



# General Workshop Layout Epsom Coaches Group

## Drawing Reference D (amended)

Scale 1:50 (A1)

Vehicle  
Parking

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Parking

- Winter Car Park Area**  
Take down and rebuild front boundary wall to suit new access arrangements, including highway access. Re-model access ramp to main entrance door to suit new arrangement.
- MotorCycle Store**  
Construct open canopy with steel frame and rodded steel roof covering. Not finished into building, provide gutters to both sides and drain to existing services.
- Staff Area and Stores (see detailed plan)**  
Size of accommodation increased to 20m x 12m on two floors. Standard ceiling height to 1<sup>st</sup> floor, with minimum 3 metre clearance in stores area.
- New workshop**  
Structural steel frame with concrete block walls to minimum 2.5 metres internally to prevent damage. The rest of the building to be clad in grey clad steel sheets retained to the required standard. The new boundary wall adjacent to the footpath will need to be built of a suitable material, given potential vandalism from footpath. Roof to be fitted with translucent panels to provide natural light where possible within the workshop. It is envisaged that the roof should be mono pitch if possible with fall towards the front entrance doors. This to avoid the need for guttering on the footpath side and to maintain the buildings design depth.
- Size of accommodation increased to allow for standard 6m bay widths including storage area to far end. Depth of building increased to overall external of 20m. Existing wall no longer to be retained as a structural element, but could be retained to maintain boundary to footpath. MOT bay will now be relocated to far end, with adjacent VOSA office to be created within the stores area under the mezzanine. As a consequence, the office located under the stairs within the staff area has been deleted. Overall clear height required within workshop 6m. Groundwork and utilities connection will be required for the spray booth, MOT area and relocated brake tester for which a specification will be supplied.**
- Existing floor slab to be retained, with ground works to accommodate equipment as required and made good. A specialist floor screed to be applied within the works including the MOT bay to give a level surface that is durable and easy to clean.**
- Access doors**  
To be electrically operated and fast acting. Sectional tracked doors would be suitable given sufficient ceiling void, powder coated in corporate maroon or blue. The stores goods in door should be a conventional roller shutter, electrically operated.
- Drainage**  
Where possible, existing drainage to be re-utilised and new connections made as needed. In particular, the need to avoid surface water ingress into the workshop should be a paramount consideration.
- Pumbing and heating**  
The cost of providing heating to the workshop area should be included as part of the specification along with general plumbing. Requirements as follows as based on utilising our existing boiler plant situated in the retained boiler room adjacent.
- Workshop Heating**  
In the form of warm air heaters fitted immediately above the vehicle entrance doors. Hot water to be piped to each unit from the central boilers.
- Staff Area Heating**  
The existing radiator circuit to be extended to the new staff area.
- Water supplies**  
In addition to the requirements for the toilets and washing machines within the staff area, water supplies will be required for the wash up area in the workshop (hot and cold), the spray booth, mixing room, adjacent to the oil tanks for antifreeze dilution and an external supply at two water points along the front of the workshop.
- Hot water**  
Hot water will be supplied to sinks, basins and the showers, using a 'Megator' pressured system, fed from our existing boilers. Allowance should be made for decommissioning the existing hot water circuit and removal of the hot water cylinder and overhead supply tank.
- Feed to existing 'old workshop'**  
The existing central heating feed to the old workshop and departure lounge should be capped off within the boiler room. A new feed for the departure lounge heating will be taken from the boiler shortly to be installed for the chassis wash within the wash bay plant room. Flow and return outlets will be provided for this purpose.
- Gas supply**  
A suitable gas supply will be required for the spray booth. An existing gas pipe is in place but will need to be reconfigured to facilitate the building of the new workshop.
- Mezzanine floor in (far) stores area**  
This should be included as part of the structural steel specification, along with safety rails and access.
- General**  
All electrical connections, supplies and fittings including IT, CCTV and other related items will be the responsibility of others. Services can be run on the surface within the workshop but must not restrict the minimum head room requirements. Plumbing fittings should be of medium quality as a benchmark.