



STONEY STANTON PARISH COUNCIL

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Request for Quotation

Stoney Stanton Village Hall Floor & Ventilation Requirements

Introduction

The village of Stoney Stanton is located in South West Leicestershire 3 miles from Hinckley and 8 miles from Leicester. The village consists of around 3000 people and some 1950 homes varying in age.

The village hall is one of the centre pieces to the village. Formally a school built in sections between 1879 and 1884 the building has seen multiple phases in the history of the village and is an important structure for many of the residents of all ages. The hall was procured by Stoney Stanton Parish Council from the diocese of Leicester in 1968 and an extensive restoration took place around that time.

The hall is currently extensively used by many village groups from youth groups, to dancing, through to elderly network groups for many purposes. The hall is run to cover its overheads but more significant works to the building require monies investing from the precept gained from the households in the village.

Stoney Stanton Parish Council have had an extensive condition survey conducted that has highlighted a number of issues that need to be corrected immediately due either to condition or for the purposes of compliance. This request for quotation is to repair the floors within the building and to make an existing fire door a large opening to comply with current building regulations as well as some smaller carpentry works.

Building Construction

The construction of the hall is a granite and mortar joined exterior with brick internal facings. The roof is in three specific sections, with dividing gullies between each to allow water to run off. The roof is traditional cut with high reinforced roof trusses, purlins and rafters, closed boarded with a Welsh slate finish to the exterior. The floors internally are supported from the exterior of the building with spine / dwarf walls running the length of each section supporting the joists at mid sections. The floor finishes in each area differ and are in various states of repair, some of them suffering significant decay and requiring extensive works to bring them back to a good standard.

Recent works have taken place to install gas fired central heating and hot water, replacement sympathetic UPVC windows and LED lighting upgrades.

The building is laid out as per the drawing below into different areas described post the drawing:

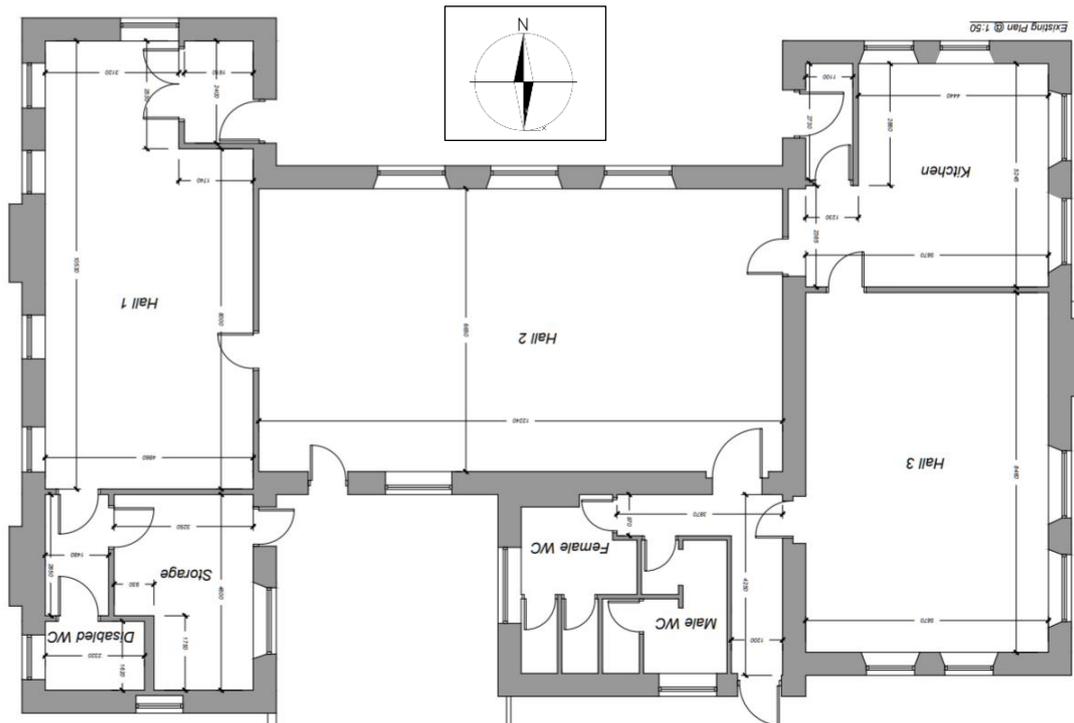


Fig 1. Stoney Stanton Village Hall Layout 1:50 scale

Scope of Works

Floor Structure

There are key areas of the existing floor structure that have completely failed and need immediate repair to ensure the longevity of the hall as an asset for the village to use going forwards. The floors are split into the 3 areas that are identified on the drawing above as hall 1, 2 & 3 as well as a small lobby leading to the disabled WC.

The areas that are identified as needing repair are clearly documented in appendix 1 to this document and should be used to understand the scope of works prior to a site visit taking place.

There are existing holes that have been made into the floors at different points to allow the access of people to complete the assessment and will remain open for potential vendors to assess works for this tender. As part of this tender works must also be costed for the repair of these sections, creating one flush finished lockable access hatch in each area to enable the on-going maintenance and condition checking of the sub floor sections. The proposal for location for these hatches should be shown on the tender response.

Halls 1 and 3 are finished in a long grain softwood that has been stained to create a wearing surface. Although some of the boards have succumbed to the effects of moisture and insect deterioration many of these boards are in a good condition to provide at least a further 25 years' service. Where these are deemed to be unusable then a wood of the same type should be sourced and replaced leaving the surface flush and stained to match the existing finish.

The main hall, hall 2 has a gloss varnish hardwood tongue and groove finish that is fixed via hidden nails through the end of each board to a long grain softwood substructure that is supported below via large section timber beams. It is the intention that once remedial works have been completed to the floors that any damaged sections are relayed in the same

manner. Where any of the top hardwood finish boards are damaged either through use or when lifted these should be replaced with matching boards machined from similar wood and stained to match the remainder of the floor. Around hall 2 there is an edging / jointing piece attached to the wall to cover the floor edge. Where this is damaged through removal or existing damage it must be replaced to the same or where not possible similar design agreed with the Parish Council.

Where sections of the sub floor come into contact with external walls, internal structural walls or supporting structures then these must be fitted with suitable vapour barriers / DPC membranes to ensure the longevity of the floor once repaired. The joists / supporting sections that are being replaced should clearly state the wood to be used i.e. Construction grade Acoya treated long grain. The method and products proposed for this work should be detailed in the response to this quotation.

As part of the repair works, all sections old and new under all floors must be treated with a suitable fungicidal treatment and suitable wood worm, wood louse and beetle treatment to prevent any potential attack of the floor structures when in place.

Whilst the survey was carried out there were a number of identified air bricks that were either blocked off through building works, general build up of dusts and material or were undersized. Works to clear these air bricks or replace where needed including the increase in size of the identified units. Where the air bricks in the past have been covered over a suitable mechanical system should be installed under the floor to allow air to circulate. There should be a suitable isolation system and system status identification board located within the hall showing that the system is operational and if a fault has occurred. The proposal should include the proposed equipment manufactured as well as any required preventative maintenance works that need to be carried out when in use.

Where the lobby to the disabled toilet is located a suitable floor should be installed treated as identified above and finished with a non-slip, fully welded vinyl floor covering that is sealed to the exiting walls and skirting boards.

At the break between halls 1 and 2 there are a pair of 10' high swing doors. The supporting post to the north wall has deteriorated and rotted requiring repair. The replacement of this supporting post, re hanging and levelling of the doors and leaving in a finished state, suitable to be gloss painted as requested as part of the same works.

Appendix 1 – Floor Repair Works – Abstract from Condition Survey September 2020

2.3 Internal Floors

A survey was carried out on the 19th June 2020 which covered parts of the hall floors in hall 1 and 3 and the storage room. Our finding pointed towards further investigation was required to determine the condition of the historic floors. The original survey can be found in Appendix C, along with the marked up layout drawing showing the entry points and the floors construction and finish.

Hall 1

Previously inspected in our survey report dated 19th June 2020 but a new access hole was cut through the floor F to give further access to the central and east area. The stone spine walls running from North to South were in very good condition with the timber wall plates and flooring showing no signs of decay or any fungal growth. The air vents to the North East corner were free flowing but the vents to the South east were blocked by masonry from the existing chimney stack so could not be assessed. The vents to the North West Corner were again blocked by masonry obstructions. The sub floor in this area seems dry with no water penetration coming from the external walls into the building.

Hall 2

Previously inspected but further access holes were put through the floor G, H and K to allow further investigation of the floors condition. The North side of the floors accessed through G was in very good

Condition spine walls running from East to West topped with a wall plate carrying the existing timber floor, the entrance wall plate was in very good condition with no signs of decay. We assumed this was due to the external ground levels being far lower than the South, East and West.

The South side of the floor accessed through H was again in good condition, a section of the floor has been previously repaired and was noted in our original survey report dated 19th June 2020. The South external wall plate is showing signs of decay and we have assumed that this is in relation to the previous water damage to the area E sited in front of the fire exit door. All other timber wall plates and floor timbers are in a good condition and show no signs of decay. Loose debris was noted throughout this area in some cases raising the subfloor level between 300-450 mm in height which may compromise any DPC that may be installed. A section of the spine wall has also been rebuilt at some point within the building history and is not of the same standard as those previously built.

Vents along the South wall to the East end had been blocked up due to the toilet extension being added to cross ventilate the floor.

It was also noted throughout this section of floor mainly to the South west end was water on the sub floor which seemed to be coming from the external wall on the south elevation where the rear paved yard is situated, this was also picked up on the survey carried out on the 19th June 2020. The mid-section of floor area K was accessed through the vent hole within the spine wall, all the timber plates and floor 5

boards look in very good condition with no signs of decay, although sign of damp was visible on the sub floor at the East side of the building.

Hall 3

Previously inspected in our survey report dated 19th June 2020, but a further inspection access hole was cut through the floor J to give further access for inspection.

The wall plate runs from North to South with the West end heavily decayed due to damp penetration coming from the external wall on the South side, the ground level in this area was also noted to be higher than the rest of the subfloor below the floors. The existing stone built spine walls were in good condition with the wall plate bedded on top carrying the existing floor covering which again looked in good condition throughout the floor with only minor defects present. Ventilation holes through these spines walls are visible and clear allowing air to pass between, but we noted that the external perimeter vents were obstructed in some locations (these are marked on the drawing in Appendix D).

Appendix 2