

Whole Again Communities – Building Specification

Principle Designer : Julian Murch DPC Architectural Services

Preamble

The drawings have been prepared under the supervision and instructions of the above-named designer for the sole purpose of obtaining Local Authority Planning Permission and/or Building Regulation approval only and are not intended to be a complete working drawing.

The Contractor / Builder shall assume full & complete responsibility for all, and any works constructed as a result of obtaining these permissions / approvals whether the drawings are referred to or otherwise, all dimensions should be checked. The contractor/Builder should satisfy himself as to the suitability of all materials and details referred to and their intended use.

The builder/contractor shall be responsible for including for all works described or being apparent on the drawings or can be reasonably inferred as being necessary for the proper execution of the works. All work is to comply with the Local Authorities requirements, Planning conditions, British Standards, the current Building Regulations & recognised good building practice.

All material and workmanship is to be carried out in accordance with current British Standards and Codes of Practice, and Agreement Certificate where applicable.

The contractor/builder shall be responsible for checking all dimensions and levels prior to commencement of work on site.

Where demolition of a building (or part) which is greater than 1750 cubic feet (50m³) will require the owner/builder/person undertaking the demolition work to serve a demolition notice as required by Section 80 of The Building Act 1984 at least six weeks before commencement. A copy of this notice must also be sent/given to occupiers of any building adjacent to the demolition works as well as the statutory undertakers. Demolition works shall not commence unless the council has served a counter notice under Section 81 of The Building Act 1984 or after six weeks having elapsed since the Section 80 notice was served on the council. The contractor shall remove from site all debris relating to any demolition and any excavated/broken up material required in order to carry out the work. The contractor shall remove all rubbish, debris and surplus materials from the site as they accumulate. On commencement of works the client/contractor must notify local authority building control service and agree an inspection plan for the project as these are tailored for each individual project. If works are carried out without the notifying the council when the works are ready at the defined inspection stages, then the council has the right to refuse issuing a completion certificate at the end of the project. Work on site should not commence until approved by the Local Authority.

The contractor shall be responsible for ensuring that the approved drawing/specification are being followed. Any deviations shall be agreed with the client and the Local Authority prior to commencement of those works on site.

The position and depth of all services within the vicinity are to be checked prior to commencement of work on site and any relevant permission obtained before construction work commences. Any deviations from the approved specification and details may also affect the energy efficiency aspects of

the construction. This may result in costly remedial works being necessary to achieve compliance with the Building Regulations. Any deviations shall be agreed with the SAP energy assessor and the Local Authority prior to commencement of those works on site.

Health & Safety Contractor is to comply with all relevant Health and Safety legislation, which governs the provision of his duties, including: The Construction (Design & Management) Regulations 2015 (CDM Regulations), The Control of Substances Hazardous to Health (COSHH) Regulations, The Work Place Regulations, the Personal Protective Equipment Regulations, the Manual Handling Regulations, the Electricity at Work Regulations, the Abrasive Wheels Regulations, The Control of Asbestos at Work Regulations, the Control of Lead at Work Regulations, Scaffold Regulations, and all other controlling legislation relating to the construction work, plant on site and the handling, use, storage and disposal of materials. The Workplace Health, Safety and Welfare Regulations: Any building or part of a building which will be used as a workplace must comply with the Workplace Health, Safety and Welfare Regulations. This includes requirements for heating, lighting and ventilation, the provision of drinking water, hot water, sanitary and changing facilities, layout of workspaces for inclusive access/use etc. It shall be the Client and/or the principal contractor to employ a fully qualified CDM co-ordinator, or alternatively notify HSE to ensure the requirements of the current legislation are covered by The Construction (Design and Management) Regulations 2015 and the Health and Safety at Work Act are complied with by all site staff/suppliers etc during the various stages of the design and construction works.

The contractor must obtain all installation drawings, instructions or the like issued by manufacturers, suppliers and specialists of all materials or components specified on the drawings to ensure correct use and installation of such specified items. The contractor is to ensure the stability of the works at all times with particular attention being paid to the temporary condition of the various structural elements of the works as well as any adjacent buildings/structures during construction and demolition.

This project comprises work for a commercial client and is notifiable to the HSE if the construction phase will exceed more than 30 working days or involves more than 500 man days. Summary of client's role/duties:

- Make suitable arrangements for managing a project, including making sure other duty holders are appointed as appropriate, and that sufficient time and resources are allocated to the project
- Provide pre-construction information as soon as is practicable to every designer & contractor appointed/considered for appointment
- Make sure that the principal designer and principal contractor carry out their duties
- Make sure that welfare facilities are provided on this project our role as designer is to secure building regulation approval and, accordingly, we have fulfilled our duties under the CDM 2015 regulations up to that point.

At this stage the role as principal designer will cease. All relevant health and safety information will be passed to the client for distribution to the principal contractor. For the construction stage of this project all designers will have designer duties under the CDM Regulations 2015. Designers include any person who as part of their business prepares or modifies a design arranges for, or instructs, any person under their control to do so, relating to a structure, or to a product or mechanical or electrical system.

Design hazard elimination & risk reduction - The scope of the works is clearly illustrated on the drawings. The following risks have been assessed and are judged to be no more stringent or unusual than a capable contractor would be expected to manage or to be aware of.

Risks

Risk	Action
Structural collapse	The superstructure design should be carried out in accordance with the relevant temporary works design guidance to ensure stability is maintained during the construction phase. Contractor/client to seek engineers advice prior to the commencement of those works on site.
Fire precautions and flammable/explosive materials	The contractor should carry out a risk assessment in accordance with HSG 168 - Fire Safety in Construction and take actions based on the outcome of this. Where timber frame construction is to be used follow the Structural Timber Association guidance taking into account the 16 steps to fire safety.
Noise & disturbance to neighbours	The contractor should have due regard for the neighbours privacy and maintain noise to a minimum level, or time period to reduce the impact. The working hours during which noisy operations can be undertaken shall be restricted to 8am to 5pm Monday to Saturday.
Health & respiratory injuries	The client/contractor must undertake a site specific survey of hazardous materials including asbestos prior to the commencement of works on site. Any hazards must be remediated and/or removed by a specialist removal/remediating contractor prior to any demolition/alteration works being undertaken. All demolition works should include suitable damping down to minimise dust.
Site access & construction facilities	The site is directly accessed from the public highway. The contractor should layout the storage of materials and welfare facilities such that clear visibility is provided for vehicles accessing and leaving the site. The contractor should minimise the transfer of mud and dirt from the construction site onto the surrounding roads. Site signage to be provided and maintained.
Injury to trespassers	The contractor should provide suitable hoarding/fencing.

Falls from height	Contractor to provide suitable safe access. Check security of ladders, guard rails and scaffolding on a daily basis
Falling debris and objects	Contractor to provide suitable and adequate protection to operatives and occupants. Manual handling of materials Ensure all operatives have adequate training, provided with protective gear and warning signs.
Collapse of structure	Contractor to provide adequate temporary support as required. Liaise with the structural engineer regarding support of existing structure or potential collapse of excavated foundations/retaining wall/service trenches. Provide support of any unstable ground. Provide vehicle barriers to prevent overturning/surcharge of trenches and pedestrian barriers to prevent falls into excavation.
Buried services	A site specific survey has not been carried out of the buried services and this should be undertaken prior to works commencing on site by the main contractor. Services exposed during construction to be isolated/made safe by qualified person during which time the area shall be cordoned off until such time it is deemed to be made safe.
Mobile cranes, moving plant/ machinery	Provide suitable protective gear, safety barriers along with warning signs.
Flammable and explosive materials	Risk assessments must also be undertaken of the materials being used on site considering the risks of fire and explosions from the substances used, considering ignition sources and method of storage on site. Provisions will also be necessary for the existing and/or the new tank.
On-site welding	Provide suitable protective gear.
Fire	Hot works can only be undertaken following an appropriate risk assessment by the contractor. All access/egress routes should remain free of obstructions at all times.
Employees, trades & subcontractors	Ensure all work personnel have the necessary Health and safety training prior to starting work on site.

The Party Wall Act

The Party Wall Act 1996 provides a framework for preventing and resolving disputes in relation to party walls, boundary walls and excavation near neighbouring buildings. Where a building owner is proposing to start work covered by the Act, notice must be given to adjoining owners of their intentions as set down in the Act. Adjoining owners can agree or disagree with what work is proposed. Where they disagree, the Act provides a mechanism for resolving disputes. Before starting work you should check if you intend works will trigger the requirements of the Act. Generally, the Part Wall Act will be required in the following situations: -

- Building a free-standing wall or wall of a building up to or astride the boundary wall with a neighbouring property.
- Work on an existing party wall or party structure
- Excavating near a neighbouring building If the work falls within the Act, you must notify the adjoining owners.

The Act covers:

- Various works that is to be carried out directly to an existing party wall or structure
- New building at or astride the boundary line between properties
- Excavation within 3 or 6 metres of a neighbouring building(s) or structure(s), depending on the depth of the hole or proposed foundations

A party wall agreement is to be in place prior to start of works on site. A copy of the Party Wall Act 1996 and explanatory notes can be viewed and downloaded from www.gov.uk website which also provides FAQ's and example templates. If you are not sure or in doubt whether the Act applies to the work you are planning, you may wish to seek professional advice from a Party Wall Surveyor.

Site Set up & Demolition

It is anticipated that the current small portacabins will be removed and repurposed by another charity before the commencement of work by the main contractor.

Once this has been completed then the site will be handed over to the principal contractor.

Foundations

All excavations shall be adequately supported, protected, and kept free from water at all times. All excavated surfaces shall be cleaned of any loose and/or disturbed materials prior to and during pouring concrete.

Foundation design to be carried out by structural engineer. It is anticipated that traditional strip foundations will be used. No ground investigation has been undertaken.

Any depth of foundation indicated is indicative only.

Under external walls - Concrete foundations to be 450mm x 225mm C30 concrete strip to BS 5328 1997. (see dotted lines on plan) All at a depth to local authority approval upon site inspection but a minimum

600mm to 50mm below finished ground level or alternatively they shall be taken down below the invert of any adjacent drains within 1.0m of the excavations. Assured ground condition - shilled

Ground Floor

Prior to preparing oversite remove all topsoil, vegetable matter from the area of the proposed construction.

70mm concrete screed to be laid on top of 500g polythene vapor barrier over 150mm Celotex flooring insulation or similar. With 25mm Celotex insulation 'up standing' insulation around perimeter to prevent 'cold bridging'. All to be sat upon the existing 150mm reinforced concrete slab.

Floor U value to achieve 0.16 W/M2K

Radon Sump to be constructed as three courses of brickwork with vertical honeycomb mortar, capped with a 600mm x 600mm paving slab. 110mm dia. vent pipe to exit the Radon sump to the rear of property (as indicated on the plan) and open pipework to be capped. A mechanical fan may be added at a later date if necessary. Radon sump outlet to be labelled 'Radon Sump Outlet'.

Structural Calculations

Any structural engineer's details and calculations that may be required for the project to be read in conjunction with construction notes. Any deviations to calculations and/or details to be referred to engineer for their approval.

Lintels

Lintels to be incorporated with the premanufactured timber frame to comply with structural engineers' calculations.

External Walls (Timber Frame) & Internal Walls

Timber frame to be fixed to sub structure in accordance with manufacturer's instructions.

External walls to be fitted with black Larch - fitted horizontally, fitted to vertically 38mm x 50mm battens (to allow clear ventilation) Counter batten with 38mm x 50mm battens fitted horizontally fixed over ACTIS Boost R breather quilt insulation. Fixed to 9mm OSB or PLY boarding onto 140mm x 38mm CLS timber frame. Studs at 600mm. ACTIS Hybris 105 to be fitted the inside of the timber frame (leaving 35mm clearance) to ACTIS H Control insulation fitted to inner face of timber frame. This will have all joints lapped and taped to create a vapor control layer (VCL) held in place using 38mm x 50mm battens to create a service void. Inner face to be finished with 12.5mm plasterboard and 5mm thick gypsum skim to receive decoration. Internal stud partitions: 90mm x 38mm CLS studwork at 600mm centres with head and sole plates and half height noggins. 90mm Rockwool insulation to centre (density of 10-60Kg/M3). Internal face to be finished with 12.5mm plasterboard and 5mm thick gypsum skim to receive decoration.

Walls U value to achieve 0.18 W/M2K

Ground Floor ceiling

Internal ceiling to finished with 12.5mm Gyproc plasterboard skimmed.

First Floor Construction

I-Beam construction at 400mm centre with 22mm Moisture proof board and 200mm quilted insulation for sound deadening.

Roof Structure

Flat roof (warm roof): Flat roof to be of a 'warm roof construction' using 240mm Engineered I beam ceiling joists set @ 400mm centres. To this fix a VAPOR barrier and 9mm PLY with 120mm thick PIR Celotex or similar. To this fit 18mm thick wbp sheeting ply to top face, finished with GRP roofing supplied and fitted in accordance with manufacturers specification and instructions. GRP roof finish to AA, AB or AC class fire rating. Internal ceiling to finished with 12.5mm Gyproc plasterboard skimmed to client's choice.

Roof U value to achieve 0.16 W/M²K

Fire protection

All steel beams are to be fire protected to a minimum 30mm fire resistance by cladding with 15mm Gypsum Glasroc F Firecase fireboard. To be installed as per manufacturers data sheet.

Lead Work

Pitched roof to have proprietary flashings and valleys as required in accordance with roof manufacturer's instructions / details.

Provide Code 4 lead flashings, soakers and through trays where necessary to all junctions of roof and walls. All leadwork to be in accordance with Lead Development Association written specification and details. To avoid staining, all new leadwork shall be coated with plantation oil at completion of those works

Notches, Recesses and Holes Etc

Vertical chases should not be deeper than 1/3rd of the wall thickness or, in the cavity walls, 1/3rd the thickness of one leaf. Horizontal chases should not be deeper than 1/6th the thickness of the wall leaf. Chases should not be positioned as to impair the stability of the wall, particularly if hollow blocks are to be used.

Notches and holes in simply supported floor and ceiling joists should be within the following limits:

Notches should not be deeper than 0.125 times the depth of the joist and should not be cut closer to the support than 0.07 of the span, nor further than 0.25 times the span. Holes should have a diameter not greater than 0.25 the depth of a joist and should be drilled at the joist centreline. They should not be less than 3 diameters (centre to centre) apart and should be located between 0.25 and 0.4 times the span from the support. Notches or holes should not be cut in rafters, purlins or binders unless approved by an engineer. Rafters retained by ceiling ties at eaves level may be birds mouthed at supports to a depth not exceeding 1/3rd of the rafter depth

Insulation

The building fabric should be constructed so that there are no reasonable thermal bridges in the insulation layers caused by gaps within the various elements such as those around windows and door openings. Reasonable provision should also be made to reduce unwanted air leakage through all elements of the proposed works. Insulation material to be protected from moisture damage during construction.

Mechanical Ventilation

The building to be fitted with continuous mechanical ventilation and heat recovery system (MVHR) to be designed and installed by specialist contractor. Provide any fire collars that may be required where any ducts etc pass through structural elements of structure or protected corridors etc. Mechanical ventilation systems upon installation to have air flow rates etc measured and system effectiveness tested on site and a copy of the results and commissioning certificate to be given to Building Control. Conditional approval required for the design of the MVHR system.

Windows & Doors

uPVC windows with 28mm Low E Argon filled insulated and double-glazed sealed units with 20mm air gap. Trickle vents equivalent to 8,000 sq. mm. Glazing to windows with a sill height less than 800mm to be fitted with toughened safety glass to BS 6206.

Additional mechanical ventilation to rooms in the following areas: -

Kitchen – 60 litres / second

WC - 15 litres / second

Ensure a 10mm air gap to WC doors. Extractor fans to be installed in accordance to Approved document F1 appendix E 'Good practice guide to the installation of extractor fans for'.

All new windows and doors to be rebated minimum 25mm behind external timber cladding. Ensure all new windows achieve 1.6W/M2K. Maximum sill height 1,100mm. Fixed mechanical ventilation and any associated controls must be commissioned and tested. Notice of test results are to be provided on completion.

Ensure all new external doors achieve a minimum U value of: -

3.0W/M2K for solid door up to 40% glassed

1.8W/M2K for doors with 40% - 60% glassing

1.6W/M2K of doors with more than 60% glassing

All doors to be fitted with toughened or laminated safety glass and any glazing within 300mm of a door to be toughened or laminated safety glass. All to BS 6206. All windows and doors to be designed to PAS 24 or equivalent security standard and installed in accordance with the manufacturer's details.

Internal doors to be FD30 fire rated, as shown on the plans, and fitted in accordance with the latest regulations. All door furniture to be of a commercial standard. All doors to be rated as per the door schedule and building regulation drawings.

Staircase

Stairs to conform to BS 5395-5 and constructed as follows: -

Rise to be 155mm min to 220mm maximum

Going between 245mm to 260mm with 25mm nosing

or - Rise to be 165mm min to 200mm maximum.

Going between 223mm to 300mm with 25mm nosing.

Width - 800mm clear between strings. Headroom - minimum 2M measured vertically above nosing.

Guard-rail to landing - 1.0M high and inclinable. No space in the construction to exceed 99mm.

Maximum pitch of staircase to be 42°.

Lighting

Provide 100% energy efficient internal light fittings and lamps throughout to be capable of taking lamps having a luminous efficiency greater than 40 lumens per circuit-Watt. Energy efficient external security lighting to be a maximum wattage of 150w and fitted with movement detecting (PIR) and daylight cut-off devices. External lighting should be LED and to be switchable from inside the property.

Manholes

To be 300/450mm dia. pre-formed plastic manhole bases and chambers on concrete base. Where in vehicular area suitable heavy duty covers to be provided with sides surrounded in concrete in accordance with manufacturers details.

Any manhole or inspection chamber located within the building to have a double sealed airtight screw down cover and frame suitable to accept the desired floor finish treatment.

Foul Water Drainage

All below ground drainage in accordance with BS 8301 to existing system.

Lay 100mm dia. flexible jointed pipes and fittings laid to a minimum fall of 1 in 60 on with 150mm granular surround of 10mm nominal single sized aggregate or 14mm to 5mm graded. Where drains have less than 450mm cover, provide 100mm thick reinforced concrete over to prevent crushing.

Provide 65 x 100mm pre-stressed concrete lintels where drains pass through walls with minimum 50mm clearance around pipe. Mask around all pipe entries to protect against fill and vermin entry.

Drainage trenches should not be lower than the foundations of any building unless a trench within 1m of a foundation is filled with concrete up to the underside of the foundation. Where the foundation is further than 1m from the building the trench is filled with concrete to a level below the lowest level for the building equal to the distance of the building less 150mm.

Drains under driveway with less than 900mm cover to have minimum 150mm minimum granular pea gravel surround and 100mm reinforced spanning over trench and supported either side of trench.

ABS solvent welded wastepipes to BS EN 12056. Branch pipe diameter to wash hand basin and bidet 32mm. Bath, shower, urinal bowl, sink, dishwasher and washing machine 40mm diameter. Unvented bath, shower, urinal bowl, sink, dishwasher and washing machine branch pipes to be 40mm for maximum 3m run and 50mm for maximum 4m run. Fall of pipe should be between 18 and 90 mm/m.

Unvented wash hand basin branch pipe 32mm for maximum 1.7m run and 40mm for maximum 3m run. Fall of pipe should be between 20 and 120mm/m depending on length of branch (see diagram 3(b) of AD Part H). 100mm diameter WC branch maximum 6m run with minimum fall 18mm/m. No branch pipe to connect to stack less than 450mm above drain invert.

All wastes to have 50/75mm deep seal traps (See table below). If waste pipe exceeds the maximum permitted lengths either fit anti-siphon traps or anti-siphon valve at head of run. Showers to be fitted with easy access lift out traps for maintenance purposes. Cleaning access to be provided on all changes in directions.

100mm diameter soil vent pipe (SVP) to be provided at head of run and taken up through roof and fitted with proprietary balloon cage terminal or fitted with proprietary roof vent. SVP to terminate minimum 900mm above any opening window within 3m. Other than head of run SVP's can be fitted with air admittance

BRANCH CONNECTIONS			
Appliance	Diameter/max length pipe	Gradient	Trap depth
Sink	3m max for 40mm pipe 4m max for 50mm pipe	18 to 90mm per m	75mm
Washbasin	1.7m max for 32mm pipe 3m max for 40mm pipe	20 to 120mm per m See graph AD part H	75mm
WC	6m max for 100mm pipe	18 to 90mm per m	50mm
Shower	3m max for 40mm pipe 4m max for 50mm pipe	18 to 90mm per m	50mm
Bath	3m max for 40mm pipe 4m max for 50mm pipe	18 to 90mm per m	50mm
Washing machine	3m max for 40mm pipe 4m max for 50mm pipe	18 to 90mm per m	75mm
Dishwasher	3m max for 40mm pipe 4m max for 50mm pipe	18 to 90mm per m	75mm

Ensure all pipes, fittings and joints are capable of withstanding an air test of positive pressure of at least 38mm water gauge for at least 3 minutes.

Every trap should maintain a water seal of at least 25mm.

SVP to be encased in duct of 2 x 12.5mm plasterboard and skim on sw batten framing with insulation quilt surrounding SVP.

WC cisterns to be fitted with an internal overflow. Ensure boxing and services where they pass through walls, floors and ceilings are sealed where they penetrate to limit outside air infiltration.

Surface Water Drainage

All new rainwater goods to match fascia and soffits, with continuous downpipes discharging to roddable gullies to an underground 5000l rainwater harvesting tank (connected to the grey water system for toilets, washing machines & watering) then to a soakaway a minimum 5m from buildings, roads or areas of unstable ground. Soakaway made with soakaway crates or equivalent above. The actual size of the soakaway should be determined by a percolation test. Below ground surface water pipes to have a minimum fall of 1 in 80 on 9mm granular bed with 150mm granular surround, with drains being provided with 100mm thick (1:2:4 mix) reinforced concrete cover where they have less than 450mm cover. Provide ACO or similar profile channel against external wall wherever the ground to dpc clearance is less than 150mm.

Hot Water & Heating System

An air source heat pump to generate heat for the heating and the hot water system. The hot water system is to have a return pump fitted. The ground floor will utilise underfloor heating within the floor screed. The first floor will be heated using radiators.

Balcony

Guarding to the balcony area to be construction should be such that a 100mm diameter sphere cannot pass through any opening in the guarding and so that it is not readily climbable by children. Horizontal rails for such guarding should be avoided. Guarding should be capable of resisting a force of at least the horizontal force required in BS 6399: Part1: 1996. Guarding should be at least 1100mm high above finished floor level. Handrail and support posts to be marine grade stainless steel with safety glass infill panels to be designed by specialist supplier or structural engineer.

Non Domestic Developments

The waste collection authority should be consulted for guidance on resolving the requirements taking into consideration to the volumes of waste, storage containers, location of storage areas, collection points, vehicle access, fire hazards and protection etc.

Fire Alarm System

The building should be provided with a suitable electronically operated automatic fire warning system, designed and installed in accordance with BS5839. A commissioning certificate must be provided to the Local Authority prior to the occupation of the building.

Water Supply & Sewage Connections

The existing water supply to be adapted and extended as necessary to serve the altered and extended works. All works are to be carried out by a certified plumber and in accordance with all current water authority regulations.

The existing sewerage connection will be connected into, and all works are to be carried out in accordance with all current water authority regulations.

Principal Entrance Doors

The access to the principal entrance doors of the building is considered level. The new doorway will have an overall minimum clear opening width of 800mm.

Doors To Accessible Entrances

Maximum 20N force required at the leading edge of the door Clear widths as Table 2 below. Ideally vision panels should be provided

Manually Operated Non-Powered Entrance Doors

300mm unobstructed space on pull door side of door. Contrasting door furniture that can be operated with a closed fist (ie. Lever)

Internal Doors

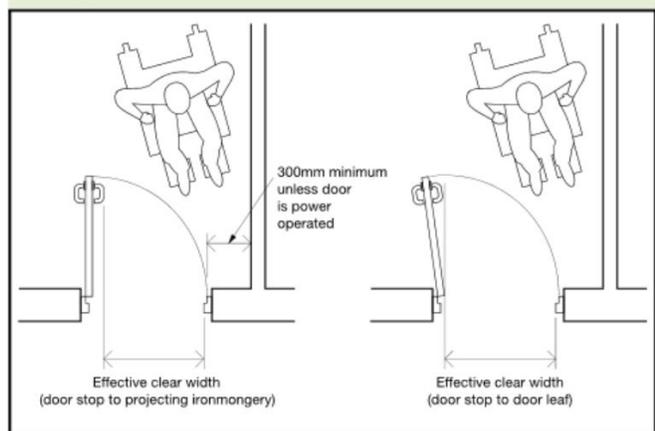
Where internal doors are opened manually the opening force required at the leading edge of the door must not exceed 29N. The effective clear width through a single leaf door to be a minimum 750mm in accordance with Table 2 of Approved Document Part M.

Table 2 Minimum effective clear widths of doors

Direction and width of approach	New buildings (mm)	Existing buildings (mm)
Straight-on (without a turn or oblique approach)	800	750
At right angles to an access route at least 1500mm wide	800	750
At right angles to an access route at least 1200mm wide	825	775
External doors to buildings used by the general public	1000	775

Note:
The effective clear width is the width of the opening measured at right angles to the wall in which the door is situated from the outside of the door stop on the door closing side to any obstruction on the hinge side, whether this be projecting door opening furniture, a weather board, the door or the door stop (see Diagram 9). For specific guidance on the effective clear widths of doors in sports accommodation, refer to 'accessible sports facilities'.

Diagram 9 Effective clear width of doors



There is an unobstructed space of at least 300mm on the pull side of the door between the leading edge of the door and any return wall, unless the door has power controlled opening. Where fitted with a latch, the door opening furniture can be operated with one hand using a closed fist (ie lever handle). All door opening furniture contrasts visually with the door. The door frame contrasts visually with the surrounding wall. The surface of the leading edge of the door that is not self closing, or is likely to be held open, contrast visually with the other door surfaces and its surroundings. Where appropriate in door leaves or side panels wider than 40mm, vision panels towards the leading edge of the door have vertical dimensions which include at least the minimum zone, or zones of visibility between 500mm and 1500mm above floor level. Glass doors should be clearly defined with manifestation on the glass at two levels, 850mm to 1000mm and 1400 to 1600mm contrasting visually with the background seen through the glass. Where of glass or fully glazed, they are clearly differential from any adjacent glazed wall or partition by the provision of a high contrasting strip at the top and sides. Fire doors in corridors held

open by an electromagnetic device must self close when activated by smoke detectors or fire alarm system or power failure or activated by a hand switch

Switches/controls requiring precise hand movement 750 – 1200mm above floor level.

Pull cords for emergency alarms to be red with 50mm diameter bangles at 100mm and 800 – 1100mm height above floor level.

Sockets no closer than 350mm to corners of room.

General public use switches to have large push pads aligning with door handle between 900 – 1100mm above floor level.

Front plates to contrast with background

Kitchenette (First Floor)

To install a 1 ½ bowl sink with drainer and undercounter fridge.

Floor cupboards: 1000mm Sink unit, 1000mm Corner cupboard, with kidney swing outs, and 800mm cupboard. White Gloss

Wall Cupboards: 1000mm wall cupboard and 800mm Wall cupboard. White Gloss

Worktop: - High standard wood effect 40mm laminate installed using a masons mitre.

Kitchen Equipment

The following kitchen equipment is to be commercial stainless steel freestanding units and the following is required: -

- 4 x Stainless Steel sink units (Approximate 1200mm)
- 1 x stainless steel handwashing sink
- 1 x catering dishwasher with associated trays
- 9 x Stainless steel 1800mm preparation table with shelf underneath
- 6 x freestanding oven (double oven, grill and 4 hobs – Electric only)
- 1 x Full height commercial Freezer

The following will be installed but will be used from the old building: -

- 2 x full height fridge
- 1 x washing machine

Electrical

Emergency lighting and exit signage will be installed to the latest regulations (plan is for guidance only).

All lighting will be LED downlighters designed to provide suitable consistent lighting across each area.

These downlights will include emergency M3 as part of the lighting layout. The lighting scheme will NOT use surface mount NM3 fittings for emergency lighting requirement, but they will be integral to the downlighters. All toilets, lobby and first floor landing/kitchenette will be controlled by occupancy sensors. The training rooms, office, messy room, and the training kitchen will have dimmable lighting controlled by simple to operate light switches. Sockets to be located between 400 – 1000mm above

floor level. Outside lighting will be up/down lighting controlled by a PIR by the front entrance with a manual switch for the remaining outside lighting (total of 10 luminaries).

Floor	Room	Double Sockets	Additional requirements
Ground Floor	Training Kitchen	Outside perimeter sockets x 10 Teaching station x 1	Cooker points x 6 Extractor fans x 6 Cat 6 ceiling network point for WIFI point
Ground Floor	Messy Room	Outside perimeter x 8	Cat 6 ceiling network point for WIFI point
Ground Floor	Lobby	X 1	Fire Alarm and security alarm. Lift supply
Ground Floor	Disabled WC	N/A	Hand dryer
Ground Floor	Plant Room	X 1	Requirements for the heating system Rainwater Harvesting pump connection Cat 6 network point
First Floor	Training Room	Outside perimeter x 8 Large TV screen wall socket	Cat 6 Network for tv Cat 6 ceiling network point for WIFI point
First Floor	Training Room (Large)	Outside perimeter x 12 built into dado trunking	Cat 6 ceiling network point for WIFI point 8 x fixed Cat 6 network points in dado rail HRV connection in storage cupboard
First Floor	Landing	X 2	Fridge Connection
First Floor	Disabled WC	N/A	Hand dryer
First Floor	WC	N/A	Hand dryer
Outside		4 waterproof double sockets	

Hand dryers with a high air flow will be installed in each toilet.

Protection Security Alarm

This will be fitted to the current regulations and will include sensors on all doors as well as PIR detection in all main rooms and corridors. It shall be fitted with a telephone dialler to notify individuals of the activation. It shall provide an external siren. It will need to be deactivated via keyfobs and keypad.

Plumbing

The hot water and heating will be provided by the air source heat pump and associated equipment. The heating system will be under floor heating on the ground floor and radiators on the first floor.

Toilets

Taps capable of being operated using a clenched fist eg lever type. Light action privacy bolts that allow doors to open outward from outside in the case of emergency. Fire alarm should emit a visual and audible warning. Heat emitters should be screened or have surfaces kept at a temperature below 43 degrees Centigrade. Surface finish of sanitary fittings and grab bars should contrast with the wall and floor. There should be a visual contrast between the wall and floor. Layout of WC and provision/arrangement of fittings should be in accordance with current building regulations. Emergency assistance alarm system to be provided.

Flooring –All flooring to be laid in accordance with the manufacturer’s recommendations.

Altro or equivalent to be used throughout the building.

Floor	Room	Flooring Type	Skirting Type
Ground Floor	Training Kitchen	Altro Safety	Altro Cove & Cap
Ground Floor	Messy Room	Altro Safety	Altro Cove & Cap
Ground Floor	Lobby	Altro Safety	Wood
Ground Floor	Disabled WC	Altro Safety	Altro Cove & Cap
Ground Floor	Plant Room	Altro Safety	Altro Cove & Cap
First Floor	Training Room	Altro Safety (Wood Effect)	Wood
First Floor	Training Room	Altro Safety (Wood Effect)	Wood
First Floor	Landing	Altro Safety (Wood effect)	Wood
First Floor	Disabled WC	Altro Safety	Altro Cove & Cap
First Floor	WC	Altro Safety	Altro Cove & Cap

Platform Lift

The platform lift will be installed to manufacturers guidelines. It will be an Ability Lift Optimum 100 or equivalent from alternative manufacturers.

Finishes

All walls will be painted white with 2 layers of base coat and then a topcoat of a durable finish (e.g. Dulux Trade Diamond Matt). All woodwork to receive at least 2 coats of water-based stain.

Furniture

To supply: -

- 4 x Gopak table (1830mm x 760mm)
- 20 x folding chairs
- 8 x office desks (4 of which can be used in either standing or seated) & associated office chairs.

Pathways & Landscaping

There will be a pathway between the entrance and the existing building constructed using either block paving or patterned concrete. There will be another pathway between the door from the training kitchen to the decking by the messy room. All other areas to be prepared and seeded for grass. The raised beds and other garden facilities will be incorporated by WAC after the handover.