Nanstallon Village Hall Refurbishment Works Specification

All works are to be undertaken in accordance with Building regulations, and to be fully compliant with DDA regulation, all electrical installations are to be in accordance with current regulations. Our aim is to make the building as energy efficient/carbon neutral as possible. All works required are as indicated in this specification and on the plans provided.

1.0 DDA access ramps/covered area.
1.1 Construct new concrete ramps and steps to the front entrance [reusing existing front granite step] and side entrance to the Village Hall, complete with galvanised steel railings, all compliant with current Building regulations. The Front face of Main entrance ramp to be clad with stone to match the building.
1.2 Construct a covered platform between the rear exit door/ramp and the adjacent toilet block, to form a level walkway between toilet block and rear hall door. Comprising concrete slab floor with roof comprising 150x150mm galvanised steel supports and 50x200mm SC3 timber joists with a built up flat felt covered roof over.
To the underside of roof provide external lighting to illuminate the areas, controlled by PIR.

2.0 Repointing
2.1 Boundary walls.
Repair and rebuild the defective boundary walls to the right-side of the front forecourt of the Hall, and to the right hand side of the rear path leading from the Village Hall site to Institute Road.
The work required includes the taking down of the bowed sections of walling, erection of new concrete block retaining walls faced with existing and additional stone all finished to match existing, together with re-bedding the capping stones and repointing remaining walls to replace defective mortar. Lime mortar should be used for all repointing.
2.2 External walls repointing
Inspect and identify areas requiring repointing [particularly at joints between walls and roof/ wall plate, and the rear gable wall to the main hall above the kitchen/rear room roof where bird access has occurred, as well as isolated areas where the pointing has failed. Lime mortar is to be used for all repointing.

3.0 External timber repairs, door and window replacement.
3.1 Replace the existing rear access door and main entrance doors with new composite glazed doors [outward opening], and frames with level access.
Doors - to be steel reinforced frame, solid composite door, with a single vertical 24mm laminated glazed full height panel set on latch side. With 3point multi locking system and high security hook bolts with a Yale [or similar] platinum 3 security cylinder lock and 6 no keys.

3.2 Remove the existing metal ornamental fascia to the main front gable and replace with new composite boarding or similar shaped to match existing, including repairing/replacing existing rotten timber roof support/wall-plate and beam ends.
3.3 Replace the existing 2no timber windows in the entrance porch with new double glazed upvc windows [to match existing].

4.0 External Toilet block remodel.
The works comprise the complete upgrading and repair of the building together with installation of new toilet facilities.

4.1 Internal works
4.1.1 Remove all exiting structures, fittings and shelving.
4.1.2 Prepare existing floor, treat with RIW Toughseal water proof membrane or similar and over lay with insulation, with a new concrete slab and levelling screed to finish level with main building rear exit platform.
Lay vinyl non slip altro sheet floor covering with welded joints and matching skirtings.
4.1.3 Clean back all external walls and install rigid wall insulation boards mechanically fixed to the face of the walls. Line internal face with self finished waterproof wall panelling, mechanically fixed to the walls.
4.1.4 Adjust and alter the existing roof timbers and ceiling heights to accommodate new floor levels.Install new fixed roof light into the existing roof slope.
Fully insulate and Install new plasterboard lining to ceiling.
4.1.5 In WC toilet area install new Armitage Shanks [or similar] DDA doc M pack compliant toilet fittings to form a DDA toilet and an additional ambulant WC, WHB and mirror. All handrails/grab are to be coloured Navy Blue.
Install new doors and frames to form toilet cubicles, comprising 50/50mm studs faced with self finished waterproof panelling. Insert into walls SW door frames and flush solid core doors fitted with DDA lift and lock toilet locking system with satin stainless steel handles.

Include for all new plumbing and waste pipe work and any alterations necessary for connection to the existing water supply and foul drain.

4.2 Electrics
Rewire whole area with new lighting to all areas, sensor activated, and double power point in the lobby area, together with electric frost protection panel heater, and instantaneous HW heater to serve toilet sinks.
Provide mechanical ventilation sensor activated and a DDA call alarm.

4.3 External works
4.3.1 Replace the exiting entrance door with a new outward opening composite glazed door and frame [DDA access compliant] with level access, include for widening opening and adjusting roof height.
Doors - to be steel reinforced frame, solid composite door, with a single vertical 24mm laminated glazed full height panel set on latch side. With 3point multi locking system and high security hook bolts with a Yale [or similar] platinum 3 security cylinder lock and 6 no keys.

4.3.2 Remove the existing window to the rear elevation and infill and finish to match existing structure.

5.0 Main Building Remodel

5.1 Removal of Organ.
5.1.1 Electrics.
Disconnect the organ and temporarily re-route existing electric cabling, to enable removal of the organ.
5.1.2 Removal.
Take down and remove the whole organ, enclosure, raised flooring [stage] together with pew seating and all framing. Set aside pews, pulpit, any flooring timbers and organ pipes and framing for possible reuse. The organ will be remove to storage by others.
Make good all disturbed areas, re-plastering as required.
5.1.3 Reinstatement.
Flooring - Remove all debris from the sub floor area including stone from dwarf wall as necessary between main hall and rear room, lay new sleeper walls and floor joists.
Overlay with new timber plank flooring [reusing old stage flooring where possible] finished level with existing flooring in main hall and rear room.
Include a provisional sum for the insulation of the underside of the main hall floor with rigid insulation fixed below underside of flooring.
Wall infill - Infill the opening between the hall and rear room with a new 1/2hr fire resistant 100mm timber stud sound proofed plastered partition wall finished flush with the rear room side of the opening. Into opening form full width door opening with 1/2hr sliding fire doors into the rear room.
5.2 Existing door opening.
Remove the existing door and framing, making good. Hall side - Infill opening with a new 1/2hr fire resistant timber stud sound proofed plastered partition wall finished flush with existing wall. To the rear room side insert a new lockable 1/2 hr fire door and frame finished level with existing wall.

5.3 Kitchen units
5.3.1 Remove all the existing fittings. Supply and install new kitchen base and and tall storage units, stainless steel double drainer sink unit and taps, and Formica counter tops, as indicated on the plan. [Howdens or similar].
Base units - 3 x 1000mm - 1 x 800mm - 1 x 400mm .
Corner unit - 931mm.
Oven unit - 600mm.
Sink base unit - 1000mm.
Tall larder units - 2 x 500mm - 1x 600mm.
5.3.2 To external walls behind units clad with a damp proof membrane and insulation faced with self finished waterproof panelling all secured to the wall, finished 500mm above counter worktops.

6.0 Flooring - Supply and lay new insulation backed interlocked vinyl plank flooring to the whole rear room, as Howdens Oake and Grey luxury rigid vinyl interlocking flooring with integrated insulation.

7.0 Electrics
7.1 Include all necessary alteration repositioning and installation of new electrics and distribution board to comply with current regulations.
Form a new fire proof cupboard to enclose the distribution board.

7.2 Replace all existing lighting with new energy efficient fittings, in main hall and rear room.
Supply and install new external lighting to the front entrance, rear entrance, and underside of covered way, all controlled by PIR.
7.3 To kitchen area install 7no new double power points, cooker unit, and instantaneous HW under sink water heater.
Install new mechanical ventilation to kitchen area.
7.4 Emergency lighting. Install new emergency fire exit lighting and compliant signage, to all internal and external exit doors.
7.5 Hearing loop. Supply and install a hearing loop in the main hall and rear room of the building.

8.0 Defective plaster. Include for the removal of fibreboard panels to rear room wall and all damp/defective plaster generally. Re-plaster with lime plaster to reinstate areas of damp plaster, making good all disturbed area.

9.0 Redecoration
Include for the preparation and complete redecoration of the whole Village Hall internally and externally. All woodwork to be prepared and finished with water based satin finish paint, all walls and ceilings are to be painted with Johnson's or similar breathable Matt emulsion paint.

10.0 Damp proofing and woodworm treatment.
Include for the complete woodworm treatment of all exposed timbers following removal of organ/stage area.
Install new dampProofing to external walls and internal exposed walls and sleeper walls to existing damp areas.

11.0 Window blinds
To main hall windows provide and fit hardwood Plantation shutters to the arched heads, and perfect fit blackout fabric blinds below.
To rear room provide and fit to windows hardwood shutters.

12.0 Acoustic wall panels
Supply and fix 16no 900x1200mm 40mm thick fabric covered acoustic wall panels 11 in the Main Hall and 5 in the rear room. Panels to be fitted to 50x50mm battens screw fixed to walls.

13.0 Completion. On completion of the works remove from site all waste resulting from the works leaving site clean and tidy.