

Building Regulations Conditions for LU/209/17/BR

New Clubhouse for Croquet Club at Littlehampton Sportsfield St Flora's Road.

Responses from Littlehampton Croquet Club

- CONDITION 1 Structural details for the timber building to be provided for assessment including sizes of structural members and floor construction.
- Response: Skinners have provided the following information:
Roof purlin dimensions = 68mm x 210mm solid spruce
Roof covering = 120mm x 19mm solid spruce t&g boards
- CONDITION 2 Details to be submitted and approved showing the method of providing fire resistance to the new building on the elevation adjacent to the boundary with the properties in The Estuary.
- Response: The rear face of the building adjacent to the rear gardens of properties in The Estuary will be treated with a suitable approved fire-retardant such as Zeroflame Fire Retardant Treatment or a similar product.
- CONDITION 3 A copy of the fire risk assessment for the new clubhouse to be provided detailing the use of the building, frequency of use, method of smoke detection, emergency lighting and storage of gas bottles.
- Response: See attached document
- CONDITION 4 Any additional comments to be provided if required following consultation with West Sussex Fire and Rescue.
- CONDITION 5 Details to be submitted of the provisions for preventing damp ingress to the timber structure from the structural slab.
- Response: The structural slab will itself be laid on a damp proof membrane as indicated on Dwg. No. 1650/C5.1A previously submitted. The building will be erected on the slab on treated 50mm bearers, which is standard for timber buildings and Skinners inform us that they put all of these buildings up for schools, private customers and various institutions in this manner.
- CONDITION 6 Details of the ventilation provision to the kitchen, toilet and gathering area to be confirmed.
- Response: Ventilation will be achieved through air vents which Skinners routinely supply with their cabins to provide a constant air flow

CONDITION 7 New drainage to be vented to air with a SVP discharging 900mm above any opening window.

Response: I can confirm that an SVP will be provided for venting if so required.

CONDITION 8 The location of the gas storage bottles to comply with Diagram 44 in Approved Document J.

Response: I can confirm that the gas bottles will be stored in accordance with Approved Document J and Diagram 44.

CONDITION 9 Glazing to critical areas to be safety glazing.

Response: I can confirm that safety glazing will be provided to critical areas.

CONDITION 10 The layout of the accessible toilet to comply with diagrams 18, 19 and 20 in Approved Document M

Response: We propose providing an accessible toilet for the ambulant disabled only, as full disabled facilities have always been at The Sportsman building. Croquet is not suitable for disabled people in wheelchairs, so it would only be a very occasional visitor/spectator who would be in a wheelchair. We have had none to my knowledge and consider that providing full disabled facilities would not be reasonable.

CONDITION 11 Details of the access to the new building to be confirmed including details of any handrails and guarding, rise of step and provision for wheelchair access. Any departure from Approved Document M for access will need to be covered with an access statement.

Response: Access to the building will be via a single step up to the veranda, as indicated on Dwg. No. 1650/C5.1A previously submitted. This step will have a rise of no more than 150mm and handrailing will therefore not be required. As indicated above, wheelchair access will not be provided, as the disabled facilities are at The Sportsman main building.