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ARBORFIELD GREEN SPORTS PAVILION, ARBORFIELD

NEW SPORTS PAVILION

OUTLINE SPECIFICATION – Stage 3

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STAGE 3 – OUTLINE SPECIFICATION

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GENERAL

1 GENERAL

All work to be in accordance with BS8000, current editions, for all trades. All materials and procedures are to be in accordance with current British Standards, Codes of Practice and CE Standards. The works are to comply with all current Health and Safety Regulations and enactments.

To be read in conjunction with all relevant drawings and specifications by the Design Team Consultants.

Building elements and finishes are to comply with Sport England Guidance.

2 DIMENSIONS AND SETTING OUT

All setting out dimensions and levels are to be checked against the topographical survey information and verified on site. Any discrepancies are to be reported to the Architect.

3 TIMBER PROCUREMENT

Timber (including timber for wood based products): Obtained from well managed forests/ plantations in accordance with:

- The laws governing forest management in the producer country or countries.
- International agreements such as the Convention on International Trade in Endangered Species of wild fauna and flora (CITES).

Documentation: Provide either:

- Documentary evidence (which has been or can be independently verified) regarding the provenance of all timber supplied, or
- Evidence that suppliers have adopted and are implementing a formal environmental purchasing policy for timber and wood based products.

3.1 EXTENT OF DECONSTRUCTION/ DEMOLITION

General: The demolition works of external surfaces, landscaping & fencing as indicated on site plans & scope of works drawings. Check for asbestos & notify the authorities if there is any contact made with asbestos or contaminated materials.

3.2 SITE CONDITION AT COMPLETION

Debris: Clear away and leave the site in a tidy condition.

Other requirements: Ensure site is secure and provide temporary/permanent protection if required

4 SERVICES

Work carried out to or affecting new and/ or existing services: Carry out in accordance with the byelaws and/ or regulations of the relevant Statutory Authority

4.1 LIVE FOUL AND SURFACE WATER DRAINS

Drains and associated manholes, inspection chambers, gullies, vent pipes and fittings: Protect; maintain normal flow during deconstruction/ demolition.

Make good any damage arising from deconstruction/ demolition work.

Leave clean and in working order at completion of deconstruction/ demolition work. Refer to the Drainage Engineer's drawings and specification for details of the new foul and surface water drainage connections required.

4.2 HEATING

Refer to Mechanical Engineer's Specification & Drawings for details of the proposed heating system.

As a guide for user comfort, temperatures should be:

20 - 22 degrees C for changing rooms.

18 - 20 degrees C for toilets and other areas.

The Main Contractor's Mechanical sub-contractor will be responsible for completing the detailed design of the installations and providing drawings together with all testing certification called for in the specification and to satisfy Building Regulations.

5 STRUCTURE

Refer to the architect's drawings for general design intent & setting out. All dims to be checked on site prior to manufacture.

Structural design details to be in accordance with the Structural Engineers specification.

6 EXTERNAL FABRIC

Design to be kept simple, avoiding hidden recesses. Easy access roofs / overhanging eaves to be avoided and concealed downpipes to be considered.

A simply configured pitched slate roof and brickwork façade is proposed.

7 IRONMONGERY

Internal doors to be fitted with brushed stainless steel door furniture. Kick plates & door signage to be included.

Door closers & access control mechanisms by specialist ironmongery supplier.

All doors are to fitted with finger protection guards.

8 SANITARYWARE FITTINGS & CUBICLES

Solid Grade laminate panels to be used throughout. Laminate samples from manufacturer's standard ranges.

All sanitaryware is to comply with BS-6465 and Sport England recommendations (Sport England – Accessible Sports Facilities Design Guidance Note)

9 HOT / COLD WATER SERVICES

Where possible pipework shall be concealed within accessible ducts.

Refer to Mechanical Engineer's Outline Specification & Drawings for details.

All taps are to be fitted with thermostatic mixer valves.

The Main Contractor's Mechanical sub-contractor will be responsible for completing the detailed design of the installations and providing drawings together with all testing certification called for in the specification and to satisfy Building Regulations.

10 ELECTRICAL INSTALLATION

A meter cupboard shall be provided within the building.

Guarded power sockets shall be fitted throughout the building. These shall be installed at a height of 1.2m above the floor level to avoid water damage from cleaning.

Refer to Electrical Engineer's Outline Specification & Drawings for details.

The Main Contractor's Electrical sub-contractor will be responsible for completing the detailed design of the installations and providing drawings together with all testing certification called for in the specification and to satisfy Building Regulations.

11 LOW ENERGY LIGHTING

Light fittings should be fixed directly to the wall or ceiling and be of robust and moisture resistant design. As a guide a minimum lighting level of 100 – 150 lux shall be provided throughout the changing block.

Refer to Electrical Engineer's Specification & Drawings for details.

Fit new LED light fittings to achieve the lighting levels specified.

Lighting controls are to include presence detection as an energy saving measure.

The Main Contractor's Electrical sub-contractor will be responsible for completing the detailed design of the installations and providing drawings together with all testing certification called for in the specification and to satisfy Building Regulations.

12 VENTILATION

Refer to Mechanical Engineer's Specification & Drawings for details.

Mechanical ventilation is to meet the requirements of BS5925:1991 .

The Main Contractor's Mechanical sub-contractor will be responsible for completing the detailed design of the installations and providing drawings together with all testing certification called for in the specification and to satisfy Building Regulations.

13 TELEPHONES / DATA

Refer to Electrical Engineer's Specification & Drawings for details of data requirements.

The Main Contractor's Electrical sub-contractor will be responsible for completing the detailed design of the installations and providing drawings together with all testing certification called for in the specification and to satisfy Building Regulations.

14 CONTROLLED ENTRY / SECURITY SYSTEM

Refer to Electrical Engineer's Specification & Drawings for details.

Access control system by specialist installer.

15 DRAINAGE

All sink & bathroom waste pipework to be connected to the existing below ground draining scheme in line with Services Engineers drainage strategy.

Pipework and accessories to be to BS4514, Kitemark certified. Installation to be designed to BS5572.

DESIGN – SPACES FINISHES FIXTURES & FITTINGS

SPACES

MAIN ENTRANCE

The Main Entrance should be obvious, welcoming and clearly defined with good visibility from either the Office or Bar so users can see who is entering and leaving the building.

CORRIDORS

Corridors should be sufficiently wide with appropriate passing spaces to accommodate players carrying large kit bags, equipment and wheelchair users. (Refer Sport England's Accessible Sports Facilities Design Guide Note)

CLUB ROOM & BAR AREA

This should be a flexible space able to be used for varying activities.

It should be large enough to accommodate the required number of occupants.

It will have a bar. This facility can be one of the main income generators for the facility and will require a license.

KITCHEN

This should be appropriate for preparing food and drink for the required number of players and visitors.

Allowance should be made for ample storage of food, beverages and fridge / freezers.

The Kitchen should ideally have a view of the pitch enabling staff to anticipate activity.

STORAGE

Adequate storage is required for key spaces / equipment.

Furniture.

Food and drink.

Equipment.

Refuse.

Cleaners.

CHANGING ROOMS & SHOWERS

Individual team changing rooms are recommended by many sports governing bodies.

Changing Accommodation should be big enough to accommodate the largest number of players likely to use the room.

Each changing room requires a shower area with the entrance located as far from the entrance as possible.

1 shower point for every 3 or 4 changing spaces should be provided with a space of 2m² for each head.

The "open" shower facilities should be designed to meet requirements of the Sport England Accessible Sports Facilities Design Guidance Note.

CHILD PROTECTION

Changing areas are to be designed with closed sightlines at the entrance to prevent views from circulation areas.

OFFICIALS CHANGING

The clubhouse should include self-contained changing facilities for match officials and be of a size to meet the requirements of the Sport England Accessible Sports Facilities Design Guidance Note.

This space can also be used as a first aid room if required.

TOILETS

Changing and Toilet facilities should be designed so that they can be used comfortably by both able bodied and disabled people.

For clubhouses which serve more than one pitch, one unisex accessible changing room should be provided, and an accessible changing cubicle is provided within each main changing area.

Design to be in accordance with Sport England's Accessible Sports Facilities Design Guidance Note.

Each changing room should have access to toilet facilities and it is recommended that additional toilet facilities are available from central locations outside the changing rooms for spectators and other building users.

Toilet numbers are to be as recommended by the sports national governing body.

OFFICE

This space should be in a central position allowing good surveillance. The size should be appropriate for the anticipated number of occupants and allow for secure storage space.

BOILER / PLANT ROOM

The boiler / plant room should be adequately sized and located to house the equipment designed by the MEP designer.

The space should ideally be accessible from the outside of the building via double doors which are readily accessible by a vehicle for maintenance purposes.

CONSTRUCTION & FINISHES

FLOORS

CHANGING AREAS

Floor build-up includes 70mm Kingspan Kooltherm K103 insulation, 65mm screed, DPM, 175mm precast concrete beam and block, and 300mm ventilated void below. U-value = 0.17 W/m²K.

Floors should be of concrete construction with a screed finish allowing floors to be laid to falls and with a finish appropriate to the sports being played.

Shower areas should be finished with high slip resistance ceramic tiles laid to falls of between 1:40 and 1:60 with level thresholds to provide an easily cleaned durable surface. A coved tiled skirting should also be used to provide a robust floor / wall junction.

Appropriate waterproof tanking should also be provided to avoid risk of water ingress.

Dry off zones should also be laid to falls towards the shower zone and include a continuous drainage collection channel with lift out grille appropriately located.

ENTRANCE

The main entrance should include an area of flush-detailed barrier matting min 1200mm long.

The matt should be removable and flush DDA compliant.

SOCIAL SPACES

Floors in “clean zones” of the building can have a suitable decorative and comfortable finish. This could be carpet in social spaces.

SUPERSTRUCTURE

EXTERNAL WALLS

External wall construction to consist of: 102.5mm facing brickwork (grey or red depending on elevation), 65–177.5mm ventilated cavity, 75mm Kingspan Kooltherm K108 cavity insulation, 140mm dense blockwork inner leaf. Internal finishes include painted fairfaced block, ceramic wall tiles, hygienic cladding, and plastic splashbacks as coded on finishes plan. U-value = 0.22 W/m²K.

External walls feature red or grey brickwork laid stretcher bond with soldier course detailing. Integrated bat and swift bricks included in elevations: Schwegler 1MF and Habibat 3S units to specific locations.

ROOF

A slate-covered high performance pitched roof system at 35 degrees with the following build-up: 150mm Kingspan Kooltherm K107 insulation between rafters, Kingspan Kooltherm K118 insulated plasterboard internally (37.5mm, including 12.5mm PB), vapour control layer, Nilvent breathable membrane, and sarking board beneath counter-battens and battens. U-value = 0.14 W/m²K.

FAIRFACED CONCRETE BLOCK

Internal walls should be robust, durable and suitably strong to withstand impact.

They also need to be able to support coat peg rails, racking and cantilever benching.

This finish can be painted or left unfinished.

Where shown, 100mm dense blockwork internal walls with options for ceramic tile, hygienic cladding, or painted finishes per internal finishes drawings. Solid Grade Laminate (SGL) partitions used in WC areas.

TIMBER FRAMING

Timber or pressed metal stud systems can be used but must be suitably detailed to provide correct moisture resistance and structural properties for support and a suitable base for a tiled finish.

WALLS IN SHOWER AREAS

Walls to shower areas can be finished with either full height ceramic tiling or a specialist waterproof cladding system.

WALL PROTECTION IN COMMUNAL AREAS

Rail protection should be included to corridors and lounge areas to protect against impact damage from equipment, chairs, large kit bags etc.

WINDOWS

Powder-coated aluminium windows (Pearl Mica, Slate Metallic finish), various types: inward tilt and turn, side-hung, bottom-hung, with obscured glazing where noted. Refer to Window Schedule for full dimensions and type designations.

EXTERNAL DOORS

Steel or composite doors with anti-corrosion coatings. Double glazed, various configurations including full-height fixed sidelights and louvred doors to plant rooms. Refer to External Door Schedule.

INTERNAL DOORS

44mm thick laminated solid core doors with PAS24 security specification, brushed stainless steel ironmongery, kick plates, signage, and finger protection guards. Refer to Internal Door Schedule.

Doors must be of solid core construction with good quality ironmongery and kick plates.

Doors being used in areas subject to high humidity must be of the appropriate moisture resistant specification.

All internal circulation doors to achieve a minimum clear width of 875mm wide in an open position which can be achieved with a standard door set with a 1026mm wide door leaf.

Design to be in accordance with BS8300 and Approved Document M.

CEILINGS

Suspended ceiling grids and tiles are available in numerous design and specifications suitable for a range of environments. Appropriate products should be selected for the differing environments within the building.

VANITY AREAS

Vanity areas need a shelf and a mirror. Hair dryers are not essential but should be considered.

FIXTURES AND FITTINGS

BENCHES

Benches should be constructed from slatted hardwood, solid grade laminate or dense plastic planks on a cast aluminium or galvanized steel brackets. These should ideally be cantilevered off the wall to allow a clear space below for both storage of bags and ease of cleaning.

A notional space of 500 x 500mm should be allowed per player for a changing space.

Benches shall be positioned 480mm above the floor.

Benches shall be 600mm deep.

LOCKERS

Clothes storage lockers located in adjacent spaces increase the flexibility of the changing room. If changing rooms are used by multiple teams their belongings can be stored to allow staggered changing times.

Lockers are typically 500mm deep x 300mm wide and stacked in columns 1.8m high.

SPORTS KIT STORAGE

Some sports bags will not fit in a standard locker and space may be required for storage of equipment related to sports activities. It is useful to have a secure storage space / room for use when bags may need to be stored over a prolonged period (during a cricket match for example) and the changing rooms can then be left clear during this time for other users.

MIRRORS

Fixed mirrors shall be provided in each changing area.

Anti-vandal mirrors manufactured from polished stainless steel shall be used.

WHITE BOARDS

A large dry-wipe white board shall be fitted in each changing room for coaching.

WASTE BINS

A suitable location for waste and recycling bins shall be identified.

Internal waste bins, sanitary disposal bins and baby changing facilities shall be provided in the appropriate rooms.

COAT HOOKS

Suitably specified J shaped coat hooks shall be provided and mounted over benches and in shower dry off areas. 2 hooks are to be provided for each changing space and shower.

KITCHEN FITTINGS

Units, fittings, worktops and white goods shall be of appropriate quality and specification to meet the requirements of the use of the building.

SECURITY

An appropriate intruder alarm and PIR security lighting shall be installed.

CCTV should be considered for the site and ideally it should have local and remote monitoring facility. Recording / playback facilities shall be located in a secure room within the building.

Changing Rooms and any “staff only” doors shall be 44mm solid core doors fitted with suitable quality locks.

A space / store shall be provided in the building for storage of alcohol, cash and valuable equipment. This space shall have a solid ceiling rather than suspended.

EXTERNAL FABRIC & WORKS

CAR PARKING

Lighting should be provided to the car park for illumination during the hours of darkness while the facility is open.

The car park shall be located to enable passive surveillance from populated spaces.

STORAGE STRUCTURES

Robust materials should be used for the construction of these facilities.

Locking systems / padlocks etc with a recognized security rating (to BS 3621) shall be used to secure the facilities.

These structures shall not be located close enough to the main building such that they may be used as a means to gain access to the roof of the building.

EXTERNAL GROUND FINISHES & EQUIPMENT

PAVING

Non-slip, well drained surfaces shall be provided in the vicinity of the building.

The use of very light coloured paving to terraces shall be avoided as they can cause glare.

PARKING

Locate disabled parking bays as close to the building entrance as possible and have ramped or dropped kerbs.

EQUIPMENT

Boot scrapers, a secure outside water tap with drainage gulley adjacent the changing room entrance will encourage boot cleaning prior to entering the building.

DOOR BARRIERS

Outward opening doors numbered ED01, ED03, CW02, CW03 and CW04 to have door barriers fitted to prevent pedestrians from being hit by the door swing.

Product: BROXAP DOOR BARRIER – BX14 / DB

