

Item: 16

Policy and Resources Committee: 24 September 2024

Airfield Terminal Building Improvement Programme

**Report by Corporate Director for Enterprise and Sustainable
Regeneration**

1. Overview

- 1.1. The Council operates air services in six of the north isles and has successfully replaced the airfield buildings in Sanday and North Ronaldsay. There is a contract underway for the replacement of the airfield buildings in Papa Westray and Stronsay. This report presents proposals for the replacement of the last of the two older airfield buildings in Eday and Westray as the final phase of the Airfield Terminal Building Programme.
- 1.2. The Stage 2 Capital Project Appraisal, attached as Appendix 1 to this report, is a revision of the Stage 2 Capital Project Appraisal which was previously submitted in respect of the proposed new airfield terminal buildings at Eday, Papa Westray, Stronsay and Westray.
- 1.3. The Council has a commitment to the Civil Aviation Authority (CAA) as part of the airfield operating licence to continuously improve and update the airfields. An integral part of this improvement is the commitment in the North Isles Airfields Strategy to update the terminal buildings. Delays or failure to deliver an improvement programme jeopardises the operating licence with the risk of a subsequent loss of the critical lifeline air services for island communities, that the terminals and CAA licence supports.
- 1.4. Replacement airfield terminal buildings with integral garages have been carried out in North Ronaldsay and Sanday, creating separate watch room, waiting room and fit for purpose toilet and wash facilities. New garages have also been provided in Eday, Papa Westray and Stronsay. New terminal buildings are under construction in Papa Westray and Stronsay while Westray requires a terminal building with integral garage replacement and Eday a terminal building replacement. The communities have expressed an interest in utilising the existing terminal buildings, which would be particularly useful for storing a fleet of EV bikes

for example. The existing garage in Westray will become a much needed store for airfield plant and equipment.

- 1.5. On 20 June 2023, when considering the Stage 2 Capital Project Appraisal in respect of proposed new airfield terminal buildings at Eday, Papa Westray, Stronsay and Westray, the Policy and Resources Committee recommended that the Corporate Director for Enterprise and Sustainable Regeneration should submit a further application to the Islands Infrastructure Fund for the 2024/25 Islands Programme, in respect of new airfield terminal buildings at Westray and Eday.
- 1.6. An application for funding for the Airfield buildings at Westray and Eday was consequently submitted to the Islands Infrastructure Fund by the deadline of 31 August 2024, seeking a contribution of £346,000 towards the estimated £1,384,000 cost of the new buildings. A condition of any funding award will be that a contractual commitment has been made by 31 March 2025. This was the only application submitted to the Fund by the Council.

2. Recommendations

2.1. It is recommended:

- i. That the revised Stage 2 Capital Project Appraisal in respect of the proposed new airfield terminal buildings at Westray and Eday, attached as Appendix 1 to this report, be approved.
- ii. That, subject to a successful award of funding from the Islands Infrastructure Fund, as an exception to the Capital Project Appraisal process, and to ensure the safe and resilient operation of the airfield infrastructure, new airfield terminal buildings at Westray and Eday be added to the capital programme for 2024/25 onwards, at an estimated gross capital cost of £1,384,000.
- iii. That, should the bid to the Islands Infrastructure Fund for 2024/25 be unsuccessful, the full capital funding should be funded by the Council through borrowing on the Loans Fund and allocated during 2024/25 and 2025/26 to the airfield terminal building improvement programme, estimated at £1,384,000.

3. Background

- 3.1 On 15 February 2022, the Development and Infrastructure Committee considered the Stage 1 Capital Project Appraisal for the provision of new airfield terminal buildings at Eday, Papa Westray, Stronsay and Westray. Replacement is considered necessary because the existing infrastructure is over 30 years old and does not conform to modern day standards for accessibility or operations.
- 3.2 The Stage 1 Capital Project Appraisal considered three options, from which it was decided that the best option going forward was to provide new airfield terminal buildings at each location. It was proposed to replace the terminal buildings in Papa Westray and Stronsay during 2022/23 followed by Eday and Westray in the 2023/24 financial year.
- 3.3 The Development and Infrastructure Committee subsequently recommended that a Stage 2 Capital Project Appraisal in respect of proposed new airfield terminal buildings at Westray, Stronsay, Papa Westray and Eday be submitted to the Policy and Resources Committee.
- 3.4 During 2022, officers carried out site visits to determine the most suitable location for replacement airfield terminal buildings and additional car parking facilities. The precise location of the new airfield terminal buildings may be subject to slight change following discussions with the local Airfield Co-ordinators and the CAA.
- 3.5 The new airfield terminal buildings in Eday and Westray will be located to ensure views are not restricted of the airfield manoeuvring area, previously outlined as a safety issue by the CAA. For Eday, this means the new terminal building will be located next to the existing garage, which is a key requirement from an operational perspective. In Westray, the improved line of sight is quite some distance away from the existing garage which is not suitable from an operational perspective. For this reason, the proposal in Westray is to build a new terminal building with integral garage, consistent with that built in North Ronaldsay and Sanday. The existing garage will be utilised as a much-needed store for airfield plant and equipment which is currently stored at a local farm.
- 3.6 On 20 June 2023, the Policy and Resources Committee recommended approval of the Stage 2 Capital Project Appraisal in respect of the proposed new airfield terminal buildings at Eday, Papa Westray, Stronsay and Westray.

4. Community Support

- 4.1 Letters of support for the project have been provided by the Eday Partnership, Westray Development Trust, Westray Community Council and Eday Community Council.

For Further Information please contact:

Gareth Waterson, Corporate Director for Enterprise and Sustainable Regeneration, extension 2521, Email gareth.waterson@orkney.gov.uk

Implications of Report

1. **Financial** - The estimated gross capital cost of the buildings would be £1,384,000. The Westray Airfield building is 50m² larger than the Eday building due to having an integrated garage, so it will also cost more to build. Approval of the recommendations would mean that the available headroom on the capital programme would be reduced by the additional commitment to build the new terminal buildings. Current 'headroom' is in the region of £25.5m.
2. **Legal** - Section 95 of the Local Government (Scotland) Act 1973 requires the Council to make arrangements for the proper administration of its financial affairs. As part of that, the Council is expected to have regard to economy, efficiency and effectiveness in its use of resources.
In terms of Section 35 of the Local Government in Scotland Act 2003 the Council must determine and keep under review the maximum amount which it can afford to allocate to capital expenditure. In so doing, the Council must comply with regulations made by Scottish Ministers
3. **Corporate Governance** – the allocation of resources, including the general level of capital expenditure is a referred function of the Policy and Resources Committee.
4. **Human Resources** – No implications
5. **Equalities** – an Equality Impact Assessment has not been prepared – the new buildings will address accessibility issues with the old buildings.
6. **Island Communities Impact** – the report is seeking approval for replacement of airfield buildings on Eday and Westray.
7. **Links to Council Plan -:** the proposals in this report support and contribute to improved outcomes for communities as outlined in the following Council Plan strategic priorities:
 - Growing our economy.
 - Strengthening our communities.
 - Developing our infrastructure.
 - Transforming our Council.

8. **Links to Local Outcomes Improvement Plan** - the proposals in this report support and contribute to improved outcomes for communities as outlined in the following Local Outcomes Improvement Plan priorities:
 - Cost of Living.
 - Sustainable Development.
 - Local Equality.
9. **Environmental and Climate Risk** – there are no specific environmental or climate risks anticipated to have any bearing on the proposals.
10. **Risk** – there is a risk to the airfield licences should the CAA’s requirement for continued improvements not be achieved.
11. **Procurement** – a procurement exercise will be undertaken to secure a contractor to build the new terminal buildings.
12. **Health and Safety** – the current buildings do not meet current accessibility standards and mix passengers with airfield operations and emergency response. New buildings will provide accessible buildings and remove the conflict between operational and passenger space.
13. **Property and Assets** – the purpose of this report is to consider the replacement of the airfield terminal buildings at Eday and Westray with new modern fit for purpose buildings. The Communities have expressed an interest to utilise the existing terminal buildings for public use/storage where possible.
14. **Information Technology** – No implications arising directly from the recommendations of this report.
15. **Cost of Living** – No implications arising directly from the recommendations of this report.

List of Background Papers

[Policy and Resources Committee: 20 June 2023 - Airfield Terminal Building Programme - Stage 2 Capital Project Appraisal.](#)

[Development and Infrastructure Committee: 15 February 2022 – Proposed New Airfield Terminal Buildings at Papa Westray, Stronsay, Westray and Eday.](#)

Appendix

Appendix 1 : Revised Stage 2 Capital Project Appraisal – Airfield Terminal Building Replacement Programme

ORKNEY ISLANDS COUNCIL - CAPITAL PROJECT APPRAISAL PROCESS

Project Appraisal – Stage 2

Capital Programme:	General Fund – Airfield Terminal Building Replacement Programme
Client Service:	Marine Services and Transportation
Project Name:	Airfield Terminal Building Improvement Programme

1. Background

- 1.1. Orkney Islands Council owns and operates six airfields on the Outer North Isles of Eday, North Ronaldsay, Papa Westray, Sanday, Stronsay and Westray. The Council has a commitment to the Civil Aviation Authority (CAA) as part of the airfield operating licence to continuously improve and update the airfields. An integral part of this improvement is the commitment in the North Isles Airfields Strategy to update the terminal buildings. Delays or failure to deliver an improvement programme jeopardises the operating licence with the risk of subsequent loss of the critical lifeline air service for island communities, that the terminals and CAA licence supports.
- 1.2. A report was presented to the Development and Infrastructure Committee on 15 February 2022 to consider a Stage 1 Capital Project Appraisal in respect of the proposal to provide new airfield terminal buildings at Eday, Papa Westray, Stronsay and Westray. Approval was given to submit a Stage 2 Capital Project Appraisal to the Policy and Resources Committee.
- 1.3. Engineering officers have carried out site visits, considered the required location and orientation of each new terminal building and have completed revised plans of the terminal building as well as external infrastructure requirements such as new parking and EV charge points. The draft airfield terminal plan, specification and layout by island are attached in Annex 1 of this report.

2. Options Available

- 2.1. The improvement programme in recent years has seen the Council provide new airfield terminal buildings meeting CAA requirements at North Ronaldsay and Sanday with new facilities at Papa Westray and Stronsay under construction. The terminal buildings at Eday and Westray are 30 plus years old and do not meet current guidelines, with the building fabric beyond its life expectancy, passengers mixing with operations, and inadequate toilet facilities. These are critical pieces of island transport infrastructure which support the lifeline air services for residents, the local economy and are main gateways and orientation points for visitors to the islands.

- 2.2. Refurbishing the existing infrastructure has been considered, but there are several disadvantages and limiting factors, such as limited scope for improving the passenger experience and future proofing. In addition, the location of the buildings does not meet current CAA standards as the end of the runway cannot be viewed from the terminal building. There is also a need to segregate the operational activity of the Airfield Rescue and Fire Fighting Service from the public area.
- 2.3. The new terminal buildings in Eday and Westray will be located to ensure views are not restricted of the airfield manoeuvring area, previously outlined as a safety issue by the CAA. For Eday, this means the new terminal building will be located next to the existing garage, which is key from an operational perspective. In Westray, the improved line of sight is quite some distance away from the existing garage, which is not suitable from an operational perspective. For this reason, a terminal building with integral garage is proposed, consistent with those constructed on North Ronaldsay and Sanday. The existing garage will be utilised as a much-needed store for airfield plant and equipment which is currently stored at a nearby farm.
- 2.4. The improvement programme needs to be progressed to bring the buildings up to current standards from the poor condition of the existing infrastructure. External grant funding has been applied for, with a match funding requirement from the Council. The bid submitted during 2023/24 to the Islands Infrastructure Fund for Papa Westray and Stronsay was successful with an award of £216,307. A further bid was submitted in August 2024 seeking funding towards the Westray and Eday terminals.
- 2.5. Doing nothing is not a long-term option as this risks the operational certification for the airfields which have older terminal buildings. The preferred option is therefore to replace the old buildings with compliant new buildings.

3. Delivery

- 3.1. The scale, nature and construction methodology of the new airfield terminal buildings will ensure that the contract can be delivered by a wide range of contractors. With the islands location of the airfield buildings there may however be procurement challenges in securing a contractor. The project cost estimates have been increased since the last tender exercise for airfield buildings and contract award to account for the increased cost of isles working, the bouyant local construction market and recent tender price inflation.
- 3.2. A detailed pre-works project programme has been developed by the construction design delivery team which has time contingency built in. The programme covers the core delivery activities from completing the detailed design, currently in progress, planning and building warrant approvals, construction procurement,

contract award and construction duration. A January 2025 date for contract signature should be achievable.

- 3.3. In line with the construction programme the target for submitting the planning application is October 2024 and the outcome is expected by January 2025. There has been informal discussion with the Planning Authority and the design solution reflects the Planner’s comments.

4. Islands Programme 2024/25

- 4.1. A funding bid was submitted to the Islands Programme 2024/25 on 30 August 2024 for funding towards two new terminal buildings. As well as new terminal buildings which will be sustainably powered, the application included improved car parking facilities, EV and e-bike charging infrastructure, and e-bike storage, therefore promoting sustainable onwards travel.
- 4.2. The key tasks and milestones for the two airfield terminal buildings during 2024/25 are as follows:

Key Project Tasks/Milestones	Date Expected
Stage 2 Capital Project Appraisal - Council funding decision	October 2024
Islands Programme 2024/25 - IP funding decision	October 2024
Statutory Approval - Planning Permissions	January 2025
Statutory Approval - Building Warrants	January 2025
Procurement – Tender(s) issued	November 2024
Procurement - Construction Contract award(s)	February 2025
Construction - Commencement on sites	March 2025
Construction - Practical Completions	March 2026
Construction – Final Completion	May 2026

5. Land Purchase Requirement

There are no land purchase requirements for this project as the land is already in Council ownership.

6. Project Appraisal

	Criteria	Response
1.	Protects Existing Statutory Provision	The inter-island air service is carried out under a Public Service Obligation (PSO) designation. The Airfield Buildings are integral to the delivery of the air service.
2.	Meets Corporate Priority / Community Planning Goal	As outlined in the Council Plan 2023 - 2028, one of the top Council priorities includes 'We will remove barriers to digital connectivity and vital transport' with an intended outcome of "Our transport infrastructure meets the needs of our communities and visitors." The Council Plan Delivery Plan under the Developing our Infrastructure strategic objective has the aim of developing integrated, effective, sustainable, and reliable inter-islands connectivity through the development and maintenance of transport infrastructure and links.
3.	Protects Existing Assets	By improving a key transportation asset on the islands of Eday and Westray during 2025/26, this is investing in the future of the islands, improving public transport connectivity and connecting communities for work, leisure and education purposes. It is also proposed that the existing terminal buildings could be utilised by the community.
4.	Minimises Capital Cost	The airfield terminal building improvement programme is a requirement to meet CAA requirements and improve accessibility. The design of the building is modest, and materials have been carefully considered to minimise costs given the logistics of the infrastructure. The cost of construction on the isles is however more expensive than for projects on the Orkney mainland with accommodation costs, carriage of goods and materials, additional delays with ferries and travel time all contributing to higher tender prices. Capacity issues in the local construction market is also a risk for the project with only a single

	Criteria	Response
		tender received for the Papa Westray and Stronsay airfield buildings contract.
5.	Maximises Investment from External Sources	A funding bid was submitted to the Islands Programme 2024/25 seeking a capital contribution of 25% of the estimated project cost.
6.	Beneficial Impact on Revenue Expenditure	The new buildings will be more efficient, using air source heating and solar panels to operate the building. Revenue costs should also be less due to a reduction in maintenance costs for a new building.
7.	Linked to Other Council Provision	
(a)	Enhances Statutory Provision	Conformity with the CAA. Provides a suitable check in point for lifeline inter island air service with suitably accessible facilities. The new terminal buildings will support the operation of the lifeline inter island air service which is operated under a Public Service Obligation (PSO) Contract.
(b)	Protects or Enhances Discretionary Provision	N/A
8.	Re-use of Derelict Land or Building	N/A
9.	Promote or Enhance Orkney's Environment	The improvement of key transport infrastructure in the Outer North Isles, using materials which are more sustainable will enhance the environment and benefit the community in general.
10.	Promote or Enhance Orkney's Heritage	Benefit to promote and facilitate visitor numbers to Orkney's heritage in the isles.
11.	Economic Prosperity or Sustainable Communities	<p>Transport is an enabler, connecting communities to key services, allowing people to access jobs, services and education.</p> <p>Transport is especially an enabler in the isles, with the inter-island air service providing a fast, reliable and efficient service for the community, key services and to promote and encourage tourism to the islands.</p>

	Criteria	Response
12.	Enhances Council operations or Improves Health and Safety	The provision of new airfield terminal buildings will improve the existing operation by creating a watch room for day-to-day operational activity separate from the passenger waiting area. The current operation is not suitable or supported by the CAA. The relocation of airfield terminal buildings will also comply with CAA requirements so that the airfield team can observe the end of the runway from watch room.

7. Financial Implications

- 7.1. The cost for two new airfield terminal buildings has been estimated at a total cost of £1,384,000 which will only be confirmed after the contract has been subject to a competitive tender exercise. EV charge points and other equipment for each location have been estimated at £53,000.
- 7.2. The cost of the project has increased on account of the rapid rise in construction costs that has occurred recently. The estimated airfield terminal buildings and EV charging costs over 2024/25 and 2025/26 are outlined below (costs are exclusive of VAT).

Project Delivery Costs – Expenditure Headings	2024-26 (£)
Statutory and Professional Fees	125,740
Main Contract Works	1,205,260
Electrical Chargers (EV and E-bikes)	53,000
Total costs	1,384,000

- 7.3. The Islands Infrastructure Fund will not fund projects that have funding already approved. It is therefore recommended that the Council approves the inclusion of the project in the Capital Programme conditional upon the success of an application to the Islands Infrastructure Fund during 2024/25. The estimated cost of the project as outlined in the Islands Application is as follows:

Funding	2024/25 £	2025/26 £	Total £
Orkney Islands Council	26,500	1,011,500	1,038,000
Total Islands Programme Funding	346,000	-	346,000
Total Project Funding	372,500	1,011,500	1,384,000

- 7.4. The Financial Assessment of Capital Expenditure is attached at Annex 2 and the Financial Assessment of Revenue Expenditure is attached at Annex 3.

8. Risk Assessment

- 8.1. The programme of works proposed during 2024/26 includes two new airfield terminal buildings on the islands of Westray and Eday. Subject to appointing a suitable contractor following the necessary procurement and tendering process, it is anticipated that the works will be carried out by the timescales outlined and for budget as outlined in this report.
- 8.2. The risk to the continuation of the service is low given the airfield operations will continue from the existing terminal building until the works on the new terminal building are complete.

9. Conclusion/Recommendations

- 9.1. It is recommended that the airfield terminal building replacement programme is further progressed during the 2024/25 financial year, with the terminal buildings in Westray and Eday to be replaced with a contribution from the Islands Infrastructure Fund.

10. Accountable Officers

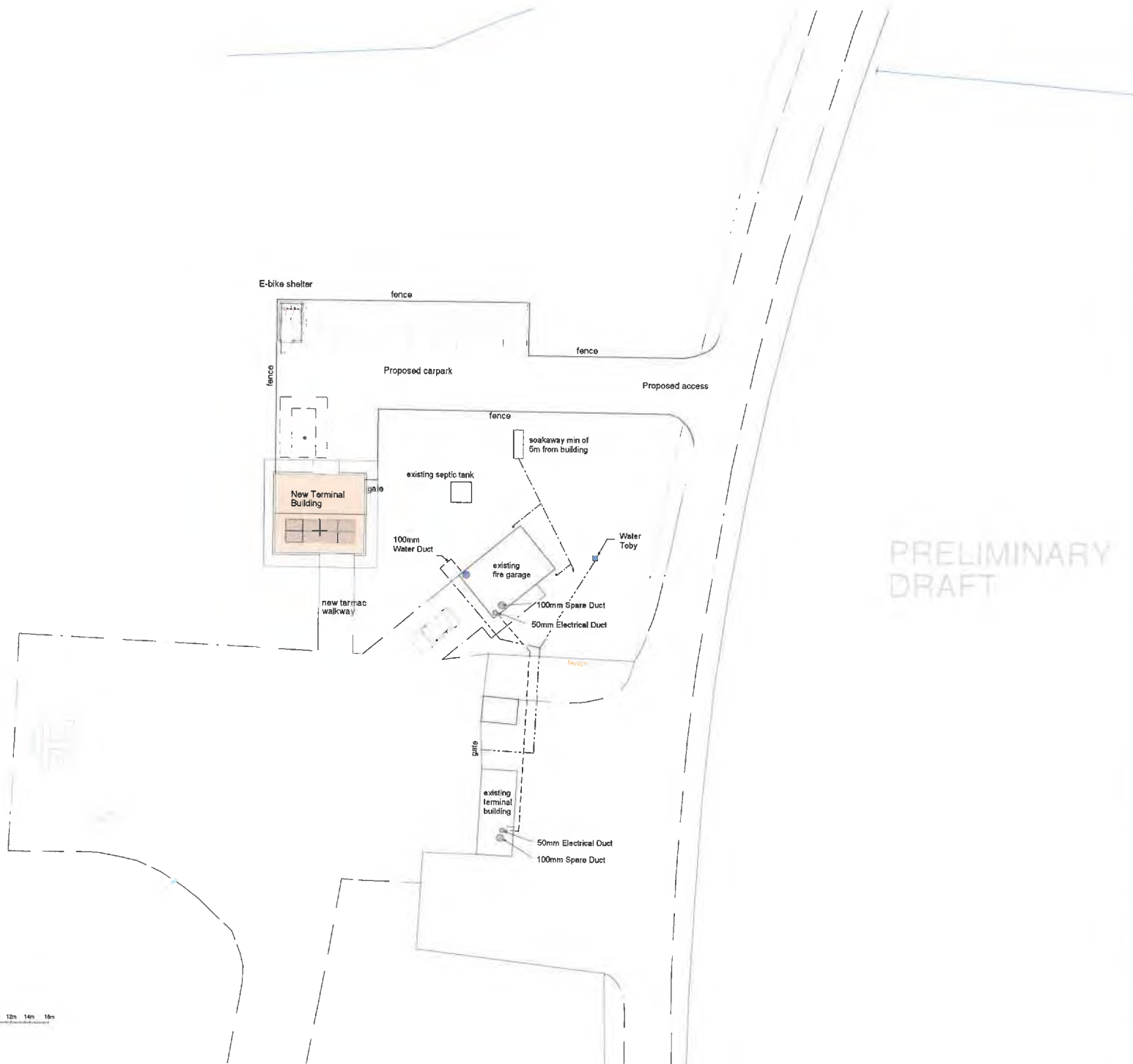
Gareth Waterson, Corporate Director for Enterprise and Sustainable Regeneration, extension 2521, Email gareth.waterson@orkney.gov.uk

James Buck, Head of Marine Services, Transportation and Harbour Master, extension 2703, Email james.buck@orkney.gov.uk

Laura Cromarty, Service Manager (Transportation), extension 2535, Email laura.cromarty@orkney.gov.uk

11. Annexes

Annex 1 - Terminal Building Plan, Specification and Proposed Site Locations
Annex 2 - Financial Assessment of Capital Expenditure
Annex 3 - Financial Assessment of Revenue Expenditure



PRELIMINARY
DRAFT

REVISIONS

Project
**EDAY AIRFIELD
NEW TERMINAL
BUILDING**

Title
SITE PLAN

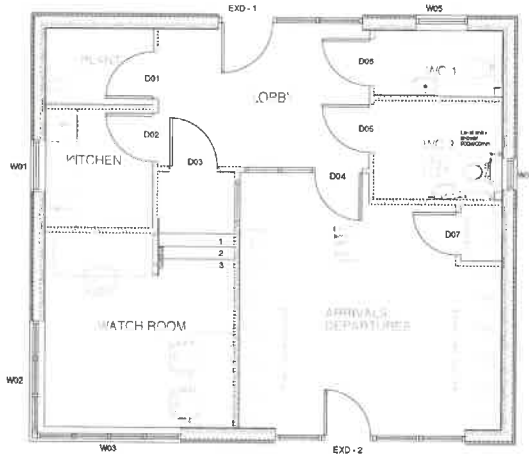
Project No. 04-1051-P001	Drawing No. 02
Revision	Issue
Date 14/08/2024	Drawn JG
Date August 2024	Checked
Scale 1:200@A1	

All dimensions to be checked on site before work and the manufacture of elements commences.
This drawing is not to be scaled.

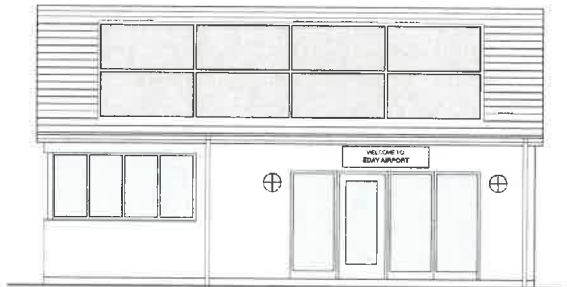
© Information contained within this drawing is copyright of Orkney Islands Council.

NEIGHBOURHOOD SERVICES AND INFRASTRUCTURE
Council Offices, Kirkwall
Orkney KW15 1NY
tel: 01856 670000
fax: 01856 670004
www.orkney.gov.uk
enquiries@orkney.gov.uk



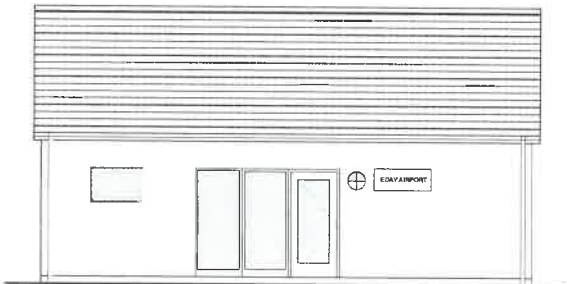
FLOOR PLAN Scale 1:50



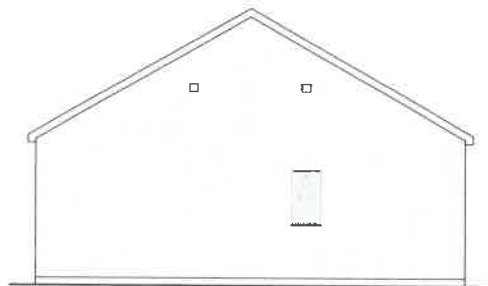
SOUTH ELEVATION Scale 1:50



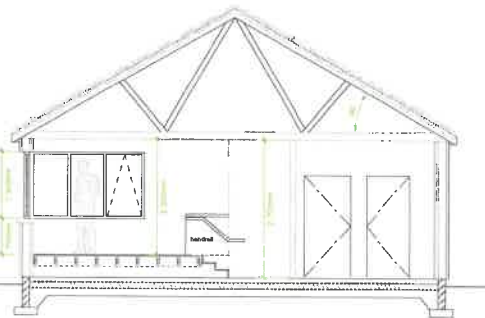
WEST ELEVATION Scale 1:50



NORTH ELEVATION Scale 1:50



EAST ELEVATION Scale 1:50

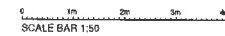


SECTION A-A Scale 1:50

PRELIMINARY
DRAFT

DRAINAGE LEGEND

- re Rodding eye terminal
- rwp 80mm dia rain water pipe
- Foul water drain 100mm UPVC
- Surface water drain 100mm UPVC
- External water tap



EXTERNAL FINISHES

- Roof: Mini Stonewold flat profile roof tiles, colour: Black
- Walls: Cedral Click wood effect weatherboard cladding (vertical), colour: Slate Grey (C18)
- Fascias and Soffits: Cedral soffit and fascia boards, colour, Slate Grey (C18)
- Windows and Doors: UPVC colour: anthracite RAL 7016
- Rainwater goods: UPVC colour: black

REVISIONS

Project
**EDAY AIRFIELD
NEW TERMINAL
BUILDING**

Title
**FLOOR PLAN AND
ELEVATIONS**

Project No.	Drawing No.
04-1051-P001	03
Revision	Issue
Printed 14/08/2024	Issue
Date July 24	Drawn JG
Scale 1:50 @A1	Checked

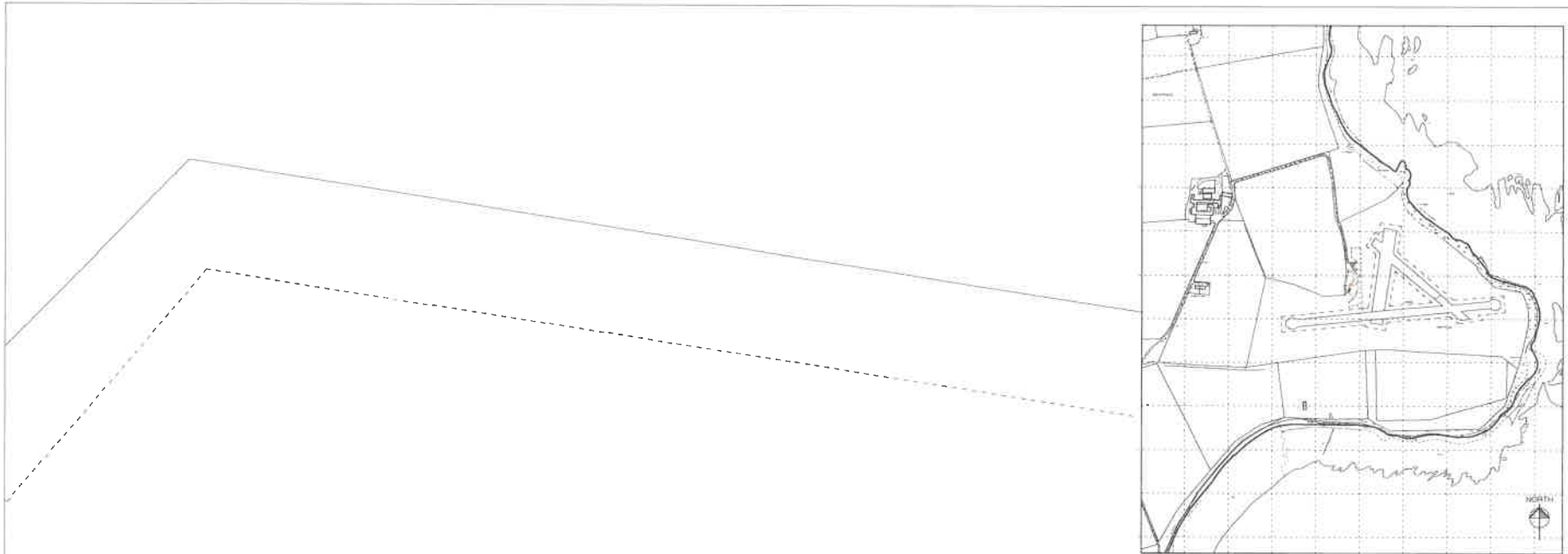
All dimensions to be checked on site before work and the manufacture of fittings commences.

This drawing is not to be scaled.

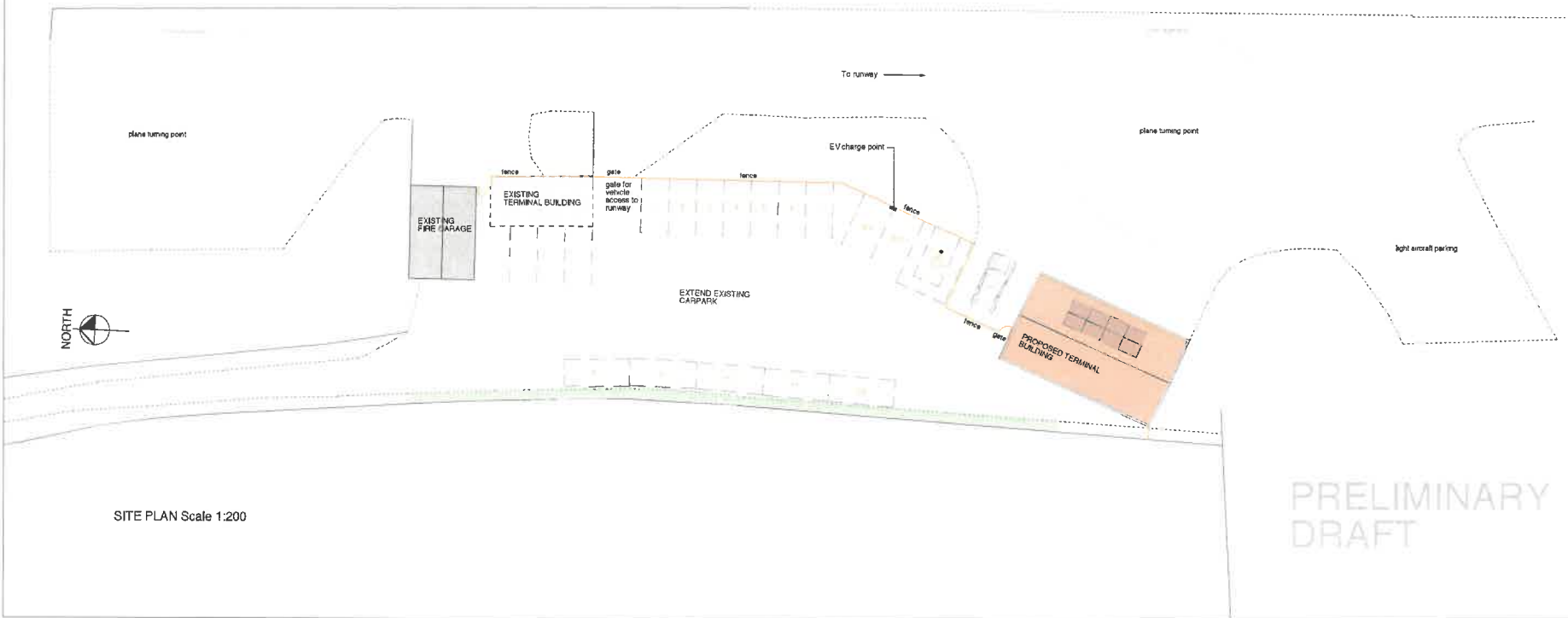
© Information contained within this drawing is copyright of Orkney Islands Council.

NEIGHBOURHOOD SERVICES AND
INFRASTRUCTURE
Council Offices, Kirkwall
Orkney, KW15 1WV
tel: (01850) 873535
fax: (01850) 876094
www.orkney.gov.uk





LOCATION PLAN Scale 1:5000



SITE PLAN Scale 1:200

PRELIMINARY
DRAFT

REVISIONS

Project
**WESTRAY AIRFIELD
NEW TERMINAL
BUILDING**

Title
**SITE PLAN &
LOCATION PLAN**

Project No.	Drawing No.
26-1057-P001	02

Revision	Issue
14/08/2024	
Date	Drawn
March 2023	JG
Scale	Checked
1:200/5000 @ A1	

All dimensions to be checked on site before work and the manufacture of elements commences.

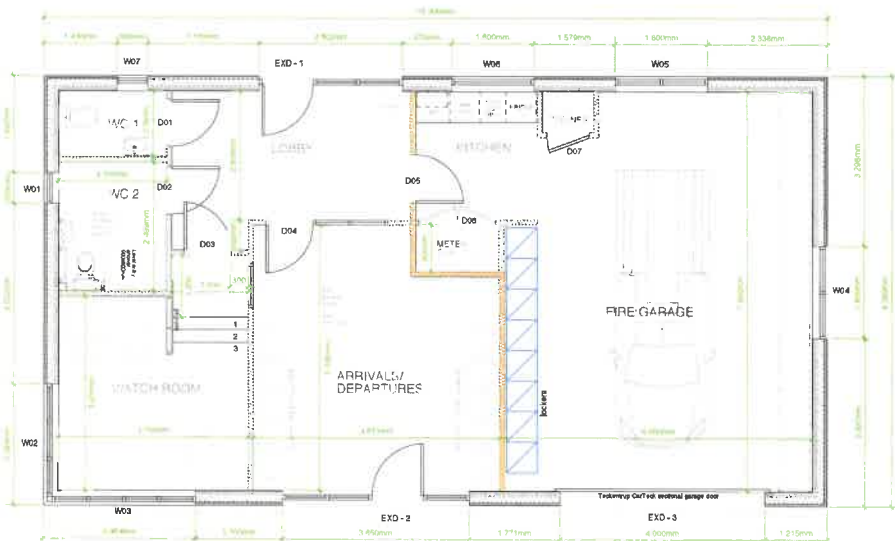
This drawing is not to be scaled.

© Information contained within this drawing is copyright of Orkney Islands Council.

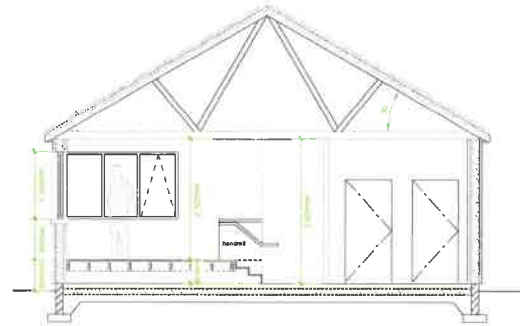
NEIGHBOURHOOD SERVICES AND
INFRASTRUCTURE
Council Offices, Kirkwall
Orkney, KW15 1NY
Tel: (01850) 873335
Fax: (01850) 876944
www.orkney.gov.uk



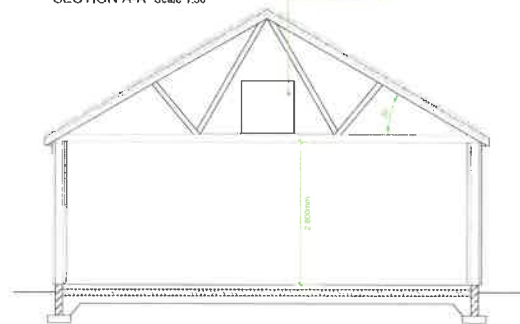
ORKNEY
ISLANDS COUNCIL



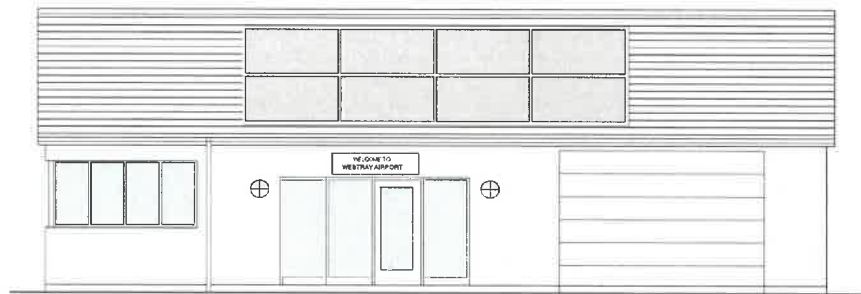
FLOOR PLAN (OPTION 1) Scale 1:50



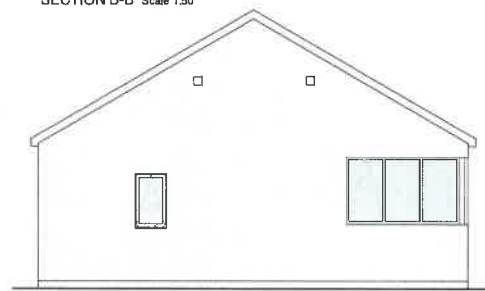
SECTION A-A Scale 1:50



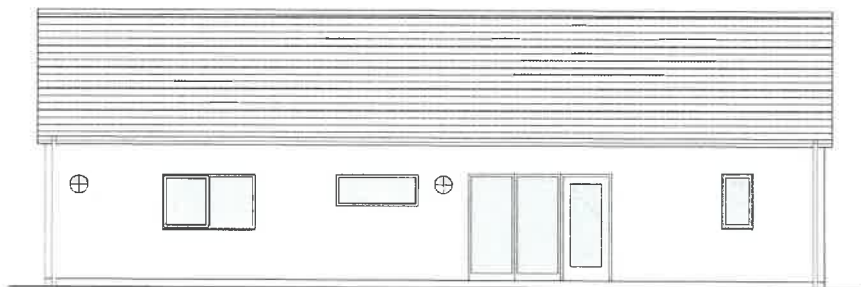
SECTION B-B Scale 1:50



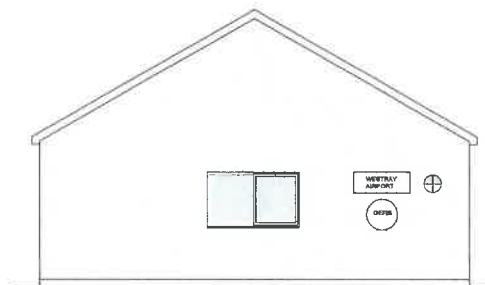
EAST ELEVATION Scale 1:50



SOUTH ELEVATION Scale 1:50



WEST ELEVATION Scale 1:50



NORTH ELEVATION Scale 1:50

- EXTERNAL FINISHES**
- Roof: Min Stonevale flat profile roof tiles colour: Black
 - Walls: Cadral Click wood effect weatherboard cladding (vertical) colour: Slate Grey (C18)
 - Fascias and Soffits: Cadral gullit and fascia boards colour: Slate Grey (C18)
 - Windows and Doors: UPVC colour: anthracite (RAL 7016)
 - Garage Door: Tackertup Car-Tack automatic solid sectional door colour: Flame Red (RAL 3000)
 - Rainwater goods: UPVC colour: black

PRELIMINARY DRAFT

REVISIONS

Project
NEW TERMINAL BUILDING AND FIRE GARAGE, WESTRAY

Title
FLOOR PLAN, ELEVATIONS AND SECTIONS

Project No.	Drawing No.
26-1057-P001	03
Revision	
Printed	14/08/2024
Date	June 24
Scale	1:50
Drawn	JCS
Checked	

All dimensions to be checked on site before work and the manufacture of formwork commences.

This drawing is not to be scaled.

© Information contained within this drawing is copyright of Orkney Islands Council.

NEIGHBOURHOOD SERVICES AND INFRASTRUCTURE
Council Offices, Kirkwall
Orkney, KW15 1NY
tel: 01850 873336
fax: 01850 876984
www.orkney.gov.uk

orkney.gov.uk

GENERAL SPECIFICATION

CONCRETE STRIP FOUNDATIONS

Excavate for concrete strip foundations to external walls 600mm x 150mm deep, minimum of 450mm below ground level. Concrete blockwork underbuilding.
Concrete strip foundations to load bearing partitions 450mm x 150mm. DPC to top of blockwork underbuilding, minimum of 150mm above ground level.
Please refer to Structural Engineers drawings for layout.

CONCRETE FLOOR (u-value = 0.14 W/m2k)

125mm thick concrete floor slabs with 1 layer of A123 mesh min 30mm cover, with underfloor heating pipes on 10mm thick Kingspan thermal insulation, on 1200g visqueen damp proof membrane turned up all the perimeter of the slab and to pass over the leaf of blockwork, please refer to foundation/wall detail, dpm to meet rdn requirements, lap the membrane by a minimum of 150mm and seal with a strip of monobond tape min of 30mm wide. 25mm thick polystyrene insulation to the vertical face of the perimeter of the slab, sealed on 50mm blinding and 150mm thick layers of well compacted hardcore.

TIMBER FLOOR AND STAIRS

Timber floor to Watch Room to raise the floor level by 550mm. Timber floor 47x195mm C16 timber joists @400mm centres, supported by 47x195mm wall plate bolted to the timber kit @200mm centres with M12 bolts, with dwangs 50x50mm @1200mm centres. 22mm thick chipboard flooring (kg, glued and screwed). Timber staircase with 4No. risers, 170mm max rise, 250mm minimum going, with timber handrail to extend 300mm beyond top and bottom of stairs, 1200mm deep landing to start. Timber stairs to comply with building standard 4.3 Stairs & Ramps, banister and handrail to be provided at a height of between 840mm and 1000mm as per the guidance in 4.3.14.

WALLS (u-value = 0.13 W/m2k)

Cedral Lap weatherboard planks (timber effect) fixed horizontally using s/s Cedral click clips with s/s screws to 15x20mm vertical timber battens wrapped in breather membrane @600mm centres, fixed as per manufacturers recommendations. Minimum of 30mm vented cavity left between weatherboarding and timber kit to comply with 3.10 Precipitation. Perforated pest control strips fitted at DPC level and soffit line, and above and below window openings. Reflective breather membrane paper on 8mm thick sterling board. 45x140mm timber vertical timber framing @600mm centres. 45x140mm timber horizontal rails, double top and bottom. 45x140mm, horizontal binders, 3No. 45x195mm timber lintels above openings supported by 45x140mm rattle studs. 140mm thick Xtratherm PIR rigid insulation board between timber studs. 40mm thick Xtratherm PIR rigid insulation board to inner face of timber kit, 1 layer of Protect vapour control foil, 35mm service void, 12.5mm plain lapped edge plasterboard, taped and filled with gyproc filler, sanded ready to paint.

ROOF (u-value = ??W/m2k)

Roof pitch 80 degrees. Medland-Monier Mini Stonewold roof tiles, colour black, fixed to 50x25mm biling battens, on 50x25mm counter batten, then 5mm thick GSB, on timber trusses @600mm centres to engineers specifications. 450mm thick fibreglass insulation to ceiling. Timber dwangs to ceilings @1200mm centres. 12.5mm thick plasterboard to ceiling, all joints taped and filled with Gyproc filler, sanded ready to paint. Cedral UPVC fascias and soffits (colour to match cladding), provide continuous strip ventilation to eaves, with roof ridge ventilation.

INTERNAL PARTITIONS -

Standard partitions - 45x75mm vertical timber studs @600mm centres, top and bottom horizontal rails, with dwangs @1200mm centres.
All partitions to have 25mm thick acoustic insulation sound deadening roll (10kg/m3) 43dB sound reduction to meet the requirements of 5.2. 1 Layer of 12.5mm thick plain tapered edge plasterboard to each side, 1 layer of 18mm plywood and 1 layer of 12.5mm moisture resistant plasterboard to disabled toilet with shower to comply with Standard 3.12.3 Robust wall construction, all joints taped and filled with gyproc filler, sanded ready to paint.

INTERNAL FINISHES -

12x35mm redwood pencil round skirtings, 18x70mm redwood pencil round facings, no skirting blocks, 32mm redwood door jambs, 12x70mm redwood door stops.
Ingress to be plasterboard, 16mm redwood cills and apron plates to windows.
Internal Doors - Oak veneered solid core flush doors as per door schedule.
Internal ironmongery - as per ironmongery schedule.
Kitchen units - Kitchen units by Howdens Joinery or equal approved, with soft close door and drawer mechanisms, 40mm laminate worktops as per internal elevations drawing.

FLOORING AND SHOWER WALL VINYL -

PAINTERWORK -

Walls - 1 x coat of drywall primer, 2 x coats of matt emulsion, colour: White.
Disabled toilet and shower walls - 1 x coat of drywall primer, 2 x coats of mid-sheen emulsion, colour: white.
Ceilings - 1 x coats of drywall primer, 2 coats of matt emulsion, colour: white.
Bathrooms/ Shower room ceilings - 1 x coat of drywall primer, 2 x coats of mid-sheen emulsion, colour: white.
Woodwork - facings, skirtings, window cills, meterboxes, coat hook bedding etc. -

WINDOWS AND EXTERNAL DOORS -

Triple glazed high performance UPVC windows and doors (external colour: Anthracite Grey RAL 7016, internal colour: Anthracite Grey RAL 7016), with openers as shown on the elevations. All external glazing to have a maximum u-value of 1.0W/m2k. Toughened glass to doors and any window panes lower than 800mm from floor level. Obscure glass to WC and Disabled Toilet windows. Low threshold to doors for disabled access, with a minimum clear opening width of 800mm. Handles - satin/ stainless steel.
Windows and doors to meet the requirements of standard 4.13 security and advise to be taken from Secured by Design.

RAINWATER GOODS -

Deepflow UPVC rainwater gutters held together with gutter brackets @600mm centres, 80mm diameter down pipes. All rainwater goods fixed to manufacturers instructions and to comply with current building regulations. Colour: Black.

PLUMBING -

All plumbing work to comply with current building regulations and to the satisfaction of building standards. 40mm diameter waste pipes provided to whbs, showers, 100mm diameter waste pipe to toilets, all connecting into 110mm diameter soil vent pipe. Soil vent pipe to vent through roof. Shower tray in Disabled WC to be a minimum size of 900x900mm. All hot and cold water pipes to be insulated. Thermostatic mixing valves TMVs to be fitted to sanitary appliances in accordance with building standard 4.5. Water efficient fittings will be provided to sanitary appliances to comply with building standard 3.27. Single flush WCs to have a flush volume of not more than 4.5 litres. Taps to have a flow rate of not more than 6 litres per minute.

HEATING AND HOT WATER -

Supply and fit air source heat pump, located outside the building fixed to the gable end. Concrete duct to be left in the concrete floor slab for the cable, DO NOT drill holes in the external walls. Indoor unit and heating manifold to be located in the Plant room. Underfloor heating pipes??

DRAINAGE -

Surface water drainage to connect into new soakaway, minimum of 5 metres from the building and 5 metres from the site boundary, and a minimum of 10 metres from the road.
Foul water drainage to connect into new septic tank, minimum of 5 metres from the building and 5 metres from the site boundary, and a minimum of 10 metres from the road.
All drainage trenches backfilled with a suitable fill material, all drainage to the satisfaction of building standards, rodding eyes at each change of direction. All manhole covers to have a concrete surround.

ELECTRICAL -

All work to be carried out by a qualified electrical contractor to Standards 4.5, 4.6 and 4.6.5, and to BS 7671:2008. Certificate of Electrical Compliance to be provided. Consumer unit to be situated inside cupboard as shown on the floor layout. Light switches to be positioned at a height of between 900-1100mm above floor level. Socket outlets and phone sockets etc. to be positioned at a minimum height of 400mm from floor level. Sockets and switches above worktops to be at least 150mm above the worktop surface, all in accordance with building standard 4.6.5. 100% of the fixed lighting will be low energy in accordance with building standard 6.5.
Provide Category M1 stand alone manual fire alarm system with a manual call point as specified in BS EN 54: Part 11: 2001 (type A) should be installed in accordance with BS 5839: Part 1: 2002. Adequate provision will be made for a high speed electronic communications network (broadband connection) a duct will be required in the floor slab in accordance with 4.14.

PV PANELS -

Vridian Clearline Fusion PV16 panels (roof integrated system) installed on South facing elevations as per the elevation drawings. Installed to appropriate spacing recommendations using manufacturer's flashing system. A meter is required for the PV system. The PV panel system is to be fitted with a non-export function to comply with SSE Engineering recommendation G100. The system should also be fitted with a fireman switch so the system can be shut down in the event of a fire.
8No. photovoltaic panels = 4.4kW.

VENTILATION -

Mechanical ventilation system with heat recovery to be installed (MVHR). Doms HRXD system or equal approved, designed and specified by manufacturer. Manufacturers information to be provided for the SAP calculations and EPC certificate. No trickle ventilation is required to windows with use of MVHR system. Ventilation to WCs provided by MVHR system. Ventilation to WCs provided by MVHR inlets and outlets in ceilings to be situated a minimum of 1 metre from Heat Detectors or Smoke Detectors.

ACCESSIBLE ENTRANCE & CAR PARK -

Concrete access ramp with a fall of 1:12, maximum length 2 metres, max rise 166mm, edge of ramp protected by 100mm high concrete kerb. galvanneal steel handrail to be provided at a height of 840mm - 1000mm, handrail to extend 300mm beyond the end of the ramp. The ramp will be provided at entrance door with a level access plat 1500x1800mm. The door will have a min clear opening width of 800mm (use a 1000mm door set) and an accessible low threshold. The accessible entrance will be provided with an external light activated by a motion sensor. A clear space of 300mm to be provided at the leading edge of the door. Level access plat 1500x1500mm to be provided at the external door of Departures leading to the runway, surrounding ground will be graded up to the access plat. A disabled parking space will be provided in the car park, and be clearly marked, a dropped kerb will also be provided onto the footpath, as shown on the site plan. The parking space will be no more than 45 metres from the entrance and comply with Standard 4.1.1 accessible carpark.

ACTIVITY SPACES -

Kitchen to have an unobstructed manoeuvring space of 1500x1500mm. WC to have a clear activity space of 1100x800mm, WHB to have an activity space of 600x700mm, Shower to have an activity space of 800x800mm. Doors can open into these activity spaces but a clear space of 1100x800mm will remain unobstructed to allow occupant to enter room and close door behind them. Clear activity space of 1100x800mm provided at the entrance door. All internal doors in the building will have a minimum clear opening width of 800mm, with the exception of cupboard doors, this meets the requirements of 4.2.6.

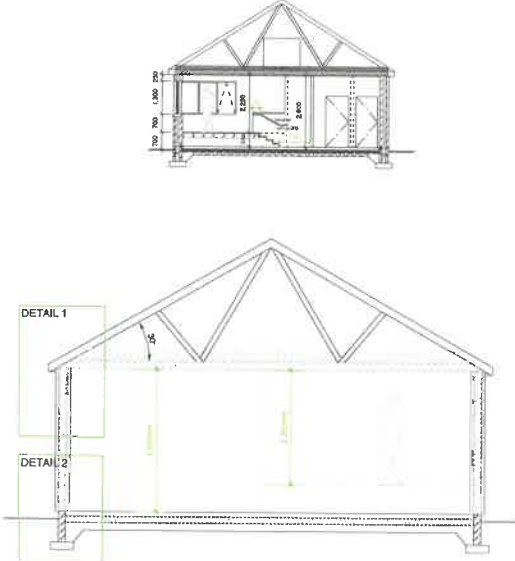
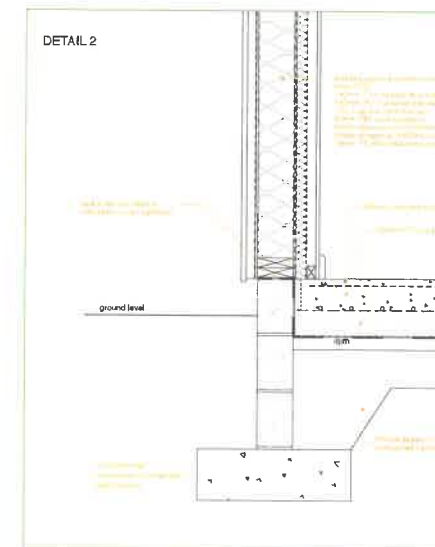
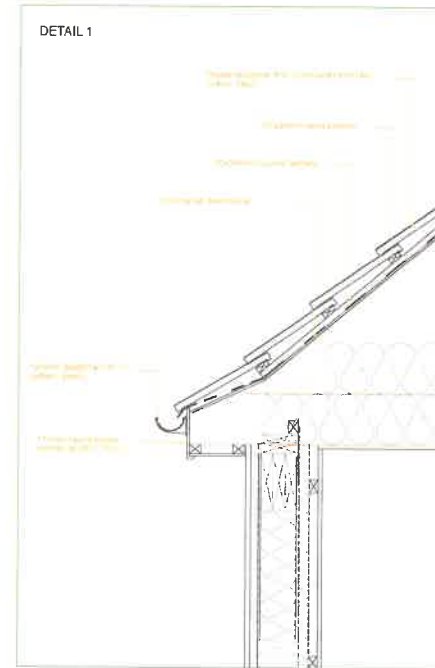
ELECTRIC VEHICLE CHARGING POINTS -

Provide 2No. EV charging points outside the building. Duct to run from meter cupboard to outer side of concrete footpath and terminate in a small draw box with a cover.

DEFIBRILLATOR-

Existing Defibrillator to be removed from existing building and refitted to the outside of the new building close to the entrance.

PLEASE NOTE - SAP rating calculations to be carried out before confirmation of all insulation types and thicknesses. This drawings is to be read in conjunction with all floor plans and Engineers drawings and specifications.



DRAFT

REVISIONS

Project
TITLE

Title
TITLE

Project No.	Drawing No.
1	1
Revision	Issue
Printed	20/02/2023
Date	SEPT 2022
Scale	As shown
Drawn	JG
Checked	

All dimensions to be checked on site before work and the manufacture of finished components.

This drawing is not to be scaled.

© Information contained within this drawing is copyright of Orkney Islands Council.
Development and Infrastructure Council Officer, Kirkwall
Orkney, KW15 1NY
Tel: (01856) 876026
Fax: (01856) 876024
www.orkney.gov.uk

STAGE 2 - CAPITAL PROJECT APPRAISAL
FINANCIAL ASSESSMENT OF ASSOCIATED CAPITAL EXPENDITURE IMPLICATIONS

Capital Programme:	Airfield Terminal Building Replacement Programme
Client Service:	Marine Services and Transportation
Project Name:	Airfield Terminal Building Replacement - Eday and Westray

		1	2	3	4	5		
CAPITAL COSTS	Total £ 000	2025/26 £ 000	2026/27 £ 000	2027/28 £ 000	2028/29 £ 000	2029/30 £ 000	Onwards £ 000	Notes
1. Initial Costs (at inflated prices)								
Land or Property Purchase	-	-	-	-	-	-	-	
Other Site Costs (including Fees)	-	-	-	-	-	-	-	
Construction or Improvements	1,205	934	241	30	-	-	-	
Information Technology Costs	-	-	-	-	-	-	-	
Plant, Vehicles & Equipment	53	53	-	-	-	-	-	
Professional Fees - Consultant	-	-	-	-	-	-	-	
- In-house	126	101	25	-	-	-	-	
Gross Capital Expenditure	1,384	1,088	266	30	-	-	-	
2. Initial Funding (at inflated prices)								
Government Grants (TBC)	346	346	-	-	-	-	-	
Other Grants	-	-	-	-	-	-	-	
Other Financial Assistance	-	-	-	-	-	-	-	
Total Grants Receivable TBC	346	346	-	-	-	-	-	
Net Capital Cost of Project	1,038	742	266	30	-	-	-	
Net Council Capital Expenditure	1,038	742	266	30	-	-	-	
Net Present Value	1,023	742	253	27	-	-	-	
Cost of Capital		5%	5%	5%	5%	5%	5%	
Year		0	1	2	3	4	5	

Notes

- 1
- 2
- 3

STAGE 2 - CAPITAL PROJECT APPRAISAL
FINANCIAL ASSESSMENT OF ASSOCIATED REVENUE BUDGET IMPLICATIONS

Capital Programme: **Airfield Terminal Building Replacement Programme**

Client Service: **Marine Services and Transportation**

Project Name: **Airfield Terminal Building Replacement - Eday and Westray**

		1	2	3	4	5		
REVENUE COSTS / (SAVINGS)	Total £ 000	2025/26 £ 000	2026/27 £ 000	2027/28 £ 000	2028/29 £ 000	2029/30 £ 000	Onwards £ 000	Notes
1. Full Year Operating Costs (at inflated prices)								
Staff Costs	-							
Other Staff Costs (incl. recruitment, etc.)	-							
Property Costs	(76)		(12)	(16)	(16)	(16)	(16)	1
Supplies and Services	-							
Transport, Vessel and Plant Costs	-							
Administration Costs	-							
Apportioned Costs	-							
Third Party Payments	-							
Finance and Loan Charges	325	30	59	59	59	59	59	2
Miscellaneous Expenditure	-							
Gross Revenue Expenditure / (Saving)	249	30	47	43	43	43	43	
2. Operating Income (at inflated prices)								
Government Grants	-	-	-	-	-	-	-	
Fees and Charges	-							
Miscellaneous Income	-							
Gross Revenue Income	-	-	-	-	-	-	-	
Net Revenue Expenditure / (Saving) of Proj	249	30	47	43	43	43	43	
Revenue Costs	249	30	47	43	43	43	43	
Net Present Value	219	30	45	39	37	35	34	
Cost of Revenue		5%	5%	5%	5%	5%	5%	
Year		0	1	2	3	4	5	

Notes -

1 Reduction in property costs due to new build

2 Loan Charges