

## **OLD SCHOOL HOUSE 1<sup>ST</sup> FLOOR CONVERSION SPECIFICATION**

**Project contact:** Brett Athow – Operations Manager

**Project brief:**

The Old School House sits in the centre of Hedge End. As the name suggests it was the Victorian Village School in use until the 1980's. The school has been sympathetically refurbished into a community hall. The old Headmasters accommodation on the 1<sup>st</sup> Floor was most recently used as a commercial rental until it became vacant. The Council are now looking to convert this into residential accommodation.

**Objectives:**

- Conversion to suitable living accommodation.
- Installation of a heating and hot water system.
- Repair and redecorate interior to a high standard in all areas
- Replace flooring in all areas

**On-site facilities:**

- Access to water.
- Electricity.
- Compound space within the car park (To be agreed).
- Parking is restricted at times due to the community hall use. It may be possible to include parking within an agreed 'compound' space.

| Old School House Conversion |             |
|-----------------------------|-------------|
| Unit 1 - Exterior           |             |
| Area                        | Description |

|                                      |  |
|--------------------------------------|--|
| Entrance Door                        | <ul style="list-style-type: none"> <li>Replace with sympathetic styled door to fit surroundings and adjacent building design.</li> </ul>   |
| <b>Unit 2 - Exterior</b>             |  |
| <b>Area</b>                          | <b>Description</b>   |
| Windows                              | <ul style="list-style-type: none"> <li>Retain if possible or replace with sympathetic styled windows to fit surroundings and adjacent building design.</li> </ul>  |
| <b>Unit 3 - Building Alterations</b> |  |
| <b>Area</b>                          | <b>Description</b>   |
|                                      | <ul style="list-style-type: none"> <li>Remove Chimneys as per architect drawings and dispose of all waste</li> <li>Roof to be made good as required.</li> <li>Remove and dispose of old staircase and install new staircase.</li> <li>Remove internal wall between stairwell and Lounge/Kitchen – SE confirmed no purlins present.</li> <li>Replace internal wall Kitchen/ Living as per drawings.</li> <li>Remove stud internal build in Kitchen/Living</li> <li>Remove and replace std partition for Shower Room/ Storage</li> </ul> |
| <b>Unit 4 – Heating</b>              |  |
| <b>Area</b>                          | <b>Description</b>   |
| 1 <sup>st</sup> Floor                | <ul style="list-style-type: none"> <li>Install suitable heating and hot water system.</li> </ul>   |
| <b>Unit 5 – Electrics</b>            |  |
| <b>Area</b>                          | <b>Description</b>   |
|                                      | <ul style="list-style-type: none"> <li>Comply with Electrical Safety Standards 2020.</li> <li>Relocate electric meter and fuse box (currently in adjoining building)</li> <li>Smoke &amp; Heat detectors to be mains connected</li> </ul>  |
| <b>Unit 6 – Water</b>                |  |
| <b>Area</b>                          | <b>Description</b>   |

|  |   |
|--|---|
|  | <ul style="list-style-type: none"> <li>The mains feeds both the Community Hall and 1<sup>st</sup> Floor. The contractor should make provision for separate feeds.</li> </ul>  |
| <b>Unit 7 – Lighting</b>   |   |
| <b>Area</b>  | <b>Description</b>  |
| Entrance Porch<br>Stairwell<br>Bedroom<br>Kitchen / Lounge<br>Storage<br>W/C Shower Room | <ul style="list-style-type: none"> <li>Remove and dispose of old fluorescent lighting.</li> <li>Supply and install led lighting</li> </ul>  |
| <b>Unit 8 - WC/Shower</b>  |   |
| <b>Area</b>  | <b>Description</b>  |
|  | <ul style="list-style-type: none"> <li>Supply and install W/C, Shower &amp; handwash basin</li> <li>Supply and install extraction</li> </ul>  |
| <b>Unit 9 – Kitchen</b>  |   |
| <b>Area</b>  | <b>Description</b>  |
|  | <ul style="list-style-type: none"> <li>Removal and disposal of existing kitchen units</li> <li>Supply and fit new kitchen</li> <li>Supply and fit new sink with drainer</li> <li>Supply and fit induction cooker</li> <li>Supply and fit undercounter fridge</li> <li>Supply and fit breakfast bar</li> </ul>   |
| <b>Unit 10 – Decoration</b>  |   |
| <b>Area</b>  | <b>Description</b>  |
| Entrance Porch /<br>Stairwell  | <ul style="list-style-type: none"> <li>Remove any old hooks, screws, nails etc. from walls and ceiling.</li> <li>Make good damaged, blown and poorly finished plaster. The finish should be even and consistent throughout.</li> <li>Rub down skirtings, doors, windows and any other woodwork (or replace where needed)</li> <li>Apply undercoat and white gloss paint to all woodwork</li> <li>Apply 2 x no. coats of emulsion paint to walls. (colour to be decided at a later date).</li> </ul> |

|                          |  |
|--------------------------|--|
| Bedroom 1                | <ul style="list-style-type: none"> <li>• Remove any old hooks, screws, nails etc. from walls and ceiling.</li> <li>• Make good damaged, blown and poorly finished plaster. The finish should be even and consistent throughout.</li> <li>• Rub down skirtings, doors, windows and any other woodwork (or replace where needed).</li> <li>• Apply undercoat and white gloss paint to all woodwork</li> <li>• Apply 2 x no. coats of emulsion paint to walls. (colour to be decided at a later date).</li> </ul> |
| Kitchen / Living         | <ul style="list-style-type: none"> <li>• Remove any old hooks, screws, nails etc. from walls and ceiling.</li> <li>• Make good damaged, blown and poorly finished plaster. The finish should be even and consistent throughout.</li> <li>• Rub down skirtings, doors, windows and any other woodwork (or replace where needed)</li> <li>• Apply undercoat and white gloss paint to all woodwork</li> <li>• Apply 2 x no. coats of emulsion paint to walls. (colour to be decided at a later date).</li> </ul>  |
| WC / Shower              | <ul style="list-style-type: none"> <li>• Remove any old hooks, screws, nails etc. from walls and ceiling.</li> <li>• Make good damaged, blown and poorly finished plaster. The finish should be even and consistent throughout.</li> <li>• Rub down skirtings, doors, windows and any other woodwork (or replace where needed)</li> <li>• Apply undercoat and white gloss paint to all woodwork</li> <li>• Apply 2 x no. coats of emulsion paint to walls. (colour to be decided at a later date).</li> </ul>  |
| <b>Unit 7 - Flooring</b> |  |
| <b>Area</b>              | <b>Description</b>   |
| All areas                | <ul style="list-style-type: none"> <li>• Remove and dispose of existing floor coverings.</li> <li>• Level and repair floor areas where required.</li> <li>• Supply and fit new flooring.</li> </ul>  |

**Additional:**

- Final colour schemes to be agreed post contract acceptance but prior to any work taking place.
- On acceptance of the quote, and prior to works starting Hedge End Town Council will require Risk Assessments and Method Statements for all the works.
- On acceptance of the quote, and prior to works starting Hedge End Town Council will require a list of the staff who will be working on the site and details of relevant qualifications/ certification for the work they will be completing. Additionally, we will need to know whether staff are employed or sub-contracting and also confirmation that they are covered under the company's insurance and health and safety policies.