

PURCELL MILLER TRITTON – HARVEY'S FOUNDRY, PHASE 3

**PRELIMINARY SCHEDULE OF WORK & SPECIFICATION**

24<sup>TH</sup> April 2012 (Rev -)

## **PATTERN STORE**

### DEMOLITIONS & EXCAVATIONS

1. Allow for breaking out and removal of existing concrete floor slab and 600mm depth excavation.
2. Allow for forming new 1800mm wide opening for new external stepped access adjacent to Pattern Store.

### FOUNDATIONS & BELOW GROUND DRAINAGE

1. Allow for provision of new below ground drainage system (combined) from 2no. ground floor WC's and connection to existing drainage system in Bookers car park / access road. Drainage connection for tanking system also required.
2. Allow for provision of new drainage connections for 2no. RWP's.
3. New in-situ concrete slab as structural engineer's proposals. Note: New build-up to include appropriate radon / damp protection (John Newton 'System 508' membrane).

### ABOVE GROUND STRUCTURE

1. Steel beams and posts at 1<sup>st</sup> and 2<sup>nd</sup> floor levels as structural engineer's proposals. 1hr FR paint finish to steelwork.
2. Intermediate timber floor structure/ joists as structural engineer's proposals. Joists overlaid with butt-jointed softwood boards, 60x50sw battens @600mm ctrs with insulated underfloor heating system between and 25mm WBP plywood over. 1hr FR paint finish to u's of timber floor structure.
3. Steel truss roof structure with wire bracing and steel purlins as structural engineer's proposals.
4. Structural timber rafters spanning between steel purlins as structural engineer's proposals. Rafters infilled with rigid insulation. Internal face lined with vapour barrier / air tight membrane and 18mm Birch plywood with stained finish. External face of rafters lined with vapour permeable

membrane, 50x50 softwood counter-batten, 18mm thick plywood sarking board, with ventilation mat (Delta-Trela) and patinated zinc standing seam finish (VM Zinc 'Anthra-zinc').

## EXTERNAL WALLS

1. Existing external elevations of building raked out and re-pointed in lime mortar (mix to match existing). Allow for removal of self-seeded vegetation to exposed tops of walls and consolidation of say 500mm of wall tops in preparation for re-introduction of roof structure & finishes.
2. Allow for removal of concrete block infill to lower windows.
3. Allow for replacement of existing timber internal lintels to all windows.
4. Existing internal elevations of building raked out and re-pointed in lime mortar (mix to match existing). Allow for Ty-Mawr 'Glaster' recycled glass lime plaster to internal face, reveals etc and 6no. coats of limewash.
5. Allow for tanking system to internal face of existing retaining walls against Cart Shed & adjacent Phase II car park (John Newton 'System 508' membrane). Membrane retained by full height (to u/s of floor above) 140mm concrete blockwork wall. Wall to be finished with Ty-Mawr 'Glaster' recycled glass lime plaster finish and 6no. coats of limewash.

## GLAZING / WINDOWS

1. Fixed full height internal glazing in offices (units B, C, F, G, I & J) to circulation space to be 29mm thick 1hr FR Promat 'Systemglass 60 – Type 2' frameless laminated glazing with butt joint detail between panes where necessary. Concealed perimeter frame formed in Promat 'Supalux' to manufacturer's details.
2. Glazed screen & doors to office Unit A: Thermally broken Finline Aluminium Ltd 'System 22' glazing system fitted with sealed double glazed units (34mm thick). Scree fitted with pair of 'System 22' pivot doors (1800mm wide) by Finline Aluminium Ltd.

3. Glazed screen & doors to circulation void: Thermally broken Fineline Aluminium Ltd 'System 22' glazing system fitted with sealed double glazed units (34mm thick). Scree fitted with pair of 'System 22' pivot doors (1800mm wide) by Fineline Aluminium Ltd. Doors to be fitted with push button automatic door openers.
4. Existing windows – Existing window openings to be fitted with new softwood opening casement windows to match existing pattern. Design to be amended to enable double glazed units to be fitted (Slimlite Double Glazing Co Ltd 'Slimlite Plus' 12mm thickness). Where possible remaining elements of existing joinery are to be retained and re-used.
5. Rooflights – New rooflights to be flush fitted Rooflight Company 'Neo S8' with proprietary 'linking bars' to enable arrangement in banks.

#### INTERNAL WALLS

1. 225mm thick fair faced engineering brick walls (Staffordshire Blue) to both sides of central circulation void. Walls extend up to u/s of roof.
2. 225mm thick fair faced engineering brick wall (Staffordshire Blue) to support proposed stair from lower ground to upper ground floor level.
3. All partition & cubicle walls to lower ground floor to be 140mm concrete block with Ty-Mawr 'Glaster' recycled glass lime plaster and 6no. coats of limewash.
4. All partition walls to upper ground and first floor levels to be 125mm metal studs @ 600mm centres with 60mm Rockwool insulation between. Both sides of studs lined with inner layer of 12.5mm Fermacell board with outer layer of 10mm Fermacell board finished with joint filler, fine surface treatment & matt emulsion paint.

#### INTERNAL FLOOR FINISHES

1. Finish to ground floor circulation void: New Pennant stone paving (50mm thick).

2. Finish to ground floor office units: Forbo 'Nuway Tuftiguard' barrier matting to door thresholds. InterfaceFLOR 'A-Line Carpet Tiles' to main office spaces. Non-slip vinyl (Altro 'Suprema') to kitchenettes and WCs.
3. Finish to first & second floor circulation areas including 'bridges': Junckers 'Black Oak' 15mm thick flooring system.
4. Finish to first & second floor office units: InterfaceFLOR 'A-Line Carpet Tiles'.

## STAIRS

1. Lower ground to upper ground: pre-cast concrete stair supported on new engineering brick walls. Stair treads and risers clad with 32mm thick European Oak. Treads rebated for Gradus non-slip nosings. Bespoke steel & oak handrails to both sides.
2. Upper ground to first floor: Bespoke steel stair & balustrades with European Oak treads and risers (stained black). Treads rebated for Gradus non-slip nosings. European Oak handrails to both sides. 1hr FR paint finish to steelwork.
3. First floor to second floor: Bespoke steel stair & balustrades with European Oak treads and risers (stained black). Treads rebated for Gradus non-slip nosings. European Oak handrails to both sides. 1hr FR paint finish to steelwork.
4. Bridges: Bespoke steel bridges & balustrades at first and second floor levels. Bridges fitted with Oak floor finish. European Oak handrails to both sides. 1hr FR paint finish to steelwork.

## FIXTURES & FITTINGS

1. Internal doors: All WCs and stores to be fitted with 1hr FR solid core flush doors fitted with quality stainless steel fittings (painted finish). All offices to be fitted with 1hr FR solid core flush doors with full height vision panels and fitted with quality stainless steel fittings (painted finish).
2. WCs / sanitary ware: Armitage Shanks complete disabled suit including all mounted WC, washbasin, toilet roll holder and grab rails, ref. doc M WM pack (stainless steel option). Bespoke timber boxing in with Ash shelf and laminate / plywood face.

3. Kitchenettes: Standard 600mm wide kitchen units & worktop (Alno 'Smartline'). Fitted with circular stainless steel bowl & mixer tap.

#### SERVICES

1. Allow £400/sqm for new services to Pattern Store (TBC by Services Engineer).
2. New gas mains provision (TBC by Services Engineer).
3. New electrical mains provision (TBC by Services Engineer).

#### EXTERNAL WORKS

1. Allow for areas of new granite sets to 2m wide apron in front of building.
2. Allow for areas of new Pennant stone paving (50mm thick) adjacent to entrances on 2m wide apron in front of building.
3. Allow for construction of new 225mm thick fair faced engineering brick wall (Staffordshire Blue) to support proposed stair from lower ground to upper ground floor level/Foundry Lane adjacent to existing viaduct.
4. Allow for construction of new pre-cast concrete steps from lower ground to upper ground floor level/Foundry Lane adjacent to existing viaduct. Steps finished with 50mm thick Pennant stone rebated for Gradus non-slip nosings.

## CART SHED

### DEMOLITIONS & EXCAVATIONS

1. Allow 600mm depth excavation.

### FOUNDATIONS & BELOW GROUND DRAINAGE

1. Allow for provision of new below ground drainage system (combined) from WC's & Kitchenette and connection to existing drainage system on Foundry Lane.
2. Allow for provision of new drainage connections for 4no. RWP's.
3. New in-situ concrete slab as structural engineer's proposals. Note: New build-up to include appropriate radon / damp protection (John Newton 'System 508' membrane).
4. New mass concrete foundations (say 800x800x1000 depth) required beneath each column supporting roof structure (8no.).

### ABOVE GROUND STRUCTURE

1. Steel column & beam 'lean-to' structure with steel purlins as structural engineer's proposals. NOTE: current proposal doesn't include for first floor Plant Room over WCs.
2. Structural timber rafters spanning between steel purlins as structural engineer's proposals. Rafters infilled with rigid insulation. Internal face lined with vapour barrier / air tight membrane and 18mm Birch plywood with stained finish. External face of rafters lined with vapour permeable membrane, 50x50 softwood counter-batten, 18mm thick plywood sarking board, with ventilation mat (Delta-Trela) and patinated zinc standing seam finish (VM Zinc 'Anthra-zinc').

## EXTERNAL WALL CONSTRUCTION

1. 150x50 softwood studwork @ 600mm incorporating primary steel columns. Studwork ctrs infilled with 150mm rigid insulation (say Rockwool 'Flexi' 2no. x 75mm thick). Studwork panels lined internally with polythene vapour barrier / air tightness membrane, 50x50sw batten @ 600mm ctrs and 12.5mm Fermacell board finished with joint filler, fine surface treatment & matt emulsion paint. Studwork / steelwork clad externally with horizontal 50x50 softwood battens and vapour permeable membrane. 60mm wide sliding shutter 'pocket' concealed behind panel formed by 100x50 softwood studwork@ 450mm ctrs clad with 25mm thick wood wool panels with 25mm self-coloured lime render.
2. 3.6m high x 2.7m wide (max) sliding steel security / solar shading shutters to locate in pockets formed in solid infill panels above. Shutters formed in 40mm thick galvanised steel grating (Elefant 'Type NP' mesh grating combined with industrial sliding door gear (Hafele 'Straightaway 720' door gear).

## GLAZING / WINDOWS / ROOFLIGHTS

1. Windows to elevations: Thermally broken Fineline Aluminium Ltd 'System 22' glazing system fitted with sealed double glazed units (34mm thick).
2. Glazed screen & doors to entrance: Thermally broken Fineline Aluminium Ltd 'System 22' glazing system fitted with sealed double glazed units (34mm thick). Screen fitted with pair of 'System 22' pivot doors (1800mm wide) by Fineline Aluminium Ltd. Doors to be fitted with push button automatic door openers.
3. Bespoke double glazed patent glazed rooflights linked to head of windows to elevation by specialist glazing company.

## INTERNAL WALL CONSTRUCTION

1. Perimeter walls to WCs, Plant Room and Kitchenette: 140mm concrete block with Ty-Mawr 'Glaster' recycled glass lime plaster and 6no. coats of limewash.

2. Internal walls to WCs: 100mm concrete block with Ty-Mawr 'Glaster' recycled glass lime plaster and 6no. coats of limewash.

#### CEILING FINISH TO WCs

1. 2no. layers of 10mm Fermacell board finished with joint filler, fine surface treatment & matt emulsion paint.

#### INTERNAL FLOOR FINISHES

1. Finish to entrance lobby and corridor: Junckers 'Black Oak' 15mm thick flooring system. Forbo 'Nuway Tuftiguard' barrier matting to door threshold.
2. Finish to kitchenette and WCs: Non-slip vinyl (Altro 'Suprema').
3. Finish to office units: InterfaceFLOR 'A-Line Carpet Tiles'.
4. Finish to Plant Room: 25mm WBP plywood.

#### STAIRS

1. Ground to first floor Plant Room – New softwood stair with softwood handrails on stainless steel brackets.

#### FIXTURES & FITTINGS

1. Internal doors: All WCs and stores to be fitted with 1hr FR solid core flush doors fitted with quality stainless steel fittings (painted finish). Offices and Meeting Room to be fitted with 1hr FR solid core flush doors with full height vision panels and fitted with quality stainless steel fittings (painted finish).
2. WCs / sanitary ware: Accessible WC to be fitted with Armitage Shanks complete disabled suit including all mounted WC, washbasin, toilet roll holder and grab rails, ref. doc M WM pack (stainless steel option). Bespoke timber boxing in with Ash shelf and laminate / plywood face. Other WCs to be fitted with Armitage Shanks 'White' wall mounted WC pan, concealed cistern & 'Contour 38' basin.
3. Kitchenette: Standard 600mm wide kitchen units & worktop (Alno 'Smartline'). Fitted with 2no. circular stainless steel bowls & taps.

#### SERVICES

1. Allow £400/sqm for new services to Cart Shed (TBC services engineer).
2. Induction loop to Meeting Room?
3. Allow for below ground service trench beneath existing highway to link proposed Plant Room to Plantation Store.

#### EXTERNAL WORKS

1. Allow for new granite set pavement (500mm wide) to full length of building elevation with new granite curb stones.
2. Allow for new 50mm thick Pennant stone pavement (1000mm wide) immediately adjacent to proposed Cart Shed entrance with new granite curb stones.
3. Allow for tar bound limestone chipping surface to existing tarmac highway from existing viaduct to entrance to Phase II car park.
4. Allow for new granite set pavement with new granite curb stones at top of proposed new external steps.

## PLANTATION STORE

### DEMOLITIONS & EXCAVATIONS

1. Allow for breaking out and removal of existing concrete floor slab and 600mm depth excavation.
2. Form 5no. new 1000mm wide door openings in rear elevation at first floor level.
3. Allow for excavation of new French drain along entire length of rear elevation & gable adjacent to railway line / viaduct.

### FOUNDATIONS & BELOW GROUND DRAINAGE

1. Allow for provision of new below ground drainage system (combined) from 4no. ground floor WC's and connection to existing drainage system on Foundry Lane. Drainage connection for tanking system also required.
2. Allow for provision of new drainage connections for 4no. RWP's.
3. New in-situ concrete slab as structural engineer's proposals. Note: New build-up to include appropriate radon / damp protection ((John Newton 'System 508' membrane).

### ABOVE GROUND STRUCTURE

1. Steel beams at 1<sup>st</sup> floor level as structural engineer's proposals. 1hr FR paint finish to steelwork.
2. Intermediate timber floor structure/ joists as structural engineer's proposals. Joists overlaid with butt-jointed softwood boards, 60x50sw battens @600mm ctrs with insulated underfloor heating system between and 25mm WBP plywood over. 1hr FR paint finish to u/s of timber floor structure.
3. Steel truss roof structure with wire bracing and steel purlins as structural engineer's proposals.

4. Structural timber rafters spanning between steel purlins as structural engineer's proposals. Rafters infilled with rigid insulation. Internal face lined with vapour barrier / air tight membrane and 18mm Birch plywood with stained finish. External face of rafters lined with vapour permeable membrane, softwood counter-batten, softwood battens and natural Cornish slate finish.

#### EXTERNAL WALLS

1. Existing external elevations of building raked out and re-pointed in lime mortar (mix to match existing). Allow for removal of any self-seeded vegetation.
2. Allow for removal of existing modern infill to lower windows.
3. Allow for replacement of existing timber internal lintels to all windows.
4. Existing modern paint to internal walls removed (grit blasted?) and walls repaired / re-pointed in lime mortar (mix to match existing) where necessary. Allow for Ty-Mawr 'Glaster' recycled glass lime plaster to internal face, reveals etc and 6no. coats of limewash.
5. Allow for tanking system to internal face of existing retaining walls against bank behind & adjacent access ramp (John Newton 'System 508' membrane). Membrane retained by full height (to u/s of 1<sup>st</sup> floor) 140mm concrete blockwork wall. Wall to be finished with Ty-Mawr 'Glaster' recycled glass lime plaster finish and 6no. coats of limewash.
6. Existing arched opening in rear elevation at GF level to be infilled with new granite rubble stone infill to match existing.

#### GLAZING / WINDOWS

1. Glazed screen & doors to ground floor office units (1, 2, 3 & 4): Thermally broken Fineline Aluminium Ltd 'System 22' glazing system fitted with sealed double glazed units (34mm thick). Screen fitted with pair of 'System 22' pivot doors (1800mm wide) by Fineline Aluminium Ltd.

2. Existing windows – Existing window openings to be fitted with new softwood opening casement windows to match existing pattern. Design to be amended to enable double glazed units to be fitted (Slimlite Double Glazing Co Ltd 'Slimlite Plus' 12mm thickness). Where possible remaining elements of existing joinery are to be retained and re-used.
3. Rooflights – New rooflights to be flush fitted Rooflight Company 'Neo S8' with proprietary 'linking bars' to enable arrangement in banks.

#### INTERNAL WALLS

1. All partition & cubicle walls to lower ground floor to be 140mm concrete block with Ty-Mawr 'Glaster' recycled glass lime plaster and 6no. coats of limewash.
2. All partition walls at first floor levels to be 125mm metal studs @ 600mm centres with 60mm Rockwool insulation between. Both sides of studs lined with inner layer of 12.5mm Fermacell board with outer layer of 10mm Fermacell board finished with joint filler, fine surface treatment & matt emulsion paint.

#### INTERNAL FLOOR FINISHES

1. Finish to ground floor circulation void: New Pennant stone paving (50mm thick).
2. Finish to ground floor office units: Forbo 'Nuway Tuftiguard' barrier matting to door thresholds. InterfaceFLOR 'A-Line Carpet Tiles' to main office spaces. Non-slip vinyl (Altro 'Suprema') to kitchenettes and WCs.
3. Finish to internal first floor circulation areas: Junckers 'Black Oak' 15mm thick flooring system.
4. Finish to first floor office units: Forbo 'Nuway Tuftiguard' barrier matting to door thresholds. InterfaceFLOR 'A-Line Carpet Tiles' to main office spaces. Non-slip vinyl (Altro 'Suprema') to kitchenettes and WCs.

## STAIRS

1. Ground to first floor: Bespoke steel stair & balustrades with European Oak treads and risers (stained black). Treads rebated for Gradus non-slip nosings. European Oak handrails to both sides.
2. External walkway: Cantilevered steel balcony structure with thermally broken connection detail as specified by structural engineer. Solid steel balustrade with European Oak capping detail. Balcony deck to be 32mm thick Gripsure UK Ltd 'Anti-slip' boards.

## FIXTURES & FITTINGS

1. Internal doors: All WCs and stores to be fitted with 1hr FR solid core flush doors fitted with quality stainless steel fittings (painted finish). All offices to be fitted with bespoke fully glazed hardwood timber doors with quality stainless steel fittings (painted finish).
2. WCs / sanitary ware: Armitage Shanks complete disabled suit including all mounted WC, washbasin, toilet roll holder and grab rails, ref. doc M WM pack (stainless steel option). Bespoke timber boxing in with Ash shelf and laminate / plywood face.
3. Kitchenettes: Standard 600mm wide kitchen units & worktop (Alno 'Smartline'). Fitted with circular stainless steel bowl & mixer tap.

## SERVICES

1. Allow £400/sqm for new services to Plantation Store (TBC by Services Engineer).
2. New platform lift.

## EXTERNAL WORKS

1. Allow for areas of new granite sets to 1800mm wide pavement in front of building.

2. Allow for areas of new Pennant stone paving (50mm thick) adjacent to entrances on pavement in front of building.

## **APPROXIMATE COSTS**

John Newton 'System 508' membrane tanking system (**£40/square meter**)

John Newton tanking drainage system (**£20/linear meter**)

Rep believes that in order to provide compliant radon protection an additional positive pressure/extraction system will be required (**cost uncertain**)