

COACH HOUSE COMMUNITY ASSET TRANSFER
CABINET REPORT – NOV 2023

APPENDIX A3

WORKS TO BE CARRIED OUT IN STAGE 1 OF THE REFURBISHMENT

(Submitted to BCC by Black South West Network in January 2023)

Note: the Phasing diagrams referred below are provided in the Outline Business Case for WECA document at Appendix A1.

Detail of Works to be Carried Out in Phase 1 of the Refurbishment

Below is a list of the works to be carried out during Phase 1. Please, refer to the phasing diagrams in the accompanying image deck for reference – the blue area on each floor.

NB: Phase 1 works will also include all the works to address the issues highlighted by the 2020 Condition Report and the issues raised in the Fire Risk Assessment across the whole building. The specifics of these works are also listed below.

- General strip out works to existing building.
- Demolish existing stairs to accommodate new entrance and layout
- Trench foundations
- Repairs to ground floor lobby area
- Structural reinforcements to frame
- New core walls
- Extension to building footprint - additional 2nd Floor lift shaft
- repairs to existing roof
- Replace missing shingle tiles and make good
- Pitched roof - Localised repairs, replace and repoint tiles
- Duo pitched roof - Clear roof drainage outlets
- Parapet - Allowances for remedial repairs
- Timber fascia boards - Replace sections and redecorate
- Skylights in pitched roof
- New roof to Level 2 lift shaft
- Feature staircase
- Repairs to external timber panelling area to the front elevation
- Pennant Store - Repairs to damaged brickwork
- Repairs to External Areas - Entrance Gate - Refurbish gate
- Full height glazed façade to reception area
- New External Doors - Door and a half - Solid with a vision panel
- New internal walls; fire rated
- New WC cubicles
- Internal single doors
- Internal double doors
- Wall finishes generally
- Replacing missing nosing and make good floor finish to circulation areas - fire escape to Coach House
- Floor finishes generally
- RAF to meeting rooms
- Replacement of missing and damaged ceiling tiles to Coach House
- Ceiling finishes generally
- Plasterboard ceilings to WCs
- Internal signage
- Services management room / cleaner's cupboards
- Reception joinery
- WC fixtures and fittings
- Washbasins; incl. taps, traps & waste
- WC pan and lids, flushplates, cistern frames, cisterns, toilets and roll holders
- Accessible WC Pack

- Hand dryers
- Disposal installations
- Drainage system and connection to new toilets
- Rainwater Goods - Make Good and clean / Replace sections of guttering
- VRF heating and cooling serving the open plan office, meeting rooms
- Heating to circulation areas
- New MVHR units for the central open plan offices and meeting rooms
- New Distribution Board and associated works
- New Small Power to all rooms
- Electrical containment
- LED lighting to phase 1 area
- Extra over for reception feature light
- New lift - 3 stops
- New fire warning system

Building Conditions Report | Works included within Phase 1:

For further information /clarification refer to: *Updated Building Condition Report, The Coach House, for Bristol City Council prepared by Rider Levett Bucknall dated 30 June 2022.*

1.0 Structure

1.3 Floor to ground floor rear lobby area

Condition: stained area with potential for on-going damp penetration.

Recommended Works: Allow for further investigation required with provisional allowance for repairs.

2.0 Roofs

Generally, allow for further inspections to confirm remedial repairs required to all roof areas.

2.1 Duo pitched roofs

Condition: missing shingle tiles to gable end.

Recommended Works: replace missing shingle tiles and make good.

2.2 Flat roof (north of site)

Condition: damp ingress internally.

Recommended Works: undertake roof inspection with provisional allowance for repairs.

2.4 Pitched roofs with profiled concrete/clay tiles

Condition: general maintenance work required.

Recommended Works:

- undertake localised repairs to lead abutment flashing.
- Replace cracked and dislodged roof tiles to match existing.
- Re- bed/repoint affected ridge tiles.

2.5 Duo pitched roofs

Condition: possible blockage to internal rainwater outlet serving central valley and parapets.

Recommended Works: undertake roof inspection and clear roof drainage outlets.

2.6 Parapet and projections to all areas

Condition: damp ingress internally.

Recommended Works:

- Carry out further investigations with provisional allowance for potential remedial repairs.
- Remove defective mortar and repoint where necessary.
- Undertake inspection of all hidden gutters and clear/clean.

2.7 Rainwater goods to all areas

Condition: blockage / damaged

Recommended Works:

- Carry out inspections and maintenance to all rainwater goods and clear/clean.
- Replace approx 40 lm damaged sections of guttering and downpipes to the courtyard area.

2.8 Timber fascia boards to the courtyard area

Condition: timber decay

Recommended Works: Replace sections of timber fascia boards suffering from timber decay, prepare and decorate all. Approx 40lm.

3.0 External Elevations

External timber panelling area to the front elevation

Condition: graffiti and weathering.

Recommended Works: Joinery repairs, prepare and paint.

3.4 Pennant stone and brickwork to the facing elevations

Condition: stonework missing or dislodged, poor condition to mortar joints.

Recommended Works:

- Repair areas of damaged stonework to include re-pointing where necessary and replacement stonework to match existing with as much historic fabric retained as possible.
- Removal of excessive foliage from the rear-facing wall.

3.6 External Areas

Recommended Works:

- Remove main entrance gate to site and make good.
- Remove external timber staircase.

4.0 Ground Level

4.1 Suspended ceiling to Coach House.

Recommended Works: Replace missing and damaged tiles.

4.7 Circulation Space / Fire Escape to Coach House.

Recommended Works: Replace missing nosing and slip resistant finish.

4.8 Circulation Space / Fire Escape to 3 Storey Building.

Recommended Works: Replace missing nosing.

4.11 Accessible WC facilities: missing.

Recommended Works: New DDA toilet provided within Phase 1 works.

4.13 Fire Doors in general all areas.

Recommended Works: Recommend making repairs to any fire doors with missing or damaged fire door elements and carrying out a fire risk assessment to ensure the building is fully compliant.

5.0 First Floor Level

5.1 Suspended ceiling to Coach House.

Recommended Works: Replace missing and damaged tiles.

Fire Risk Assessment Action Plan | Works to be included within Phase 1:

For further information /clarification refer to: *Black South West Network BS2 8QN 30850029B 12 07 21 ED*

Section C2, e, i & j:

(i,iii): All walls, partitions doors and glazing within internal common corridors and entrance foyer to be protected with 30min fire resistant construction. All doors opening onto the corridor and foyer to be FD30 self-closing smoke stopping fire resisting doors.

(ii): 1F kitchenette door to be replaced with a FD30 self-closing smoke stopping fire resisting door.

(iv): Doors opening onto protected staircases to be replaced with FD30 self-closing smoke stopping fire resisting doors.

(v): Door separating foyer from corridor to be replaced with a FD30 self-closing smoke stopping fire resisting door.

An assessment to identify breaches in compartmentation is to be undertaken, with breaches replied and fire stopped to prevent any fire spreading into common areas.

New internal FD30 self-closing smoke stopping fire resisting doors for Option 1:

21no. Single doors at 1010mm s/o - 21no. Brought in Phase 1 to replace existing*

17no. Door & Half doors at 1500mm s/o

5no. Double doors at 1800mm s/o - 5no. Brought in Phase 1 to replace existing*

*Phase 1 costs to include allowance for existing openings to be enlarged to suit new door sizes as above.

Section C3, d:

Walls, doors and glazing (not wc windows) within 1.8m horizontally and 9m vertically below the external staircase and balcony to be constructed to FR30. Windows to be fixed shut and door self closing.

- 1no external double door (to shop) installed to FR30 - Brought in Phase 1 to replace existing*

Section D, g:

Emergency escape lighting extended / installed in accordance with BS 5266: Part 1.

Section F, d:

(i): Automatic fire warning system to category L1 in accordance with BS 5839 to be installed throughout building.