

St Chad's Church, Ladybarn

Outline project brief for completing the modernisation of the Community Hall

St Chad's Community Hall was completed in 1971. It is a building that is now showing its age and a project for modernising it is being progressed in phases. Work to replace the windows, external doors and kitchen have been completed, and the roof has recently been replaced.

St Chad's Church now wishes to carry out further works to the Hall, to complete the modernisation. The scheme covered by this project brief comprises three elements :-

1. Reorganisation of the existing toilets area.
2. Upgrading/replacement of most of the lighting
3. Boxing in the central heating pipes.
4. Replacement of the small sink in the north west corner of the main hall.
5. Internal redecoration on completion of the above.

Reorganisation of the existing toilets area

- (a) The existing toilets are contained within an envelope measuring some 5.5 metres by 3.85 metres. The space utilisation within this area is inefficient, some of the fittings are very dated and the layout of the area no longer meets the requirements of the church and the Hall's users.
- (b) Constructors are requested to re-model and modernise this area to provide 3 No unisex toilets, one of which will be wheelchair accessible. Each of the toilets will have its own wash hand basin. Any residual space within the envelope should be turned into an area for storage of toilet supply and cleaning materials. Constructors will have flexibility in design within this envelope and different options can be considered.
- (c) The existing wall between the toilets and the corridor (often referred to as the 'Coffee Lounge') need not be retained and if the proposed layout does not require all the envelope then any surplus space can be incorporated into the corridor/coffee lounge.
- (d) All work is to be done to a quality and using materials similar to that used in the

modernised kitchen, and should be capable of receiving Building Regulation and any other necessary approvals.

Upgrading of the lighting

The existing lighting within the whole of the Community Hall building, with the exception of the kitchen and storeroom, but including the reconstructed toilets area, is to be replaced and modernised in accordance with current lighting and energy efficiency standards.

Boxing in of central heating pipes

The central heating pipes along the northern and southern walls of the main hall need securing and boxing in with appropriate materials. Any other areas which the contractor feels should be similarly treated should be done at the same time. This work should be scheduled early in the overall scheme.

Replacement of the small sink and provision of partition

The small sink in the north west corner of the main hall (known as the 'Art sink') should be replaced. A small partition, waist high, should be provided on the eastern side to divide this off from the main hall. This should be provided with a 1 foot deep surface with appropriate shelving underneath for art supplies. Shelving should also be provided beneath the sink.

Internal redecoration

On completion of the above, the whole of the main hall, new toilets and coffee lounge area to be redecorated.

Timing of the work and programming

The Community Hall building is used by a number of organisations, some church-based, others not. A considerable user in terms of time is the After-School Club.

Work should be scheduled to interfere with users as little as possible. Ideally this should be within school holiday periods, when the After-School Club does not meet. If this cannot be undertaken, then at least one toilet must be retained in use during the work. As well as serving Hall users, the toilets are also used for serving users of the church building, as there are no toilets within the church.

If work can be scheduled for school holiday periods, then alternative temporary toilets may be provided by the constructor, the cost to be integral to the contract price.