

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. Its 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 an upgraded pavilion.

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1. Current situation

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) 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 Academics 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

2.1 Neighbourhood Plan:

The Sport, Leisure and Recreation section of the emerging Ashwell Neighbourhood Plan includes a review of the Pavilion conducted with input from the principal users (football and cricket clubs) and states, 'This facility is now not fit for the range of clubs which use it and will

need replacing.' If funding budget does not permit total replacement then prioritise essential repairs.

3. Design objectives

- 3.1. Objectives:** 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.
- 3.2. Outline specification:** The basic requirements for sports and community use, ie changing rooms/showers, toilets, kitchen, storage, community space, are fundamentally similar to those provided currently.
- 3.3. Design:** Following input from Sport England, the outline design brief for the project plan has been based on the model below. Enhancements to the existing facilities should include, for example, improved clubroom space for activities such as 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)

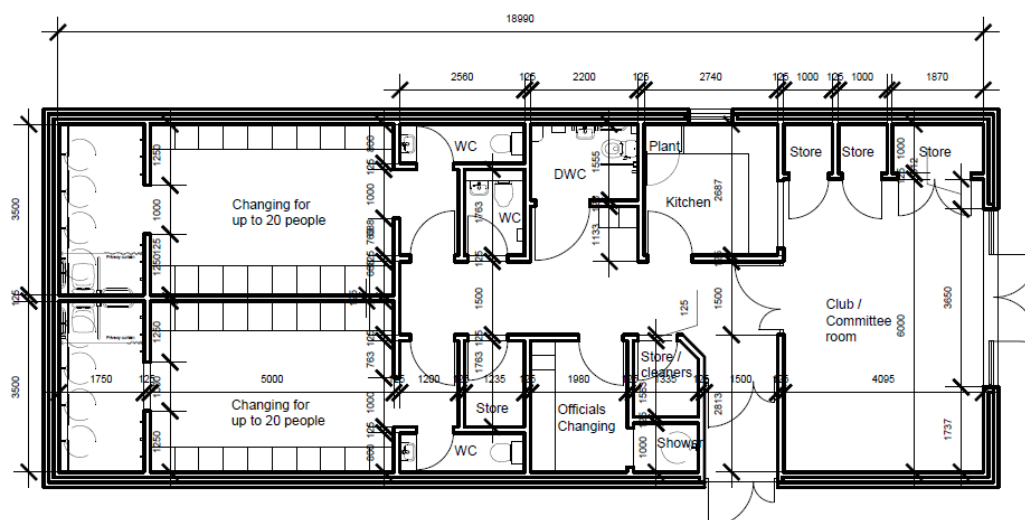


Outline schedule of accommodation

- 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



4. Priorities

4.1. Top priorities to be designed & costed

- Replace rotting timbers
- Re-roofing/guttering as required to repair/extend
- Opening / foldable or slide away half-glass panels / doors between Lobby / Clubroom and Verandah; glazing to high insulation standards and toughness re proximity to sports area
- Rationalise electricity supply. Existing is separate for main building and toilets. Ensure supply adequate to support floodlighting and possible electronic scoreboard. Floodlighting to illuminate limited area in front of the building for training purposes.
- Rationalise plumbing and hot water supply and eliminate risk of winter water freezing.
- Insulate throughout to meet current building regs.
- Provide adequate, efficient, heating to allow separate use of parts of the building, year-round, at different times and different temperature settings.
- Changing Rooms
 - Increase size of 'Away Changing' to c. 5m x 3m, equipped with bench seating, clothes hooks and under-bench storage.
 - Provide access points that do NOT lead directly onto pitch.
 - Retain existing layout with 'Home' and 'Away' at either end of main area if possible. If rooms are re-positioned to be adjacent (only if necessary for design layout reasons) ensure there is soundproofing between the rooms
- Shower Rooms
 - 4 Shower spaces with lockable cubicles for Away team
 - 4 Shower spaces with lockable cubicles for Home team.
 - Shower for Referee
- Provide storage area for folding tables and stacking chairs for up to 40 people
- Toilets
 - Rationalise Public Toilets to 3 individually accessed units, unisex w.c.s (one of which suitable for disabled/baby-changing).
 - These must be accessible externally and with time controlled door closures without prejudicing security of the main building. Consider locating on Lucas Lane side.
 - Consider siting so that access for at least one unit can also be provided from a public area internally.
 - Consider provision of 2 urinals either externally accessed or via a public area internally
- Kitchen area needs:
 - Level of facilities as current plus ...
 - Provision of serving hatch to main Lobby / Clubroom

4.2. Secondary Priorities / Desirables

- Space on frontage for addition of electronic scoreboard
- Floodlighting of area in front of Pavilion for training
- Parish Council office. Additional heated space (c. 6 x 5m) suitable for x2 workstations and filing storage. Cabling provided for phone line and broadband supply.
- Non-key access door lock system (e.g. key fob or fingerprint recognition) so that more effective access control can be achieved.

4.3. Additional 'Wish List' Items

- Parish Council office
 - Additional heated space (c. 6 x 5m)
 - Suitable size for 2 staff but capable of being used as a meeting room for up to 10 people
 - Cabling provided for phone line and broadband supply.
- Lobby / Clubroom
 - Increase size to allow tables & seating for c. 40 people
 - Provide AV compatible wiring for TV, Broadband & Audio system (equipment to be supplied in future from separate budget)
- Hard-surface footway, disabled compliant, from roadside to front entrance and to disabled toilet.

5. Budget

- Current status should provide a budget of £160,000 to include all design and building costs.
- Additional funding for core priorities and / or additional 'wishes' may be available but would need detailed justification.