

**Specification for the New Pavilion to be erected  
at the  
Recreation Ground for Children  
Halves Lane, West Coker, Somerset**



The New Pavilion project will replace three old and dilapidated buildings with one new building to serve all users, notably West Coker Scouts and Guides, West Coker & Hardington Cricket Club and West Coker Youth Club. The new building will allow simultaneous use by two or more of these, having two hall areas.

The land is owned by West Coker Parish Council, and the Council is the Managing Trustee for the Recreation Ground Charity, No 304669

## Location

See maps and plans below. The new building will cover an area currently occupied by two of the three existing buildings. The area to the south currently covered by the third building will become an extension to the car park. The building will be single story, but with storage in parts of the roof.



Fig 1 Existing Buildings



Fig 2

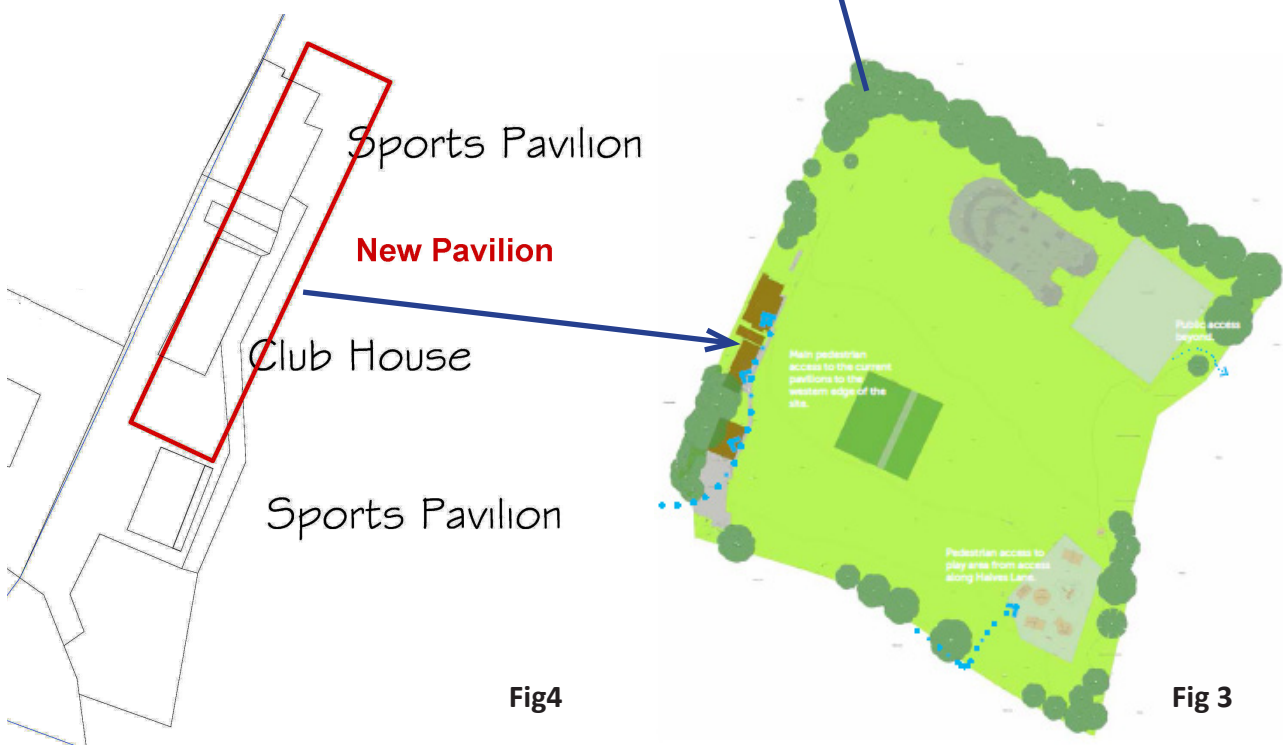


Fig4

Fig 3

## **Planning**

Full planning permission has been secured from South Somerset District Council,  
Ref 18/03490/FUL

## **Demolition**

To be completed by others, with all material removed

## **Layout and Size**

See Figures 5 and 6. The building will be approximately 41m x 9m. It will have a pitched roof, with eaves at 3m height. The internal layout will include two community halls, plus kitchens, changing rooms, stores, changing rooms, washrooms and WCs and a plant room. A pitched roof is required, with storage in the roof (except above the community halls), accessed by hatches.

## **Proposed Construction\***

A steel-framed building on foundation pads with 20 stanchions and rafters to form 9 bays, each 4.56m wide.

Roof to consist of 115mm KS1000RW insulated composite panels on top of galvanised zed purlins. On the south-east side, the roof will extend 1.35m beyond the walls (i.e. the roof will be 10.35m wide).

Sides to be block walls from finished floor level to eaves.

Walls to have 100mm inner skin 60mm insulation, 50mm cavity and 100mm outer skin. Floor to consist of 150mm reinforced concrete on top of 50mm of insulation, 0.3mu damp proof membrane and 150mm of sand blinded hardcore (but see also Heating paragraph). Concrete to have a powerfloated finish.

Floor to be of Altro Walkway 20 Safety Flooring except in the large hall areas where the floor will be polished concrete finish.

Internally provide timber joists to have chipboard above and plasterboard below with 2 loft access hatches.

## **\*Alternative Construction**

Alternative building materials/principles will be considered if they meet functional requirements and have financial or other benefits and do not require full re-submission for planning.

## **External Finishes**

Insect membrane attached to outer skin, followed by vertical timber battens with 6" x 1" timber (cedar preferred) to the external face.

## **Doors and Windows**

12 uPVC windows, approx. 1.5m wide x 1m high. Double glazing to give a U value of 1.6 W/m<sup>2</sup> K or better

3 double aluminium personnel doors. Double glazing to give a U value of 1.6 W/m<sup>2</sup> K or better

1 double steel personnel door insulated to give a U value of 1.6 W/m<sup>2</sup> K or better

2 steel personnel doors insulated to give a U value of 1.6 W/m<sup>2</sup> K or better

## **Thermal Properties**

The building must meet prevailing Building Regulations for calculated thermal efficiency (SBEM) and measured sealing.

## **Internal Fittings and Finishes**

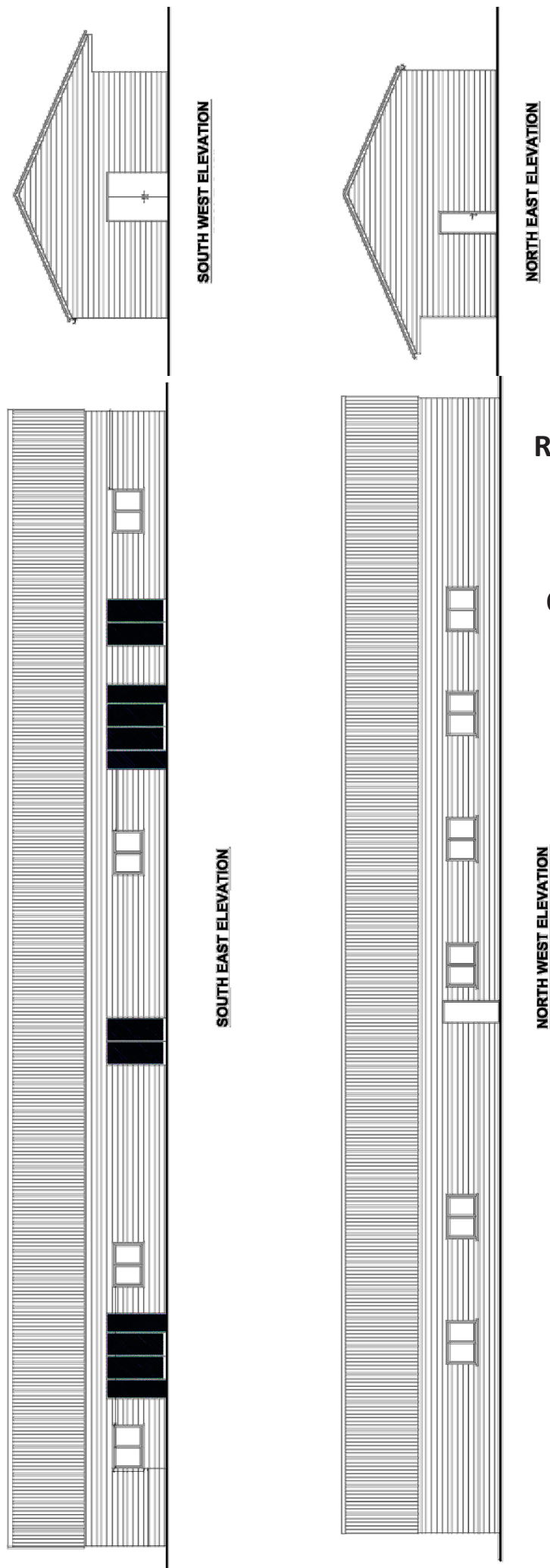
All block walls to be finished with emulsion paint - sufficient coats to seal the surface.

16 internal doors with a 30-minute fire rating

3 double personnel doors with a 60 minute fire rating

Locks, handles etc to be robust and functional.

Fig 5



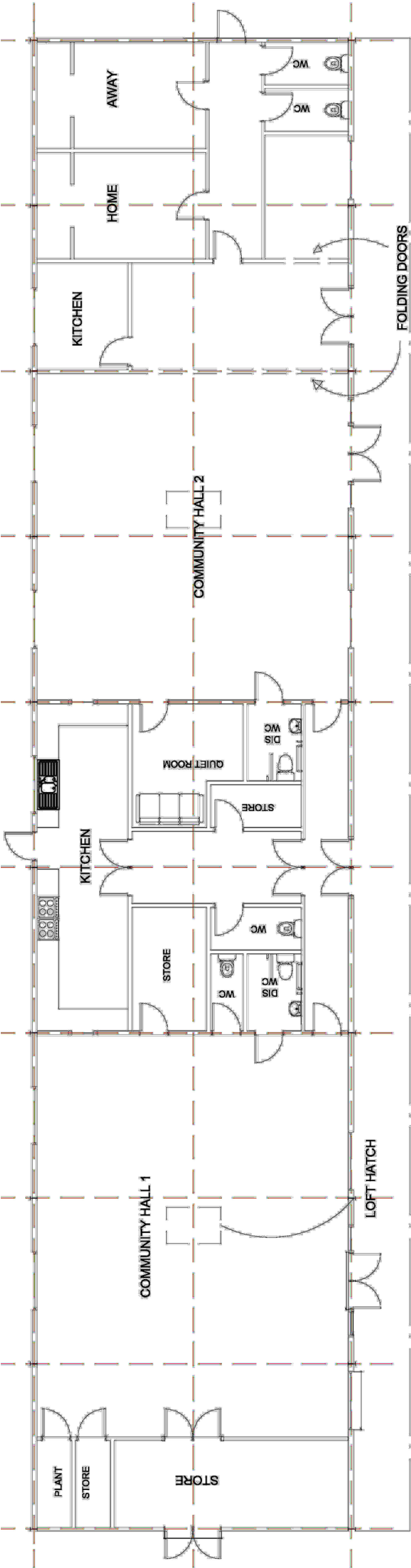
**West Coker  
Recreation Ground For Children  
New Pavilion  
External Views**

**Overall Dimensions 41m x 9m  
9 Bays of 4.56m**

Fig 6

West Coker  
Recreation Ground For Children  
New Pavilion  
Floor Plan

Overall Dimensions 41m x 9m  
9 Bays of 4.56m



WCs, basins to be white

Kitchen fittings may be mass-produced, but must have smooth surfaces which are easy to clean

Kitchen worktops to have tiled splash-backs to approx. 600mm height.

### **Services/External**

The site is served by mains electricity, water and drainage.

Excavate trenches and provide foul water drains from the new building to join into the existing sewer system. Clean water drainage to be joined to the existing storm drains. Trenches backfilled. Provide a 150mm reinforced concrete apron 1.2m wide to the perimeter of the building.

### **Electrical Systems\*\***

A total of 50 twin 13A sockets to be installed in the halls, kitchens, stores and other rooms

A 3kW cooker supply is required in the main kitchen

Ventilation systems to meet prevailing Building Regulations are required in kitchens and WCs

Lighting in all areas is to be robust and functional and use LED technology

External PIR-switched LED lighting is required at each of the 6 external door locations

Lighting in stores and WCs to be sensor-controlled

Water heating must be electrical as there is no gas in West Coker. Showers and tap supplies to be heated on demand (with small hot storage for taps).

Emergency lighting and fire alarms systems as required by prevailing Building Regulations

A supply must be provided for a security alarm.

### **Heating**

An electric heat-pump system is proposed, with underfloor heating by water. An air or ground source system is acceptable – the choice to be determined by economics. Assume 4 zones. Separate electricity usage metering is required for the system.

### **Plumbing\*\***

The building will require:

2 'accessible' WCs with hand-wash basins

4 unisex WCs with hand-wash basins

1 double and 1 hand-wash sink in the main kitchen

1 single and 1 hand-wash sink in the small kitchen

2 shower rooms, each with 2 'stalls'.

### **Accessibility**

The public areas of the pavilion (everything but store rooms, lofts) will be 'accessible', including thresholds, doors and handles, lighting and switches, signage.

### **Security**

All external doors to have multi-point locks or bolts top and bottom, except for the central door on the SE side which must have a multi-point lock. Locks to meet BS3621, SS312 or TS007 as appropriate. However, door locks must allow fire evacuation.

Windows to have locks.

### **Building Regulations and CDM compliance**

The contractor will be responsible for ensuring and demonstrating compliance with Building Regulations and CDM requirements.

### **\*\*Pricing**

Costs for electrics and plumbing to be shown separately. One total figure required for the build, excluding electrics and plumbing.