

Ashwell Pavilion requirements Specification (May 2025)

Option A

1. Design Aesthetics

- A design in keeping with the charm of the village and the Rec – Not to have the look and feel of a doctor's surgery
- While being appropriate to the setting a more contemporary option could be considered as an alternative (2nd) option

2. Accessibility

- Adequate parking space for bicycles should be provided.
- Accessibility:
 - The building should be fully accessible to individuals with disabilities, including ramps, wide doors, and accessible restrooms.
 - One accessible internal toilet & shower room should be provided that could be used by a female referee or other requirement.
- Functionality & cleanliness. Given the need to meet the requirements of outdoor sports, designated routes in and out of the building for 'players' should be included to help prevent mud coming inside, particularly in relation to it entering meeting rooms and eating / social areas.

3. Safety

- Fire Safety: Install smoke detectors, fire extinguishers, and clearly marked emergency exits.
- Lockable first aid cupboard and externally accessible defibrillator

4. Utilities and Facilities

- **Ensure reliable hot & cold water supply and drainage systems** to meet needs of up to 30 players & officials
- **Isolatable outside tap.**
- **2 sets of Showers** for separate Home & Away teams for **up to 4 people** at a time within each Home & Away changing rooms. Ideally provide individual cubicles.
 - Heat recovery ventilation.
 - Programmable underfloor heating
- **2 Internal toilets** for separate Home & Away teams within each Home & Away changing rooms.
- **1 Shower & Toilet** for Referee / Umpire within a separate Changing Room for Referees.
- **Plumbing for a Kitchen to include:**

- **Food Prep Sink**
- **Washing up Sink**
- **Dishwasher**
- **Plumbing for a Bar area to include:**
 - **Drink 'Slops' sink**
- **3 externally accessible Unisex Public Toilets, with hand washing & drying, one of which should be suitable for disabled access & use.**
- **Plant Room**
 - **to house heating & hot water systems**

5. Functional Spaces

- **Main Meeting / Activity Room:**
 - A large, flexible space for group meetings and activities, with an internal space between **75 – 96 M2**, preferably **12M by 8M**.
- **Small Meeting / Admin Room:**
 - A smaller meeting room of **15 – 20 M2**.
- **Changing Rooms**
 - 2 separated changing rooms (one Home, one Away) each with a minimum **13 M2 space for 12 players** to change with benches and under bench storage for kit. Wall hooks above benches for towels / clothes.
 - Each changing room with access to 2 Toilets, 2 washbasins & 4 Showers with **c.15 M2 space**
 - 1 separate changing room for referee with shower, washbasin and toilet
 - All changing rooms / showers to have block walls or reinforced stud walls to avoid 'accidental' puncturing by rough behaviour
- **Bar Area:**
 - **Approx 14 M2** with counter and secure storage area for barrels & drinks
 - Space for **lockable Fridge / Freezer** (latter for ice cubes)
- **Kitchen:** A basic kitchen area with necessary appliances for food preparation, refrigeration, food heating, washing up, and storage units for crockery, mugs, cutlery & glasses for **up to 50 covers**.
- **Storage:**
 - **Internal:**

- Space of at least 5 x 3 meters, preferably up to 7 x 5 metres with racking, with separate lockable storage for the equipment of 2 different clubs.
 - Space to house foldable tables and foldable / stacking chairs for up to 50 people.
 - Loft storage is an option for infrequently used items, which may enable the smaller of these dimensions combined with exterior storage mentioned below.
- **External:**
 - Secure externally accessed storage for mower & roller and other items of Cricket Club currently stored in a container. This could be retained or replaced by providing a similar space built into the main structure.
- **Restrooms:** Home & Away facilities with signage as described under 'Plumbing'
 - **Flag Poles:** An outside flag pole and inside flag pole holder for ceremonial purposes.
 - **Reception Area:** An outside shelter area for collection and drop off or a lobby reception for coats and bags and muddy boots / shoes.
 - **Floor surfaces:** Hardwearing and easy to clean floor surfaces, durable enough to allow Cricket boot 'spikes'
 - **External veranda style covered area:** Overhang space linked to main meeting room for up to 40 people to keep dry when it's raining

6. Communication and Technology

- Internet Access: Reliable Wi-Fi connectivity for administrative and educational use.
- Audio-Visual Equipment: Projectors, screens, and sound systems for presentations and training.
- Security alarm
- Authorised users access only

7. Lighting

- Outside Lighting: Installation of outside lighting and floodlights for security and visibility during evening activities.

Option B: Nice-to-Have / Enhanced Features

- **Larger main meeting / activity hall**
 - Internal space of **198 M2**, preferably **11 - 12M by 18M**, and with a ceiling height of **7 – 7.5 metres**.
- **Advanced / Larger Kitchen:** A fully equipped kitchen with modern appliances for cooking classes and events for up to 100 persons.

- Enlarged **storage area** for tables & chairs for up to **100 persons**
- Plant room to be large enough to hang up to **4 x 2 person tents** to dry them when wet
- Trophy Cupboard: A dedicated space to display awards, trophies, and achievements.
- Outdoor Spaces
 - BBQ Area: A designated area for outdoor cooking and social events.
 - A permanent firepit
 - Camping pitches or permissions for tents on the rec
 - A secure parking area for the scout trailer, which could also reduce the need for internal storage.
- **Sustainability Features**
 - Solar panels & battery storage
 - Air source heat pump
 - Rainwater Harvesting: For non-drinking purposes and activities.
 - Recycling Facilities: Easily accessible recycling bins to encourage proper waste disposal.