grey as per GSSA Planning Elevations.

U-Value: 0.22 W/m²K approx.

- 20mm dark grey timber effect cladding board or similar equal and approved.
- 38mm treated timber battens.
- 100mm blockwork.

- 150mm full fill mineral wool insulation.
- 140mm blockwork.
- 12.5mm plasterboard on dot and dabs.

All to be installed in accordance with the manufacturer's instructions.

2.9 External Wall Type 03: Vertical Cladding

Colour: Dark grey as per GSSA Planning Elevations

U-Value: 0.22 W/m²K approx.

- 20mm dark grey timber effect cladding board or similar equal and approved.
- 38mm treated timber battens.
- 100mm blockwork.
- 150mm full fill mineral wool insulation.
- 140mm blockwork.
- 12.5mm plasterboard on dot and dabs.

All to be installed in accordance with the manufacturer's instructions.

2.10 Internal Partitions: Generally

Refer to Fire Strategy drawings for fire ratings of internal partitions.

All internal partition systems to have appropriate head deflection details.

All internal walls/partitions are to be taken up to the underside of the roof covering/underside of roof steels/underside of concrete floor slab and fully fire stopped with mineral wool or other suitable flexible closer in accordance with the requirements of Approved Documents B.

2.11 Internal Partition Type 01: 100mm Blockwork Walls

- 12.5mm plasterboard on dot and dabs.
- 100mm thick blockwork as per structural engineers' specification.
- 12.5mm plasterboard on dot and dabs.

Minimum average compressive strength to be confirmed by Structural Engineer, and supported as per Structural Engineer's design, all in accordance with Structural Engineer's design and specification.

Suitable Ancon (or equivalent approved) column ties, head restraints and movement joint ties are to be incorporated where specified by Structural Engineer.

All ground floor block walls are to be built off a suitable DPC, minimum 250mm wide. Sleeper walls where required by structural engineer. Structural engineer to allow for suitable vents for underfloor ventilation.

Plasterboard to be tapped and jointed as per manufacturer's instructions, with painted finish. Colour: tbc.

2.12 Internal Partition Type 02: Plasterboard with service zone

- 12.5mm Gypsum Tile backer plasterboard or similar equal and approved.
- 50mm studwork.
- 100mm cavity for pipework.
- 50mm studwork.
- 12.5mm Gypsum Tile backer plasterboard.

Plasterboard to be tapped and jointed as per manufacturer's instructions, with painted finish. Colour: tbc.

2.13 Internal Partition Type 03: IPS System

Integrated full height panel system to conceal w.c. cisterns to be heavy density, 1400 kg/m² 13 mm thick solid grade laminate, fixing method: lift off. Accessories, duct locks. Colours tbc.

2.14 Internal Partition Type 04: Blockwork Cavity Wall

- 12.5mm plasterboard on dot and dabs.
- 140mm thick blockwork as per structural engineers' specification.
- 150mm full fill cavity batt or similar equal and approved.
- 100mm blockwork as per structural engineers' specification.
- 12.5mm plasterboard on dot and dabs.

Minimum average compressive strength to be confirmed by Structural Engineer, and supported as per Structural Engineer's design, all in accordance with Structural Engineer's design and specification.

Suitable Ancon (or equivalent approved) column ties, head restraints and movement joint ties are to be incorporated where specified by Structural Engineer.

All ground floor block walls are to be built off a suitable DPC, minimum 250mm wide. Sleeper walls where required by structural engineer. Structural engineer to allow for suitable vents for underfloor ventilation.

Plasterboard to be taped and jointed as per manufacturer's instructions, with painted finish. Colour: tbc.

2.15 Internal Partition Type 05: 140mm Blockwork Wall

- 12.5mm plasterboard on dot and dabs.
- 140mm thick blockwork as per Structural Engineer's specification.
- 12.5mm plasterboard on dot and dabs.

Minimum average compressive strength to be confirmed by Structural Engineer, and supported as per Structural Engineer's design, all in accordance with Structural Engineer's design and specification.

Suitable Ancon (or equivalent approved) column ties, head restraints and movement joint ties are to be incorporated where specified by Structural Engineer.

All ground floor block walls are to be built off a suitable DPC, minimum 250mm wide. Sleeper walls where required by Structural Engineer. Structural Engineer to allow for suitable vents for underfloor ventilation.

Plasterboard to be taped and jointed as per manufacturer's instructions, with painted finish. Colour: tbc.

2.16 External Windows

U-Value 1.6 W/m²K, with glazing g-values and light transmittance values all to be agreed prior to manufacture by Mechanical and Electrical Engineers.

Windows structural opening sizes: (as per GA drawings).

Thermally broken PPC aluminium window system. Sealed double glazed units argon filled, all glazing to be toughened/laminated. All frames are to be fitted with low energy insulating double-glazed sealed units to meet the performance requirements.

Supporting Structure: Masonry.

Colour/Finish: PPC aluminium dark grey, tbc.

Trickle ventilation to approved details shall be incorporated into the window frame assembly to comply with current Building Regulations and agreed with Mechanical Engineer.

All windows to have PPC aluminium cills integral to the window system with matching end caps. Window cill finish to match window frame.

Opening lights as per GA Elevations.

Solar control glazing areas to be confirmed.

Refer to mechanical and electrical specification and drawings for further details for ventilation strategy.

To allow for suitable cavity barriers/cavity closers around openings in accordance with the Building Regulations Part B. Aluminium windows to BS 4873:2016.

All opening lights on ground floor to be restricted to 100mm opening.

All windows to be fitted with all necessary ironmongery for manual operation at both low and high level, i.e. Teleflex fixed/cranked rod type.

BLINDS: where shown in room data sheets. Volvina roller blind or similar, equal, and approved. Flame retardant SPF 50 range of fabrics, colour and fabric to be agreed with the client.

BLACKOUT BLINDS: where shown in room data sheets. Volvina (black-out) roller blinds (to avoid light leakage) or similar equal and approved. Flame retardant, high level windows to be provided with Teleflex. Colour and fabric to be agreed.

ROOFLIGHTS: Velux fixed rooflight or similar equal and approved with integral remotely operated blackout blind. Approx. size W 940 x H 1600mm.

2.17 External Doors and Curtain Walling

U-Value 1.6 W/m²K with glazing g-values and light transmittance values all to be agreed prior to manufacture by Mechanical and Electrical Engineers.

Thermally broken PPC aluminium door system. Sealed double glazed units argon filled, all glazing to be toughened/laminated. All frames are to be fitted with low energy insulating double-glazed sealed units to meet the performance requirements.

Applied film manifestation as required in accordance with Approved Document Parts K and L2A to glazing, design tbc.

An access control system to the main entrance door to be designed taking into account the requirements set down in the room data sheets. Access control system to be designed so that the door fail safe opens in the event of a fire. For requirements of automatic opening doors and access control system refer to M&E Specification.

Curtain wall system to be PPC aluminium framed, colour dark grey tbc, clear safety glass, double glazed panels. Performance to Approved Document Parts K and L2A.

External canopy to entrance to be clad in dark grey PPC aluminium with integral gutter and downpipe system. All frame components to be galvanised mild steel to BS EN ISO 1461:2009 with polyester powder coated finish, colour dark grey tbc. Overall design to be signed off and agreed by end user.

2.18 Internal Doors and Glazed Screens

All internal doors and screens to have matching solid frames and architraves. Hardwood frames primed ready for painting and softwood architraves also primed ready for painting. To be painted in a gloss finish

Generally structural opening sizes as follows:

- Single doors: W 1010mm x H 2110mm
- Door and a half: W 1510mm x H 2110mm
- WC doors: W 810 x H 2110mm
- Accessible WC door W 1110 x H 2110mm
- Double door W 1510 x H 2110 mm

New door sets to be supplied as complete assemblies. Fire resisting door sets to be provided with certification of test.

Refer to GSSA (68) series drawing for internal door fire requirements and signage.

Heavy duty solid core doorsets to be installed with hardwood lippings on all door edges.

Internal door facings to be painted gloss finish colour tbc.

Vision panels, where required, as per the room data sheets and in accordance with Building Regulations. Full height glazing panel 150mm wide with clear fire resisting safety glass in a certified glazing system to provide the required fire resistance.

All fire resisting doors are to be complete with overhead closers and appropriate continuous fire and smoke seals.

Glass to be toughened throughout.

Manifestation to be provided to meet Building Regulations Part K where required in regard to internal screens.

2.19 Louvred Door to Plantroom

U-Value 1.6 W/m²K.

Plant room door to be fully louvred with insect mesh behind refer to mechanical and electrical specification for full ventilation requirements.

Aluminium louvred system to receive polyester powder coated finish (PPC), colour dark grey to match other external doors.

2.20 Ironmongery

Door furniture by Laidlaw or similar equal and approved with satin stainless steel finish. Generally, 19mm tubular lever handles with circular roses and escutcheons.

Each door to be provided with the following as a minimum requirement: 3 no. ball-bearing butt hinges to be fitted to each door leaf to suit door weight and duty etc. in accordance with BS 7352.

Doors to accessible w.c./shower are to be hung on 3 no. rising butt hinges.

Five lever mortice deadlocks with thumb-turn emergency override where appropriate.
Tubular pull handles 1100mm long as shown on the elevations for main entrance external door.

All ironmongery to have bolt through fixings.

Doors to toilet cubicles are to be fitted with privacy mortice latch sets and appropriate signage.

Finger guards throughout the building.

Allow for kick plates to all doors finish to match ironmongery.

Allow for door stops where required, to be wall mounted.

All fire doors are to be provided with suitable approved overhead closers and signage.

All locks to be suited to suited with master keys, etc.

For door access control requirements refer to mechanical and electrical specification.

2.21 Internal Wall finishes

Please refer to room data sheets. Paint to be applied in accordance with manufacturer's instructions. Generally, paint to plasterboard. Colour: White TBC.

100 x 200mm tiled splashbacks or similar equal and approved to hand wash basin/hand dryers in w.c.s and to kitchen and kitchenette areas. Allow for 300mm high splashbacks minimum and tiled finish from under hand dryers to top of skirting.

2.22 Floor Finishes

For extent of floor finishes refer to room data sheets.

Matching coved skirtings to be used in w.c.s and to all wet areas, min 100mm.

Skirting generally to be timber and to receive a painted gloss finish, colour tbc.

Allow for aluminium carpet strips between finishes and threshold strips at doorways where required, to be factory curved, as necessary.

Options for all the floor finishes by the contractor to be submitted for approval by the client in a timely manner.

Anti-slip nosings required to stairs.

Barrier matting to entrance

Forbo Coral Classic barrier matting carpet tile or similar equal and approved.

To create recess in screed so that barrier matting is flush with vinyl, suitable transition strips to be included.

Extent of barrier matting to be full width of entrance lobby x 2M deep.

Vinyl flooring to circulation areas

Forbo Sarlon 15dB acoustic vinyl or similar equal and approved, colour tbc.

Non-slip vinyl flooring to W.C.s and cleaner's cupboard

Forbo Surestep Safety Vinyl or similar equal and approved, colour tbc.

Non-slip vinyl flooring to kitchen

Forbo Surestep Safety Vinyl or similar equal and approved, colour tbc.

Barrier matting to hall

Forbo Coral Classic barrier matting carpet tile or similar equal and approved.

Extent of barrier matting to be full width of doors x 2M deep.

To create recess in screed so that barrier matting is flush with vinyl, suitable transition strips to be included.

Vinyl flooring to hall

Forbo Sarlon 15dB acoustic vinyl or similar equal and approved, colour tbc.

Vinyl flooring to stores

Forbo Eternal General-Purpose Vinyl or similar equal and approved, colour tbc

Floor Paint to plant

Clear concrete floor sealer, Sika or similar equal and approved.

2.23 Ceilings

For extent of ceiling finishes refer to room data sheets.

Type 1 (corridors/entrance lobby/w.cs)

Ceiling system manufacturer: Ecophon or similar equal and approved.

Product reference: Gedina E Exposed grid system tegular tile.

Ceiling: Infill units: Gedina E high density resin bonded glasswool (core material is 80% recycled glass) or similar.

Ceiling module: 600 x 600 mm.

Soffit height above finished floor level: Refer to the ceiling plan drawing.

Finish/Colour: Ecophon white 500 - Akutex T.

Grid Type: Ecophon Connect T24 grid system C1, white O10 or similar.

Hangers: Flexible hangers or Connect direct bracket - Contractor's choice.

Perimeter trim: Flat wall - angle trim with straight cut edge, installed as per Ecophon integration detail T1_E02.

Access: Infill units fully demountable.

Suspension system: To include all hangers, fixings, main runners, cross members, primary channels, perimeter trims, splines, noggings, clips, bracing, bridging, etc. necessary to complete the ceiling system and achieve specified performance.

Top fixings: Wire hanger.

Hangers: Flexible hangers.

Grid Finish: Protective finish to all suspension systems: normal conditions.

Colour: To match ceiling tile.

Accessories: Connect edge cutting tool E 0221 and Connect edge sealant.

Other requirements: Cutting tool to be used for perimeter tiles. Ecophon edge sealant should be used to reseal all visible cut edges (but should not be used on the surface of the tile) and ceiling tiles to have Class A sound absorption.

Type 2 (stores/plant)

Proprietary suspended ceiling system:

Manufacturer: British Gypsum or similar approved.

Product reference: Casoline MF.

Lining board: 12.5 mm Gyproc wallboard.

Finishing: Skim coat plaster.

Accessories: Metal beads/stops recommended by lining board manufacturer.

Suspension system:

Grid centres: [Primary grid Gypframe MF7 channels at 1200mm centres, suspended from hangers at 1200mm centres.

Secondary grid: Gypframe MF5 sections at 450mm centres, fixed to primary grid with wafer head jack-point screws, or alternatively Gypframe MF9 clips.

Perimeters: Gypframe MF6 channel.

Hangers: Type recommended by board manufacturer. Secured to soffit - fixings as recommended by British Gypsum for site condition.

Length: To give ceiling soffit height above finished floor level as shown on Architect's drawings.

Centres: as recommended by board manufacturer.

Top fixing to suit structural soffit

Access units: as required by services consultant - location and size tbc.

Accessories/other requirements: separate hangers for luminaires.

Type 3 (Main Hall)

Proprietary suspended ceiling system: perforated and impact resistant.

Manufacturer: British Gypsum or similar.
Product reference: Casoline MF.
Lining board: Quattro 41.
Finishing: paint finish.
Accessories: Metal beads/stops recommended by lining board manufacturer.
Suspension system:
Grid centres: Primary grid Gypframe MF7 channels at 1200mm centres, suspended from hangers at 1200mm centres.
Secondary grid: Gypframe MF5 sections at 450mm centres, fixed to primary grid with wafer head jack-point screws, or alternatively Gypframe MF9 clips.
Perimeters: Gypframe MF6 channel.
Hangers: Type recommended by board manufacturer. Secured to soffit - fixings as recommended by British Gypsum of site condition.
Length: To give ceiling soffit height above finished floor level as shown on Architect's drawings.
Centres: As recommended by board manufacturer.
Top fixing: To suit structural soffit.
Access units: As required by services consultant - location and size tbc.
Accessories/Other requirements: Separate hangers for luminaires.

Type 4 (Kitchen)

Ceiling system manufacturer: Ecophon or similar equal and approved.
Product reference: Hygiene Clinic E Exposed grid system tegular tile.
Ceiling: Infill units: Hygiene Clinic E high density resin bonded glasswool (Core material is 80% recycled glass) or similar.
Ceiling module: 600 x 600 mm.
Soffit height above finished floor level: Refer to the ceiling plan drawing.
Finish/Colour: Ecophon white 500 - Akutex T.
Grid Type: Ecophon Connect T24 grid system C1, white O10 or similar.
Hangers: Flexible hangers or Connect direct bracket - Contractor's choice.
Perimeter trim: Flat wall - angle trim with straight cut edge, installed as per Ecophon integration detail T1_E02.
Access: Infill units fully demountable.
Suspension system: To include all hangers, fixings, main runners, cross members, primary channels, perimeter trims, splines, noggings, clips, bracing, bridging, etc. necessary to complete the ceiling system and achieve specified performance
Top fixings: Wire hanger.
Hangers: Flexible hangers.
Grid Finish: Protective finish to all suspension systems: Normal conditions.
Colour: To match ceiling tile.
Accessories: Connect edge cutting tool E 0221 and Connect edge sealant.
Other requirements: Cutting tool to be used for perimeter tiles. Ecophon edge sealant should be used to reseal all visible cut edges (but should not be used on the surface of the tile) and ceiling tiles to have Class A sound absorption.

2.24 Sanitaryware

Refer to room data sheets.

Mirrors over wash hand basins to be 450 x 600 mm safety glass, positioned centrally over basin. Provide dome capped screw fixings.

DDA compliant mirror to be 600 (w) x 1000 (h) mm safety glass positioned 600 mm above finished floor level. Provide dome capped screw fixings.

All sanitaryware is to be from the Ideal Standard/Armitage Shanks range, manufactured from vitreous china to BS 3402 in white finish, complete with fittings. Doc M compliant pack to have contrasting handrails and toilet seat to comply with AD part M.

W.C.s: Armitage Shanks Rimless Contour 21 or similar equal and approved. Style to be generally concealed cistern and have low volume dual flush operation.

All taps to be non-concussive in w.c.s.

Options for all sanitaryware products by the contractor to be submitted for approval by the client in a timely manner.

Contractor to allow for all necessary grouts and sealants, colour white and mould resistant.

2.25 Internal Furniture/Fixtures and Fittings

Refer to room data sheets.

Refer to drawing (72)01 for fixed hall storage layout.

Fixed hall storage to be laminate facings/edgings and casements. Proposals to be submitted to client in a timely manner for approval.

2.26 Kitchen FFE

Refer to room data sheets

Kitchen

Continuous stainless-steel worktop (for extent refer to Architect's drawings) with integral welded double sink bowls with chrome long neck mixer taps with DDA compliant handles and separate integral welded hand wash basin. Plugs to receive plug on chain, chrome bottle traps and stainless-steel splashback to underside of wall cupboards with welded joints. All services to mechanical consultant's details.

Zip Hydrotap Classic with drainer or similar equal and approved.

Black 5 Zone electric induction hob or similar equal and approved.

1 no. commercial stainless steel extractor hood.

1 no. stainless steel electric double oven or similar equal and approved.

1 no. tall stainless-steel fridge.

1 no. tall stainless-steel freezer.

1 no. under-counter stainless-steel dishwasher.

1no. stainless steel countertop microwave.

1no commercial insect killing appliance.

1 no. HV8 commercial bean to cup coffee machine or similar equal and approved.

Grade A energy efficiency rating to all appliances unless otherwise agreed.

Base units and wall mounted cupboards to be Howdens Clerkenwell Gloss range or similar equal and approved. Colour tbc.

Provide shop drawings and data sheets for comments in advance of fabrication.

2.27 External Works

Tarmacadam asphalt surfacing where shown to match existing, installed with falls to prevent ponding of surface water, built from new subbase. Proposed ground levels minimum 150 mm below DPC levels. Colour: black with smooth, even, well tamped surface, refer to proposed site plan for locations.

Marshalls Perfecta paving or similar equal and approved to all paved areas as indicated on site plan. Installed in accordance with manufacturer's recommendations.

Kerbings as per Civil Engineer's drawings.

Planting proposals to be submitted to the client in a timely manner for approval and comment.

Sheffield cycle hoops as per the site plan to be installed fixed to ground in accordance with manufacturer's recommendations. To be polyester powder coated, dark grey tbc.

2.28 Signage

Design tbc allow provisional sum.

2.29 Fencing

Bin store enclosure as per drawing (90)01.

1.8m close boarded fence as indicated on proposed site plan. Associated latch, lock and hinges to be installed to gates.