

NOTICE OF COMMENCEMENT
A notice of commencement is to be submitted to Building Control within 5 days of work being regarded as commenced, under regulation 16 of The Building Regulations etc. (Amendment) (England) Regulations 2010.

Work will be deemed to have commenced when the build has progressed to at least one of the following:

Sub surface structure of the building or the extension including all foundations and the structure of the ground floor level is completed.
For all other works –constructed 15% of the overall work.

NOTICE OF COMPLETION
A Notice of Completion is to be given to Building Control not more than 5 days after the work has been completed. The notice to contain the following information:
• The name, address, telephone number and (if available) email address of the client, principal contractor, and principal designer.
• A statement from the applicant to say that the works have been completed and complies with all the applicable regulations to the best of their knowledge.
• A statement from both the principal contractor and principal designer to confirm they have fulfilled their duties under Part 24 (duty holders and competence).

CDM REGULATIONS 2015
The client must be by the Construction Design and Management Regulations 2015. The Client must appoint a Contractor, if more than one Contractor is to be involved, the Client will need to appoint (in writing) a Principal Designer (to plan, manage and coordinate the planning and design work), and a Principal Contractor (to plan, manage and coordinate the construction and ensure there are arrangements in place for managing and organising the project).

All duties holders have been appointed and a F10 issued.

The Health and Safety Executive is to be notified as soon as possible before construction work starts if the works:

- (a) Last longer than 30 working days and has more than 20 workers working simultaneously at any point in the project. Or
- (b) Exceeds 500 person days.

HEALTH AND SAFETY
The contractor is reminded of their liability to ensure due care, attention and consideration is given in regard to safe practice in compliance with the Health and Safety at Work Act 1974.

MATERIALS AND WORKMANSHIP
All works are to be carried out in a workmanlike manner. All materials and workmanship must comply with Regulation 7 of the Building Regulations, all relevant British Standards, European Standards, Agreement Certificates, Product Certification of Schemes (Kite Marks) etc. Products conforming to a European technical standard or harmonised European product should have a CE marking.
The latest edition of the British Standard (including any amendments) applies to any unquoted references within these specifications.

SITE PREPARATION
Ground to be prepared for new works by removing all unsuitable material, vegetable matter and tree or shrub roots, to a suitable depth to prevent future growth. Seal up, cap off, disconnect and remove existing redundant services where necessary. Reasonable precautions must also be taken to avoid danger to health and safety caused by contaminants and ground gases, e.g. lachrymators, radon, vapours etc, on or in the ground covered, or to be covered by the building.

BEAMS
Supply and install new structural elements, including beams, roof and floor structures, bearings, and padstones, in accordance with the Structural Engineer's calculations and drawings. New steel beams to be fire protected either by encasement with the Gyproc FireCase system (or other approved system) or by application of Nullifire S707-60 (or other approved intumescent coating) to provide 30 minutes of fire resistance. All fire protection measures to be installed strictly following the manufacturer's specifications and guidance.

STRAPPING FOR PITCHED ROOF
Gable walls shall be strapped to roofs at 2m centres. All external walls running parallel to roof rafters to be restrained at roof level using 1200mm x 5mm galvanized mild steel horizontal straps or other approved to BS EN 845-1 (+A1:2016), straps to be screw fixed, built into walls at max 2000mm centres, and taken across a minimum of 3 rafters. Provide solid noggin between rafters. All straps to be fixed with wall plates to be 100 x 50mm fixed to inner skin of cavity wall using 30mm x 5mm x 1000mm galvanized metal straps or other approved to BSEN 845-1 (+A1:2016) at maximum 2m centres.

INTERNAL STUD PARTITIONS
100mm x 50mm kiln-dried treated timbers studs at 400mm ctrs with 50 x 100mm head and sole plates and solid intermediate horizontal noggin at 1/3 height or 450mm c/c. Provide min 10kg/m² density acoustic soundproof quilt tightly packed (e.g.100mm Rockwool Isoacoustic mineral fibre sound insulation) in all voids the full depth of the stud. To be built off DPC on thickened concrete slab if solid ground floor. Walls faced throughout with 12.5mm plasterboard with skim plaster finish. Plasterboard to be taped and jointed complete with beads and stops.

ACCEPTABLE UNPROTECTED AREAS
Unprotected areas more than 1m from the boundary. The nearest relevant boundary is 11m therefore no limit on unprotected area.

MEANS OF ESCAPE AND ESCAPE DOOR HARDWARE – SINGLE STOREY PAVILION;

Means of escape shall be designed and constructed in accordance with Building Regulations Approved Document B (Volume 2). The pavilion is a single-storey building with direct escape to open air. All occupied areas shall be provided with clear, unobstructed escape routes leading to final exits discharging directly to a place of safety. The maximum travel distance to a final exit is 8.2 m, which is within the limits set out in Approved Document B for a single-storey building. Travel distances, exit widths and the number of exits shall comply with Approved Document B for the anticipated occupancy. The maximum occupancy of the common area (52 m²) and the changing rooms (17 m² each) has been assessed in accordance with Approved Document B and relevant guidance. Based on an occupant load factor of 0.5 m² per person for assembly/common areas, the common area has a maximum occupancy of 104 persons. Based on an occupant load factor of 1.0 m² per person for ancillary/changing accommodation, each changing room has a maximum occupancy of 17 persons. Means of escape provisions have been designed to accommodate these occupancies.

Final exit doors shall be readily identifiable, operable without the use of a key, and shall open in the direction of escape where required. All doors on escape routes have a clear opening width of not less than 750 mm, suitable for the anticipated occupancy and means of escape requirements. Escape door hardware shall comply with Approved Document B and the relevant British Standards as follows:
– Doors serving areas of public access or where occupants may be unfamiliar with the building shall be fitted with panic exit hardware to BS EN 1125.
– Doors serving staff-only or controlled-access areas may be fitted with emergency exit hardware to BS EN 179, subject to Building Control approval.

All escape hardware shall permit immediate internal opening, incorporate an internal emergency release, and shall not rely on electrical power for operation. External locking arrangements shall not compromise the means of escape. The Client shall supply and install door handle sets, panic bars or emergency exit hardware as required.

External escape routes immediately outside final exits, including verandah areas serving the changing rooms, shall be level, unobstructed and lead directly to a place of safety. Emergency lighting and exit signage shall be provided where required to comply with BS 5266-1, ensuring safe evacuation in the event of power failure.

Escape routes and exits shall be kept clear at all times, and no fixtures, fittings or storage shall reduce the effective width or integrity of the means of escape.

PURGE VENTILATION – SINGLE STOREY CRICKET PAVILION;
Purge ventilation shall be provided in accordance with Building Regulations Approved Document F (Volume 2). Purge ventilation shall be achieved by operable external doors and/or windows, capable of providing a minimum equivalent openable area of not less than 1/20th (5%) of the floor area of each space.
Based on the areas within the pavilion, the minimum purge ventilation provision shall be as follows:
– Common area (52 m²): minimum openable area 2.6 m²
– Changing rooms (17 m² each): minimum openable area 0.85 m² per room

Final exit doors may be included in the calculation of purge ventilation when open. Openings shall be positioned to allow effective cross-ventilation where practicable. Trickle ventilation does shall not be relied upon to achieve purge ventilation.

BACKGROUND VENTILATION;
Background ventilation shall be provided in accordance with Building Regulations Approved Document F (Volume 2) using window-integrated passive trickle ventilators.

Based on room areas and use, the minimum equivalent area of background ventilation shall be provided as follows:
– Common room (52 m²): minimum total EA 8,000 mm², distributed across 8 no. windows (minimum 1,000 mm² EA per window)
– Changing rooms (17 m² each): minimum total EA 5,000 mm², distributed across 2 no. windows (minimum 2,500 mm² EA per window)

Trickle ventilators shall be controllable, located to avoid draughts, and provide continuous background ventilation independent of purge ventilation. Mechanical extract ventilation to showers and WCs is provided separately and does not replace background ventilation provision.

COMMISSIONING OF MECHANICAL VENTILATION SYSTEMS
All fixed mechanical ventilation system to be commissioned in accordance with F1(2)
The person carrying out the work to give to building control, no later than 5 days after the final test, the Appendix C completion checklist and commissioning sheet, along with the commissioning results to show mechanical ventilation flow rates as specified and that the controls are operating as required.
A copy of the completed commissioning sheet in Appendix C to be given to the CA along with clear and simple written guidance on how to operate and maintain the ventilation system.

RAINWATER DRAINAGE
New rainwater goods to be new 110mm UPVC half round gutters taken and connected into 68mm dia UPVC downpipes. Rainwater taken to new soakaway, sited at a min distance of 5.0m away from any building, via 110mm dia UPVC pipes surrounded in 150mm granular fill. Soakaway to be min of 1 cubic metre capacity (or to depth to Local Authority approval), filled with suitable granular fill and provided with geotextile surround to prevent migration of fines. If necessary carry out a porosity test to determine design and depth of soakaway.
UNDERGROUND FOUL DRAINAGE
Underground drainage to consist of 100mm diameter UPVC proprietary pipework to give a 1:40 fall. Surround pipes in 100mm pea shingle. Provide 600mm suitable cover (900mm under drives). Showall pipes to be covered with 100mm reinforced concrete slab over compressible material. Provide ridding access at all changes of direction and junctions. All below ground drainage to comply with BS EN 1401-1 (+A1:2023).

INSPECTION CHAMBERS
Underground quality proprietary UPVC 450mm diameter inspection chambers to be provided at all changes of direction, changes of level, changes in direction, and every 45m in straight runs. Inspection to be adequate for vehicle loads for groins keeper plant.

ABOVE GROUND DRAINAGE
All new above ground drainage and plumbing to comply with BS EN 12056-2 for sanitary pipework. All drainage to be in accordance with Part H of the Building Regulations. Wastes to have 75mm deep anti-vac bottle traps and ridding eyes to be provided at changes of direction.

Size of wastes pipes and max length of branch connections (if max length is exceeded then anti-vac traps to be used).
Wash basin – 17mm for 32mm pipe 3m for 40mm pipe
Bath/shower – 3m for 40mm pipe 4m for 50mm pipe
WC – 6m for 100mm pipe for single WC.

All branch pipes to connect to 110mm soil and vent pipe terminating min 900mm above any openings within 3m. Or to 110mm upvc soil pipe with accessible internal air admittance valve complying with BS EN 12380, placed at a height so that the outlet is above the trap of the highest fitting.

Supply hot and cold water to all fittings as appropriate.

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Svp to be extended up in 110mm dia UPVC and to terminate via roof ventilator on the northern side of the roof and the ducts to be solid pipe, min 900mm above any openings within 3m. Provide a long radius bend at foot of SVP. Internal soil vent pipes to be wrapped in 25mm unfaced mineral fibre sound insulation) in all voids the full depth of the stud. To be built off DPC on thickened concrete slab if solid ground floor. Walls faced throughout with 12.5mm plasterboard with skim plaster finish. Plasterboard to be taped and jointed complete with beads and stops.

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