



WISBOROUGH GREEN VILLAGE HALL

Regeneration & Transformation

Stage 1 Scope of Works – April to September 2021

Health & Safety

Cordon off contractors' site office at bottom end of car park

Cordon off contractors' working area at top end of car park

Cordon off existing Committee Room, Served, Storage area, east end toilets and plant room

Safely remove existing oil storage tank

Safely remove asbestos related materials

Infrastructure & Services

Heating system including :

- Flush all existing pipework
- Install/ Connect new boiler to existing pipework
- Extend pipework as required to serve Main Hall and Committee Room
- Add thermostatic controls to heating system
- Add thermostatically controlled electric heating as required in Committee Room
- Install ventilation system for kitchen
- New Plant Room including new boiler and external fuel storage

Electrical systems including :

- Re-direct 3 phase supply from old kitchen area to new kitchen area
- Install electric hand dryer in Toilet/shower east end (east end)
- Install shower unit (east end)
- Replace wiring as required to ensure full compliance with current standards & regulations

Lighting systems including :

- Replace all lighting units in Main Hall & Committee Room with energy efficient units (e.g. LEDs)
- Install new lighting units in Served & Kitchen using energy efficient units (e.g. LEDs)
- Replace wiring as required to ensure full compliance with current standards & regulations

Plumbing (hot/cold water services) systems including :

- Install new pressurised hot & cold water system
- Install new pipework to Served, Kitchen
- Install point of use hot water units – Served & Kitchen

Committee Room alterations which include :

- Replace lath & plaster ceiling with regulations compliant materials
- Replace external crash bar door with lockable access door
- Block up door to current performance stage area
- Replace ceiling mounted electric heaters



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Catering

- Construct, install & fit out integrated Kitchen & Servery/Bar
- Re-locate existing double catering oven, double stainless steel catering sink and dishwasher to new kitchen

East end works

- Move wooden shed to bottom (west) end of car park & demolish when project finished
- Create new access to Old Workhouse garden approx. 2 metres wide adjacent to churchyard wall
- Demolish existing storage area, toilets and plant room (but salvage & re-use existing bricks)
- Construct ramp and steps from main hall to Servery, Kitchen and Storage areas
- Construct single storey extension at the east end of the premises providing :
 - Substantial new Storage area
 - Combined unisex Toilet/Shower (mainly for caterers' use)
 - New Cleaner's cupboard
 - New Plant Room
- Connect up new pipework to Toilet/shower
- Connect up point of use hot water unit - Toilet/shower
- Connect up electric hand dryer in Toilet/shower
- Connect up new lighting units in Toilet/shower & Storage area using energy efficient units (e.g. LEDs)
- Construct new external entrance to kitchen and Servery/Bar providing wheelchair access
- Alter roofline above existing flat roof to comply with CDC planning conditions

Basic West end works (to be added to the spec for Phase 1 – funds permitting)

Funding for the second stage of the regeneration and transformation of the Hall will have to wait for further funding to be found but the old kitchen, lobby and existing toilets will be improved and tidied up (current funds permitting)

Changes to internal layout on ground floor to provide :

- Enlarged reception space –remove wall from reception lobby to old kitchen?
- Small cloaks cupboard?
- Updated Toilet facilities with :
 - New sanitary ware
 - Baby change facilities
 - Electric hand dryers
 - New flooring?