



European Union

European Regional
Development Fund

3767 Liskeard CLLD

Outline/Performance Spec

Summary

The project comprises the provision of small workspace units, admin hub, 'Fab Lab' and open workshop organized around a central shared courtyard. Shared toilet and shower block with accessible toilet is to be provided. The design is based on a modular build or likely reclaimed and converted shipping containers.

The units will provide start up spaces for small business owners producing craft and other items/services.

The site is located within the wider Liskeard Cattle Market redevelopment and will be located over, and utilize the floor slab of a previous building.

For finishes, all samples to be sent to client and agreed for approval – any samples to meet with the requirements of planning approval.

Outline Specification

SUBSTRUCTURE AND BUILDING ENVELOPE

- **Foundations**
Building foundations to be formed from block strip walling set upon existing retained floor slab. Strip footings to SE Design and Calculation – suitable ventilation to be provided to maintain air movement to avoid the build up of radon gas and to be suitable ventilated via air bricks allowing for cross ventilation of spaces.
- **Ground Floor**
Ground floor to units to either be formed from existing shipping container units or suspended timber flooring for modular units. Flooring between units forming entrance and courtyard to be in treated timber joists with sizing, span, centres and noggins to Structural Engineer design and calculation to suit spans and loadings.
- **DPC**
Damp proof courses in outer face to be at a minimum of 150mm above adjacent external ground level to prevent the penetration of ground moisture. DPC's generally to lap with radon barriers installed to ground floor and undercroft.

Design allows for subfloor cross ventilation and therefore minimum 150mm clear space where possible to be provided between underside of structure and retained sloping slab unless where levels do not allow. External walling to be fitted with ventilation bricks to provide air movement. Sleeper walls to provide openings to allow full cross ventilation.

SUPERSTRUCTURE AND BUILDING ENVELOPE

- **New External Walls**

New external walls to be clad with profiled metal sheeting.

Internal lining of external walls - PIR insulation, nominal thickness 110mm, fitted between vertical timber battens with noggins to achieve U-Value of 0.20 W/(m²K). Internal lining with 12.5mm plasterboard, taped joints and skim finish.

Gypwall Robust Severe Rating, 102mm O/A thickness, one layer of 15mm Gyproc Duraline board each side of Gypframe 70 S 50 'C' Studs at 600mm centres, 80mm Isover Modular Roll in the cavity. ThistlePro DuraFinish Skim 2mm – System Reference Q606065

- **Windows and External Doors**

External doors and windows to meet minimum U-Value of 2.2 W/(m²K).

Toughened glass - Windows less than 2m above GL, if projecting outwards more than 100mm, to meet the guidance in ADK Section 6

Window controls to meet the guidance in ADK Section 8 and ADMV2 Para 4.25 – 4.30

Windows to be UPVC dual frame, outer frame coloured dark grey with internal frame white with associated internal and external cills.

Generally tilt and turn upvc, to a recognised security standard compliant with Part Q of the Building Regulations such as PAS 24:2016 or similar.

Ensure internal and external cills project beyond face of wall finish by minimum 25mm with suitable external drip mould integrated into cill detail.

New entrance doors and frame/surround to be power operated. Doors to be compliant with wheelchair access requirements.

External doors to all units to be to a recognised security standard compliant with Part Q of Building Regulations such as PAS 24:2016 or similar.

External letter box to be provided.

Locks to be 5 lever high security specification with stainless steel escutcheons etc. Entrance door to be power assisted to ensure 'Access' compliance.

- **Roof**

Ensure roof is laid to falls to allow surface water drainage to gutters and downpipes. Loading to be reviewed for solar array fixings and loadings. Insulated single ply membrane system to proposed roof finish.

- **Rainwater Goods**

Provide perimeter extruded aluminium polyester powder coated square section gutters and square section downpipes and allow for protection at ground level.

- **Canopy**

GRP roof on ply deck on timber structure – underside to be left exposed/allow for light fittings, signage where required. Painted 12mm Promat Masterboard fascia.

INTERIOR FINISHES

- **Internal Walls and Finishes**

Internal partitions between work units to provide suitable thermal, sound and fire separation.

Knock out panel to be installed in each partition to give flexible adaptation for adjoining units.

All internal faces of walls to be finished with minimum 100mm high at base of walls. All skirtings to be smooth and rigid with a hard wearing, cleanable finish. All skirtings should be made and finished to minimize the appearance of scuffs, scratches and chips.

Generally all walls to provide suitable fire ratings and most onerous fire rating for adjoining rooms to be applied to partitions. Pattressing for all wall fixed fixtures, pipework, furniture or equipment to be provided by the contractor or equipment requiring a secure fixing to the wall.

Gypwall Staggered Severe Rating, 208mm O/A thickness, 92 / 148 combination, two layers
15mm Gyproc SoundBloc board each side of two rows of Gypframe 92 I 90 'I' Studs in Gypframe
148 DC 60 Deep Flange Floor & Ceiling Channel. Gypframe SC2 Spacer Clips and alternate studs
staggered in the channel at 300mm centres. ThistlePro DuraFinish Skim 2mm - System Ref
A233007/027

- **Internal Doors**

Provide full height accessible toilet door with lockable catch and occupied display externally

- **Floor Finishes**

Generally the Contractor shall ensure that any floor finishes conform to all British and European standards relevant to the material type, including:

BS 8203 – 'Code of practice for installation of resilient floor coverings'

BS EN 14041 – 'Resilient, textile and laminate floor coverings. Essential characteristics'

Toilets and sink areas to be finished with Altro suprema II – Fossil safe and matching coved skirtings to toilet areas/ s/w skirtings to sink areas. Plant room and store to be finished with Altro Walkway SD-Fog Vinyl safety flooring with static dissipative adhesive and matching coved skirtings.

- **Ceiling Finishes**

All ceilings to be finished in 12.5mm plaster board with taped joints, skim painted finish.

The contractor shall ensure that any ceilings and soffits are smooth and free from holes and that all service runs are neat and tidy. Moisture resistant ceilings are to be provided in areas such as kitchens, changing rooms, showers and toilets. All ceiling finishes are to have a fire and smoke resistance dependence to meet the requirements of Part B of the Building Regulations, acoustic treatment to meet the requirements of Part E of the Building Regulations and have a minimum reflectance value of 70%.

Contractor to ensure that designed, specified and installed ceilings are level and flush jointed, adequately secured and provide surface spread of flame performance in accordance with the relevant statutory codes, not be readily damaged by impact or be easily defaced, use insulation that is non-combustible where provided and be easily levelled following access.

FIXTURES AND FITTINGS

- **W.C. Cubicles and Vanity Units**

Provide sanitary bin, hand towel dispenser

Admin Unit

Allow for corner sink and draining board unit with cupboard below. All other fixtures assumed to be free standing desks, tables, chairs, storage units to be provided by client/tenant.

Shared Workspace

Provide hard wearing casework tops with metal pole supports to layout shown on proposed drawings (unless otherwise notified and changed) with fixing and sealant to perimeter walls.

Allow for one basin sink and drainer with hot and cold taps with water heater source below
Fab Lab

M&E infrastructure to allow for Laser cutter, 3D Printer and 2 Laptops with Graphics Cards
W.C. Block
Workspace Units
Equipment to allow for Screen print cabinet and print surface
Equipment to be supplied/installed by client/tenant

All colour choices for fittings and finishes to client selection.

SERVICES

- **Sanitary Ware**

Bushboard sanitaryware fittings or similar to be provided white vitreous china throughout.
Water saving cisterns and non-concussive taps to be specified to ensure water consumption is minimized.

Provide a beacon/sounder fire alarm to be provided within the Accessible WC. Provide distress alarm above head of door, external face, with pull chord next to WC. Extract fans to achieve a flow rate of 6ltrs/s.

Instantaneous water heating provision to be less than 15ltrs and to be fitted with appropriate safety devices for temperature and pressure control.

Drainage

Except where shown otherwise, all drains to be 100mm diam 'Hepsleve' to BS 65 & 540, and joints to be BS 2494, bedded and surrounded in min. 150mm granular fill, laid to fall between 1:40 and 1:80. Where drains pass under slabs and/or through foundations provide precast concrete lintels over.

Plumbing wastes

32mm diam (or 40mm if waste greater than 1.7m but less than 3m long) waste from wash hand basins, 100mm/m min fall

40mm diam (or 50mm if waste greater than 3m but less than 4m long) wastes from sinks, baths, bidets and shower trays, 18-90 mm/m fall

100mm diam waste from w.c.'s., 18 mm/m min fall all wastes to be in u p.v.c., to have 75mm min. Deep seal traps, with separate connections to s.v.p.

- **Lighting and Protection Services**

Refer to M&E Specification

- **Heating and Ventilation**

Refer to M&E Specification

EXTERNAL WORKS

- **Entrance platform**

Entrance platform design to ensure wheelchair accessibility compliance. Generally timber deck subframe to span between trench block walling supporting work units to SE design and calculation. Subframe to provide suitable ventilation below and be finished with robust nonslip

floor covering to client selection. Flooring to be laid to falls to allow for clearance of rainwater to discharge to surface water drainage network.

- **Pavements and external area**

All hard pavings around building to be laid on a granular bed to encourage soakage into the soil and reduce rainwater run off in periods of peak rainfall. Channel drains (Acco type) to be laid at the thresholds of entrances to the building to allow level access without creating a risk of flooding or water ingress.

External pavement, pathways and ancillary hard surface areas to provide appropriate access to facilities. Full disabled access is required. Surfacing to be in tarmac, paving or similar to allow pedestrian and light vehicular traffic in all weathers. To drain well with no ponding or static water and have an even surface, free of obstructions. Fencing or barriers as required to ensure pupil safety from adjacent roadways, sports activities and change in level.

Lighting to provide safe and secure access around the facilities at all operational times. Steps, Landings and Ramps

Ramp and step width to be 1.2m. Ramp to have minimum gradient of 1:20. Handrails to be minimum 1.1m above line of steps/ramp/landing. Ramp and steps to finished with non-slip covering and provide suitable contrast change to step edges. Steps and ramps to comply with Part K and Part M of the Building Regulations.

Ramp and external decking to be finished in anti-slip paint application – colour to client selection.

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