

# RIBA Stage 1 Report

Project No. 20438

Plumpton Pavilion Project

King George V Playing Field

Plumpton Green

Lewes

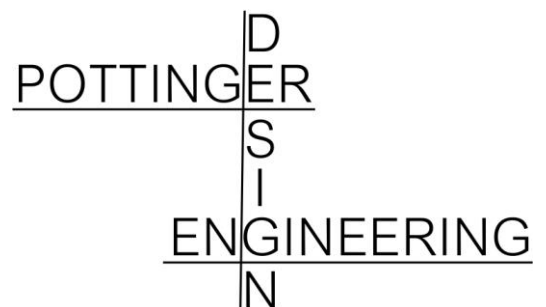
BN7 3DP

Document No. 20438-RPT-001

Client: Plumpton Parish Council

14<sup>th</sup> May, 2024

Pottinger Design Engineering Ltd





Project No.	20438
Project Name	Plumpton Pavilion Project
Document No.	20438-RPT-001
Prepared By	G. Pottinger

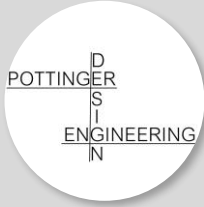
# Pottinger Design Engineering

Architectural Design + Structural Engineering

Report prepared by:

George Pottinger  
*MSc BSc (Hons) CEng MICE*





Project No.	20438
Project Name	Plumpton Pavilion Project
Document No.	20438-RPT-001
Prepared By	G. Pottinger

## Contents

1. Introduction.....	2
2. General .....	2
2.1 Project Objectives .....	2
2.2 Project Relationships.....	3
2.3 Consultations .....	3
3. Site.....	3
3.1 Site Development History .....	3
3.2 Topography and Geology.....	3
4. Planning Considerations .....	3
4.1 Site History .....	3
4.2 Planning Constraints .....	4
5. Environmental .....	4
5.1 Environmental Requirements.....	4
6. Financial .....	4
6.1 Budget .....	4
6.2 Approximate Cost per Square Metre .....	4

	Project No.	20438
	Project Name	Plumpton Pavilion Project
	Document No.	20438-RPT-001
	Prepared By	G. Pottinger

## 1. Introduction

*(Please note: This report forms the Initial Project Brief, and should be considered as a 'live' document that will develop in content and form as the project and design process progresses)*

The Pavilion on the King George V Playing Field in Plumpton has been serving the local community for many years, with facilities including changing rooms and showers, social bar, and kitchen area. The building is used by the local sports teams during training and matches, and several groups as a social meeting place. It is also available for private hire. During the week the building is used by Honeybees Preschool.

However, despite ongoing maintenance and repairs, a structural inspection has confirmed significant structural defects that will need to be addressed. Additionally, the preschool will soon outgrow the available space, and the 'ad hoc' nature of previous extensions do not provide an optimal layout for the various users.

## 2. General

### 2.1 Project Objectives

The general objectives to be achieved in the project are as follows:

Provide a new pavilion building to achieve the below objectives:

- Provide 2 changing rooms to be compliant with ECB requirements.
- Provide a new preschool facility to accommodate 20 children under 2 and 40 children over 2 and up to 5 years old, together with 11 members of staff. Design is to be in accordance with 'SureStart' Full Day Care National Standards for under 8's day care and childminding.
- The preschool and sports facilities should be able to be operated independently.
- The new facilities should be clean, modern, and functional, with traditional materials to the exterior to suit the rural location.

At this stage, a 1.5 storey building is suggested to provide a suitable footprint to achieve the above objectives.



Project No.	20438
Project Name	Plumpton Pavilion Project
Document No.	20438-RPT-001
Prepared By	G. Pottinger

## 2.2 Project Relationships

If appointed, Pottinger Design Engineering Ltd (PDE) would undertake the project management and architectural design of the project on behalf of Plumpton Parish Council (PPC). The day-to-day project relationship would then be with the Pavilion Work Group, which is formed of members of PPC and representatives of the various users.

## 2.3 Consultations

PPC are currently undertaking consultation surveys with the building users, neighbouring properties and the local community.

# 3. Site

## 3.1 Site Development History

The development of the site is explained in the structural appraisal report, showing how various additions to the original building have been made over the years.

## 3.2 Topography and Geology

From inspection, the site is predominantly level. A trial pit confirmed the site is underlain with clay, as indicated on the British Geological Survey records.

# 4. Planning Considerations

## 4.1 Site History

Aside from the previous development noted in the structural appraisal report, there have been two previous designs developed for an alternative facility. However, these were not possible to construct once developed, and subsequently no longer suit the users' requirements.



Project No.	20438
Project Name	Plumpton Pavilion Project
Document No.	20438-RPT-001
Prepared By	G. Pottinger

## 4.2 Planning Constraints

The site falls just outside of the South Downs National Park. There are no site specific constraints identified at this stage relevant to the site.

## 5. Environmental

### 5.1 Environmental Requirements

PPC has no particular environmental policy in place for this project. There are however aspirations for the project to be as sustainable as possible within the financial constraints.

## 6. Financial

### 6.1 Budget

At this stage a budget has not been established, as this will depend on what grants are available. However, a provisional figure of approximately £1.2m is an indicative target.

### 6.2 Approximate Cost per Square Metre

At this early stage of a renovation project there are too many unknown variables to be able to provide a definitive cost estimate. However, Spon's Architects & Builders Price Book 2024 provides cost estimate information for a variety of different building types which can be used to review comparable rates, based on the project being a 'new build'. The below table provides an estimated range of construction costs based on the likely required square meterage of the final building. This early indication suggests that construction costs will likely be a key consideration in design decisions to ensure the final construction cost is achievable.

Space	Area (sqm)	Lower Rate	Upper Rate	Lower Cost	Upper Cost
Nursery	400	£2,000	£2,525	£800,000	£1,010,000
Changing rooms	119	£1,925	£2,425	£229,075	£288,575
Bar/social space	170	£1,925	£2,425	£327,250	£412,250
Total	689			£1,356,325	£1,710,825