

OUTLINE CONSTRUCTION SPECIFICATION

FOR

7 CIMLA ROAD, NEATH

**REFURBISHMENT OF SIX BEDROOM
SUPPORTED HOUSING ACCOMMODATION**

FOR POBL HA

PREPARED BY PENTAN ARCHITECTS

JOB REF. 4179

JANUARY 2025

CIMLA ROAD, NEATH

Introduction

This document is to be read in conjunction with the following Feasibility Stage drawings ref.

4179-PEN-ZZ-ZZ-DR-A-2000-S0-P1 – Existing Floor Plans
4179-PEN-ZZ-ZZ-DR-A-2050-S0-P1 – Demolition Plans
4179-PEN-ZZ-ZZ-DR-A-2200-S0-P1 – Proposed Floor Plans
4179-PEN-ZZ-ZZ-DR-A-3000-S0-P1 – Existing Elevations
4179-PEN-ZZ-ZZ-DR-A-3100-S0-P1 – Proposed Elevations

POBL Social Rent – Scheme Specification

Exposure Works

The Principal Contractor will undertake exposure works as requested to assist with determination of the building fabric make-up, to include:

Ground floor core testing - 4no.

External wall masonry plasterwork core tests - 4no.

External rendered rear wall core test – 4no.

Exposure of first floor structure - 4no locations.

Exposure of building roof construction at eaves level - 4no. areas.

Demolition

Asbestos/Lath-and-plaster based materials may be present in the Structures to be demolished. A Refurbishment and Demolition Asbestos Report will be undertaken, and results should be consulted prior to the commencement of work on site. Allow for the removal of all Asbestos based materials, as outlined in the above-mentioned report and taken to an appropriate licensed tip.

Allow for stripping out existing M&E services where deemed necessary. Allow for strip out of existing sanitaryware and wall tiling. Allow for removal of existing windows and doors. Allow for removal of existing partitions as indicated on Proposed Plans.

Existing Foundations/Floors

Existing foundations/floors to be inspected. Allow Provisional Sum for the treatment of all existing timbers (dry & wet rot eradication if applicable). Works should be undertaken in strict accordance with Specialist Sub-Contractors' recommendations. Allow Provisional sum for floors to be made good where disturbed due to M&E overhaul.

External Walls

Allow for repointing of defect brickwork, lime mortar. DPC/Timber Treatment allowance. Allow for blocking up existing structural openings as indicated on Proposed Plans to suit build-up of existing external walls.

EXTERNAL WALL INSULATION: Allow 120mm of wood fibre insulation with 20mm render finish achieving a minimum average U-Value of 0.30 W/m²K to rear walls.

CHIMNEY STACKS: Allow for repairing defect brickwork & repointing of all stacks in lime mortar to suit locations.

Roof

Allow for overhauling existing fibre cement roof tiles & replace with new ones. Allow a sum for further detailed inspection and review.

Allow for making good any damaged existing timber fascia's/ soffit. Allow for provision of new 300mm Rockwool roof insulation. Provide 8 m² of boarding to accessible roof spaces.

Check rainwater goods and make good where necessary.

Windows

Allow provisional sum for replacement of existing windows as indicated on Proposed Plans, with new high-performance double-glazed uPVC windows to match existing structural openings. Window/External Door manufacturer to make all necessary allowances for fitting of windows within the structural opening. Contractor to allow min. 25mm rebate to all window reveals, in accordance with Approved Document C of the Building Regulations. Integral window restrictors to all windows. Where necessary these are to be "through frame" type trickle vents. All dimensions to be checked on site prior to manufacture allowing for any necessary tolerances. Min. Average 'U' value of windows to be 1.30W/m²K. Make good all affected finishes as necessary.

Allow for overhauling existing skylight on second floor landing to an AOV.

External Doors

External doors to be proprietary true level-access threshold (max threshold 15mm) composite PVCu double glazed doorset unit, as indicated. To meet requirements of building regulation's part M and L1B. Glazing to be toughened and laminated to Approved Document N requirements. To comply with PAS 24: 2022 & enhanced security performance. All doors to be clearly marked PAS 24 compliant. Dimensions to be checked by supplier prior to ordering, Min. 900mm clear powered opening leaf width. Door profile/size as per schedule. Following removal of existing door/window, cavity closers to be inspected. Contractor to allow provision for installation of new cavity barriers if required.

External doors generally (including frames) to have a minimum U-Value of 1.00W/m²K.

Internal Partitions

Demolish internal partitions solid and stud as demarked on plans by broken line. Allow for all builders works in connection with reinstatement of internal walls, floors and ceiling finishes as necessary. Ensure that no structural elements are being demolished / removed and if any partition is suspected of being loadbearing report immediately to Structural Engineer, Client and Architect. Contractor to consider appropriate Recycling Centre for plasterboard waste.

Existing partitions to remain as indicated, remove any lath and plaster/asbestos present and re-board.

STUD PARTITIONS (TIMBER OR METAL) TO BATHROOMS AND WCs:

Provide plywood reinforced zone to all stud partitions from 300mm to 1500mm above finished floor level to permit future installation of grab rails. Plywood to be 18mm thick.

FRAMING - All stud framing to be provided with timber inserts and studs and rails for fixing of radiators, electrical accessories and the like.

Allow for reboarding of existing walls to fire compartments to allow 30-minutes fire resistance.

Internal Doors

Remove existing internal doors and provide new FD30S solid core fire doors complete with intumescent strips and cold smoke seals to openings onto the Hallway and Landing, except the Bathroom doors and new FD30 solid core fire doors everywhere else. Provide an electromagnetic overhead door closer to the new FD30S fire doors onto the Hallway, linked back to fire alarm system. Fire door 'keep shut' and 'keep locked shut' signage to be provided as necessary.

All fire doors to be supplied as complete doorsets. All fire doors, including frame, stops and intumescent smoke seals, are to be tested to BS 476 Part 22 or the European equivalent BS EN 1634 Part 1 and certified under specialist third party accreditation, BM TRADA, UKAS, IFC, BWF/Certifire.

Where doorsets are to be installed within existing structural openings, Principal Contractor to confirm sizes of existing openings following exposure works / strip out, prior to the procurement of fire rated doorsets, to ensure that size of opening falls within scope of testing data for fire resistance purposes.

Provide a mortice sash lock which incorporates a thumb turn release internally to all Bedroom doors. Provide a Bathroom lock which incorporates an indicator externally and a thumb turn internally to all En-Suite and WC doors. Provide a mortice sash lock with escutcheons to all Store doors. Provide a door alarm to each of the external doors.

Internal Joinery

Provide door stops to internal door openings, where new solid core fire doors are introduced. Overhaul internal door linings, architraves, skirting etc. throughout.

Walls

Allow for hacking off existing plaster on ground floor & re-plastering with breathable lime mortar. Allow for hacking off and replastering to 20% of first and second floor.

Allow for re-skimming all walls following installation of new services. Decorate all walls finishes, except wet rooms, with a matt emulsion paint finish (with low arousal colours, patterns, and textures). En-suites fully tile.

Floors

Replace flooring throughout with new wood effect laminate flooring. Provide non-slip vinyl sheet flooring with covered skirting (75mm upstand) to all Ensuites and WC.

Ceilings

Allow for underboarding existing ceilings to ground floor with 30-minute fire resistant plasterboard. Allow for all ceilings to be taken down on first and second floor and reboarding with 60-minute fire resistant plasterboard.

Allow for all ceilings to be made good and painted with matt emulsion paint where partitions have been removed/added.

Kitchen

Allow for taking kitchen out during replastering works and refixing in existing location. Allow for making good of any existing kitchen units. Provide new kitchen units to match existing as indicated on Proposed Plans.

Sanitary Appliances/Fittings

Provide new close coupled W.C. to all en-suites. Manufacturer to be Twyford-Geberit and model to be 'Selnova Square' close coupled pan with dual flushing cistern.

Provide a new wash hand basins to all en-suites. Manufacturer to be Twyford-Geberit and model 'Selnova Square' 450mm hand rinse basin with full-pedestal.

Provide 1no. sensor flush mechanism to each of the toilets.

Provide 1no. slow close with quick release toilets seat to each of the toilets.

Provide 1no. good quality robust toilet roll holder within the En-Suites.

Provide a thermostatic mixing valve to all wash hand basins and shower taps.

Provide an isolator valve to all fittings and taps including the kitchen and utility sink taps, washing machine, W.C's, wash hand basins, baths and showers.

Allow for excavation of existing slab & new connection into existing drainage run from proposed En-suites.

Mechanical & Electrical Equipment

Building to achieve SAPS C (75). Allow provisional sum for installation of photovoltaic panels on roof.

Strip out all redundant / obsolete electrical and mechanical installations together with all associated works. Allow for chasing of existing masonry / plaster finish to walls to incorporate new electrical/mechanical systems.

New electrical system to be tested and certified to comply with NICEIC regulations. Provide all new S.A.A electrical fittings throughout. Sky TV points to be fitted in the service users' bedrooms and lounges, with Data/telephone access points also in lounges and staffing areas. Provide a new L1 category fire alarm system to the existing property complete, installed and certified to comply with BS 5839. Provide new emergency light fittings on the main escape route from the property, installed and certified to comply with BS 5266.

Allow for new heating & hot water system to be installed on first floor level as indicated on proposed plans. Provide new low surface temperature radiators as indicated on Proposed Plans.

Gas

Existing gas meter to be tested and certified by the appropriate statutory authority.

Electric

Existing electric meter to be tested and certified by the appropriate statutory authority.

Water

Existing water main / stop tap to be tested and certified by the appropriate statutory authority.

Drainage – pump allow service and control chamber grill alarm.

External Works

Allow for introduction of new steps at rear of property to allow access from bedroom to garden.

Allow for replacing of timber fence at rear of property. Allow for repointing and making good of concrete block wall at rear of garden. Allow for making good any external paving. Allow a provisional sum for removal of tree in rear garden.

Further external works subject to inspection and agreement.

Allow for inspection/overhauling of existing drainage. Allow provisional sum for upgrading outbuilding.