

# Schedule of Works

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Hopwood Hall College

### Refurbishment of Former Chapel

Date: 28 May 2024

Project Reference: HCO-SEV-ZZ-ZZ-RP-A-09901

This document has been prepared in support of a Planning and Listed Building Consent Application for proposed works at the former Milnrow Chapel at Hopwood Hall College.

Seven architecture have been commissioned by Hopwood Hall College to develop a scheme to refurbish and re-purpose the existing Chapel for use as a dedicated T-level Engineering and Virtual Reality (VR) learning centre.

Milnrow Chapel is Grade II Listed and was constructed in the 1960s. The building is octagonal in plan and has an expressed concrete frame, exposed blockwork walls and a copper roof with dramatic glazed lantern.

The works are to be designed and constructed in compliance with and to conform to the following:

- a. Any planning or permitted development requirements that may arise following application to the Local Authority.
- b. The requirements of the Building Regulations Approval to be submitted on behalf of the Client. Main Contractor will be responsible for the discharge of any conditions.
- c. Where reference in this specification is made to compliance with the Building Regulations, it shall be construed to mean compliance with this sub-clause.
- d. The requirements of the Local Authority, Utility Supply Companies and of competent organisations reporting to the Local Authority, including the Fire Officer requirements.
- e. British Standards Specifications and Codes of Practice.
- f. Any relevant Acts, Statutory Instruments and Mandatory Guidelines.
- g. Joint Code of Practice 'Fire Prevention on Construction Sites' published by the Fire Protection Association.
- h. All Health and Safety Regulations including CDM 2015 Regulations and any subsequent amendments.
- i. Equality Act 2010 Legislation and all subsequent amendments.

Note: Where reference is made to material specification 'Unacceptable' or 'Deleterious' materials will not be accepted, meaning any material, which by its nature or application contravenes any British Standard or British Code of Practice or E.U equivalent current at the date of incorporation in the works, and/or any material which is not in accordance with good building practice and/or which is generally known to be deleterious at the time of use.

## 1.0 External and Landscaping Works

### 1.1 External Steps and Balustrades

The two existing sets of steps to the front of the Chapel are in poor condition and have been adapted over time. These are to be replaced with new pre-cast concrete steps to match the rear steps and to suit the original design intent. New steps are to incorporate inset textured nosings and textured areas to landings as required to comply with ADM.

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The existing concrete steps to the rear of the building are to be retained and repaired. The existing balustrades do not comply with current regulations, and it is proposed that these are replaced with new metal balustrades.

Existing steps leading up to the Chapel from the main College campus are in poor condition generally. These are to be renewed with new paving and new handrails.

New metal balustrades and handrails are to be incorporated to all external stairs and landings. The design of new balustrades is to suit the original design intent.

All new steps, handrails and balustrades are to be designed fully in accordance with ADK and ADM.

## 1.2 **Hard Landscaping**

Existing paving is in poor condition and is to be replaced with new suitable paving to suit the original design intent.

A new accessible route is to be formed to the Main Entrance – maximum gradient 1 in 21. To incorporate metal balustrades to match new steps. All to be designed in accordance with ADM.

A new access path is to be formed to the perimeter of the Chapel to facilitate MEWP access to the roof and glazed lantern for future cleaning and maintenance of the building fabric. Sub-base to SE specification. Surface treatment is to comprise paving to the front of the building and tarmac to the rear.

A new accessible parking space is to be created adjacent to the building and the existing access road will be re-configured to suit the new layout.

The existing gravel perimeter to building is to be renewed and extended as shown on the drawings.

## 1.3 **External Signage**

New external signage is required to improve wayfinding to the Chapel. This is to be in the form of two new stand-alone metal columns 1.8m high to incorporate feature LED lighting. Final design TBA with Chapel.

## 1.4 **External Plant Compound**

New external plant compound to the rear of the building to comprise a new ground bearing reinforced concrete slab with new 1.8m high treated timber fence and lockable gates for security. The plant enclosure is to be a separate element with no fixings into the existing building.

## 1.5 **Soft Landscaping**

Overgrown vegetation is to be stripped back.

Contractors are advised to check for presence of nesting birds prior to removing existing vegetation.

New soft landscaping scheme is to incorporate grassed areas to incorporate wildflower seed mix, and in-ground planted borders.

## 1.6 **Tree Protection Fencing**

Tree protection fencing is to be installed for the duration of the works fully in accordance with the Arboricultural report and BS5837:2012.

## 2.0 **External Walls**

- 2.1 All existing walls are to be inspected in order to agree the full schedule or repair/replacement items. All existing walls and lintels are to be inspected for defects by Structural Engineer and repair schedule agreed on site.

- 2.2 Prior to commencement of the agreed works to external walls, the contractor is to provide a quality control sample for approval.

2.3 **Concrete Frame**

Existing concrete frame is to be thoroughly inspected to agree the full schedule of repair works. Areas of badly stained concrete are to be cleaned using low pressure water-based cleaning system by specialist in accordance with current guidelines (BS8221-1:2000) for the cleaning of historic buildings.

All repair works are to be undertaken fully in accordance with the Structural Engineer's details and specification as well as conservation best practice.

A detailed repair methodology is TBA with Local Planning Authority following further investigation works.

2.4 **Blockwork Walls**

Existing blockwork walls are to be thoroughly inspected to agree the full schedule of repair works. Areas of badly stained blockwork are to be cleaned using low pressure water-based cleaning system by specialist in accordance with current guidelines (BS8221-1:2000) for the cleaning of historic buildings.

Include for removal of inappropriate mastic pointing and re-pointing with new mortar to match original composition.

All repair works are to be undertaken fully in accordance with the Structural Engineer's details and specification as well as conservation best practice.

A detailed repair methodology is TBA with Local Planning Authority following further investigation works.

3.0 **External Doors**

3.1 **Existing Doors**

Existing external doors to the rear of the building are to be retained and refurbished.

Works are to include replacement of broken panes to match existing glazing, repair to timber door leaves and frames and overhaul of existing ironmongery.

New panic ironmongery is to be installed to allow the doors to be used as a fire escape.

All existing doors to be retained are to be cleaned with warm water / detergent but DO NOT USE SAND OR ABRASIVE METHODS which may create dust due to possibility of lead based paints.

Any loose flakes etc. will need to be removed although precautions for the presence of lead must be taken into consideration.

**NB - Method statements to be submitted to Principal Designer prior to commencement of any works involving existing paintwork.**

3.2 **New Doors**

New external doors and glazed side panels are proposed to the two principal entrances where the original doors have been previously removed.

These doors are to be double glazed automatic opening powder coated metal framed doors to suit the original design intent.

Frame colour = black to match existing clerestorey windows.

Glazed areas are to incorporate suitable manifestation in accordance with ADM – final design TBA with College.

New doors are to have level thresholds in accordance with ADM.

- 3.3 Note: Prior to commencement of the agreed works, the contractor should provide a quality control sample for approval, including new or replacement glass panels and ironmongery as required.

4.0 **External Windows**

4.1 **Existing Metal Framed Windows**

Existing metal framed clerestorey windows are to be retained, inspected and refurbished as necessary. Rusted and damaged frames are to be carefully removed and repaired off site before reinstatement with full recording and labelling undertaken prior to removal. Any windows found to be beyond repair are to be replaced to match existing. Exact scope of works is to be agreed on

site with specialist sub-contractor following high level inspection. Methodology for cleaning and repairs to metal frames to be submitted by specialist sub-contractor for approval prior to commencement of works.

Frames - Existing metal frames are to be carefully cleaned with a soft brush to remove dirt or mud. Clean the existing with warm water / detergent but DO NOT USE SAND OR ABRASIVE METHODS which may create dust due to possibility of lead based paints. Any loose flakes etc. will need to be removed although precautions for the presence of lead must be taken into consideration. **NB - Method statements to be submitted to Principal Designer prior to commencement of any works involving existing paintwork.**

Rust to be removed using suitable non-abrasive cleaning method, avoiding damage to the metalwork. Badly corroded sections of metal are to be repaired using suitable method TBA prior to commencement. Suitable protective treatment is to be applied to frames as soon as cleaning is complete in order to prevent further rusting.

Glazing - Any broken or cracked panes are to be replaced to match existing.

Ironmongery - All ironmongery is to be tested and refurbished where possible. Any ironmongery found to be beyond repair is to be replaced to match original.

Method for re-fitting and re-sealing metal windows TBA prior to commencement of works.

All metal window frames to be prepared and primed to receive new paint finish. Colour = black to match existing clerestorey windows.

#### 4.2 **New Metal Louvres**

3no. windows to the rear of the Chapel are to be removed and replaced with new powder coated metal louvres to aid ventilation to the Plant Room and Server Room.

Colour = Black to match existing clerestorey windows.

#### 4.3 **New Secondary Glazing**

New metal framed secondary glazing to be installed to improve the thermal performance of the existing clerestorey windows.

Secondary glazing to comprise hinged casement system with clear glazed units and top hung opening lights fitted within existing window reveals.

Frame colour black to match existing windows.

Exact details TBA on site with sample to be provided for approval prior to works.

### 5.0 **Roof**

5.1 Existing roof structures to be assessed for structural integrity by the appointed engineer. Where damaged or defective roof members are found these are to be replaced using appropriate methods to the Engineers design.

#### 5.2 **Copper Roof**

The existing copper roof is considered to have exceeded it's design life and to be beyond economic repair. This is to be stripped off and replaced with a new like for like standing seam copper roof.

The new roof is to incorporate new like for like standing seam copper roofing system with panel widths to match existing. New roof to be laid onto suitable separating membrane on exterior grade plywood sheathing board with insulation and vapour control layer. New roof is to incorporate ventilation as recommended by manufacturer.

Final details and methodology TBA with Local Planning Authority following high level opening up and investigation works with sample to be provided for approval prior to works.

#### 5.3 **Parapet Gutter**

The existing parapet gutter is to be re-lined as part of the roofing works using like for like materials. All gutters to be laid to suitable falls towards the existing outlets.

New drip detail to be formed to the edge of the gutter using lead or copper to match existing. New drip is to extend a minimum of 20mm beyond the face of the concrete fascia to ensure adequate shedding of water away from façade to prevent further moisture saturation to the façade.

Final details and methodology TBA with Local Planning Authority following opening up and investigation works with sample to be provided for approval prior to works.

#### 5.4 **Glazed Lantern**

The glazed lantern is to be retained, inspected and refurbished as necessary. The lantern is formed using eight reinforced concrete ribs, infilled using metal framed panes of coloured antique glass. A ring beam at the junction of the lantern and main roof is clad using copper and the top portion of the lantern is also clad in copper, in between the concrete ribs.

##### Structure

Concrete ribs and ring beams are to be thoroughly inspected to agree the full schedule of repair works.

Areas of badly stained concrete are to be cleaned using low pressure water-based cleaning system by specialist in accordance with current guidelines (BS8221-1:2000) for the cleaning of historic buildings.

Repair works are to be undertaken fully in accordance with the Structural Engineer's details and specification.

##### Cladding

The existing copper cladding is in poor condition and considered to be beyond economic repair. The cladding is to be removed and replaced using new like for like copper cladding. Final build up and specification TBA following opening up and investigative works.

Frames – Any rusting and damaged frames are to be carefully removed and repaired off site before reinstatement with full recording and labelling undertaken prior to removal. Any windows found to be beyond repair are to be replaced to match existing.

Existing metal frames are to be carefully cleaned with a soft brush to remove dirt or mud. Clean the existing with warm water / detergent but **DO NOT USE SAND OR ABRASIVE METHODS** which may create dust due to possibility of lead based paints. Any loose flakes etc. will need to be removed although precautions for the presence of lead must be taken into consideration. **NB - Method statements to be submitted to Principal Designer prior to commencement of any works involving existing paintwork.**

Rust to be removed using suitable non-abrasive cleaning method, avoiding damage to the metalwork. Badly corroded sections of metal are to be repaired using suitable method TBA prior to commencement. Suitable protective treatment is to be applied to frames as soon as cleaning is complete in order to prevent further rusting.

Exact scope of works is to be agreed on site with specialist sub-contractor. Methodology for cleaning and repairs to metal frames to be submitted by specialist sub-contractor for approval prior to commencement of works.

Method for re-fitting and re-sealing metal windows TBA prior to commencement of works.

All frames to be prepared and primed to receive new paint / protective finish.

Glazing - Any broken or cracked panes are to be replaced to match existing glass. Final specification TBA following high level inspection.

Ironmongery - All ironmongery is to be tested and refurbished where possible. Any ironmongery found to be beyond repair is to be replaced to match original.

##### Flat Roof

The existing flat roof appears to incorporate a series of eight vents which are to be inspected and retained in any works. The roof also incorporates a plinth in the centre that would have previously supported the crucifix which was removed following de-consecration of the Chapel.

The roof is to be inspected at high level to fully assess the condition but, owing to its age and condition it may be necessary to renew the roof in full. If possible the historic fabric will be retained and the new roof covering overlaid onto this.

Final details and methodology TBA with Local Planning Authority following opening up and investigation works with sample to be provided for approval prior to works.

## 5.5 ***Rainwater Goods***

Existing hoppers and down pipes are in a poor condition and it is proposed that these are replaced with new cast iron fittings to match the existing size, shape and profile.

At present the only exposed rainwater pipes are positioned at the front of the building. This area of the building has suffered from moisture ingress.

The existing rainwater goods are to be assessed for capacity prior to the works being undertaken. If these are considered to be inadequate for the volume of the roof then new rainwater goods will be designed with additional capacity to prevent further issues with water ingress to the historic fabric.

Final details TBA with Local Planning Authority with sample to be provided for approval prior to works.

## 6.0 **Ground Floor**

### 6.1 ***Existing Ground Floor***

Existing ground floor slab and finishes are to be retained. Where existing finishes are to be retained as visible these are to be repaired and refurbished.

Where new floor finishes are to be applied to the existing floor, a protective board is to be incorporated to allow installation of new finishes without damage to the historic floor.

### 6.2 ***New Raised Access Floor***

A new access floor is proposed throughout the majority of the ground floor.

This is to comprise a proprietary access floor system and will incorporate thermal insulation.

The access floor is to be mechanically fixed to the existing concrete floor using minimal fixings to minimise damage to existing floor. Fixings are to be inserted into existing joints / previously affected areas wherever possible.

System is to be designed so as to be fully reversible.

## 7.0 **Internal Walls**

### 7.1 ***Existing Walls***

Later inappropriate wall coverings / mirrors are to be carefully removed.

Existing blockwork walls are to be thoroughly inspected to agree the full schedule of repair works. Repair works are to be undertaken fully in accordance with the Structural Engineer's details and specification.

Include for removal of inappropriate mastic pointing and re-pointing with new mortar to match original composition.

Include for adaptation to existing door openings to new Plant Room and Server Room. Openings are to be carefully raised by one block course to account for the new raised floor level internally.

Plant Room door to be moved to the side by approximately one block length. Existing lintels are to be re-used if possible (subject to SE assessment). Any re-building work is to be undertaken using the existing blocks and using mortar to match existing composition.

Final details and methodology TBA with Local Planning Authority following opening up and investigation works with sample to be provided for approval prior to works.

### 7.2 ***Asbestos Removal***

Asbestos removal to high level walls is to be undertaken by a licenced contractor.

New wall finish is to be installed following removal works to match appearance of existing walls.

Final details and methodology TBA with Local Planning Authority following opening up and investigation works.

NB - This work is included within the previous LBC Application ref. 24/00169/LBC.

### 7.3 ***New Pod Wall Construction***

New lightweight and reversible pods are proposed to form new teaching accommodation.

Wall build up to comprise: 18mm timber cladding, Acoustic backing material, 50mm vented cavity, Reflective Breather Membrane, 119mm thickness SIPS wall panels (97mm core with 11mm OSB to each side), 25mm service battens, 12.5mm vapour check plasterboard with 3mm skim finish.  
Total Thickness = 227.5mm

Wall Construction is to achieve:

- 30 mins fire rating
- 40dB Rw sound reduction
- Overall U-Value of 0.25w/m2K

#### 7.4 ***New Internal Partition Walls***

##### New internal stud walls to WCs

To comprise new timber stud partitions with acoustic insulation and plasterboard and skim to each side. Wall Construction is to achieve 40dB Rw sound reduction

##### New internal stud walls to Plant and Server Room

To comprise new timber stud partitions with acoustic insulation and plasterboard and skim to each side. Wall Construction is to achieve 60 mins fire rating and 40dB Rw sound reduction.

### 8.0 **Ceilings**

#### 8.1 ***Existing Soffit***

Asbestos removal to existing soffit is to be undertaken by a licenced contractor.

New soffit to be constructed with finish to match existing appearance.

Final details and methodology TBA with Local Planning Authority following opening up and investigation works.

NB - This work is included within the previous LBC Application ref. 24/00169/LBC.

#### 8.2 ***Existing Ceilings***

Existing ceilings to Vestry and Narthex are to be removed and replaced with new like for like ceilings.

NB – Works to replace the Narthex ceiling is included within the previous LBC Application ref. 24/00169/LBC.

#### 8.3 ***New Vaulted Ceilings to Classrooms / Staff Office / Narthex***

New vaulted plasterboard ceilings to be installed to Classrooms / Staff Office / Narthex.

Ceilings are to follow the slope of the soffit.

Include for black painted shadow batten to perimeter of all ceilings.

All ceilings are to receive paint finish.

#### 8.4 ***New Flat Ceilings to VR Suites / Staff Office / WCs***

New flat moisture resistant MF plasterboard ceilings to be installed to WCs.

Include for black painted shadow batten to perimeter of all ceilings.

All ceilings are to receive paint finish.

Include for suitable access hatches as required.

#### 8.5 ***New Acoustic Panels***

Ceiling and wall mounted acoustic panels to be incorporated within new pods to achieve reverberation times in accordance with BB93 (Acoustic Design for Schools).

### 9.0 **Internal Doors and Ironmongery**

#### 9.1 ***Existing Doors***

Existing internal doors to Narthex are to be retained and refurbished.

Existing internal doors to new Plant Room and Server Room are to be retained and upgraded as required to provide FD30S fire resistance in line with proposed Fire Strategy. These doors are solid flush panel doors. If upgrading works are not considered feasible then these doors are to be replaced with new doors.

Existing internal doors to Vestry and rear lobby are to be retained and adapted to create new clear glazed vision panels in accordance with Approved Doc K and M. If adaptation is not considered feasible then these doors are to be replaced with new doors.

Existing ironmongery is to be cleaned, inspected and repaired where possible.

## 9.2 **New Doorsets**

New internal doorsets to comprise solid core doors with hardwood facing and hardwood lippings. Include for clear-glazed vision panels and side panels with manifestation / opaque / patterned privacy film in accordance with Approved Doc K and M.

Provide FD30S doorsets with intumescent strips and smoke seals.

All new doors to teaching spaces are to be provided as Acoustic Doorsets to achieve 30dB rating incorporating suitable acoustic seals.

Include for ironmongery throughout – details TBA to College specification.

## 10.0 **Internal Windows and Glazed Screens**

### 10.1 **Existing Metal Framed Clerestorey Windows**

Existing metal framed windows are to be retained, inspected and refurbished as necessary. Rusted and damaged frames are to be carefully removed and repaired off site before reinstatement with full recording and labelling undertaken prior to removal. Any windows found to be beyond repair are to be replaced to match existing. Exact scope of works is to be agreed on site with specialist sub-contractor. Methodology for cleaning and repairs to metal frames to be submitted by specialist sub-contractor for approval prior to commencement of works.

Frames - Existing metal frames are to be carefully cleaned with a soft brush to remove dirt or mud. Clean the existing with warm water / detergent but DO NOT USE SAND OR ABRASIVE METHODS which may create dust due to possibility of lead based paints. Any loose flakes etc. will need to be removed although precautions for the presence of lead must be taken into consideration. **NB - Method statements to be submitted to Principal Designer prior to commencement of any works involving existing paintwork.**

Rust to be removed using suitable non-abrasive cleaning method, avoiding damage to the metalwork. Badly corroded sections of metal are to be repaired using suitable method TBA prior to commencement. Suitable protective treatment is to be applied to frames as soon as cleaning is complete in order to prevent further rusting.

Glazing - Any broken or cracked panes are to be replaced to match existing.

Ironmongery - All ironmongery is to be tested and refurbished where possible. Any ironmongery found to be beyond repair is to be replaced to match original.

Method for re-fitting and re-sealing metal windows TBA prior to commencement of works.

### Decoration

All metal window frames to be prepared and primed to receive new paint finish. Colour = black to match existing clerestorey windows.

### 10.2 **New Windows to Pods**

New PPC metal framed clerestorey windows to pods are to suit existing clerestorey windows. Windows are to incorporate opening lights to allow natural ventilation.

### 10.3 **New Glazed Screens to Pods**

New bespoke timber framed double glazed screens to pods.

Glazed screens are to achieve

- 30 minutes fire rating
- 40dB Rw sound reduction
- Overall construction is to achieve u-value 1.6w/m2K

Include for manifestation / opaque / patterned privacy film in accordance with Approved Doc K and M. Final design TBA with College.

#### 10.4 **New Rooflights to Pods**

New PPC metal framed openable rooflights to pods.

Rooflights are to achieve

- 30 minutes fire rating
- 40dB Rw sound reduction
- Overall construction is to achieve u-value 2.2w/m2K

#### 11.0 **Joinery**

##### 11.1 **Existing Joinery**

Existing internal joinery (windows cills, door frames, architraves, skirtings etc) to be retained where possible. Any defective areas are to be replaced with new timber sections to match existing species, thickness and profile and prepared ready for decoration by tenant.

Existing vestment cupboards, cabinetry and kitchen area within the existing Vestry are to be carefully removed to facilitate the installation of the new WCs / plant areas. These are to be set aside for re-use elsewhere in the project / across the campus.

##### 11.2 **New Joinery**

Where new joinery is required this is to be designed to match the existing wherever possible.

#### 12.0 **Sanctuary Area**

##### 12.1 **Timber Structure**

New lightweight and reversible timber structure to be installed to Sanctuary area as shown on drawing to allow this space to be used as an independent learning area.

This is to receive clear lacquer finish.

Structure to incorporate task lighting and radiant heating panels overhead to serve the Sanctuary area.

Posts to be fixed onto existing concrete floor using galvanised base detail with minimal fixings to minimise damage to historic floor.

Final timber section sizes TBA with Structural Engineer.

Final details TBA.

##### 12.2 **Work Benching**

New lightweight and reversible work benching to be installed to Sanctuary area.

This is to be formed using re-purposed vestment cupboard doors where feasible.

New benching to be set at two heights as shown on drawings: 700mm and 1000mm

Benching is to incorporate new acoustic backing panels to the rear

Final details TBA.

##### 12.3 **Existing Altar Stone**

Existing altar stone is to be cleaned and re-instated into it's original position.

New plinth to be constructed with altar stone suitably fixed down to plinth.

Overall height = 450mm.

Final details TBA.

#### 13.0 **Existing Side Chapel**

##### 13.1 Existing Side Chapel walls, skirtings, coping stones, railings, canopy, altar and raised step are all to be retained, cleaned and repaired as necessary.

New walls are to be constructed behind the existing walls and altar, allowing this to be retained in its entirety.

#### 14.0 **Existing Pipe Organ**

- 14.1 Existing organ pipes are to be retained, cleaned and protected for the duration of the construction works.

## 15.0 Internal Floor Finishes

### 15.1 **Existing Tiled Finish (Circulation Areas, Sanctuary)**

Existing tiled floors to be retained are to be cleaned and repaired as required with any broken tiles replaced to match the existing.  
Damaged or defective mortar joints are to be repaired.

### 15.2 **New Vinyl Flooring (Circulation Areas, Immersive VR Suite, WCs, Plant Areas)**

New vinyl flooring to be installed to Circulation Areas, WCs and Plant Areas.  
Include for suitably slip-resistant vinyl to wet areas.  
Minimal fixings to be used to existing floors to minimise damage to historic fabric and proposals are to include for board protection to existing floors as required.

### 15.3 **New Carpet Finish (Classrooms, VR Suite, Offices)**

New carpet finish within Classrooms, VR Suites and Offices.  
To be installed to new raised access flooring.

### 15.4 **New Entrance Barrier Matting (Narthex)**

New entrance barrier matting to Narthex area  
Minimal fixings to be used to existing floors to minimise damage to historic fabric and proposals are to include for board protection to existing floors as required.

### 15.5 **Threshold Strips**

Suitable level threshold strips are to be provided at interfaces between new floor coverings and any other adjoining floor types such as between old and new flooring or within doorways.

## 16.0 Internal Wall Finishes

### 16.1 **Existing Exposed Blockwork Walls**

Existing blockwork to be repaired as outlined in Section 7.1.

### 16.2 **New Painted Plaster Finish**

New paint finish to areas of new plaster.  
Final colours TBA with College.

### 16.3 **New Internal Timber Cladding to Pods**

New timber batten cladding to newly formed pods. To incorporate acoustic backing material where appropriate to aid reverberation times within circulation areas.  
Final details and specification TBA.  
Note: Prior to commencement of the agreed works, quality control samples are to be provided for approval.

### 16.4 **New Tiled Splashbacks**

Wall tiling to walls behind all sinks and basins.  
Specification and Colour TBA with College.

## 17.0 Fixtures and Fittings

### 17.1 **Staff Brew Area**

New kitchen area to incorporate worktop, cupboard and sink.  
New plumbing and drainage will be required to the rear of this area.  
It is proposed to re-purpose some of the vestry cupboard doors for use within this area.  
Final details TBA.

## 17.2 **Sanitaryware**

New sanitaryware to Unisex WCs to include WC and WHB to each cubicle. IPS unit to be incorporated to the rear of each cubicle with lockable access panels.  
New Accessible WC to incorporate full Doc M Sanitaryware pack.  
New Cleaners Sink to Cleaners Store

## 17.3 **Classroom Furniture**

College to supply all classroom furniture for installation by the Contractor.  
Details TBA.

## 18.0 **Services Installation**

18.1 New Services installation has been designed by LEDA and full details of proposals will be developed at RIBA Stage 4. The following overview is provided as an outline only.

### 18.2 **Services Strategy Generally**

The new services strategy has been designed to create low energy comfortable classroom spaces within the Chapel building.

Where possible new services will be concealed within the new pods and raised floor construction. Where new services cannot be concealed these are to be sensitively designed and accommodated in designed cable trays and surface mounted conduits to avoid chasing into historic fabric.

Any surface mounted fittings will be reversible, with minimal fixings into historic fabric. Fixings and small penetrations for pipes / cables to be made through existing mortar joints to minimise damage to historic fabric.

New installations to be coloured to tone with surrounding surfaces to help minimise visual impact.  
Final RAL colour TBA.

### 18.3 **Utilities**

New utility connections to be made from the utility mains adjacent to the site. The new works will require water supply, power supply and connection to communications services along with new/extended connections to the campus-wide fire and data networks.  
Final details TBA.

### 18.4 **Heating and Cooling**

New heating and cooling system to be installed to serve Classrooms, VR Suites, Staff Areas and WCs through the use of a heat pump system.  
Localised heating to be provided to Sanctuary area in the form of timed electric heaters.  
Trace heating to circulation areas as required.  
Final details TBA.

### 18.5 **Ventilation**

New MVHR system for fresh air and dehumidification to the new Classrooms, VR Suites, Staff Areas and WCs. This will be supplemented using natural ventilation where possible, via opening windows and rooflights to the pods.  
Natural ventilation to Sanctuary area and circulation areas via openable windows and automatic opening of high level glazing as appropriate.  
Final details TBA.

### 18.6 **Small Power and Data Installation**

New power and data installation throughout.  
Final details TBA.

### 18.7 **External Lighting**

New sensitively designed lighting strategy to be developed.

New external LED lighting for amenity and escape is to be provided to external routes and building perimeter, with additional feature lighting to building perimeter.  
Where feasible, new lighting is to be ground mounted to avoid fixing into historic fabric.  
Final details TBA.

18.8 ***Internal Lighting***

New internal LED lighting throughout.  
New sensitively designed lighting strategy to be developed.  
Existing later addition pendants are to be removed. Some pendants are to be replaced in original positions with fittings to suit the design of the original fittings.  
New light fittings to be fixed onto new pods / structures where possible to minimise fixings into historic fabric.  
Final details TBA.

18.9 ***Fire Alarm and Emergency Lighting***

New L1 category fire alarm based on addressable panel with smoke detectors and possible beam detection for the main space. Fire alarm to be linked back to on campus central monitoring centre.  
Self-contained non maintained emergency fittings as appropriate.  
Final details TBA.

18.10 ***Drainage***

New connections to existing foul drainage system to be provided to connect new sanitary and kitchen installations.  
Final details TBA.