

Prepared For:



Prepared By:

HLN Limited

0345 375 3298

[mail@hlngroup.co.uk](mailto:mail@hlngroup.co.uk)

[www.hlngroup.co.uk](http://www.hlngroup.co.uk)

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P02	S4	18/02/2026	Issued for Tender	ZW	CP
P03	S4	23/02/2026	Issued for Tender	ZW	CP

# Sport Wales Specification – Switchgear Room

## Scope

Full refurbishment to localised area within the Sport Wales National Centre. Areas of work include:

- G54 Switchgear Room within Plantroom

## Strip Out Works

All existing internal finishes are to be removed. This includes (but not limited to):

- Doorset
- Ceiling MDF boarding
- Wall finishes<sup>1</sup>
- Electrical wiring<sup>2</sup>
- Fixtures and fittings<sup>2</sup>
- Lighting<sup>2</sup>
- Pipework (if applicable)<sup>2</sup>
- Existing debris and dust to be cleared.

<sup>1</sup>Subject to condition of wall following removal of MEP elements.

<sup>2</sup>Refer to MEP package for removal, retainment, reuse of existing MEP elements (e.g. cabling).

## Demolition Works

Demolition of existing ceiling/cap are hatched in red on drawings. Please refer to the demolition drawings for location of work.

Demolition works will be localised to the room topper (MDF boarding and ceiling joists) and widen existing doorway, if required.

Existing doorset to be completely removed, including existing mesh fanlight, timber frame and architrave.

## New Internal Finishes

### Wall Partitions

#### Wall Liner 1 – Fire Rated 60-Minutes

- Product reference: Siniat IS50R(400)-312F#0
- Boarding: 3No. 12.5mm Siniat Fire Board
- Structure: Siniat I-Stud IS50/0.5mm (RX)
- Product accessories – refer to manufacturer specification.
- Note: Product shown as reference, equivalent product allowance – Contractor to provide to performance specification of equivalent product as required in Architectural specification.

## Wall Infill

- Wall infills to match existing wall build up
- Blockwork to be sealed sufficiently to form air tightness.

## Wall Finish

### Paint

- Dulux Trade Diamond Matt – Brilliant White or equivalent in product performance.
- Walls to be repainted and additional coats required to wall infills to blockwork and boarding to avoid patchwork finish.

## Floor Finish

### Concrete Screed

- Exposed existing concrete screed
- Condition to be assessed following removal of existing MEP equipment to determine requirement of levelling of flooring for even surface.
  - Where surface cracks or poor condition is visible, Contractor team to report condition to Client team to review.
- Anti-dust sealant coating to be applied.

## Room Upper Enclosure

### Room Enclosure Buildup\*

- New ceiling set to 2300mm from finish floor level.
- Ceiling - Internal Face
  - Painted Finish
  - 2no. Siniat Fire Board 15mm (or performance equivalent)
  - 18mm Structural Plywood
- Ceiling – Structural
  - Timber Treated Ceiling Joists – 175x45mm @ 400mm centres – Refer to drawings for required length and quantity.
  - Noggins to the end of joists where ends are lain on top of blockwork wall. Refer to drawings on locations.
  - 1no. Timber Treated Ceiling Joist 130x45mm – Refer to drawings for required length and positioning.
- Ceiling – External Face
  - 18mm Structural Plywood
  - 2no. Siniat Fire Board 15mm (or performance equivalent)
- Fixings and Accessories
  - Refer to manufacturer-supplier specification for jointing and fixings – to meet fire specification requirements per Fire Engineer/Consultant recommendation.
  - Joist fixings, refer to 'Accessories' section.

\*Structural analysis to be provided by Contractor team to ensure deflection

## Doors

### Solid Timber Fire-Rated Door (Door finish TBC)

- Certified 60-minute fire-rated smoke door – Certification to be provided.
  - Door to open outwards into plant room
  - Kickplates to both sides of door
  - Door handles to both sides of door
  - Cylinder turn lock – fire rated to minimum 60 minutes
  - New architrave – softwood suitable for prime and painting.
    - Appropriate joint finishes to colour match grouting
    - Intumescent sealant to door frame and architrave. Appropriate product to suit manufacturer-supplier specification and allowance for dirt repellence.
  - Door closer to switchgear room
  - Door finish
    - Timber veneer finish. Finish TBC with Client team.
- Or
- Ply-faced solid core door, primed for paint finish. Finish TBC with Client team.
  - Door to be solid non-glazed suitable for internal use only.
  - Fire Door – Keep Shut signage to both sides of door leaf
  - Doorstops – TBC with Client team.

### Bespoke Joinery

- Infill Fire Board panel above new door up to underside of ceiling.
- Intumescent sealant between Siniat Fire Board to blockwork and/or timber frames.

### Accessories

#### Firestopping Products

- Quellfire solutions or equivalent. Contractor choice, to meet fire performance requirements per Fire engineer/consultant recommendation.

#### Lighting Fixtures

- Refer to MEP specification – note appropriate fire-rated fixtures to be specified to ensure fire-rating to ceiling is retained. Contractor to consult with Fire engineer/consultant for recommendations.

#### Wall Fixtures

- Joist fixings, e.g. Joist hangers – Contractor choice to meet fire-rating 60-minute requirements.
- Refer to MEP specification – note appropriate fire-rated fixtures to be specified to ensure blockwork isn't compromised structural or to fire specification. Contractor to consult with Fire engineer/consultant for recommendations.

## Architect's Notes

- Where Contractor has chosen an alternative product against products outlined in Architectural specification. Contractor to provide performance specification of alternative product to Client team for review and comment prior to procurement and construction works.
- Variations to products which equates to the change in dimensions to be raised with Client team to ensure construction tolerances are met.
- HLN Limited recommends the appointment of a certified Fire Engineer/Consultant to provide expertise to ensure fire compliance.