



## **H: Outline Specification**

H.1 - Outline Specification

# Refurbishment and Extension of Barrhill Memorial Hall, Barrhill, South Ayrshire

**For: Barrhill Memorial Hall Community Association**

**OUTLINE SPECIFICATION BY: anderson bell + christie**

**PURPOSE:**

- a) **FIRST OUTLINE COST PLAN FOR 12<sup>th</sup> June 2012 Consultation**
- b) **CLIENT COMMENT ON INITIAL SPECIFICATION**

**CONTENTS**

- 1.0 SUB-STRUCTURE
- 2.0 SUPER STRUCTURE
- 3.0 OPENINGS
- 4.0 FINISHES
- 5.0 PIPED AND DUCTED SERVICES
- 6.0 ELECTRICAL SERVICES
- 7.0 FIXTURES AND FITTINGS
- 8.0 EXTERNAL WORKS

<b>REVISION</b>	<b>DATE</b>	<b>DESCRIPTION</b>
1st	03/06/12	1 <sup>st</sup> Issue.

		Comments
<b>1.0</b>	<b>SUB STRUCTURE</b>	
1.1.1	Existing substructure: The original hall building consists of suspended timber flooring on 200mm SW joists resting on dwarf walls with 500mm ventilated space above solum.	
1.1.2	General upgrading: Tanking is not required as there is no evidence of rising damp.	
1.1.3	New substructure will be subject to the Structural Engineer's design for any additional foundations for the new extensions.	
<b>1.2</b>	<b>GROUNDWORKS</b>	
1.2.1	Allow for surface water drainage at the back of the site (adjacent to field) to connect into adjacent car park drains. Allow for soft landscaping- Tidy up grassed areas and hedging at perimeter. Allow for 2no.gates at perimeter adjacent to car park. Allow for some repair of fencing (post and chain) Allow for slabbed patio area at back of the hall Allow for access paths and ramps, around the perimeter of the building.	Refer to drawing AL(0)001 for reference
<b>2.0</b>	<b>SUPER STRUCTURE</b>	
<b>2.1</b>	<b>DOWNTAKINGS</b>	
2.1.1	Kitchen and storage room to the west of the building to be demolished for new extension	Refer to sketch plans
2.1.2	Allow for new openings in internal structural walls	Refer to sketch plans
2.1.3	Refer to Structural Engineer proposals.	
<b>2.2</b>	<b>EXTERNAL WALL CONSTRUCTION</b>	
2.2.1	<b>Existing Wall Construction</b>  Existing construction comprises of: Painted brick cavity wall, with buttresses to the back of the main hall (Cavity TBC following rot survey).	
2.2.2	For costing purposes:  <b>General upgrading comprises:</b> New 8mm silicone render finish to be applied to the External Surface of the walls- allow for some local repairs where brickwork has deteriorated from damp.  Base bead to be kept at 150mm above ground level, DPC must not be bridged.  All strictly in accordance with the instructions and supervision of the manufacturer STO.  <b>Internal surface</b> All existing external walls to be insulated internally with insulating plasterboard (note- to preserve arts and crafts skew detail at eaves) Allow for 50mm SW timber framing out to create service zone for new heating and electrics.  15mm Gyproc Duraline MR in toilets and kitchens on 10mm Gypliner MF DriLyner system., finished with Gyproc Thistle Multi-Finish plaster. Allow for 50mm service zone where applied to internal masonry structural walls.	

2.2.3	Internal finish of Main Hall: New protective surface upto 1.2m height on external walls with 50mm service zone (as per details above).  New plasterboard finish above 1.2m height throughout	
2.2.4	New Walling to Extensions- Timber kit with eternit fibre cement cladding (secret fix frame) on pitched element.  Steel frame with curtain walling on the 'lantern element'	See sketch elevations
2.2.5	Repair and repoint existing masonry reveals to hall window heads, jambs and cill.	
2.2.6	Exposed steel work to be galvanised, prepared, primed ant painted with Hammerite.	
2.2.7	Lintols generally to design of engineer, type I.G, Catnic or similar galvanised pressed steel lintols, with 20 mm rebates for windows, or as existing.	
2.2.8	Cills and jambs to window openings in extension to be 2mm aluminium with powder coated finish, slip cills, sitting on shaped treated s.w timber sill base..	
<b>2.3</b>	<b>INTERNAL WALL CONSTRUCTION</b>	
2.3.1	All new internal partitions to be sw timber stud walls where applicable.	
2.3.2	Structural Engineer to confirm wrt load bearing wall requirements.	
2.3.3	Plasterboard 15 mm tapered edged, with ames taped joints. All walls to be finished with Gyproc drywall topcoat, for a 3 coat emulsion paint finish. (Paint to be no solvent water based mineral paint by Keim or equal approved).	
2.3.4	All external corners to be fitted with Expamet corner bead.	
2.3.5	Walls to kitchen and WC's to be packed with Isover APR 1200 for acoustic insulation	
2.3.6	All wallboards to be screw fixed unless otherwise stated and moisture resistant in kitchen, shower rooms and WC's.	
<b>2.4</b>	<b>SKIRTING</b>	
2.4.1	To be 93x14mm Red Pine skirting fixed to sw ground. Skirting to receive paint finish.	
<b>2.5</b>	<b>FLOOR CONSTRUCTION</b>	
	<b>Ground floor</b>	
2.5.1	<b>Existing Floor Construction:</b>  The original building consists of suspended timber flooring on 200mm SW joists resting on dwarf walls with 500mm-750mm ventilated space above solum.	
2.5.2	For costing purposes:  General upgrading throughout comprises: Allow for local repair to flooring Allow for new finish throughout apart from main hall Marmoleum floor finish throughout	
2.5.3	Main hall to retain existing timber sprung floor- allow for some local repair for services and sanding with a varnish finish.	
<b>2.6</b>	<b>CEILINGS</b>	

2.6.1	Existing ceilings- allow for removal throughout apart from main hall. Ground floor ceilings to be brandered 100mm downstand depth, and centred as per engineer's instruction, to allow for services. First floor ceilings fixed to existing trusses. All ceilings lined with 15 mm taper edged plasterboard. Moisture resistant plasterboards in kitchen, shower rooms and WC's. Vapour control layer to all upper floor ceiling including single storey areas, unless otherwise noted.  Main hall ceiling to be decorated- allow for some local repair	
2.6.2	Wallboards to receive ames tape finish, Gyproc Thistle Hardwall plaster and Thistle Duraline finishcoat.	
2.6.3	Allow for hygienic finishes as required by Environmental Health and Care Commission. eg Commercial kitchen/ servery	
2.6.4	Main hall ceiling to be decorated- allow for some local repair. Also requires new openable vents at existing chimney openings for ventilation and access. Allow for crawl boards in roof structure.	
<b>2.7</b>	<b>ROOF CONSTRUCTION</b>	
2.7.1	Existing Roof constructed from 1) Timber truss 2) <i>Slate roof onto sarking</i>	
2.7.2	Replace slate tiles with conservation slate tiles (to match existing)- assume 100% Reuse existing tiles/ battens/ counterbattens/ etc. Allow for some local repair of substructure- to be confirmed following Rot survey and SE comments. Sarking and existing roof structure to be inspected in further detail after stripping to check if any can be retained. Fit new 9 mm exterior grade plywood sarking or approved OSB board nailed to trusses, Rigid insulation to be fitted between rafters.	
2.7.3	All bracing, holding down details and restraints by engineer.	
2.7.4	New roof of extension to be clad in conservation slate tiles onto 9 mm exterior grade plywood sarking to match the refurbishment of the existing roof.	
2.7.5	Ridge vents and/or slope vents to be provided for SVP.	
2.7.6	Roof drainage to be Marley AluTec aluminium rainwater goods (gutter and RWP), - throughout	
2.7.7	Solar panels as M&E spec	
2.7.9	Allow for new flashings at eaves, verge, ridge, etc	
2.7.10	Allow for vents for mechanical ventilation	

<b>3.0</b>	<b>OPENINGS</b>	
<b>3.1</b>	<b>WINDOWS</b>	
3.1.1	Replace all existing windows with double glazed timber conservation windows to match existing arts and crafts windows.	
3.1.2	New windows in extension to be to Velfac 200 Series with integral draught seal based on Macdata test with an automatic safety catch at high level / locks to ground and first floors / ironmongery suitable for frail/elderly use. To comply with Secured by Design requirements. All Windows to be double glazed with low emissivity glass and a 16mm air gap, safety glass where required	
3.1.3	Hybrid Curtain walling for 'lantern' element of extension	
3.1.4	All rooflights to be replaced with double glazed units – e.g. Fakro or similar. To be remote control operated due to heights and restricted access.	
3.1.5	All windows are to be provided with controllable vents providing ventilation in accordance with the current building regulations, and with robust restrictor stays.	
3.1.6	Sealant around windows to be one part polysulphide mastic compatible to window stain. Finish to windows to have 2 coats of factory applied paint and one coat of paint applied on site.	
<b>3.2</b>	<b>EXTERNAL DOORS</b>	
3.2.1	All external doors to be replaced with by Velfac or equal and approved, to meet current Secure by Design standards.	
3.2.2	Front Entrance door to be glazed and suitable for disabled access	
<b>3.3</b>	<b>INTERNAL DOORS</b>	
3.3.1	Existing door openings to be used where possible and shown on plan with new frame and door. New to be 926mm doors unless shown otherwise. Fire and smoke seals to be fitted strictly in accordance with manufacturer's instructions. Fire doors to have third party certification such as BWF-Certifire Firedoor and doorset scheme	
3.3.2	Pass doors to be real wood veneered fire doors , some with glazing, by Scotdor or equal approved. Fire and smoke seals to be fitted strictly in accordance with manufacturer's instructions. Fire doors to have third party certification.	
3.3.3	Architrave-less door frame detail with plasterboard shadow gap.	
<b>3.4</b>	<b>JOINERY</b>	
3.4.1	Facings and skirtings to be softwood .	
3.4.2	Cillboards to be softwood. Chamfered edge and apron.	
3.4.3	Access panels to ducts and services	
3.4.4	Allow for some exhibition/display fit out in community space.	
3.4.5	New stage with access doors and below stage trolley for storage	
3.4.6	Shelving to storage	
3.4.7	Reception Desk/Bar	

<b>4.0</b>	<b>FINISHES</b>	
<b>4.1</b>	<b>FINISHES INTERNAL</b>	
4.1.1	Internal finishes generally - 1 coats Gyproc Drywall Topcoat finish and 23coats silk emulsion paint finish. (Paint to be water based mineral paint by Keim or equal approved). Existing internal solid walls to have plaster repairs and painted finish generally. Allow for variety in colours of paint finishes.	
4.1.2	Internal joinery for 1 coat knot primer, 1 coat undercoat and 2 coats gloss finish generally.	
4.1.3	Tiling/ wallPanel to toilets to be full height around showers. Kitchen to receive 3 rows of tiles above worktops.	
4.1.4	Signage: <ul style="list-style-type: none"> <li>- Funders logos</li> <li>- Branding</li> <li>- Fire signage and Fire fighting Equipment</li> <li>- Directional internal</li> <li>- External signage</li> </ul>	
4.1.5	New floor finish throughout- to be durable and easily maintained	
<b>4.2</b>	<b>EXTERNAL FINISHES</b>	
4.2.1	Windows to be powder coated generally.	
<b>5.0</b>	<b>PIPED AND DUCTED SERVICES</b> <b>Refer to M &amp; E Engineer's proposals for detailed information.</b>	
<b>5.1</b>	<b>GENERAL SERVICES</b>	
5.1.1	Provide External Ground Drainage to back of site adjacent to field- currently there is a large amount of surface water run off from the adjacent site. The proposal is to create trench at the boundary and connect to new car park drainage system that will be connecting to a local culvert.	
5.1.2	Roof drainage to be Marley AluTec aluminium rainwater goods- powdercoated.	
5.1.3	Allowance for relocating toilets and kitchen within new extension	
5.1.4	Repair water pressure	
5.1.5	Renew Wiring throughout- assumed refer to Ramboll Condition survey	
5.1.6	Refer to Engineer's report for services information.	
<b>5.2</b>	<b>RENEWABLE/SUSTAINABLE TECHNOLOGY</b>	
5.2.1	Incorporate plant and renewable technologies- including solar panels.	
5.2.2	Natural ventilation boosted with mechanical ventilation as per M+E proposals as building does not currently comply with building regulation requirements	
<b>5.3</b>	<b>HOT WATER</b>	
5.3.1	New hot water system- possibly linked with renewable technology eg solar panels.  Allow for relocation of storage hot water tank and boiler- currently housed within storage room adjacent to hall which will be demolished and rebuilt within the new extension	

5.4	<b>HEATING INSTALLATION</b>	
5.4.1	All as per M & E Engineer's specification. New biomass heating system has already been installed and will be retained. Allow for connection and extension of heating system for extension. Allow for removal of existing storage heaters which are still in place but not used.	
5.4.2	Underfloor heating to extension. Retain existing radiators elsewhere.	
6.0	<b>ELECTRICAL SERVICES</b>	
6.1	<b>Electrics- general</b>	
6.1.1	All as per M & E Engineer's specification.	
6.1.2	Proposals to include: Security Alarm with PIR system Fire and smoke Alarm IT/Phone provision Internal Lighting – PIR system External lighting – solar control Hearing Induction Loop	
6.1.3	Replace Light Fittings Throughout - energy efficient - PIR at external doors	
6.2	<b>TELEVISION SERVICES</b>	
6.2.1	All as per M & E Engineer's specification.	
7.0	<b>FIXTURES AND FITTINGS</b>	
7.1	<b>SHOWER ROOMS &amp; WC's</b>	
7.1.1	New Sanitary fittings throughout with taps/wastes/traps/etc	
7.1.2	Disabled WC with Doc M fittings	
7.1.4	Baby Change facilities to be located in disabled WC	
7.1.5	All shower rooms and WC's to have non-slip flooring.	
7.1.8	Toilet roll holders / towel rails/ mirrors / vanity units/ etc	
7.2	<b>KITCHENS</b>	
7.2.1	New kitchen fitments: Commercial kitchen appliances as per specialists design and to client and Environment Health approval.	
7.2.2	Stainless steel splashbacks to oven	
7.2.3	Non-slip flooring. to be provided to kitchen	
8.0	<b>EXTERNAL WORKS</b>	



8.1	<b>General works</b>	
	<p>Tidy up grassed areas.                  Allow for renewal of perimeter metal fence along boundary with field and carpark- like for like post and wire fence to north and south boundary.                  Allow for repair of boundary chain fence onto street elevations.                  Removal of large Cypressa Tree (south west corner) on south garden.                  New Espalier orchard type planting in south garden to screen substation and prevent overlooking to neighbouring building.                  Allow for new external lighting (M &amp; E engineer to specify).                  Allow costs for new directional and building name signage.                  Allow for access paths and ramps, and hard landscaped/decking in south garden area.                  Bike rack, Bench seating and bin provision.</p>	
8.1.2	1200mm path of concrete slabs around building to allow maintenance and fire access.	
8.1.3	Allow for upgrading the external landscaping- linking the front of the Hall with the car park.	
8.2	<b>BINSTORES</b>	
8.2.1	New large bins including recycling facilities	
8.2.2	New composting bin	