

This specification and associated drawings are produced on behalf of the client to achieve Building Regulation compliance and should be submitted to the Local Authority Building Control (LABC).

The Local Authority Building Control must be notified prior to works commencing on site.

The proposed works shall be constructed in accordance with the Building Act 1984 including current supportive Approved Documents and to the satisfaction of the appointed Building Inspector. Materials shall comply with the relevant British Standard or BBA certificate appropriate for the use intended. Workmanship shall be in accordance with the appropriate British Standard code of practice and installation of materials shall be strictly in accordance with all manufactures recommendations.

Health and Safety must be considered in accordance with the Construction Design and Management Regulations 2015.

**General:**  
All dimensions, levels and site services etc. should be checked on site by the Contractor prior to commencement and anomalies notified to the owners.

**Foundations**  
Generally foundations are to be 750mm wide and 225mm thick at a minimum depth of 1000mm below adjacent ground level or invert of adjacent drain which ever is the lower. All foundation works are to be subject to site inspection by the appointed Building Inspector.

**Drainage**  
Below ground drainage shall be a proprietary clay drainage system laid with a minimum gradient of 1:40 unless agreed otherwise with the Building Inspector. Any drain passing through a wall to be encased in 150mm concrete or lintel over in agreement with the Building Inspector. Above ground drainage shall a proprietary PVC-U system - wc.s 100mm, sinks 38mm whb.s 32mm dia. all traps to be 75mm deep.

**External Wall Construction**  
100mm lightweight concrete blockwork with acrylic render finish, 100mm cavity with 50mm slab insulation (Kingspan TW50) onto 100mm loadbearing inner leaf of 7N/mm<sup>2</sup> concrete blocks. Internal wall face finished with 13mm plaster. Stainless steel wall ties to BS1243 at 750mm cntrs. horizontally and 450mm cntrs. vertically, 225mm centres. at reveals. Galv SS Stronghold wallstarters at abutment of existing and new cavity walls. Cavity to be filled upto ground level with weak concrete. Blockwork below ground to be concrete trench blocks to BS2028

**DPC,s Flashings**  
External wall dpc to be a minimum of 150mm above ground level. Abutments to existing walls to be provided with vertical dpc. Cavity trays, horizontal dpc.s and vertical dpc.s to all openings in walls to be polythene BS743 or proprietary UPVC cavity closer and dpc.

**Lintels/Beams**  
Lintels to be IG L1/S standard ss cavity wall lintels or similar to suit openings and beams as per Struct. Eng. details. Steel lintels and beams to be protected with 12.5 1/2 hour FR plaster board and finish.

**Ground Floor Construction**  
Existing concrete slab floor prepared for vinyl/carpet tile floor covering with Ardex liquid DPM followed by Arditec NA smoothing compound.

**Windows/Doors**  
Windows/doors shall be Comar Aluminium or similar double glazed units in upvc, with low e glass argon filled sealed units and thermal inserts to frame sections to avoid cold bridging, with trickle vents. Any glazing where part of that glazing panel is below 800mm f.f.i. for windows and 1500mm f.f.i. for doors is to be toughened in accordance with BS6206 and to be marked accordingly. Window cill heights to match existing.

**Ventilation**  
Purge ventilation throughout with opening windows fitted with trickle vents, Nuair roof mounted extract units to Gym to achieve 6 AC/hr.

**Energy Conservation**  
New or upgraded thermal elements added to existing building to meet the following criteria:

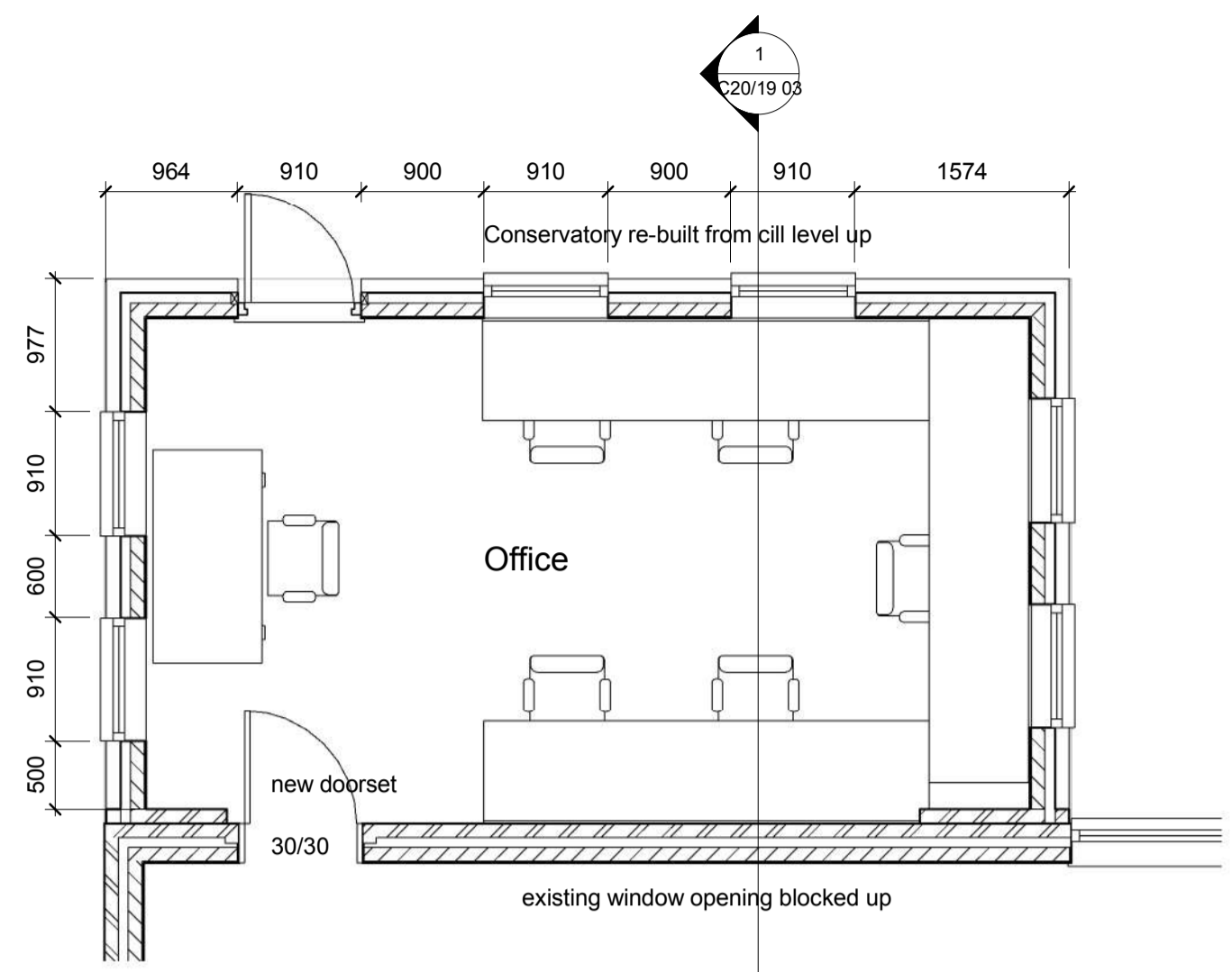
- U value for ext. wall construction 0.28 w/m<sup>2</sup>k
- U value for pitch roof construction 0.18 w/m<sup>2</sup>k
- U value for floors 0.22 w/m<sup>2</sup>k
- U value for windows, doors 1.4 w/m<sup>2</sup>k

**Heating**  
Existing air conditioning system to be removed, new Myson LPHW fan convactor heaters installed onto existing system.

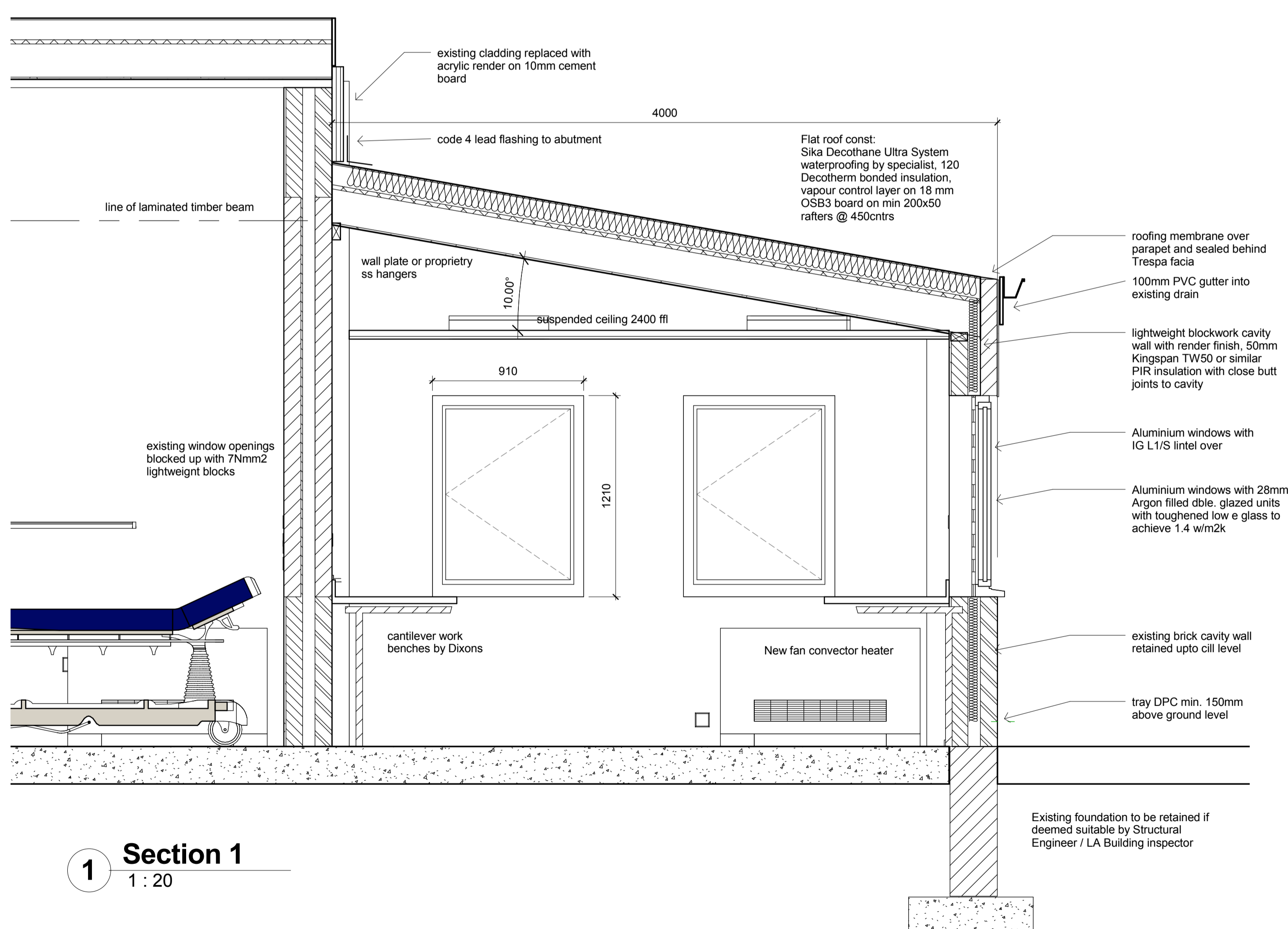
**Electrical**  
Install electrical system in accordance with current I.E.E. regulations by approved contractor and provide installation certificates

**Fire Strategy**  
Install fire alarm smoke detection system to L1 standard by Trust approved contractor in accordance with Approved Document B and provide installation and commissioning certificate in accordance with BS 5839

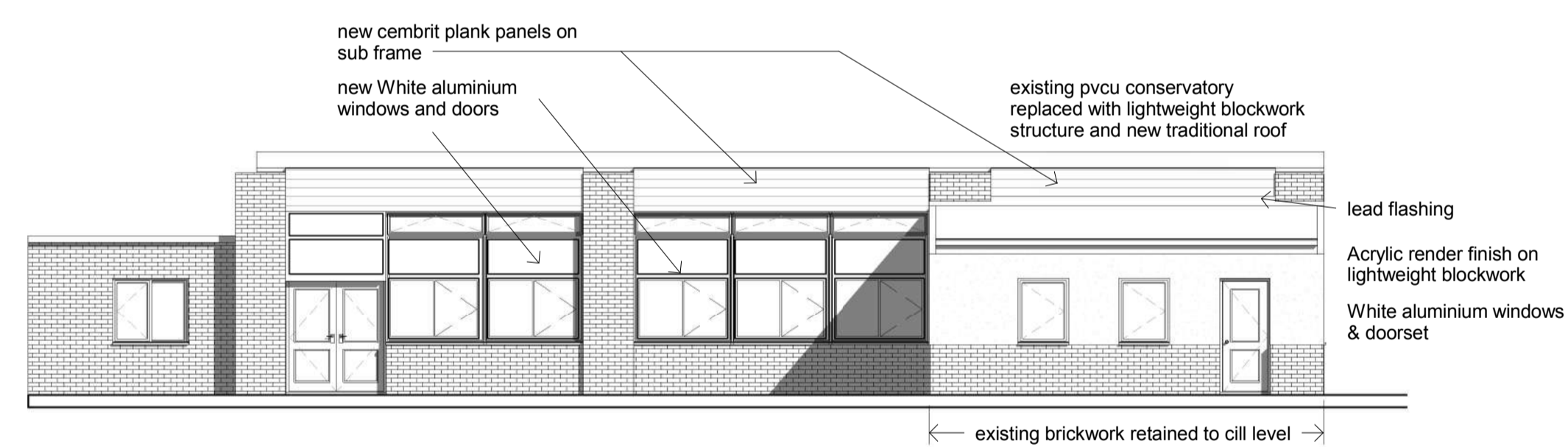
**Ext Notes**  
1 : 50



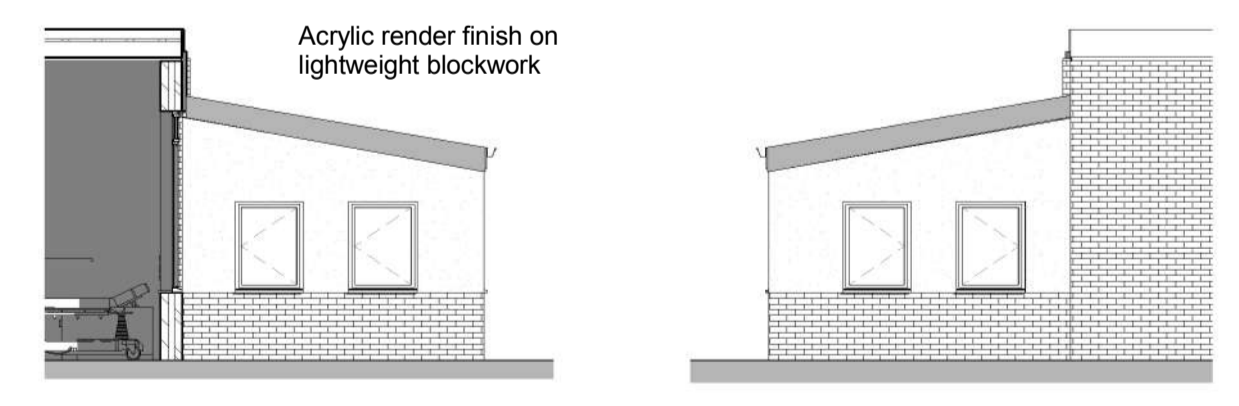
**2 Extension**  
1 : 50



**1 Section 1**  
1 : 20



**3 North**  
1 : 100



**4 East**  
1 : 100

**5 West**  
1 : 100

**TENDER**



**Physiotherapy Relocation**

**Extension**

Location	Ground floor Z Block
Date	August 2020
Drawn by	Author
Approved by	Checker

**C20/19 03**

Scale	As indicated
-------	--------------