

General:

Works to be Completed Within The Existing Internal Ground Floor Museum Area:

Existing radiator indicated dotted to be carefully removed and re-instated in new location within the Corridor to allow for the forming of a new opening as indicated. Allow for all necessary works to adjust the existing pipework to suit the relocated radiator position.

Existing walls where indicated to be propped as necessary and new openings formed all in accordance with the Structural Engineers details. Existing finishes around new openings to be made good as necessary to match existing finishes.

Existing internal walls inclusive existing doors/ frames and glazed screens indicated dotted to be removed to suit new access partitioning as shown.

Opening to be formed within existing floor within Museum Area and a new angled glass feature floor installed to allow for viewing void below floor level. Cut and trim existing timber floor and install a pane of toughened glass set within a proprietary aluminum frame angled to allow for viewing floor void below.

Prior to installing the new angled glass feature cover construct a White painted plywood lined angled shaft within the existing floor void together with new LED light fittings to allow for the existing Historic Valve Cap located below ground floor level to be viewed from above ground floor level.

New partition walls to be constructed to form new internal Store Room and enclosure to Existing Staircase Area all to be constructed with a British Gypsum Gypwall TM Classic proprietary metal stud partition system or similar equal approved partition system erected fully in accordance with the manufacturers written instructions. The new partition system is to comprise of 70 S 50 metal studs fixed at 600mm centres with one layer of 12.5mm thick SounblockWallboard with a plaster skim finish fixed on both sides as shown. Partitioning to be inclusive of 25mm thick Isover Acoustic Partition Roll (APR 1200) set within the partition cavity to achieve a good level of sound insulation between areas. The above specification is subject to fully complying with British Gypsum's current requirements and recommendations.

New internal doors to be set within new openings to be solid core paint grade doors set in softwood frames with a minimum door opening width of that given by a 826mm door or to match existing. Where doors are shown to be fire resisting, doors to be fitted with overhead door closers and to be complete with intumescent strips / smoke seals all set into 25mm / 12mm deep stop beads to linings. Vision panels to be incorporated into doors where indicated with glazing complying with Part K4 of the current Building Regulations giving visibility between 500mm and 1500mm from floor level.

Internal door linings to be 32mm thick fitted with 25 x 12mm stops increasing to 25 x 25mm stops where door is one hour. Width of door linings where possible to equal wall thickness plus applied finishes both sides.

New internal doors and frames noted to be set within existing openings to be sized and installed to suit existing structural openings.

Doors on escape routes, whether or not they are fire doors, should either not be fitted with a lock, latch or bolt fastening or they should only be fitted with a simple fastening that can easily be operated from side approached by people making an escape. The operation of these fastenings should be without the use of a key or without having to manipulate more than one mechanism.

New internal fire doors to be fitted with relevant fire escape signage in accordance with B.S.5499:Part 1 2002.

Newly installed Mechanical and Electrical installations / services to comply with The Non-Domestic Building Services Compliance Guide.

Existing fire alarm system to be altered / extended as necessary to suit new internal layout as shown.

All new / altered internal escape routes and accommodation areas to be provided with emergency lighting which complies with B.S. 5266 Part 1 : 2016.

Existing Fire Alarm installation to be altered / extended to suit new internal layout all in accordance with B.S. 5839 Part 1:2017 with any additional Fire Fighting Equipment installed to B.S. 5306 Part 3:2017.

New fire escape signage to be fitted to suit new layout / access areas all in accordance with B.S. 5499 Part 1:2013.

Any doors provided with locks requiring a door pass or code to open will need to be installed to failsafe open on activation of the fire alarm or power failure and to incorporate an override facility on escape routes to suit Building Regulation requirements.

To be installed to the current I.E.E. Regulations.

All electrical work will need to meet the requirements of Part P (Electrical Safety) of the current Building Regulations and must be designed, installed, inspected and tested by a person competent to do so.

Upon completion the Building Inspector should be satisfied that Part P has been complied with, this will require an appropriate British Standard 7671 Electrical Installation Certificate to be issued for the work completed by the person who completed the installations.

New switches and socket outlets for lighting and other equipment to be set at heights between 450mm and 1200mm from finished floor level all in accordance with Part M of the current Building Regulations.

New electrical installations to be designed, installed and commissioned in accordance with Building Regulation Approved Documents F, J, and L.

Existing external concrete surfacing within the existing Covered Area to be removed to allow for the construction of the new enclosed Entrance Foyer Area as shown.

To be mass concrete trench fill footings 600mm wide x 600mm deep constructed between existing brick piers as shown on drawings. Concrete to be C28/35.

Foundations to be taken a minimum of 1000mm below external ground levels or to a depth suitable for the existing ground conditions.

New foundations to be constructed to the total satisfaction of the Local Authority Building Inspector, and in accordance with the NHBC's practice note regarding trees and the Zurich Municipal Guide should clay sub-soil be found.

External infill cavity walls to the perimeter of the Entrance Foyer Area below DPC level to be constructed in Class B semi-engineering brickwork 103mm / 100mm blockwork outer leaf, 100mm wide cavity filled up to 225mm below internal finished floor level with a 1:10 weak mix concrete with top raked down to outside and a 100mm thick blockwork inner leaf.

External walls to the perimeter of the Entrance Foyer Area above DPC level to be of a cavity construction comprising of 103mm thick FL standard facing brickwork outer leaf incorporating a single cant cill brick as indicated all with a joint to match existing, 100mm cavity and an inner leaf of 100mm thick paint grade dense concrete blockwork finished internally with a 12.5mm plaster and skim finish to the new internal Foyer Area.

Cavities to be fully filled with 100mm thick Ditrithem fibreglass insulation fixed in accordance with the manufacturers written instructions all to achieve a minimum 0.26 W / m² K U-Value. The two skins of the external perimeter cavity walls to be tied together with rigid stainless steel wall ties (225mm long in accordance with Building Regulation Table 5), at a maximum 450mm centres vertically and 700mm centres horizontally staggered. 12mm wide expansion joints to be incorporated in the external brickwork at a maximum 12m centres and in the inner leaf blockwork at 6m centres. Joints to be filled with a compressible filler finished with a coloured polysulphide mastic externally and a 'Eliclip' PVC filler internally in areas of exposed blockwork.

DPC's to be 'Hyload' or similar approved in external perimeter infill cavity walls set at a minimum 150mm above external ground levels in the external leaf and at lower ground floor level within the inner leaf.

New ground floor slab to be an approved floor finish laid on a 65mm sand / cement screed on a 125mm thick mass concrete slab cast with C28/35 concrete laid over a 1000 gauge vapour control layer on a layer of 90mm thick Kingspan Kooltherm K103 insulation board on 1200 gauge DPM on 50mm sand blinding on 150mm thick well consolidated MOT type 1 sub-base. Dpm to be lapped into DPC where available. Maximum 'U' Value 0.18 W/ sq.m.k.

Provide 25mm thick Kingspan Kooltherm K103 insulation upstands to be fixed between the perimeter of the slab and the new / exiting external walls fixed up to the underside of the skirting to prevent thermal bridging.

New glazed entrance doors and screens to be a proprietary Powder Coated Aluminium Framed System with 28.8mm thick double glazed sealed insulating glass units to BS 5713 Kite Mark Certified comprising of an outer pane having a minimum thickness of 6.4mm laminated Low - E glass with an emissivity soft coating of 0.1, 16mm sealed argon filled cavity with anodized aluminium spacers and inner pane having a minimum thickness of 6.4mm laminated glass. Double glazed units to have Low Emissivity Glass (K-glass or similar approved) with a G value of 0.4 and a light transmittance value of 0.7. New external doors and screens to have aluminium frame with minimum 13mm thermal break to achieve a minimum 'U' - value of 1.8 W/sq.m.k. (door manufacturers to provide 'U' value calculations to prove the door frames / glazing conform to the latest current regulations). Manifestation to be applied to the entrance doors / glazed screens all in accordance with Part M of the current Building Regulations to aid access by the visually impaired. New door threshold to be manufactured from aluminium, be of a level type and be wear resistant, incorporating double seals, drainage channel and be compatible with the new doors. New glazing should be installed to allow for re-glazing without the removal of the doors or screens or by causing damage to the doors or overall water tightness of the leaf. New glazed doors to be proprietary electrically operated sliding doors as shown. Main entrance door leaf to provide a clear opening width through the door leaf of 800mm clear when the door leaf is fully open. Should the door be fitted with electrically operated powered lock then the door should return to the unlocked position on operation of the fire alarm, or loss of power / system error or on the activation of a manual door release unit installed as part of the electrical powered door locking system. If the door is installed with a locking system operated by a code unit, proximity card reader or similar means the system should be capable of being overridden by people making their escape. Provide glazing within critical locations within glazed doors / screens (i.e. within 800mm from floor level or 1500mm f.f.l. within 300mm either side of the door) to comply with Part N1 of the current Building Regulations (safety glass to BS 6206 minimum Class C to be installed). External doors to have a level threshold installed to ease access by the disabled (threshold strips to be bedded on polysulphide mastic seals to ensure water tightness).

All new windows within the Foyer Area as indicated to be formed in proprietary double glazed powder coated aluminium framed systems. New windows to be thermally broken aluminium framing having double glazed units with window frames to have a minimum 13mm thermal break to achieve a 'U' value of 1.8 W/m².s.q.k. (window manufacturers to provide 'U' value calculations to prove window frames / glazing conform to the latest current regulations). New windows to be glazed with 28.8mm thick double glazed units to BS 5713 and be Kitemark certified comprising of an outer pane having a minimum thickness of 6.4mm laminated Low - E glass with emissivity soft coating of 0.1, 16mm sealed Argon filled cavity with anodised aluminium spacers and inner pane having a minimum thickness of 6.4mm laminated glass. Provide glazing within critical locations in partitions and doors (i.e. within 800mm from floor level or 1500mm f.f.l. within 300mm either side of door) to comply with Part K4 of the current Building Regulations (safety glass to BS 6206 minimum Class C to be fixed). Double glazed units to have a minimum 16mm wide cavity and Low Emissivity glass (K-glass or similar approved) to be fitted to achieve a minimum U-value of 1.8 W/m².s.q.k., a G value of 0.4 and a light transmittance value of 0.7. Windows to have internal glazing beads and to have controllable trickle ventilators fitted to frame heads to give a ventable area of 4000mm² per room.

New windows where indicated to be inclusive of powder coated insulated head infill panels above windows to suit existing brickwork arches as shown.

New internal boxings to be constructed internally to the new windows to hide the insulated external panels to the head of the windows as shown. New boxings to be constructed as shown comprising of 50mm x 50mm s.w. timber framing fixed back to existing walls / brickwork flat arches finished with 12.5mm thick plasterboard with a plaster skim finish. New boxing above the new front window to be insulated with two layers of quilt insulation as shown to avoid any cold bridging.

A visual contrast is to be achieved between floors / walls, door frames / walls, switch sockets / outlets / walls, staircase handrails / walls and accessible WC grab rails and walls all in accordance with Part M of the current Building Regulations.

New Entrance Voyer Area to have background ventilation equal to 4000mm² minimum with 400mm² / m² controllable fying via trickle ventilators installed within the window frame heads.

Fire dampers to be provided where ducts pass through fire rated floors and walls, where applicable.

Draught strips to be fitted to all external windows and doors to ensure air tightness.

Draught seal new service penetrations to prevent air infiltration.

Ventilation installations to be commissioned and certification issued to the Building Inspector upon completion of the works.

All plant to be accessible for the purposes of maintenance and repair i.e. cleaning ducts and replacing filters etc.

Total permissible fan power for extract and input fans to be 0.6 watts / litre / second.

All products to be installed in accordance with the relevant manufacturers written instructions.

New ventilation installations to be designed, installed and commissioned in accordance with Building Regulation Approved Documents F, J, and L.

New lighting controls to be designed in accordance with recommendations in CIBSE Publication 'Code for Interior Lighting', to comply with approved Document L.

New Entrance Foyer Area lighting to be provided by new surface mounted LED Strip lights fixed to existing ceiling soffit to achieve a minimum 500 lux using fittings to meet 90 lumens per circuit watt or greater with LOR 100%

Newly installed Mechanical and Electrical installations / services to comply with The Non-Domestic Building Services Compliance Guide.

Existing fire alarm system to be altered / extended as necessary to incorporate New Entrance Foyer layout.

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Existing external concrete areas adjacent to the New Entrance Foyer Area to be broken out / removed off site and existing grassed / planted area along front elevation in front of the existing bench to be removed / carted off site and replaced with new Tarmac Surfacing. Areas to be excavated to new formation levels, trim and consolidate and lay new 150mm thick MOT Type 1 sub-base above to receive new tarmac surfacing, rolled and well consolidated with a 5 ton roller.

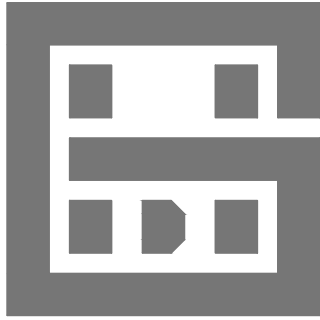
New tarmac surfacing to comprise of 60mm thick AC20 dense binder 40/60 to PD6691 Appendix B and 30mm thick SMA 10 surface 40/60 to PD6691 Appendix D.

All new tarmac works to comply with B.S. 4987 and B.S. E.N. 13108.

New half round drainage channel to be installed along New Entrance Foyer front elevation between new external cavity wall and existing Stone Feature as shown.

New drainage channel to drain into existing planting bed in front of the existing Stone Feature.

- 29.08.2024

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Proposed Alterations General Specification Notes	
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