

## Clerk

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**From:** [REDACTED]@rlpsurveyors.co.uk>  
**Sent:** 07 April 2022 15:48  
**To:** [REDACTED]clerk@ashwell.gov.uk  
**Cc:** [REDACTED]  
**Subject:** Ashwell Pavilion

Dear Graham and Jane,

It was a pleasure to meet at the Pavilion earlier today and discuss the potential for the project, I have listed below bullet points of that discussion. Much of the discussions were carried out whilst walking around without the ability to write, so please excuse the 'hap hazard' nature of the list.

In essence the thoughts were :-

- Option A on 2250 SK 01 was the preferred option with the integrated public toilets, but potentially with some of the items from option B.
- However, public toilets would have to remain in the scheme.
- Changing rooms would require access to toilets, could these be utilised for 'other events', the toilet situation in Option B was a good base, but the omission of the other elements due to their inclusion, would not work.
- Potentially create a scheme with the extensions of option B, but with the increased room arrangements of A.
- You would like the Parish Council Office to be housed within the Pavilion (if Possible), currently you rent a space which is 3 x 6m. This provides work spaces for three staff and associated furniture / file storage etc. Also, this space would require access to the toilets and kitchen of the main building. It was a general thought, that the office would not be in use during match time.
- You noted the 'dead area', to the rear of the building (unused grass area) and felt that this could be better used (extended into), if further space was required.
- At a previous 'Audit', it had been raised that male public toilets should not face the children's play area.
- You want to look at insulating the building to a high standard, as well as look for a less Carbon Negative heating source, given the open ground to the front of the building, it would seem plausible to suggest Ground Source Heat Pump. Solar Thermal and Photo Voltaic were dismissed due to the level of trees surrounding the site.
- The main hall should address the kitchen serving area and be multi-functional for Parish Meetings, and local groups such as Mums and Toddlers, scouts etc. Due to this, we should investigate the secondary requirements such as, access to the office, and toilets, and refreshments.
- We need to allow for a simplified zoned heating system, rewiring throughout, clarification of all supply (water and electric) and ensure the building has good Wi-Fi.
- Dry storage is a requirement for the Cricket items, whilst some of the football items can be stored in Containers, Cricket items need to be kept in dry conditions.
- A unified flooring system throughout the building, the current kitchen base of Polyfloor, is considered to be a good option.

Walking round we noted the following regarding the existing building.

- None of the structure appears to be insulated.
- The building has adequate access to drainage.
- The structure appeared to be in good order, whilst the cladding has seen some damage due to age, the structure (where accessible), appeared to be dry and stable.
- Evidence of weep holes above windows would suggest that the walls are cavity, this would allow blown cavity insulation to be retrofitted.

- Roof finish (tiles battens, breather membranes and valley gutters need complete replacement, we did not access the roof space, so we cannot confirm the structural stability, but the evidence of ventilation and the perceived stability of the structure elsewhere, would hopefully find it in similar condition.
- The roof void is not high enough to accommodate first-floor office space.
- Soffits, fascia's and gutters all require replacement. The gutter solution must be 'football' proof. The current situation had been created to provide that protection, but whilst it withstood football strikes, it also trapped leaves and debris, which in turn has caused leaks and decay to the elements.
- Cladding requires replacement. With the cladding removed we would look to insulate all outstanding walls and strengthen as required. The external cladding may be adjusted to a more contemporary look from the current painted timber.
- You noted that children climb onto the lower roof areas, which has resulted in some damage, we did suggest potentially adjusting for flat roof areas, but whilst this would raise the eaves, it would merely present a higher platform. We did discuss the idea of raising the roof eaves, but this was dismissed as being too expensive. The 'out of view' location of the area, exacerbates this issue, we will see if we can resolve this.

#### Progression :-

- RLP Surveyors to confirm the Fee for the confirmation design taking on board the above bullet points and re-evaluating the costs.
- RLP Surveyors, as part of that fee will need to carry out a more detailed inspection of the building and structure, it was suggested that keys could be provided to allow for this.
- Ashwell Parish Council to look at alternative funding methods for elements of the build. I note from North Hertfordshire District Councils web site, that they are promoting, as part of a way forward, support with Community Spaces, Sustainability, Green Spaces and Sports and Leisure. This project supports many of those options, so it may be worth applying for as many small 'grant' elements to input into the overall budget.

Essentially, this is not just a Renovation, but a transformation of the current building into a **COMMUNITY HUB**, catering for a variety of residential groups throughout the day along with its current use as Team Changing.

It was a very informal meeting with no structure or agenda, where thoughts and ideas were passed around freely. So please feel free to correct me or add items in if I have strayed from the main thrust of what was discussed or if something was not mentioned which is required.

I look forward to working with you and progressing what seems to be a very exciting project.

Kind Regards





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Previously trading as Robert Lombardelli Partnership

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