0 1 2 3 4 5m

Scale 1:100

PART F: MEANS OF VENTILATION

Layout shown is indicative only. Detailed design to be carried out by

specialist subcontractor to satisfy all current Building Regulations (England & Wales) and Local Authority and Environmental Health Officer requirements.

MECHANICAL VENTILATION TO TOILETS (CONTRACTOR/SPECIALIST DESIGN)

Mechanical extract from toilets to give 15 l/s air change controlled by light switch with 20 minute overrun. Lobbies to have fresh air supply. Door between toilet and lobby undercut or provided with ventilation grille.

CONTROLLED SERVICES

Whenever a fixed building service (i.e. heating, ventilation and lighting) is provided within the newly constructed building, reasonable provision would be demonstrated by following the guidance set out in the '*Non-Domestic Building Services Compliance Guide*' .

PART M: ACCESS TO AND USE OF BUILDINGS

2) Level access will be provided to the building either by means of Part M compliant steps with 50mm handrails projecting 300mm beyond steps.

3) The entrance should provide a clear opening of 1m. This may be difficult to achieve with double doors. It can be achieved with a larger single door leaf and side panel. A canopy should be provided over manual doors and the door should be openable using no more than 30N force

4) The w.c. should be suitable for wheelchair users with associated handrails etc. A lobby is not required as long as handwashing facilities are provided within the w.c. enclosure.

5) The hand basin in the wheelchair accessible w.c. should be within 160-180mm of the end of the w.c. pan to allow handwashing prior to transfer back to a wheelchair. As the toilet is the only one in the building an additional standing height washbasin should be provided.

6) The door to the w.c. should be able to open outwards in an emergency. An emergency pull cord should also be provided within the w.c.

7) Switches and socket positions should meet with the guidance in Approved Document M volume 2

TOILET VENTILATION

WC's to be provided with an extraction rate of 15 litres per second (l/s) per WC or urinal or 10 ACH.

MECHANICAL VENTILATION SYSTEM

Ventilation to the Padel Court Facility shall be provided via permanent ventilation measures such as fixed louvred grilles or an equivilant permanent system, designed and installed to provide adequate natural ventilation. No reliance is placed on opening doors or operational measures for compliance.

VENTILATION COMMISSIONING

Mechanical ventilation systems to be commissioned to verify that airflow rates meet the design specifications in accordance with CIBSE's Commissioning Code M. Installer to provide clear and simple written guidance for the building owner on how to operate, clean and maintain the ventilation system. Information should be provided in a building log book following the guidance in CIBSE's TM31 and should contain specific instructions for the end user on how and when to use the ventilation system, including information on the intended uses for the available fan settings.

ELECTRICAL

All electrical work required to meet the requirements of Part P (electrical safety) must be designed, installed, inspected and tested by a Competent Person registered under a Competent Person Self Certification Scheme such as BRE certification Ltd, BSI, NICEIC Certification Services or Zurich Ltd. An appropriate BS7671 Electrical Installation Certificate is to be issued for the work by a person competent to do so. A copy of a certificate will be given to Building Control on completion.

GENERAL LIGHTING

Lighting to be designed based on CIBSE's SLL Lighting Handbook or an equivalent design guide. The final lighting installation shall provide adequate illumination for safe use of the facility in accordance with the functional requirements of the Building Regulations.

Performance Standard:

The lighting provision for the padel courts shall achieve illuminance levels, uniformity and glare control in accordance with BS EN 12193:2018 – Light and lighting – Sports lighting, appropriate to the level of play (typically club/training use).
Any upgraded or replacement lighting shall be designed to meet the relevant lighting class under BS EN 12193 and provide safe, even illumination across the full playing surface.

Upgrades / New Works (If Required):

Should the existing lighting be found inadequate, new or supplementary luminaires shall be installed to achieve compliance.
All new lighting works shall comply with Building Regulations Part L (Conservation of Fuel and Power), including the use of energy-efficient luminaires and appropriate controls (zoning, switching and/or occupancy controls where applicable).

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 rodding 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 vacuum traps to be used)
Wash basin - 3m for 50mm pipe
Bath/shower - 4m for 50mm pipe
W/c - 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.
Waste pipes not to connect within 200mm of the WC connection. Supply hot and cold water to all fittings as appropriate.

W.C.'s

W.C.'s to discharge into a 110mm branch pipe, which in turn is to discharge into a ventilated stack (or if within 1.3m from drian invert level, then can discharge directly into the drain).

110mm BRANCH PIPES:

110mm branch pipes supported as per manufacturers instructions, to fall 1:40 and connect to discharge stack. Provide adequate rodding access points for future maintenance.

WASH HAND BASINS

32x75 deep seal trap to sink, 32mm waste into 32mm branch pipes and terminate into a discharge stack or access gully. Hot and cold water supply to be fitted to all sinks, wash basins, baths or showers.

Any branch pipe that terminates into a gully to finish below top of gully access cover but above water level. All hot water pipes passing through an unheated space, are to be insulated with materials having a K value of not exceeding 0.045W/mk and minimum thickness of 40mm.

Fire Alarm Contractor to provide positions of as built fire alarm sounders and emergency Lighting. Fire Risk Assessment to be carried out to confirm additional fire equipment required - fire extinguishers etc.

GENERAL CONSTRUCTION NOTES

GENERAL:

All workmanship and materials to comply with current Building Regulations, British Standards, codes of practice, robust construction details and LA inspector requirements. All materials to be fixed, applied or mixed in accordance with manufacturers instructions or specification. All materials to be suitable for their purposes. All works to be carried out to the satisfaction of the 'inspector' whether or not indicated on any of the drawings.

Dimensions to be checked on site before manufacture.

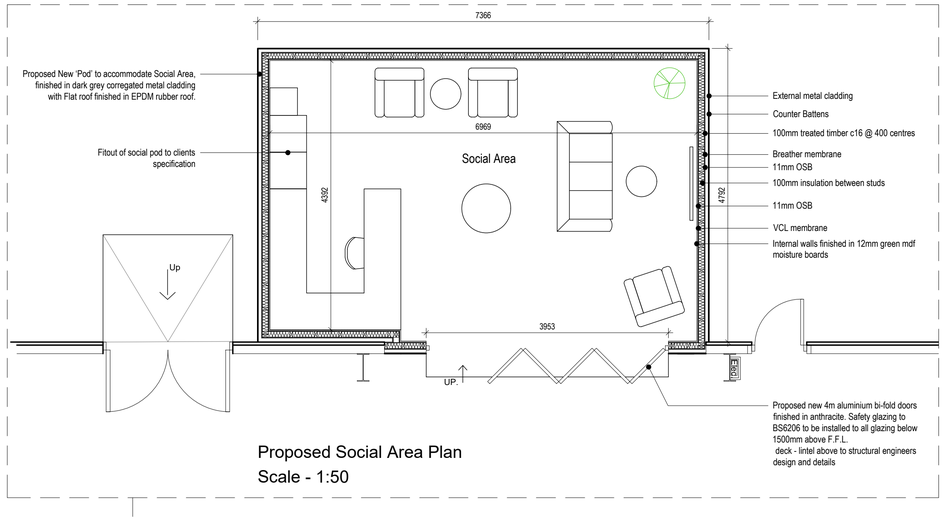
Any discrepancy between this drawing, site conditions and information provided by others to be brought to the attention of the client without delay.

Party Wall Act: The Client must satisfy themselves that the boundaries shown on the plan are correct. In the event of a boundary dispute the client will be required to meet all costs.

CLIENT TO PROVIDE COMMENTS AND AGREE FULL SCOPE OF WORKS WITH BUILDER BEFORE COMMENCING WORKS.

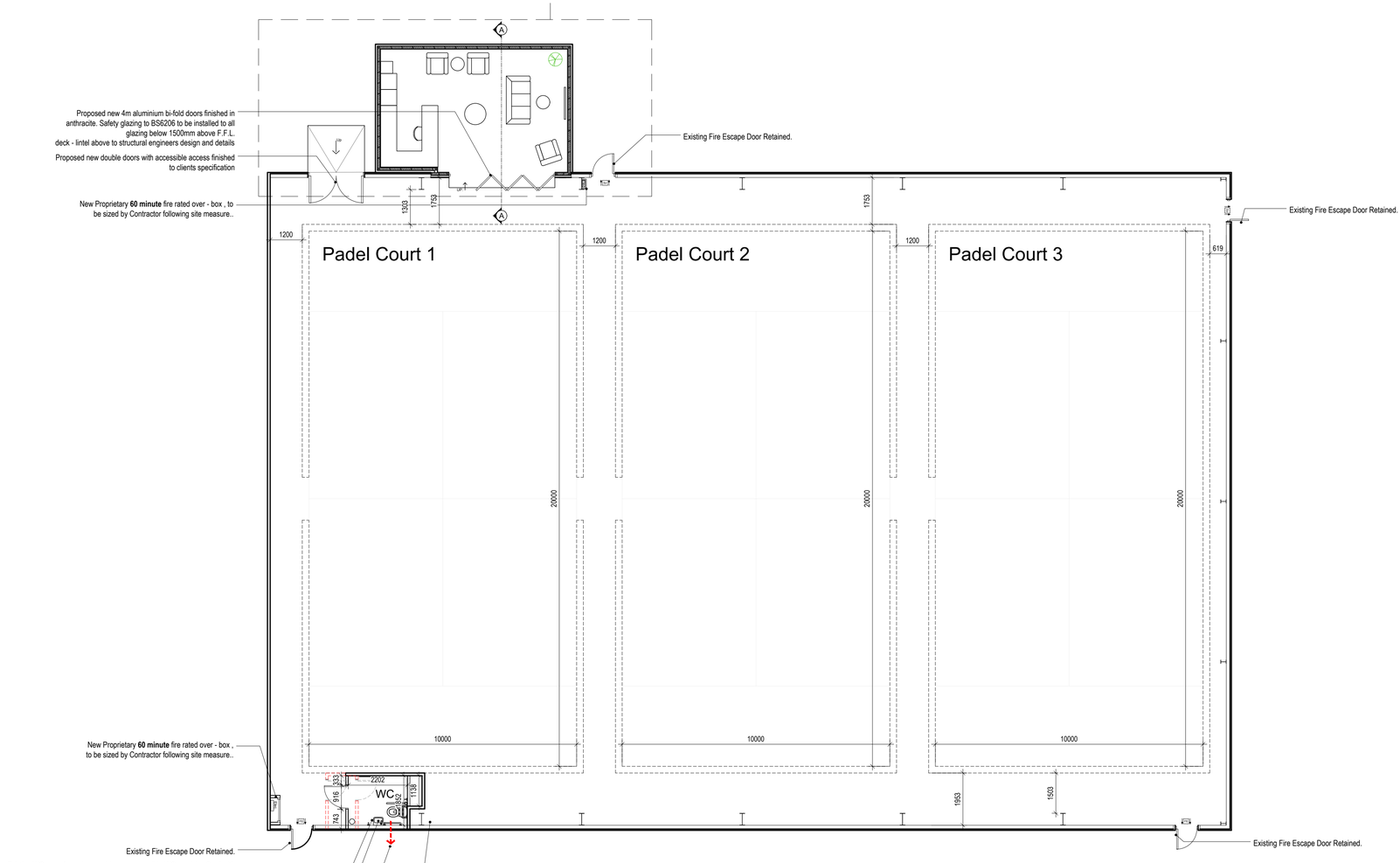
Drawings to be read in conjunction with structural drawings and calculations by appointed Structural Engineer. Structural drawings to be used for fabrication and installation.

ALL STRUCTURAL DETAILS TO BE ASSESSED AND CONFIRMED BY STRUCTURAL ENGINEER



Proposed Social Area Plan

Scale - 1:50



Proposed Floor Plan

Scale - 1:100

GENERAL NOTES

- All dimensions and levels are to be checked on site.
- Title overlay drawings and ownership boundaries are produced using all reasonable endeavors.
- This drawings shall not be used to ascertain dimensions. Work to figured dimensions only.
- This drawing is for Building Regulations applications only and for no other use.
- All work to be carried out in accordance with the Building Regulations and all other statutory legislation to the satisfaction of the Inspecting Authority. All materials and workmanship is to comply with the appropriate codes of practice, British and/or European standards. All materials used to hold a valid Agrement Certificate for the purpose intended.
- All dimensions are in millimetres unless stated otherwise.
- The contractor MUST check all dimensions and particulars prior to commencement of work.
- All existing structural elements (walls, lintels, beams, foundations etc.) affected by new work are to be exposed by the contractor and arrangements made for the Inspecting Authority to inspect and confirm they are adequate (or otherwise) to sustain new loads. Liaise with the Inspecting officer if strengthening work is necessary.
- All drain runs shown are assumed. The Contractor is to identify all drain routes as work commences and inform both the inspecting officer and SDS if there are any differences to what's shown on these drawings.
- All wiring and electrical work to be designed, installed, inspected and tested in accordance with requirements of BS7671, current edition of IEE wiring guidance and the Approved Document P by a competent person registered with an electrical self-certification scheme authorised by the Secretary of State. The competent person is to send to the Inspecting Authority, a self-certification certificate within 30 days of the electrical works completion. The Client is to receive both a copy of the aforementioned certificate and a BS7671 Installation Test Certificate from the competent person.
- BOUNDARIES as shown are the fence / wall lines and not necessarily the legal boundary.
- PARTY WALL ACT 1996: The Client may have obligations under this act. You must tell your neighbours if you want to carry out any building work near or on your shared property boundary, or 'party wall'. Go to www.gov.uk for further advise.
- CONSTRUCTION, DESIGN AND MANAGEMENT REGULATIONS 2015: The Client has safety responsibilities for the building work and he has an obligation to check his full responsibilities under these regulations, go to www.hse.gov.uk for further information.

CDM 2015 Notes

- Proposed layout subject to Building Control approval of fire strategy and access arrangements.
- Asbestos to be removed by certified professional when found.
- All proposed structural works designed by appointed Structural Engineer.
- Client to seek specialist advice regarding relocation of gas/electric and water supply, meters and appliances.
- Suitable mechanical equipment to be commissioned by Contractor / Builder to lift heavy materials to avoid unnecessary injury on site.
- Appropriate scaffolding to be arranged by Contractor / Builder prior to commencement on site.

Rev	Date	Drawn by	Checked by
B	09/06/2026	PB	TBS
Non Draft Issue - Issued for client's information			
A	20/01/2026	SY	TBS
Non- Draft Issue			
-	15/01/2026	SY	TBS
Draft Issue - Issued for client's information			

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CIAT
CHARTERED PRACTICE

Project: Proposed New Padel Court Facility Magnet, Felin Puleston, Wrexham, LL13 7RF			
Client: Padel Point (Wrexham) Limited		Purpose of Issue: For Information	Drawing Stage: BControl
Title: Proposed Floor Plan			
Scale @ A1: 1:100	Date: June 2026	Ref: 410	Drawn: SY
Drg No: 410/PCF/BC/003			Rev: B