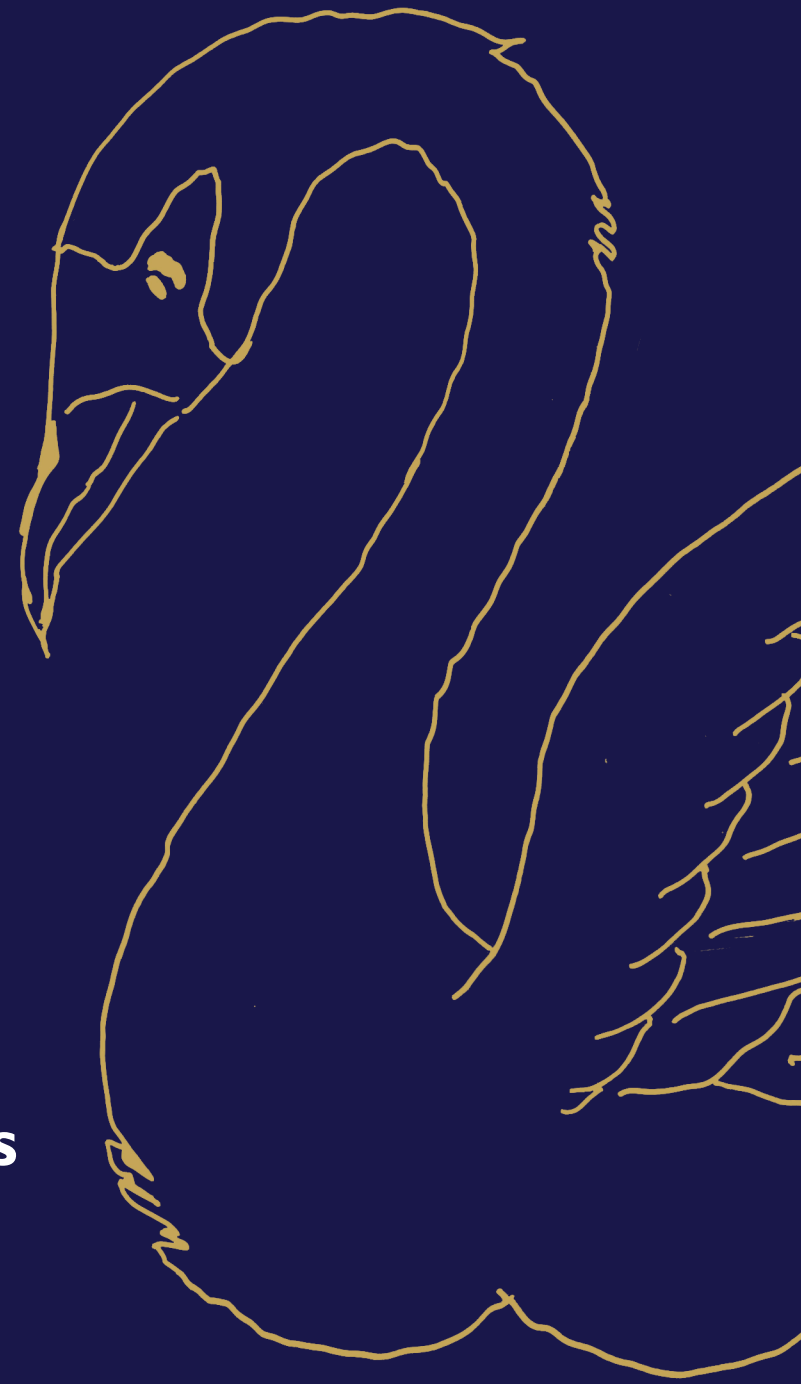


AV2

A New Building for
Avon Valley Indoor Bowls Club

1301(RP)001 Feasibility Study
May 2014



Bennetts Associates
Architects



'This is as much a safe and nurturing social club as a bowls facility'

Malcolm George
Development Director

Document Control

Document Title I301(RP)0001 Feasibility Study

Contributions

Name Alastair Bogle
Company Bennetts Associates Architects
Location London

Revision \

Date 23th May 2014
Details First Issue

Revision 01

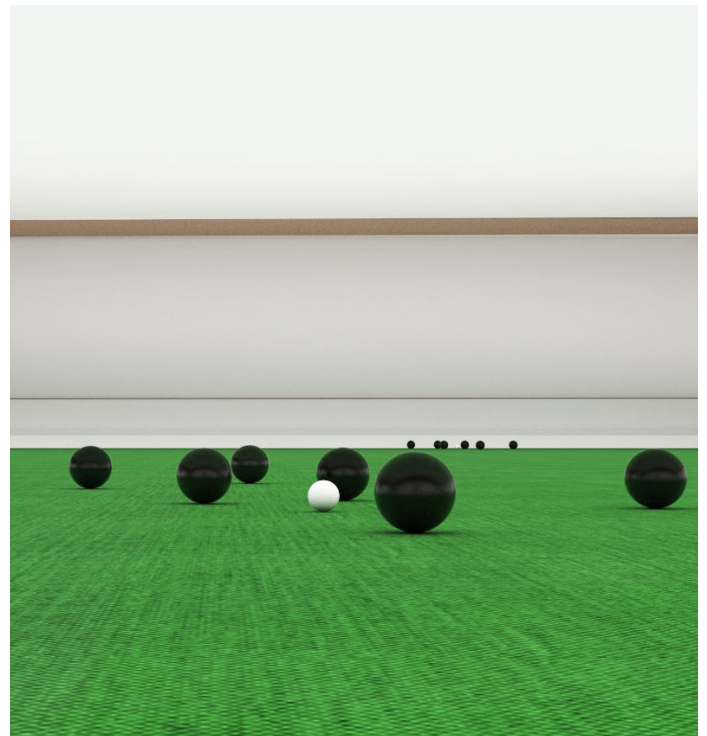
Date 13th May 2014
Details Second Draft Issue for Comment

Revision 00

Date 7th March 2014
Details Draft Issue for Comment

Authorisation

Name Julian Lipscombe
Title Director
Address Bennetts Associates Architects
1 Rawstorne Place
London EC1V 7NL



Executive Summary

Bennetts Associates are delighted to produce this feasibility study for the Avon Valley Indoor Bowls Club. This study has explored the options for the creation of an exemplar facility, on a new site to meet the future aspirations of AVIBC.

It is envisaged this document will be used to clarify the club's vision and business case, but also facilitate the next stage of engagement with relevant stakeholders in order to fund and develop this exciting project.

This document contains information about the club, their future vision, and potential options for a new Bowls facility. Sweetts group have also contributed with an outline cost analysis to assist the Club with the next stages of development. AVIBC is a proactive and important presence in the Warwickshire community with a mission to help people live longer and lead more fulfilling lives. Bennetts Associates have enjoyed compiling this study and hope it provides the springboard for this overall objective to be obtained.

Chairman's Statement

These are both extremely difficult and incredibly exciting times. We are very disappointed to leave our current building, but the opportunity to create a much improved facility could be fantastic. AVIBC is grateful to Bennetts Associates and Sweetts for their enthusiastic work on this document and to Jaguar Land Rover for financing this work. We must all work together to ensure that our club has a long term future, enabling future generations to enjoy all the benefits of playing indoor bowls.

Tony Thurlbeck
Chairman AVIBC

The Club

AVIBC has been a successful club for 40 years. It is run and a strong presence in the local community. The Club currently has a membership of just fewer than 500, made up of residents from the local area who play at club, district, county, national and international level. It is run and managed by its members and has a proven track record with great potential for growth.

AVIBC currently operates from the Jaguar Landrover site in Gaydon, with the facility being partly constructed from the old officer's mess, a legacy of the old RAF base that used to be on site. Its current facilities consist of:

- A 6 rink playing surface split by columns due to the structure of the building
- 2 Changing rooms
- A bar and lounge facility
- A small multi-functional room for conferences/ events
- An office
- A kitchen and associated ancillary spaces.

Jaguar Land Rover have informed AVIBC that their current lease, which runs to 2020, will not be renewed. The club see this as the opportunity to create a new facility elsewhere that meets with their own aspirations and that of the English Indoor Bowling Association, which are:

- A growth in participation across the adult population in the local communities. Targeted to work to increase female participation
- A growth in participation in the 14-25 range, plus working with primary schools
- The provision of an excellent sporting experience for new and existing participants
- A growth in Indoor Bowls participation by people who have disabilities.



Existing Avon Valley Indoor Bowls Club Photographs

The Vision

AVIBC are currently looking for a new site to house a new exemplar facility that can meet the aspirations of AVIBC and serve the local community. The club have outlined their vision with these key development as follows:

- To provide a centre of excellence for bowls all year round
- To provide bowling opportunities within a nurturing social environment for all age groups
- To help make bowls the number one participant sport for people aged over 55 years
- To provide a facility to enable disabled members of the community to compete in an active sport on as near equal terms as possible
- To provide for wider community use
- To increase membership by at least 75%
- To increase usage of the building by at least 50%
- To seek both strategic and suitable operational partners
- To obtain funding to relocate the facility

Outline Brief

With regard to a new bowls facility, the club's vision is for an economical, high quality building. A list of requirements has been recorded for a new "Gold Standard" facility the club would wish for cost permitting. These are as follows:

- Ceiling Height of approximately 5-6 meters
- A flat soffit with consistent finishes to avoid distraction
- 8 Rinks of standard size for bowls
- 4 Changing rooms 50 pegs/locker spaces
- Multi-functional room for recreational/meeting purposes
- Gym
- An energy efficient building
- Approximately 3500m²
- Office
- Parking for 120 cars
- Disabled access throughout
- Viewing from 2-3 sides
- Kitchen, Bar/ Lounge facility
- Visible entrance



Potential vision for a new bowls facility

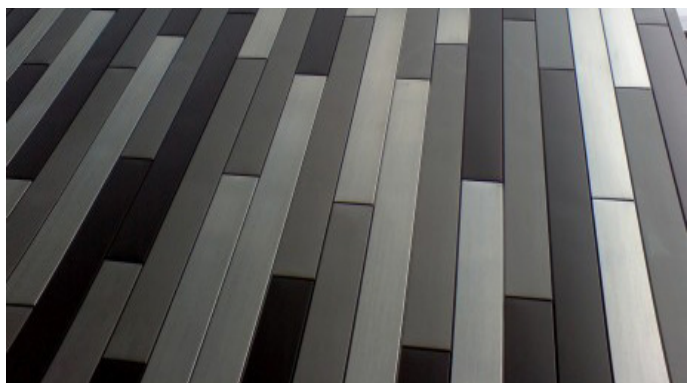
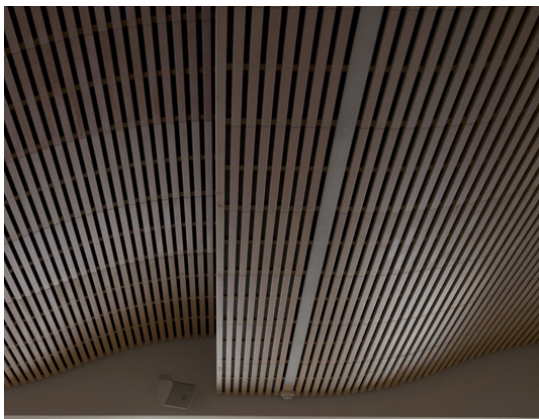
Sustainability

Sustainability forms an integral part of the brief for AVIBC and Bennetts Associates is a leader in sustainable design. A core principle behind the firm's work is that sustainability is not merely an aspiration, but must be backed up in demonstrable facts. We develop a set of explicit criteria and targets at the outset of a project, and a range of management tools during its inception, in order to assist in achieving exemplar performance in sustainability in energy conservation.

Any further support from Bennetts Associates for the continuation of this project with the AVIBC would include these core principles from the onset.

Materials

The materiality of each project is individual and related to the specifics of the site, the desires of the client, and the sustainability agenda. Further development with the Avon Valley IBC and key stakeholders would be required to provide the highest standard and appropriate building for its users.



Suggested material palette (to be developed)

Club and Community

The clubs current and envisaged location is conveniently situated between multiple urban centres of Royal Leamington Spa, Warwick, Stratford-upon-Avon, Kenilworth, Southam and Banbury. The metropolitan City of Coventry is also close by. The area is blessed with excellent transport links. This location gives AVIBC great scope for wider community engagement across the entire country and potential to grow its membership.

Location	Miles to AVIBC
Stratford-upon-Avon	16.4
Kenilworth	17.4
Warwick	8
Leamington	9
Southam	7.6
Kineton	3.9
Banbury	11


As stated previously the club see themselves as just as much a social club as a bowls club, and would be keen to grow this aspect in their new location. They are keen to retain their members and provide a safe environment where people feel comfortable and welcomed. The new facility would be seen as both a members bowls club, but also a welcoming public facility for socialising and events.


Their current arrangement with the Royal National Institute of the Blind, whom they host on a weekly basis, is a good example of this and the club and would be keen to develop further partnerships within the wider community to help develop this project.

Suggested interested parties could include:

- Royal National Institute of the Blind
- Bowls Development Alliance
- EIBA
- Bowls England
- Sport England
- CSW Sport
- NHS
- Age UK
- Warwickshire Schools



 **Current Site**

 **M40**

1. Warwick
2. Heathcote
3. Royal Leamington Spa



1

2

3

5 mile

4 mile

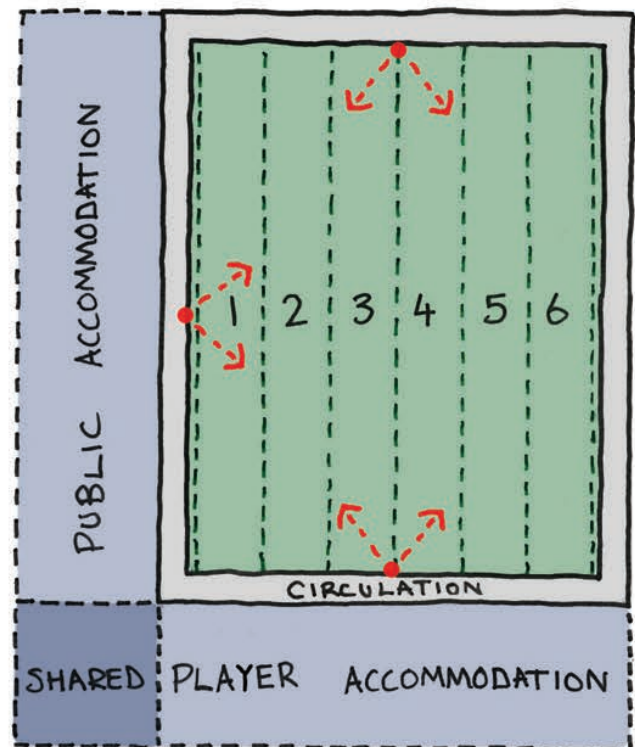
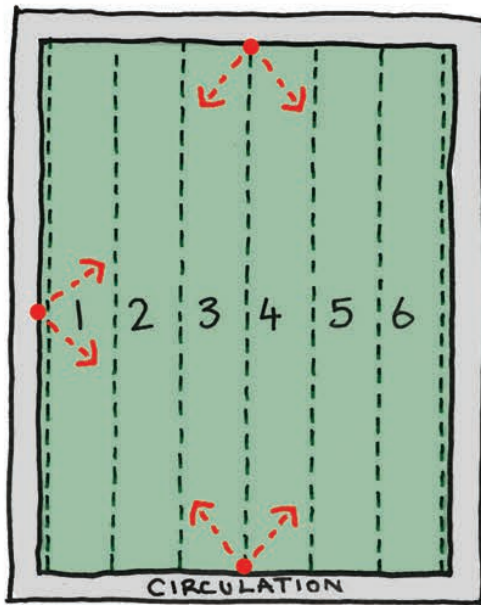
3 mile

2 mile

1 mile

To Banbury

Options Explored



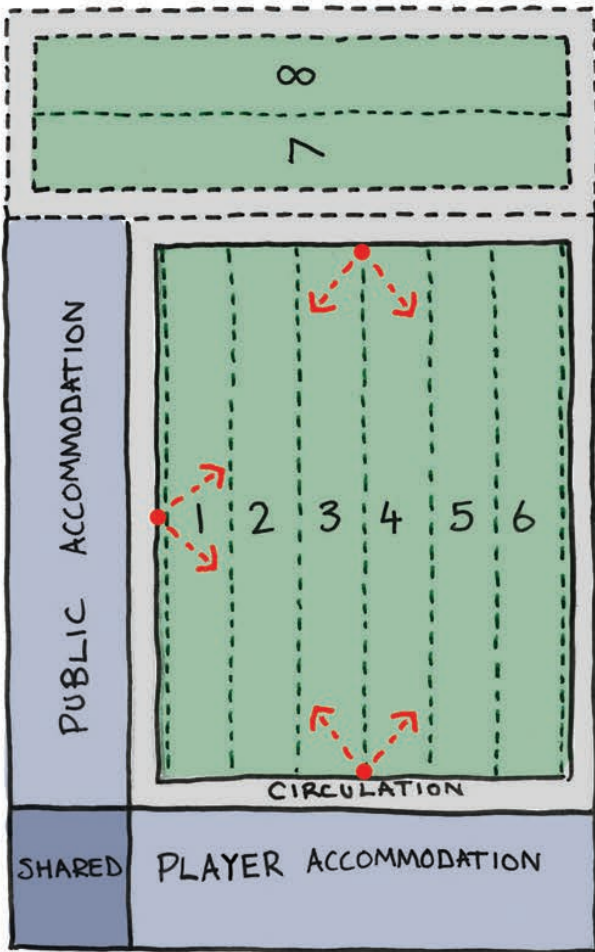
The Rink

The most important element for a new bowls facility must be the playing surface itself. A specialist rink designer would need to be engaged in order to create this, but for the purposes of exploring options we have taken guidance of standard rink sizes from Sport England. Our options have explored the possibility of creating a facility that matches the base aspirations of the club, improves on the current facilities, and develops this further to create a "Gold Standard" solution that builds on the principles of a base scheme.

To start we have a rink run 36.5 m long with individual rinks of 4.8m wide with associated ditches around. There is a 1.8 zone for circulation and the intention of a viewing area from 3 sides.

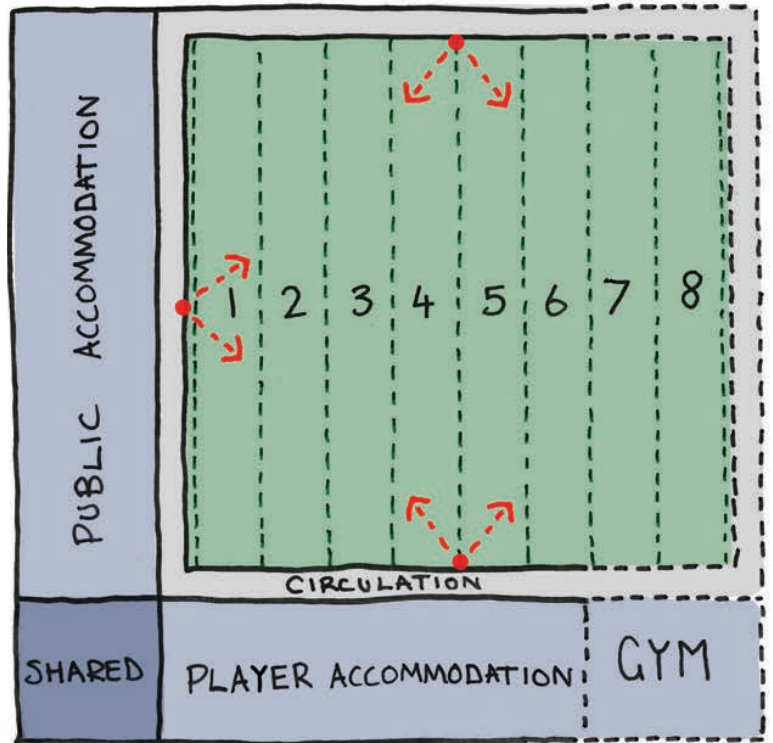
Base Scheme

A base scheme would lay out two blocks of accommodation in an L shape around the rinks. This would naturally create a distinction between the private areas- the changing room's, committee room, and rink access- and the more public functions like the bar and function rooms. The corner where they overlap can be used for shared facilities such as the office, toilets and ancillary functions.



Gold Standard

By placing two rinks on the end of the building, but rotated 90° the gold standard aspiration of 8 rinks could be achieved. This proposal would not increase the width of the building, thus increasing the structural span, which could potentially reduce the overall cost. As a result the layout of the accommodation can remain unchanged.

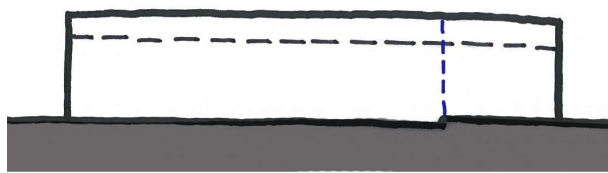


Gold Standard Long Span

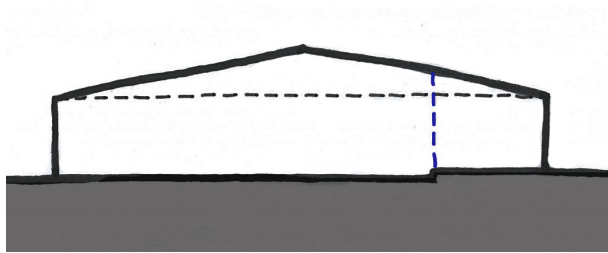
Alternatively if the 8 rinks are placed in one run together the playing surface will be one consistent surface, but the overall building will become wider as a result. If this solution is sought extra space can be created to add a gym facility although this would potentially require the reconfiguration of the changing rooms to accommodate these extra facilities.

Both Gold standards would provide 8 rinks which is suitable for international play, however, for the majority of the time two would be used for training, community use or pay & play, allowing competitive bowls to remain unhindered on the remaining six.

Structure



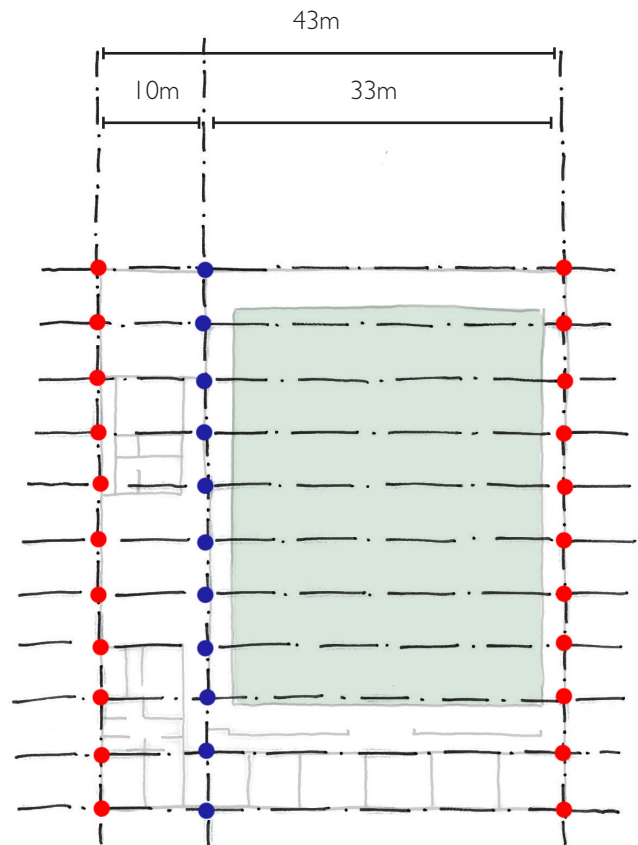
Flat Beam Solution



Portal Frame

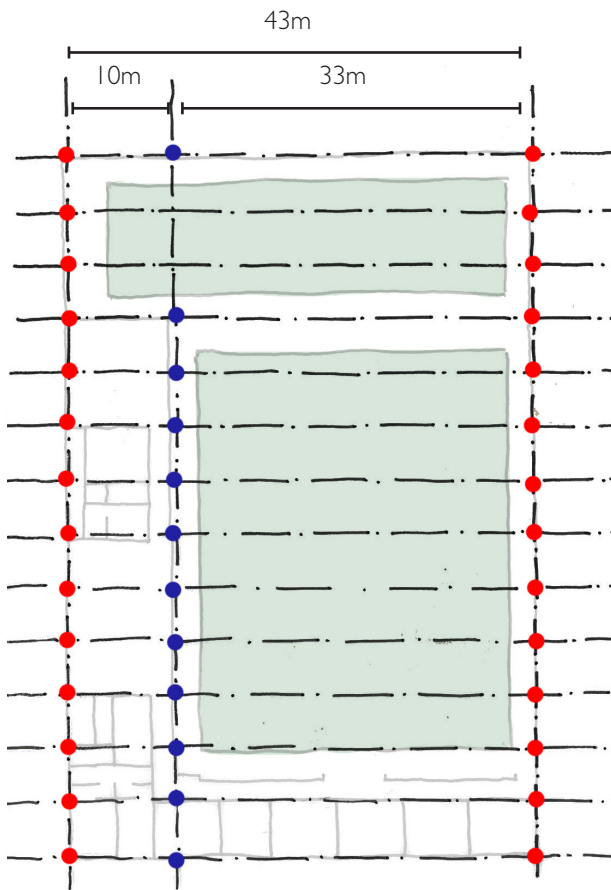
Portal Frame or Flat Beam Solution?

The design of the structure will need to be clarified by a professional structural engineer. It will be important to achieve the most economical solution, in order to provide the desired floor to ceiling height between 5-6m, with a playing space and view that is unimpeded by columns. The Sport England design guide suggests a steel portal frame, but a flat beam solution could be possible depending on the length of the span. A line of secondary columns may also be required, but consideration would be needed to not let this effect the viewing of the bowls. For the purposes of the options a portal frame has been considered on a 5 meter grid.



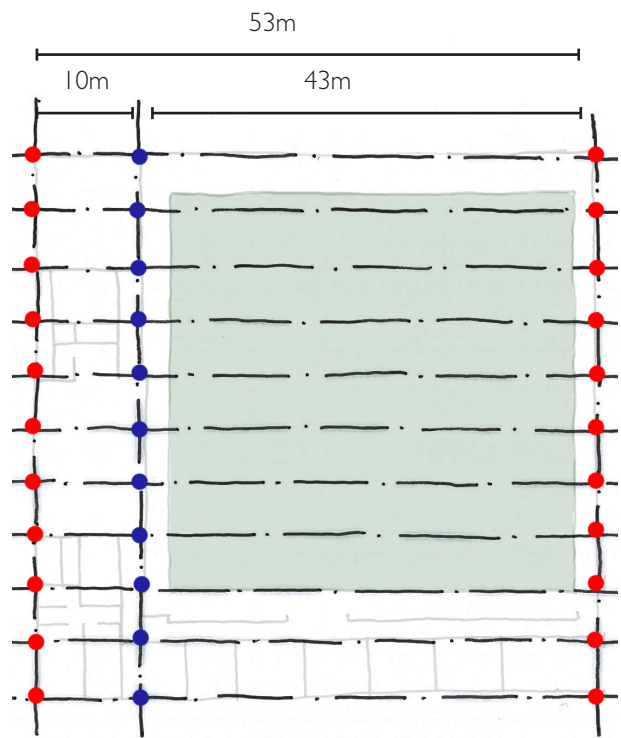
Base Scheme

A notional grid of 5m has been considered with the primary span of the portal (in red) being 43m. A line of secondary structure has been inserted 10m from the primary structure to define the playing surface from the accommodation areas. If required, this would still ensure a column free space around the playing surface. The design has been developed though the principle of the playing and viewing of the game is the most important aspect, with the bar lounge located to the side to reduce movement behind the bowlers arm.



Gold Standard

Due to its design, the gold standard has no overall increase in primary span length. It requires 3 more bays of 5m structure to accommodate the two extra rinks. Although this structure meets the gold standard for rink provision it could potentially create an issue with the secondary structure if required.



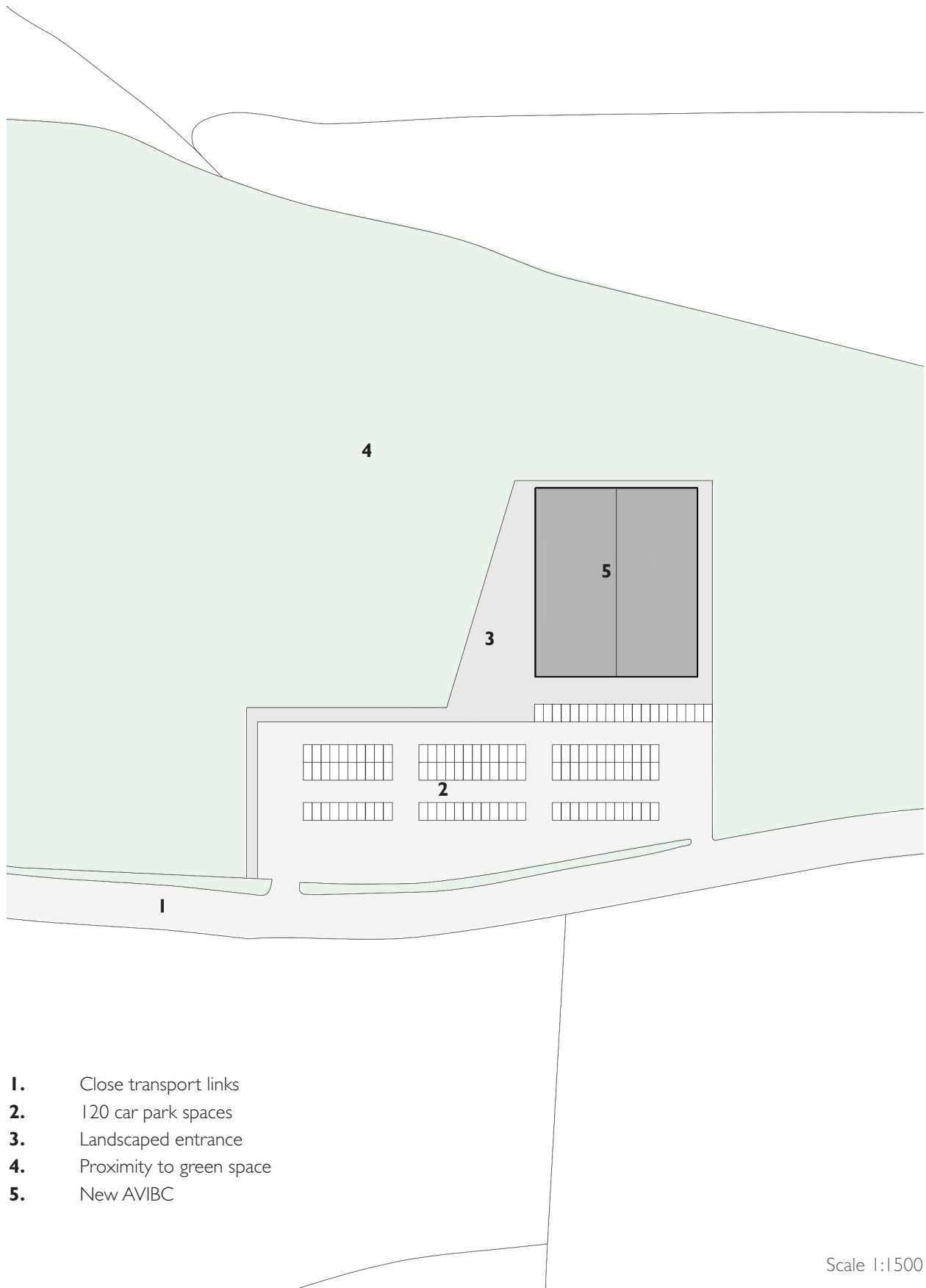
Gold Standard Long Span

This structure would provide a space large enough to have all 8 rinks on one playing surface, but would increase the length of span to 52m. This arrangement does however create the additional area that could be used for a gym as per the brief. This design represents the maximum scheme that accommodates all of the desired brief elements and has 8 rinks on a single playing surface.

Illustrative Proposals

The following drawings detail the three proposals on a generic site that meets the clubs varied aspirations. Further analysis and engagement with the appropriate structural and cost consultants, would be required to develop any of the following proposals in conjunction with identification of an appropriate site. The intention would be whichever route AVIBC pursue, any of the following proposals would provide an outstanding facility to meet their vision.

Site Plan



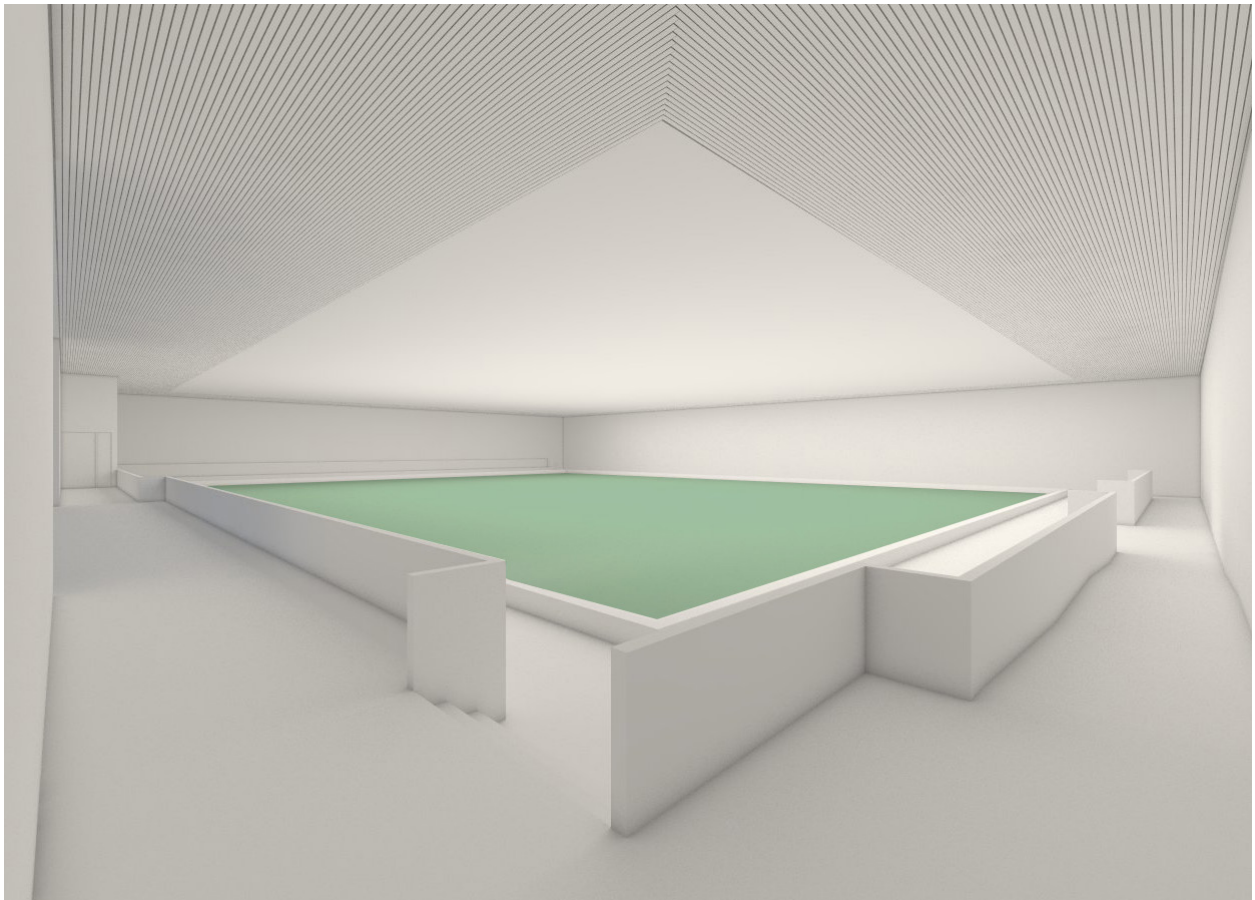
- 1. Close transport links
- 2. 120 car park spaces
- 3. Landscaped entrance
- 4. Proximity to green space
- 5. New AVIBC

Scale 1:1500

Base Scheme

Base Scheme

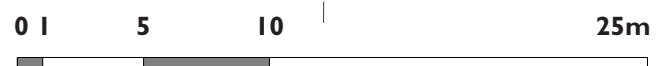
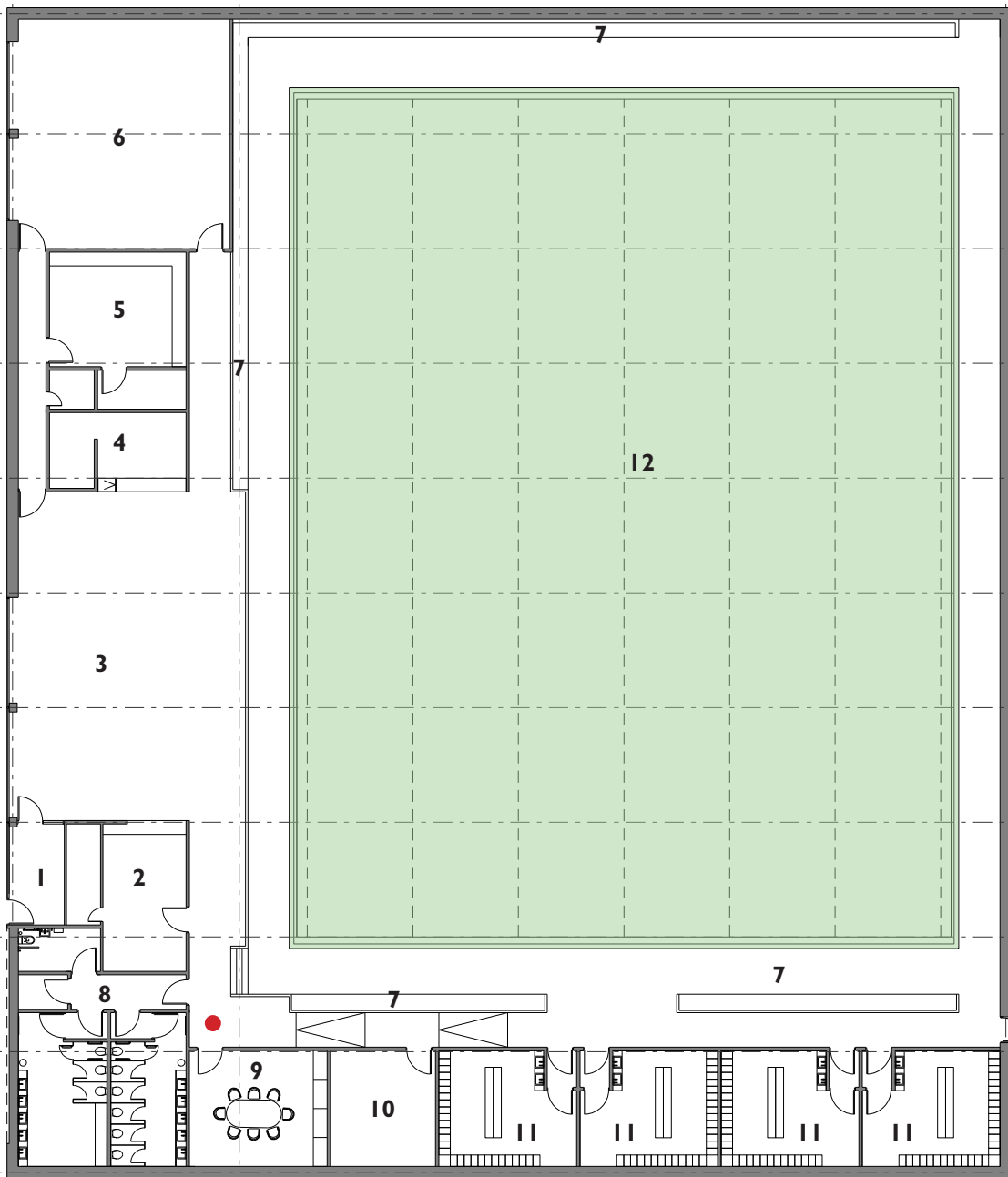
The base scheme represents a 6 rink option that matches and improves on the current accommodation the AVIBC have. Its aim would be to have a reduce scale option for cost purposes that would be an exemplar facility for the club, but also of benefit to the wider community.



Internal view over playing surface from raised circulation zone (red dot on plan indicated viewpoint)

Key

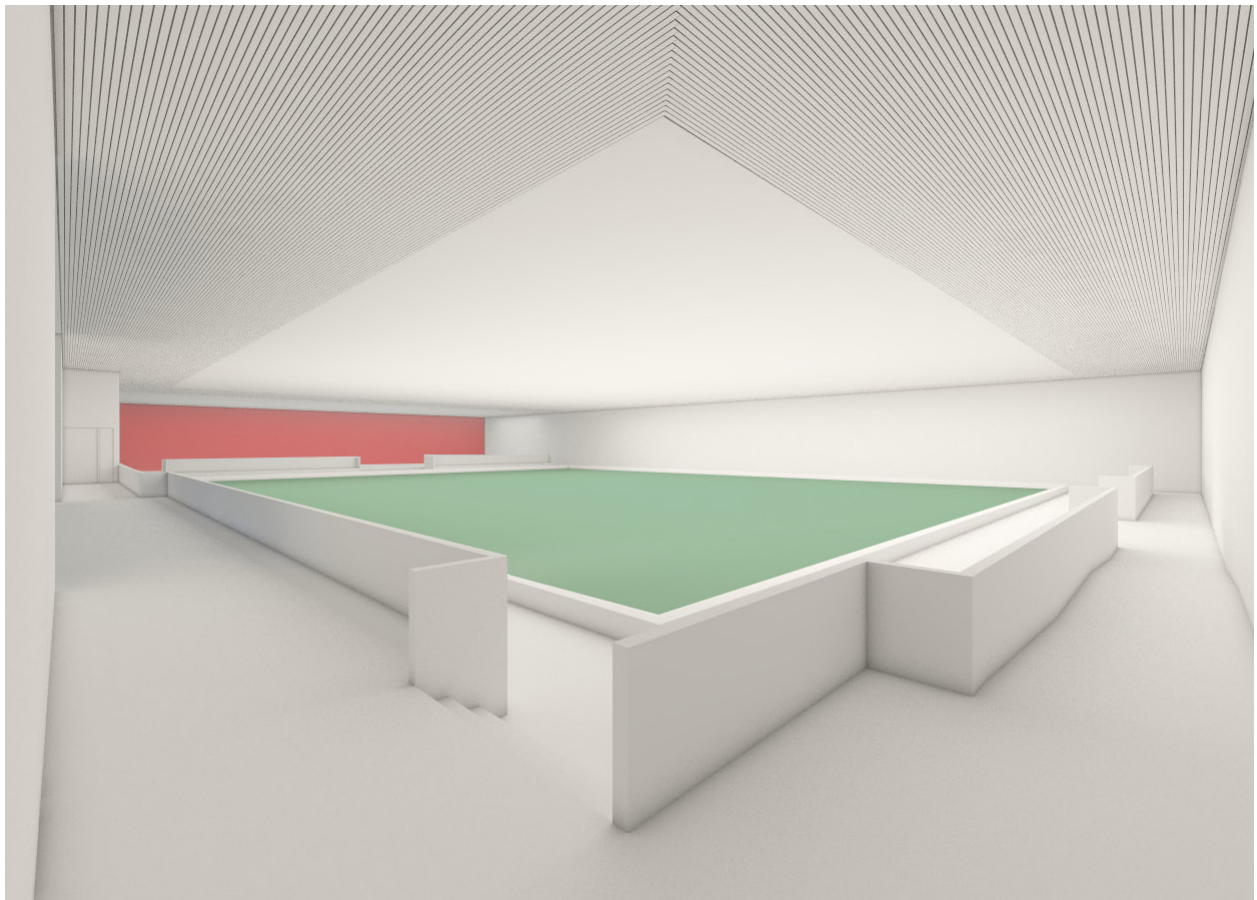
- 1. Entrance
- 2. Office
- 3. Lounge
- 4. Bar & Store
- 5. Kitchen & Store
- 6. Function Space
- 7. Viewing Seating Area
- 8. Toilets
- 9. Committee Room
- 10. Plant & Store Room
- 11. Changing Rooms
- 12. 6 Rinks



Gold Standard

Gold Standard

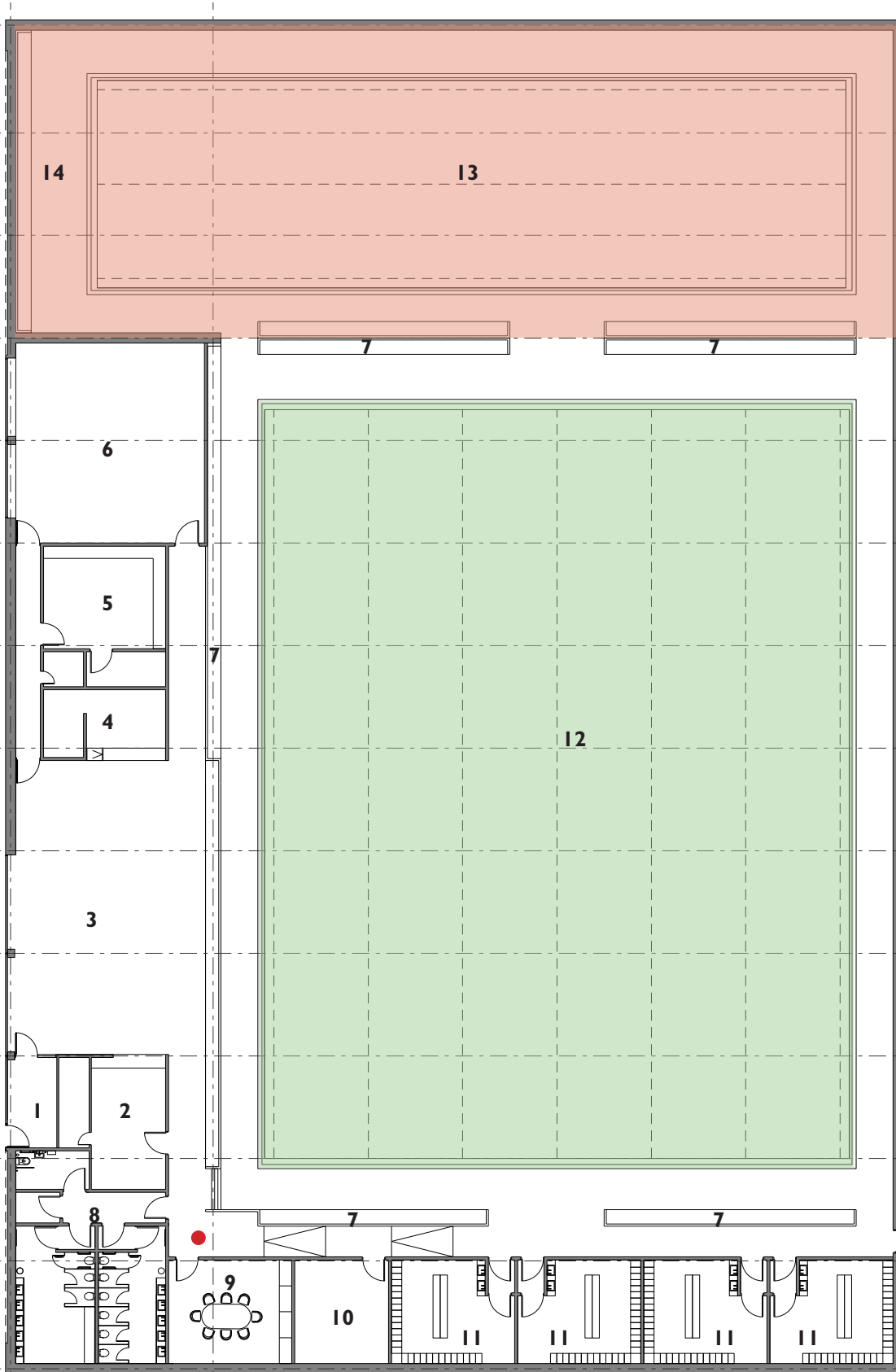
The Gold Standard scheme builds on the principles of the base design, but allows for the extra 2 rinks requested through clever use of the overall span of the building structure. It is envisaged this could be an economical way of obtaining the 8 rinks AVIBC desire, though thorough cost analysis would be required. The difference in size is represented by the red marked area on the plan.



Internal view over playing surface from raised circulation zone (red dot on plan indicated viewpoint)

Key

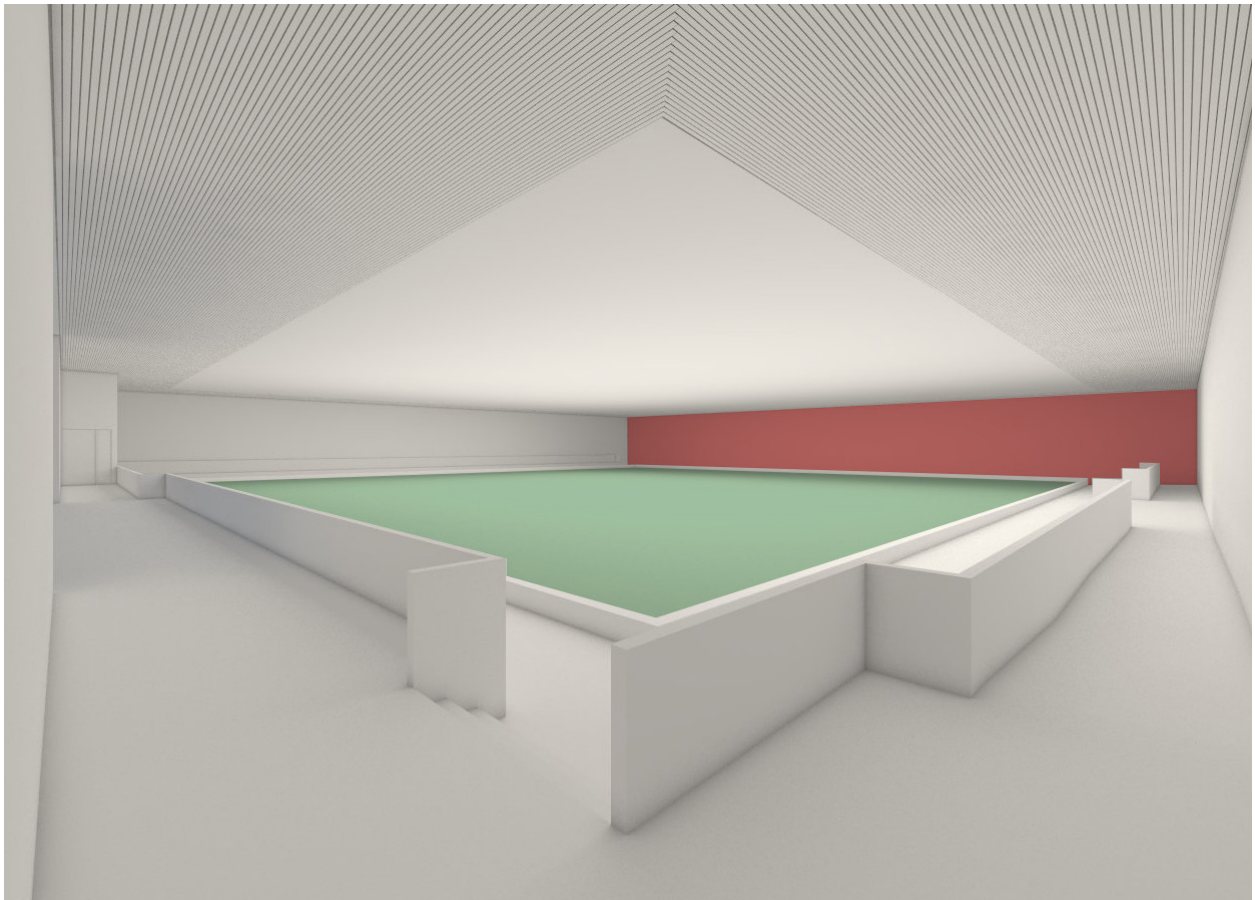
- 1. Entrance
- 2. Office
- 3. Lounge
- 4. Bar & Store
- 5. Kitchen & Store
- 6. Function Space
- 7. Viewing Seating Area
- 8. Toilets
- 9. Committee Room
- 10. Plant & Store Room
- 11. Changing Rooms
- 12. 6 Rinks
- 13. Additional 2 Rinks
- 14. Seating Area for Additional Rinks



Gold Standard Long Span

Gold Standard Long Span

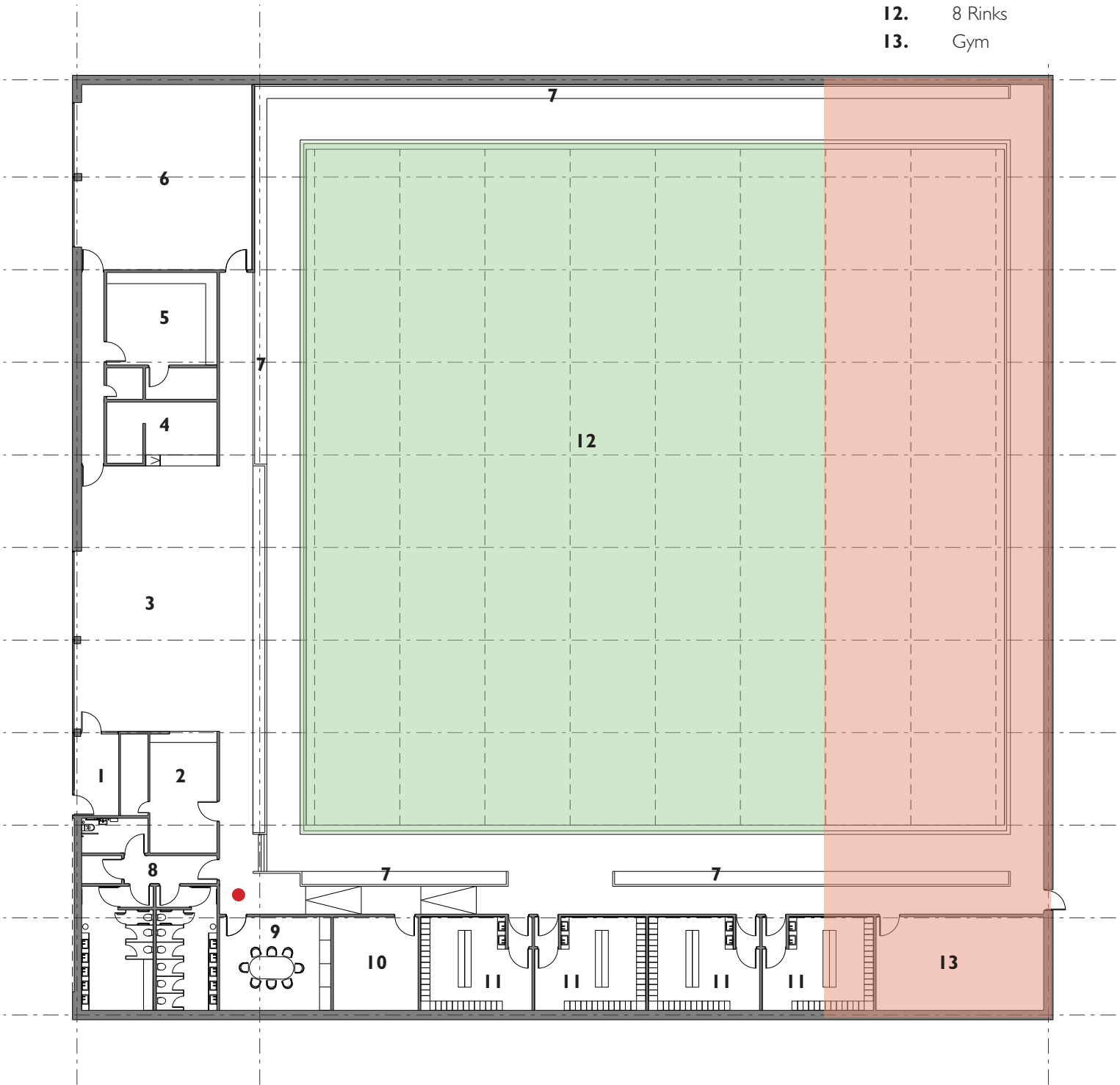
This scheme represents the maximum option that would accommodate the entire brief in a single long span structure. This is potentially the least economical cost solution to meet the brief. The benefits of this scheme would be the consolidation of all the rinks on one surface, with extra area created for a small gym or similar facility. The difference in size is represented by the red marked area on the plan.



Internal view over playing surface from raised circulation zone (red dot on plan indicated viewpoint)

Key

- 1. Entrance
- 2. Office
- 3. Lounge
- 4. Bar & Store
- 5. Kitchen & Store
- 6. Function Space
- 7. Viewing Seating Area
- 8. Toilets
- 9. Committee Room
- 10. Plant & Store Room
- 11. Changing Rooms
- 12. 8 Rinks
- 13. Gym



Comparison

The following table represents a comparison between the three schemes in order for further analysis from the appropriate structural, services, and cost consultants.

	Base Scheme	Gold Standard	Gold Standard Long Span
Footprint Area (Approx m ²)	2200	2900	2700
Longest Span	33	33	43
No. Rinks	6	8	8
Building Dimensions (m)	50 x 43	65 x 43	50 x 53
Portal Grid spacing (m)	5	5	5
Floor to ceiling height (m)	5.5	5.5	5.5
Office			
Committee Room			
Bar + Lounge			
Kitchen			
Level Disabled Access			
No. Viewing Areas	3	5	3
No. Changing Rooms	4	4	4
Multi-Function Space			
Gym			

Below is a indicative cost report compiled by Sweetts for each proposal. While only initial, and further information would need to be gathered for a full cost analysis, this report is invaluable in identifying and clarifying AVIBC's aspirations for a new facility.

EXECUTIVE SUMMARY

	£	GIFAs	£/m ²	£/sq ft
Base Scheme	3,272,000 **	2,200 m ²	£1,487 m ²	£138 ft ²
Gold Standard	3,970,000 **	2,900 m ²	£1,369 m ²	£127 ft ²
Gold Standard Long Span	3,819,000 **	2,700 m ²	£1,414 m ²	£131 ft ²

** Exclusions:

Pre-Opening Costs
 Financing Costs
 Additional Fees & Charges
 Inflation past 2016
 VAT
 See also Section 3.0 of this report

Project Description	The project involves the construction of a new centre for the Avon Valley Indoor Bowls Club
Project Duration	TBA
Inflation Allowances	Costs are at current day however an inflation allowance is included
Contingency	10% for design & construction
Basis of Cost Plan **	For further expansion of notes, exclusions and assumptions, reference should be made to the main body of this report

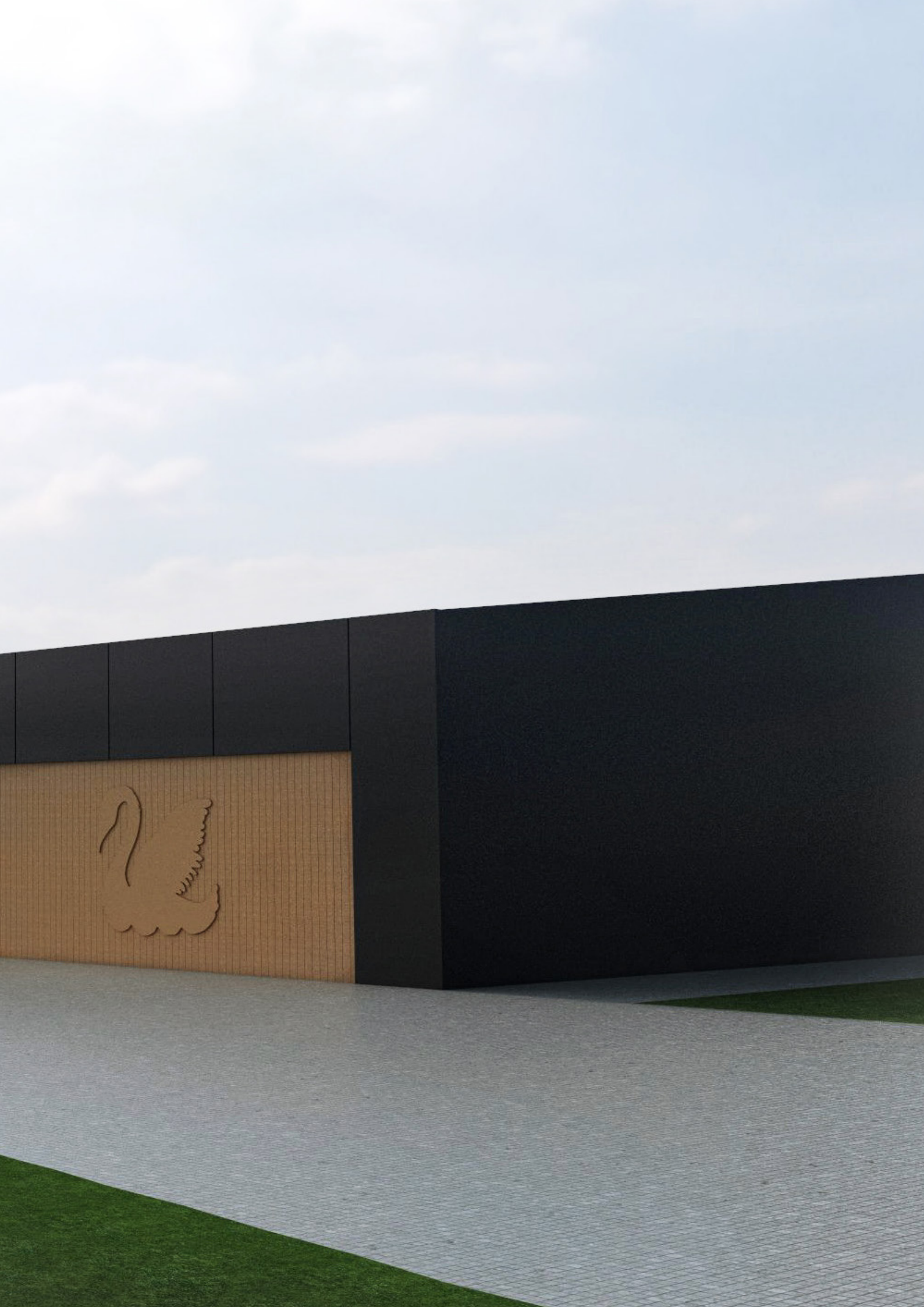
2.0 CALCULATION SHEET

BUDGET PROPOSALS FOR THE NEW AVON VALLEY INDOOR BOWLS CLUB		BASE SCHEME				GOLD STANDARD				GOLD STANDARD LONG SPAN				
Nr	CATEGORY	QUANT	MODE	RATE	TOTAL	QUANT	MODE	RATE	TOTAL	QUANT	MODE	RATE	TOTAL	
		GIFA		£	£	GIFA		£	£	GIFA		£	£	
GIFA = Gross Internal Floor Area														
1	Substructure													
a	Ground preparation	2,200	m2	4	8,800	2,900	m2	6	17,400	2,700	m2	6	16,200	
b	Excavation and filling	2,200	m2	5	11,000	2,900	m2	5	14,500	2,700	m2	5	13,500	
c	Stanchion bases	2,200	m2	8	17,600	2,900	m2	8	23,200	2,700	m2	10	27,000	
d	Concrete slab and upstands	2,200	m2	30	66,000	2,900	m2	30	87,000	2,700	m2	30	81,000	
e	Perimeter foundations	2,200	m2	10	22,000	2,900	m2	10	29,000	2,700	m2	10	27,000	
f	Underground drainage	2,200	m2	12	26,400	2,900	m2	12	34,800	2,700	m2	12	32,400	
g	Incoming services - builders works				4,200				4,200				4,200	
2	Superstructure													
A	Frame													
a	Primary steel frame	2,200	m2	70	154,000	2,900	m2	70	203,000	2,700	m2	77	207,900	
b	Secondary steel frame	2,200	m2	9	19,800	2,900	m2	9	26,100	2,700	m2	9	24,300	
c	Framing for openings	2,200	m2	7	15,400	2,900	m2	7	20,300	2,700	m2	7	18,900	
B	Roof													
a	Coverings and linings	2,200	m2	65	143,000	2,900	m2	65	188,500	2,700	m2	65	175,500	
b	Openings	2,200	m2	25	55,000	2,900	m2	25	72,500	2,700	m2	25	67,500	
c	Edge details	2,200	m2	4	8,800	2,900	m2	4	11,600	2,700	m2	4	10,800	
d	Rainwater gutters and downpipes	2,200	m2	6	13,200	2,900	m2	6	17,400	2,700	m2	6	16,200	
e	Man-safe system	2,200	m2	3	6,600	2,900	m2	3	8,700	2,700	m2	3	8,100	
C	External walls													
a	Masonry inner and outer skins	2,200	m2	60	132,000	2,900	m2	60	174,000	2,700	m2	60	162,000	
b	Wind posts	2,200	m2	5	11,000	2,900	m2	5	14,500	2,700	m2	5	13,500	
D	External doors and windows													
a	Entrance doors				6,500				10,000				10,000	
b	Other external doors				4,200				4,200				4,200	
c	Windows	2,200	m2	18	39,600	2,900	m2	18	52,200	2,700	m2	18	48,600	
d	Other glazing; screens				17,500				17,500				17,500	
E	Internal walls													
a	Masonry walls	2,200	m2	8	17,600	2,900	m2	8	23,200	2,700	m2	8	21,600	
b	Stud and plasterboard walls	2,200	m2	20	44,000	2,900	m2	20	58,000	2,700	m2	20	54,000	
F	Internal doors													
a	Fire resistant doors and linings				17,200				17,200				17,200	
b	Doors and linings				25,680				25,680				26,580	
c	Internal glazed screens				18,000				18,000				18,000	
d	Shutters for bar counters				8,500				8,500				8,500	
G	Finishes													
a	Bowling surface	2,200	m2	34	74,800	2,900	m2	34	98,600	2,700	m2	34	91,800	
b	Other floor finishes	2,200	m2	24	52,800	2,900	m2	24	69,600	2,700	m2	24	64,800	
c	Wall finishes	2,200	m2	16	35,200	2,900	m2	16	46,400	2,700	m2	16	43,200	
d	Ceiling finishes	2,200	m2	45	99,000	2,900	m2	45	130,500	2,700	m2	45	121,500	
H	FF&E													
a	Benching for changing rooms				6,000				6,000				6,000	
b	Tables and chairs to office and mtg room				2,000				2,000				2,000	
c	Lockers				6,400				6,400				6,400	
d	Bar counters and backfittings				20,000				20,000				20,000	
e	Storage shelving and fittings				2,000				2,000				2,000	
f	Kitchen fixtures and equipment				43,000				43,000				43,000	
g	Other white goods				4,000				4,000				4,000	
h	Signs - information and mandatory				4,500				4,500				4,500	
j	Viewing space seating				21,000				33,000				26,000	
k	Accommodation of gym equipment												7,800	
J	Mechanical, Electrical and Public Health Services													
a	Mechanical services	2,200	m2	45	99,000	2,900	m2	45	130,500	2,700	m2	45	121,500	
b	Public health supplies	2,200	m2	9	19,800	2,900	m2	9	26,100	2,700	m2	9	24,300	
c	Public health waste and disposal	2,200	m2	5	11,000	2,900	m2	5	14,500	2,700	m2	5	13,500	
d	Sanitary appliances and fittings	2,200	m2	6	13,200	2,900	m2	6	17,400	2,700	m2	6	16,200	
e	Electrical services	2,200	m2	55	121,000	2,900	m2	55	159,500	2,700	m2	55	148,500	
f	Builders works in connection with services	2,200	m2		19,800	2,900	m2		26,100	2,700	m2		24,300	
	Overall rate per m2 GIFA =				<u>£713</u>				<u>£697</u>				<u>£712</u>	
3	External Works													
a	Site preparation and clearance	5,732	m2	8	45,856	5,732	m2	8	45,856	5,732	m2	8	45,856	
b	Incoming services and mains				30,000				30,000				30,000	
c	Hard pavings	1,322	m2	55	72,710	1,322	m2	55	72,710	1,322	m2	55	72,710	
d	Soft landscaping around the perimeter				5,000				5,000				5,000	
e	New car parking area	3,087	m2	75	231,525	3,087	m2	75	231,525	3,087	m2	75	231,525	
f	Reforming existing car park area	1,323	m2	45	59,535	1,323	m2	45	59,535	1,323	m2	45	59,535	
g	Perimeter fencing	205	m	85	17,425	205	m	85	17,425	205	m	85	17,425	
h	External lighting	5,732	m2	6	34,392	5,732	m2	6	34,392	5,732	m2	6	34,392	
j	Street furniture				7,500				7,500				7,500	
k	Site entrance modification				5,000				5,000				5,000	
l	Underground drainage	5,732	m2	7	40,124	5,732	m2	7	40,124	5,732	m2	7	40,124	
m	Signage - main entrance and disclaimers				6,500				6,500				6,500	
4	Additions													
a	Main Contractors preliminaries			12%	254,838			12%	309,222			12%	297,486	
b	Main Contractors overheads and profit			4%	95,139			4%	115,443			4%	111,061	
c	Contingency			10%	247,362			10%	300,151			10%	288,759	
d	Sustainability features			3%	81,630			3%	99,050			3%	95,291	
e	Inflation allowance (2016)			4%	112,105			4%	136,028			4%	130,866	
f	Consultant fees (Allowance)			15%	356,773			15%	432,910			15%	416,480	
GRAND TOTALS					<u>3,272,000</u>	<u>3,970,000</u>					<u>3,819,000</u>			

The Vision



Exterior view showing a visible entrance with feature signage and a view into the lounge area





Interior view showing the playing surface and surrounding viewing area. A timber soffit demarcates the circulation from the playing area with a neutral colour palette employed so as not to distract the bowlers.



Next Steps

The cost to build a new bowls facility is high and the availability of funding sources is scarce. It is clear that raising sufficient money for this new building is a very ambitious and difficult task. In addition to securing a site and financing the scheme, AVIBC needs to increase use of the existing facility and continue to attract new members.

AVIBC has significant financial reserves and some of this money will be used to finance the initial fund raising activity. A steering committee has been formed to govern the project and a part time project manager has been engaged to drive forward with the fund raising activity.

The first task is to convert the existing organisation into a charity which is necessary to secure maximum funding and tax benefits. Following the lengthy process of conversion to a charity, every possible source of funding will be investigated and pursued as appropriate. Promotion of our story in the media will be initiated at a time when the benefit is likely to be greatest.

It is critical that members of the club work together and develop a broad network of organisational / personal contacts from where financial assistance can be sought.

1 Rawstorne Place
London, EC1V 7NL
T +44 (0)20 7520 3300
F +44 (0)20 7520 3333
mail@bennettsassociates.com

3 Boroughloch Square
Edinburgh, EH8 9NJ
T +44 (0)131 667 7351
F +44 (0)131 662 1867
edin@bennettsassociates.com

www.bennettsassociates.com

