

Outline Schedule of Work and Construction Notes

Project no: C1732

Client : Wivelsfield Village Hall

Address: Eastern Road, Haywards Heath, RH17 7QH

Works: New Extensions

Date: May 2019

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Revision:	Tender	June 2020
	T1 External walls	20.08.20
	T2 Timber stained cladding (P3)	11.09.20

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Wivelsfield Village Hall

Outline Specification and Construction notes

Item	£/m ² item
Items in blue are applicable to phase 2+ only, not phase 1 or 1A	
Demolitions See drawing C1732(05)001 • Check asbestos and lead register; where present, take required precautions with registered qualified professional removal services. NOTE: Artex ceiling s are present. • Ground Penetrating Radar (GPR) Survey external ground around proposed works for services and advise. • All materials removed, of whatever type, are to be recycled where possible. • Strip out existing entrance hallway, Reading Room, hallway, and toilets; remove existing ceilings (retain and set aside any reusable materials and luminaires for reuse and/or recycling), floor coverings, and internal walls to extents as indicated and dimensioned on the demolition plan. • Retain and set aside existing hot air hand driers for reuse. • Remove windows and doors as indicated on the demolition plan, carefully disassembling doors, frames, and ironmongery • Set aside for reuse the existing kitchen window adjacent the bin store for reuse • Remove, retain, and set aside any reusable roof tiles to existing roof where shown, • Demolish external walls as indicated on the demolition plan, propping retained roof areas wherever necessary, referring to structural engineer as required, reuse or recycle remaining materials wherever possible. • Remove tarmac, concrete paths, brick paving, concrete cycle slots and any slabs (to be reused/recycled) and substrate, taking care to avoid damaging any underground services or the sub-structure / foundations to remaining walls or tree roots, where necessary to enable construction of the new extension and insertion of new or extended/altered underground services, drainage or cycle hoops. • All demolition materials removed from site are to be disposed of to a licensed tip and certification obtained. • Remove the ramp, balustrade and copings to the Renshaw Room and grub out any foundations or slab. (Applies to phase 2+ works only, not 1 or 1A) Strip out • Generally remove all fittings, notice boards or similar from all affected areas. Dispose of unless the employer confirms otherwise. • Remove redundant services and fittings, as directed and in accordance with MEP spec. Dispose of unless the employer confirms otherwise. • Remove and set aside for reconnection and reuse any CCTV cameras affected by the works. • Provide labour assistance to the employer in emptying the lofts as required, to temporary storage, and reverse the process to place items back again after works in the affected area are completed. • Remove cracked and broken ceramic tiles to step into the main hall at fire exit points and replace with new, non-slip type ceramic, 150 x 150mm in dark grey colour • Remove existing toilets, wash basins, cisterns and other fixtures and fittings from wc's in phase 1 / 1A area. • Remove existing toilets, wash basins, cisterns and other fixtures and fittings from wc's and kitchen (off the Renshaw Room) in phase 2+ area.	

New Structure

- New foundation to structural engineer's details.
- New concrete slab and sub-base to structural engineer's details.
- New timber and steel roof structure to structural engineer's details.
- New columns, beams and lintels to structural engineer's details.

New Walls

New External Cavity Wall (to achieve U-value 0.28W/m²K) Rev.T1

- Brick external leaf to match existing brick bond, type, and colour.
- Minimum 60mm Cavity.
- 50mm Kingspan Kooltherm K108 (AKA K8) Cavity Board applied to outside face of inside leaf (partial fill cavity).
- 140mm Celcon Paint Grade block inner leaf, strength to SE specification.
- Refer to C1732(30)001-008 for details.

New Timber-Clad Walls (Rev.T2)

- Black stained pre-painted Cape Cod (solid colour) black CCS90010 by Vincent Timber; Treat cut ends to match
- Profile as Rebated Euro Channel 18f x 137f/120mm face on
- Treated timber vertical battens for ventilation on
- Tyvek breather membrane on
- 22mm marine ply on
- Treated timber sub frame resting on
- Brick external leaf to match existing brick bond, type, and colour.
- 50mm Kingspan Kooltherm K108 (AKA K8) Cavity Board applied to outside face of inside leaf (partial fill cavity).
- 100mm Celcon Paint Grade block inner leaf, strength to SE specification.
- Refer to C1732(30)001-008 for details.

Additional external wall requirements

- Ties to all cavity walls to be Ancon Double triangle stainless steel wall ties at 650mm horizontal centres and 450 max vertical centres. Ties around openings to be installed within 225mm of opening at 225mm vertical centres and 450mm horizontal centres. All ties to be fitted with insulation retaining clips.
- Use Ancon wall starter ties at junction with existing external walls; fill joint with compressible foam strip and seal external joint with external-grade mastic sealant, colour mid grey.
- External leaf to be facing brick below DPC course where exposed.
- All blockwork below DPC to inner and outer leaves to be dense Class A blocks.
- Internal blockwork leaf to include Marmox Thermoblock thermally insulating block where indicated on drawings C1732(30)001-008
- All cavities closed at openings with Thermabate cavity closers.
- Base of cavity to be filled with lean mix concrete fill, sloped to external face for drainage.
- Weep hole vents to be built in at max. 900mm centres as shown on detail drawings, including above lintols

New Internal blockwork walls

- 100mm Celcon Paint Grade 3.6kn block inner leaf or replacement / infill partition wall

New Internal plasterboard partition walls

- 74x44mm studs.
- 50mm Isowool sound insulation between studs; for locations see plan C1732-(20)005.
- 1x layers of 15mm wallboard each side, all fixings to be filled, all joints to be taped, filled/jointed, and decorated to Client colour choice.

New floor

New Ground Floor construction (U-value 0.22W/m²k)

- 10mm nominal zone for sheet vinyl finish and latex levelling compound, colour to match existing, on
- 70mm nominal quick-drying screed on
- 500-gauge VCL to screed manufacturers specification, on
- 70mm maximum insulation as 60mm Kingspan Kooltherm K103 or Thermafloor TF70
- 1200-gauge upper DPM on
- New concrete floor slab to SE details, with perimeter upstand insulation.
- 1200-gauge lower DPM on
- Sand Blinding and sub-base to SE details

Joints between existing and new floor (see Detail 34 on drawing C1732(31)003)

- Existing flooring cut back and scabbled back to FSL to allow feathering and levelling between new and existing finishes;
- Existing wall scabbled back below FSL and filled level with screed;
- Existing cavity filled with screed to ex. FSL, with 25mm Edge fillet;
- RIW Toughseal applied into joint and along exposed flat face of foundation
- RIW Toughseal applied along face of existing brick wall, into movement joint, and up, along, and into floor cutback by 1000mm minimum as indicated;
- Bottom layer DPM lapped up vertically into joint;
- Flexcell to slab edge as CE details and specification;
- RIW Toughseal applied into joint and min 500mm along new slab face
- Top layer DPM (Polythene 1200-gauge) to lap and seal with DPC at new and existing walls;
- Double-sided DPC adhesive tape to fix DPM to Toughseal as manuf. Specs; Top layer self-adhesive DPC to lap and seal min. 150mm;
- RIW Multijoint adhesive applied to joint sides as manuf. Specs to adhere Multijoint foam to both sides, but not base;
- Bond breaking tape applied to top of Flexcell;
- RIW Multijoint foam movement joint applied as manuf. Specs;
- Proprietary Movement Joint Sealant to be applied on top of Multijoint foam movement joint;
- Insulated screed edge former; Screed edge former to be cut back after setting to allow insertion of Compriband
- VCL below screed to lap into movement joint (Polythene, 500-gauge separating layer)

Existing floor finishes

- Ceramic tiled areas are to be removed and surface below scraped clean and free of bumps, with self-levelling latex screed laid over to provide a flat and level finish to the entire area ready to receive new vinyl or carpet tile floor coverings to suit.
- Existing carpet tiles, where removed, to be replaced with new carpet tiles where appropriate; heavy duty contract type fixed / adhered as per manufacturers instructions

Roof

New Plain Clay Tiled Pitched roof (0.16w/m²K):

- New Redland Regent or Russell Pennine Bold Roll roof tiles to match existing with matching tile slips and with matching mortar bedded ridge tiles, on
- 38x18mm treated timber battens on
- Kingspan Nilvent breathable sarking draped over
- Timber rafters to SE details, on
- Steel structure to SE details, all steel to be 30-min fire protected, by 15mm Fireline plasterboard with filled, taped and sealed joints. Intumescent mastic sealant to all exposed edges.
- 100mm Kingspan Kooltherm K107 between rafters @ 400 ctrs.
- 40mm+12.5mm Kingspan Kooltherm K118 insulated plasterboard with integral VCL below rafters or 40mm Kingspan Kooltherm K118 and 13mm Duplex Wall board (foil faced) where shown on sections.
- All boards taped and jointed.

Additional roof requirements

- All exposed rafter feet, fascias, and soffit boards to be treated SW, stained to match existing; Colour, Black to match existing.
- New guttering where shown on Roof Plan with downpipes connecting to existing rainwater drainage. Provide new roddable gullies and inspection chambers where required. Existing RWP to be cut back and joined with new RWP where required.
- Provide new high-performance felt-lined concealed gutter to joints between existing and new roof at kitchen extension, laid to falls, with lead flashing to return under/over tile roof as shown.
- Flue penetrations to be sealed with Code 4 Lead pipe flashing.
- SVP flues to terminate in bold roll vent tiles.
- Use Glidevale roof vents, rafter vents, abutment vents, and eaves vent trays as shown on details C1732(30) series drawings.
- Build in, including all flashings and soakers, both an extract and rooflight to the kitchen area, as shown on drawings.

Windows & External Doors (See drawings on C1732(31)001 and schedule C1732(31)010)

Colours and finishes match existing unless otherwise specified.

- New Windows/Glazing system as Kawneer AA540 system and AA720 outward opening, or Reynaer Masterline 8 Standard Functional, or Smart Systems Ltd Shopline and Alitherm 700 outward opening.
- All new openable windows to be supplied with child safety restraint latches to prevent trapping and restrictors to allow max. 100mm opening.
- Windows to be fitted with security features to match existing to meet relevant standards.
- New glazed entrance doors as sliding or hinged per Door Schedule C1732(31)010, with double-glazed side lights; Doorset Energy Rating DSER Band E, or u-value 1.8w/m²K. Double glazed unit to achieve a centre pane u-value of 1.2 w/ m²K. External powder coated finish as RAL 7016 Anthracite; finish to be matt. To match existing hall windows. Check and confirm prior to placing an order
- New fixed-pane windows as double-glazed stick-system shopfront windows (as indicated on elevation drawings). All glazing to be double glazed units incorporating low E glass to achieve a centre pane u-value of 1.2 w/ m²K. Trickle vents in frames to provide rooms with a minimum of 4000mm² background ventilation. External powder coated finish as RAL as RAL 7016 Anthracite; finish to be matt. To match existing hall windows. Check and confirm prior to placing an

order

- All glazing in windows and doors to be Safety Glass where in doors or windows with glazing within 800mm above internal floor level. Marked SG on drawings.
- WG01 to have obscured glazing to outer pane, large Flemish pattern.
- Ditto obscure glazing to replacement windows to existing wc's (WG.18 and WG.19). See window schedule C1732(31) series.

New roof lights (See drawings and schedule on C1732(20)005 and C1732(31)001).

- Rooflight to be Velux Rooflight, Size code 304 M04 MK04, Safety Glazing (--70) (Standard) Pane, Centre pivot, Electric Control (Standard), White painted (Standard), Classic Installation, for Warm Roof, Clay Tile, EDW Flashing for tiles up to 120mm, U-value 1.3 w/m²K.
- External aluminium powder coated finish as RAL7016 Anthracite.
<https://www.velux.co.uk/products/roof-windows/centre-pivot>

Stairs

- New staircases to be softwood construction with soft wood treads
 - West Stair to receive a vinyl floor finish to match office floor with contrasting nosings.
 - East Stair to receive hard wearing grip paint finish with contrasting nosings.
- Stair to be fixed to as shown on drawing C1732 (24)001.
- West Stair to have 270mm going and 170.67mm risers with a pitch of 32.3° to meet Building Regulations Part K (max 42-deg).
- East Stair to have 250mm going and 170.67mm risers with a pitch of 34.24°
- Minimum Clear headroom over pitch of stair 1800mm at eaves and 1900mm at centre of stair to meet Building Regulations Part K (Diagram 1.4).
- Clear head room at top landing to be a minimum of 2000mm (Diagram 1.3).
- Handrails/balustrade to be a minimum of 900mm height for handrail and 1100mm for balustrade
- Underline new stairs with 12.5mm wall board to provide 30min Fire resistance.

Internal works

Finishes

- Carpet tile to be heavy duty contract-type; colour to be confirmed by client.
- Vinyl sheet flooring to be heavy duty contract-type; colour to be confirmed by client.

Ceilings

- All new Ceilings to be plasterboard taped and jointed, decorated as white matt emulsion.
- Contractor to allow for making good existing ceilings where affected by works, reusing materials reclaimed from demolitions/removals.
- NOTE: existing ceilings contain Artex

Joinery and internal doors

- All internal doors, frames, and ironmongery to be reused from existing as shown on C1732(31)010.
- All doors to be supplied with new finger-trap guards to full height of doors on both sides.
- Contractor to allow for new SW architraves to both sides where required, to be pre-primed softwood, all joints & knots filled ready for decoration, painted to match existing.

- New skirtings to be 100mm high round edge pre-primed softwood or MDF, all joints & knots filled ready for decoration.

Decorations

The contractor is to provide costs to paint all wall and ceiling surfaces and joinery in all new rooms and adjoining spaces affected by works for phase 1 / 1A.

Phase 2+ decorations are required in the following areas:

Internally:

- The Hall and stage (but not the timber portals)
- Renshaw Room.
- Corridors between hall and Renshaw Room
- Altered kitchen and toilet areas off the Renshaw Room
- New internal store off the Renshaw Room (but not inside the external store)
- Lobby and toilets between the Renshaw Room and Parish Office
- The Parish Office and first floor accommodation

Externally:

- Store rooms off the Renshaw Room
- New Parish Office and toilets extension

All Colours to client choice.

Decoration required is:

- Internal walls, room face of external walls or ceilings: clean existing and remove all grease or other marks prior to repainting in one mist coat and two full topcoats of vinyl matt emulsion
- Internal walls, room surface of external walls or ceilings to toilets and kitchen. As above but using emulsion paint specifically for use in bathrooms or kitchens' wipe down type.
- New internal walls or ceilings: as above but clean off generally prior to decoration.
- Existing internal woodwork: sand down with fine sandpaper, remove all grease or other marks and redecorate with one undercoat and one gloss topcoats.
- New internal woodwork: sand down as above, decorate with one coat primer, one undercoat and one gloss topcoat.
- External timber: wall cladding, rafter ends, soffits etc: clean, sand down and apply two coats Sadolin or similar approved exterior wood stain in a colour to match existing. NOTE: include all rafter ends, soffits etc to the existing building, even if unaffected by the phase 1 or 1A works, to be carried out in phase 1.

Services:

General services

- Metering and incoming services to be confirmed by Contractor.
- The contractor is to supply and install all system and controls to MEP engineer's specification.

Fire signage and alarm

- Signage to be British Standard type, guidance and fire exit; see fire strategy drawing.
- Where existing signage may be retained it is permissible to do so, (if not damaged or defaced).
- Signage for phase 2+ is to be taken as being part of those phases: phase 1 / 1A signage only is to be priced for in the 1 / 1A
- Fire alarm: specialist design via contractor; see MEP consultants documentation.

External works (see site plan C1732(20)001)

- Existing tarmac and pavement adjoining new additions to be regraded and made good, as per Demolitions section; see Site Plan. Existing paving to north and east to be demolished as per Demolitions section; see Site Plan C1732(20)001 for profiles and proposed levels, noting the need to regrade and drain tarmac away from new entrance
- Install ACO drainage channels, including replacement across car park previously removed and concreted over. See civil engineers drawings.
- Existing earth bank and levels to be remodelled as shown on Site Plan
- New paving as Marshalls Regent Riven Paving as 300x300 module; see manufacturers installation details for Regent paving.
- New path to north side of the building is to be as noted above, with edging as noted below. Profile the path to provide a level access to the fire exit to the hall, with ramped slopes away from a level area min 1500 x 1500mm
- Paths to the west side of the building are to be linked into existing should phase 1 / 1A only go ahead.
- **Completion of the paths on this (west) side will be in phase 2+**
- New planting with 50mm pencil kerb edging as Marshalls Standard Grey Edging with Bullnosed Edging profile
- Existing bench to be relocated and fixed into new concrete foundations
- Refer to Landscape Architect's tree schedule and root protection details:
 - RCo240_WivelsfieldVH_TreeSchedule_Rev01
 - RCo240-01_WivelsfieldVH_TreeProtection_Rev01
- **Contractor to provide new fence and gate to match existing at southwest corner as shown on Site Plan**
- Contractor to provide 8no. New cycle stands as Marshalls Ollerton Pennant Stainless Steel Cycle Stand in grade 316L; see Manufacturers literature included.
- Contractor to provide 3no. new Motorcycle stands as Marshalls Ferrocast red route polyurethane motorcycle stand as Surface Mount
- New white line road markings to 2no. New Disabled parking bays and 3no. new Motorcycle stands
- New levels as shown on Site Plan
- New linear drain and gulleys to Engineer's design
- Drainage channel to be diverted as shown on Site Plan
- Provide and fit 'hedgehog' type gutter guards to all gutters

Waste disposal

Contractor is to provide all necessary palettes and skips for material recycling and unrecyclable waste removal from the works.

ASBESTOS and LEAD RISK

Note: there is a risk in a building this age that some of the original features such as soffits, render, paint and ceilings may contain asbestos and/or lead. The contractor is to provide a safe method of removal and disposal of these hazardous materials if discovered.

CDM 2015 regulations

- The contractor will be provided with this tender package by the Principal designer .
- **The Principal Designer** for the duration and length of the works is RLF who will inform the contractor of their duties under the CDM 2015 regulations.

More guidance can be found at the HSE website:

<http://www.hse.gov.uk/construction/areyou/builder.htm>

Total

£