

RIBA Stage 2 Report

Project No. 20432

Newick Sports Pavilion Renovation

King George V Playing Field

Allington Road

Newick

Lewes

East Sussex

Document No. 20432-RPT-002

Client: Newick Parish Council

4th March, 2024

Pottinger Design Engineering Ltd

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Prepared By	G. Pottinger

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1. Introduction

(Please note: This report forms the Initial Project Brief, and should be considered as a 'live' document that will develop in content and form as the project and design process progresses)

The Sports Pavilion on the King George V Playing Field in Newick has been serving the local community for many years, with facilities for male and female changing rooms and showers, social bar, and kitchen area. The building is used by the local sports teams during training and matches, and several groups as a social meeting place. It is also available for private hire.

However, despite ongoing maintenance and repairs, the building encompasses various challenges that require attention and improvement. Starting with the roof it is evident that the roof tiles are quite old and have been laid without any underlying felt. Several tiles are also broken, allowing water to leak in during severe weather conditions. Moving into the roof space, a significant portion is occupied by various water cylinders and pipework that supply showers and sinks throughout the building. This limits the available space for additional storage or alternative usage.

The water heating system, as mentioned earlier, is notably outdated and likely less efficient compared to modern alternatives. Constant leaks from the system suggest that it has been repeatedly patched over the years, highlighting the need for comprehensive upgrades.

Ventilation within the building is inadequate, particularly evident during the winter months when condensation becomes a constant issue, especially in changing areas. This has resulted in visible effects on the roof in the Rugby end, potentially posing a risk of Legionnaires' disease due to mould accumulation.

The overall decor of the building is substandard and aging, with a fresh coat of paint providing only a temporary solution. Long-term issues persist despite cosmetic improvements.

Concerning the electrical system, although temporary measures have been taken to ensure functionality, the wiring is outdated and necessitates a complete rewiring to meet contemporary standards.

The storage space is not currently serving the needs of the four sports clubs, and the situation is exacerbated by the necessity to store bar stock within this limited space, proving challenging during larger events.

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The bar facilities are also insufficient, particularly in terms of storage, which was especially noticeable during recent major events like "The Coronation."

The external wood cladding is visibly outdated and attempts to clean it may only accentuate signs of wear and tear. Furthermore, the material poses a significant fire risk.

Accessibility is a notable concern, as there are no designated disabled entrances or exits throughout the building, including the absence of push buttons for wheelchair users.

The toilet facilities require updating, with urinals, WCs, and basins showing signs of overall deterioration to the extent that it is no longer possible to ensure that they are hygienic.

Lastly, the shower facilities present challenges, as some showers need to be bypassed to ensure functionality, water pressure is subpar, and heating takes an extended amount of time.





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2. General

2.1 Project Objectives

The general objectives to be achieved in the project are as follows:

Renovate the existing pavilion building to provide modern, durable, and attractive facilities for the various users, taking consideration of the below priorities:

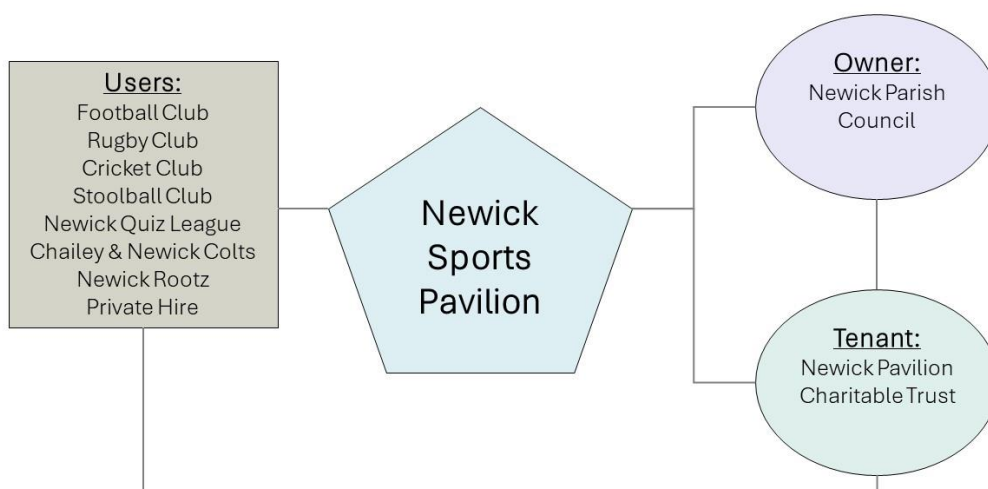
- Improved changing facilities.
- Improved kitchen facilities.
- Improve the available storage for all users.
- Improved insulation to address moisture control and sound insulation.
- Improved building services, with a focus on ventilation.

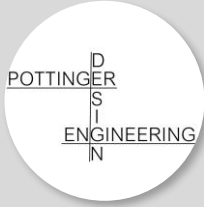
The design is to be in accordance with Sport England best practices where possible.

2.2 Project Relationships

Pottinger Design Engineering Ltd (PDE) has been appointed to undertake the project management and architectural design of the project by Newick Parish Council (NPC). As the owner of the site, NPC has tasked their Environment & Recreation Sub-Committee with overseeing the delivery of the project.

The below diagram graphically represents the relationships between the various project stakeholders:

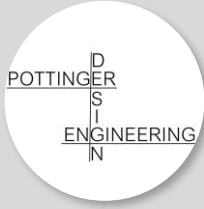




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2.3 Consultations

When tasked with undertaking the project, NPC has carried out several pieces of research into the requirements. This includes obtaining a list of faults from the chairman of the SPCT, a 'wish-list' from the main group of users, and survey questionnaires of the users, neighbours, and local residents. They have also researched several other local village halls and pavilions that have been recently constructed and consulted with their owners regarding their experiences. As previously noted, a building condition survey has also been undertaken.

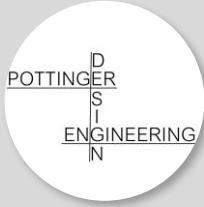


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2.4 User Requirements

The below tables summarise the findings of the three survey questionnaires undertaken by NPC:

Respondent Type	Summary of Questions (Approach)	Key Priorities	Lowest Priorities
User	<p>A strong majority of respondents supported rebuilding on the same site.</p> <p>A majority of respondents were neutral to the idea of relocating the building.</p> <p>Results were split on the question of refurbishment (54.8% in favour, 44.5% against)</p>	<ul style="list-style-type: none"> Improved changing facilities. Improved kitchen facilities. Creating a sports/social club. 	<ul style="list-style-type: none"> Carpeted floor Individual showers. Increase in number of changing rooms and AV equipment.
Neighbour	<p>There was no majority support for any options.</p> <p>The respondents are either against or neutral to the building being used as a sports/social club.</p> <p>The respondents are against a larger or two-storey building, and either neutral or in agreement that the building should be used more often.</p>	<ul style="list-style-type: none"> Improved sound insulation 	<p>Concerns raised regarding noise at night, anti-social behaviour, and lack of parking.</p>
Local Resident	<p>A majority of respondents supported rebuilding on the same site.</p> <p>A majority of respondents either agreed or were neutral to the idea of refurbishment.</p> <p>A majority of respondents were either neutral or against relocating the building.</p>	<ul style="list-style-type: none"> Improved changing facilities. Improved kitchen facilities. A sports/social facility 	<ul style="list-style-type: none"> Increase in number of changing rooms. AV equipment A space that is warmer in winter and cooler in summer.



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2.5 Programme

Please refer to the latest design programme.



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3. Concept Design Development

3.1 Introduction

Initial concept designs were produced based on attempting to meeting the needs of all users (including storage needs) within the footprint of the existing building. This exercise demonstrated that the available space would result in a very compromised layout, which although would be an overall improvement on the current building, would fail to fully meet the design brief in a satisfactory manner. It was therefore decided to provide a separate dedicated storage facility in the area adjacent to the pavilion and allow the pavilion facilities to expand into the current storeroom.

It is envisaged that the outside space to the rear of the pavilion will be fenced off to discourage current patterns of anti-social behaviour. This area can then be used to store the longer sports equipment items as well as a bin store to improve on the current waste management.

To replace the existing timber weatherboards, a low-maintenance synthetic 'timber' effect board is proposed, such as those available by Cedral or Millboard etc.


3.2 Design Requirements

The below table summarises how each various design criteria is addressed.

Summary of Project Requirements					
<i>Note: Unfortunately, the Sports England design guidance does not provide separate requirements for Stoolball. It is considered that the spatial needs of the stoolball team will be met by addressing the needs of the other 3 sports.</i>	Cricket	Football	Rugby	Provided by Option A	Provided by Option B
	Sports England Changing Room Requirements				
Number of bench spaces per changing room	12	20	20	3 x changing rooms with 20 spaces, 1x changing room with 18 spaces	2 x changing rooms with 20 spaces
Width of bench spaces	Not specified	500mm	650mm	500mm	650mm
Screening to prevent views from outside	✘	✓	✓	✓	✓
Space for kit beneath benches	✓	✘	✘	✓	✓
Changing area floorspace	✘	✘	17m ²	13m ²	20m ²
Number of showers per changing room (to be 750mm apart)	3	4	4	4	7
Showers to be at far end of changing area	✘	✓	✓	✓	✓
Drop down seat available for injured/disables player	✘	✓	✓	Not shown but can be accommodated	✓
WC directly accessible from changing room	✓	✓	✓	✓	✓
Separate officials/umpires changing room	✓	✓	✓	✓	✓

Padding Up Area (requires view to field of play)	✓	✗	✗	Padding up could be done from front corridor with views out to pitch	Padding up could be done from exit corridor with views out to pitch
Easy access to changing area from field	✓	✓	✓	✓	✓
Secure access to protect valuables	✓	✗	✗	Changing rooms to be lockable to meet this	Changing rooms to be lockable to meet this
Corridors wide enough to provide lockers	✗	✓	✓	No, kit would need to be stored on hooks/under benches with changing rooms locked	Locker areas provided in each changing room. Additional lockers could be located in main corridor.
All players accommodated within changing room	✓	✗	✗	✓	✓
Social space to operate independantly	✓	✗	✗	No, access is required into 'muddy' side for disabled/baby change facility	Additional doors within main corridor could be introduced to allow this if required.
Separate doors from pitch to changing rooms to separate 'muddy' and 'clean' spaces	✓	✓	✓	✓	✓
Disabled toilet	✗	✓	✓	✓	✓
Views of pitches not required from changing areas	✗	✓	✓	✓	✓
Lockable cleaners store	✗	✓	✓	✓	✓
Sports England Club Room Requirements					
Separate public WC accessible from social space	✓	✓	✓	✓	✓
Large club room for lunch/tea breaks and social use	✓	✓	✓	✓	✓
Kitchen/bar with direct access to club room	✓	✓	✓	✓	✓

Clear views of the pitch with full height glazing if possible	✓	✓	✓	✓	✓
Storage for tables/chairs etc.	✓	✓	✓	✓	✓
Additional Requirements From Consultations					
Serving hatch from kitchen to field				✓	✓
Improved bar storage area				✓	✓
Improved, separate kitchen facilities				✓	✓
Separate female changing and toilet facilities				✓	No, should there be mixed gender teams playing the changing rooms would be allocated accordingly.
Storage				Separate facilities to be provided	Separate facilities to be provided

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3.3 Design Option A Summary


Option A provides 4 changing rooms, each its own shower area and toilet in accordance with Sports England guidance. However, it was not possible to provide 650mm of bench space per player as recommended for rugby teams, and only 3 of the 4 changing rooms was able to achieve the full 20 player allocation (with the fourth changing room providing for 18 players). If progresses, this option would also benefit from relocating the disabled/baby changing facility closer to the social space if possible. While this option allows for 4 changing rooms (allowing easy use for instances of 2 sports playing at the same time or mixed gender teams), the compromise is that the changing facilities are not fully compliant with Sports England requirements, and there is less social and bar space available.

3.4 Design Option B Summary

Option B provides 2 changing rooms, each providing 650mm bench space per player for 20 players. The shower rooms provide space for 7 players each (with the recommended minimum being 4) including one with seating for an injured or disabled player. Locker facilities are also provided for both changing rooms. The public toilets, including the disabled/baby changing facilities, are immediately accessible from the social space, and it has been possible to allocate more generous proportions to both the bar and the bar storeroom. This option provides a much more desirable facility that meets or exceeds Sports England requirements, and satisfies the design brief, but it is understood that this will require the various sports clubs to carefully co-ordinate their fixtures.

3.5 Design Conclusion

The two options have been provided to the SPT for feedback, and PDE will also attend their meeting on Tuesday 5th March for further discussion. The design will subsequently progress to RIBA Stage 3, taking into consideration the feedback received.

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4. Site

4.1 Site Development History

The original sports pavilion was built in 1986. A subsequent extension was added in 1996. The adjacent cricket umpire building was constructed in 2004. Two further storage sheds have since been added to the raised area around the umpire building.

4.2 Existing Building

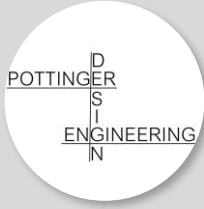
The existing building is a single storey structure containing a bar area, social area, as well as both male and female changing rooms and team showers. There is also a storage room at one end used by the sports clubs and bar. The loft space is partially used for additional storage, as well as housing a large number of services. A building condition survey has been undertaken separately (please see survey report by Right Surveyors Sussex and Weald). Based on observations during the measured survey and structural inspection undertaken by PDE on 19th December 2023, it is believed that the roof trusses may span entirely from the front to back external walls. If correct, all internal walls would therefore be non-loadbearing and possible to be removed/relocated. A further inspection will be undertaken shortly to investigate this assumption.

4.3 Site Constraints

Proximity to the residential housing behind the pavilion on Allington Place should be regarded in the design development, to mitigate the impact of noise and potential anti-social behaviour. Further discussion with the stakeholders will be required in order to explore possible phasing strategies to mitigate the impact of the renovation works on the various users. Depending on the nature, timing, and duration of the works, it may be necessary to install a temporary access track on the edge of the playing field to provide access for plant and materials.

4.4 Topography and Geology

The site slopes gradually downwards from south to north. This change in topography has resulted in a small masonry retaining wall to the southwest corner of the building where it is 'cut in' to the slope. The path from the car park ends with a staircase up the bank of this



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cut-in for players and members of the public to continue to the rugby field, new skate park, and footpaths into the surrounding countryside.

Based on publicly available information from the British Geological Survey, and local experience, it is anticipated that the site will be underlain by sandstone beneath a shallow strata of clay.

5. Planning Considerations

5.1 Site History

The overall development of the site is noted in section 3.1. In addition to these points, it is worth noting the adjacent Allington Place residential development was constructed immediately behind the pavilion circa 2005. More recently, the playing field generally has benefited from a new skate park last year and new outdoor gym equipment last year (2023).

5.2 Planning Constraints

The site falls just outside of Archaeological Notification Area (ANA) DES9247. The site is also outside of the nearby Newick (Church Road) Conservation Area. As such, it is not envisaged to require any particular constraints or requirements with regards to obtaining planning permission (subject to the final proposed design).



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6. Environmental

6.1 Environmental Requirements

NPC has no particular environmental policy in place for this project. They do however have a 'dark skies' policy for the local area.

It may be worthwhile investigating eligibility for 'green' funding options such as the 'East Sussex Invest 8' fund which currently offers grants of £10k to £25k and loans of £10k to £100k which is aimed at sustainable and environmentally responsible business growth.

6.2 Operational and Maintenance Requirements

The SPT currently provides a handyman for maintenance services, and a cleaner for regular cleaning services. NPC provide CCTV for the site which also covers the surrounding grounds. Further agreement between NPC and the SPT will be required for ensuring adequate ongoing cleaning and maintenance of the refurbished building.

6.3 Options for Environmental Control

The key environmental challenges identified is the control of moisture, and heating in the social areas. At this early stage, the recommended approach is to significantly improve the insulation, provide a modern ventilation system, and potentially install underfloor heating for the social space.



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7. Financial

7.1 Budget

It is understood that the total maximum budget for the project is £500,000. With a total building footprint of 266m², a maximum cost per square metre of £1566 plus VAT is required.


7.2 Approximate Cost per Square Metre

At this early stage of a renovation project there are too many unknown variables to be able to provide a definitive cost estimate. However, Spon's Architects & Builders Price Book 2024 provides cost estimate information for a variety of different building types which can be used to review comparable rates, based on the project being a 'new build'. The Price Book provides an estimated cost per square metre for a 'Sports Pavilion; changing and social use' of £1,925 to £2,425 plus VAT.

The footprint of the existing building is approximately 266m². However, approximately 55m² of this is the storeroom, which would fall under a lower estimated construction rate of £1050 to £1350 per square metre plus VAT. Based on these rates, the estimated cost to rebuild a building of the same footprint and mix of pavilion to storage space would be approximately £463,925 to £585,925 + VAT.

The rates in this estimate do not also consider other factors, such as location and project value, meaning the rates used above may need to be adjusted further by approximately 5%. It is also important to note the fluctuations in construction costs in recent years, with the tender price index (which provides an insight into general construction cost variation over time) having increased by over 12% from last year and being approximately 33% higher than 2021.

It is clear therefore that a complete demolition and rebuild of the facilities is not financially viable without a significant amount of additional funding. However, this does indicate that an extensive refurbishment utilising the existing structure is feasible with the available budget.

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7.3 Targets and Constraints on Operating Expenditure

As the design progresses, should facilities such as Wi-Fi hotspots etc. be included in the final scheme, it is understood that the funding for the ongoing maintenance, cleaning and resupplying etc of these facilities will be the responsibility of the SPT, and as such it will be necessary to understand their financial constraints to provide this.

8. Project Strategies

8.1 Communication and Approvals

Design development is to be communicated and agreed between PDE and Melanie Thew and Emma Reece on behalf of NPC. They will seek the approval of NPC where required at key stages, such as prior to submitting the project for planning permission.

It is suggested at this stage that the public be consulted about the proposed design at the annual council meeting on 20th March, 2024.

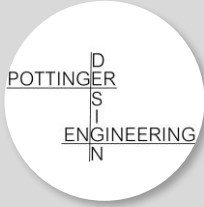
8.2 Planning Strategy

At this stage, it is anticipated that the re-cladding and reconfiguration works to the pavilion currently proposed will require Full Planning consent. It is recommended that a Pre-Application Advice request is made to Lewes District Council to confirm their requirements for this. Should this be confirmed, it is highly likely that this will require design details for the drainage scheme, and for the mechanical ventilation system, which depending on the level of detail required may necessitate the appointment of a drainage engineer and building services engineer.

The separate storage facilities are currently believed to possible under permitted development rights but may be worth including in the main application regardless.

8.3 Building Control Strategy

At the appropriate stage, quotes will be obtained from private building inspectors to determine if this may be the most cost-effective means of compliance. Otherwise, the majority of the works will be submitted for Full Plans approval with the Local Authority building control. Depending on the construction phasing it may be desirable to undertake some of the preliminary works under a Building Notice.



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8.4 Ongoing

Throughout the project, several additional strategies will be developed. An example of the type of strategies likely required for a project such as this includes:

- Procurement Strategy
- Construction Strategy – this will likely require a 2 phase approach
- Sustainability Strategy
- Health and Safety Strategy