

Go Karting For Fun Limited
Teamsport
C1 Endeavour Place
Coxbridge Business Park
Alton Road
Farnham
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Date: 23rd April 2024

Dear Sir/Madam

LICENSING CONSULTATION

Reference Number: LIC/24/0014
Description: Indoor go karting track for adults, children aged 8 and over, families, groups and corporate events.
Location: 25 John Knox Street Clydebank G81 1ND

Building Standards has the following comments on this consultation:

1. It appears that both historic and recent works have been carried out to the existing building which would have required the benefit of a Building Warrant. The applicant requires to provide evidence of both a Building Warrant and Completion for all works carried out. If the required permissions are not forth coming, the applicant requires to rectify this with an application for Completion where no Building Warrant was obtained to cover the historic alterations and new renovations. Please note that Building Standards do not appear to have any records of the original building being altered or converted, the applicant may require to obtain an archive search.
2. The occupant capacity stated as 60 appears low in relation to the room sizes and occupant load factor of 0.5. Justification is required to be demonstrated by calculation.
3. The sanitary accommodation of 2 female, 2 male and one accessible toilet is suitable for 60, however, there are no provisions for staff which needs to be clarified if they are included within the 60 and how many staff will be present.
4. Does the Occupant Capacity of 60 include the ekart users, laser combat users as well as all spectators and function users.
5. Provide a seating / table layout which may assist in verification of occupant capacity.
6. From the drawing provided, the smoke detection layout does not cover the whole building or covered car parking.
7. From the plans provided, it appears as though there may be insufficient emergency exits to and travel distances which exceed the minimum standards.
8. Escape sequence from inner rooms are non compliant as they pass through more than one access room to a place of safety.
9. Doors appear to be missing between rooms and escape routes where travel distances exceed the minimum standards.
10. Clarification required for occupation of the building i.e., are ekart, laser combat and monkey madness all one business or separately operated businesses within one building.
11. The laser combat areana requires to provide a floor plan due to potential increase to escape travel distances.
12. Final exit doors appear to have roller shutters which would prevent escape in the event of an emergency.
13. The ekart track appears to have been altered and now blocks safe access to the final emergency exit

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doors.

14. A Section 50 application will be required upon acceptance of the Completion where no Building Warrant application.

15. The above is not an exhaustive list and only what is apparent from online information and plans provided.

Yours faithfully

Jason Smith

Building Standards Surveyor