



## WORKS AT THE MECHANICS INSTITUTE, WHALEY BRIDGE

### DESCRIPTION OF WORKS

September 2024 Rev C – ISSUED FOR TENDER

#### General Overview

The works proposed are to allow wheelchair access throughout the building. The building is split level, and the only place for a lift to access all levels is towards the rear of the building where all levels can be reached. Access into the building for wheelchairs is not feasible at the front entrance, but is possible from a new side entrance.

The works include:

- Provision of a new platform lift to access all levels of the building.
- Conversion of existing community room to include heating and insulation. Glazed screen / level threshold accessible entrance doors.
- Stairways throughout the building to be adjusted / replaced to allow for the position of the new lift.
- Provision of an accessible wc at both ground and first floor.
- Meeting room wall to be adjusted to accommodate new lift access. New kitchen. Dropped ceiling to meeting room for improved acoustic separation from function room above.
- WC space at upper ground floor level to be remodelled.
- Rear of function room adjusted to accommodate new lift. This includes storage space and a new kitchen / bar area.
- General maintenance work to the whole building and external work and signage located at the approach to the new side entrance.

Other documents:

- Refer to HPA drawings 1866.BR01, BR02, BR03, BR04, BR05, BR06, BR07, BR08 and BR09 AND BR10.
- Refer to Rhodes and Partners structural engineer drawings and specification.

**The drawings include building regulations notes. This description of works provides some additional information to be read alongside the information of HPA and Rhodes and Partners drawings.**

#### External Walls

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#### Community Room

Existing walls assumed solid masonry construction approx. 580mm wide. No plasterboard to community room. Building built against slope at the back so rear wall is partially below ground level.

Drained waterproofing system by Delta or similar, to their specification. Design and extent by Delta.

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Insulated plasterboard on metal c studs.

#### Upper ground floor wc

Existing brick wall between wcs and external void to have insulated plasterboard.

No further walls to be insulated at this time.

#### Ground floor construction

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#### Community Room

Existing ground floor construction is 22mm chipboard on 120mm deep railway sleepers. Existing floor to be lifted and the railway sleepers retained and stored safely for re-use.

New ground bearing floor slab on insulation. Levelled finish / self levelling screed to allow for floor finish. Vinyl sheet flooring and mat well suitable for accessible access at entrance.

Wall tanking manufacturer to confirm detail at junction of wall and floor and location of any drain.

#### Lift

Concrete lift pit as structural engineer details.

Tanking to the inside to be Fosroc Nitecote CM210. This is based on the existing conditions being dry. If this changes and additional protection required, watertight concrete to be used in addition.

All details and connections to Fosroc requirements. Floor DPM to lap with lift waterproofing. Contact [nick.smith@fosroc.com](mailto:nick.smith@fosroc.com) or [elaine.barker@fosroc.com](mailto:elaine.barker@fosroc.com)

#### Library rear hallway and wc

The levels between the community room and the library corridor / wc to be checked to ensure min 2m headroom below repositioned stairs above. Investigation required at the start of the works to confirm levels.

#### Ceiling to community room

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Existing ceiling / floor construction is concrete. This is to be cleaned and decorated.

#### New internal walls

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Refer to building regulations notes. Duraline board proposed throughout due to its location within a public building.

New partition wall to meeting room to have boarding and insulation to provide additional acoustic separation to the corridor.

Any internal SVP's to be plaster boarded with fibre glass insulation within boxing for soundproofing. All joints and edges to be sealed to ensure soundproofing. Access for any rodding points as necessary.

Floor joists to be doubled up under partitions. Any patters requirements to be confirmed.

## Windows and external doors

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Windows to remain as existing. Client to confirm extent of any maintenance / decoration required.

Boarding to be removed from existing window to new first floor kitchen and boarding added to window at store with new hot water tank where new stairs cross the window.

Windows at the mezzanine / new wcs as well as the first floor kitchen and accessible wc to be eased and adjusted and decorated inside.

New glazed screen with double glazed access doors. Painted timber frame screen set back within the existing archway opening in same location as existing doors. Existing doors to be removed.

### Window / entrance glazed screen and doors

- High performance Accoya, primed in the factory and allow 3 coats microporous paint. Paint colour white to match existing.
- Bituminous felt dpc to heads, jambs and cills of openings, pinned forward.
- Toughened safety glazing to all glazing in windows/ doors below 800mm above floor level and all doors with adjacent windows below 1500mm above floor level; 6.4mm laminated glass.
- Doors to be fully weathersealed. with weather bar and level threshold. Level threshold to have a total height of not more than 15mm.
- Top section to be vertical timber panelling, similar in appearance to existing, with insulation behind. Part of glazed screen and by the manufacturer.
- Detail and structure of glazed screen and doors to be by fabricator. Drawings to be provided to client for approval.
- 250mm<sup>2</sup> per m<sup>2</sup> floor area trickle vents in the glazed screen.
- Aco drain / channel drain suitable for access across by wheelchair users in front of glazed screen.
- Window / glazed screen / glazed doors to achieve a u value of no more than 1.6 w/m<sup>2</sup>k or window energy rating Band B.
- Manifestations required to the glazed screen / doors at two levels in accordance with Part K Building Regulations. Design to be agreed.
- Self closing doors with manually operated powered door opening system. Door entry system with camera to allow remote opening / control from office.
- Mat well inside door to be level with the adjacent floor finish and be of a material that will not impede a wheelchair.
- Level landing outside the double doors min 1.5 x 1.5m, clear of door swings and of a material that doesn't impeded the movement of wheelchairs.
- Effective clear width through one leaf of the double door to be no less than 775mm.

## Community Room

Refer also to additional detail on room drawing 1866.BR05

## Internal Doors

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Refer to door schedule drawing 1866.BR09.

In accordance with Part M, all new doors (apart from to stores) are to have min 775mm clear opening. Opening force at the leading edge no more than 30N from closed to 30degrees and no more than

22.5N from 30-60 degrees open. Lever handle door furniture to allow opening can be operated with one hand. Existing door to the meeting room to be checked to ensure compliance.

30 minute fire doors with intumescent strips, smoke seals and overhead self closers as noted on the drawings.

Store doors to be lockable.

#### Lift

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New enclosed platform lift to comply with Part M. Size on drawings based on Sheridan Lift spec provided.

Contractor can propose alternative for approval.

Care should be taken in ensuring the lift is fit for purpose. Refer to Part M paragraph 3.25 and 3.28, 3.35 – 3.43 and guidance in BS 8300.

An unobstructed manoeuvring space is required 1.5 x 1.5m in front of each doorway to the lift. Doorways 900mm wide.

Facility required to shut off or lock access to the library and close the lift completely as necessary.

Internal finishes etc to be agreed with the client.

#### WC Provision / Sanitaryware

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Refer also to individual room layout dwg no 1866.BR07 for mezzanine wc plan.

Sanitaryware – anti vandal white sanitaryware suitable for location in public building by Ideal Standard; back to wall toilets with concealed cistern, 2 stall urinal, basins inset into countertop of storage unit / vanity unit. Chrome lever taps. Low cleaners sink with hot and cold water located in hot water tank store.

Doc M pack for accessible wcs by Ideal Standard with stainless steel grab rails. Layout including emergency pull cord and door ironmongery in accordance with Part M Approved Documents. RADAR lock to door.

Baby changing facilities to accessible wcs – to be fitted separately by client. Patress required in wall.

Stainless steel fast hand dryers.

In cleaners cupboard, Armitage Shanks Alder Heavy Duty Cleaners sink with bucket grating.

#### Finishes

- Polyfloor sheet with coved skirtings.
- Toilet cubicle system /concealed cistern boxing. Bushboard HiZone – colours to be agreed.
- Ceramic tile at lower half of the room.
- Elsewhere painted with bathroom paint.

White silicon bead at all junctions of sanitaryware with wall / floor. Bead to contain fungicide.

All pipework and services to be concealed with access panels as necessary.

Contractor to propose manufacturer for tiles for approval by client.

## Kitchens

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Refer also to individual room layout plans dwg nos 1866.BR06 for ground floor kitchenette and 1866.BR08 for first floor function room kitchen.

### Meeting Room Kitchen

Basic with laminate work surface. Space for tea urn.  
Sink and under counter fridge.

Existing gas pipe to oven in existing kitchen to be removed / capped off.

### Function Room kitchen

Basic kitchen with stainless steel worktop. Domestic type, but with durable features, suitable for use within a public building.  
Electric / induction hob, electric fitted under counter oven, fitted under counter fridge, sink.

Finishes;

- Polyflor sheet flooring
- Splashback – white tiles

Contractor to propose manufacturer for kitchen and finishes for approval by client.

## Stairs

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Timber stairs with Polyflor sheet flooring. Non slip edge nosings.  
Handrail 900mm above pitch of stair to both sides of the stair. Timber handrail on brackets to match existing.

Ensure min. 2m headroom above the pitchline of all stairs.

All levels to be checked prior to fabricator producing drawings.

## Joinery

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Skirtings and architraves to be similar to existing. Refer to door schedule 1866.BR09 for architrave detail. Skirtings to be ogee profiled similar to existing, with 215mm high at ground floor, 150mm elsewhere.

Refer to room drawings for any details of further joinery. All joinery to have paint finish.

## Ventilation

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Ventilation strategy to remain as existing throughout the building with openable windows and infiltration.

Community room to have 250mm<sup>2</sup> per m<sup>2</sup> floor area trickle vents in the glazed screen.

Sanitary accommodation should have an intermittent extract rate of 6 litres per second per wc or urinal. Extract vents should be capable of continuous operation if required.

For kitchen used just for microwave and preparing drinks; 15 litres / second extract.

For kitchen with domestic type hob / cooker; 30 litres per second extract adjacent or 60 litres / second if extract is remote. TBC by Building Control.

Existing ventilation routes to outside the building to be used where possible.

## Electrics

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Switches and sockets between 450mm and 1200mm from finished floor level (in accordance with Section 8, Diagram 29 Approved Document M).

Provide 100% low energy lighting where new fittings installed. LED bulbs.

Mains operated heat detector to kitchens, with battery standby supply, installed to BS 5446-2:2003.

Mains operated smoke detector to corridors / meeting room, with battery standby supply, installed to BS 5446-1:2000.

Electric supply and phone line to new lift as lift manufacturer requirements.

Alarm pull cords to accessible wc and emergency voice communication system complying with BS 5839-9 at Escape Refuges which link to a master station in the 'control' room (the clerk's office) or next to the fire alarm panel.

Existing fuse board located in the community room.

Lighting, switch and socket layout to be confirmed with electrician on site. Fittings to line through with one another and be evenly spaced.

All electrical design, installation, inspection and testing will be carried out by will be carried out by a competent electrician in accordance with Approved Document P and BS 7671 2001. The contractor will provide Building Control with a copy of the Electrical Installation Certificate and the IEE Model forms on completion.

## External – Side Access

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Signage required from the front of the building to indicate the accessible side entrance.

Camera system to be extended to cover this area – but not part of this building contract.

New stone paving from line of existing fire escape back to new glazed doors. Floor surface of whole access route to be assessed and upgraded as necessary. Ensure no steps, slope no more than 1:20 and level threshold at door.

Potential for screening for bins / rest of yard – scope to be agreed.

Lighting to yard to be upgraded. Paint a 1.5m wide route on the floor through the yard to ensure it remains accessible at all times.

## Heating and hot water

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Electric hot water tank to be moved to under stairs. Boiler to remain in existing position.

Existing building has radiators. New spaces to be heated by radiators to match. Size and specification by installer. Appearance of radiators to be agreed with client.

Electric underfloor heating system to mezzanine wcs and first floor kitchen and wc.

Where hot and cold taps are on a sanitary appliance, the hot tap should be on the left.

## Drainage

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### Internal Drainage

100Ø pvc wastes from toilets, 38Ø pvc wastes from sinks, 32Ø pvc wastes from wash hand basins, common wastes 50mm. 75mm deep seal traps to all fittings.

Assumed foul drainage can connect to existing as there is already a kitchen and wcs within the building. Most existing external drainage is to the rear of the building. FW from new ground floor accessible wc to be taken below to library store and then to external pathway and link to existing FW. This is to be checked at an early stage in the building contract. Routes to be agreed with Building Control on site.

### External Drainage

#### a) Underground.

Route of drainage from ground floor level and from accessible wc to be agreed.

Where new drainage: 'Supersleve' system or similar; bridged when passing through external walls. FWS to fall 100dia @ 1:40 - 1:60. SVP required to head of FWS.

#### b) Above Ground.

Existing gutters and downpipes to be cleaned out and checked.

## Notes for Contractor

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- The contractor will be responsible for all co-ordination of the works including with any nominated subcontractors and suppliers.
- All construction to be carried out in accordance with manufacturer and supplier recommendations and to comply with all current Building Regulations and Standards. Where and to the extent that materials, products and workmanship are not fully detailed or specified they are to be: of a standard appropriate to the Works and suitable for the functions stated in or reasonably to be inferred from the project documents and in accordance with relevant good building practice.
- Health and Safety  
Under Construction (Design and Management) Regulations 2015 and the Building Safety Act ALL projects must have:
  - workers with the right skills, knowledge, training and experience
  - contractors providing appropriate supervision, instruction and information
  - a written construction phase plan