

# MILLERS DALE STATION

## REFURBISHMENT & CAFÉ SPECIFICATION



## **A PRELIMINARIES/GENERAL CONDITIONS**

### ***A10 Project Particulars***

#### Employer (client)

Peak District National Park Authority  
Aldern House  
Baslow Road  
Bakewell  
Derbyshire  
De45 1AE

#### Site Address

Millers Dale Station  
Millers Dale

Grid reference: SK17 E:3796 N:3269

### ***A11 Tender and Contract Drawings***

2725/001 Existing Layout and Elevations  
2725/002 Proposed Layout and Elevations  
2725/003 Proposed Heating & Electrical  
2725/3e Existing drainage layout  
2725/005 Proposed Floor finishes  
2725/007 Sections  
1:50000 HGV access  
1:25000 Location Plan  
1:2500 Site Plan  
1:1250 Block plan

### ***A12 The site/existing buildings***

Millers Dale Station is located on the Monsal Trail and is currently used as office accommodation and workshop space for field staff. The building is split into three rooms; workshop, mess room and office. There is currently one WC and a basic food prep area. Heating is provided via storage heaters. The electrical supply is single phase with the tunnel lights being connected to the distribution board inside the building. The station building sits on the original platform and is accessed off the main pay and display car park.

The building is constructed of dressed and coursed sandstone under a blue slate hipped roof. There are two chimney stacks serving the property, both are currently unused. However, the proposals include recommissioning one of the flues. There are windows to all elevations the majority of which have timber infills to the main aperture with the top lights remaining as single glazing. The timber to the south elevation is in a poor state of repair and will require extensive repair, if not replacement. Rainwater goods are cast iron and appear to be in a reasonable to good condition.

Part of the station building is now public toilets which will remain unchanged. The trail and platform is to the south elevation and to the north is a large pay and display car park, which is highly used by visitors to the trail.

Attached westerly to the station building is the old engine shed and compound. The septic tank is located within the compound. The compound can be accessed through a five bar gate and has a stone façade with window apertures to the south side. The engine shed is currently extremely dilapidated and has been considered a dangerous structure. Heras fencing has been erected to two sides. The roof was removed some time ago and walls left uncapped resulting in the masonry becoming defective through vegetative growth and frost action. The original engine shed doors are still in-situ and access can be gained through a small workshop off the compound or a roller shutter at the west elevation.

### ***A13 Description of the Work***

The Authority wishes to carry out a full refurbishment and change of use to a café. A new kitchen is to be installed to serve the café function. The electrical supply will also require upgrading due to the increase in demand from the kitchen appliances. This work will be carried out by Statutory Undertaker. A mechanical extraction vent will be required and will terminate on the north elevation.

It is proposed that a POS counter is constructed in the area which is currently used as a workshop and the double doors will become the main café entrance. The door opening which leads off the workshop is to be retained and will form the entrance into the kitchen. The existing WC is to be removed and replaced with staff WC and store room.

A blockwork wall is to be erected to form the kitchen in what is currently a mess room. A section of the wall dividing the existing workshop and mess room is to be removed to form a new opening. A steel section will be required to provide support. The existing external single leaf door leading into the mess room will be replaced. This area will be a seating/dining area.

The existing office will also be a seating/dining area but will have more of a lounge feel. The fireplace is to be opened up and require a new flue liner. Either a multi-fuel stove or open fire is to be installed with a tiled hearth. There is currently a fire door leading out onto the platform. In order to maximise the seating in this area it is proposed to take this door out of use by boarding over internally. A door will remain to give the impression that it is still a door in order to retain the original appearance.

All the timber infills to the windows are to be removed and double glazing reinstated. The timber to the south elevation is severely rotten in places and will require replacement. All timber is to be hardwood and frames should match the existing style and profiles. The window frames to the north elevation appear to be in a reasonable condition where some minor repairs will be necessary.

All external timber and rainwater goods will require redecoration.

Some minor roof repairs may be necessary. Loft insulation will also be required.

### **Zone 1**

Currently used as a workshop for the countryside team and will form the proposed sales and seating area, works to include:

- Supply and fit new timber double doors.
- Minor groundworks to area outside double doors to increase levels for external and internal threshold levels to run through. Levels to be confirmed on-site before works commence.
- Removal of existing WC and associated pipework.
- Upgrade to electrical supply and distribution board
- Form new 1800x2500mm opening in 400mm masonry wall
- Installation of 178x102x19 UB bearing on concrete padstones
- Construction of new POS counter to incorporate sink and associated plumbing.
- Timber panelling to wall behind counter

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- Erection of blockwork to form new staff WC and cloakroom/store
- Supply and fit new cloakroom WC and WHB
- Installation of new mechanical vent to WC
- New lighting and additional power and data
- New timber windows with double glazed units
- Vinyl flooring
- Redecoration
- Plastering

### Zone 2

Currently used as a mess room. Proposed use will be seating for the café and café kitchen. Works to include:

- Erection of blockwork to form café kitchen
- Removal of existing kitchen and associated plumbing
- New external door
- New vinyl flooring to be laid
- Disconnection and removal of storage heaters
- New lighting and power
- Plastering
- Redecoration

### Zone 3

Currently the rangers office.

Proposed seating area for café. Works to include:

- New vinyl floor covering
- Disconnection and removal of storage heaters
- Boarding over fire escape
- New windows and glazing
- Reinstatement of fireplace to include flue liner. Installation of fire surround, log burner/open grate and tiled hearth
- New lighting and power
- Patching up plasterwork
- Redecoration

## **A20 The Contract/Subcontract**

The form of contract will be JCT Minor Works with Contractors Design 2011.

### Definitions and Interpretations

- *In writing:*  
When required to notify, inform, agree, confirm, obtain information, obtain approval, or obtain instruction, do so in writing.
- *Supply and fix/install:*  
Unless otherwise stated, all items included in the schedule of work and/or on the drawings are to be supplied and fixed complete.
- *Cross references to the specification:*  
Where a numerical cross-reference to a specification section is given on drawings or in any other document the Contractor must verify its accuracy by checking the remainder of the annotation or item description against terminology used in the referred section.  
Where a cross-reference to a particular product, type of work or material is given, relevant clauses elsewhere in the referred specification section dealing with those matters, ancillary products and

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workmanship also apply

The Contractor must, before proceeding, obtain clarification or instruction in relation to any discrepancy or ambiguity which they may discover.

- *Sizes:* cross section dimensions of timber shown on drawings are nominal sizes before any required planing.

### Carrying out the Works

- *Possession:* The works may be commenced on or not later than 3 weeks after acceptance of the tender and shall be completed within 12 weeks thereafter.

### Payment

Payment to the Contractor will be made in accordance with Section 4 of the JCT Contract.

All materials will remain the responsibility of the Contractor until they have been paid for by the Employer.

### Injury, Damage and Insurance

Contractor must produce evidence of Insurance in compliance with Section 5 of JCT Contract.

### Termination

As set out in Section 6 of JCT Contract

## **A30 Employer's Requirements**

### A30 Tendering/subletting/Supply

*Scope:* These conditions are supplementary to those stated in the invitation to tender and on the Form of Tender.

*Acceptance of Tender:* the Employer and their representatives offer no guarantee that the lowest or any tender will be recommended for acceptance or accepted. We will not be responsible for any costs incurred in the preparation of any tender.

*Period of Validity:* Tenders must remain open for consideration (unless withdrawn) for not less than 13 weeks from the date fixed for the submission of tenders. Information for the date for possession is given in section A20.

*Projects without Quantities:* Tenders must include for all work shown or described in the tender documents as a whole or clearly apparent as being necessary for the complete and proper execution of the works.

### A31 Provision, content and use of documents

Employer will provide adequate information, drawings and documents relating to the Works involved to enable the Contractor to carry out the Works.

All dimensions are approximate and should only be used as a guide.

### A32 Management of the Works

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Employer will arrange any site meetings which are required between Contractor and any specialist sub-contractors which the Employer has nominated.

Main Contractor will arrange any site meetings which are required between the Contractor and any specialist sub-contractors required for a particular element of the project.

### A34 Security/Safety/Protection

The Contractor will be responsible for securing the site at the end of each working day.

Main Contractor will be responsible for arranging sufficient skips throughout the Contract to allow for the safe disposal of rubbish, debris and surplus material in order to keep the site and works clean and tidy. Non-hazardous material must be disposed of at a tip/waste site approved by a Waste Regulation Authority. Waste disposal tickets will be required.

Safe access will be provided for the Contractors to enter the property and transport materials and equipment in order to carry out Works.

Please see the attached 1:50000 plan for HGV access.

### A35 Specific limitations on method/sequence/timing

*Working Area:* Contractor will be confined to the curtilage of the station buildings.

*Access:* See attached plans for vehicular access. There is a height restriction of 10'3 if approaching the site from Millers Dale. There is a 14.5T weight limit restriction if approaching via Wormhill.

*Parking:* Parking can be found in the main pay and display car park.

*Working Hours:* Mon – Fri 08:00 – 17:00. Permission should be obtained from the Client prior to any weekend working.

### A36 Facilities/Temporary work/Services

**Lighting and Power:** Electricity supply from the Employer's mains may be used for the Works and will be supplied free of charge. The Employer will not be held responsible for the effects of any restrictions in supply. Main distribution board is located within the workshop.

Due to the electrical supply for the tunnel lighting being supplied from the station building, supply should be maintained at all times. Arrangements should be made and the Client informed of any periods of power outage.

Water for the works will be supplied free of charge.

Toilet facilities are available within the building or public toilets can be found next door. The contractor must ensure that the facilities are not used for the washing of construction tools, clothing or any other use apart from its intended use. The contractor must leave the facilities in a clean and tidy condition.

## ***A40-A44 Contractors General Cost Items***

### A40 Management and staff (provided by Contractor)

All trades should be adequately trained within their field to carry out works to current legislation in a safe

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manner without creating risks or hazards to fellow colleagues.

Main Contractor will be responsible for all his/her own staff and any sub-contractors (which they nominate) behaviour and standard of work whilst on-site.

Main Contractor to co-ordinate work schedules between different trades and any sub-contractors to bring the work in on-time.

### A42/110-120 Lighting and Power for Works

Temporary lighting and power supplies (i.e. transformers etc.) and all charges involved are the responsibility of the Contractor.

### A42/180 Removing Rubbish

On-going and final cleaning and clearing of the site prior to handover.

### A42/200a Drying of Works

Use of suitable appliance for drying out works. Surface finishes should not be allowed to dry out rapidly to prevent surface cracking and defects.

### A42/210 Protecting Works from inclement weather

Adequate provision must be made to protect all types of work and all parts of the Works, including work carried out by others, from inclement weather throughout the Contract. A nominal allowance should be included for tarpaulins, polythene sheeting, battening etc. and the effect of any delays in plastering etc. by such weather. Any temporary enclosures should remain weather tight in severe weather to protect the building's interior.

Concrete and mortar mixes should not be used externally if the temperature falls below 5 degrees Celsius. Main Contractor will be responsible for any future defects to works carried out by themselves or sub-contractors should mixes be used below this temperature.

### A42/220 Security/Safety/Protection

Adequately safeguard the site, the Works, products, materials, plant and existing buildings affected by the Works from damage and theft. Take all reasonable precautions to prevent unauthorised access to the site, the Works and adjoining property.

The public toilets and car park will remain open to the public therefore the Contractor must ensure that works by themselves or appointed sub-contractors do not pose a risk or be a nuisance to users of the centre including staff and visitors. Provision must be made by the Contractor that the work area is clearly zoned off with hoardings and fencing and with appropriate signage with no means of unauthorised access into the Work area.

Contractor must provide adequate safety equipment for his own workforce to protect against dust, debris and noise. Main Contractor must also implement safe working procedures on any sub-contractors on-site.

Contractor must ensure that all site personnel keep site perimeter fencing and hoardings maintained and secure at all times to prevent unauthorised access.

Contractor must inform all staff including sub-contractors the location of mains services entering the

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building.

Contractor must supply First Aid Equipment.

Protect against the following:

Nuisance: Take all necessary precautions to prevent nuisance from dust, smoke, rubbish and other causes.

The property is in close proximity to residential properties therefore site activities should be kept within the specified times.

Fire: Take all necessary precautions to prevent personal injury, death and damage to the Works or other property from fire. Smoking is restricted to the parking area. **SMOKING IS NOT PERMITTED INSIDE THE BUILDINGS.**

Moisture: Prevent the Works from becoming wet or damp which may cause damage. Dry out Works thoroughly. Control the drying out and humidity of Works and the application of heat to prevent blistering and failure of adhesion, damage due to trapped moisture, excessive movement and cracking of finishes.

Waste: Remove rubbish, debris and surplus material and keep the site and Works clean and tidy. All waste should be removed by a licensed handler

### ***A50 Work/Materials by Employer***

Employer to remove existing work benches and equipment from workshop.

### ***A51 Nominated subcontractors***

### ***A52 Nominated suppliers***

### ***A53 Work by Statutory Undertakers/Authorities***

BT



## **C DEMOLITION/ALTERATION/RENOVATION**

### **3 Demolitions**

Removal of section of 400mm thick masonry wall (approx. 5m<sup>2</sup>) between workshop and mess room. Dispose to skip

Removal of single skin partition forming WC. Dispose to skip.

Opening up of existing fireplace between mess room and office. Dispose masonry to skip.

### **4 Alterations, repairs and conservation**

#### **Removing finishing's**

Removal of carpet tiles and associated underlay and grippers (if present) throughout. Dispose to skip.

#### **Fixtures and fittings**

Disconnect and remove all storage heaters. Dispose to skip.

Removal of timber infill panels to windows. Refer to window schedule. Dispose to skip.

Removal of all internal doors. Dispose to skip.

Disconnect and remove sink and associated plumbing. Sink and taps to be set aside.

Removal of all kitchen units. Dispose to skip.

Disconnect and remove existing WC and WHB and associated pipework. Dispose to skip.

## **D GROUNDWORKS**

Paving outside proposed new café entrance to be ramped to give a level threshold. Existing sets to be lifted and set aside for reuse; levels to be increased by approximately 150mm offset from origin by 1500mm to give a 1:10 gradient. Sub-base should be well compacted and sets reinstated with joints being filled with an appropriate cement/sand dry mix.

### **13 Precast Concrete Goods**

Naylor R6 concrete lintel over proposed doorway into cloakroom/store to structural engineers design. (Ref L1)

Naylor R6 concrete lintel over proposed doorway into new WC to structural engineers design. (Ref L2)

## **F10 MASONRY**

Single skin blockwork wall to be erected to form new WC and store room off steel profile. Approx. 12m<sup>2</sup>. Leaving a 686x2040mm structural door opening into cloakroom/store.

Single skin block wall forming staff WC leaving a 700x2040mm opening for single leaf door, Approx 1.5m<sup>2</sup>.

Single skin blockwork wall to be erected off steel profile to form new kitchen, approx. 10m<sup>2</sup>.

## **G10 STRUCTURAL STEELWORK**

2 no. 178x102x89 UB spanning approx. 2000mm over new opening to structural engineers design. (Ref B1).

## **G20 CARPENTRY**

### **POS Counter (see drawing 10804\_004)**

2 no 2800x900x600mm counters constructed from softwood timber frame.

#### *Front counter to include;*

Open shelving below

Marble counter top

Front to be clad with match boarding

#### *Rear counter to include;*

Open shelving below

3 no cupboards

Marble counter top

Single Belfast sink

Solid timber shelf spanning 2800mm supported on cast iron brackets fixed back to wall 500mm above rear counter

PC sum should be made for minor timber repairs to soffits, fascia's and rafter feet.

## **H CLADDING/COVERING**

### ***18 Slate roof covering***

Ridge tiles to be lifted, cleaned and re-bedded in a 3:1 sand cement mortar. Sample mix to be carried out prior to application to ensure colour of finished mortar is acceptable.

PC sum should be allowed for replacing damaged, slipped or missing slates.

Moss to be cleared from roof coverings.

## **K10 PLASTERBOARD/DRY LINING/PARTITIONS/CEILINGS**

### ***Plasterboard to blockwork walls***

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12.5mm Gypsum Glasroc F Multi or other approved plasterboard fixed with dabs direct to blockwork; joints taped with jute scrim tape; to the following areas:

WC/store

Reveals to new opening

12.5mm Gypsum Glasroc F Firecase or other approved plasterboard fixed with dabs direct to blockwork; joints taped with jute scrim cloth; to the following area:

Café kitchen

Walls should be patch plastered and made good where fixtures and fittings have been removed and new openings formed

### Ceilings

Make good any ceilings where walls or services are removed.

## L WINDOWS/DOORS

### **22 General Joinery**

509x915x6mm MDF tongue and groove wall panel; fixed above skirting board to the following areas;

WC

509x1522x6mm MDF tongue and groove wall panel; fixed above skirting board to the following areas;

New block wall in café area

Shaker style panelling to all walls (not chimney breast) in zone 3 to a height of 950mm fixed above skirting board and finished with 70x18mm Ogee architrave

170x18mm Ogee skirting fixed to walls to the following areas;

WC

Front of POS counter

Seated café areas

70x18mm Ogee architrave fixed above tongue and groove wall panel to WC and café wall

### **23 Windows & doors**

No.	Structural Opening (mm)	Location	Style
W1	900x1280	South elevation	Fixed casement. 1 no. 12mm conservation double glazing
W2	990x1280		Fixed casement. 1 no. 12mm conservation double glazing
W3	600x1280		Fixed casement. 1 no. 12mm conservation double glazing
W4	800x610	North elevation	Top hung opening casement with 12mm conservation double glazing

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W5	800x610		Fixed casement. 12mm conservation double glazing
W6	800x660		Fixed casement. 1 no. double glazed unit with obscured glass.
W7	800x1200		Fixed casement. 12mm conservation double glazing
W8	880x490		Fixed casement. 1 no. double glazed unit with obscured glass
W9	990x1280		Fixed casement. 12mm conservation double glazing
W10	590x610		Fixed casement. 12mm conservation double glazing
W11	590x690	North & West Elevation	Fixed casement. 12mm conservation double glazing
W12	590x440	North & West Elevation	Fixed casement. 12mm conservation double glazing
W13	1050x570		Top hung opening casement with 12mm conservation double glazing
W14	1050x1110	North & West Elevation	Fixed casement. 12mm conservation double glazing
W15	600x1200		Fixed casement. 12mm conservation double glazing
W16	500x650	West elevation	Fixed casement. 12mm conservation double glazing
W17	600x610	West elevation	Top hung opening casement with 12mm conservation double glazing
D1	900x2240 (excl. frame)	South elevation	Rail and stile
D2	900x2240 (excl. frame)		Rail and stile with 5 lever mortice lock
D3	800x2290		Right hung rail and stile with toughened glazed panel and 5 lever mortice lock and stainless steel handle. FPP132 Eurospec Stainless Steel 'Push' finger plate to external face. FPP131 Eurospec Stainless steel 'Pull' fingerplate to internal face. Stainless steel kick plate
D3	800x2290		Left hung rail and stile with toughened glazed panel. Stainless steel kick plate
D4	900x2100	Internal	4 panel pine clear 2 light glazed with brass knob and brass fingerplates
D5	900x2100	Kitchen	Polydor Type RT swing door or similar approved with vision panel
D6	690x2100	Store	FD30 softwood with digital lock
D7	700x2100	Staff WC	Internal softwood door with lever handle and thumb lock

All new windows frames to match existing style. Timber should be Sapele or similar approved. Refer to drawing 10804\_004.

PC sum should be made for repairs to window and door frames that are to be left in-situ.

All dimensions are approximate and for guidance only. Site measurements should be taken before manufacturing.

## **M SURFACE FINISHES**

### **28**

#### ***Ground Floor covering***

Polyflor Expona Commercial 'Vintage Timber' vinyl flooring ([www.flooringsupplies.co.uk](http://www.flooringsupplies.co.uk)) to be installed by a competent fitter to the following areas:  
Café zones 1, 2 and 3

Polyflor Verona Safety Flooring in 'Rainstorm' 5202 or similar approved to be installed by a competent contractor to the following areas:  
Café kitchen  
Staff store/WC

#### ***Plaster skim***

One coat Thistle board finish or other approved to all plasterboard; steel trowelled 3mm thickness; joints filled. Corners to be beaded. To the following areas;  
New opening into seating area  
All new blockwork  
Fireplace  
Any ceilings where walls or services are removed.

#### ***Tiling***

1800x450mm hearth to be tiled in Metropolis Star ([www.tonsoftiles.co.uk](http://www.tonsoftiles.co.uk)) tiles with white grout.

Wall above POS counter to be tiled; dark red crackle glaze brick tile (not bevelled) with cream grout; approx. area 1.5m<sup>2</sup>

#### ***Kitchen Walls***

Rochling or similar approved 3050x1220mm white satin PVC hygienic cladding to be fixed to walls of proposed kitchen

### **29 Decoration**

#### **Internal**

All plastered walls to received two coats of white matt emulsion.

Ceilings to receive two coats of white matt emulsion

Timber match boarding to receive one undercoat followed by two coats of BS381 353 Deep Cream in acrylic eggshell

Walls above panelling in zone 3 to be wallpapered. Wall paper TBC

Skirting boards and architraves to receive one undercoat followed by two coats of BS381 353 Deep Cream in acrylic eggshell

#### **External**

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Decoration of Station building and engine shed.

Timber items to include:

- Doors and frames
- Window frames and in-fill panels.
- Barge boards
- Rafter feet
- Under eaves boarding
- Fascia board
- Engine shed doors and windows

Cast iron items to include:

- Rainwater goods
- Stanchions

Item	Colour	Finish
Window Frames	BS381 353 Deep Cream	External Acrylic Eggshell
Eaves match boarding	BS381 353 Deep Cream	External Acrylic Eggshell
Doors 1, 2, 3 + frames	BS381 353 Deep Cream	External Acrylic Eggshell
Timber Fascia	BS381 353 Deep Cream	External Acrylic Eggshell
Public toilet doors + frames	BS381 445 Venetian Red	External Acrylic Eggshell
Window Panels	BS381 445 Venetian Red	External Acrylic Eggshell
Barge Boards (rear)	BS381 445 Venetian Red	External Acrylic Eggshell
Timber corbels	BS381 445 Venetian Red	External Acrylic Eggshell
Rafter feet (50 front, 22 rear)	BS381 445 Venetian Red	External Acrylic Eggshell
Cast iron gutters and downpipes	BS381 445 Venetian Red	External metal high gloss
Cast iron stanchions (130x1920mm)	BS381 445 Venetian Red	External metal high gloss
Engine Shed doors	BS381 445 Venetian Red	External Acrylic Eggshell
Tool Shed door	BS381 445 Venetian Red	External Acrylic Eggshell
Tool Shed windows	BS381 445 Venetian Red	External Acrylic Eggshell
Tool shed barge board	BS381 353 Deep Cream	External Acrylic Eggshell

All items should be rubbed down to remove loose and friable surface finishes.

Cables and any nests should be removed with care.

Bare wood should receive a primer in addition to two coats of undercoats and two top coats

If a suitable base coat can be achieved after rubbing back, two coats of undercoats should be applied and finished with two top coats.

Any areas of rust to rainwater goods should be rubbed back to good ironwork and primed and undercoated accordingly. Finish with two top coats.

Cracked ironwork should be repaired using a suitable metal repair epoxy putty product such as 'J-B Weld' or 'Quiksteel' or similar product. Manufacturer's guidelines should be followed for application and curing times.

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Preparation of surfaces and application of finishes should be done in temperatures above 5 degrees and in dry conditions.

Can you please price the Station building and Engine Shed separately.

**\*Contractor to provide sample pots of all colours for client to approve before ordering full quantities. Client will not cover the cost of any paint which has not been approved\***

### **N FURNITURE/EQUIPMENT**

#### ***32 Sanitary Appliances and Fittings***

WC:

1 x Amelie Toilet and 400mm Kompakt Vanity unit and associated traps and plumbing (plumbworld)

Café Kitchen:

01: 600ltr upright single door fridge BRS600W or similar

02: Polar 600 ltr upright freezer CD615 or similar

03 Vogue CB908 or similar 1200x600x900mm stainless steel chef's prep bench.

04: Lincat L6009WB or similar 900mm stainless steel wall bench with open shelving below

05: Lincat SSH9 or similar 900mm stainless steel wall shelf

06: Lincat L6009WB or similar 900mm stainless steel wall bench with open shelving below

07: 1500x600mm extraction hood such as Smeg Opera KD150XE complete with 150mm ducting kit.

08: Lincat EO7010 or similar 600mm electric range

09: Vogue U884 or similar 4 tier stainless steel shelving unit

10: Lincat SSH9 or similar 900mm stainless steel wall shelf

11: Classeq H750 or similar Dishwasher fitted with drain pump

12: Vogue U901 or similar Stainless steel single bowl sink complete with taps and Mechline AJPR30-ST-BFO-S or similar pre-rinse arm

13: Lincat HWB1 or similar wash hand basin complete with taps (TA49)

14: Greasepack connected to dishwasher and sink

15: Pelsis Pluszap flykiller ZE122 or similar

Café POS:

2 x undercounter fridge

1 x single Belfast sink

1 x Architeckt Valdivia Kitchen mixer tap (plumb world)

1 x trap and associated sink drainage

#### ***32 Furniture, Fittings and Equipment***

Café tables and chairs will be sourced by the client

### **P BUILDING FABRIC SUNDRIES**

#### ***31 Insulation***

Mineral fibre loft insulation laid loose to a minimum thickness of 250mm

### **R DISPOSAL SYSTEMS**

**33 Rainwater goods**

Replace 1 no cast iron downpipe to front elevation

All gutters and valleys to be cleaned of vegetation

**Foul Drainage**

Staff WC: Proposed WC to be connected to existing foul water system.

32mm diameter waste pipe from wash hand basins connected into foul drainage

Café POS: 32mm diameter waste pipe from café sinks, connected into foul drainage.

Kitchen: 32mm diameter waste pipe from kitchen sinks, connected into foul drainage.

**T MECHANICAL HEATING****System Design**

Tenderers shall allow for the complete system design including all sizing of boilers, tanks, pumps, valve positions, controls, and heat distribution design/sizing. For the purposes of this tender the boiler package below is proposed but shall be assessed for suitability by the MCS certified contractor prior to placing of orders.

**Proposed boiler and sizing**

ETA PC Pellet Compact boiler of an appropriate size to be installed. Contractors shall allow for a suitably sized compatible ETA buffer vessel, on board wiring, all connections to the fuel store and heating circuits.

**The boiler is to be installed by an Innasol Certified Partner who is certificated and registered to the MCS scheme for Biomass technologies.**

Alternative boilers will be considered but should be of a similar specification and quality to the boiler proposed above. The tender evaluation will consider the specification of the boiler as part of the evaluation. The Authority intends to install a system of high quality.

Installers shall assess the space heating requirements of the property based on the brief to be provided to the successful contractor prior to works commencing but after award of contract, the installer shall confirm that the proposed system meets the heating needs of the property.

The ETA boiler has been selected on the basis of its quality and performance and should be selected on the following basis:

- Be sized to provide adequate space heating to the property based on design temperatures of 21°C in sitting, dining and bathrooms, 16°C in kitchen areas. An external temperature of -5°C should be assumed.
- Be sized to provide space heating only.
- Be located within the tool store adjacent to the property as shown on the 10804\_008.
- All field wiring and any new power supplies shall be included within the tender response and will form part of the tender package.

**Boiler location**

The boiler shall be located within the outbuilding known as the Tool Store as shown on



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the attached site plan (10804\_008). The contractor shall locate the boiler and buffer vessel within this location. Specific arrangements for the layout of the plant room shall be devised by the contractor and agreed with the contract administrator prior to site works commencing.

### Buffer tank and hot water provision

To give maximum flexibility, the boiler shall be installed in conjunction with the ETA stratified buffer (or equivalent approved) of appropriate size. All required connections, controls and field wiring between buffer and boiler shall be included within the package of works and form part of this tender specification.

All hot water provision within the property shall be via point of use hot water boilers (see electrical specification).

### Fuel store and fuel delivery

An above ground biomass pellet silo shall be installed within the courtyard area as shown on plan 10804\_008. The store shall be a 4 Tonne Pellet silo available from Biomass Silo Systems ([www.biomasssilosystems.co.uk](http://www.biomasssilosystems.co.uk)) product code: W42-4. Silo to be supplied with a factory applied Greencoat finish and a compatible fuel vacuum or other suitable delivery system to deliver fuel to the boiler. All fuel delivery pipework to be buried underground within a suitable plastic duct. All associated works including any pads or bases required to be allowed for so as to install the system to the manufacturers requirements. All ground to be made good following completion of works to the satisfaction of the CA.

Boxing in and screening of entry point of fuel delivery system into tool store to be agreed on site prior to works commencing but timber boxing to be allowed for at this stage.

### Flue

The external position of the flue shall be agreed prior to installation. It is intended to take the flue through the wall into the engine shed as shown on drawing 10804\_008. All external parts of the flue shall be supplied with a mat black finish (either factory applied or in situ) and be suitable for use in harsh external environments. Any fixing brackets used externally shall also be coloured mat black.

The internal and external layout and dimensions of the flue shall be designed to meet all building regulations and manufacturers requirements.

### Space heating system

Contractors shall design and install a suitable heating system to the property to achieve the design temperatures specified above. The heating system shall include time and thermostatic controls.

All heat distribution pipework to be copper of a size to be determined by the heating contractor. Pipe runs to be hidden wherever possible and exposed runs to be agreed on site prior to installation.

All radiators to be traditional column style and sized to achieve the space heating requirements as defined above.

### System controls and commissioning

The system shall be supplied and installed with the on board boiler controls and room sensor with display. The room sensor shall be fixed in a location to be agreed on site with the CA before installation. All system controls are to be set up and training provided to the tenant as part of the commissioning process.

The contractor shall be responsible for system commissioning and any required training for the building occupant. A copy of all operation manuals and any further information that is deemed appropriate shall be provided to the building occupant and the contract administrator upon completion.

### ***Fireplace, flues and Linings***

Flue to zone 3 fireplace to be swept and lined for a multi-fuel appliance. Cast iron fire surround to be installed complete with back plate, throat and grate. Client to approve fire surround before installation.

### **V ELECTRICAL SERVICES** (see drawing no 10804\_003)

#### **Lighting**

##### **All Areas**

Remove all redundant wiring and fittings.

##### **Zone 1**

7 x 7W LED pendant light to counter area. Client will supply shade.

4 x 5W GU10 IP45 LED fire rated 330 lumen Warm white spotlight in white.

All operated off a single switch

1 x 5W GU10 IP45 LED fire rated 330 lumen Warm white spotlight in white to WC operated off PIR

1 x IP65 twin tube 1200mm enclosed LED tube fitting to staff store  
2 x T8 18W 1200mm LED tube light operated off a one way switch

##### **Zone 2**

##### **Kitchen**

2 x IP65 twin tube 1200mm enclosed LED tube fitting.  
4 x T8 18W 1200mm LED tube light operated off a one way switch

##### **Café area**

5 x 7W LED pendant light. Client to supply shade  
LED strip light such as Proflex warm white IP67 2800-3300k to be placed above architrave on back wall

Operated off single switch

##### **Zone 3**

4 x 7W LED pendant light. Client to supply shade  
3 x 5W LED wall light. Client to supply fitting

## Millers Dale Station

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Operated off single switch

### ***Power & Networking***

#### Zone 1

2 no Cat 5 or 6 IP socket

Phone point with Wi-Fi router

6 no 2-gang switched sockets

1 no 2-gang switched socket to staff store

New 3-phase distribution board

1 no 13amp fused spur for water heater

Zip ES3 under sink unvented water heater fixed to wall with external vent

#### Kitchen

6 no 2-gang switched sockets

2 no 13amp fused spur

1 no 40 amp fused spur

1 no 13amp fused spur for water heater

Heatrae Sadia Multipoint 15 litre 3kW unvented water heater to be fixed to wall above sink ready for connection with external vent

#### Zone 2

2 no. 2 gang switched power sockets

#### Zone 3

3 no 2 gang switched power sockets

#### Fire Alarm

New hardwired, interlinked smoke and heat detectors to be installed.