

# Bovey Tracey Community Centre

## Outline Specification

### 1.0 Demolitions and Alterations

- 1.1 The existing public house on the site has already been demolished. Current site conditions suggest the existing foundations remain in place, although given the age of the pub, the foundations are likely to be shallow.

### 2.0 Ground Floor

- 2.1 The ground floor construction will be subject to ground conditions and flood risk. Allow for pre-cast concrete planks at this stage, with 25mm levelling screed over, 150mm rigid insulation, 75mm s/c screed over to receive floor finishes.

### 3.0 Frame

- 3.1 The main hall will be steel framed with exposed glulam roof structure.
- 3.2 The ancillary accommodation wrapping around the hall will be loadbearing masonry with TJI (or similar) timber roof structure over.

### 4.0 External Walls

- 4.1 Walls below 450mm above FFL - cavity wall construction, 140mm blockwork inner leaf, 150mm cavity with 100mm rigid insulation, grey facing brick, some glazed (say 50%).
- 4.2 Walls above 450mm above FFL to main hall - cavity wall as above, with red multi facing brick.
- 4.3 Walls above 450mm above FFL to rest of building - cavity wall as above, with grey facing brick.
- 4.4 High level walls to main hall - to be translucent glazing.

### 5.0 Windows and External Doors

- 5.1 To be timber/ aluminium composite, double glazed, U-value 1.2 W/m<sup>2</sup>.K. Aluminium to be coloured to match the rainwater goods and copings.

### 6.0 Roof Covering

- 6.1 Roof to main hall - slate finish, on battens, on counter patterns, on breather membrane, on rafters. Include 150mm rigid insulation between rafters. Ceiling lining be fitted between rafters, to leave bottom of rafters visible.
- 6.2 Roof to rest of building - single ply membrane on 140mm rigid insulation, on vcl, on 18mm ply deck, on firrings, on timber structure.
- 6.3 Rainwater goods to be PPC aluminium, coloured to match windows and copings.

- 6.4 Parapet walls to receive PPC aluminium copings, coloured to match windows and rainwater goods.
- 6.5 Rooflights to be Velux or equivalent, installed on timber upstands, minimum 150mm high, with 15° pitch.

## 7.0 Internal Walls

- 7.1 Internal walls - 100mm blockwork with plaster finish to both sides.

## 8.0 Internal Doors

- 8.1 Internal doors - solid core, laminate faced, hardwood lippings, hardwood frames.
- 8.2 The partition dividing the hall is to be sliding folding wall panels (Becker, London Wall or equivalent).

## 9.0 Floor Finishes

- 9.1 Barrier matting to be provided to entrances.
- 9.2 Ceramic tiling to be provided to the main entrance hall and public toilets.
- 9.3 Carpet tiles to be provided to the main hall, office suite and Town Council offices, plus associated stores.
- 9.4 Vinyl flooring to be provided to the office WC, Kitchen and Cleaner's Cupboard.

## 10.0 Wall Finishes

- 10.1 Generally plaster finish on blockwork for paint decoration.
- 10.2 Wall linings to main hall - include for 60m<sup>2</sup> acoustic panel linings.

## 11.0 Ceiling Finishes

- 11.1 Ceiling to main hall - to be underside of the roof structure.
- 11.2 Ceilings to rest of building - generally to be MF plasterboard, allow for small access hatches for services. No ceilings to stores, plant etc.

## 12.0 Specialist Library Fittings

- 12.1 2no library self-service machines to be provided in locations indicated on the plans. Power and IT requirements to be confirmed.
- 12.2 Library security system to be installed at the main doors from the entrance lobby.

## 13.0 Fixtures and Fittings

- 13.1 Pressalit Care sanitaryware, grab rails, supports etc. to be provided to the disabled WCs and Accessible Changing Room. Full layouts to be confirmed following detailed design.
- 13.2 Kitchen fit-out by contractor, including floor and wall cupboards, full height cupboards, worktops, stainless steel sink and drainer, fridge, cooker and extraction. Full layouts to be confirmed following detailed design.
- 13.3 Belfast sink with bucket grating to be provided to the Cleaner's Cupboard.
- 13.4 Bespoke bench seating to Reading Area and Children's Area. Children's Area seating to incorporate book storage trolleys under.
- 13.5 Shelving to be provided to the Info Store and Book Sorting Room.

## 14.0 External Works

- 14.1 Paving to the perimeter of the building as indicated on the site plan.
- 14.2 Resurface to car park where affected by works, with marking for disabled parking.
- 14.3 Balustrading to terrace to be laser cut metal to bespoke patterns.
- 14.4 Low level walls to be grey facing brickwork as plinth to main building.
- 14.4 Include for some planting (shrubs) as indicated on the site plan.