CONSTRUCTION NOTES

RELATING TO:

REPLACEMENT SPORTS PAVILION

AT

BATTLE RECREATION GROUND

NORTH TRADE ROAD

BATTLE

For Battle Town Council

FOUNDATIONS

Foundations to be 600mm wide concrete trench filled minimum 1.0m deep to suit site conditions or as specified by structural engineer. Where building near trees foundation depths are to be in accordance with Chapter 4.2 of the NHBC Handbook, final depth to be agreed on site with the appointed Building Inspector.

EXTERNAL WALLS

Wall below DPC/floor level to be constructed in 102mm stock brickwork, 50mm cavity & 100mm concrete blockwork inner skin.

Where the wall surrounds the sub floor storage area apply RIW LAC in accordance with manufacturers instructions to the inside of the outer skin & protect by back filling the cavity with mortar.

Build in a cavity tray with stop ends and weep holes above the DPC as shown- all joints to be well lapped & sealed.

Timber frame structure to either be designed & installed by specialist timber frame supplier or to be constructed as per structural engineers details which are to be submitted to & approved by the appointed Building Inspector prior to commencement.

The external walls are to be 50x150mm timber studwork clad externally with 12mm exterior grade ply, Tyvek Supro or similar approved breathable membrane finished externally with weatherboarding on vertical battens with a minimum thickness of 30mm.

Line studwork internally with 500 gauge vapour barrier & finish with 15mm Soundbloc plasterboard & set. Insulate between studwork with 150mm with floor slab DPM.

DPC

Build in “Hyload” or similar approved damp proof membrane a minimum of 150mm above finished ground level to suitable widths. All laps to be 300mm with floor slab DPM.

GROUND FLOOR

To be constructed in 65mm sand/cement screed reinforced with fibres on 100mm flooring grade Celotex insulation, 1200 gauge polythene DPM lapped up to DPC & beam & block flooring to manufacturers design. (Details of floor beams to be submitted to & approved by the appointed Building Inspector prior to installation- conditional approval required.)

Provide standard concrete blocks 440x215x100mm between beams with a compressive strength of 3.5N/mm SQ. Provide minimum dimension of 150mm from underside of floor beams to ground surface. All installed in accordance with manufacturers details and design, including void ventilation which is to be made via air bricks all around equal to 1500mm² per metre run.

Provide outlets/weep holes at low point of sub-floor to prevent ponding.

Ground floor to achieve 0.16 U value.

LOWER GROUND FLOOR

Lower ground floor space to be created as a dry & secure area that is unheated for storage of outdoor sports equipment.

Sub-floor forming the storage area to be constructed in 50mm sand/cement screed on 100mm oversite concrete & 150mm consolidated hardcore.

Apply RIW LAC to top of the concrete slab in accordance with manufacturers instructions to be lapped up the vertical wall membrane where the subfloor is below the external ground level.

INTERNAL LOAD-BEARING WALLS

Walls to be built in 50x100mm timber studwork @ 400mm centres clad in 9mm OSB where structurally required prior to finishing with 15mm Soundbloc plasterboard & set. Insulate walls with 100mm acoustic quilt with a minimum density of 10Kg/m².

INTERNAL NON-LOAD-BEARING WALLS

Walls to be built in 50x100mm timber studwork @ 400mm centres finished both sides with 15mm Soundbloc plasterboard & set. Insulate walls with 100mm acoustic quilt with a minimum density of 10Kg/m².

STEPS

Provide steps up to the changing areas from the café/community area- 1100mm wide with maximum 170mm risers and minimum 270mm treads. Provide handrails both sides to be 900mm high.

Headroom over stair & landing to be minimum of 2.0m.

Provide contrasting nosings etc. to fully comply with approved document Part K 1.6-1.8.

ROOF

Roof to be box profile powdercoated metal sheeting on treated battens, 30mm thick counter battens, Tyvek Supro breathable membrane, 18mm exterior grade ply & prefabricated trusses @ 600mm centres.

(Manufacturers detail calculations to be submitted to & approved by appointed Building Inspector prior to installation). Bracing to comply with BS5268.

Breathable membrane to be installed in accordance with manufacturers instructions.

Ventilate roof @ eaves using soffit vent strip equal to 25mm continuous gap.
Maintain 50mm air space over the insulation throughout.

Line the underside of the truss chords forming the ceiling with 15mm Soundbloc plasterboard & set.

Insulate ceiling with 2 layers 150mm mineral wool quilt, one layer between truss chord & one layer laid across top in opposite direction.

HEATING/AIR CONDITIONING/HOT WATER

Provide heating/air conditioning & hot water system which is to be installed by specialist contractor.
Full details of system to be submitted to & approved by appointed Building Inspector prior to installation.

COLD/WHOLESOME WATER SUPPLY

Showers to be fitted with anti-scald device (thermostatic control fitment to be set at 48 degrees) in accordance with Regulation G3.

Provide wholesome water supply to all sinks & basins throughout the premises.

LINTELS

Catnic or similar steel lintel to be provided over the doorway into the sub floor storage area with minimum end bearing of 150mm- protect lintel with 9mm Supalux or similar fire-resistant board.
Timber lintels as specified by timber frame supplier or structural engineer in stud walls with minimum 100mm end bearings onto solid posts.

VENTILATION

All occupiable rooms to have ventilation openings equal to a minimum 1/20th their respective floor areas plus background ventilation of 4000 sq. mm per room up to 10m². Rooms greater than 10m² to have trickle/background ventilation equal to 400/m² of floor area.

Toilets/sanitary accommodation to have background ventilation of 4000 sq. mm² per WC and extract fans capable of providing 3 complete air changes per hour.

WINDOWS/GLAZING

Windows & doors to be double glazed with Pilkington "k" Glass to achieve a 1.6 & 1.8 U-value respectively and be fitted with draught seals.
Glazing within 800mm of the floor in windows and within 1500mm of the floor in doors & side lights are to be toughened or laminated safety glass to BS6206:1981 & to comply with approved Document K.

ELECTRICAL

Electric light switches/sockets etc. to be fitted between 450mm and 1200mm above finished floor level.
All electrical works carried out in accordance with Part P by a competent person. All Installation and Commissioning Certificates to be submitted to the appointed Building Inspector for final approval.

Provide efficient light fittings designed only to take a lamp having a luminous efficiency greater than 40 Lumins per Watt.
The proposed number to comply with Building Regulations Part L2.

Provide emergency lighting system in accordance with BS5266 Part 1.

Provide fire exit signage in accordance with BS5499 Part 1.

SURFACE WATER

Surface water via 100mm deep flow gutters and 65mm downpipes to connect to new soakaways via 110mm diameter "Osma" drains.
Provide trapped gullies and small plastic chambers for rodding purposes at changes in direction.
Soakaways to be subject to percolation test & to be in accordance with Bre Digest 365- calculations to be provided by specialist contractor to establish size required.

FOULWATER DRAINAGE

All pipework to be in PVCU. Sinks, in 40mm diameter basins in 32mm diameter (50mm where shared with another fitting and/or run exceeds 3.0m in length) with 75mm traps and WC's to have 110mm diameter waste pipes. All to discharge to soil and vent pipe, stub stack or back inlet gully as shown.
Soil & vent pipe to terminate 900mm above opening windows within 3000mm fitted with bird proof cage.

Stub stacks to be fitted with "Osmavent 110" air admittance valve located above spill over level of highest appliance.
Provide rodding eyes to all bends.
New drains in 110mm diameter "Osma" laid to fall 1:40 on and surrounded in 100mm pea-beach connected up to the existing foulwater sewer.
New inspection chambers in "Osma" PVCU complete with covers and frames a maximum of 1000mm deep.
Protect drains below floor slab by encasing in 150mm concrete (provide movement joint at every collar position) & where they pass through wall by providing a concrete lintel over.

DOORS

Front entrance door & fire exits to have an accessible threshold and ramped access (max 1:20). The access from car drop off point to be level or ramped a maximum of 1:20 gradient. Minimum clear opening width of one leaf or double doorset to be 1000mm & single fire exit doors to be 1050mm.
Internal doors to have a clear opening width of 800mm.

SECURITY SHUTTERS

The shutters are only to be used when the premises have been vacated to protect glazing.

DISABILITY WC

Provide wheelchair WC compartment to comply with Part M- minimum 2200x1500mm fitted out with grab rails etc. Provide 1000mm doorset all to accord with Part M.

STRUCTURAL DETAILS

All structural details are to be in accordance with the engineers calculations and details- to be submitted to & approved by the appointed Building Inspector prior to commencement.