

Broughton Community Hub					8-025_802 Revision C 16.04.2020
Outline specification of works					RIBA work stage 4
UNICLASS	ELEMENT	CLIENT REQUIREMENTS	DESIGN RESPONSIBILITY	COORDINATION	INFORMATION PRODUCTION (ARCHITECT)
EF_20_05	Substructure	To Structural Engineer's detail.	Structural Engineer	Architect	-
EF_20_10	Superstructure	Load bearing masonry external walls with vaulted pitched roof, plasterboard ceiling and dummy 'plant-on' rafters as shown on the Architect's drawing.	Structural Engineer	Architect	Fully designed: drawings, specification.
		Alterations to existing building as shown on the Structural Engineer's drawings.	Structural Engineer	Architect	-
EF_25_10	Walls	Existing: refurbish and repoints with new masonry coating.	Contractor	Contractor	Employers req.: drawings.
		Extension: facing brickwork outer leaf, aggregate concrete block inner leaf, insulated cavity, limiting fabric parameter 0.28W/(m ² K).	Architect	Architect	Fully designed: drawings, specification.
		Wall and ceiling finishes, generally: painted plaster skim.			
		Wall finishes, wet areas: 200 x 100mm white ceramic tiles to datum height 1100mm over FFL, vertical stack bond, coloured grout to approval.			
EF_25_30	Doors and windows	Glazed sliding/ folding doors: powder coated aluminium framed, double or	Contractor	Contractor	Employers req.: drawings, specification.

		triple laminate glazed, limiting fabric parameter 1.8W/(m ² K).			
		Glazed entrance doors: powder coated aluminium framed, double or triple laminate glazed, limiting fabric parameter 1.8W/(m ² K).	Contractor	Contractor	Employers req.: drawings, specification.
		Internal doors: Paint finish flush faced doorsets, minimum FD30s or as shown on the Architect's drawings.	Contractor	Contractor	Employers req.: drawings, specification.
		Casement windows: timber, composite, or powder coated aluminium framed, double or triple laminate glazed, with trickle ventilators, limiting fabric parameter 1.8W/(m ² K).	Contractor	Contractor	Employers req.: drawings, specification.
		Ironmongery: stainless steel finish throughout, compliant with BS 8300.	Contractor	Contractor	Employers req.: drawings, specification.
EF_30_10	Roofs	Existing: retain existing slate roofs and repair as required.	Contractor	Contractor	Employers req.: drawings, specification.
		Extension: pitched roof with interlocking concrete tile covering, exposed timber rafters, limiting fabric parameter 0.18W/(m ² K).	Architect	Architect	Fully designed: drawings, specification.
		Vaulted ceiling finishes, generally: painted plaster skim.	Contractor	Contractor	Employers req.: drawings, specification.
EF_30_20	Floors	Existing: replacement timber suspended floor to 1.001 Seating Area 03 to suit new beam arrangement.	Structural Engineer/ Architect	Architect	Fully designed: drawings, specification.

		Extension: block and beam with insulation below screed, limiting fabric parameter 0.22W/(m ² K).	Structural Engineer/ Architect	Architect	Fully designed: drawings, specification.
		Floor finishes, by room: <ul style="list-style-type: none"> • Entrance matting, generally: Forbo Coral heavy duty (or similar approved). • G.001 kitchen: Forbo Surestep safety flooring (black) (or similar approved). • G.002 accessible WC: 150 x 150mm Ruabon quarry tile (black) (or similar approved). • G.003 seating area: 150 x 150mm Ruabon quarry tile (black) (or similar approved). • G.004 seating area: 150 x 150mm Ruabon quarry tile (black) (or similar approved). • Staircase: Desso Arcade (or similar approved) carpet tile. • 1.001 seating area: Desso Arcade (or similar approved) carpet tile. • 1.002 meeting room: Desso Arcade (or similar approved) carpet tile. • 1.003 WC: Forbo Surestep safety flooring (black) (or similar approved). 	Contractor	Contractor	Employers req.: drawings, specification.
		Ceiling finishes, generally: painted plaster skim.	Contractor	Contractor	Employers req.: drawings, specification.
EF_30_60	Paving	General arrangement as per the Architect's drawings.	Contractor	Contractor	Employers req.: drawings.

EF_35_10	Stairs	Timber staircase to detail.	Contractor	Contractor	Employers req.: drawings, specification.
EF_35_20	Ramps	No requirement.	-	-	-
EF_37_17	Chimneys	Generally: retain existing and repair as required.	Contractor	Contractor	Employers req.: drawings.
		Fully demolish existing capped stack to elevation C.			
EF_40_10	Signage	External signage: no requirement.	-	-	-
		Internal fire escape signage: equipment locations as shown on the Architect's drawings.	Contractor	Contractor	Employers req.: drawings.
		Internal directional signage: no requirement.	-	-	-
		Internal other signage: no requirement.	-	-	-
EF_40_20	Fittings	Fitted furniture: café service counter, equipment locations as shown on the Architect's drawings.	Contractor	Contractor	Employers req.: drawings, specification.
		Fitted kitchen furniture: equipment locations as shown on the Architect's drawings.	Contractor	Contractor	Employers req.: drawings, specification.
		Sanitaryware: equipment locations as shown on the Architect's drawings.	Contractor	Contractor	Employers req.: drawings, specification.
EF_40_30	Furnishings	Meeting room tables: to be confirmed by the Employer.	To be confirmed.	To be confirmed.	To be confirmed.
		Café tables: to be confirmed by the Employer.	To be confirmed.	To be confirmed.	To be confirmed.
		Meeting room chairs: to be confirmed by the Employer.	To be confirmed.	To be confirmed.	To be confirmed.
		Café chairs: to be confirmed by the Employer.	To be confirmed.	To be confirmed.	To be confirmed.

EF_40_40	Equipment	Catering equipment/ appliances: gas hob and electric oven.	Contractor	Contractor	Employers req.: drawings, specification.
		IT equipment: to be confirmed by the Employer.	To be confirmed.	To be confirmed.	To be confirmed.
		A/V equipment: to be confirmed by the Employer.	To be confirmed.	To be confirmed.	To be confirmed.
		POS equipment: to be confirmed by the Employer.	To be confirmed.	To be confirmed.	To be confirmed.
EF_45_10	Planted elements	General arrangement as per the Architect's drawings, refer to the Employer's landscape design.	Contractor	Contractor	Employers req.: drawings.
EF_45_20	Grassed elements	General arrangement as per the Architect's drawings, refer to the Employer's landscape design.	Contractor	Contractor	Employers req.: drawings.
EF_50_70	Drainage	Investigate the existing drainage and main sewer connection to establish suitability for the proposed development.	Contractor	Contractor	Employers req.: drawings.
		Equipment locations as shown on the Architect's drawings.	Contractor	Contractor	Employers req.: drawings.
EF_55_70	Water supply	Investigate the existing water supply and ensure the proposed scheme is provided with a supply sufficient for the proposed use.	Contractor	Contractor	Employers req.: drawings.
		A water efficiency calculation shall be prepared by the Contractor for the approval of the Building Control Officer.	Contractor	Contractor	-
EF_60_40	Space heating and cooling	Heating: radiators to be served by gas-fired combi-boiler, equipment locations as shown on the Architect's drawings.	Contractor	Contractor	Employers req.: drawings, specification.
		Cooling: no requirement.	-	-	-

EF_65_40	Ventilation	Supply: to contractor's design (note trickle ventilators to casement windows).	Contractor	Contractor	Employers req.: drawings, specification.
		Extract: dMEV in locations shown on the Architect's drawings to contractor's design.	Contractor	Contractor	Employers req.: drawings, specification.
EF_70_30	Electricity distribution	Investigate the existing electric supply and ensure the proposed scheme is provided with a supply sufficient for the proposed use.	Contractor	Contractor	Employers req.: drawings.
		Equipment locations as shown on the Architect's drawings.	Contractor	Contractor	Employers req.: drawings, specification.
EF_70_80	Lighting	Equipment locations as shown on the Architect's drawings.	Contractor	Contractor	Employers req.: drawings, specification.
EF_75_10	Communication	Equipment locations as shown on the Architect's drawings.	Contractor	Contractor	Employers req.: drawings, specification.
EF_75_40	Security	Equipment locations as shown on the Architect's drawings.	Contractor	Contractor	Employers req.: drawings, specification.
EF_75_50	Safety & protection	Means of escape strategy.	Architect	Architect	Fully designed: refer to drawing 8-025_110.
		Fire alarm system: category L1 to BS 5839.	Contractor	Contractor	Employers req.: drawings, specification.
		Fire suppression system: to G.002 and 1.001 to allow means of escape through inner room, subject to BCO approval.	Contractor	Contractor	Employers req.: drawings and specialist design.
		Access systems: To be confirmed by the Employer.	To be confirmed.	To be confirmed.	To be confirmed.

Revision	Date	Description
A	20.11.2019	Fire suppression system added to enable client instruction for inner room means of escape. Suspended floor to 1.001 added. Suspended floor to 1.002 omitted. BCO requirement for water efficiency calculation added.
B	05.12.2019	S278 works omitted, surface finishes added, general specification updates.
C	16.04.2020	Specification updated to reflect the revised extension substructure and superstructure design.