

Updated issue: 12.07.23

OUTLINE SPECIFICATION FOR COMMUNITY FUNCTION ROOM, CHANGING ROOMS AND WC'S.

Specification in outline format only, contractor to allow for all other works which could reasonably be expected to be included in the design and build of this community building.

This specification should be read in conjunction with all other requirements for tenders including responsibilities under the CDM regulations.

The tender is to be responsible for all statutory approvals.

Design elements identified during consultation are as follows:

- To provide an adaptable, flexible space that has the ability to 'bolt' on additional modules in the future as the needs of the community evolve.
 - The design should incorporate anti-vandalism materials/features.
 - The building should sit sensitively within the park landscape and be designed using materials which are appropriate to the use.
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OUTLINE SPECIFICATION:

Layout:

- Changing rooms and toilets for both home and away football teams – to be in accordance with Sports England guidelines and to have space for 20 people. Bench space of 500mm per person. Separate entrance from pitch. WC accessed directly from changing room. Approx area of 18-20sqm per changing room.
- Changing rooms to include sight screen to prevent direct view in.
- Separate shower cubicles are preferred over communal facilities.
- Separate changing room for match officials. Approx area of 6-8sqm
- Kitchen space with a sink and ~2.5m worktop.
- Community group space. Approx area of 35-40sqm. Flexible multi use space
- Public Toilets to be accessible when the community space is not open. To include disabled WC, and 3no. unisex WC's.
- Secure Storage room (min 4sqm) to provide storage for nets, flags and associated sports equipment.
- Outdoor terrace/decking space connected to main building. Surface finish to be slip resistant (especially outside changing rooms) and vandalization resistant. This decking space will be optional.
- Further layout guidance is available via the sports England website.

Security:

- Anti-vandal materials to be used throughout the building, including the roof finish.
- Anti vandal glazing and/or roller shutters to cover all glazed doors and windows. Shutters need to be suitably specified to be secure and resist vandalism.
- Means of securing building when not occupied is essential.

- All doors and windows to have high quality locks to British standards.
- CCTV to be included.

Materials generally:

- Materials to be in keeping with the rest of the site proposals, industrial materials such as corrugated metal will be hardwearing, vandal resistant and fit in with the industrial history of the site.
- Suggested construction of traditional cavity blockwork on load bearing foundations, but contractor to advice on cost effective alternatives.
- Building to be structurally designed by a competent structural engineer and to building regulations approval.
- Walls can be left fair face blockwork, painted to internal surfaces.

Roof:

- Waterproof roofing finish as specified by supplier/manufacturer (suggested materials of profiled corrugated sheet, single ply flat roof membrane, grp, or shallow pitch roof tile). Colour and finish appropriate for location and to be vandal resistant.
- Roof not to be able to be climbed onto.
- Insulated to minimum U values as required if spaces are to be heated.
- Ceilings internally – painted plasterboard or other hardwearing surface.

Floor Slab:

- Reinforced concrete floor slab, as required to support building loading.
- Insulated to minimum U values as required if spaces are to be heated.
- DPM and radon barrier to regulation specifications

Doors and Windows:

- Double glazed doors and windows.
- Double-glazed aluminum windows and entrance door, U-value to minimum building regs requirements
- *Glazing to be laminated safety glazing in accordance with BS6206.*
- Safe opening and closing to all doors and windows to be considered.

Thermal performance and heating/electrical use:

- Building to be designed to current building regulations part L as a minimum. Supplier to be responsible for all statutory approvals and consents including any SBEM and EPC calculations required.
- Heating and Power to be electrical – possible renewable technologies such as solar to be incorporated if practical.
- Water heating? - individual or combination electric showers as specified by supplier, to be fit for purpose and vandal resistant.
- Point of use water heater to kitchen.

Electrical supply and installation:

- Contractor/supplier to allow for connection and all associated fittings.
- Appropriate low maintenance and vandal resistant fittings to be used throughout.
- New electrical installations to be carried out by an Electrician registered under NIC / EIC, OR Electricians suitably trained and qualified to issue BS 7671 – Design, Installation and Test Certificates for electrical work may also be used.
- Switches and socket outlets will be provided at suitable heights, to assist people whose reach is limited. All light switches and controls to be located between 750mm and 1200mm above the floor.
- Energy Efficient fittings to be used throughout.
- Suitable light fittings, power points and extractor fans all to be included.

Ventilation:

- Suitably designed ventilation system to be installed to the changing rooms, WC's and kitchen area.
- Extract to be in accordance with Building Regulations minimal standards.
- Natural ventilation via openable window recommended to the function room.
- Artificial ventilation to all changing and WC rooms.

Sound Insulation:

- Sufficient sound insulation between spaces for building regulations approval, and for reasonable levels of noise transference between rooms.

Fire Alarm and Detection:

- Fire alarm and detection system to be installed and maintained in accordance with Building Regulations and British Standards.

Foul Drainage:

- Contractor/supplier to allow for all connections to nearest existing mains drainage and for all associated approvals and consents.
- Contractor to arrange for any drainage surveys required to establish location and suitability of existing drainage connections.

Surface water drainage:

- Contractor/supplier to allow for all surface water drainage from building roof, deck and any associated hard standing immediately around the building.

Internal fittings and finishes:

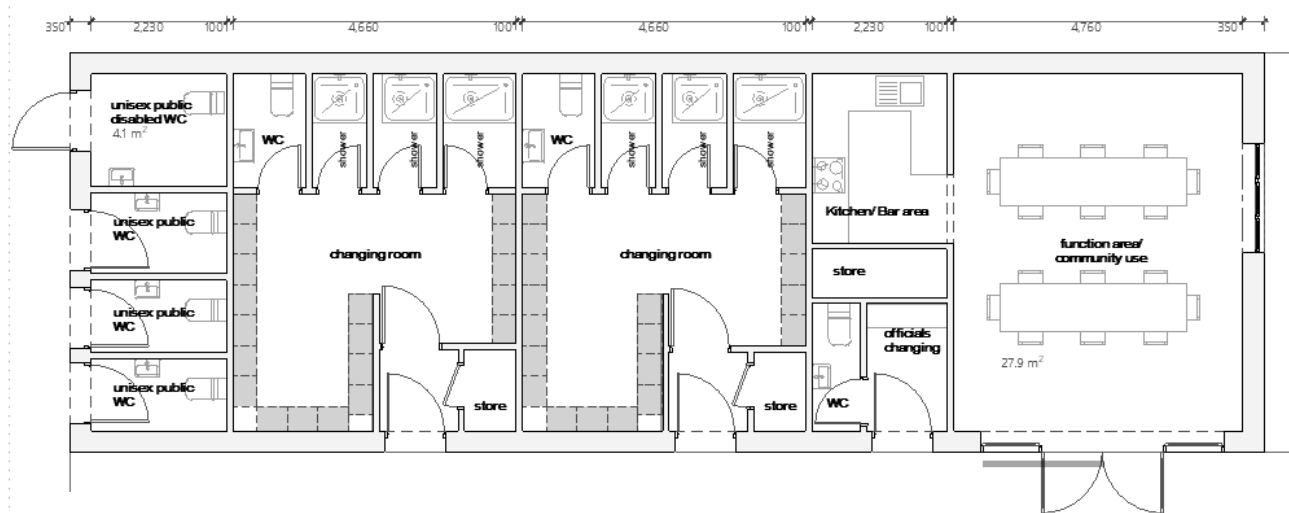
- To include all fit out of kitchen including worktops, units, and splashbacks, to be suitable to general community use and fit for purpose.
- To include WhiteRoc lining of all shower cubicles and WC's. Finishes all to be good quality and vandal resistant. Shower, WC and basin fittings all to be by a standard manufacturer to allow for ease of maintenance and replacement.
- Internal walls can be fair face painted to keep costs down.
- All fittings to public WC's to have fully concealed services and to be steel lined throughout.
- Handwash and dryer systems to be steel with high vandal resistance.
- Internally whole building to be decorated throughout in diamond hard matt emulsion.
- WhiteRoc or similar linings to low level (approx. 900mm high) to high traffic areas of changing rooms to reduce wear to walls.
- Floors to be slip resistance high quality Altro (or approved alternative) vinyl flooring suitable for use with studded boots.

Level access and thresholds:

- All doors and thresholds to comply with Part L of the building regulations and all entrance doors and the approach to the building to be wheelchair accessible.

Tenderers are to be responsible for all building regulations approvals and submissions and all associated calculations. As the building is to be unheated, it is not anticipated that an SBEM calculation is required. Should heating be required to any/all of the spaces, this may then be a requirement.

Tenderer to satisfy themselves that services are available and suitable for connection.



Indicative floor plan