

ADUR AND WORTHING COUNCILS

Church House Gardens Bowls Pavilion, Extension Feasibility Report

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Introduction

The purpose of this report is to assess the feasibility of extending the existing building. The client brief is to provide private internal wc areas with new male and female changing rooms. Existing club room will be opened up removing internal partitions and utilising the space occupied by the existing gents public toilet. The proposed areas to extend will require the existing public toilets to be completely replaced and relocated.

A indicative budget has not been allocated and this report will assess the viability of the proposal and provide a budget estimated for consideration.

Location:
Church Road,
Tarring,
Worthing,
West Sussex,
BN13 1EU

The site is a public park adjacent to a church yard. The building forms the public toilets and the club house for the bowling area.

Findings

The existing building includes a gross internal area of 96sqm.

The building is assumed to be single skin brick 100mm construction with timber ship lap horizontal cladding. The roof is formed with a assumed traditional cut purlin pitched gable ended design. Roof covering is formed with oak peg tiles matching the adjacent church roof. Windows are original steel crittall and doors are original crittall to the main entrance with additional single stained timber.

The site is located with in a conservation area and any alterations will require conservation area planning consent. The use of oak peg tiles in the existing building would have most likely been a requirement of the original conservation area planning consent.

Existing Information

Existing lease documents include a number of covenants on the site. There is a requirement not to build in front of a shaded area to the west of the park. The site locality and the covenant restrict the available area for construction.

The client has provided a sketch draft layout which proposes extending the existing building north towards the church yard infilling an existing grassed area. The grassed area is not restricted by the no build covenant and would therefore allow subject to planning consent an extension with a foot print of approximately 74sqm.

There is not currently any information available for asbestos. The building will require a full R & D survey before any significant alteration. There is a significant risk that the building will contain asbestos given its age circa 1930's and the apparent internal partition construction.

Informal discussion with building control has indicated that if the existing public toilets are replaced any replacement will have to include a full separate part M DDA compliant WC.

A draft space modelling exercise indicates that the available 74sqm would allow provision of new public conveniences and the client's extension and changing areas with a separate internal WC. The existing gent's public toilet would need to be converted into the disabled WC to comply with building regulations. An alternative option could be to reduce the public toilet provision on the site to unisex and disabled facilities.

Conclusion

The clients proposed extension is in principal viable subject to planning approval and the likely capital budget as indicated below.

Spon's 2017 Building prices for functional unit per sqm.

UNICLASS D5 Recreational facilities

Sports Pavilions

Social and changing £1225-1525

- £1525 x 74sqm = £112850.00.
- Allow £50000.00 for drainage alts and provision of public WC.
- Allow £25000.00 for altering existing gents WC to disabled facilities.
- Allow £10k for conservation planning consent and additional cost for roofing
- Contingency 10%
- **Total budget circa £210k**

Please note all budgets as stated will be subject to an additional 12% Technical services fee.

Recommendations

In order to produce a more accurate cost estimate a more detailed investigation needs to be arranged to review the following items.

- Structural implications removing existing partitions and removing existing gable and external wall.
- Full feasibility drainage survey and cost estimates for relocating public toilets.
- Management Asbestos Survey with some intrusive investigation where viable.

Appendix 1

Site photographs



View of pavilion with bowling green and adjacent church.



North gable elevation where extension would require existing ladies public toilets to be reinstated.



Grassed area with potential 74 sqm available for extension.



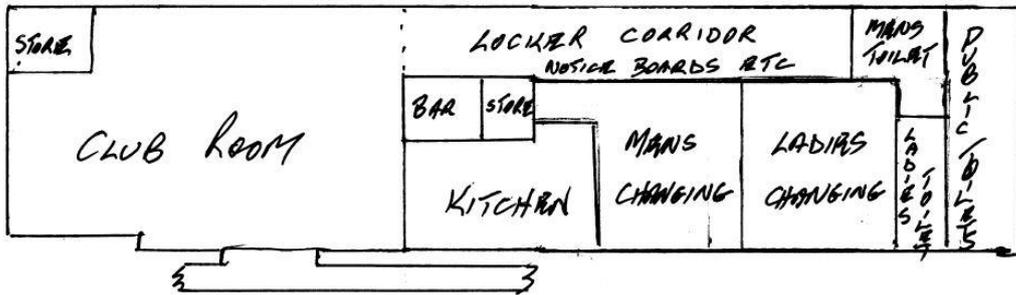
Main function room with partition wall proposed for removal.



Existing changing area and partition wall view.

Appendix 2

Clients sketch layout



Appendix 3

Existing & Proposed Layouts PDF.