Nelson Street Corridor Redevelopment - Outline Specification of the Works

1.00 Temporary Protection:

1.01 Form a temporary protection over existing glazed/ pitched roof to existing Nelson Street corridor rising hoarding/ form scaffolding.

2.00 Demolitions:

2.01 Take down existing glazed roof and corridor enclosure and cart away – all as shown on drawing No. CSB-AFL-E-SK14 / SK15 / SK17 / SK18.

3.00 Proposed Corridor Roof Structure:

3.01 Form new beam support pocket (1No. off) out into existing Masonry to Corbett House at a level of 43.122 to provide minimum bearing of 150mm.
Build-in roof beam and make good brickwork using brick reclaimed from the works (where possible) – all as shown on detail drawing No. SK21.

3.02 Form 2 No. beam support pockets into the existing masonry at the sides of Corbett House above the existing glazed corridor to support trimmer roof support beams.

Install new 105 x 105 x 8mm Steel Post within new masonry wall adjacent new corridor entrance. Post to be securely fixed to existing concrete base subject to structural survey. Include for making good to all surfaces where disturbed.

3.03 Install new trimmer roof beams, 2No. off in total, the first supported on pad stones between Corbett House and CSB1 and the second supported on a pad stone to Corbett House and the post described in 3.03 – all as shown on drawing No. CSB-AFL-E-SK13.

3.04 Install new roof beams, 6No. off in total, bolted to existing stub beams using 4No. M15 bolt per connection adjacent to CSB3 in positions as shown on drawing No. CSB-AFL-E-SK13.

3.04 Supply new insulated composite roof panels as made by Kingspan to provide minimum 0.25 W/M²K on 175mm pressed metal purlins at approximately 600mm C/C's – all to be fixed in accordance with manufactures instructions – see drawing No. SK21.

3.05 Supply new proprietor membrane lined gutter fixed in accordance with manufactures instructions and laid to fall to new 100mm dia C.1 RWP – all as shown on detail SK21.

3.06 Include for mastic sealant – all as mentioned on detail drawing No. SK21.

3.07 Include for new code and lead flashings to entire perimeter of new roof 150mm (minimum) from roof level. Existing brickwork mortar joint to be routed 10mm to receive new flashing (as above). Flashings to be tucked into routed recess and fixed with lead wedges at minimum 400mm C/C's and finished with mortar cover fillet – all as shown on detail drawing No. SK21.

4.00 Proposed Elevation to Nelson St Corridor:

4.01 Form new end elevation to Nelson Street Corridor with composite cladding panels as made by (Manufacture t.b.a.) to provide minimum 0.35 W/M²K fixed in accordance with manufactures instructions to new steel frame to Structural Engineers specification.

4.02 Include cladding panels to be metal faced and finished with polyester powder coating to RAL No. 9006 – Silver grey.

4.03 Include for double glazed units with C.F.G. glazing set in 50 x 100mm extended aluminium frame sections and finished with polyester powder coating to RAL No. 9006 – Silver grey..

(Modular arrangement of cladding panels and glazing to be as shown on drawing No. CSB-AFL-E-SK11).

4.04 Form new stub wall below corridor and elevation using brickwork to match CSB3 Masonry i.e. Walmley Red Sandfaced by IBStock Brick.

4.05 Include for mortar and brick bond to match existing CSB3.

4.06 Supply and fix new proprietary pressed metal parapet cappings to match CSB3 generally finished in polyester powder coating to RAL No. 9006 – Silver Grey.

4.07 Include new metal framed double doors finished in polyester powder coating to RAL No. 9006 complete with weather proofing seals etc as made by specialist S/C.

4.08 Include new C.F.G. double glazed units to new double doors.

4.09 Include for new proprietary low profile weather threshold with gasket seal etc. as made by Sealmaster UK Ltd or similar approved.

5.00 Proposed Elevation Between Corbett House & CSB1

5.01 Infill in brickwork between Corbett House and CSB1 adjacent & above existing sub station & mortuary corrider, up to the underside of new composite roof, include for flashings to new & existing roof finishes as necessary. Brickwork to match as close as possible to Corbett House.

5.02 Include for brickwork support over existing sub station & mortuary corridor.

5.03 Include for metal stud internal leaf by metsec or similar approved to provide restraint to brickwork.

5.04 Include for plasterboard lining to internal face of metal stud with taped joints to receive paint finish.

6.00 Proposed Soffit Linings:

6.01 Include for new 12.5mm f/b plasterboard soffite linings on MF support system throughout – all as made by Gypoc Ltd or similar as approved.

7.00 Existing Parapet:

7.01 Extend existing masonry parapet wall adjacent to existing corridor flat roof (retained) to suit height of proposed corridor roof.

7.02 Include for reinstating existing parapet coping to existing extended parapet wall.

8.00 Access Walkway:

8.01 Form new metalwork access walkway/handrails etc. over new corridor roof on new steel for maintenance access. Supporting framework – all to Structural Engineers specification / detail generally.

9.00 Internal Arrangements:

9.01 Form new internal arrangements to include new access ramps, handrails and balustradings – all as shown on drawing No. CSB-AFL-E-SK09 / SK11 & SK12.

10.00 External Raised Walkway:

10.01 Undertake comprehensive survey of service duct below raised walkway to determine diversion of services / general condition extent of remedial works etc.

10.02 Existing service duct to be waterproofed using proprietary waterproofing system by specialist S/C.

10.04 Supply and fix new handrails and balustrading to both sides of raised walkway – as made by specialist S/C (t.b.a).

NOTE: The sequence of construction works may vary from the order in which it is written in this specification.