

Scope of Works

1.1 General Description

Hadleigh Town Council are the owners of Layham Road Sports & Recreation Ground and wish to erect a Sports & Community Pavilion on part of this site. Included within the project are the following elements which are integral to the design and success of the overall scheme. For a site plan and description, refer to pages 3-6 of the invitation document.

1.2 Changing facilities

Adhere to RFU and FA regulations for league matchplay (outline designs concepts do so).

Two officials' changing facilities as detailed in the outline design pack.

Showers to fully comply with dignity regulations and minimum requirements for RFU and FA.

With no gas supply available, showers and heating must be able to be instant heat through electrical means.

To include functional decoration and amenities as described in the invitation document fixed fittings.

1.3 Ancillary rooms

Fully functioning office room.

Club room to be functional with storage bays for several different groups and small utilities such as a kettle and microwave.

Physio room is preferable alongside the meeting and club room.

Compliant WCs accessible separately to the changing rooms.

1.4 Access, paving and landscaping

Design and construction of external cross site public realm, inclusive of footpaths and internal site access; Co-ordinated and delivery of high-quality hard landscaping and paving scheme

External lighting and CCTV required.

1.5 Electrical services buildings and enclosures

There is a three-phase input into a GRP unit available for use throughout construction. Suitability and any adjustments for usability with the new construction to be undertaken and included within scope (including any works required by UK Power Networks).

Lighting throughout to be with movement sensors or other innovative energy saving measures.

Innovative instant heat solutions will be considered favourably.

External CCTV and lighting.

Roof-mounted solar panels.

All elements of the project shall be to a consistent and co-ordinated design. The overall scheme needs to be viewed as being attractive, confident, and creative giving a good impression to users and visitors alike.

General Design Principles

2.1 Design intention

Hadleigh Town Council's vision is to provide a high quality, well designed changing and club room facility, with a co-ordinated landscape. It is an important site and a high-profile project. The clients wish to see a bold innovative approach with regard to creating instant heat and hot water without the use of a gas boiler and be respectful of its surroundings whilst reflecting the most practical and appropriate design and construction for the purpose.

2.2 Design Concept

The design concept (materials and aesthetics) shall be extended to the external spaces providing continuity and consistency to the overall project whilst being aware that savings can be made in areas of requiring functionality over aesthetics.

The pavilion is proposed to be painted blockwork with surface mounted services which fulfils the requirements of security, natural light, and ventilation whilst considering privacy and dignity for changing facilities. Other concepts will be considered. In addition the overall appearance shall be judged both during daylight and in the evening when artificially lit to provide a consistent experience for users.

The pavilion must present easy accessible entry and egress to the car park and parking bays. Its layout should be uncomplicated with logical traffic flow and efficient internal circulation. The outline design has been planned on single level design with the ability to utilise only parts of the building which is an important aspect.

2.3 External spaces and circulation

The external spaces are crucial to the success of the scheme and its integration in relation to the sports fields and tennis courts and the car park. During design of the project contractors must be aware of a right of access across the car park to the upper level paved area segregated by a fence and gate which belongs to Hadleigh Sea Scouts.

Planning

3.1 Planning Authority

The planning authority is Babergh District Council.

3.2 Planning Permission

Planning permission was granted on 18th October 2023 with a reference DC/23/0206.

APPROVED PLANS & DOCUMENTS

"The development hereby permitted shall be carried out in accordance with the drawings/documents listed under section A above and/or such other drawings/documents as may be approved by the Local Planning Authority in writing pursuant to other conditions of this permission or such drawings/documents as may subsequently be approved in writing by the Local Planning Authority as a non-material amendment following an application in that regard. Such development hereby permitted shall be carried out in accordance with any Phasing Plan approved under Section A, or as necessary in accordance with any successive Phasing Plan as may subsequently be approved in writing by the Local Planning Authority prior to the commencement of development pursuant to this condition."

SPECIFIC RESTRICTIONS

"Site clearance, demolition and construction works and associated activities, audible beyond the boundary of the site should not be carried out other than between the hours of 0700hrs - 1800hrs Monday to Friday daily, 0800hrs - 1300hrs on Saturdays and at no other times, including Sundays and Public/Bank Holidays, unless otherwise agreed with the Environmental Health Officer."

"No waste shall be burnt on site of the development hereby approved."

"All waste materials and rubbish associated with demolition and/or construction should be contained on site in appropriate containers which, when full, should be promptly removed to a licensed disposal site."

ACTION REQUIRED IN ACCORDANCE WITH ECOLOGICAL APPRAISAL RECOMMENDATIONS

"All mitigation measures and/or works shall be carried out in accordance with the details contained in the Preliminary Ecological Appraisal (Geosphere Environmental Ltd, May 2023) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination."

ACTION REQUIRED PRIOR TO BENEFICIAL USE: BIODIVERSITY ENHANCEMENT STRATEGY

"Prior to the development hereby approved coming into beneficial use: A Biodiversity Enhancement Strategy shall be submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Strategy shall include the following:

- a) Purpose and conservation objectives for the proposed enhancement measures;
- b) detailed designs or product descriptions to achieve stated objectives;
- c) locations, orientations and heights of proposed enhancement measures by appropriate maps and plans (where relevant);
- d) persons responsible for implementing the enhancement measures; and
- e) details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved details and shall be retained in that manner thereafter.

3.3 The Contractor shall be responsible for securing any future planning/variation/discharge of conditions approvals and for the subsequent discharge of any conditions. This includes the payment of all planning fees and any associated charges.

Building Regulations and Legislation

The Employer wishes the contractor to seek approval of their recommended Building Control to undertake plan checking and site inspection duties, before appointment.

4.1 All works must be in accordance with relevant current legislation. This includes but not limited to:

Current building regulations;

BS 8300, design of buildings and their approaches to meet the needs of disabled people; The Equality Act 2010;

Obligations of owners and operators under the Health and Safety at Work Act; Occupiers Liability Act.

Buildings Safety Act 2022

4.2 The Contractor is encouraged to engage with Building Control at an early stage to ensure compliance. The key issues to be addressed are likely to be:

Part B: Fire Safety Unprotected areas; Refuges at staircase levels; Travel distances;

Fire resistance of structure;

Ventilation (Section II);

Fire appliance access;

Intercom, fire alarm, lighting, and CCTV.

Part K: Protection from falling, collision and impact Staircases (including external steps);

Ramps;

Handrails and guarding;

Signage.

Part M: Access to and use of buildings Keep gradient at 1:21 if possible; Ramps 1800mm wide;

All stairs / ramps clearly signposted.

This is not a comprehensive list but notes the key considerations at initial design stage.

4.3 The Contractor shall make the necessary arrangements with Building Control and include for any fees and charges.

Specific Design Guidance

5.1 General Guidance

All work shall be fully compliant with relevant legislation, Codes of Practice, European Standards and British Standards. Reference must be made, and works shall particularly comply with British Standard BS 7543 (2015). Guide to durability of buildings and building elements, products, and components. British Standard BS 8000 (2014) Workmanship on construction sites. Introduction and general principles.

5.2 Building Fabric

External Walls: Robust wall construction to provide security, thermal compliance, and maintenance-free finish.

Internal walls: Tiling in shower areas or other innovative easy-to-maintain surface. Masonry paint to blockwork in changing facilities. Other areas: timber skirtings plaster to walls and painted.

Floors: Solid concrete floor with screed and insulation.

Roof: Sedum type green roof over single ply roof membrane fully insulated to Building Regulations or better with minimum 20-year material and workmanship guarantee. To include solar panels.

Rainwater goods: to include anti-climb guards.

Windows: UPVC windows in dark grey double glazed to open in. Type and number of windows must be sufficient to provide good level of natural light as well as considering privacy and dignity in appropriate areas.

Internal partitions: Concrete blockwork full height to underside of roof soffits.

External doors: fitted within appropriate ironmongery. Doors shall be fitted with electronic remote coded locks.

Internal doors: Solid core doors throughout with appropriate ironmongery.

Office door, clubroom door and changing facilities shall be fitted with electronic coded locks.

Ceilings: Plasterboard and skim with access panels and painted. Must include fire barriers void.

Floors: Slip-resistant vinyl floor and timber skirtings with non-slip vinyl flooring in utilitarian areas.

5.3 External Public Square and supporting

spaces This is to be a shared surface space without raised kerbs.

Sustainable approach to drainage is a priority and is likely to be planning policy requirement. Lighting is referenced under SWECO details

Particular attention shall be made when detailing interface with pedestrian access points at Friars Bridge Road and Portman Road,

Road shall have vehicular loading capacity of not be less than distributed load of 10KN/m² (DIN 1072 Classification 60/30)

NOTE: THE MAIN CONTRACTOR SHALL BE REQUIRED TO MAINTAIN SAFE ACCESS TO THE SURFACE CAR PARKS WHICH IS TO REMAIN IN PART IN USE FOR THE DURATION OF THE CONTRACT BY THE PUBLIC.