

# Ashwell Newbuild Pavilion Project

*Ashwell Pavilion -owned and managed by the Parish Council on behalf of the village*

The existing Pavilion has served the village well since it was built in the 1960's but is now sadly beyond its 'best before' date. It no longer meets the required standards nor the needs of a thriving and growing population. It's rather tired and scruffy facilities, despite best efforts to maintain them, are not welcoming or encouraging to users who wish to engage in sporting and community activities. The consensus is that Ashwell needs a new pavilion.

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## 1. Current situation and the need for a new building

### 1.1 The existing Pavilion building:

- **Location.** The Recreation Ground, Lucas Lane, Ashwell, SG7 5LN
- **History.** The Pavilion was erected in the 1960's following a community fundraising effort with much practical input from parishioners. The brick-built extensions on either end of the original wooden building were added in the late 1970's to provide Ladies and Gents public toilets. These were funded and managed by NHDC until handed over to the Parish Council in 2012.
- **Layout.** The main building comprises a central hall area, with a kitchen to the rear and two changing rooms with showers, one on either side, for home and away teams. The current Ladies and Gents public toilets are separate extensions on either end of the building and can only be accessed externally, ie not via the main building.
- **Specific issues.** (i) Significant areas of the wooden structure (walls and roof) are rotten and need replacement. (ii) The plumbing system is not fit for purpose. It requires to be completely drained down during periods of freezing weather. Frost-proof heating of the open structure in the roof-space has been investigated but is not practical and although lagging has been installed this is insufficient. (iii) The electrical system needs upgrading (the addition of efficient outdoor lighting is not possible currently). Parts of the building are metered separately and the service covering the main area cannot be upgraded to a smart meter. (iv) Disabled access is not up to standard. (v) Neither the building nor the supply of services are energy efficient.

### 1.2 Background to community facilities in Ashwell:

Ashwell is a large village identified as Category A in the new District Local Plan. It has a range of community facilities situated at various locations owned/managed by various parties and with different options available. Individually these facilities provide for the specific requirements of community groups and residents; together they provide for the overall needs of the community.

Indoor facilities include the Village Hall (owned and managed by a charitable trust), the United Reformed Church hall (owned and managed by the URC), the Parish Room (managed by St Mary's Church), the Pavilion at the Recreation Ground (owned and managed by the Parish Council). The School hall is also used when a larger capacity is required, eg the Annual Parish Meeting, Horticultural Shows, At Home, etc. There are also public toilets at the Recreation Ground (owned and managed by the Parish Council).

Outdoor facilities managed by the Parish Council include the sports pitches and playground at the Recreation Ground; the War Memorial is situated on the corner of this area. The sports pitches at the Small Gains site off Station Road are let to the junior football club, the Accies, and are managed by them. There are also outdoor-only sports facilities managed by village clubs on private land (the Tennis Club and Cycle Club have tenancies on land at Small Gains). There are allotments and a car park at Small Gains (owned and managed by the Parish Council)

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and additional allotments between Back Street and Ashwell Street (owned and managed by the Foresters Association). There is a Cemetery, with a Chapel of Rest, in Station Road (owned and managed by the Parish Council). The churchyard at St Mary's is closed to burials other than for the interment of ashes; the Parish Council is responsible for the grounds maintenance. The Springs area is a public open space and includes a Site of Scientific Interest (owned and managed by the Parish Council in conjunction with volunteer groups).

### **1.3 Demand for facilities at the Recreation Ground:**

Ashwell has a range of community facilities that are valued, well-used, and maintained and managed by various organisations. They also need to be regularly reviewed to ensure that they are fit for purpose and are in accordance with appropriate modern standards. Capacity is increasingly an issue as there are occasions when all facilities are fully booked. The use of the facilities at the Recreation Ground is increasing in line with the growth in population of the village. There is increased demand for outside space for sporting and recreational use, particularly by families with children. Club memberships, particularly of the junior football club, the Accies, have seen a significant rise. The Pavilion is increasingly popular as it has both indoor space and adjacent outdoor space for leisure/play/sporting activities; other community facilities in the village do not. Public toilet facilities (currently separate Gents and Ladies) are available in separate sections of the building and are opened on a daily basis for public use. The main Pavilion building is only open as required by users.

### **1.4 Users of the Pavilion:**

- **Sports clubs** including the Cricket Club, the Ashwell Academicals junior football club and the adult football club are key regular users. A User Group was formed with representatives from these clubs to co-ordinate the use of the space, guide the day-to-day management, and inform the development of the facilities.
- **Village groups** including the Scouts and Cubs, the Playgroup and the Church Youth increasingly use the facility. Access to the adjacent outdoor space of the Recreation Ground is a key factor for these users as other facilities in the village cannot provide for their needs.
- **Other groups'** use continues to increase; the wider opportunities these provide are welcomed by local residents. Buggyfit classes take place weekly and other fitness sessions are held regularly. In the past various children's activities have been hosted including the NHDC Festival of Fun, Pre-school Learning Alliance mini-sports and a music event.
- **Village events** regularly using the facility include the annual 'At Home' and the Village Sports Day. It is also the venue for one-off village events including Jubilee celebrations, Revels on the Rec, Village Picnic and charity/music events.

## **2. Consultation with stakeholders and liaison with NHDC Community Development**

### **2.1 Neighbourhood Plan:**

The Sport, Leisure and Recreation section of the emerging Ashwell Neighbourhood Plan includes a review of the Pavilion and states, 'This facility is now not fit for the range of clubs

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which use it and will need replacing.' The draft plan was put out for parish consultation in 2018 and will shortly be submitted to NHDC.

### 2.2 Timeline 2015-19 liaison and consultation

	PROJECT TIMELINE OVERVIEW	
Item		
<b>1 Pre-project background</b>		
	Formation of User Group with remit to consult/input on development of facilities for sports and community use. PC reps Mark White (Chairman PC and User Group), Cllr Madeleine Legg (PC rep for facility) and reps from cricket club, football club, Accies, playground users.	Oct-15
<b>2 Site meeting with NHDC Community Development</b>		Aug-16
	Advice received re Section 106 claims and information re new NHDC fund	
	Community Facilities Capital Projects Funding Scheme'.	
<b>3 From PC to NHDC Community Development</b>		Sep-16
	Proposals for Section 106 claims for (i) Public toilets rebuild, (ii) Pavilion refurbishment (including outline objectives with preliminary specifications and indicative costings).	
<b>4 PC progress with detailed project specifications and costings</b>		Oct-16
<b>5 Formal launch of new NHDC fund</b>		Oct-16
	Further information received from NHDC Community Development.	
	Section 106 claim for public toilets to be progressed with Planning Dept.	
	Advice that bid for the Pavilion Upgrade Project does not meet section 106 requirements but a bid, up to £50K, could be made to the new fund.	
<b>6 Detailed project specifications and costings reviewed; consultation with stakeholders</b>		Jan-17
	Proposal that Pavilion refurbishment be replaced by Pavilion rebuild.	
	Public toilets upgrade to continue as separate project.	
	Further discussion by PC and with User Group and Neighbourhood Plan Group.	
	Draft Neighbourhood Plan includes proposals for new facilities including replacement of the existing pavilion.	
<b>7 Confirmation from NHDC Community Development</b>		Mar-18
	Planning contributions currently in hand allocated for public toilets	
	Agreed meeting to discuss future pavilion newbuild project	
<b>8 Site meeting with NHDC Community Development</b>		May-18
	Further discussion re future section 106 claims including for Pavilion rebuild project.	
	Noted that current funds held insufficient and Pavilion rebuild project therefore pending future NHDC decisions on planning applications.	
<b>9 Neighbourhood Plan progress</b>		Aug-18
	Parish consultation -section 4.1.1 Facilities at the Recreation Ground.	
	Includes 'This facility is now not fit for the range of clubs which use it and will need replacing.'	
<b>10 PC Annual Report</b>		
	Outline proposals for the Pavilion rebuild to be progressed and funding sources investigated in addition to potential future planning contributions	Mar-19

### 3. Design proposals and outline costings

**Objective:** To provide modernised and enhanced facilities that meet current standards, provide good facilities for the users, and are cost-effective for the Parish Council to maintain.

**Outline specification:** The basic requirements for sports and community use, ie changing rooms/showers, toilets, kitchen, storage, community space, are similar to the existing building.

**Design and costings:** Following input from Sport England, the outline design brief for the project plan has been based on the following model. A detailed design brief specific to the site will be progressed once funding for professional input is in hand. The capacity of facilities to cope with future demand has been considered. Enhancements to the existing facilities will include, for example, improved clubroom space for activities such a yoga, a serving hatch to the kitchen (particularly important for community events), increased storage space for equipment. Essential elements will include improved energy use (insulation, water-saving showers and toilets, LED lighting) and disabled access.

#### Pavilion with 2 team changing rooms with officials changing, kitchen and club room

Rev\_00

(GIFA = 135 sq.m)

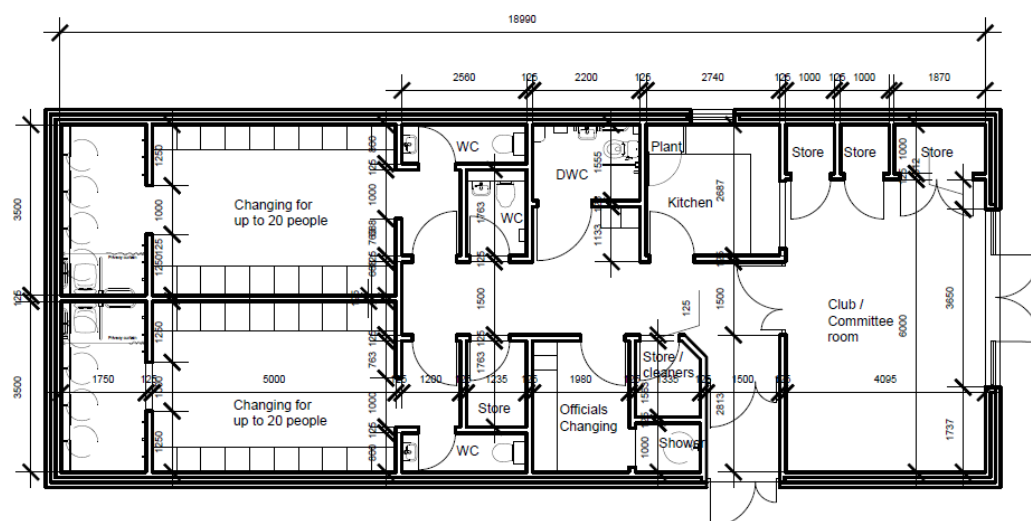


##### Outline schedule of accommodation

- 1no. Entrance zone lobby, Wall Finish - Emulsion Paint, Floor Finish - No-slip Vinyl, Ceiling Finish - Emulsion Paint.
- 1no. Corridor with 2no. wider locker units (1no. full height), Wall Finish - Emulsion Paint, Floor Finish - No-slip Vinyl, Ceiling Finish - Emulsion Paint.
- 2no. Changing rooms with seating for up to 20 people each with 1no. WC each, Wall Finish - Ceramic Tiling, Floor Finish - No-slip Vinyl, Ceiling Finish - Emulsion Paint.
- 2no. Shower rooms each with 4no. shower places, 1no. Doc M drop down seat package, curtain and towel hooks, Wall Finish - Ceramic Tiling, Floor Finish - No-slip Vinyl, Ceiling Finish - Emulsion Paint.
- 2no. Unisex toilets with hand basin, handrier and WC (1no. with ambulant Doc M pack), Wall Finish - Emulsion Paint, Floor Finish - No-slip Vinyl, Ceiling Finish - Emulsion Paint.
- 1no. Kitchen with worktops, base and wall units, sink and drainer unit. Compliant roller hatch to club room. Wall Finish - Emulsion Paint, Floor Finish - No-slip Vinyl, Ceiling Finish - Emulsion Paint.
- 1no. Officials changing room with seating for 3 people with fixed bench, 2no. locker units (incl. 1 no. wider full height unit), and built-in shower enclosure. Wall Finish - Emulsion Paint, Floor Finish - No-slip Vinyl, Ceiling Finish - Emulsion Paint.
- 1no. unisex accessible toilet with Doc M pack, Wall Finish - Emulsion Paint, Floor Finish - No-slip Vinyl, Ceiling Finish - Emulsion Paint.
- 1no. Club committee room with 3no. stores, Wall Finish - Emulsion Paint, Floor Finish - No-slip Vinyl, Ceiling Finish - Emulsion Paint.
- 1no. cleaners store with Belfast sink and shelving

**Note:**  
This drawing is an indicative layout to show the principles for general arrangement and relationship of spaces. Refer to Sport England / NGB design guidance for further information. All dimensions are taken to finished wall (eg plaster/plasterboard) but excludes applied finishes (e.g. tiling).

0 1 2 3 4 5m



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Model design outline costing breakdown: Double changing with Clubroom 135m<sup>2</sup>.

ELEMENT	Total Cost of Element (£)		Cost per m <sup>2</sup> gross floor area (£)	
1. Substructure	33,940	33,940	251	251
2. Superstructure				
2.a Frame	0		0	
2.b Upper Floors	0		0	
2.c,e,f Roof, External Walls, Windows & Doors	58,769		435	
2.g, h Internal Walls & Doors	20,005		148	
Group Element Total	78,774	78,774	584	584
3. Internal Finishes				
3.a Wall Finishes	16,122		119	
3.b Floor Finishes	7,755		57	
3.c Ceiling Finishes	5,547		41	
Group Element Total	29,424	29,424	218	218
4. Fittings, Furnishings and Sanitary Ware	18,696	18,696	138	138
5. Services				
5.a Mechanical & Electrical Installation Services Equipment Disposal Installations Water Installations Heat source Space Heating and Air Treatment Ventilating System Gas Installation	43,875		325	
5.b Builderswork in connection with services	2,500		19	
Group Element Total	46,375	46,375	344	344
6. External Works				
6.a Site Work	0		0	
6.b Drainage	3,500		26	
6.c External/Incoming Services	0		0	
6.d Minor Building Work	N/A		N/A	
Group Element Total	3,500	3,500	26	26
7. Demolitions - Not Included	0	0	0	0
8.0 General Cost Items/Preliminaries				
Temporary Works	46,443		344	
Staff and accommodation prelims	24,000		178	
Group Element Total	70,443	70,443	522	522
9.0 Provider Percentage Uplifts				
9.1 Building Schedule of Rates Total	237,277			
10%	23,728			
9.2 Mechanical & Electrical Total	43,875			
5%	2,194			
Group Element Total	25,921	25,921	192	192
TOTAL		£307,074		2,275

[Excludes: VAT, professional and statutory fees, and contingencies.

Assumes: Sufficient capacity in existing infrastructure and in close vicinity of site.

No abnormal ground conditions / site constraints.]

Adjusted outline costing for Ashwell Pavilion: £235,000

(Preliminaries costs reduced to £5,000 and uplifts adjusted)

	£000
Demolition and site clearance	10
Adjusted build costs	235
Professional and statutory fees	3
	248
Plus contingency (20%)	
<b>Total</b>	<b>300</b>

## 4.Funding proposals

	<b>Funding source</b>	<b>£</b>	<b>Availability</b>
1.	Ashwell Parish Council	2,500 10,000	Budget 2019-20. Budget provision proposed for 2020-21 and 2021-22.
2.	Ashwell Show	2,500	Informal discussion with Show Chairman agreed in principle but pending resources available.
3.	NHDC: Planning contributions/section 106 funding	100,000	(i) Pending 106 agreement to be negotiated by NHDC Planning Officers re AS1. (ii) Release of funds from other sums held.
4.	NHDC: Community Facilities Capital Grant Funding Scheme	50,000	Bid pending.
5.	Sport England:	135,000	Bid pending.
	<b>Total</b>	<b>300,000</b>	