



Part 3

Employers Requirements

Addendum 1
17th February 2025



1.0 GENERALLY

- 1.1 To be read in conjunction with the original document
- 1.2 For ease of reference, clause number relates to the original Employer Requirement Document

6.0 SUB STRUCTURE

- 6.5 The ground investigation report will not be ready before the end of the tender period.
Preliminary findings are set out below :

Ground Conditions

Made ground, generally comprising slightly gravelly slightly sandy silty clay, was recorded to depths of between 0.90m and 1.00m below existing ground level.

Underlying the made ground, the boreholes progressed into generally stiff, becoming very stiff with depth slightly gravelly clay soils. These soils, considered to be representative of the Wadhurst Clay Formation, continued to the full depth of investigation of 3.00m

Preliminary Geotechnical Assessment

The development proposals for the site comprise the replacement of the existing sports pavilion.

A net allowable bearing capacity of 150kN/m² may be assumed for spread (pad or strip) foundations up to 1.00m across bearing within the Wadhurst Clay Formation of at least stiff consistency. The quoted bearing capacity is expected to limit settlement to less than 25mm.

The laboratory testing is yet to be completed, but the Wadhurst Clay Formation soils should be assumed to be shrinkable and may be expected to exhibit a medium to high volume change potential.

In view of the variable and significant thickness of made ground and the presence of shrinkable soils, it is recommended that ground floors should be suspended.

Infiltration testing within the Wadhurst Clay Formation soils recorded a preliminary infiltration rate of around 1×10^{-6} m/sec for a 1.70m head of water.

8.0 FLOORS

- 8.1 The contractor is to design the solid concrete subfloor and suspended beam and block ground floor structures with a design life of 60 years

In consideration of the preliminary ground investigation comments in 6.5 above, provisionally allow for the lower ground floor slab to be reinforcement, or for other appropriate enhancement to accommodate the shrinkable soils.



12.0 WINDOWS AND EXTERNAL DOORS AND SHUTTERS

- 12.7 Provide an external louvre to the lower ground floor plant room. This needs to be sized according to the heat pump manufacturer. Provisionally allow for a 0.5m² louvre – colour coated aluminium framed louvre in the external wall, and a 0.5m² louvre in the external doors.
- 12.8 Install a serving hatch for the café. To be bespoke made, side hung double door hatch with hardwood framed and clad with weatherboard cladding to match the wall cladding.

16.0 FIXTURES AND FITTINGS

- 16.2 In the Club room (ID 3) install, the kitchenette base units and sink (ID 4) - units and worktop to be free supply. Provide water, drainage and power supplies.
- 16.3 Supply and install all the fixture and fittings as set out in the room data sheets

20.0 Drainage

- 20.4 ADD: Surface water drainage to be designed in accordance with Building Regulation Requirement:

Carry out investigations into the existing surface water drainage to determine the existing provision.

Provisionally allow for the following options subject to the rainwater design:

1. Connect to the existing outlets. Include for x2 2000L above ground rainwater harvesting tanks to be located at the lower ground level on the south side of the building.
2. Install a 15,000L below ground rainwater harvesting and attenuation tank to connect to the existing mains drainage.