

Specification Booklet

**“An Cnocan”
Milleenoola,
Bantry
Co. Cork**



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“An Cnocan” Mileencoola, Bantry



Scheme

52 residential units

48 no. houses & 4 no. 1
bedroom apartments

An Cnocan,
Milleencoola,
Bantry,
Co. Cork



“An Cnocan” Milleenoola, Bantry Outline Specification

Introduction

Construction of 48 no. houses, 4 no. 1 bed apartments, external refuse bin corrals and all associated landscaping, roadways and site works at Milleenoola, Bantry, Cork.

Compliance with Part L (Thermal) of the 2021 (NZEB) Building Regulations

The building fabric elements that will be used in the construction of the apartments will achieve the required performance to meet Part L 2021 requirements and minimum Building Energy Rating (BER) of A2/A3 as per the MEP energy strategy.

Compliance with Part B (Fire) of the Building Regulations

The apartments will be designed and delivered in accordance with the current relevant Building Regulations and as per the proposed fire strategy. This will include the following:

- OV smoke vent systems to common stairs in apartments
- Protected entrance halls to apartments
- 60 min fire rated structure with fire barriers integrated at compartment walls and floors
- Noncombustible concrete core to all external and internal structural walls



Building Structure

The building structure is proposed as Amvic ICF form system. The Amvic system consists of two moulded flame-retardant EPS panels separated by polypropylene webs. The polypropylene web ties/spacers are sized to maintain core width of 150mm.

The standard EPS panels are 400mm high and 1200mm in length, with a thickness of 75mm & 100mm being used in the buildings. The panels are manufactured from fire retardant grade EPS in accordance with IS EN 13163[1] without the use of HCFC's. Vertical edges are grooved to form a flush fit when joined together.

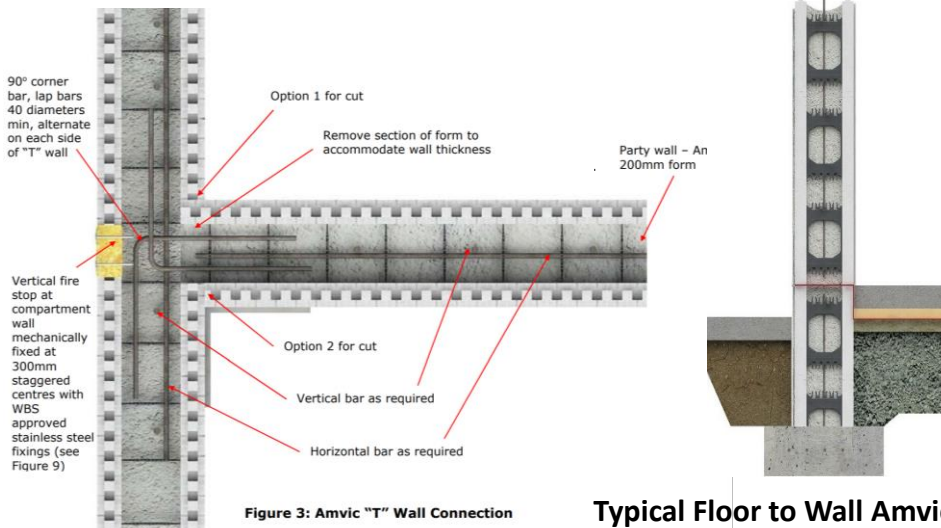
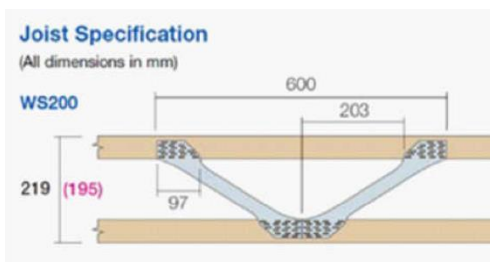
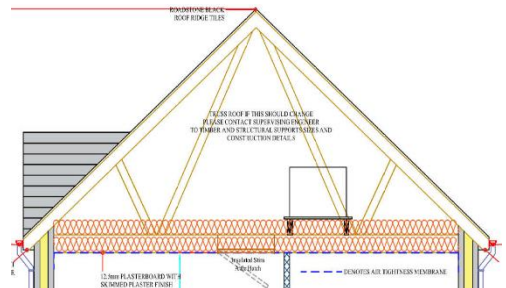


Figure 3: Amvic "T" Wall Connection

Typical Floor to Wall Amvic ICF Detail



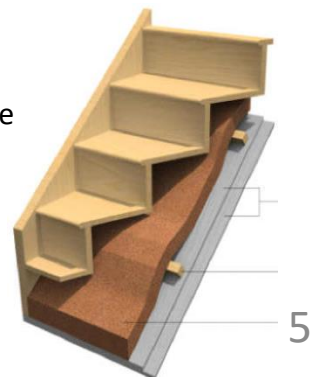
Timber posi-joists to first floor structure in houses



Timber roof trusses and tiled roof to houses & apartments

Stairs

- String painted RTL6P Polished white
- Newel 90mm x 90mm square painted RTL6P Polished white
- Spindles are square RTL6P Polished white
- Handrail stained walnut and varnished
- String & risers finished in black/grey domestic carpet
- Underside of stairs is to be fire rated slab & skimmed





External Façade Finishes

Render

Selected RTL1P Frost pre-coloured render system on ICF wall structure

Metal Panels, copings and cills

Metal panels where proposed will be selected colour powder coated metal panels with insulated core.

Window cills and copings.

Selected colour powder coated metal finish



Colour RTL2P Stone cills

External Windows & Doors

High performance UPVC Double glazed windows with anthracite grey external colour and white internal colour.

External front doors to houses will be selected colour and pattern solid core composite doors in various colours.

External back doors will be UPVC Double glazed pivot swing doors with anthracite grey external colour and white internal colour.

External door to main entrance at ground floor of apartments will be selected anthracite grey colour double glazed doors.



Anthracite grey woodgrain windows

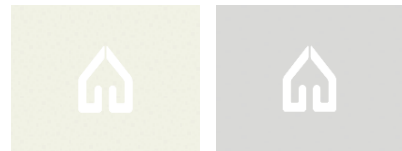


External front doors

External Paint (where applicable)

External walls- RTL1P Frost off white colour

External wall Plinths- RTL2P Stone colour



Sample - Roof Finish



Sample - Downpipe & Gutter



External Landscaping and Amenities

Landscaping

Paving

Vehicular trafficked areas will have a 60mm macadam.
Footpaths will have a concrete finish.

Planting

The primary objectives for the overall planting strategy are as follows:

- Nurture and promote biodiversity by establishing and enhancing the existing local ecology
- Promote the aesthetic quality of the development by providing vegetation that compliments the architecture
- Provide a low-maintenance planting plan which will thrive and improve the site over time

Large tree species

A selection of large tree species have been chosen, such as *Aesculus hippocastanum*, *Betula pendula*, *Ilex aquifolium*, *Pinus sylvestris* and *Quercus robur*.

Small to medium tree species

A section of small to medium tree species such as *Alnus glutinosa*, *Magnolia stellata* and *Sorbus aucuparia*.

Shrubs & hedging

Various shrubs will be utilized within the development including *Osmanthus x burkwoodii* and *Sarcococca humilis*. They are low-growing, shade-tolerant, pollinator-friendly evergreen flowering species which require practically no maintenance making them ideal ground cover.



Alnus glutinosa



Betula pendula



Osmanthus x Burkwoodii



External Landscaping and Amenities continued

External Amenities

Play Area

It is proposed to locate a local play area in the centre of the site where it can be easily accessed from the dwellings. The play area will have rubber-based shock absorbent surface and will be fenced and signposted in accordance with the CCC Recreation & Amenity Policy. Children's exercise equipment shall be used. Features shall include natural wood, stainless construction and aluminium alloy clamps.



Woodland Recreational Trail

it is proposed to construct a Recreational trail near the West boundary of the site. This trail will run through the Habitat buffer zone/green area, providing a pedestrian link between House no.'s 01-12 and 13-30 and access to green space in a natural environment. It is proposed to provide outdoor gym equipment at intervals along the path enhancing the recreation amenity of the area.





External Landscaping Boundaries

Boundary Treatments

Rear Garden Boundaries

Selected finish timber post and panel fencing with timber panels with precast concrete posts to rear gardens of houses.

Front entrance walling

1m high locally sourced natural coursed stone with round concrete capping and blockwork piers.

House and Site Boundaries

1.8m high Verticrete stone effect concrete panel walls.

Site boundary to ESB wayleave

1.8m high concrete post and concrete panel walls.



1.8m stone effect Verticrete wall & pillars



1m local natural stone wall



Concrete post & timber hit&miss fence



.8m concrete post & concrete panel



Internal Finishes

Internal Walls

Timber stud partitions with selected plasterboard each side with taped and jointed finishes to internal walls with selected RTL3P Natural paint finishes.

Party walls to be VST concrete walls with taped and jointed cement particle board finish.

Flooring

RTL1FL LVT Noble Oak Greige luxury vinyl tiles finish throughout.
Charcoal grey domestic grade carpet to stairs and landing.

Ceilings

Ceilings with timber battens and plasterboard finish with taped and jointed or skimmed finishes to ceilings with selected RTL5P Pure paint finishes.

Ceilings to apartment corridors to have a Class C absorber finish with a Gyptone Quattro 44 or an acoustic infill suspended ceiling tile.
To comply with TGD part E requirements for dwellings with plasterboard perimeter bands to suit the layouts.

Paint & Wall Finishes

Internal walls- RTL3P Natural

Internal Ceilings- RTL5P Pure

Internal Woodwork- RTL6P Polished White

PVC Wall Panel Beige concrete Matt (Shower enclosure & wash basin)



RTL3P Natural



RTL5P Pure



RTL6P Polished White



**Beige concrete
matt PVC
panels**



**RTL1FL LVT Noble
Oak Greige**



Carpet to stairs & landing



Internal Finishes continued

Joinery

Internal Doors

Selected RTL1D/3D Polished white flush timber doors shall be used in all houses.

RTL2D/4D fire door sets to apartments to meet the required fire rating and performance with required ironmongery and fire door signs.



RTL1D/3D Polished white flush timber door



RTL2D/4D fire door

Skirting Board & Architraves

Selected RTL6P Polished white profiled wood/MDF skirtings and architraves Skirting profile to match architrave. Architrave supplied with door sets.

Ironmongery

Ironmongery to include – Min 3No. stainless steel butt hinges, ball bearing, grade 201 stainless steel per door [up to 2.1m high].

Door handles - lever action with concealed fix round rose [52mm] - Sprung loaded lever. Grade 304 Stainless Steel to communal doors, Fire door rated. Satin Stainless Steel finish and brushed chrome finish to internal apartment doors.



Apartment door handle



Electrical & Technology Provision

Room	Sockets	Lights
Hall	1 Double socket	Hanging Pendant
Kitchen	3 Double socket (1x USB) 2 Single socket & Isolator 1 Double socket & Isolator	Hanging Pendant
Living Area	4 Double socket 1 TV Point 1 Phone	Hanging Pendant
Bedroom 1	3 Double socket (1x USB)	Hanging Pendant
Bedroom 2	3 Double socket (1x USB)	Hanging Pendant
Bedroom 3 (where applicable)	2 Double socket (1x USB)	Hanging Pendant
Bedroom 4 (where applicable)	2 Double socket (1x USB)	Hanging Pendant
Bathroom	Shave socket	Centre Globe
En- Suite	Shave socket	Centre Globe
Attic	1 Double socket	Hanging Pendant

Power and Data

- TV points in low loss dual CT100 air spaced coaxial cable from the attic to the outlet points
- Cables in apartments to be run to the top of each riser

Fire Alarm

- Interlinked mains operated smoke and heat detectors with battery backup and sounder by EI or equal and approved
- Smoke detectors to be optical units in all areas except bedrooms which are to have ionization type

Electricity Meter

- The 48 no. houses are to be fitted with a Type C 9kA 63A DP MCB to be Installed in IP55 box meter cabinet:
- Each house is to be fitted with 32A Type 30mA RCBO for future EV Charging

Doorbell

- Friedland Chime type doorbell

Lighting

- Hanging light points to be fitted with low energy LED lamps. These shall consist of ceiling rose, pvc flex, lamp holder and 10 Watt LED lamp

Emergency Lighting (Apartments)

- Apartment areas to have self-contained Emergency Luminaires, Exit Signs and self-contained battery packs fitted to general luminaires will be provided through the Building
- A Central Emergency Lighting test facility shall be located at the distribution board serving the emergency lights



Mechanical Services

Heating

- The heating source for each house/ apartment will be by an externally mounted high efficiency air to water heat pump with integrate hot water storage
- Aqua Box 300lt. Cold water storage with integrated booster pump
- High efficiency double steel radiators to first floor of houses and apartments
- Underfloor Heating to ground floor of houses

Ventilation

- Fully compliant mechanical extract ventilation (MEV) unit with duct connections
- Extraction fans and ductwork in areas indication on drawings
- Fans shall have PVC extract ductwork and external shutter
- Fans to be at least IPX4 and mounted externally



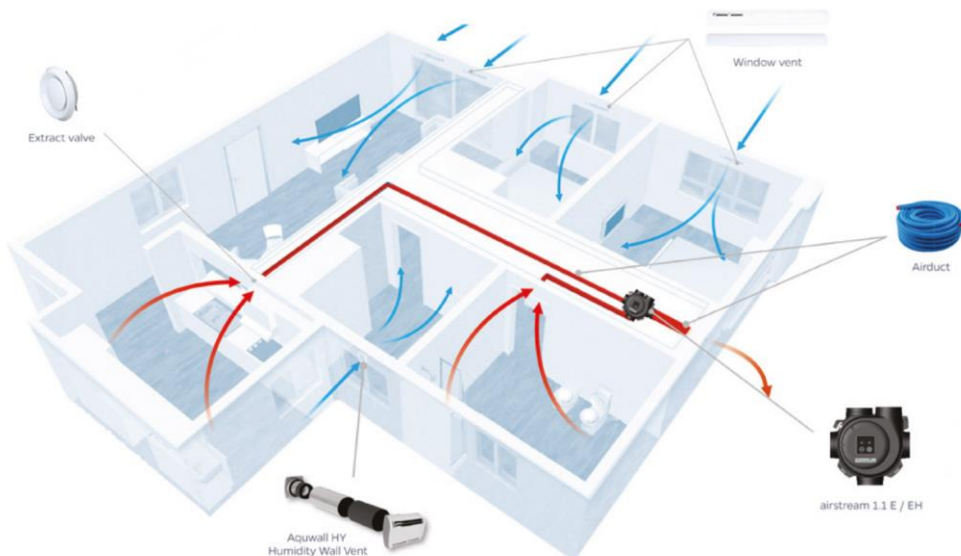
Aquabox cylinder



Air to water heat pump



High efficiency steel radiator



(MEV) unit with duct connections



Bathrooms & Ensuites

Sanitary Fittings

WC

RTL9SW Dual Flush Combi WC P-Trap close coupled WC



Wash Basin

RTL7SW Wash basin Chrome, wall mounted

RTL6SW Washbasin Mixer tap Rosa

Bath (Where Applicable)

Acrylic rectangular bathtub

chrome slim

Shower

RTL1SW Pivot Door Satin & Clear Glass

RTL2SW Fixed Scree Satin & Clear Glass

RTL3SW Acrylic Shower Tray

RTL5SW Thermostatic Showering kit





Kitchens & Wardrobes

RTL Fitted Kitchen

Tipp 99 Plain Style Door in light grey.
RTL53K Lorenzo wood laminate worktop.
RTL55K Lorenzo wood upstand.
RTL56K Lorenzo backsplash.
RTL57K Fat D handles.

Kitchen Fittings

RTL59K Single bowl sink & drainer.
RTL61K ¼ turn high spout mixer tap.
RTL62K Stainless steel cooker hood.

Wardrobes

Selected colour laminated panel double door wardrobes with shelves and hanging



Lorenzo Wood Laminate Worktop



Fat D chrome handles



Stainless Steel Cooker Hood



Internal Communal Areas

Communal Corridors (Apartments)

Walls. Selected washable paint finish on taped & jointed ICF walls or plasterboard on metal stud partitions.

Floors. RTL1FL LVT Noble Oak Greige luxury vinyl tiles finish throughout.

Ceilings. Metal MF ceilings with plasterboard finish with taped and jointed finishes to ceilings with selected paint finishes.

Stair Cores

Precast concrete stairs structure with concrete risers and treads and selected commercial grade carpet tiles with proprietary nosings and tread alerts.

Security & Access

Fob access to entrances to ground floor lobby.

Signage

Selected finish PPC metal way finding signage with house and apartment numbering at entrance.

Light Fittings

“White” light and shall be 4000K..

All luminaires shall be LED and minimum IP65 rated.

Bike Storage

There will be secure bike storage in compliance with planning.