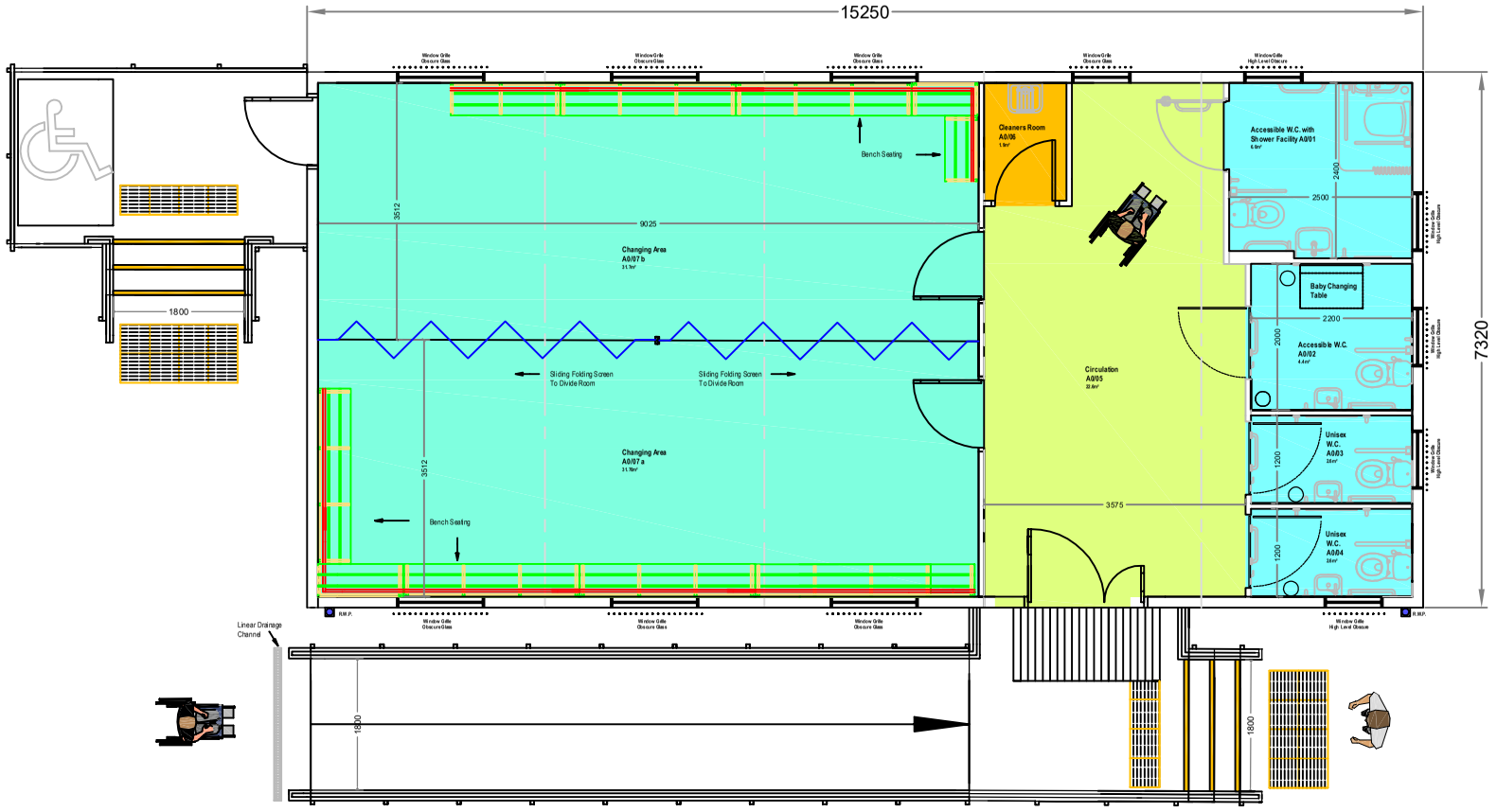
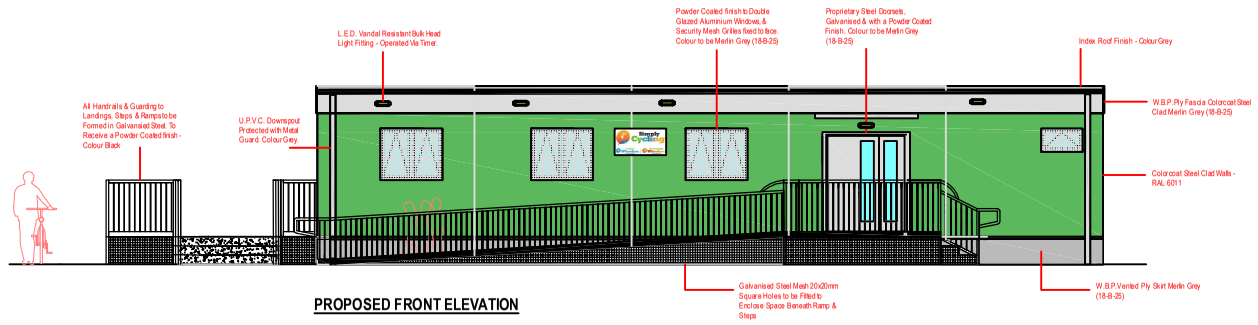
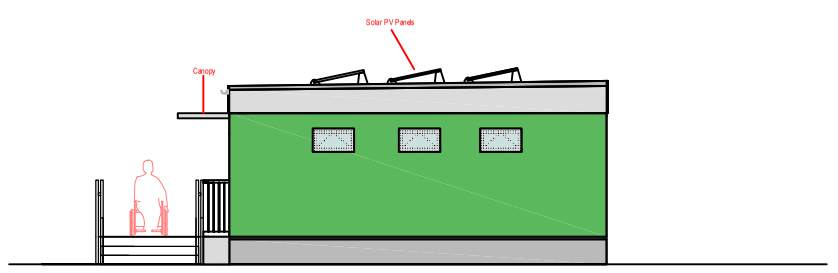


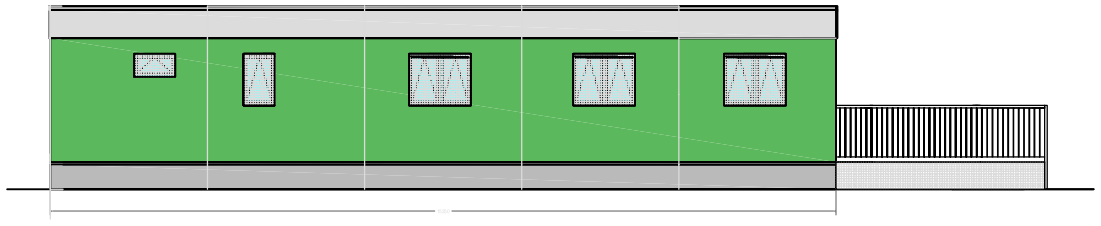
PROPOSED LAYOUT PLAN - SCALE @ 1:50



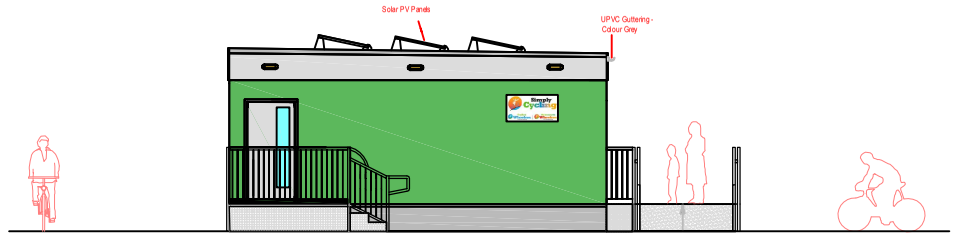
PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION 1



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION 2

ELEVATIONS - SCALE @ 1:75

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1:500
0 10m 20m 30m 40m 50m

Scope of the Works

Temporary works to cordon off the works area and provide protection to adjacent surfaces as required.

To relocate and existing steel storage container within the track area, which will be in the way of the new changing room block.

To carry out disconnection of the existing services to the changing room block including water, electrical supplies and drainage.

To dismantle the existing changing room block, including all ramps and steps and dispose of. To crane off site the modular changing room block, skirtings and all associated materials and dispose of.

To demolish the existing pads forming the foundations for the changing room block and dispose of all materials arising. To form new foundations for the new changing room block.

To carry out alterations to existing services, to provide connections for the new changing room block.

To manufacture, deliver and erect on site a new modular changing room block with all new associated ramps and steps. To connect up the new block to the services.

Removal of Existing Changing Room Block

Service Disconnections - To disconnect all existing service connections to the existing changing room block, including water, electricity and drainage. Allow for carrying out any dead testing that may be required, to confirm that no live services are present.

Dismantling and Removal of Existing Changing Room Block - Allow for carefully dismantling the existing changing room block, approx. size 13.4m long x 6m wide. To allow for all necessary craneage to safely lift out of position the existing units making up the changing room block. To provide all necessary plant to transport the redundant units from Wythenshawe Park and to carefully dispose of the units. Where possible the waste materials shall be re-cycled.

Existing Access Ramp - Include for the removal and disposal off site of the timber access ramp and handrails to the redundant changing room block.

Skirting to Existing Changing Room Block - To demolish the existing half brick thick wall to varying heights, forming the skirting around the base of the existing changing room block and dispose of all materials arising off site.

Paving Flags forming Foundation Pads - To demolish the concrete paving flags forming the foundation pads for the existing Changing Room Block and dispose of all materials arising off site.

Timber Gazebo - Allow for dismantling the timber Gazebo located at the end of the Changing Room Block & dispose of all materials arising off site.

Relocation of Existing Steel Storage Container - Allow for all necessary lifting equipment / plant & carry out the repositioning on site of the steel storage container approx. 2.43m (W) x 12.2m (L) x 2.59m (H).

Foundation Design - Allow for employing a Structural Engineer to design the foundations which the new modular building will be supported on. The structural engineer shall provide all relevant calculations and drawings for the foundation design and these shall be submitted to the Contract Administrator for approval.

Design Criteria for New Modular Changing Room Block

Regulations - The Design of the new modular building and all associated works, shall comply with the **Building Regulations 2010** including all relevant subsequent amendments and shall comply with the requirements of all statutory undertakers where required.

Manchester City Council has adopted a Low Carbon Build Standard and the new modular building will need to comply with the following:

- Designers must ensure the building envelope uses the most energy efficient design and materials for the whole envelope to exceed the thermal requirements of the current Building Regulations Part L by **5%**.
- Air leakage on new buildings or recladding solutions shall be not greater than $3m^3/hr/m^2$ at 50Pa.
- All new doors and windows shall include thermally broken sections.
- Designers shall allow for the provision of sufficient opening windows to comply with the ventilation requirement above.

Energy Performance - The new modular changing room block shall be designed to achieve an Energy Performance Certificate (EPC) rating of a **minimum of Class 'B'**. Include for providing an EPC for the new building.

Design Life - The main structure of the modular prefabricated unit will be manufactured to achieve a minimum 25 year design life.

Performance Specification Generally

All areas of the modular building shall be ROBUST AND VANDAL RESISTANT and capable of withstanding HEAVY WEAR AND TEAR and ACCIDENTAL IMPACTS from sports equipment and users. Robust construction which copes well with the harsh demands of this building type, hereby extending its working lifetime and enhancing its sustainability credentials.

Base Specification

Structural Design - Structural design is carried out to the relevant British Standards and Codes of Practice along with current Euro Codes and UK National Annexes. The structural design fully complies with the following current Euro Codes of design.

BS EN 1990 Basis of Structural Design
BS EN 1991 Actions on Structures
BS EN 1993 Design of Steel Structures
BS EN 1995 Design of timber Structures
BS EN 338 Structural timber Strength classes
BS EN 1912 Strength classes Assignment of visual grades and species
And all appropriate National Annexes.

Floors Loads - Floor loading is assessed to BS EN 1991-1-1. General imposed floor loading is 3 kPa, or a 4.5kN concentrated load, the floor is capable of 5 kPa.

Base Specification (Continued)

Roof Loads - Roof loads/ snow loads are calculated to BS EN 1991-1-3: 2003. General imposed roof loading 0.75kN/m2.
Wind Loads - Wind loads are calculated in accordance with BS EN 1991-1-4:2005+ A1:2010 with UK National Annex.
Timbers - All timbers used in construction are vacuum treated with wood preservative.

Materials and Detailing Shall Be:
Self finished, long lasting and require low levels of periodic maintenance.
- Generally flush without any sharp edges, projections or abrasive surfaces in order to be easily cleaned.
- Resistant to condensation and mould growth and meet current UK fire regulations regarding smoke and flame resistance.
- Capable of providing adequate strength and durability and providing firm and secure fixing to the sports equipment required.
- Without ledges or corners that will collect dust.
- Any glazing, doors, openings, fittings, equipment and features shall meet the same criteria.
- Any gaps and/or openings between the finished ground level and the modular unit base must be securely sealed over to prevent ingress of vermin and/or unauthorised entry, debris accumulation.

Special Attention Shall Be Given to:
- The ability of the floors to circulation areas, common areas and changing rooms to be cleaned down easily in order to remove any dirt which may be tracked into the building.
- The ability of all other surfaces and fixtures to be washed down in order to remove marks / stains.
- Laminated safety glazing to be provided with manifestation in accordance with current Building Regulations and relevant British Standards, capable of withstanding accidental impact from e.g. sports equipment / balls.
- General wear, maintenance, waterproofing issues to be carefully considered to allow for intermittent but heavy use and capable of withstanding exposed climatic extremes and fluctuating levels of internal environmental conditions (humidity / temperature) from activities within.
- Consideration should be given to the design of the external structural openings to facilitate the addition of optional protective **security shutter/grille systems**, for locations where the risk of vandalism is high. In this instance, allow for protective security screens to windows and doors.
- All materials to be selected with environmental and sustainability credentials.

General Services Considerations

- **Water Supply -** There is an existing water supply to the modular unit and it has been assumed that this will have sufficient capacity to service the new modular unit.
- **Foul Drainage -** There is existing foul drainage connected to the modular changing room block that is already on site. This drainage will be configured to provide drainage provision to the new modular unit.
- **Rainwater Drainage -** New rainwater gullies and connections will be required.
- **Heating -** This will be via electric systems.
- **Electricity -** There is an existing sub-mains cable servicing the existing modular block. A load assessment should be carried out.
- **Solar PV Panels -** An array is to be erected on the roof.

External Steps and Ramps

Include for the manufacture and fitting of fully compliant modular ramps and steps to provide access to the new changing room block. To be manufactured from galvanised steel and bolted together on telescopic legs. New ramp and steps shall fully comply with the Building Regs. 2010.

Ramp Design Standards - The ramp into the building should have a gradient not exceeding 1:20 (where possible). Ramps to have a minimum clear width of 1800mm. No individual flight of a ramp should have a going (or horizontal distance) of more than 10metres or a rise of more than 500mm. The colour and luminance of the ramp surface should contrast with that of the landings. Highlight the top and bottom of the ramp by use of colour and luminance contrast.
Steps Design Standards - The unobstructed width of the steps shall be a minimum of 1800mm. The rise of each step should be as close as possible to, but not less than 150mm and each rise within a flight shall be uniform. A step should not overlap the one below. All nosings shall be distinguished by contrasting colour and luminance. A colour and luminance contracted corduroy tactile warning surface should be incorporated into the landings at the top and bottom of the steps.

New Service Connections

Allow for connecting the new changing room block to the existing services on site. Include for water, drainage and electricity connections up to 15m in length.

General Items

Temporary Disabled Toilet Hire - For the duration of the works, allow for hiring 2No. disabled portable toilets for use by Simply Cycling. The toilets shall be positioned adjacent the athletics track. Allow for any temporary access ramps which may be required and all on-going weekly servicing. The toilets shall be DDA compliant complete with grab rails, W.C., W.H.B. with hot water, soap, hand towels, toilet paper and heaters.

New Pathway - To allow for forming a new pathway to the front of the repositioned storage container. To lift the existing paving flags forming the section of existing pathway and dispose of. To form an edging to both side of the new pathway. To supply and lay 50 (W) x 150 (H) x 915mm (L) flat top concrete edgings, to be laid on a full concrete bed and haunched in concrete. Edgings to be laid flush with the finished surface of the new paving flags. To prepare the surface by forming a Type 1 100mm thick sub-base, compacted in 2 layers of 50mm. Add a compacted approx. 40mm thick layer of well graded "grit" sand. To supply and lay 450 x 450 x 50mm Concrete paving flags (2 flags wide), as manufactured by Marshalls or similar approved. To be laid 2-5mm apart and to fill the joints with kiln dried fine sand / sand cement mortar. Allow for an approx. area of 9.45 **m²** 10.50 m long x 900mm (wide). New flags to be laid to falls in accordance with B.S. 7533:4, 1:80 longitudinal and 1:40 transverse.

Disconnection of Metal Handrail - Allow for disconnecting the existing metal handrail to the access ramp to the welfare container, which is fixed to the left hand side of the existing changing room block which is to be removed from site.

New Security Post for Relocated Steel Storage Container - To supply and install a new telescopic heavy duty security post Autolok KTP3P post size 70x70mm and 550mm above ground, to be fitted in front of the entrance doors to the container. To be complete with a PP30 stainless steel discus padlock & keys. Include for all excavations & concrete works, to be installed in strict accordance with manufacturers fitting instructions.

New Base for Relocated Steel Storage Container - To form a level site base area for the container. To form 8No. concrete pads 450 x 450 x 450mm where the base corners of the container will be positioned. On top of the pads to lay 3No. courses of 450x450x50mm thick concrete flags bedded in cement mortar to create raised level pads to provide support.

Renewable Energy Sources

Designers should aim for a minimum of 20% of the new modular buildings Energy to come from on-site renewable energy sources.

Solar Photovoltaic Panels

The contractor will provide a feasibility report complete with costings for the installation of a complete PV cell installation and anticipated payback periods. The costs shall be for the supply, erection and connection of a Photovoltaic (PV) solar array system on the roof of the new modular changing room block.

Performance Specification for Replacement of Trackside Facilities.

Refer to the separate Performance Specification document LP44861/1 which details the Employers Requirements for the replacement of the trackside facilities and is included in the tender documents. Allow for all items and costs to enable compliance with the employers requirements detailed within.

Performance Specification for Mechanical & Electrical Services.

Mechanical Services Requirements

Refer to the separate Mechanical Services Employers Requirements document, included in the tender documents. Allow for all items and costs to enable compliance with the employers requirements for the mechanical services.

Electrical Services Requirements

Refer to the separate Electrical Services Employers Requirements document, included in the tender documents. Allow for all items and costs to enable compliance with the employers requirements for the electrical services.

MANCHESTER CITY COUNCIL

Capital Programmes Division

Manchester City Council
PO Box 532, Town Hall
Manchester
M60 2LA

DRAWING STATUS: PLANNING ISSUE

PROPERTY TITLE
Wythenshawe Park Athletics Track
Wythenshawe Road,
Manchester

UPRN: 010090666528
DFE NO.: -

PROJECT TITLE
Wythenshawe Park - Replacement of Trackside Facilities

DRAWING TITLE
Proposed Layout Plan & Elevations

JOB NO.: LP44861/1
DATE: 09/09/2021
REV:

SCALE: 1:50 & 1:75 @ A1
AUTHOR: A. Johnson
CHECKED BY:
APPROVED BY:

DRAWING NO.: MCCB01GFDRB0012