



New Changing Rooms Guisborough Priory Bowls Club – Revision B*

General

As part of the continuous improvement of its facilities, Guisborough Priory Bowls Club (GPBC) is now committed to providing new changing rooms for its members. Construction is being part-funded by a Sport England grant which is conditional on construction beginning no later than Monday 14th October 2019. For the safety of members, construction cannot begin before the 2019 outdoor season has finished and so shall begin no sooner than Monday, 9th September 2019.

The following specification acts as a guide only and is not an exhaustive list of requirements. GPBC is happy to discuss with contractors alternative specifications to those listed if it can be demonstrated that they are an improvement in quality, value-for-money, or improve on other aspects of the build.

The specification should be read in conjunction with the following drawings:

Drawing Number	Drawing Title
2019-01	Proposed Changing Rooms: Overview
2019-02	Proposed Changing Rooms: Internal Details
2019-03	Proposed Changing Rooms: Electrical
2019-04	Proposed Changing Rooms: Security

Site

The contractor should familiarise themselves with the restricted and sloping nature of the site in order to plan access and working arrangements and design suitable foundations.

The foundation design for the building is at the discretion of the contractor. Detailed drawings of the design/method to be used shall be submitted with the tender.

Building Construction

The overall size of the building is 24 feet (7316mm) by 12 feet (3658mm). The preferred method of construction is an outer and inner skin with an insulating layer between.

The contractor shall supply full details and drawings of:

- the construction of the building;
- the timber type and details of FSC Certification;
- the timber sizes to be used in the construction;
- the method of timber preservation used;
- the type and performance rating of the insulation used between the outer and inner skins;
- the external finish of the building.

The contractors should give full details of the guarantee/warranty they will provide with the building.

Roof

The roof of the building is to be a monopitch ('pent') roof with the lowest part of the roof to be at the rear of the building. Drainage of water from the roof is to be made using standard 112mm half round black uPVC gutter and 68mm diameter black uPVC downpipe. Gutter and downpipe to be fixed strictly in accordance with the manufacturer's recommendations.

The contractor shall supply full details and drawings of:

- the roof construction and materials to be used;
- details and specification of the roof covering.

Internally

Refer to drawing 2019-02.

450mm deep slatted timber bench seating is to be provided as detailed. This shall be of appropriate PSE timber section with all arris edges removed and an appropriate hard-wearing clear finish applied.

The contractor shall be responsible for the design of the bench seating, final design to be agreed with GPBC. Details of the design shall be submitted with the tender. Typical examples of designs are shown on drawing 2019-02.

There shall be a minimum clear unobstructed 450mm wide x 450 high space between support legs to allow for storage of bags.

Anodised satin aluminium hat & coat hooks are to be fixed at 450mm centres on a suitable PSE timber backing piece with arris edges removed and an appropriate hard-wearing clear finish applied.

Electrical

Refer to drawing 2019-03.

All electrical work is required to meet the requirements of the current British Standards and must be designed, installed, inspected and tested by a person competent to do so. Appropriate certification of the electrical installation shall be provided on completion.

The electrical supply to the building may be either underground (preferred) or via a catenary system.

There shall be a single 2-gang 13A switched socket outlet provided in the vestibule area as shown.

A single LED baton light of appropriate size to be fixed centrally in each room as indicated, operated by a 1-gang, 1-way 10A lighting switch fixed inside the entrance door as shown.

Externally, LED downlights to be provided on the underside of the overhanging canopy as shown, operated by a 1-gang, 1-way 10A lighting switch fixed immediately inside the main entrance door.

Security

Refer to drawing 2019-04.

The main entrance door of the building and the double doors of the storage area shall be of an appropriate external door construction with stiles of minimum 44mm thickness. They SHALL NOT be of ledged and braced construction with plank-style cladding ('shed'-type doors).

All external doors to be fitted with hinge bolts or security hinges to prevent removal from outside.

The main entrance door of the building and one of the double doors of the storage area shall be fitted with a five-lever mortice sashlock that meets or exceeds the requirements of BS3621 and suitable corrosion-resistant handles to both sides.

The door of the storage area not fitted with a five-lever deadlock shall be fitted internally with minimum 6" (150mm) bolts top and bottom that locate into the top and bottom (or floor) of the door frame. Both doors fitted with corrosion-resistant cabin hooks to allow them to be held open.

A single window of appropriate size shall be provided for each room of the building. These shall have top-hung full-width opening fanlights with suitable hardware and window locks. Timber shutters shall be provided for each window with corrosion-resistant cabin hooks to hold them in the open position and a suitable system of securing them in the closed position.

Disabled Access

Following a GPBC Committee meeting on 29th September 2019, concern was expressed over the problems that may be faced by disabled persons wishing to access the changing rooms. It was decided to make provision by incorporating an additional door at the rear of the equipment store leading into the female changing area. This door opening shall have a minimum clear width of 800mm and be provided with minimum 6" (150mm) bolts top and bottom that locate into the top and bottom (or floor) of the door frame, on the changing room side. A suitable handle shall be provided on the changing room side only.

***Revisions**

A (August 2019) - Overall building size changed.

B (October 2019) – Addition of disabled access door.