



CARROLL

ARCHITECTS & SURVEYORS

CROWMARSH PAVILION – ALTERATIONS

SPECIFICATION (Rev D 01.11.2021) – To be read in conjunction with architects and structural engineers drawings and structural engineers specifications

Where existing door openings are to be blocked up:

Remove existing door and frame, infill opening with paint grade blockwork, fairfaced on corridor side, coursed to match existing, with bucket handle joints to match existing, tied to existing with frame cramps or Furfix connectors at every other mortar joint.

Paint finishes on corridor side to match existing (PC to confirm colour)

Note: Opposite side of infill panel to be plastered finishes.

Forming new external door and window openings:

Match dimensioned jamb openings to vertical mortar joint positions (agree on site with architect as necessary). Use salvaged or matching bricks to reconstruct the jambs.

Insert extra wall ties where masonry cut to form new openings, 1 tie per 300mm height, not more than 225mm from the edge, using Helifix Retro Tie or similar installed in accordance with manufacturer's instructions.

Record drawings indicate existing external walls are insulated with Rockwool blown fibre insulation. Contractor to provide methodology for avoiding loss of insulation and maintaining the integrity of the insulation.

Vertical DPC to be incorporated at the new jambs and cill.

Insert new lintels in accordance with Structural Engineers specifications. Where openings are protected by deep overhanging eaves, as on the north elevation, a cavity tray will not be required. Elsewhere, on the East and West elevations, insert cavity tray above lintel with unobtrusive clear plastic weepholes, minimum 2 weepholes per opening 900mm apart.

Construct soldier course over windows to match typical head details elsewhere

New windows and external doors:

Contractor to check site dimensions of all new openings and liaise with window manufacturer on required sizes.

New windows and doors shall be a timber based product to match existing (i.e. timber or composite with a timber facing), to BS644:2012 with paint finish to match existing, a factory applied finish would be preferable.

Security standards for all new external windows and doors shall be in accordance with 'Secure by Design', shall be certified accordingly and shall meet the following minimum standards:

- PAS 24:2012
- LPS 1175: Issue 7, SR2
- STS 201 or STS 202: Issue 3, BR2

All new windows to meet a U value of 1.8 W/m²K, the U value shall apply to the whole unit calculated using one of the methodologies set out in the Building Regulations Approved Document L2B (Note: new doors are outside the proposed thermal line).

Glazing to Meeting Room shall be acoustic double glazing with a sound reduction factor of 40dB.

Doors to WC's shall be undercut for ventilation purposes, nominal 10mm or otherwise as directed by Mechanical Engineer/sub-contractor.

External door and hatch to servery to be insulated, with a self-finished facing on the internal side, and provided with draught seals, Sealmaster 'Deluge' or similar. (Note: the objective is to achieve reasonable levels of thermal comfort and the resulting fittings may not be Building Regs compliant in terms of U values.

Doors and windows to be fixed in accordance with manufacturers recommendations (for medium/heavy duty usage).

Supply ventilation is via the existing floor ducts and it is assumed that additional trickle ventilation within the windows is not required - Mechanical Engineer/sub-contractor to confirm prior to ordering windows.

Security Shutters:

New windows and doors to have lockable external, surface mounted security roller shutters similar to existing. Security shutters to have Secured by Design accreditation.

Forming new internal door openings in existing walls:

Cut opening to a vertical line using an angle grinder, suitable to receive plaster corner beads and plaster finishes.

Insert new lintel in accordance with Structural Engineers specifications.

New internal partitions:

Medium dense blockwork partitions to be built off the beam and block floor slab. Contractor to cut through the screed and insulation on the line of the proposed partitions to expose the slab below. Arrange with structural engineer to visit site to advise whether additional measures are required to spread load.

Partitions around the meeting room (new and existing – see plan for line of acoustic treatment) to be extended up to underside of roof – for tender purposes allow for blockwork to ceiling level with studwork and plasterboard above ceiling level, cut neatly around truss members and sealed at the

edges with acoustic mastic. Incorporate minimum 50mm acoustic quilt between studs and to close any gaps to underside of roofing felt. (Note: details may need to be finalised on site after opening up)

Wall finishes within meeting room to be plasterboard and skim on dabs to minimise flanking transmission (Note: refer to plan for location of insulated plasterboard). Elsewhere in servery allow for plaster, and in the WC's Hardwall plaster or render, suitable to receive the selected ceramic tiles. Plaster to rear of WC/basin fittings to be waterproofed.

For tiled wall in WC's use a water and frost resistant adhesive and a water and frost resistant grout with an antimicrobial protection

New floor finishes:

Allow for removal of existing tiled finishes and preparation for relaying new tiles. Allow for infilling shower trays with insulation and screed. Depth of insulation to be agreed on site with Building Control (Note: record drawings indicate existing floors have 40mm EPS insulation below the screed)

For tiled floors in WC's use a water and frost resistant adhesive and a water and frost resistant grout with an antimicrobial protection

New ceilings:

12mm Gyproc Soundbloc or similar to be used throughout with skim finish

New internal doors:

New internal doors from Meeting Room to Servery and Meeting Room to Corridor to achieve noise reduction levels of 37 dB, sound proof class SK3, with acoustic seals – Door to corridor to be provided with Part M compliant vertical vision panel.

Doors to be provided with mortice locks and lever handle furniture to match existing handles (to be confirmed by client)

Bifold doors to store – 2 no 4 panel standard bi-fold doors at 762mm wide, hinged as shown on plan, r/h side to be provided with 200mm barrel bolt fixings top and bottom, left hand side to be provided with mortice locks and lever handle furniture, ironmongery finishes to match existing.

Existing door to clubroom to be replaced with new 'one and a half leaf' Part M compliant door – minimum 750mm clear opening to main leaf

Upgrade to existing fire escape/alternative meeting room access:

The objective is to insulate, with plaster finish in lieu of fairfaced brick. Insulation will only apply to the external wall and wall to the external store (south and east walls). Restricted width and door positions are a constraint to insulation thickness and it is proposed to use 32.5mm insulated plasterboard, and wet plaster finish to the other two walls.

Upgrade to ceiling to comprise removal of existing soffit board and ceiling trim (Note: existing soffit board appears to be Supalux or similar). The new ceiling shall comprise push fit insulation installed between rafters with plasterboard and skim finish. Thickness of insulation dependant on depth of rafters, with minimum 50 vent gap above. For tender purposes allow for 100mm push fit insulation.

Handrails to be removed, set aside and re-fixed through new finishes.

Allow for application of sand cement screed to raise top landing to finished floor level, and raise stair treads to suit, height of risers to meet Building Regulations (risers of equal height, max 170mm), to be agreed on site as necessary.

Allow for new lighting to stair, to match corridor lighting elsewhere in the building.

Allow for new ironmongery to door to facilitate entry from outside, i.e. a Smart lock from Codelocks similar to what has been installed on the main front door.

Sanitary Fittings:

Allow for removal of existing cleaners sink and associated boiler in changing room corridor

Fittings to Disabled WC to comprise Armitage Shanks 'Doc M' pack complete with all necessary handrails, fist operated tap with thermostatic control, Contour 21 close coupled WC, etc

Fittings to Disabled WC shall include a standing height basin, such as the Portman 21 50cm vitreous china basin for anti-vandal application: ref: S2311 one central taphole, with overflow, no chainstay hole. Tap as above.

Baby changing table to be the e-Changer baby changing table by Direct 365 or similar approved, colour: white, fixed in accordance with manufacturers instructions, including the recommended fixing height of 1165mm from floor to top fixing.

Fittings to the separate WC to be Contour 21 close coupled WC and Contour 21 Handrinse basin (similar to Doc M pack fittings)

Fittings to servery (not by kitchen supplier) – small stainless steel hand wash basin with stainless steel splashback: Franke model A wall hung basin or similar

Fitting to changing rooms corridor – wall mounted stainless steel combination drinking fountain and bottle filler, available from Washware Essentials

Kitchen/Servery fittings:

To be supplied by Howdens to the agreed design – see appended details of Howdens design and quote ref 59300831974 and 593/0360948.

Kitchen installers to note the following requirements in relation to the lift up section of worktop and other non-standard aspects of the kitchen design:

- i) Allow for providing a finish to the underside of the lift up section of worktop, preferably some form of laminate
- ii) Use metal edging strips for the opening edges of the lift-up section of worktop, i.e. to make it more robust and protect the laminate

- iii) Allow for providing laminate strips on the hinged side and the rear side (facing the door).
- iv) Allow for cutting and fixing a narrow strip of worktop to the wall to create a fixing for a piano hinge for the lift up section of worktop
- v) Provide piano hinge as above and counter flap catch, finish to match kitchen ironmongery
- vi) Allow for coordination with the stable door manufacturer to ensure that the door does not clash with the worktop in the open position
- vii) Provide and fix domino hob, size to suit cutout

External Steps and Walkway

Existing bin and 2 no seats in area of extended walkway to be removed and relocated elsewhere on the recreation ground (client to advise location) – allow for carefully breaking out concrete around baseplates and forming new concrete bases in new location.

External walkway to be constructed in accordance with structural engineers' details (see drawing 01426 SWJ-XX-XX-SK-S-00002) but incorporating arched openings as per architects' elevations and details, constructed using segmental arch lintels from IG, Catnic or similar.

To be constructed using class B engineering red brick with brick on edge detail flush with concrete topping, note brick on edge detail to be in Stafford shire blue bricks to match copings at front of building.

Incorporate new manhole in extended walkway, min 600mm square, to provide access to existing manhole at ground level below – see drainage plan.

Incorporate two number drainage grilles in central area of platform to drain onto soil below

Note: section of existing wall and stair to be reconstructed

Metal balustrading to be fixed direct to slab in accordance with engineers' details, to be vertical metal bar railings with handrail or circular profile as top rail, galvanised and polyester powder coated Colour: black. Balustrading to be 1100mm high, except handrail to stair to be between 900mm and 1000mm high from string line, handrail ends to terminate in a way that reduces risk of clothing being caught, i.e. either scrolled ends or curving down to form a vertical. To meet the loading requirements for publicly accessible areas.

Contractor to allow for re-painting existing handrails to adjacent ramp black, to tie in with new balustrade

Construction of external steps – see detail

Construction of extended hard standing area – see detail

External furniture and fixtures

Allow for procuring and putting in place external furniture and fixtures as scheduled below and specified on document ref: 'Items for pavilion terrace and new playground gate':

- 4 no Rowlinson patio planters 1800 x 400mm (Note: client is obtaining a PC sum for soil and planting)
- 1 no outdoor table tennis table
- 3 no picnic tables
- 3 no table parasols
- 2 no half glazed screens 1.5m wide each
- 1 no new gate to playground fence to include gate, bin, sign, grass matting and sanitizer

Extra to the items scheduled above the client also requires:

- i) New bin – allow for supplying and surface fixing Woodsclapes LBS 112 hardwood lockable front opening square bin
- ii) 4 no square patio planters by Rowlinson, Product code 1095590716 (Note: client is obtaining a PC sum for soil and planting)
- iii) An external tap adjacent the new stairs in a 'Conceal-A-Tap' frost and vandal resistant housing by Arrow Valves Ltd

Services

The mechanical and electrical services are contractor's design to include the following requirements.

Mechanical services –

The client has obtained a proposal and quotation from Carlton services (copy enclosed ref 85491 dated 11 October 2020) that includes:

- Adaptations to existing changing room ventilation system to accommodate the changes in layout, ensuring that the integrity and functionality of the system is in good order
- Service and overhaul of existing ventilation system to ensure that it is in good working order

Heating –

Existing central heating system to be adapted as follows:

- Strip out all redundant pipework and re-route pipes to suit new layout
- Provide new radiator to meeting room
- Wc's will not be heated
- Servery heating – radiator for use in conjunction with meeting room, infra-red heating panel (to be sized by specialist supplier) for use in conjunction with external servery

Hot water –

Contractor's design, any requirement for point of use hot water heaters to be confirmed to electrical sub-contractor

Drinking water –

Supply to kitchen sink, and drinking fountain in changing room corridor, the latter to have a tee-off and stop cock to supply vending machine, height and size of supply suited to vending machine use

Electrical services –

Meeting room - 5 no double switched sockets, including one located above worktop, and one within base unit

Servery – sockets/fused spurs as appropriate for appliances: microwave, fridge, freezer, hob, hot water boiler (located adjacent microwave), extract unit, plus two double sockets for general use.

External – double socket on terrace, weatherproof and lockable, plus 63 amp single phase 'commando' type socket at bottom of stair, with lockable casing

Changing room corridor – provide new electrical supply for potential vending machine

Lighting –

Contractor to submit design proposals for approval

Fire alarm system –

To be adapted as appropriate for new layout