

## Briefing Note Extraordinary Meeting of Full Council 10 April 2017

### Hiltingbury Pavilion Extension – Design Update

To discuss and decide whether to adopt the proposals from the Hiltingbury Pavilion Project Board:

- a. That the design adaptations for the sports hall extension and internal refurbishment following a presentation by TKL Architects are considered, acknowledging that although some open green/sports space will be utilised for the development the project will increase the accessible sports opportunities for the benefit of residents of the parish, for agreement that the plans are progressed to a full planning application, with a pre-application meeting undertaken with the Planning Officer as soon as practicable.
- b. Further to discuss and agree that as the planning application proceeds through the 13 weeks application/consultation that work on the design, structure and M&E are progressed contemporaneously, at risk, to ensure that if planning consent is granted construction work can begin as soon as practicable. (N.B. Separate decisions will be taken by Full Council as to borrowing, budget and main contractors at a later meeting once specifications, materials etc. are known).

Since the findings of the feasibility study were discussed and initial approval was given to progress to the Planning Application stage the design of the proposed extension and extant pavilion has been reviewed.

In the review, the additional parking need that added use of the proposed facility would create was considered and a decision was taken to explore the placing of the extension to the side and create a parking area by the Scout Hut.

The needs of parking by construction workers was also considered and the possibility of creating a 40-space parking area at the Ashdown Road end of the Rec was factored in for the period of development. This would prevent congestion at the main car park.

Therefore, a design as per below was brought forwards to the Project Board on 3 April 2017 and the call was made for an Extraordinary Meeting of the Parish Council to be held on the 10<sup>th</sup>.



The design allows for 2 football pitches to be retained, so complying with Football Foundation grant terms (EBC's grant in 2008). Andy Thompson (EBC) is able to confirm support for the design from his internal and external contacts as our EBC lead and support for the design from the planning officer.

David Knott (TKL) and the Clerk have had an informal pre-pre-application meeting with the planning officer and have talked through parking, moving the football pitches down the recreation ground a bit and that the loss of open space (recreational/sporting) is actually a benefit by moving it inside and making it more functional and creating more sports/exercise opportunities.

Design elements include approximately 200m<sup>2</sup> of photovoltaic panels, and planning policy would probably require a green (sedum) roof. Ground source or air source heating (dependent on geotechnical reports of ground conditions) are also being factored in with an expected additional capital cost to the project of about £100,000. However, this would create significant savings in heating/lighting costs.

The decision for the Extraordinary Meeting on Monday 10<sup>th</sup> is whether Members are happy for the proposals to be taken forwards to a Full Planning Application with the Clerk and TKL completing the Pre-Application phase with the planning officer at EBC and then submitting the application.

The second decision is as to whether Members are happy to undertake the preparation of the construction detailed drawings, specification etc with input from Structural Engineers, M&E, and the Quantity Surveyor over the summer at risk.

Whilst this would be **at risk** (in the unlikely event that planning was not forthcoming, having followed all the advice of the planning officer from the Pre-Ap meeting, and the project being strategically important for the borough's sports delivery in the emerging Local Plan) in the context of the overall project it is potentially a smaller risk than those that could result from avoidable delays.

There is the risk to the project in terms of potentially rising costs (3.5% increase in costs would be the equivalent of the risk) by losing this time and waiting a further 3 months whilst this work was undertaken.

The Architects' fees for the technical design period through to construction are £20k + VAT (of which £2.5k cover further submissions such as Building Regs).

Richard Barnes (Quantity Surveyor) has quoted a fee for this period of work to Produce Scope of Works/specification/Design and Build document for tender purposes in association with design team and issue tender documentation at £5,200.00 + VAT

RJ Watkinson Ltd (Nick Gradidge Structural Engineer) has quoted a fee of £23,250 + VAT (based on £1.55M costs of project) to cover the pre-contract main design works.

Peach Maclean have indicated costs for this work of £7,750 + VAT

This gives an **at risk cost of £56,200**. With the overall project likely to be in the range £1.5-1.8M although no real costs will be known until the technical design is completed and tenders are received.