



Proposed General Arrangement Plan

Suspended Timber floor - U-value 0.11 W/m²K

Contractor to allow for removing all the existing floorboards to expose the existing floor joists. Contractor to report the condition of the joists to the Architect. Allow for installing new timber joists (sized by Engineer) to the new front extension at the same level of the existing. Allow for installing new 125mm RWA45 Rockwool insulation between the joists (subject to confirmation of the depth) supported off new netting between the joists. Install new 22mm Caberdeck T+G flooring throughout. Self levelling screed to be installed prior to installing finishes.

Existing Wall Construction (0.26w/m²K):

The existing walls are constructed of a traditional cavity construction comprising 100mm outer leaf of brick, 100mm cavity which is un-insulated, and an inner leaf of 100mm blockwork. The contractor is to allow for upgrading the thermal performance of the existing wall by installing a Knauf 70mm acoustic C stud to the internal face of the block with 1 x 12.5mm Knauf Aquapanel (or 12.5mm wallboard to non wet areas) cement board to the internal face. Allow for 100mm Rockwool Nyrock frame slab between the studs. Allow for VCL prior to installing plasterboard and skim. All external walls are to receive an anti vandal paint as per the finishes spec.

New Wall Construction (0.26w/m²K):

The new cavity walls are to be formed with 100mm outer leaf of paint grade block, 100mm cavity and 100mm Rockwool full fill insulation. Inner walls to be 100mm 7N dense blockwork with 12.5mm dot and dab finish. Mortar mix to be 1.6 (cement:sand) above dpc in full accordance with block manufacturers recommendations. Walls below dpc to be foundation grade cavity block in 1.4 (cement:sand) mortar with facing block outer leaf to minimum 2 courses below finished external ground level. Sulphate resistant cement must be used if sulphates are present below dpc level. Cathric stainless steel wall ties to B.S. 1243:1978 to be used, at 750mm horizontal ctrs, 450mm vertical ctrs & staggered. Wall ties to be spaced 225mm ctrs vertically at openings. Hyload pitch polymer damp proof course to meet B.S. 743 to be included 150mm above ground level, sandwiched centrally in mortar course to avoid forming slip plane. Dpc to be 100mm wide to outer leaf, 225mm wide to inner leaf & bonded to dpm. Weak mix concrete cavity fill to be included below dpc up to ground level, with top surface sloping down towards external leaf. Cills & jambs of all openings to be closed with non combustible cavity closers. Concrete lintels to be included over drains where they exit through walls.

Existing Roof Construction - Ventilated cold roof (0.16w/m²K):

Contractor to allow for stripping off the existing roof tiles, felt and battens to expose the roof structure. Confirmation required of the condition of the existing timbers prior to installing new roof finish. Allow for installing new 18mm thick Marley Riven Edgemere (Smooth grey) interlocking concrete slates (420 x 330) laid at a pitch of 25deg with a headlap of 100mm fixed to 50x25mm JB red roofing battens using 45x3.35mm tile nails on Marley vapour permeable roofing underlay draped between the existing rafters. Allow for Marley HipFast dry hip system to all hips, Marley Ridgefast ventilated dry ridge system, Marley Universal GNP dry valley system and Marley Edgemere Dry verge system. Allow for Marley 25mm eaves vent system to cross ventilate the roof. Allow for 300mm Knauf Twin Roll between and over the ceiling joists. New plasterboard ceiling and skim below.

External Ramp/stepped access

New concrete ramp formed to create a fall of 1:20 to rise 500mm. Maximum length of the ramp is to be 10m as per Part M of the Building Regulations. Ramp width to be a minimum 1500mm wide. Ramp to receive 500 x 500mm slip resistant concrete flags to contrast with the landings. A handrail is to be provided to both sides of the ramp and there is a kerb edge of a 100mm above the flight of the landing. Ramp to be formed with a 150mm reinforced concrete slab cast between 215mm blockwork walls.

Stepped access to front and rear to have a 3 no. risers between 150mm and 170mm and goings of 280mm. Handrail to be provided either side. Handrails to ramp to be set at 900mm above the pitch line of the stair.

Safety glass and glazing

Doors and adjacent sidelights/windows in critical locations within 1500mm of ground and floor level, and 300mm of doors and windows within 800mm of floor/ground to be safety glazed to BS EN 12150, BS EN 14179, BS EN 14449, which supersedes BS 6206 Safety glazing must comply with the new system of marking which requires visible and clear and indelible markings on each piece of safety glazing within critical locations

Strapping and restraint

Walls to be restrained at ceiling level by the provision of 30 x 5 x 1000mm lateral restraint straps or other approved in compliance with BS EN 845-1, at maximum 2m centers carried across at least 3 rafters with a minimum of 38mm wide x 1/4 depth noggins.

Rainwater gutters and down pipes

68mm dia. round black PVCu Rainwater down pipes and 114mm dia. half round gutters fixed in compliance with manufactures details, and laid to falls towards outlets.

Structural columns/beams etc

Non proprietary beams/columns including pad stone to be fabricated and installed in compliance with details and structural calculations carried out by a suitably qualified and experienced person, which must be approved by building control before works commence on site. Dpc trays to be provided above all externally located beams. Weep holes at 450mm centers with at least two per opening. All steelwork supporting roof to be clad with 2 layer 15mm fire line board or equivalent for 60 mins fire resistance

Horizontal damp proof courses & trays (dpc's)

Horizontal Dpc's to be provided 150mm above ground level.

Vertical damp proof courses & trays etc (dpc's)

Install vertical dpc or proprietary insulated cavity closers at all closings, returns, abutments to cavity work and openings etc.

Cavity Closers

Proprietary acoustic/insulated fire stop cavity closers, or similar are to be provided to all cavity openings/closings and tops of walls. Tops of cavity walls to be closed to prevent the passage of fire using a proprietary British Board of Agreement (BSA or other third party accredited) 30 minutes fire resistant rigid board, fixed in accordance with manufacturer's details.

External Terrace

New external terrace to be formed with a Rubber Gravel Mix (SBR) by DCM surfaces, this is to be applied to a concrete topping which is laid to falls on a suspended beam and block floor. Ensure a minimum 150mm ventilated void is maintained below the beam and block.

Loft Hatch

2 no. ceiling hatch's to be installed by from Jupiter Blue - 755x555 fire rated insulated loft hatch - Code - SP2

TENDER

REVISION	NOTES
A	2no. loft hatches included



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 rpsdesigngroup.co.uk
 Project No: RPS_24.10
 Client: Wyre Council
 Site Address:
 Cottam Hall Playing Fields, Poulton Le Fylde
 Drawing Title:
 Proposed General Arrangement Plan No:
 Date: Sept '24 Scale: 1:50 @ A1
 Drawn by: RO Checked by: SS
 Drawing No: L01(104A)
 SHEET NUMBER