

Specification for Beccles Town Hall Alterations

With reference to dwgs:

- BTHPb – Existing Layout Plan
- BTHPd – Proposed Layout Plan
- BTHPF – Extraction Duct Detail
- BTHPe – Town Hall Exterior

The following work is required and shall include all associated fixtures, fittings to allow connection to existing electrical, cold water and foul water drainage services. The work shall also include for making good of existing paintwork and include for decoration of new walls and existing ceilings.

All fire detection equipment to be installed in accordance with current regulations and certification to be provided.

Any external scaffolding to be in accordance with current regulations and to included within the contract price. This shall include the appropriate licence for scaffold on the highway in accordance with Suffolk County Council regulations.

Ground Floor

To convert the existing archive room into a kitchen and unisex toilet as detailed in BTHPd.

The work shall include:

1. Removal of existing arched window in order to create new access for the kitchen.
2. Construction of a new stud wall to create the new kitchen and toilet.
3. Supply and installation of a new firebox letter box.
 - a. To include provision of new opening in existing brick wall.
 - b. To include sealing of letter box in existing front door.
4. Replacement of existing main door handle.

Kitchen

5. New door to kitchen to match existing door with new lining above to fit the arched opening left by the removal of the old window.
 - a. Door shall be inward opening.
6. Provision of a worktop including sink unit with a draining board.
 - a. To include connection to existing foul water drainage system
7. Supply and installation of an under counter water heater.
8. Provision of a spurred fuse connection for a fridge.
9. Provision of a fused spur connection for the water heater.
10. Supply and installation of a night storage heater.
11. Provision of a double socket to be located above the left hand end of the worktop.
12. Supply and fitting of easy clean floor covering.

13. Supply and installation of ceiling mounted LED lighting that will act as an emergency light in the event of a power failure.
 - a. To include for connection to the existing emergency lighting test point.
 - b. To include provision of a switch to be mounted to the left of the existing door

Disabled Toilet

14. Supply and installation of a Sanibest Pro or similar toilet with built-in macerating system for sanitary products.
 - a. To include supply and connection to a new electrical spur.
 - b. To include provision of and connection to existing foul water outlet in existing first floor toilet.
15. Supply and installation of fixtures and fittings to allow the above toilet to be fully accessible by disabled users.
16. Supply and installation of a disabled friendly sink unit.
17. Supply and installation of a night storage heater.
18. Supply and installation of an instantaneous water heater.
19. Supply and installation of ceiling mounted LED lighting that will act as an emergency light in the event of a power failure.
 - a. To include for connection to the existing emergency lighting test point.
 - b. To include provision of a switch to be mounted to the right of the existing door
20. Supply and installation of an extractor fan system as detailed in dwgs BTHPd and BTHPF.
 - a. This shall include routing of extractor ducting from the toilet through to and including a new vented roof tile.
 - b. Supply and installation of said new vented roof tile.
 - c. The extractor system shall be activated by the light switch and shall run for a maximum period of 15 minutes after the light is switched off.
21. Supply and fitting of easy clean floor covering.

First Floor

22. Removal and making good of all sanitary fixtures in existing toilet.
 - a. To include removal of all redundant water pipes back to the supply so that no dead legs are left.
 - b. To include sealing of existing foul water connection.
 - c. To include boxing in of new foul water outlet from new toilet.
23. Boxing in of extractor duct from new toilet.

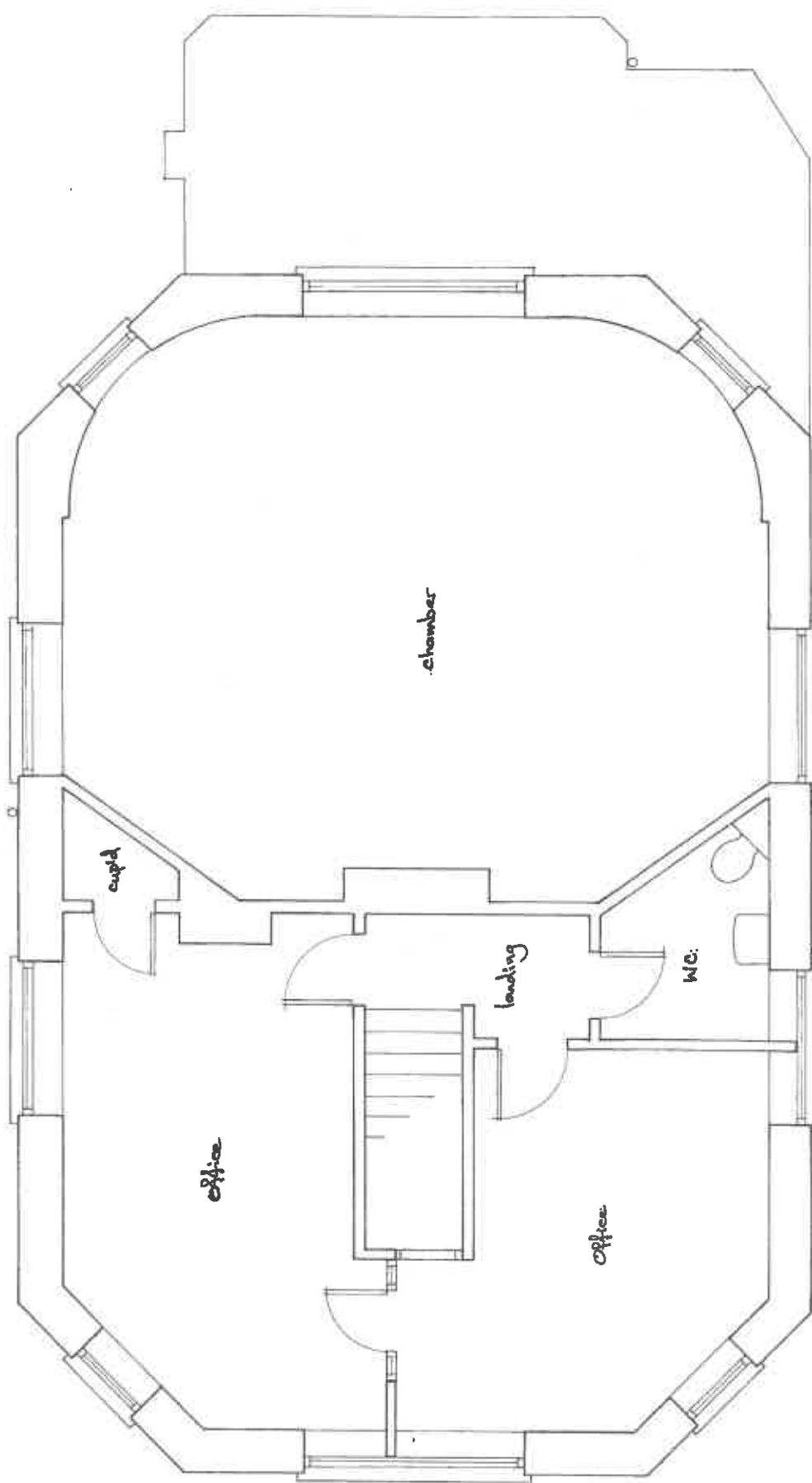
Other Works

24. Visual survey of existing roof system.
25. Cleaning of existing high level guttering.

26. Inspection of existing flagpoles.

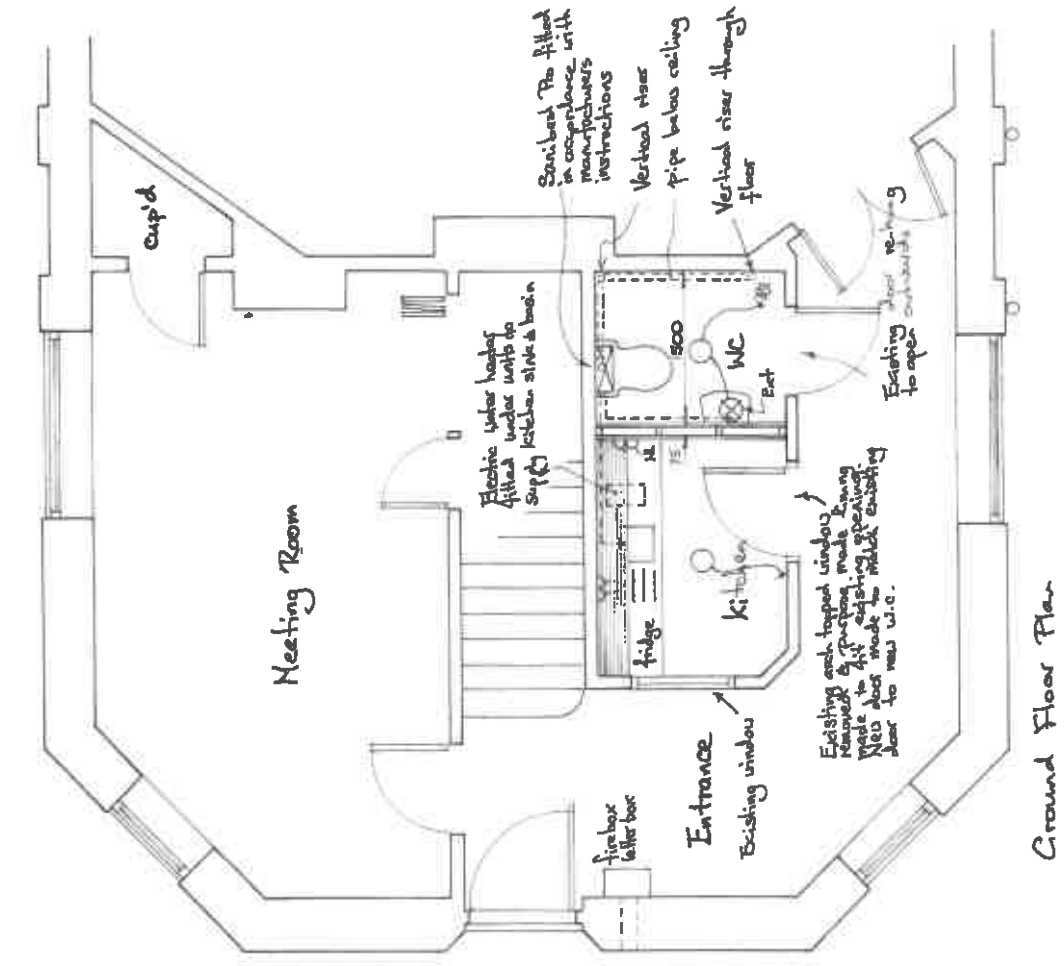
27. To carry out remedial works to all doors designated as fire doors to ensure compliance with current regulations.

a. To provide certification to demonstrate compliance with current regulations.

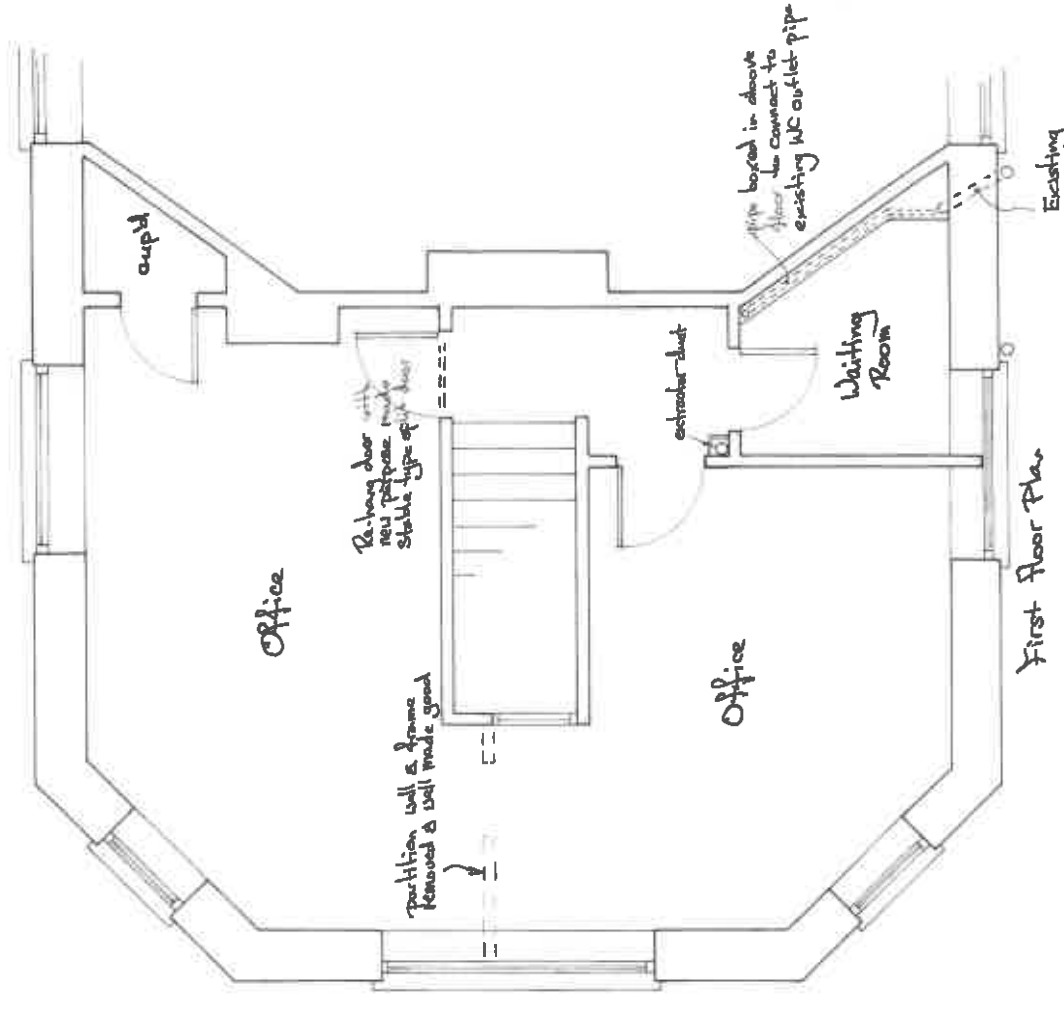


Existing First Floor Plan

BT HP 6
September 2018



Ground Floor Plan



First Floor Plan



BTHPD m:
October 2019
revised April 2020

1
Klober Universal Tile Vent
with 100mm flexipipe
connector

min 25mm insulation to duct
in roofspace

12.5mm plasterboard on
25x50 timber frame

100mm duct

Extractor fan 15l/sec
switched to come on
with light & 15 minute
overrun

WC

0 3m
scale : 1:50

BTHPF
April 2020

Universal Tile Vent



Installation

The Tile Vent is positioned in-line with the tile below and an opening is cut in the underlay using the template provided. Once the opening has been made in the underlay the back box is inserted through the opening until the Tile Vent nibs are

located over the top of the batten. The Tile Vent is then fixed into the batten through the nail hole within the Tile Vent and with the wire clip provided. The front skirt is dressed onto a clean dry tile surface. The roof tiles either side of the vent are then laid. Prior to the tile above the vent being laid the upper skirt needs to be pushed down. Tile battens would need to be cut if plain tiles are being used.

Regulations and certifications

Complies fully with relevant Building Regulations and British Standards.

A Universal Tile Vent that suits most concrete interlocking roof tiles that can be used to ventilate roof voids or as a terminal for soil and ventilation pipes and mechanical extraction systems.

Product features & benefits

- Low profile design
- Choice of five colours
- Fully wind tunnel tested
- Built in downpipe allows direct ventilation to roof space
- Adaptor available for soil ventilation or mechanical extraction
- Adaptor available for 125 mm diameter ducting

Area of application

Suitable for:

- Most popular interlocking and plain tile roofs with a pitch over 17.5°
- Roof space ventilation or for soil ventilation or mechanical extraction when used with the soil/mechanical adaptor
- High or low level roof ventilation

Material

Soft and rigid UPVC

Colours / Product Codes

Antique red	KG985403
Brown	KG985436
Slate grey	KG985430
Terracotta	KG985434
Black	KG985476

Dimensions / Weight (per carton)

455 mm long x 440 mm wide x 91 mm deep (excluding downpipe) / 18.9kg

Packaging

10 bases, caps per carton

Related products

Soil mechanical adaptor + 100/100mm Flexipipe	KG979800
Soil mechanical adaptor to suit 100mm	KG968300
Soil mechanical adaptor to suit 100mm/125mm	KG979000
Flexipipe 100/100mm	KG979900
Flexipipe 100/125mm	KE8047

Note: Universal Tile Vent does not suit the following tile profiles: Redland Delta, Cambrian, Anchor Centurion, Marley Monarch, Stonewold Mark II.

PERFORMANCE / TECHNICAL DATA

Provides 15,000mm² effective vent area

Vent spacing

Airflow resistance Universal Tile Vent with 100mm pipe adaptor

Airflow resistance Universal Tile Vent with 125mm pipe adaptor

5mm opening at 3m centres

10mm opening at 1.5m centres

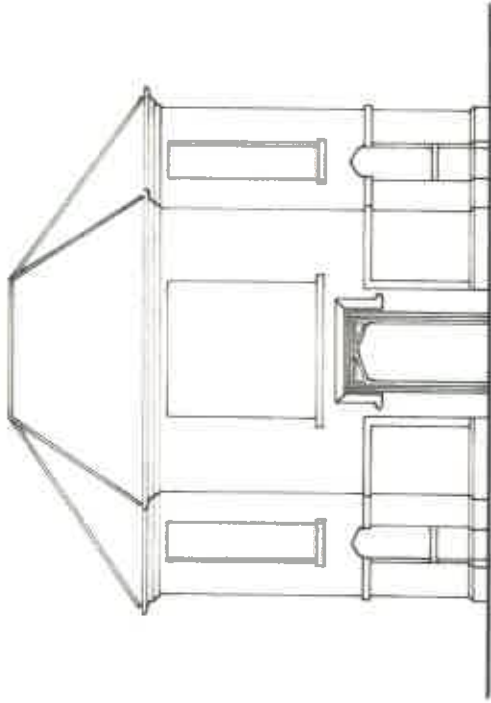
25mm opening at 0.6m centres

15 litres/sec	30 litres/sec	60 litres/sec
4 Pascals	16 Pascals	65 Pascals
15 litres/sec	30 litres/sec	60 litres/sec
3 Pascals	12 Pascals	47 Pascals

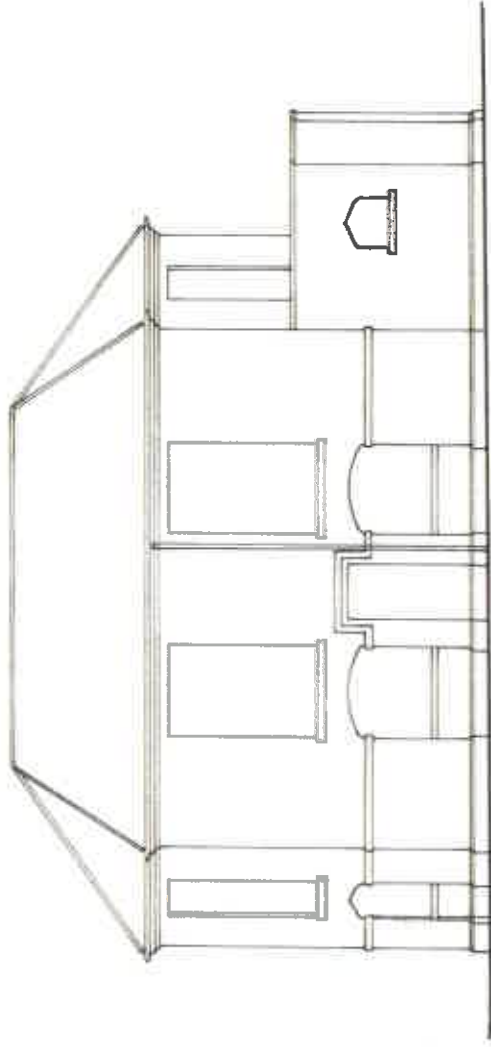
Klober Ltd

Unit 6F · East Midlands Distribution Centre · Short Lane · Castle Donington · Derbyshire · DE74 2HA
Tel. +44 (0)1332 813 050 · Fax +44 (0)1332 814 033 · Info@klober.co.uk · www.klober.co.uk

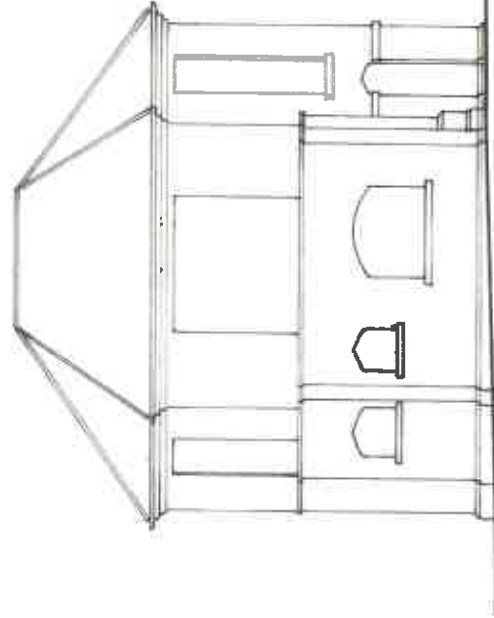
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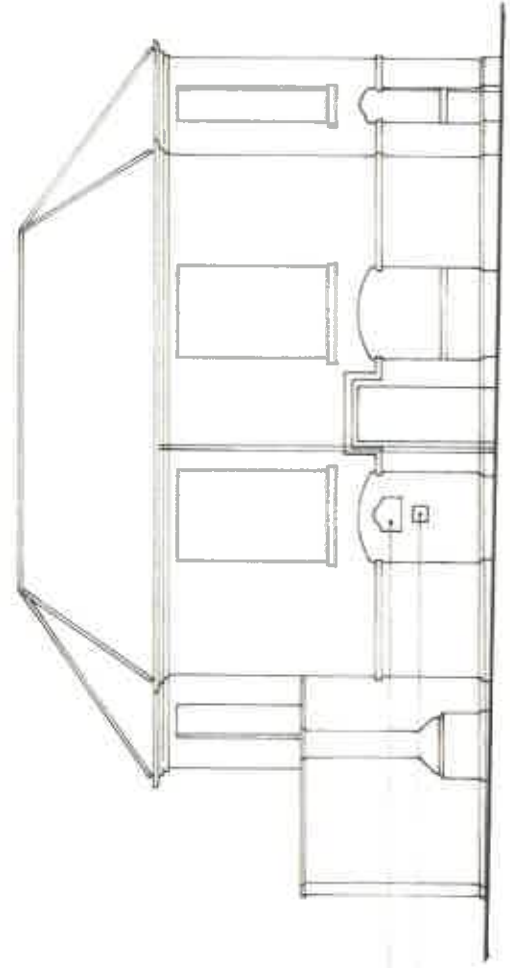
East Elevation



North Elevation



West Elevation



South Elevation

Existing -
Proposed -

0 5m
Scale: 1:100

Existing & Proposed South Elevations - Beales Town Hall

BRHPe
September 2008