

**Refurbishment of The Pavilion,  
Spencer Park,  
Earlsdon, Coventry  
June 2022**



**Preliminary Scope of Works.**

**Revision B 10/7/22**

To be read in connection with architectural drawings

**\*\* Note: the main change from the last Scope of Works is that there is no longer a need for and new first floor, staircase or steel frame. \*\***

**1:00 Preliminaries**

1:01 Contractor to supply all fencing, skips, scaffolding, cranes and machinery necessary for the build. Contractor to ensure the removal of all

demolition materials and unwanted building materials. Building to be kept water tight throughout the renovation.

1:02 Nominated Contractor to have Public Liability up to £5,000,000.

## **2:00 Exterior Works**

2:01. All trellis work to be repaired and refurbished. Decorate as necessary.

2:02 All exterior rough render to be taken off the building to expose brickwork. Prepare all walls to accept new smooth render .

2:03 Old doorways to be cut out of existing brickwork. Cut down to 150mm from the ground level.

2:04 Existing windows in new café area to cut down to 150mm from ground level. See drawing as to which windows.

2:05 Render with smooth render to all exterior walls. Use Krend self coloured render.

2:06 Joinery work to exterior. Joinery to exterior all to be in hard wood. Existing front windows and double doors removed replace with new bespoke front to the original design. All exposed existing joinery to be inspected to ascertain the condition of the timber. Exterior doors to be replaced with new to match original designs but upgraded to have double glazed units.

2:07 New windows to be all hard wood and double glazed.

2:08 Existing roof tiles to be removed and replaced by similar tiles.

2:09 Existing roof rafters, purlins and all other roof timbers inspected to ascertain condition. But it is envisaged existing timbers are in good order.

2:10 Exterior terrazzo to verandah areas to be repaired and refurbished.

2:12 All woodwork ie trellis work and verandah ceiling to be cleaned back, filled where necessary, repaired where necessary and decorated.

2:13 Laser cut bespoke perforated steel shutters installed to protected ground floor windows. New roller shutters required to main entrance. Box for shutters to be positioned either in the verandah ceiling or just below it. Shuttters to be perforated steel to match shutters to windows. Powder coated.

2:14 High level windows to be refurbished or replaced with new to match existing. Decorate as necessary.

2:15 All guttering to be checked and repaired and decorated as necessary.

### **3:00 Interior Works**

3:01 Prior to internal demolition, all existing power and water to be isolated. Establish site electrics and water separate from existing.

#### **3:02 Demolition**

Demolish interior walls as indicated on the new ground floor plans. Read in conjunction with Existing and Proposed Drawings to ascertain all walls and part walls be removed. See section to ascertain heights for new steelwork.

Remove all existing ceilings. Some areas contain low level asbestos. See asbestos report and make provision for this.

Remove all existing sanitary ware.

Make good all floors and ceilings throughout. Self-levelling screed to be used throughout.

3:03 All new walls to be either timber stud walls or metal stud. Plaster boarded skimmed and painted. Any new stud walls around the kitchen covered in 2 x 12.5 plasterboard with staggered joints taped and sealed or use fireproof plasterboard. All other walls to use single plasterboard. All studwall cavities to have Rockwool or similar infills

**3:04 Steelwork** :See structural engineers drawings and proposed drawings for size, type and positions

**3:05 Electrics**: Allow for rewiring throughout. Allow for all new distribution boards to ground and first floor.

**Lighting** : Fit new lighting throughout include all switching. Allow for 5 No; pendant lights in café area. Allow for 6 No: Wall lights in Café area. Allow for 3 No: 1200mm Fluorescent luminaires with prismatic diffusers, ceiling mounted in Kitchen area. Allow for 2no 1200mm Fluorescent luminaires with prismatic diffusers, ceiling mounted in Unisex/Disabled WC area. Allow for single 1800mm Fluorescent luminaire with prismatic diffuser in Bowls store. Allow for 2no 1200mm Fluorescent luminaires with prismatic diffusers, ceiling mounted in Lobby area. Allow 1200mm Fluorescent luminaires with prismatic diffusers, ceiling mounted in disabled WC. Single bayonet fitting to chair cupboard.

**Power**: Allow for supply and fit 40no: Double sockets throughout the building Allow for electrics to cooker and cooker extract hood. Allow for electrics to new shutters over main doors and rear entrance.

**3:09 Plumbing**: Remove all existing sanitary ware and cap off both water and waste. Allow for supply and fit new Doc M disabled pack to disabled toilet. Allow to supply and fit all new sanitaryware to new Unisex WC. Allow for new stainless steel sink, hand wash sink and all plumbing in the new kitchen area.

**3:10 Gas**: Decision to made whether to keep existing boiler and reposition elsewhere in the building ie kitchen area or bowls store. Gas required for gas cooker in kitchen. Supply and fit new gas cooker in kitchen. New heating system required throughout.

**3:11 Joinery**:. Supply and fit paint finish panel door sets to all internal door to include frames, architraves and all ironmongery. Door from café to kitchen to have 1 hr protection also door to back lobby area from kitchen to have 1hr protection. Both doors to have Georgian wire VPs. All other doors

to be refurbished and reused. Allow to supply and fit new softwood skirting boards throughout.

Allow for new kitchen and allow for new servery and counter to café area.

**3:12 Flooring:** Ground Floor levelled with latex screed. Finish to café area to be hardwood engineered floorboards. Kitchen to have Altro non slip flooring coved up the wall. All wcs to have Altro non slip flooring. Colour to be confirmed.

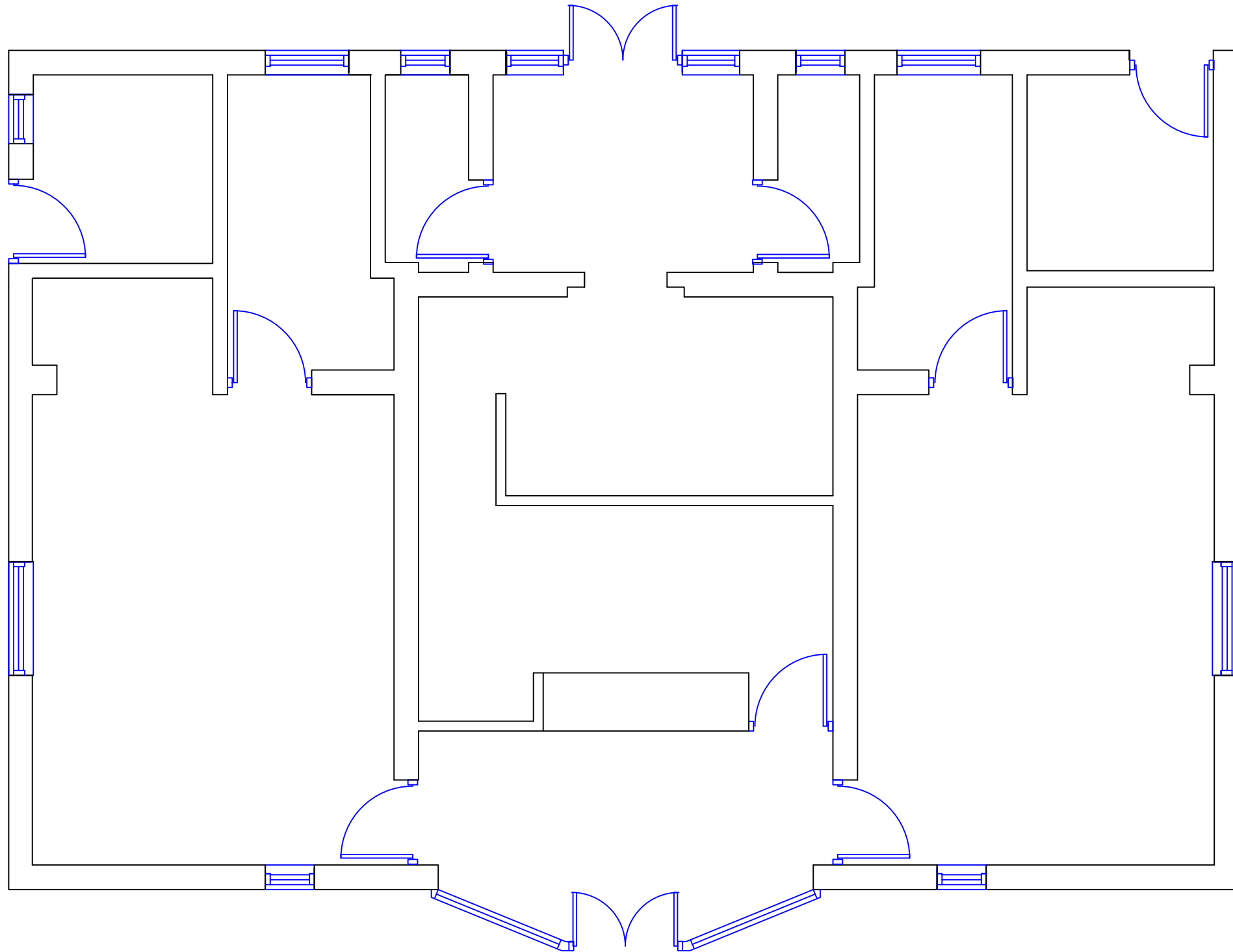
**3:13 Heating:** Allow for electric under floor heating to café area. All other areas to have Economy 7 storage heaters. Size determined by size of space.

**3:13 Decorations:** Spine wall to be sand blasted to reveal brickwork to both sides ie wc lobby and café side (see drawing) All internal walls and ceilings to be replastered and skimmed to accept new decorations. Allow for an initial mist coat to seal plaster. Then allow for 2 coats Matt Vinyl paint. All new woodwork knotted, primed and paint in 2 coats of eggshell paint. All other woodwork, sanded, filled and painted in 2 coats of eggshell.

**4:00. Drawings.** For drawings both structural and layout drawings see below.

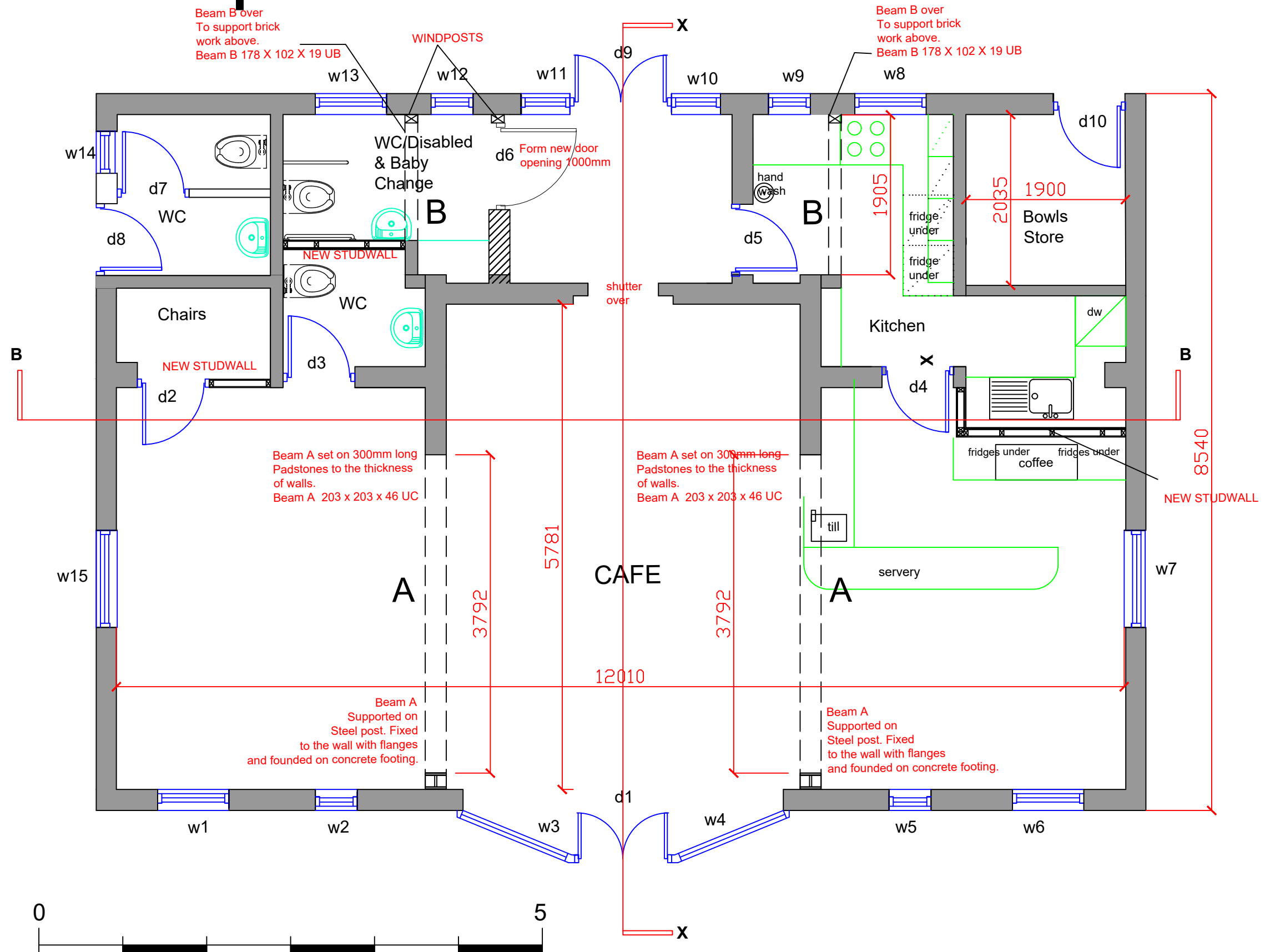
# Existing

scale 1=50 @ A3



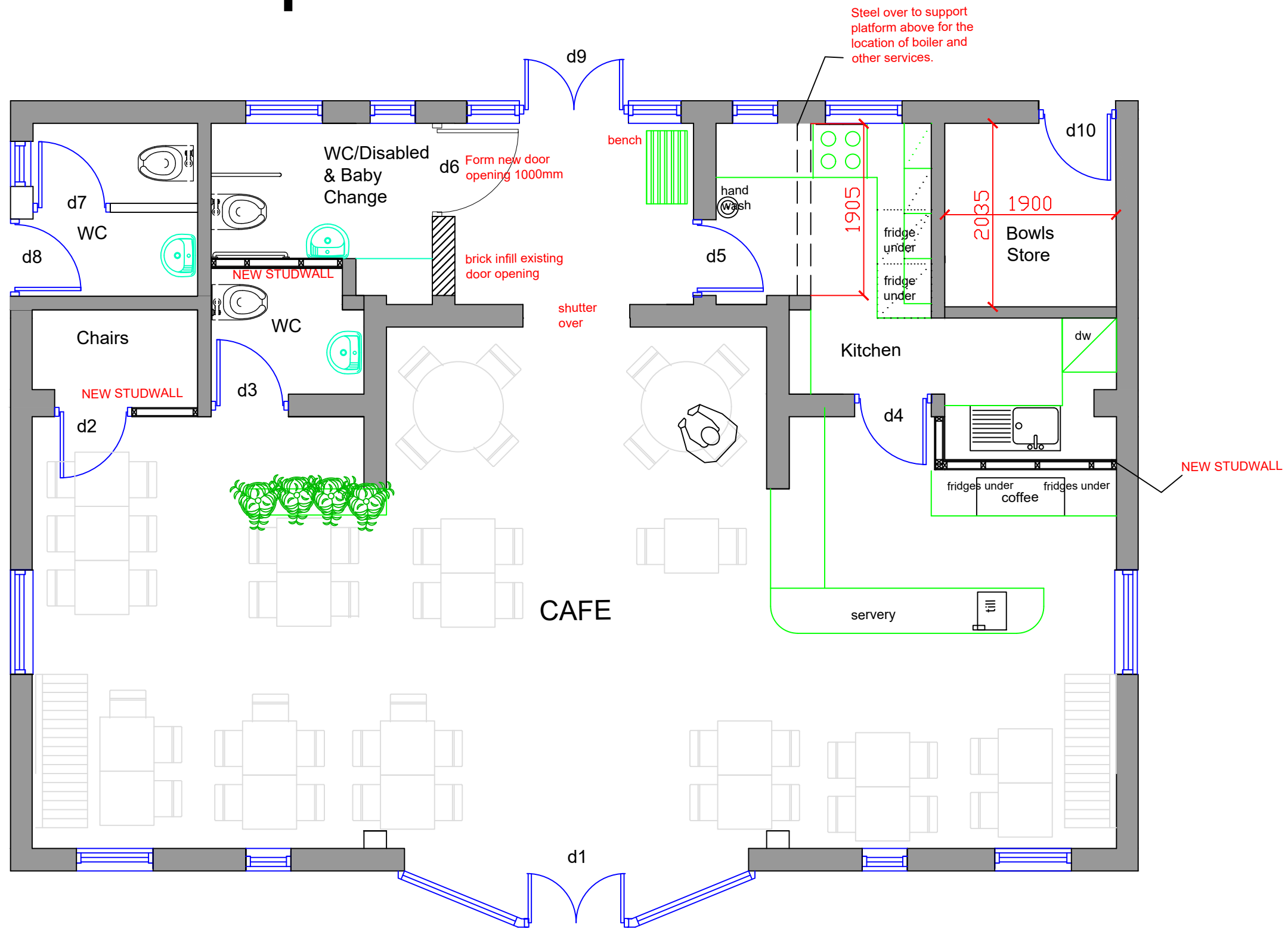
# Proposed

scale 1=50 @A3

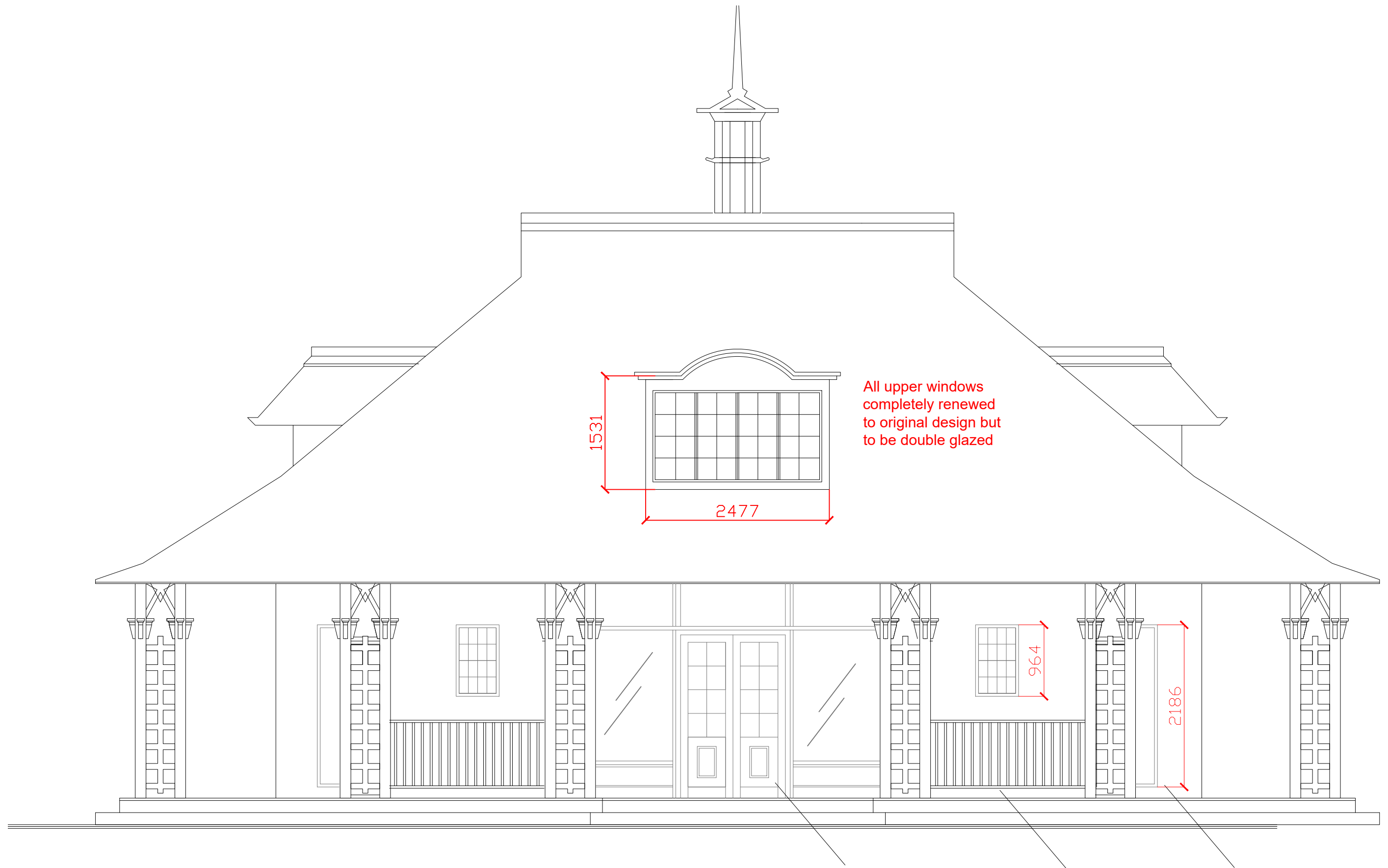


# Proposed

Furniture and Fittings 1=50 @A3







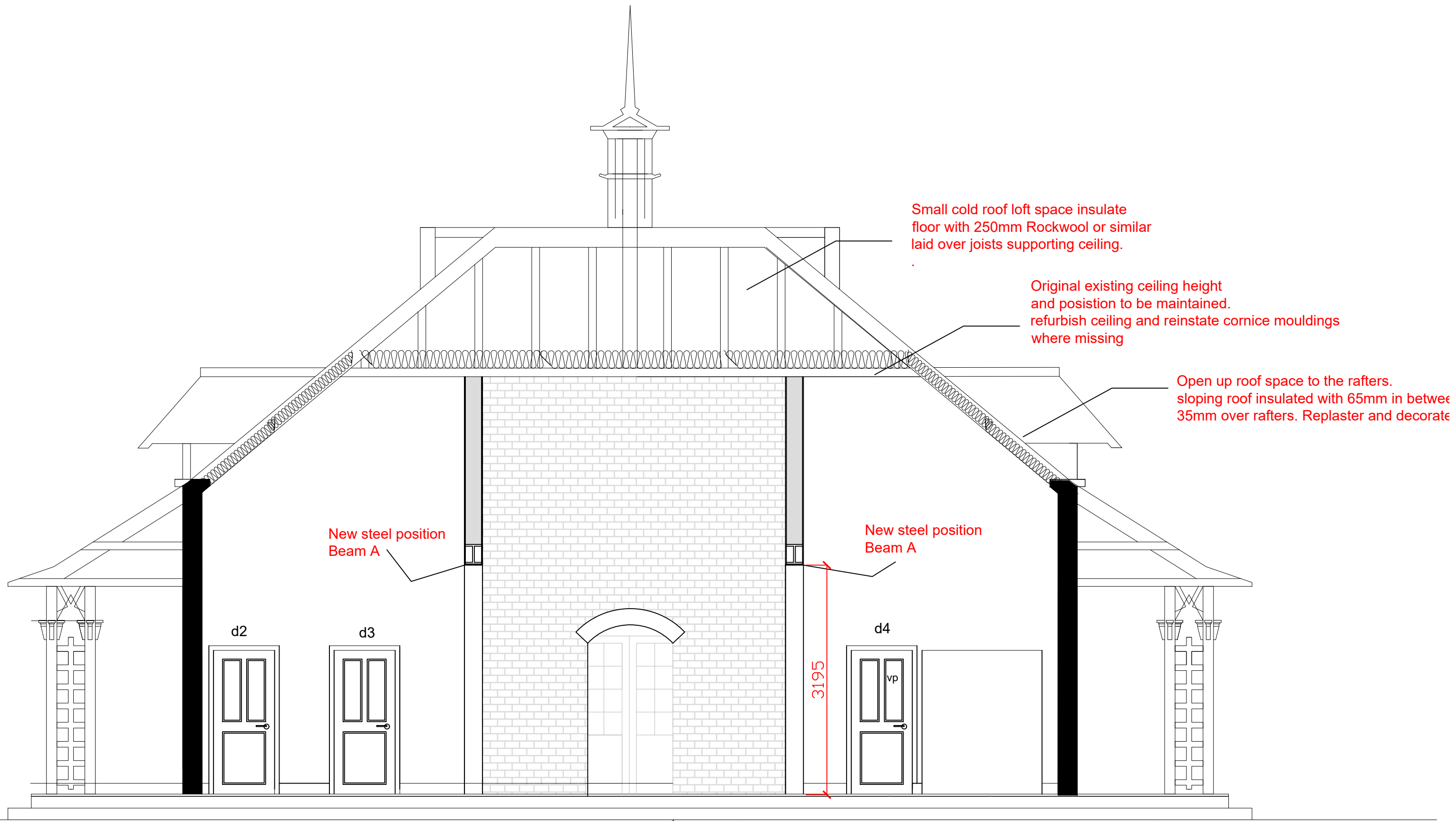
All upper windows  
completely renewed  
to original design but  
to be double glazed

reconstruct the original  
doors in oak with leaded glazing

reinstate the original  
ballustrade

original opening  
to reopened and  
glazed in double  
glazed clear  
toughened glass

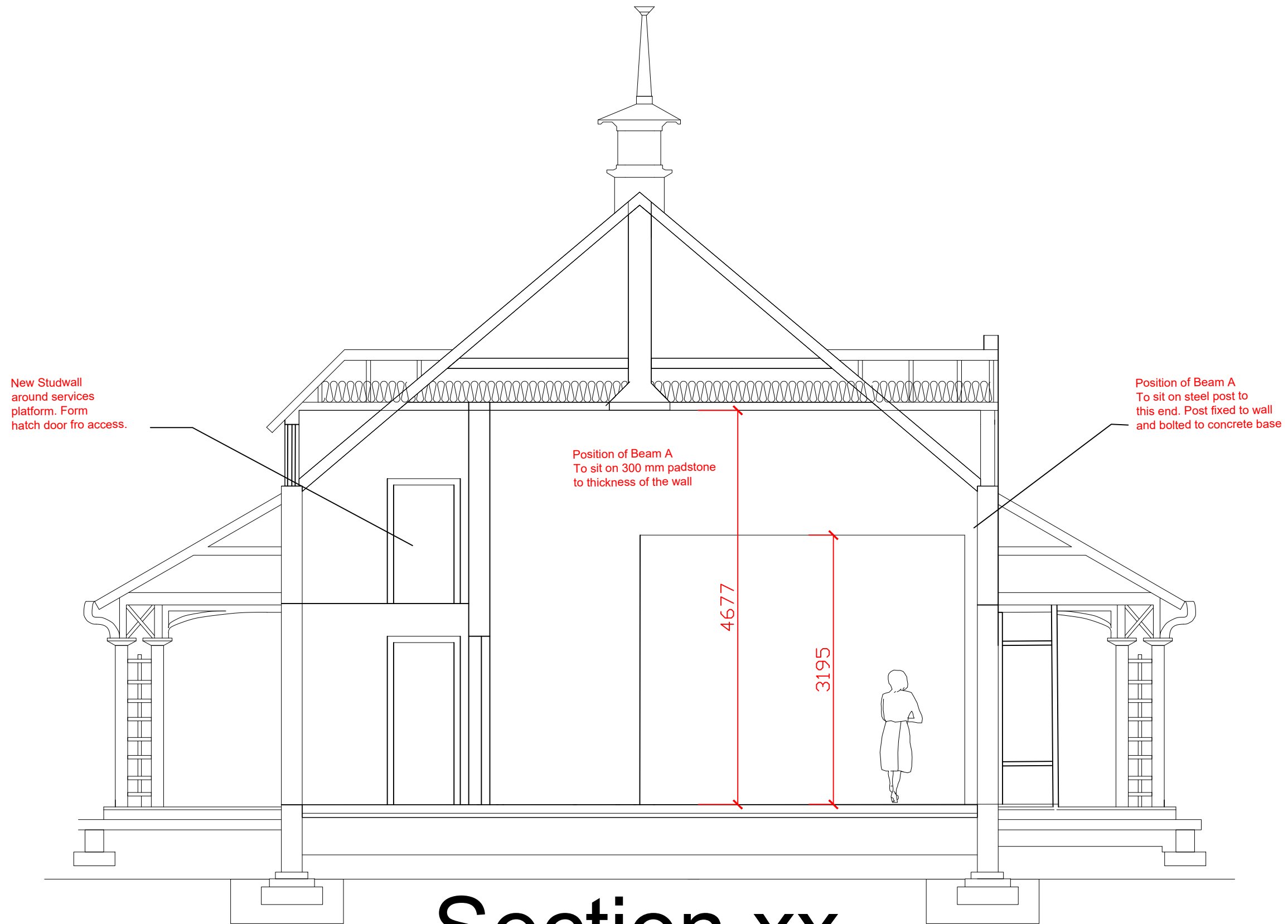
# Elevation of Main Entrance



# Section BB

Dividing brick wall to be sand blasted to both sides to remove white paint and expose brick.

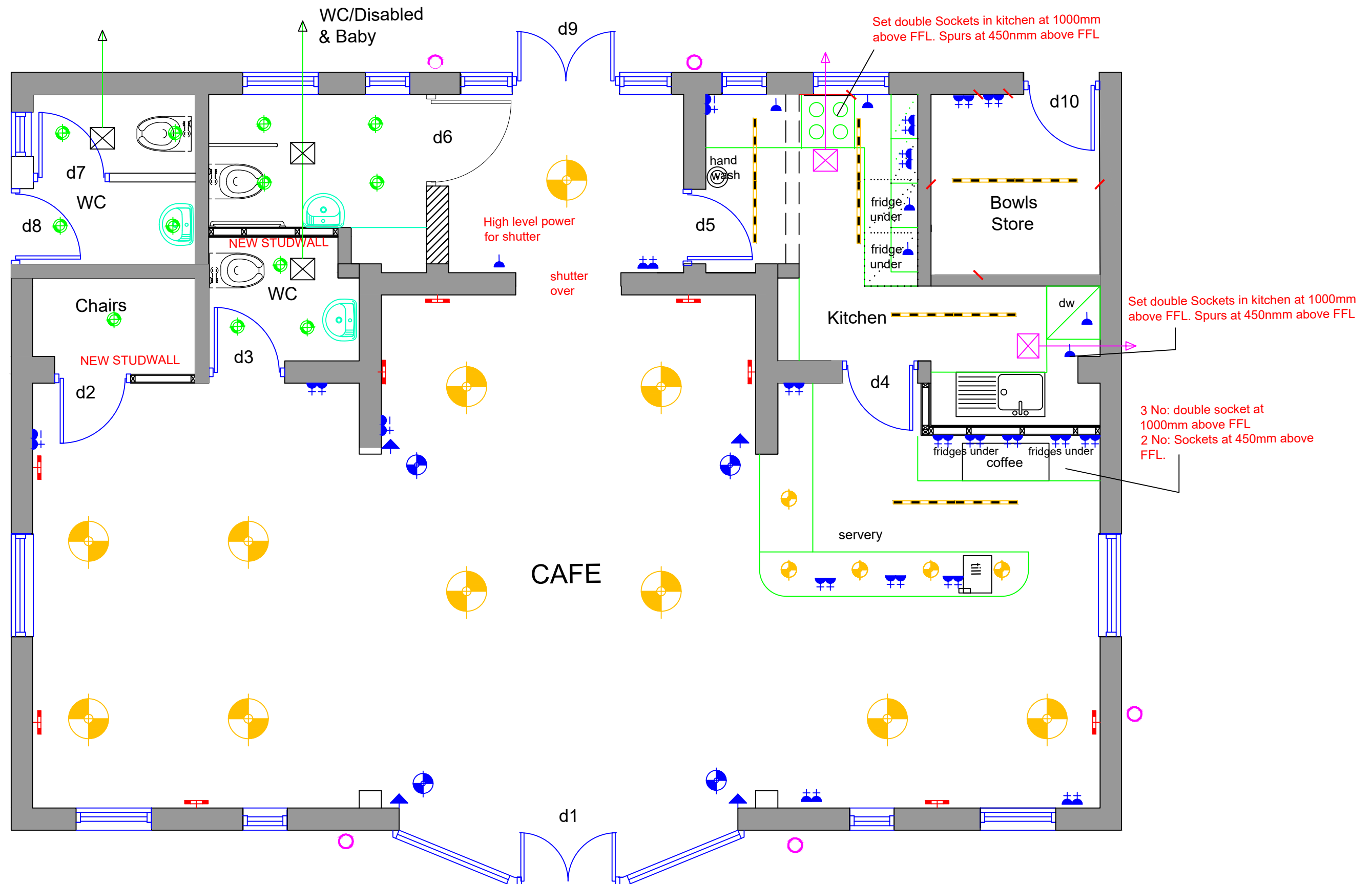










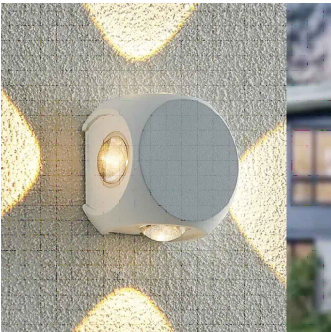



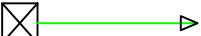






Section xx

# Proposed

Power and Lighting 1=50 @A3



Lighting and Power Legend	
<p>Note: See notes on drawing for further details.</p>	
 Wall lighting set at 1800mm from FFL	 <p>Wall lighting set at 1800mm from FFL</p> <p><a href="https://www.lights.co.uk/lucande-kalinda-wall-light-concrete-and-wood.html">https://www.lights.co.uk/lucande-kalinda-wall-light-concrete-and-wood.html</a></p>
 Large Ceiling mounted pendant lights NOTE; Set all pendants 2100mm off FFL. Pendants will need extra long flex as coming from high ceilings.	
 Small Ceiling mounted pendant lights	
 Floor standing lamp on 5 amp swicthed socket	
 1600mm flourescent with primatic covers	
 Recessed LV LED spots	
 External wall lights set at 1800mm from GL (note: must all be at the same level)	 <p>External wall lights set at 1800mm from GL (note: must all be at the same level)</p> <p><a href="https://www.lights.co.uk/lindby-esmani-led-wall-lamp-angular-4-bulb-white.html">https://www.lights.co.uk/lindby-esmani-led-wall-lamp-angular-4-bulb-white.html</a></p>
 13 amp double socket INTERNAL all with USB Charging points	
 5 amp switched socket for floor and table lamps	
 Switch spur for fridges, dishwashers etc	
 WC Extractor Fan in MF ceiling	
 Cooker Extractor Fan	
	 <p>Large Ceiling mounted pendant lights</p> <p><a href="https://www.lights.co.uk/cygni-hanging-light-made-of-concrete.html">https://www.lights.co.uk/cygni-hanging-light-made-of-concrete.html</a></p>
	 <p>Small Ceiling mounted pendant lights</p> <p><a href="https://www.lights.co.uk/concrete-pendant-light-caisy-with-wood-round.html">https://www.lights.co.uk/concrete-pendant-light-caisy-with-wood-round.html</a></p>
	 <p>Floor standing lamp on 5 amp swicthed socket</p> <p><a href="https://www.lights.co.uk/lucande-auriane-tripod-floor-lamp-black-fabric.html">https://www.lights.co.uk/lucande-auriane-tripod-floor-lamp-black-fabric.html</a></p>