

Detailed Specification
General Requirements

Project: Felpham Changing Facility

Rev: - 18/03/2021

Item		
<u>External Requirements</u>	Quantity	Description
Car Parking Spaces	30	28 no. hardsurfaced standard parking spaces at 2.4m x 4.8m, and 2 no. hardsurfaced disabled parking spaces at 4.8m x 3.6m - See 'Planning Layout', 'Landscaping Layout', and 'Surface Finishes' for general arrangement and material finish.
Motorcycle Spaces	3	See 'Planning Layout', 'Landscaping Layout', and 'Surface Finishes' for general arrangement and material finish.
Covered Cycle Spaces	10	Specification TBC
Bench	3	Specification TBC
Bins	3	Specification TBC
<u>Changing Facility Internal Spatial Requirements</u>	Quantity	Description
Coverage - 131 square meters GIA + 2%	131 sq. m.	minimum coverage.
Changing Room	2	Comprising of at least 16 square meters GIA each, unisex
Officials Changing Room	2	Unisex
Kitchen	1	with hatch to outside
Storage Room	1	
Toilets and Showers	4	2 no. toilets per Changing Room. 1 no. toilet per Officials Changing Room.
Disabled Toilet	1	
Kitchen with hatch to outside	1	
Foyer	1	
Office Space	1	Suitable for use by two persons with desks.
Circulation space/Corridors	As required	
Plant Room	As required	
<u>Changing Facility Fitting & Fixtures</u>	Quantity	Description
Fire detection and alarm system	-	
Intruder alarm system	-	
Heating & Hot water system	-	
Light fittings	As required	
13A wall sockets	As required	
Fire exit push bars on exit doors	As required	
Appropriate floorings	-	
Equipment store	-	Complete with suitable ventilation, shelving, and hooks
Kitchen	-	Wall and base units, work surface, sink and drainer, shelving, hob, oven, fridge, freezer, extractor, hatch to outside

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Office Space	-	Two no. Telephone socket, with visual face to face access to foyer
Foyer	-	Coat hooks, mat
Changing Rooms	-	Showers units, cubicles (where required), lockers, benches/hooks, mirrors, dry wipe boards
Toilets	-	Hand basins, toilet pans, mirrors, cubicles, soap dispensers, toilet tissue dispensers
Disabled Toilet	-	Hand basins, toilet pans, mirrors, cubicles, hand rails, light pull cord, other disabled equipment as required in Equality Act 2010
Officials Changing Room	-	Showers units, cubicles (where required), lockers, benches/hooks, mirrors
<u>Services</u>	Quantity	Description
Electric	-	7.5kVA single phase service. Connection requirements subject to detailed M&E design.
LPG	-	LPG serving heating and hot water. 3300 litre tank located above ground to the elevation of the Changing facility. Size and capacity subject to detailed M&E design.
Water	-	2.4l/s 63mm connection. External standpipe for football pitch irrigation - Flow rate TBC
Telecommunications	-	Fibre connection linked to plant and two no. outlets in Office space
<u>Standards</u>	Quantity	Description
Building Regulations (Approved Documents) 2010, 2013, 2016 and subsequent revisions	-	-
Equality Act 2010	-	As replaced Disability Discrimination Act 2000

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01/04/2021 Kitchen Roller shutter added.

Component	Is this applicable?	Description (Planning)
External		
Façade Treatment	Y	Clay Brick - Colour TBC
Doors - FRONT	Y	Aluminium door with pre-glazed units to PAS24. Toughened glazing. Colour - White
Doors - EXTERNAL STORE	Y	Painted timber door. Colour - White
Doors - PLANT ROOM	Y	Painted timber door. Colour - White
External Door Ironmongery	Y	Chrome ironmongery with multipoint lock
Kitchen Hatch Roller Shutter	Y	Aluminium security roller shutter to size. Manual operated in finish White.
Roof Tiles	Y	Concrete tile - Colour TBC
Windows	Y	White uPVC, double glazed as per construction specification/SBEM, obscure glazing, toughened glazing.
Soffit and fascias	Y	Prefinished in white PVCu
RWP	Y	68mm Black Polypipe downpipe - Black finish anti-vandal lockable cages, fixed to masonry wall as per manufacturer installation requirements.
Gutters	Y	117mm Polyflow Deep Capacity Black Polypipe gutter
Other	N	
Substructure and Superstructure GENERALLY		
Above Ground Drainage	Y	As per Civil and M&E design.
Below Ground Drainage	Y	Plastic below ground plot drainage laid as per the approved site layout.
Ground Floor	Y	Concrete floor - ground bearing/suspended or similar approved
Ground Floor Insulation	Y	Thermal Economics Platinum Board with PU1 or similar approved to meet Building Regulations L2A.
External Wall Cavity Insulation	Y	Celotex CF500 100mm full fill cavity board or similar approved to meet Building Regulations L2A.
Lintels	Y	Galvanised steel lintels - I.G standard or Catnic or Hi-Therm lintels or similar approved to meet Building Regulations L2A.
Aerated Blocks	Y	Thermalite Shield aerated blocks (or similar approved) to inner leaf of all external walls (load bearing partitions where appropriate). Where painted finish, blocks to be fair-faced to allow two layers of masonry paint.
Mortar	Y	Finish in colour 'natural'.
Roof Trusses	Y	Timber roof truss to specialist design.
Internal Non-Load Bearing Partitions	Y	To be CLS timber stud

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Component	Is this applicable?	Description (Planning)
Internal Finishes		
GENERALLY		
Walls (Plasterboard - Timber stud and walls housing services ONLY)	Y	12.5mm Gyproc Wallboard or similar approved
Walls (Plasterboard - Showers ONLY)	Y	12.5mm Gyproc Wallboard MR or similar approved
Walls (Finish - Plasterboard)	Y	One mist coat Dulux Trade Supermatt, and two full coats of Dulux Trade Supermatt. Colour - Dark Blue or similar approved
Walls (Exposed Blockwork)		Blocks to be fair-faced to allow two layers of masonry paint.
Walls (Finish - Blockwork)	Y	One mist coat Dulux Trade Diamond Eggshell (10% water), and two full coats of Dulux Trade Diamond Eggshell. Colour - Dark Blue or similar approved
Ceilings (Plasterboard)	Y	15mm Gyproc Fireline throughout or similar approved
Ceilings (Finish)	Y	One mist coat Dulux Trade Supermatt, and two full coats of Dulux Trade Supermatt in Brilliant White throughout. Colour - Brilliant White
Internal DOORS		
Doors	Y	Ply faced full height doors as per construction specification. Satinwood painted white finish 4 panel (Jeld-Wen Atherton/Premdor 4 panel smooth or similar approved) smooth finish doors (semi solid). Door casings to suit wall construction. Doorkits available with prefinished or primed door . FD30/FD30SC as per Building Regulations England and Wales including self-closers (Refer to working drawings)
Doors (Finish)		Where door is not self closing (SC), leading edge to be painted Grey.
Threshold Transition (Fire Doors only)	Y	44mm bullnosed Sapele threshold between linings and beneath fire doors
Ironmongery	Y	Robust steel ironmongery with polished chrome finish. Lever latch action as per Part M requirements. Carlisle brass chrome dart on rose. Stainless steel kick plates where fire doors. Chrome door stops. Kitchen door and Store to have suitable lock to BS3621 or BS8621.
Self Closing Devices	Y	Chrome/White/Black finish self closing devices with ancillary fittings (where required)
Loft Hatches	Y	Colour - White. Fire rated where required.
Internal - FLOOR COVERINGS		
Floor coverings - changing rooms/WCs	Y	Vinyl - Colour Light Grey or similar approved

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Floor coverings - shower areas	Y	Vinyl - Colour Blue or similar approved
Floor coverings - matwell	Y	Ribbed barrier matting - Colour Black or similar approved
Floor coverings - communal/corridor/Foyer/Store	Y	Vinyl - Colour Light Grey or similar approved
Floor coverings - kitchen	Y	Vinyl - Colour Light Grey or similar approved
Floor coverings - Plant Room	Y	Smooth Latex over screed
Internal - TILING		
Wall tiles - Shower areas	Y	Bumpy or plain - Colour white
Wall tiles - Kitchen	Y	Bumpy or plain - Colour white
Wall tiles - WCs (Inc Accessible) and other wet rooms	Y	Bumpy or plain - Colour white
Wall tiles - Window cills	Y	Bumpy or plain - Colour white
Wall tiles - Drinking fountains	Y	Bumpy or plain - Colour white
Internal - JOINERY		
Skirting	Y	White primed MDF. Profile as per BDW supplier agreements. Colour - White or Backed Vinyl upstand (150mm) with butted and sealed joints
Architrave	Y	White primed MDF. Profile as per BDW supplier agreements. Colour - White
Window boards (Where not tiled)	Y	White primed MDF. Bullnose profile as per BDW supplier agreements. Colour - White
Kitchen		
Kitchen units	Y	600mm deep with post formed worktops. 15mm min. thickness carcass. 40mm thick worktop mason mitred. From Barratt supplier agreements. Units/Doors - Virginia Oak Worktop - Marble Siroco Handles - HPK644 Matt Nickel Square D Handle or later available finishes, or similar approved
Sink and Taps	Y	Single bowl, drainer and stainless steel mixer tap.
Worktop upstand	Y	Colour - to match worktop finish

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White goods - Cookers/Oven	Y	600mm Integrated single electric stainless steel built under oven as per latest BDW group procurement codes or similar approved. Manufacturer and model as described or similar approved.
White goods - Hobs	Y	600mm Zanussi stainless steel 4 burner gas hob as per latest BDW group procurement codes or similar approved. Manufacturer and model as described or similar approved.
White goods - Extractor	Y	Ceiling mounted extract
White goods - Fridges/freezers	Y	600mm Integrated fridgefreezer (70/30 split) as per latest BDW group procurement codes or similar approved. Manufacturer and model as described or similar approved.
Changing Rooms (Inc Officials)		
Generally	Y	Layout of sanitaryware all as working drawing with great care taken to conceal all plumbing.
Showers	Y	Chrome finish shower head with concealed plumbing or similar approved
Disabled Shower inc. Doc M Handrails and collapsible seating	Y	Proprietary Doc M packs for Ambulant and Disabled shower areas. Colour - Grey or similar approved
Changing Room Seating/Bench	Y	Canti-lever steel frame with Beech slats or similar approved
Floor Gulley grating	Y	Proprietary gulley in brass/stainless steel/plastic (black) finish
White board	Y	One no. wall mounted dry-wipe white board to be installed 900mm (w) x 600mm (h). Min. 1 per Changing Room Min. 1 per Official Changing Room
WCs		
Generally	Y	Layout of sanitaryware all as working drawing with great care taken to conceal all plumbing.
Sanitaryware	Y	White sanitaryware throughout. Disabled and Ambulant Disabled pan, seat and cistern to confirm to BS EN 997:2012 and BS8300. As per latest BDW group procurement codes or similar approved.
Taps	Y	Chrome finish mixer taps or similar approved
Ambulant Doc M Handrail Packs	Y	Proprietary Doc M packs for Ambulant and Disabled shower areas. Colour - Grey or similar approved
Disabled Doc M Handrail Packs	Y	Proprietary Doc M packs for Ambulant and Disabled shower areas. Colour - Grey or similar approved

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WC compartment panelised system	Y	Laminate MFC proprietry system in colour grey and blue or similar approved.
Waste Bin - Accessible WC ONLY	Y	Wall mounted pedal controlled square waste bin in white or chrome finish or similar approved
Soap Dispenser	Y	Soap dispenser located above basin. Colour - White or similar approved Min. 1 per basin throughout. Colour - White or similar approved.
Toilet Tissue Dispenser - All WCs	Y	Toilet tissue dispenser located to non access side of toilet pan. Min. 1 per WC throughout. Colour - White or similar approved.
Hand Driers	Y	Electric powered hand drier located as close to WC Basin as possible. Min. 1 per Changing room. Min. 1 per Officials Changing room Min. 1 per Accessible WC and Accessible Changing room (if provided seperately) Colour - White/Chrome or similar approved.
Hair Driers	Y	Electric powered/cabled hair drier located above basin. Min. 1 per Changing room. Min. 1 per Officials Changing room. Colour - White/Chrome or similar approved.
Mirrors	Y	Mirrors to be provided over all wash hand basins to a minimum size of 550mm (w) x 700mm (h). Accessible WC mirror to be 700mm (w) x 1000mm (d)
External Store		
Shelving	Y	Treated timber shelving - two rows fixed to rear wall
Hooks	Y	Five no. mild steel hooks on treated timber panel fixed to wall
Miscellaneous		
Lockers	Y	Proprietry lockers arranged in banks of 1800 (h) x 500(d) x 300(w) (or as closely matching dimensionally) as located on plannign drawings. Colour - Grey (Frame), Blue (Door)
Door Signage	Y	Suitable unisex/Accessible 'WC', 'Changing Room 'Number', 'Officials Changing Room 'Number' and 'Kitchen' signage to be installed to all relevant access doors. Black lettering on brushed aluminium circular plate

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Coat Hooks	Y	Two no. coat hooks per bench space and to be located above benches, 'J' profile and in anodised satin aluminium finish or similar approved. Two no. coat hooks per shower located on opposing wall, 'J' profile and in anodised satin aluminium finish or similar approved. Five no. mild steel hooks on treated timber panel fixed to wall to Foyer/Entrance Hall.
Services (Inc Security)		
Accessible WC emergency alarm	Y	Proprietary system with red pull down cord
Security System	Y	PIR controlled security alarm and lighting
Door entry system, Key pad and security system	Y	Proprietary alarm system. Push bar fire exit panels to external entrance/exit doors (excl. Plant room and External Store).
Electrical Socket - switched twin	Y	DETA Slimline Part M range with 'ON' markings - or as per latest BDW supplier agreements. Two no. twin sockets to office space. All other sockets as per NHBC requirements.
Electrical Socket - switched fused single	Y	DETA Slimline Part M range with 'ON' markings - or as per latest BDW supplier agreements
Electrical Socket - unswitch fused single	Y	DETA Slimline range - or as per latest BDW supplier agreements
Electrical Socket - cleaners outlet	Y	DETA Slimline Part M range with 'ON' markings - or as per latest BDW supplier agreements
Electrical - Oven switch and plate	Y	DETA Slimline Part M range with 'ON' markings - or as per latest BDW supplier agreements
Electrical - Hob switch and plate	Y	DETA Slimline Part M range with 'ON' markings - or as per latest BDW supplier agreements
Electrical - F/F switch and plate	Y	DETA Slimline Part M range with 'ON' markings - or as per latest BDW supplier agreements
Escape Lighting	Y	Emergency ASD lighting SafeRoute Range LED emergency exit sign, ceiling mounted - refer to working drawings. Manufacturer and model as described or similar approved.
External light fittings	Y	ASD lighting wall mounted black vandal resistant Horizon Round Range external lighting, with louvered 'eyelid' face to restrict upward glare, PIR and timeclock operated (or similar approved e.g. Green Lighting Ltd GLCC5301 to be confirmed and subject to planning requirements). Manufacturer and model as described or similar approved.
Fire alarm break glass	Y	Proprietary fire alarm break glass panel
Fire alarm panel	Y	Proprietary fire alarm panel to necessary British Standard and building regulations

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Component	Is this applicable?	Description (Planning)
Fire alarms / Smoke / Heat detectors	Y	Propriety linked/unlinked alarms as per M&E design
Gulleys - Shower (Channel)	Y	Brass/Stainless steel/plastic (black) finish - proprietry system
Gulleys - Changing Room/Kitchen	Y	Brass/Stainless steel/plastic (black) finish - proprietry system
Gulleys - Plant Room	Y	Proprietry system
Heating – boiler	Y	Proprietry system using LPG fuel source
Heating – controls	Y	Proprietry system
Heating - radiators	Y	Colour - White or similar approved. As per latest BDW supplier agreements
Light fittings – Corridor/WCs	Y	Surface mounted LED circular - As per M&E design PIR controlled, White trim finish. As per latest BDW supplier agreements
Light fittings – Changing Rooms/Shower Areas/Plant Room	Y	Surface mounted LED circular - As per M&E design PIR controlled, White trim finish. As per latest BDW supplier agreements
Light fittings – Kitchen	Y	Surface mounted LED circular - As per M&E design PIR controlled, White trim finish. As per latest BDW supplier agreements
Telephone outlet	Y	DETA Slimline Part M range - See trade specifications for latest codes. Manufacturer and model as described or similar approved. Two no. outlets in Office space
Ventilation/heat recovery/fans	Y	As per M&E design.
Other	N	