Pre-construction Information
for tender purposes only
Servery and disabled access toilet
West Bergholt

Description of project

Project description and programme details:

- ***Anticipated dates (start and finish dates of the construction phase)***
- *Start date:February 2024, completion date April 2024*
-
- ***Details of WBPC***
- *Client:West Bergholt Parish Council, 89 Chapel Road, West Bergholt, Colchester, Essex, CO6 3HB*
- *clerk@westbergholt-pc.gov.uk*
- *07726 424419*

- ***Extent and location of existing records and plans***
- *There are no existing records or plans currently available*
-
- ***Project description:*** *The works involve the construction of a single storey pitched roof detached building of cavity wall construction to the Poors Land, School Lane West Bergholt, Colchester, Essex for use as a servery and all inclusive disabled access toilet, which will be self contained in respect of its own welfare facilities and access.*

Client's considerations and management requirements

Arrangements for:

- ***Planning for and managing the construction work, including health and safety goals***
- *The management of the project will be by West Bergholt Parish Council who will liaise with the Principal Contractor on all aspects of planning the construction . The goal of West Bergholt Parish Council is to see no reportable accidents during the course of the construction.*
-
- ***Communication and liaison between WBPC and others***
- *Communication and liaison will be via the Parish Clerk, being the Council's primary point of contact.*

- ***Security of the site***
- *Security of the site of the works, and the works, will be the sole responsibility of the Principal Contractor*
-
- ***Welfare provisions***
- *There is no shelter from inclement weather or facilities for making of hot drinks, etc, nor toilet facilities available*
-
- ***Requirements relating to the health and safety of WBPC's employees, Councillors or those involved in the project:***

- ***Site hoarding:*** *No site hoarding is required but the works area and Principal Contractor's compound will be required to be fenced off.*

- ***Traffic Management Plan and vehicle movement restrictions:*** *The adjacent School Lane has a clear entrance/exit that the Principal Contractor is to adopt and for delivery vehicles banks men will be required to be employed by the Principal Contractor to ensure safe ingress. No temporary access will need to be formed*

- ***WBPC's permit-to-work arrangements:*** *Currently the Parish Council does not have any permit to work arrangements*

- ***Fire precautions:*** *The Principal Contractor is to develop and agree with West Bergholt Parish Council the extent of fire precautions, emergency procedures and means of escape needed to be adopted during the course of the works.*

- ***Restricted areas or other authorisation requirements:*** *Beyond the agreed access and parking no further entry onto the Poors Land will be permitted.*
-
- ***Any areas WBPC has designated as confined spaces:*** *Currently the Parish Council has not designated any space as confined.*

- ***Smoking and parking restrictions:*** *No smoking will be allowed on site. Access to the site is via School Lane, the extent to which the Poor Land may be used for parking of their vehicles is to be in designated areas as required to be agreed in advance with West Bergholt Parish Council.*

-

Environmental restrictions and existing on-site risks

- ***Restrictions on deliveries, waste collection and storage:*** *Other than ensuring the safe delivery of materials and waste collection, with suitable protection of the surface of the Poors Land as deemed necessary, there are no restrictions SAVE ensuring the safe use of School Lane at school dropping off and collection times of children aged from one to eleven*
-
- ***Adjacent land/building uses:*** *The Poors Land is used by dog walkers at most times of the day, Heathlands School during the week and children's football at the weekend. There are no height restrictions, save overhead services*
-
- ***Existing storage of hazardous materials:*** *there are currently no known hazardous materials stored in the vicinity of the proposed building*

- ***Location of existing services – water, electricity, gas, etc:*** *Foul water drainage runs along School Lane, as does a water main as the attached services plan. The routes of any services below ground in the vicinity of the proposed building are not known.*
-
- ***Ground conditions, underground structures etc****. at the time of tender ground conditions that might affect the safe use of plant, or the safety of groundworks are unknown. No contamination survey has been undertaken.*
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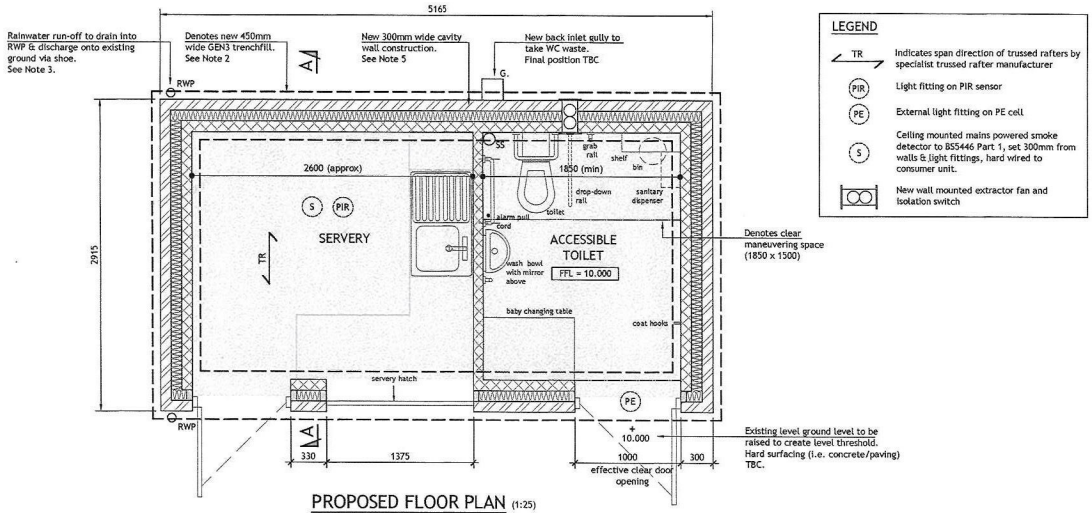
Significant design and construction hazards

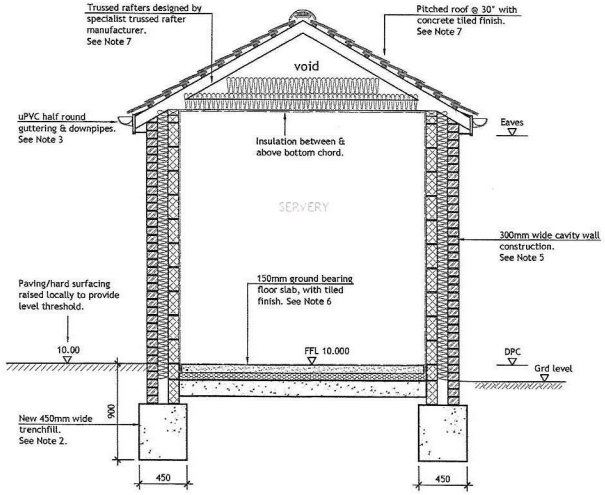
DO NOT SCALE



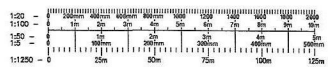
PROPOSED FLOOR PLAN (1:25)

LEGEND

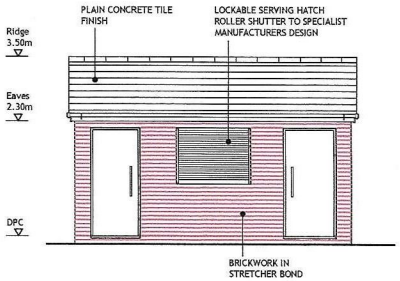
- TR — Indicates span direction of trussed rafters by specialist trussed rafter manufacturer
- PIR — Light fitting on PIR sensor
- PE — External light fitting on PE cell
- S — Ceiling mounted mains powered smoke detector to BS5446 Part 1, set 300mm from walls & light fittings, hard wired to consumer unit.
- New wall mounted extractor fan and isolation switch



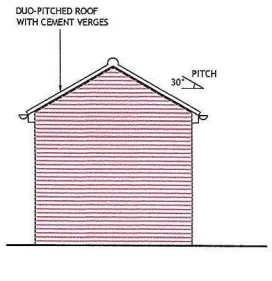
SECTION A-A (1:25)



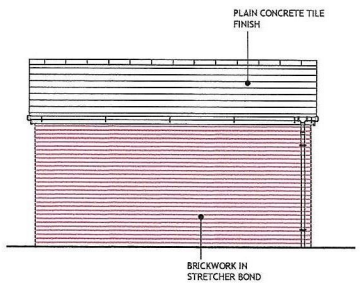
ALL SETTING OUT DIMENSIONS, LEVELS & CONSTRUCTION DETAILS TO BE VERIFIED ON SITE BY THE CONTRACTOR & CONFIRMED WITH THE OWNER PRIOR TO COMMENCEMENT OF WORKS.



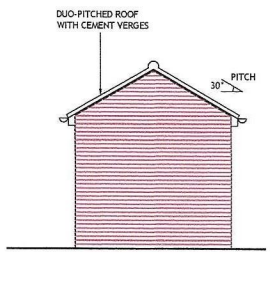
FRONT ELEVATION (1:50)



SIDE ELEVATION (1:50)



REAR ELEVATION (1:50)



SIDE ELEVATION (1:50)

1. GENERAL NOTES:

The following details are given solely as a minimum guide to construction and for the sole intention of compliance and attainment of Building Regulation approval. The Client/Contractor must ensure and satisfy themselves that all works carried out, working practices and materials employed are fit and suitable for the purpose for which they are used. All work/materials to Local Authority/approved Inspectors requirements. Building Regulations 2010 (and all current amendments to date) Zurich Municipal Guarantees Technical Manual, including all associated legislation. Works to be carried out/produced in a workmanlike manner to all relevant British standards, Codes of Practice, BBA certificates or bearing CE mark as approved in Construction products directive (89/106/EEC). All structural works should be checked for adequacy or designed and specified by specialist Engineer to be employed under separate contract. The Clients ownership of all structures affected by the works contained on these drawings, is to be confirmed prior to the works being commenced. It is the clients responsibility to ensure all permissions for connection of services and statutory undertakings are in place and available on the site or alternative arrangements have been made to provide such facilities as required prior to commencement on site.

In addition to the following notes, reference should also be made to the DEFRA publication "Limiting thermal bridging and air leakage:- Robust construction details for dwellings and similar buildings, and all new works shall be constructed in accordance with these details.

All dimensions to be confirmed on site by Contractor prior to commencement of works.

The Contractor is responsible and liable for ensuring the stability of the works and services at all stages of construction.

All proprietary materials specified and used within the construction are to be installed strictly in accordance with the manufacturers recommendations and instructions, and workmanship are to comply with the British Standards, British Standard Codes of Practice, and Building Research Establishment Publications.

The facility shall be heated via electric heaters. Contractor to liaise with client regarding type, size, and position.

Contractor is to confirm the location of all incoming services, (i.e. water) prior to commencement of work on site.

2. FOUNDATIONS:

The Contractor shall provide & install adequate temporary works, shoring/propping as necessary to ensure safe working practice & stability of all excavations.

Foundations to be of grade GEN3 concrete, with dimensions as shown on the drawing. Final depth to be agreed on site with the Local Authority Building Control Officer.

Any drain beneath building to be surrounded with 150mm of GEN3 grade concrete divided with 18mm compressible board at joints. Any pipe passing through the foundation to be sleeved as note 2.

Bottoms of all excavations shall be trimmed, levelled and protected from inclement weather.

The Contractor is responsible and liable for ensuring the stability of the works and services at all stages of construction.

3. RAINWATER DRAINAGE:

Provide black half round uPVC 100mm diameter guttering with 75mm dia. downpipe & shoes.

4. UNDERGROUND DRAINAGE:

To be in accordance with BS 8301 (latest edition) Section H Building Regs 2015 edition

New pipes to be 100mm internal diameter uPVC pipes to BS 4660, all with flexible joints in accordance with the manufacturers recommendations and BS 8301. Unless noted otherwise the min. gradient shall be 1:80. Any pipe beneath the building to be surrounded with 100mm of GEN3 grade concrete divided with 25mm compressible board at pipe joints. All other pipes shall have a 150mm bedding and backfill of pea shingle. Excavation backfilled with DOT Type 2 material or approved selected excavated granular material.

Any pipe passing through the foundation to be sleeved and surrounded with 50mm of fibreglass wool insulation to maintain flexibility, rigid board to be placed either side of foundation at pipe entry & sealed with compressible sealant to prevent intrusion by soil, gas or vermin, provide proprietary RC Builders Lintel over pipes passing through brickwork (sleeved as through foundations).

New access chambers to be Densleeve polypropylene mini access chamber DN250mm by NAYLOR DRAINAGE LTD., (or similar approved manufacturer), 150mm bedding and surround of GEN1 grade concrete. Minimum dimensions to conform with Table B of BS 8301. Max. depth for this form of construction to be 600mm. For 150mm dia pipes and/or depth greater than 600mm use 450mm dia access chambers. Use medium-duty steel covers for locations outside areas subject to vehicular traffic. For areas subject to such traffic use heavy duty covers. All covers & frames to comply with the appropriate loading grade of BS 497 or BS 5911.

All drainage to be air/water tested in accordance with Approved Document H and Local Authority Building Control Officer's approval.

5. EXTERNAL WALLS:

(Max 'U' value 0.28 W/m² K)

SUBSTRUCTURE: External leaf comprising 103mm wide foundation quality brickwork to match existing, laid in a stretcher bond, 100mm cavity and 100mm wide foundation quality blockwork internal leaf, extending a min. 2 course above ground level. Blockwork to be a min. 7.3N/mm².

SUPERSTRUCTURE: External leaf comprising 103mm wide brickwork laid in stretcher bond. Client to confirm brick type/colour. 100mm cavity (fully filled with 100mm Earthwool DriTherm Cavity Slab 32 Ultimate by KNAUF INSULATION) or similar approved, installed to manufacturers recommendations), and 100mm lightweight blockwork internal leaf (lambda 0.11). Internal leaf finished with 13mm plaster. All to achieve a U-value of 0.26W/m² K.

Walls shall be built in accordance with BS5268 & NHBC Chapter 6, 1. Mortar to be 1:3 cement/sand below DPC and 1:6 cement/sand with approved plasticiser above DPC.
Brick cavities below ground level to be filled with lean mix concrete to 225mm below DPC. Walls built off Hyload or similar approved dpc positioned a min. of 150mm above external ground level. DPC shall not bridge cavity and shall be continuous with DPM within floor construction. 100mm wide vertical dpc's & 100mm wide THERMABATE cavity closers by KINGSPAN (or similar) to be provided to reveals of all doors and serving hatch. Stainless steel wall ties to be positioned at 750mm centres horizontally and 450mm centres vertically, and doubled to every block course around openings (for 100mm cavity construction).

Lintels to be CATNIC (or similar approved) steel type Bitumastic painted with expanded polystyrene infill, with minimum 150mm end bearing (width to suit overall wall thickness). Loads and spans are not to exceed the manufacturer's specification. Cavity wall insulation is to be contiguous with roof insulation, to avoid cold bridging. Provide brick reinforcement to reveals less than 550mm.

6. GROUND BEARING FLOOR SLAB:

(MAX 'U' value = 0.22 W/m² K)

Slab to comprise 75mm thick 1:3 cement/sharp sand screed (Reinforced with D49 Mesh middle - 100 mm. laps) on 70mm thick Celotex GA4000 insulation, with 20mm thick Celotex T-break TB3020 insulation to perimeter of screed (all in accordance with the manufacturers instructions), on 1000g membrane which must be fully lapped with new DPC within wall, on 150mm thick grade RC28/35 concrete floor slab, reinforced with 1 layer A252 mesh, 40mm top cover, on 1200g polythene DPM (lapped with new DPC) on 50mm sand blinding, on 150mm min. consolidated hardcore blinded with fines. (Hardcore to be well compacted by whackerplate). Subsoil to be treated with approved weed killer. 500 gauge vapour barrier to be placed between top of insulation and screed.

Floor to be finished with tiles (TBC with client).

All deleterious materials shall be stripped from the sub-strata prior to construction of the slab. The depth of oversite excavation shall not exceed 600mm, without approval from Building Inspector. Contractor to protect exposed formations to prevent subsequent damage resulting from saturation or drying out of near surface soils.

A252 mesh reinforcement to have min. laps of 400mm. Sheets to be laid to avoid excessive build up of depths at laps.

7. ROOF CONSTRUCTION:

(Max 'U' value 0.16 W/m² K)

Concrete tiles, suitable for 30° pitch, to client choice, installed to manufacturers recommendations fixed to 50 x 25 protimised tiling battens with 35mm x 2.65mm stainless steel ring-shank nails, on one layer of Tyvek supro plus breather membrane laid with an 8-12mm drape, on trussed rafters @ 600mm centres, designed & supplied by specialist trussed rafter manufacturer. Roof structure fixed to 100 x 50 grade C16 timber wall plate by standard truss shoes birdmouthed and nailed. Wallplate strapped to internal leaf by 30 x 2.5 galvanised mild steel L straps x 1200mm long at 1200 centres. Roof structure strapped to external wall at rafter and ceiling level by 30 x 5 galvanised mild steel straps at 1200 centres. Straps fixed to min. 3 No. trusses with noggins at strap positions, straps turned down and fully fixed to wall. All roof timbers treated with preservative and to be in accordance with BS4471.

Insulate between bottom chords of trusses with 100mm ROCKWOOL ROLL with 100mm + 100mm thick ROLL over the top of the joists for an overall thickness of 300mm. Provide additional noggins as required for plasterboard. Line underside ceiling joists with 12.5mm plasterboard. Apply scrim and plaster skim to underside. All to achieve a U Value of 0.15W/m² K. Insulation to be installed strictly in accordance with manufacturers recommendations.

All roof timbers treated with preservative and to be in accordance with BS4471.

Note: Ensure pitch of roof adequate for chosen tile type. Possible double roof felt, increase tile lap etc.

8. ELECTRICS:

All electrical work required is to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so & registered with an approved "Competent Persons Scheme". All electrical work to comply with BS7671 (The IEE Wiring Regulations).

Client to confirm number, style and position of electrical sockets, fixtures and light fittings required.

9. SMOKE DETECTOR:

Interlinked smoke alarms should be provided to BS 5446 Part 1. THey should be mains operated with at least a "GRADE D" rating supplied with a battery back-up system and be installed by a qualified electrician in accordance with BS5839 6:2004. The unit should be ceiling mounted and positioned at least 300mm from walls and light fittings.

10. LIGHTING:

Internal light fittings to be dedicated energy efficient compact fluorescent lamps and are to be suitable IP rated fittings.

11. PLUMBING:

All sanitary pipework to be in accordance with BS EN 12056-2 (latest edition).

Waste pipes to be as follows: WASH BASIN - 32mm diameter, WC - 100mm diameter. All fitted with individual 75mm deep seal traps and rodding eyes at changes of direction. Wastes to discharge into 110mm diameter Stub-stack. All voids around pipe at junction with floor or wall are to be sealed. Provide 19mm diameter to overflow pipes, except as otherwise shown on the drawings. All to be white polypropylene pipes to BS:5254 or 5255 and kite marked.

Joints to be push fit with factory fitted and retained EPDM Rubber Ring Seals (OSMA clearbore or similar approved) pipes to be supported with circumferential pipe support brackets fixed to walls or supports with suitable fixings in accordance with manufacturers instructions.

Branch connections to enter stack pipe at not less than 200mm vertical centres. (Alternatively provide an Osma Link Solt Manifold fixed in accordance with the manufacturers instructions.) Provide 75mm deep S or P traps to all appliances (with Anti-syphonic traps where runs exceed 1700mm), provide cleaning eyes at all changes of junctions & changes of direction.

All plumbing to be air/smoke tested in accordance with Building Regs approved document H (1985) 1990 edition and shall be to Local Authority Building Control officer's approval.

12. EXTERNAL DOORS:

Doors to be installed in accordance with the advice stated in PAS24: 2012 or alternatively comply with the requirements set out in Approved Document Q - Appendix B.

Doors to be 1000mm effective clear opening. WC door fitted with Magna-lock.

Doors to be solid insulated steel with self closer, manufactured to a design that has been shown by test to meet the requirements of PAS24: 2012 or designed and manufactured in accordance with Approved Document Q (Appendix B).

13. VENTILATION:

WC
Mechanical ventilation to be capable of discharging 15litres/sec to external air. Fan to have 15 minute overrun.

14. WATER SUPPLY:

Blending valves to be installed to all new fitting to ensure hot water does not exceed 48 degrees celsius.

15. INTERNAL WALLS

Min. 3.6N/mm² strength, 100mm thick Thermalike Shield 2000/Celcon standard blockwork built off Hyload or similar approved DPC, laid on ground bearing floor slab. Line both sides with 13mm plaster. Provide soft joint at head of wall to avoid surcharge from roof.

rev.	date	comments

PROJECT

PROPOSED AMENITIES FOR WEST BERGHOLT PARISH COUNCIL C/O POORS LAND TRUST

FOR

West Bergholt PC/Poors Land Trust

TITLE

PRIORITY 1 (SERVERY & WC FACILITY) GENERAL ARRANGEMENT

ENDesign
Plans for Household extensions
Building Regs & Planning
07740201493
richard@endesignuk.com

SCALE: 1:50, 1:25

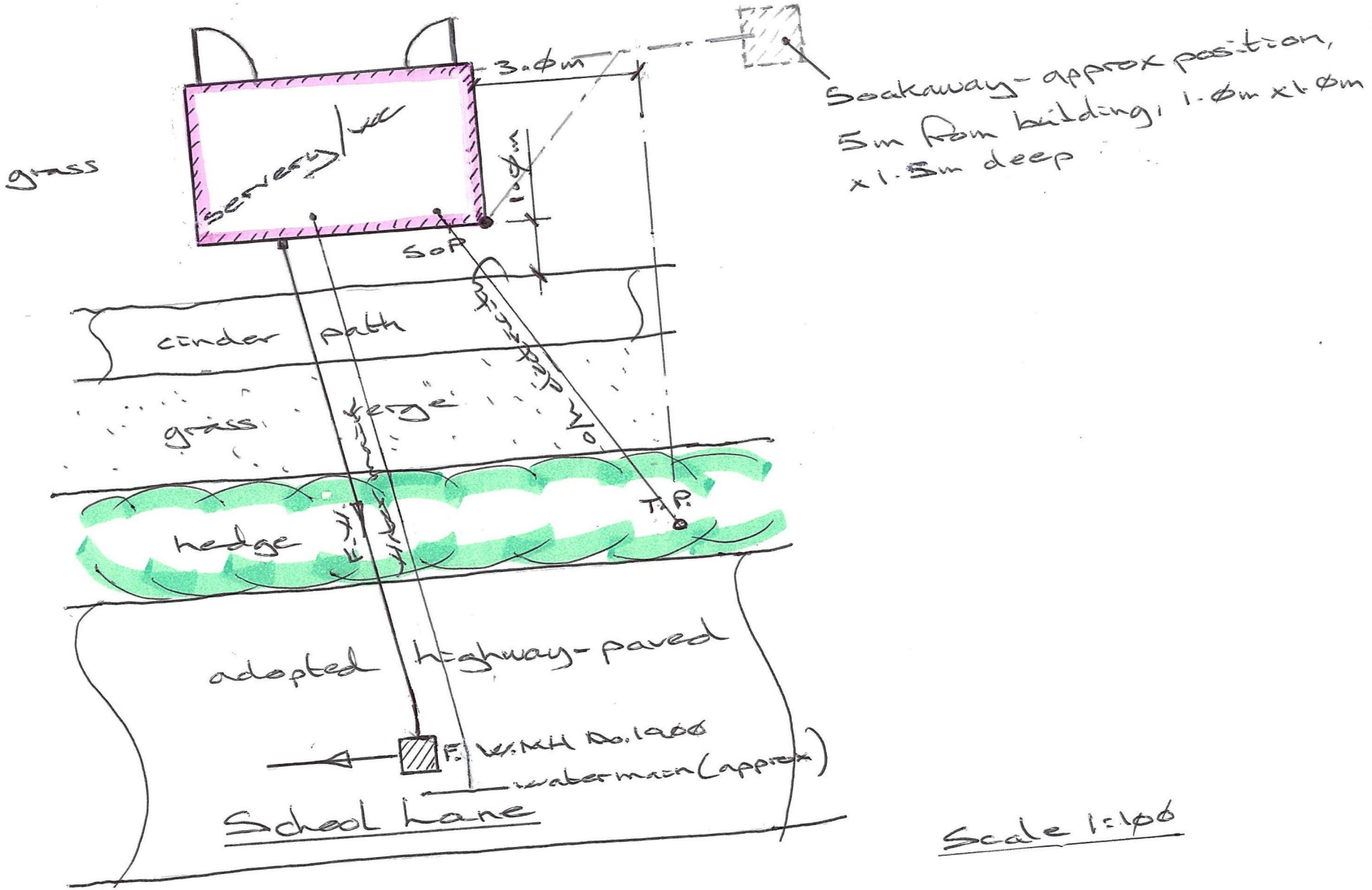
DATE DRAWN: SEPTEMBER 2023

DRG. No.: End812/01

REV: -

Poors Land

Services and Setting out advice



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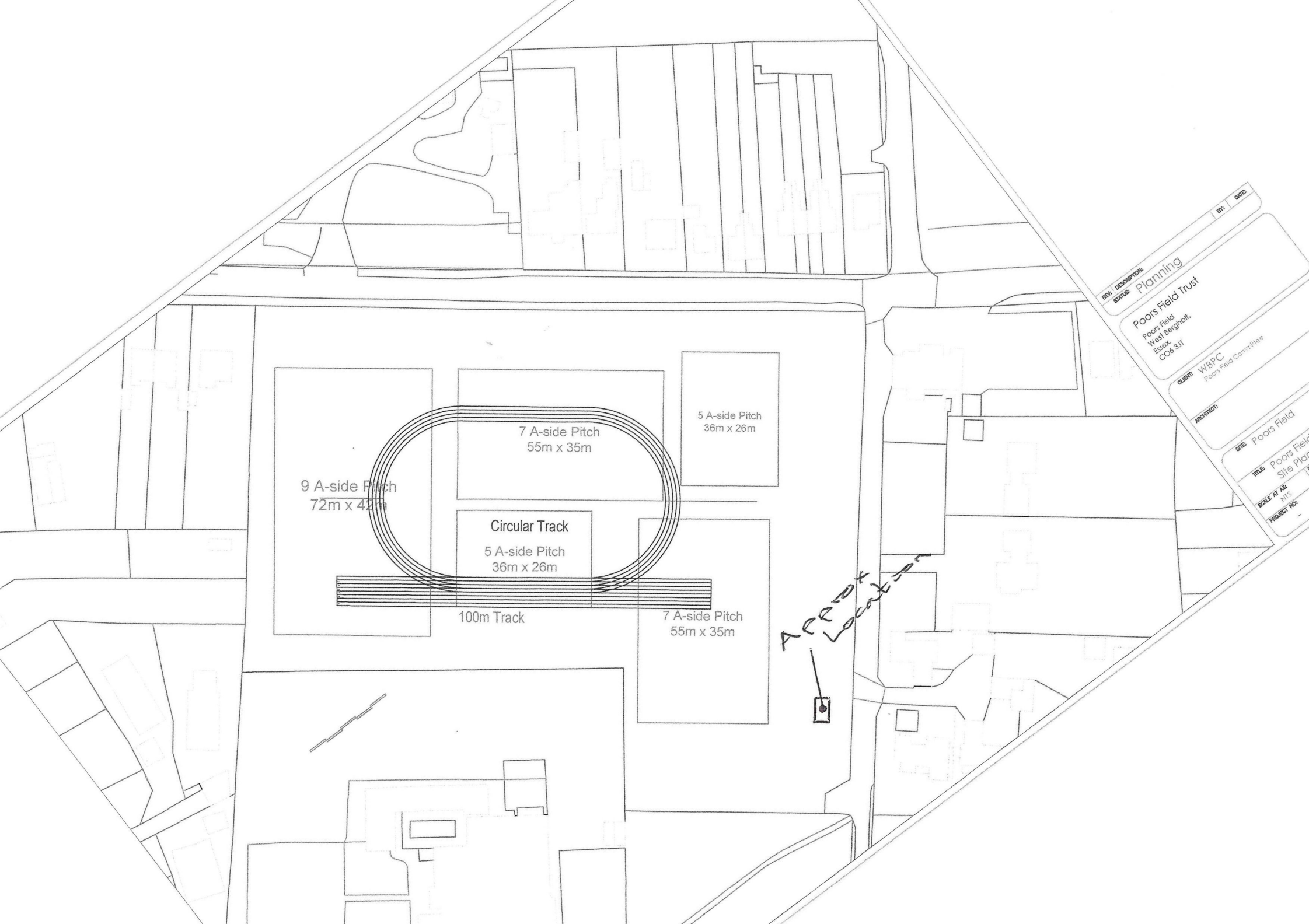
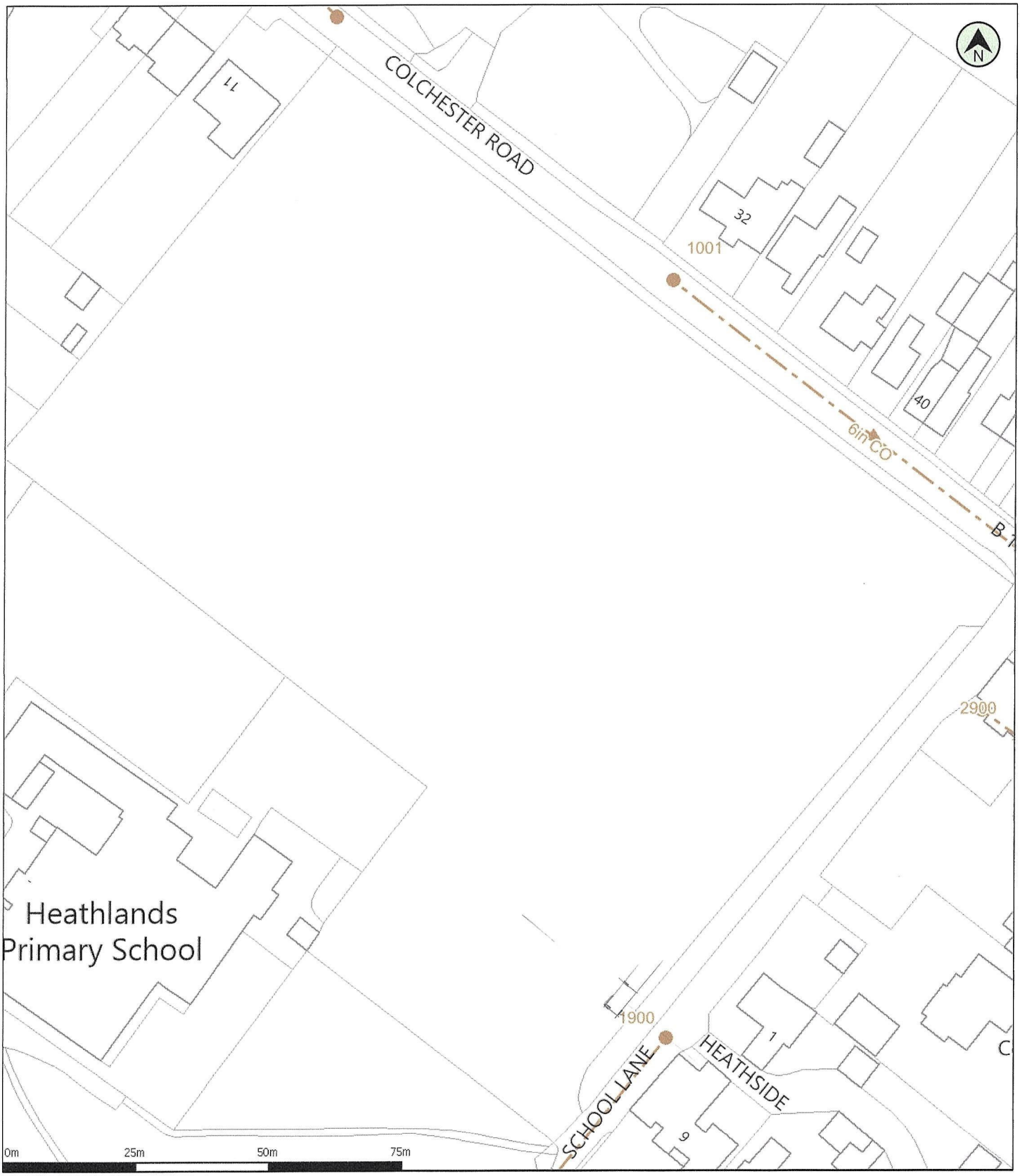

7 A-side Pitch
55m x 35m
5 A-side Pitch
36m x 26m
9 A-side Pitch
72m x 42m
Circular Track
5 A-side Pitch
36m x 26m
100m Track
7 A-side Pitch
55m x 35m
Approx Location
REV: DESCRIPTION: BY: DATE:
STATUS: Planning
Poors Field Trust
Poors Field
West Bergholt,
Essex,
CO6 3JT
CLIENT: WBPC
Poors Field Committee
ARCHITECT:
SITE: Poors Field
TITLE: Poors Field
Site Plan
SCALE AT A3: NTS
PROJECT NO: -



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Data updated: 30/09/23	Map Centre: 596115,228006	Our Ref: 1294022 - 2	Powered by digdat

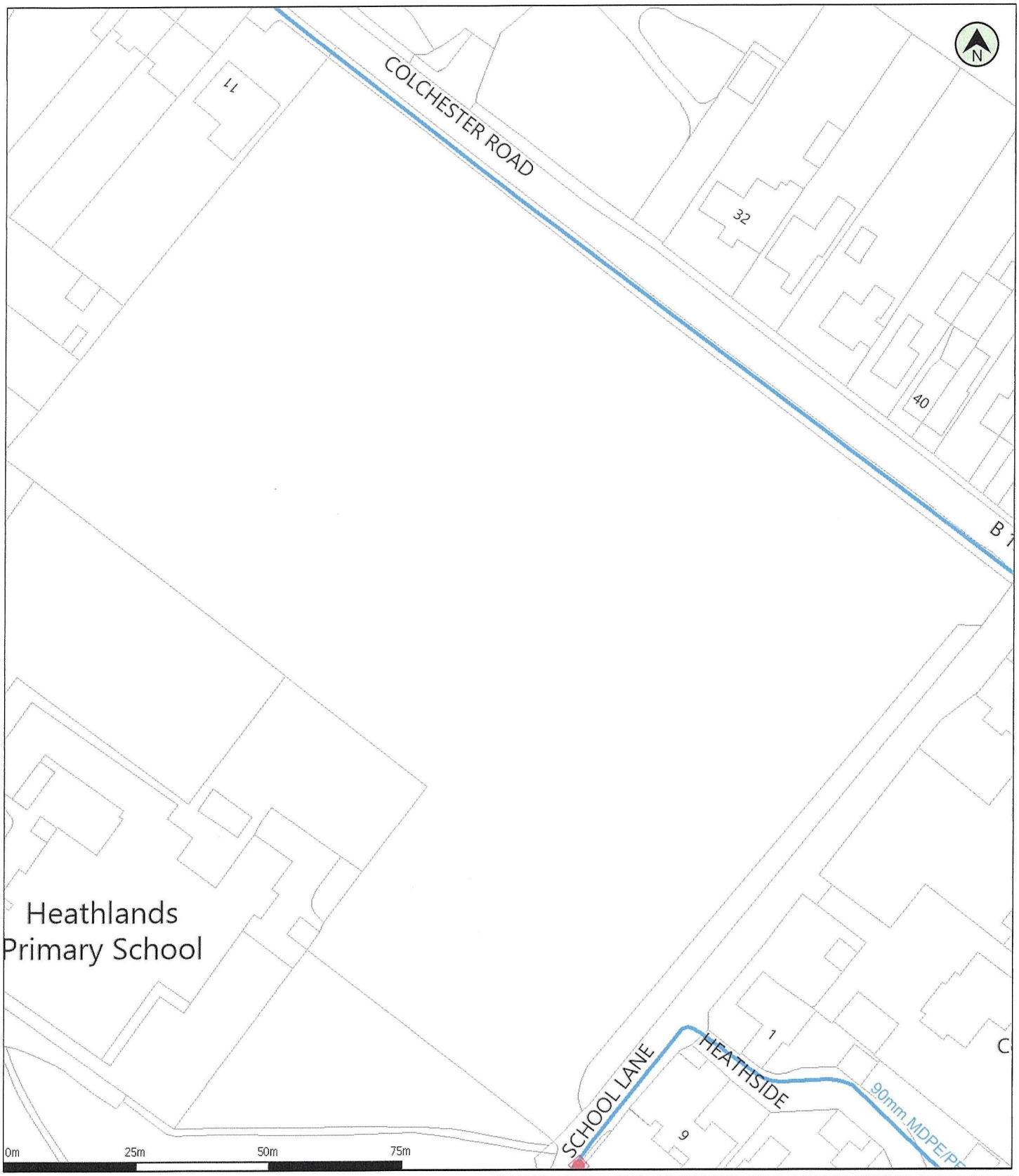
Foul Sewer
Surface Sewer
Combined Sewer
Final Effluent
Rising Main*
Private Sewer*
Decommissioned Sewer*
Outfall*
Inlet*
Manhole*
Sewage Treatment Works
Public Pumping Station
Decomissioned Pumping Station
*(Colour denotes effluent type)

clerk@westbergholt-pc.gov.uk

Poors Land

love every drop anglianwater

This plan is provided by Anglian Water pursuant its obligations under the Water Industry Act 1991 sections 198 or 199. It must be used in conjunction with any search results attached. The information or this plan is based on data currently recorded but position must be regarded as approximate. Service pipes, private sewers and drains are generally not shown. Users of this map are strongly advised to commission their own survey of the area shown on the plan before carrying out any works. The actual position of all apparatus MUST be established by trial holes. No liability whatsoever, including liability for negligence, is accepted by Anglian Water for any error or inaccuracy or omission, including the failure to accurately record, or record at all, the location of any water main, discharge pipe, sewer or disposal main or any item of apparatus. This information is valid for the date printed. This plan is produced by Anglian Water Services Limited (c) Crown copyright and database rights 2023 Ordnance Survey 100022432.This map is to be used for the purposes of viewing the location of Anglian Water plant only. Any other uses of the map data or further copies is not permitted. This notice is not intended to exclude or restrict liability for death or personal injury resulting from negligence.



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Data updated: 30/09/23	Map Centre: 596115,228006	Our Ref: 1294022 - 1	Powered by digdat

Potable Water

Raw Water RAW

Decommissioned Water

Fitting

Hydrant

Please note: Not all fittings are shown on the map

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Poors Land

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