

Community Building Specification.

1. The Community building to be provided as specified on drawing **CRAN PH3 PAV 02A** to accord with the Planning permission for the scheme.
2. The Community Building shall be used for the following combination of uses (the Specified uses). This includes:

	Internal Use	Size m ² (minimum)
a.	Community Hall for social and community use to include a good quality floor (ALTRO) to the equivalent of but not a sprung floor.	155.4m
b.	Reception office	24m
c.	Entrance Foyer	60m
d.	Meeting room inc kitchenette to include hot /cold water supply, work surface and underneath fitted units. Sink drainer and electrical points	67.8m
e.	Bar to include storage area, sink, and lockable entry / exit hatch and access to kitchen, work surface, units, serving hatch to Hall , hot /cold water supply	12m
f.	Kitchen (see also 10. Equipment) to include works surfaces, over and under fitted units, 2 serving hatches internal and external extractor fan, sinks , drainers hot/cold water supply	20m
g.	Plant room	12.7m
h.	Store room	25.9m
i.	Cleaners cupboard and caretakers sink	2.7m
j.	Other store cupboards	(3) x 1x 4.5m 1x 2.4m 1x 4.6m
k.	Toilets (Male and Female) Male toilets to comprise <ul style="list-style-type: none"> • 2 urinals + 2 toilets • 3 washbasins Ladies toilets to comprise <ul style="list-style-type: none"> • 3 toilets • 3 washbasins 	24.3 m (1x 12.3m and 1x 12m)
l.	WC and shower room (Disabled access)	7.4m
m.	Changing facilities (Male and Female) comprising each:	2x 40m Sport England standard

	<ul style="list-style-type: none"> • 3 toilets • 3 hand basins • Hand driers • 4 Showers / Dry off areas • Benches • 15 Lockers • Wet floor • Pegs • External access 	
n.	Changing facilities (Referee) <ul style="list-style-type: none"> • Toilet • Shower • Bench and peg • 2 lockers • Sink • Hand drier • Wet floor • External access 	7.8m Sport England standard
o.	Corridor with external access and heavy duty washable flooring	Sport England standard

3. The Community Building shall have the following external facilities as marked on **CRAN-PH3-PAV-01N**

External Use	Size m ² (minimum)
Paved area to rear of building with external lighting and external landscaping	25m as per CRAN-PH3-PAV-01N
External layout , orientation	CRAN-PH3-PAV-01N
Pedestrian routes around the building	As marked
External lighting	
Wall clock	
Junior football pitch 68.25x42.9m (exc run off) 71.9 x 45.6 (inc run off)	
LEAP	
Parking to side of community building	58 spaces and 8 disabled spaces
2x coach bays	
Cycle rack	
Outside tap	
Outside lockable electrical point	
Landscaping to the site as set out in Plan	CRAN-PH3-PAV-01N

4. All main services will be provided. The following incoming services will be made available:

- Electricity
- Gas

- Cold water supply
 - Ducts for incoming telecom cables.
 - Telephone line
 - **100% Broadband coverage throughout the building**
 - outside tap and outside electrical point
5. Flooring and internal decoration and finishes to a suitable standard to be agreed between the owner and the Parish Council
 6. Materials to be used in the construction of the Community Building shall consist of brick and /or weatherboarding and / or render under a tiled roof or equivalent as included in the Plan CRAN-PH3-PAV-02
 7. Lighting, heating, air conditioning and internal wiring will be provided.
 8. A hearing loop system will be provided and installed.
 9. The Owners shall provide to the Parish Council a 5 (five) year warranty against structural building defects. Such warranties to commence on practical completion and transfer of the Community Building. Such warranty shall consist of cover not less than the costs for the reconstruction and fit out of the Community Building.
 10. The Community Building will be constructed and completed including fit out to a stage where a certificate of completion can be issued and shall comply with the Equality Act 2010.

	Equipment	Specification
	Kitchen <ul style="list-style-type: none"> • 4 Burner oven hob • Oven • Fridge • Freezer • Dishwasher • 3 sinks (handwashing / food preparation) • Work surfaces • Units / Cupboards • Connecting hatch/access to bar • Serving hatch to Hall 	Make and Model to be agreed with the Parish Council up to a value of £3,000 index linked from date of original S106. Sinks , work surfaces and units to be provided and excluded from the £3,000 Final layout to be agreed with Parish Council
	Bar Serving hatch to Hall Storage - lockable Sink Work surface, units Fixtures inc entry / exit hatch,	Final layout to be agreed with the Parish Council
	General <ul style="list-style-type: none"> • Telephone line with answerphone • CCTV cameras to monitor the building and its associated open 	

	<p>space</p> <ul style="list-style-type: none">• Two badminton posts and net• Signage• Two tennis tables• One pool table• Tables (30 / Chairs (120)• Staging	
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