



Whitchurch Community Swimming Pool

Request for Quotations

**Extension of Plant Room, erection of new building for
toilets, office reception & serving area, plus erection of
Pergola, each with roof-mounted solar panels.**

at

Testbourne Community School
Micheldever Road
Whitchurch
Hampshire
RG28 7JF

*Please note that the swimming pool site is at Testbourne Community School, but is **not operated by the school**. No contractors should enter the school grounds, or contact the school directly – please address all queries to the team at WCSP as detailed below.*

Introduction

SPECIFICATION FOR EXTENSION OF EXISTING PLANT ROOM, ERECTION OF NEW BUILDING FOR TOILETS, OFFICE, RECEPTION & SERVING AREA, PLUS ERECTION OF PERGOLA, EACH WITH ROOF-MOUNTED SOLAR PANELS, AT WHITCHURCH COMMUNITY SWIMMING POOL (WCSP)

Planning Application 24/01503/FUL has been approved by Basingstoke & Deane Borough Council. Prospective contractors can view the planning proposal and documentation [here](#) (reference 24/01503/FUL).

The Trustees of Whitchurch Community Swimming Pool (Charity Number: 1203994) invite costed, detailed proposals for completion of the works, which will be completed in three separate lots. In priority order, these are:

- (1) Extension and recladding of existing plant room with roof-mounted solar panels.
- (2) Erection of building for toilets / office / reception and serving area with roof-mounted solar panels;
- (3) Erection of pergola with roof mounted solar panels; and

We invite quotations for items (1) and (2) at this time and would ask prospective contractors to carefully review the planning details provided.

- The site is located at Testbourne Community School in Whitchurch, Hampshire, RG28 7JF (///Prefer.Libraries.Prouder).
- The principal points of contact at WCSP are **Alec Ryan** (01256 592570) and **Matt Stafford** (07770 740158).
- Quotes and requests for clarification should be provided to estates@wcsp.org.uk at your earliest convenience, and no later than 23rd September 2025.
- The clients for this work will be The Trustees of Whitchurch Community Swimming Pool.
- Site visits can be facilitated with reasonable notice.

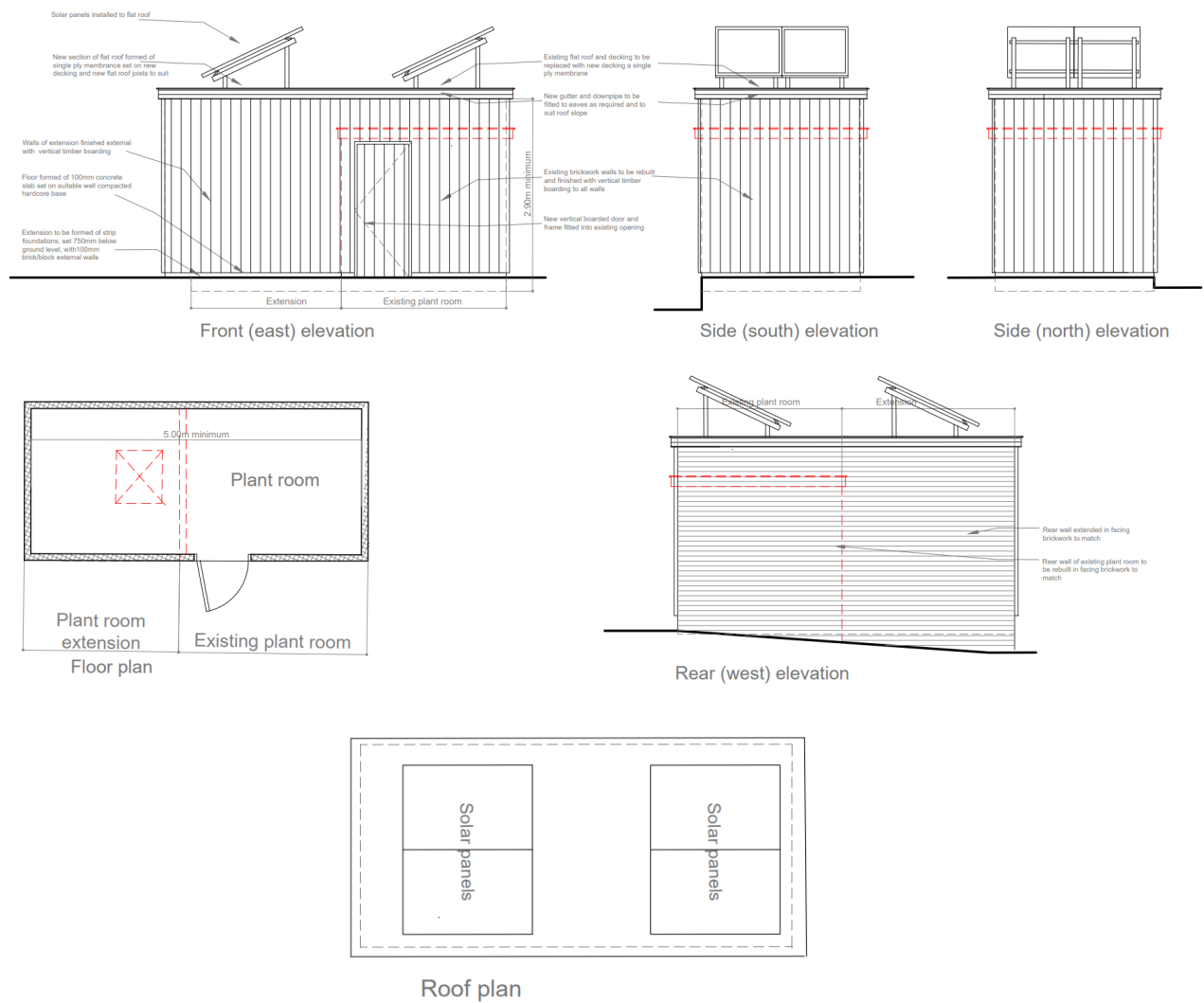
The proposed construction phase for the works is **January to March 2026**.

Please note: It is very likely that initially, only Items (1) and (2) above will be contracted (i.e. the extension to the plant room, and the build of the toilets / office / reception / serving area). As funding allows, we will look to proceed with Item (3) (the Pergola).

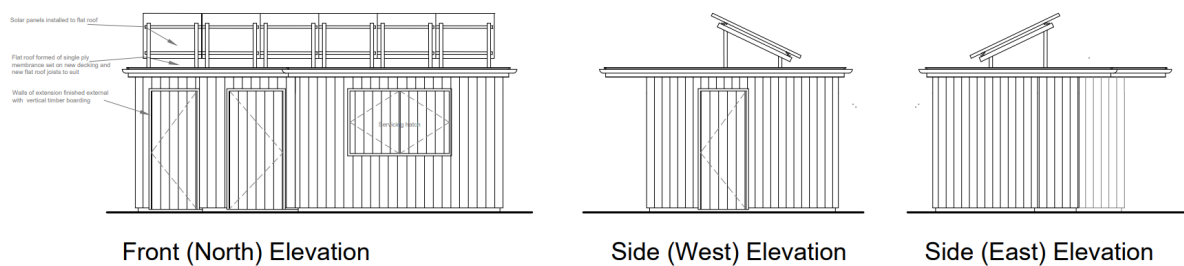
Please ensure you provide an indicative earliest-feasible start date for the proposed works, and ensure your proposal includes an estimated timeline for completion of all works.

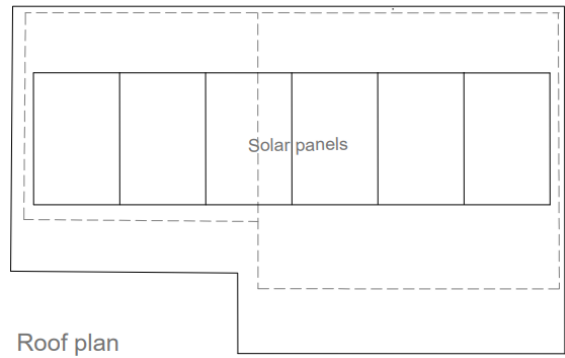
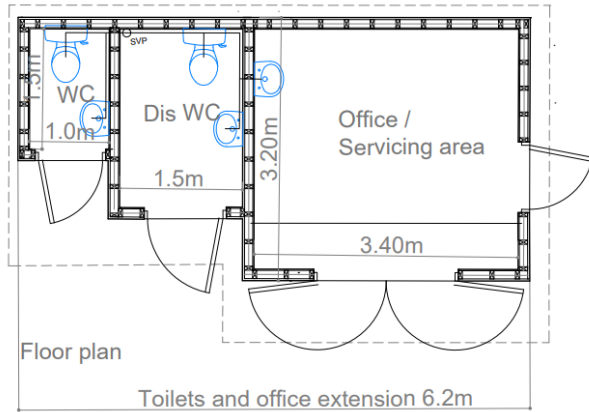
Drawings & Specifications

Item 1 – Plant Room Extension



Item 2 – Office, Toilet & Servery





Roof formed of flat roof joist (approx 50x150mm) finished on top with 18mm thick decking and single ply roofing membrane. Joist to have 100mm kingspan insulation between and finished on underside with plasterboard

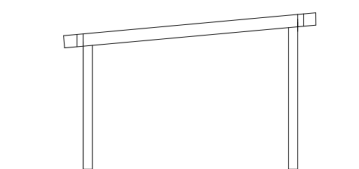
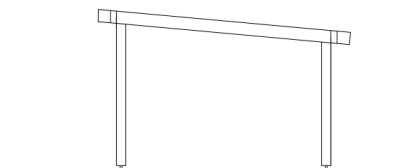
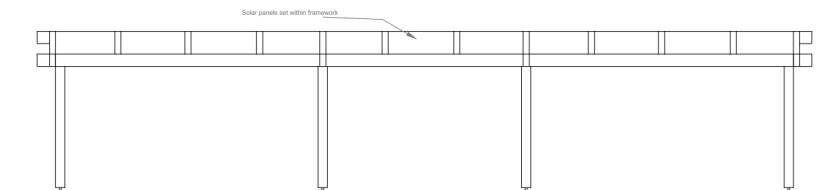
50x100mm studwork at 400mm centres, finished externally with building paper, 25x50mm battens and suitable fire resistance / timber boarding, 100mm kingspan insulation set between studs, finished internally with plasterboard

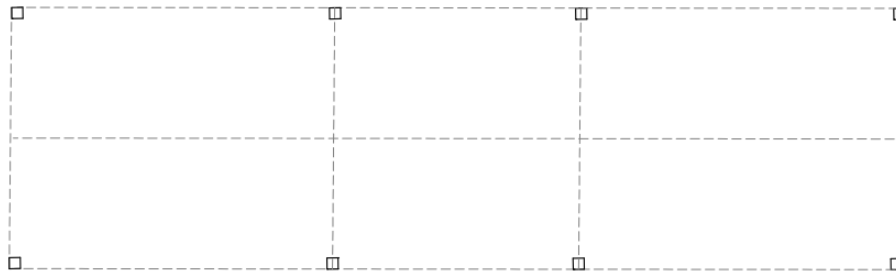
Floor slab finished with paint to DPM and suitable floor covering (50mm screed shown)

Floor slab formed of 150mm thick concrete with A142 reinforcing mesh, with 300x300mm toe formed to all external walls and under internal walls, set on 150mm thick hardcore base

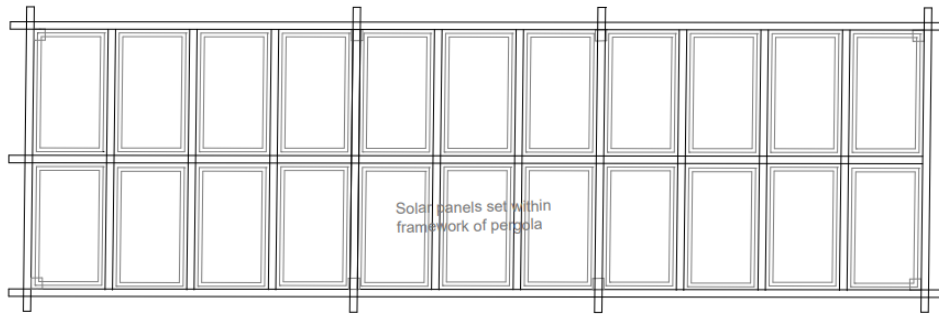
Typical section through new building

Item 3 – Pergola





Floor plan



Roof plan

Specification

PRELIMINARIES

Site set up, protections, HSE, plant hire, management, scaffolding, site welfare, site clearance, etc.

DEMOLITION/PREPARATION

Assume no asbestos present

Remove the roof covering and decking boards from the existing plant room

Remove the existing side wall of the plant room to form an opening 1800mm wide

Remove the existing fencing and dispose of

Clear all shrubs/undergrowth etc from around the perimeter

Disconnect and remove existing shed

Access to the site to be formed at new entrance location shown on plans. This must be kept secure at all times.

EXCAVATOR/CONCRETOR

Assume foundations as detailed on drawings.

Assume no ground water present - no allowance for working in or disposing of ground water.

Assume no obstructions within the ground

Assume no contaminated ground present

We have assumed that ground conditions will not require any formwork to the foundation concrete

Assume access for an excavator, dumper etc.

Clear the area of the proposed extensions of any paving etc

Excavate to reduce levels

Excavate strip foundations 450mm wide x 750mm deep maximum for plant room
Excavate foundations, by hand generally
Excavate for slab 150mm deep; thickened on walls to 300mm x 300mm for toilets and office
Dispose of excavated material
Concrete foundations to plant room - minimum 350mm deep
150mm hardcore filling to slab area
Compact surface of hardcore and blind with sand.
1200 Polythene dpm
150mm Concrete in floor slab
A142 Reinforcing mesh as per SE design
100mm Xtratherm insulation to floor -
25mm Celotex insulation to perimeter of floor -
Liquid dpm applied to floor - 3 coats

BRICKLAYER

Substructure

Class B engineering bricks - half brick thick; stretcher bond; cement mortar; bucket handle joint.
Dpc.
Concrete lintels over new pipes / services

Superstructure

100mm dense concrete blockwork to plant room walls
Bond wall to existing structure
Stitch repair to the corner of the retaining wall
Repointing around the retaining wall
Relay paving where disturbed by new works
Infill hole to rear of plant room c. 1m²

DRAINAGE & SERVICES

Foul Water

Excavate down and under the existing retaining wall
Excavate for foul drain av. 1.00m deep
100 pipe
Pea gravel bed and surround to pipe
Standard 450mm inspection chamber, n.e. 1.00m invert - connected to existing pipe run
SVP connection set within existing floor
Test foul drainage
Back fill trenches

Rain Water

Excavate for surface water drain
100 pipe
Pea gravel bed and surround to pipe
Excavate for soakaway
Dispose of excavated material off site
Stone fill around soakaway
Geotextile membrane
Plastic soakaway crates
Channel drain along front of new toilets/office building
Test surface water drainage
Back fill trenches

Services

1000mm deep trench for water main.

Remove existing stand-pipe near entrance. Route supply to new building and feed to Plant room

Include external water supply outlet to new building and plant room

32mm blue water pipe.

Sand bed or cover to pipe.

Warning tape.

600mm deep trench for electric supply.

Sand bed or cover to cable.

Warning tape.

ROOF COVERINGS

Single ply roofing membrane

Rainwater Goods

Gutter outlets and pipe

CARPENTRY

Plant Room Roof

100x50 plate

1200x30x2.5 plate strap

47x150 flat roof joists

50x50 noggings

100mm Kingspan or similar insulation between joists

18mm osb

150x25 softwood fascia board.

150mm ply soffit board

External Wall Cladding

47x100 C24 framework

Building Paper

25x50 tr battens

100mm Kingspan or similar insulation between uprights

Larch shadow gap board cladding; vertical, 145x19mm - allow a PC Sum of £50/m² for the supply of the timber.

150x25 Douglas Fir trim around openings - allow a PC Sum of £10/m for the supply.

50x50 Douglas Fir, corner trim - allow a PC Sum of £10/m for the supply.

12mm STS cement board to rear of buildings for fire proofing

Plant room doors

Double leaf door with louvers to match cladding

Pergola

3m x 12m timber pergola - fixed to existing slabs

Perimeter

Supply and install Euroguard Combi 2m high double leaf gate 3m wide to new opening with key lock.

JOINERY

External Doors & Serving Hatch

Supply and fit Iroko vertical cladded doors and serving hatch

Kitchen

Kitchenette supply and install

Other Works

Skirting board - softwood 100x19 round

50x50 in pipe ducts.

9 ply sheathing to ducts.

FINISHES**Plasterer**

12.5 plasterboard to flat ceiling with skim coat plaster finish.

12.5 plasterboard & skim to frame walls

Thin coat bead.

50mm floor screed

Wall & Floor Finishes

Wall Tiling- Toilets- floor to ceiling

Flooring-

Toilets non slip rubber floor tile

Plant room- Seal floor

Serving area- Karndean Art select range

Decorating

Decorating the interior of the new Office with Dulux easycare paint.

Painting the exterior fascias and soffit boards with Bedec paint

MECHANICAL & ELECTRICAL

Heating works - Electric heaters sized for rooms- Toilets and service area.

Electrical works - connections to existing plant room (Plant room electrics to be upgraded by

Lighting- LED lighting panels to sufficiently light each room- Toilet lighting to be motion sensor controlled

Extraction to toilets on humistat

Plumbing

Supply and install toilets to include-

1 Part M pack toilet/sink and fittings

1 standard commercial grade toilet/sink and fittings

Connect sinks/ toilets and kitchenette.

Allow for all necessary builders work including chasing walls and floors, holes for pipes etc..

All solar panels by others – please include details of cost / approach.

Additional Works as specified by contractor – please include details where known

Other items

3. Site Preliminaries & Setup

Please allow for the following:

- Temporary site fencing and signage
 - Site welfare facilities (toilets, rest area, drinking water)
 - Secure storage for materials and tools
 - Site security measures
 - Rubbish removal and skip provision
 - Temporary connections to utilities as required
-

4. Health, Safety & Environmental (HS&E) Requirements

- Comply with **Construction (Design and Management) Regulations 2015 (CDM 2015)**
 - Provide a **Construction Phase Plan** before works begin
 - Ensure all operatives are competent (qualified or CSCS equivalent)
 - Maintain a clean and safe working environment
 - Use dust suppression and noise reduction techniques where needed
 - Dispose of waste in accordance with environmental regulations
 - Comply with Working at Height and Manual Handling regulations
-

5. Insurance & Compliance

The contractor must carry and provide evidence of:

- **Public Liability Insurance** (minimum £5m)
- **Employers' Liability Insurance** (minimum £10m if applicable)
- **Contract Works Insurance** (to cover the value of the works)
- Provide copies of all relevant **certifications**, including Gas Safe, NICEIC, FENSA, etc.
- Confirm compliance with all **Building Regulations** and secure required inspections

6. Project Management & Communication

- Appoint a site manager or point of contact
- Provide regular progress updates
- Notify client of any issues, delays, or cost implications promptly
- Attend regular site meetings (frequency to be agreed)

7. Programme and Payment Terms

- Provide an **itemised quotation**, clearly breaking down:
 - Labour
 - Materials
 - Plant hire
 - Subcontractor costs
 - Provisional Sums or PC items
- Include a **payment schedule** linked to milestones
- **Retention terms- 5% up to completion, 2.5% completion to end of defects period (12months)**
- Provide a draft **works programme** or Gantt chart if available

8. Snagging, Completion, and Warranties

- Allow for a **snagging inspection** upon practical completion
- **Defects liability period** (12 months)
- Provide relevant **product and workmanship warranties**
- Health and safety file to include all completion certificates (Building Control, Gas Safe, Electrical, etc.)

9. Exclusions or Client-Supplied Items

Builder should note in the quote if any items are excluded or to be client-supplied.