

# **The Plumsteads Community and Sports Facilities**

## **Briefing Notes:**

Location: Great Plumstead Playing Fields and Bowling Green.

## **The Challenge:**

We need to provide facilities for the groups that currently use the site. The Scouts Group, the Bowling Club, the Playing Fields for the Parish Community at large. All facilities need to make provision for parking and access, including for deliveries. Consultants may expect to liaise with interested parties under the Chairmanship of the Parish Council, particularly during feasibility and scheme design stages. The development may need to be constructed in phased sections to meet funding available.

## **Activity Centre Building**

A replacement robust building for the current hut which is in poor condition. It should incorporate a store, readily accessible from outside, preferably drive in approach to allow equipment to be unloaded from vehicles/trailers undercover. A building 20m internal long, internal width 6.5m on existing footprint, simple robust finishings to take some hard knocks. Any interior fit out could follow primary provision.

The building to be approximately 130 square meters internal.

## **Bowling Club**

A standalone, replacement for existing, single storey building, sited adjacent to the bowling green, with large glazed bi-fold or similar frontages and verandas overlooking the bowling green. The internal social area – an open plan area space of sufficient size to allow the playing of winter season short-mat indoor bowls, with two mat runs and with space to accommodate spectators and players and reasonably large social gatherings. The area requires a pool table space (2440x1220) and dart playing area for Club nights.

These activities will require associated storage capacity for their materials and include stackable chairs (48) and stables tables (6).

Toilet facilities (including baby change), and kitchen provision. The kitchen should relate to a bar area, which may become licensed, in any event secure and closable. The kitchen should be of a sufficient size to allow volunteer staff to prepare and serve and allow the selling or provision of bacon rolls, tea and coffee or similar refreshments to those playing or attending matches. The bar will require a secure cellar store and both will need shuttered server counters. The building to be a shell with services capped off for the Bowls Club to fit out.

Building to be approximately 168 square meters internal (7.0 x 24.0).

## **Changing Rooms**

The football/games/recreation area considered that the main changing rooms would rarely be used (at present). The Officials changing rooms should be accessible WC sized and equipped and should be observable and probably in use for junior games.

All parties agreed that the changing rooms facilities could be shared in use thereby providing overall benefit at reduced maintenance costs. The officials changing rooms being equipped for disabled access for use by the community at times of Fayres & Fetes & Fireworks.

A small viewing area, sports store for small goals nets etc.

The playing fields to the south – to provide viewing and shelter (from sun and rain), to those watching the various activities from inside the building and easy access (including disabled) for guests and spectators to the various pitches. It is anticipated there will be one senior football pitch possibly with floodlighting (future funding), with Junior team pitches for 5-7 players also available.

If prefabricated buildings are investigated, one will find a Sports Changing Rooms Modular 2 FA approved building with a kitchenette and dining area approximately 10m x 16m x 160 sq meters.

The changing rooms will need to meet Norfolk F.A standards and be a robust and simply maintained and protected as possible.

Building to be approximately 120 square meters.

## **Design**

Overall size will be a balance between sufficient space and costs, although the community facility has to work without excessive compromise. A 60 year design life for the principle structures and component life with adequate maintenance to extend at least 20 years to primary components. A more contemporary design based upon a steel or glulam framed structure with a low pitch roof, insulated panel walls and a larger fold aside or sliding glazing panels, potentially metal or wood sliding timber shutter protected when not occupied. The programme and design may well benefit from elements of prefabrication off site.

Consideration must be given to surface/grey water storage re-use for the adjoining allotments, bowling green and other irrigation needs.

This is a playing field site, not heavily overlooked and so robust materials, locking and security are important considerations.

Internal finishes are to be shell with services capped off to internal fitting out by others.

## **Environmental and Energy Use/Saving requirements**

Solar panels. High levels of insulation; double/triple glazing, ventilation heat reclaim to bathroom, shower and kitchen facilities. There is an essential need to keep running costs to a minimum. Hot water heating designed for sporadic use for changing room showers. A separate electrical room will be required to house incoming main supplies (possibly three phase), solar array converters, accessible RCD panels for the lighting and power supplies.

Security facilities, including CCTV cameras and Broadland hub equipment provision to be separately housed. Again, an accessible and readily maintained design is required. Attention should be paid to incoming and outgoing services provision as these may be time critical to the programme. Buildings will be connected to mains drainage, surface water should be sustainably collected wherever practical, for use on adjoining allotments and bowling green.

## **General**

The buildings should be as energy efficient as possible. Showers should be point of use rather than large water storage or water heated by timed thermos dynamic use. As all buildings are intermittently in use, it was not considered that underfloor heating would be viable. Better to have a well insulated warm building with quick response efficient heating.

Replacement facilities would need to be made available during construction by provision of containers for storage, possibly increased use of the village hall (which would need advanced notification and booking).

Bowls changing shoes, kitchen and bar needed to carry on activities in in the winter. Perhaps reduced nights and make use of the Village Hall.

### **Programme; what needs to happen to deliver our aims**

The programme envisaged is geared to achieve occupation **in 2024**.

If a starting point of **October 2023 consultant appointments** is achieved, the design teams will be expected to have proposal available for planning submission by the end of **February 2024**. Broadland District Council are very supportive of the Parish aims and early discussion with planners may provide clear results. Proposals with specification should be available for tender by the **middle of October 2023** for tender returns and **approvals by the end of November 2023**.

This then allows a 12 month procure, build and commission programme. This is where the potential benefits of off site assembly and dry build, sustainable prefabricated components may prove helpful.

A Bowling Veranda may actually be placed separately in September 2024, after the summer season is over, the minimise disruption to the boundary of the bowling green.

### **Costs**

Funds are available to take proposals through to the planning submission and construction stage, including all initial design appraisals by all consultants. Approvals are required to allow possible grant applications to be pursued. Documents will need to be provided to support funding application(s).

Single storage community facilities with a significant M&E content with changing room and shower facilities of a 2022 communal standard expectation.

### **Compliances**

Great and Little Plumstead Parish Council are the approving authority and client, who will look to the design team for professional services advice and clearances. Consultancies will be required to gain all approvals including Planning Consent, Building Control consents and Standards as a minimum, with Service Suppliers approval. A quality construction and sealed building, (to minimise infiltration rates), is required, achieving a low energy demand facility with low running and maintenance costs, particularly when the changing rooms are "off line". The Contracts should provide for and sign over extended guarantees where these are available, e.g. roofing membranes and timber treatments and with a minimum contractors 1 year defects responsibility after completion.

It may be that the Design Team will be required to authorise and approve interim and final payment certificates during the course of the building works. Proposals should also be made for qualitative sign off inspections as the building works proceed.