

## **YATTON PARISH COUNCIL**

### **HANGSTONES REDEVELOPMENT PROJECT**

#### **Options appraisal**

##### **Introduction**

Yatton and Claverham currently have open spaces at Hangstones, Rock Road, Horsecastle (all Yatton) and Broadcroft (Claverham). Hangstones has a 40 year old pavilion with a car park, sports pitches, skateboard park, BMX track and play area. Rock Road has sports pitches, a pavilion for Yatton Junior Football Club, car park, small play area and a hard surface area that is being converted to an all weather training pitch. Yatton Youth Club is housed in an adjacent building owned by NSC. Horsecastle has an open play area and a children's play area. Broadcroft has an open grass area and a children's play area.

In 2006 the Parish Council decided to consider redeveloping the Hangstones site as the running cost of the existing building was increasing and major structural repairs were becoming necessary. A survey of the existing users suggested any redevelopment should include an indoor sports hall and social additions such as a licensed bar and café.

A survey was conducted of all local facilities from Weston-Super-Mare to Portishead and this concluded that a successful community facility consisted of indoor and outdoor sport pitches, multifunction spaces, bars and cafés.

All the current users and some potential users were surveyed and this resulted in a requirements specification being compiled.

A Condition Survey of the existing building was carried out and a significant number of repairs and upgrades were identified. The repairs are being dealt with separately whilst the upgrades are included in this document as a specific option to be considered

##### **Objective**

- To consider the most appropriate option for Yatton.
- To provide realistic estimated costs for each of the line items listed for the favoured option.
- To combine the costed line items for the favoured option and to provide an estimated through life cost over a thirty year period.

## **Options**

- 1(a) Update current building to comply with current legislation.
- 1(b) Extend current building to provide for the minimum requirements of the clubs.
- 1(c) Extend current building to include the development potential of each club.
- 2 Construct a replacement building to provide the minimum requirements of the clubs and community.
- 3 Construct a replacement building to include the development potential of each club and the community.

For the purposes of the through life costing exercise, only option 2 was priced.

## **What Yatton needs at Hangstones**

Yatton requires provision as follows:

External:

- Pitches for football, rugby and cricket
- Children's play area
- Skate park
- Lighting for events
- Car Park
- Perimeter walkway

Internal:

- Changing rooms, showers and toilets
- Wheelchair access throughout
- Small 10 person meeting room
- Kitchen
- Large hall (50 people) linked to Kitchen
- Office space for Parish Council (3 people)
- Store room for maintenance equipment
- General equipment stores
- Caretaker room

## **Options to be considered**

### **Option 1(a)** – Update current building to comply with current legislation

In this option all essential repairs are completed plus additional work is carried out to allow the facility to conform to current requirements

#### **This option entails:**

External signage needs to be improved especially at the Stowey Road entrance.

The building is on several levels with the showers accessed by steps that make wheelchair access impossible. The only practical solution is to provide direct access from the outside. This will require new weatherproof doors to be fitted and external paths provided.

The external lighting system requires modification to cover all vulnerable areas.

Disabled access via the kitchen and main hall to be reviewed and modified if required.

Safety rails are to be fitted to all flat roof areas.

The plumbing and heating system needs to be modified to provide adequate capacity throughout the building. Radiator output to be checked and additional radiators fitted if necessary.

The shower areas are subject to flooding during extreme weather conditions. Additional surface water drainage is required.

The entrance lobby floor requires the matt to be recessed in order to provide a level surface.

Internal lighting to be assessed and replaced/extended as required.

Internal doors are not DDA compliant and should be replaced.

A fully automatic fire alarm system is required and the requirement for extinguishers and fire blankets to be re assessed.

The intruder alarm requires replacing with a comprehensive system.

Shower room floor tiles to be replaced with non-slip tiles.

Mechanical ventilation systems to be installed in both shower rooms.

Waterproof light fittings to be installed in both shower rooms.

Fit fire protection structures around boilers and hot water cylinders. Box-in and insulate all exposed water pipes and services. Add frost protection sensors to water system.

Shower controls are to be installed at the correct DDA height and fully assess disabled access to shower rooms and shower room toilets and modify as necessary.

Electrical system to be modified to fully comply with current regulations and certified.

Gas system to be fully assessed to comply with current regulations and certified. Any necessary modifications to be included.

Assess if disabled refuge areas are required and fit if necessary.

Introduce a hearing aid loop to the main hall.

**Work required:**

**External**

- 2.1 Roadside signage required at site entrance.
- 2.2 Improve lighting to car parks.
- 2.3 Improve lighting to ramped access.
- 2.4 Provide a continuous hard paved route around the perimeter of the building to provide adequate disabled access.
- 2.5 Add secure external disabled access to male and female shower areas.
- 2.6 Provide adequate disabled access from the kitchen and main hall.
- 2.7 Install additional surface water drain to replace existing soakaways.
- 2.9 Replace roof covering and fit safety railings to flat roof area.

**Internal**

- 2.10 Replace existing vinyl flooring in entrance lobby and recess matting to ensure a level surface.
- 2.11 Professionally clean floor in main hall.
- 2.12 Replace all internal doors and ironmongery with robust doors and DDA compliant ironmongery.
- 2.13 Assess lighting levels and add additional lighting as required.
- 2.14 Install a full automatic fire alarm and extend emergency lighting system.
- 2.15 Replace the current intruder alarm with a comprehensive system.
- 2.16 Assess fire extinguisher and blanket requirements and replace if necessary.
- 2.17 Shower booster pumps to be installed correctly.
- 2.18 Assess current heating output and add additional radiators if necessary.
- 2.19 Fit non-slip flooring to both changing rooms.
- 2.20 Fit mechanical ventilation systems to both changing rooms.
- 2.21 Provide fire protection structures around boilers and water cylinders.
- 2.22 Fit correctly rated IP light fittings in shower areas.

- 2.23 Box-in all exposed water pipes and services.
- 2.24 Ensure shower controls in both changing rooms are installed at the correct height above finished floor level to ensure compliance with DDA.
- 2.25 Fully assess disabled access to all facilities in both changing rooms and modify as required.
- 2.26 Upgrade electricity meter to comply with Building Regulations – Part L.
- 2.27 Introduce a 2 year periodic test of the electrical system.
- 2.28 All electrical sockets and the supply to the remote pumping station to be protected by a Residual Current Device (RCD).
- 2.29 Copies of electrical test certificates to be sited within the electrical switch cupboard.
- 2.30 Reposition disabled toilet alarm reset button inside cubicle.
- 2.31 Introduce a hearing aid loop to main hall.
- 2.32 Assess if disabled refuge areas are required and fit if necessary.
- 2.33 Add gas identification banding to gas supply pipe.
- 2.34 Copies of the gas system schematic to be provided at the gas meter location and in the entrance lobby.
- 2.35 Add frost protection sensors to the heating system.
- 2.36 Redecorate as required using washable paints.

**Estimated cost of this option:**

Pavilion - Initial update/build costs	£333,820
Annual maintenance costs	£10,086
Total maintenance cost over 30 year period	£302,600
Total through-life-costs (30 Years)	£636,420

**Pros**

This is the cheapest viable option

**Cons**

Does nothing to improve building to meet user needs.  
 High maintenance legacy retained.  
 Severely limits the buildings potential uses.

**Option 1(b)** - Upgrade current building to provide for the minimum requirements of the clubs

This option carries out improvements listed in Option 1(a) and also addresses the needs of users more fully to offer a minimum level of activity.

The work required at Option 1(b) is in addition to that required for Option 1(a).

**Work required:**

**External**

- 3.1 Fit light weight pitched roof and insulate
- 3.2 Plant low growing bushes around building perimeter

**Internal**

- 3.3 Replace existing single glazed windows and doors with robust aluminium door and windows fitted with secure ironmongery.
- 3.4 Build-in fire resistant storage to changing room corridors.
- 3.5 Extend shower/changing areas to accommodate 4 teams
- 3.6 Build extension to accommodate dedicated function rooms, office and kitchen area for Youth club, to be accessed by separate secure entrance (Only required if current lease is not renewed).

**Estimated cost of this option:**

<b>Pavilion</b>	
Initial update/build costs	£675,431
Annual maintenance costs	£11,065
Total maintenance cost over 30 year period	£551,635
Total through-life-costs (30 Years)	£1,007,386
<b>Youth Club</b>	
Initial update/build costs	£331,955
Annual maintenance costs	£7,432
Total maintenance cost over 30 year period	£222,975
Total through-life-costs (30 Years)	£774,610
Combined total through-life-costs (30 Years)	£1,781,997

**Pros**

Building meets minimum identified user needs

**Cons**

Disabled access to showers is still poor  
 The size of the main hall is still inadequate.  
 Additional office space created in the youth club building only.  
 Very little improvement to current facilities already supplied.

**Option 1(c)** - Upgrade current building to include the development potential of each club

This option offers all that is proposed in Options 1(a) and 1(b) plus additional resources.

The existing function room needs to be extended and the male shower access needs to be relocated to the entrance hall.

Secure external access needs to be installed to both shower areas to provide wheel chair access.

Add additional internal storage facilities for both football clubs.

**Work required:**

- 4.1 Extend main function room floor area by 75%
- 4.2 Relocate internal access door to male shower areas and toilets to entrance hall
- 4.3 Provide additional internal storage areas
- 4.4 Add additional office for parish council use

**Estimated cost of this option:**

<b>Pavilion</b>	
Initial update/build costs	£870,197
Annual maintenance costs	£12,074
Total maintenance cost over 30 year period	£579,801
Total through-life-costs (30 Years)	£1,232,432
<b>Youth Club</b>	
Initial update/build costs	£362,235
Annual maintenance costs	£7,365
Total maintenance cost over 30 year period	£220,975
Total through-life-costs (30 Years)	£800,776
Combined total through-life-costs (30 Years)	£2,033,209

**Pros**

Meets identified user need for development.  
 Significant improvement to disabled access throughout the building.  
 Main hall can now be used for additional activities.

**Cons**

No means of reintroducing the parish office without additional increase in the building footprint.  
 Additional meeting/function room only achieved if the youth club building is built.

**Option 2** – Construct a replacement building to provide identified needs of existing users

This option demolishes the existing structure and replaces it with a new building designed to provide the same facilities as option 1(c). This will provide the opportunity to remodel the whole area and integrate the minimum pitch requirements.

External- Hangstones playing field to be remodelled to include:

- 5.1 2 full size adult football pitches with floodlighting on one
- 5.2 Fixed dugouts for the pitch nearest the pavilion
- 5.3 One mini-football pitch
- 5.4 Two Junior Football Club training areas
- 5.5 Two Tennis courts with flood lighting
- 5.6 Children's play area
- 5.7 Play pod

The current children's play area may need to be relocated to match the overall design.

There will also be a summer cricket pitch. Flood lighting and isolation of one adult pitch only is required.

The two tennis courts can also be used as a netball pitch. This area will have flood lights.

A perimeter pathway is to be constructed around the entire field. This will be suitable for running, Jogging and wheelchair access. The current footpath to the Skate Park and BMX track may need to be moved and some trees will need to be relocated in order to expose the full potential of the nine acre site.

The Play Pod will need to be sited within easy access of the building.

Internal- The new building is to include the following:

- 5.8 4 in No changing rooms each to accommodate 14 adults
- 5.9 Separate officials changing room with shower to accommodate 4 adults
- 5.10 Lockable internal storage area for Adult Football Club
- 5.11 Lockable internal storage area for Junior Football Club
- 5.12 Lockable external storage
- 5.13 Male toilets – Internal and external
- 5.14 Female toilets – Internal and external
- 5.15 Disabled toilet – Internal and external
- 5.16 Parking for 30 cars
- 5.17 Large meeting/multifunction room
- 5.18 Smaller meeting/function room
- 5.19 2 in No double garages
- 5.20 Large office for Parish Council use
- 5.21 Kitchen area
- 5.22 Reception area

## 5.23 Office for Yatton Parish council ( 4 people)

The requirement for an indoor sports hall is not included in this option. However the main hall can be constructed such that a future conversion is practicable. A partnership with local schools could be a useful way forward.

Tenders will be required to provide the Parish Council with costs and timescale to provide a replacement building incorporating the above requirements.

**Estimated cost of this option:**

<b>Pavilion</b>	
Initial update/build costs	£1,676,309
Annual maintenance costs	£16,192
Total maintenance cost over 30 year period	£883,137
Total through-life-costs (30 Years)	£2,162,079
<b>Youth Club</b>	
Initial update/build costs	£485,770
Annual maintenance costs	£9,192
Total maintenance cost over 30 year period	£275,775
Total through-life-costs (30 Years)	£1,158,912
Combined total through-life-costs (30 Years)	£3,320,991

**Pros**

Meets identified user needs.  
 Provides up-to-date building that is fit for purpose.  
 Future proof design  
 Main hall can be converted to a sports hall without altering the structure.

**Cons**

Costlier than Option 1b

**Option 3** – Construct a replacement building to include the development potential of each club and the community. This option has not been costed but total costs are likely to be £3.5m to £4.5m.

Yatton and Claverham have a combined local population in excess of ten thousand. Each village has a village hall and several active churches but provision of recreation facilities is limited to several football pitches, private cricket and rugby clubs and a skateboard park.

In order to put the following requirements list into context a typical week at the new facility has been constructed and consists of the following activities:

- Karate for adults and juniors
- Adult circuit training
- Senior netball
- Tennis
- Cricket and field sports (e.g. Softball, Rounders)
- Aerobics
- Dance courses
- Badminton
- Pilates
- Slim fit training
- Personal exercise programmes in the gym
- Birthday parties
- Football adult and junior
- Meetings and clubs
- Netball
- Basketball
- Parish council office
- Arts and crafts

There is also the café and bar that provide the means to relax and socialise after the exercise.

The vision of the Parish Council, the users and the potential users is for a sports and community centre that fulfils the needs of the parish of Yatton and Claverham for the foreseeable future.

This will comprise a full size indoor sports hall that can cater for all popular sports up to county standard and a climbing wall.

The building will be set over the existing building foot print and the car park will be extended to hold a minimum of 60 cars and two coaches. Some parking can be on grass. If the current changing facilities cannot be retained during the build phase temporary facilities will be provided.

The frontage will be landscaped to reduce the impact of the building that can be on two floors. A low pitch roof will be included to reduce the visual impact.

The design of the building will be in keeping with the surroundings, visually attractive and sustainable. The ability to extend the building at a later date is to be included but the initial design must be balanced and fully secure. The current detached garage will remain and be extended to provide garaging and storage for the Yeo Valley Lions.

The ground floor will include the sports hall and linked changing facilities for 60 male and female indoor users plus 60 lockers. Each changing room will have two toilets fitted. There will also be an indoor changing room for three sports officials together with its own toilet.

There will six unisex changing rooms with direct outside access. These will accommodate up to two football teams and one hockey team. All six changing rooms will have two toilets provided. There is a requirement for two sports officials changing rooms to accommodate up to three officials also with toilets and direct outside access.

The building will have a feature reception area with a manned reception desk and stairs and lift to the first floor. There will be easy access to three small rooms, fitted for physiotherapy use. There will also be a parish council office, a site manager's office and a general office.

The sports hall will accommodate four in number badminton courts. It will also provide for indoor hockey, five-a-side football and basket ball.

Close to the indoor changing rooms will be a fully equipped gym providing 40 places. All exercise machines will be programmable to provide tailored health programmes for individuals. This will allow the local health practice to prescribe and monitor exercise related treatments.

The main multifunction room will be on the ground floor. It will have a small stage and be capable of subdividing into two or three smaller rooms. Its capacity will be two hundred people and it will have provision for fitting an overhead projector and screen.

On the first floor there will be smaller multifunction room and a conference /meeting room that is acoustically secure. This room will be fitted with an overhead projector and screen. It will be capable of seating 25 people.

A bar will be included that can seat forty people and this will be sited over a cellar room on the ground floor that has direct outside access for deliveries.

There will be a small café with an attached soft play area. This will be served by vending machines. There will also be a viewing area of the sports hall. If possible an outside viewing area/platform will be included on the first floor providing a view over the main pitch to the rear of the building.

A fully equipped kitchen will be provided adjacent to the bar and the small multifunction room. This will be for use by groups and be capable of catering for parties.

Separate secure storage areas are to be provided adjacent to all main rooms

The continued use of the facility throughout the day and evening will provide added security to the area while the open site will offer better visibility to parents supervising small children.

Hangstones playing field to be remodelled to include:

- 2 full size adult football pitches
- Fixed dugouts for the pitch nearest the pavilion
- One mini-football pitch
- Two Junior Football Club training areas
- Two Tennis courts
- Current children's play area
- Play pod

The current children's play area may need to be relocated to match the overall design.

There will also be a summer cricket pitch. Flood lighting and isolation of one adult pitch only is required.

The two tennis courts can also be used as a netball pitch. This area will have flood lights.

A perimeter pathway is to be constructed around the entire field. This will be suitable for running, Jogging and wheelchair access. The current footpath to the Skate Park and BMX track may need to be moved and some trees will need to be relocated in order to expose the full potential of the nine acre site.

The Play Pod will need to be sited within easy access of the building.

The requirements in option 3 that are additional to option 2 can all be added at a later date. Planning applications should include all the requirements of Option 3 in order to future proof the project.

### **Assessment**

Option 1a does nothing to provide an adequate facility for the future use of the parish. Neither does it meet the minimum requirements of the current users. Unless improvements are made there is a possibility that the users will find alternative facilities.

Option 1b permits the use of the facilities by four teams but disabled access to the showers from the main hall is still a problem. This option does not address the need for a bigger hall and additional storage.

Option 1c provides for most of the essential requirements to enable the users to develop their own potential; however there is no provision for a separate office for the parish council. To provide this will require further extension of the footprint and an increase in cost. This option does not permit the

conversion of the main hall to a sports hall at a later date. There is no provision to undertake the work in stages thus requiring all the required funding to be in place at the start.

Option 2 is the first phase of Option 3.

Option 3 provides a modern building that will fulfil all the development criteria of the current users and will draw in additional users due to its accessibility and added features.

This option has the ability to provide facilities in prioritised stages depending on the availability of funding. This will permit the parish council to source funding in smaller amounts over a period of time.

Planning approval for the complete design to Option 3 standard will protect the design for future parish councils if the development programme is spread over several years.

This may be the most expensive option but the ability to provide a minimum facility at the beginning and expand as and when funding permits will provide the parish council with the flexibility to develop the site in line with demand.

### **Recommendation**

The parish Council is recommended to:

1. Adopt Option 3 as the way forward for the redevelopment of the Hangstones site.
2. Agree to the setting up of a new Advisory Committee to oversee to project and canvass the community to support the provision of the new facility.
3. Authorise the Clerk to tender for a suitable design to meet the requirements of Option 3.
4. Accept the need to employ a professional Fund Raiser to ensure funding is acquired in a timely manner.

Robert Jenner  
Chair of Advisory Committee for the Redevelopment of the Hangstones Site  
03 November 2009