



# MELTON PARISH COUNCIL

REC(19)48

## BRIEFING UPDATE ON FUTURE PAVILION PROJECT

*This report is being submitted to meetings of both Recreation Committee in September 2019 and to Finance Employment and Risk Management (FERM) Committee in October 2019*

### **Executive summary**

Following the decision made in principle last year to look at the future of the pavilion structure, discussions took place at both Recreation Committee and Full Council in the spring of 2018. Full Council agreed to adopt the replacement option, and a Pavilion Working Group held an initial meeting on 26 June 2018. Recreation Committee received a further report on this project at its meeting on 27 March 2019 and agreed to consider it further following the Parish Council elections in May 2019. This note summarises the background and history of the pavilion, the current position, and sets out proposals for taking the project forward. Full Council has approved a budget of £200k from CIL funds for this project, which is included in the updated Business Plan.

### **Background and history**

The pavilion is a timber framed building constructed in 4" x 2" timber with internal diagonal bracing, constructed in 1923 with an external, low quality, brick skin added in the 1950s.

Between 2008 and 2010 consideration was given to refurbishing the pavilion with support and architectural input from Deben Design Associates, and a structural engineer's report was provided in 2010 by G C Robertson & Associates of Woodbridge.

The findings of the structural engineer's report were:

1. The foundations, whilst shallow, were adequate for the existing building.
2. The water table is very high however, and if new foundations were required they would either need to be very deep or of raft type.
3. The walls had a high moisture reading and there was evidence of rot / decay in some places.

4. The roof was broadly sound.

From discussions on site with Deben Design Associates on 24 April 2018 the following summarises the likely current situation.

1. It is likely that the dry rot will have worsened.
2. The damp proofing membrane between the outer brick skin and the stud walling was identified as being very brittle in 2010; it will have deteriorated further since then to the extent that it likely no longer functions effectively.
3. The structural engineer's report in 2010 recommended that if the building was to be remodelled then the timber framed walls should be replaced either in blockwork or in new timber panels tied to the brickwork.
4. Whilst the foul drains function effectively (the manhole at the rear was lifted and flows tested) the soakaways on the building's front apron no longer function, leading to flooding in front of the building in wet weather.
5. The 2010 report identified that the then existing roof structure was considered adequate to support the roof finishes, subject to some remedial work. Currently it is felt that the felt roof covering would need to be replaced by e.g. slate or other finish that would not exceed the structure's load bearing capacity.

In 2010 3 main options were proposed:

1. Demolish the outer brick skin, repair the framework where required and cover it with a new breather membrane, and then face it with weatherboarding.
2. Retain the brickwork and replace the inner timber wall / membrane in sections. This would be expensive if had to be done extensively.
3. Retain the brickwork but remove inner timber framework (supporting roof on temporary structure) and create blockwork inner skin incorporating improved cavity and insulation. This would be subject to (1) the foundations being able to support the weight of the blockwork and (2) would thicken the walls overall so reduce internal space considerably.

NB. The brickwork apparently does not have any lintels; the weight of the bricks bears directly on the fenestration so altering window openings would be difficult.

### **Recommendation made by Recreation Committee**

Because of a combination of serious structural problems and a lack of poor internal layout and functionality for modern requirements, Recreation Committee recommended demolition and replacement on the footprint.

Minute 18.33 of Recreation Committee on 25 April 2018 records that:

*“Following discussion it was **AGREED** that the existing structure was not worth further attention, and the recommendation by Recreation Committee was that it should be replaced.”*

A new build on the existing site could use the existing service connections and save considerable costs. It is anticipated that the replacement would be a light building of

modern construction (timber-framed / weatherboarding with a pitch roof) on roughly the same footprint, incorporating modern wc provision and improved kitchen facilities. This could also incorporate an awning to the front with an area to facilitate tables / chairs for use during events or in connection with limited café facilities.

### **Recommendation by Full Council**

Full council on 30 May 2018, following a brief discussion, endorsed the recommendation and remitted the project to a Working Group, which met on 26 June 2018.

### **Pavilion Working group meeting 26 June 2018**

This confirmed the view that the existing structure is beyond renovation and, following discussion, the Working Group formed the view that the **minimum requirements** for a replacement are as follows (as set out in a Note prepared by Cllr Martin):

#### ***Internal***

Toilets – 3 unisex plus 1 disabled wc

Kitchen – with sink(s), units and worktops

Internal storage – for MPC (and fete) items

An open communal area

#### ***External***

Storage – small unit with water tap and large unit for Handyperson's equipment

Covered patio area with seats

Additionally the building must be very secure and, as far as possible, vandal proof. It should be designed to last at least 50 years.

### **The current position**

In the summer of 2018, the primary focus of the Council was on securing new premises for an office and meeting facilities, which was achieved in January 2019. Recreation Committee in March 2019 reviewed the position, but in view of the pending elections deferred further consideration until after they had taken place.

At present there is a budget set, but no firm proposals for going forward.

### **Recommendations for going forward**

On the basis that this report is being taken to both Recreation and FERM Committee it is recommended that both Committees **NOTE** the current position and **AGREE** the following proposals for taking this dormant project forward:

1. The first recommended task is to achieve a community consensus on the facilities to be provided in and the functions to be carried out by a new pavilion. Therefore taking the recommendations of the 2018 Working Group for example as a starting point, residents need to be consulted on what they want to see from a new building. This could take the form of:

- i. A flyer in the *Melton Messenger* with the option of a paper or online response
  - ii. Posters / E-message to subscribers inviting comments
  - iii. Followed up by a public meeting with the limited focus of settling the sort of facilities that it is both feasible to provide (within the terms of any planning consent likely to be given and realistic cost) and which command public support.
2. Once there is clarity on what is to be provided in the new building a brief can be put together to be issued to architects to produce a design consistent with (as far as possible) both brief and budget.
3. Full Council can then appoint the architect.
4. The building design produced will then need to be the subject of further consultation with the community, who will doubtless have strong views on both the structure's final appearance and functions.
5. Full Council can then make the final decision to go ahead with the build, and the architects will produce detailed specifications and appoint a contractor (with the full involvement of the Council).

This process is likely to take around two years, and in the first instance, a Working Group to oversee the project should be established.

If both Recreation Committee and FERM Committee agree these recommendations, they can be submitted to Full Council in November to sign off and the project can begin.

William Grosvenor

Clerk to the Council

24 September 2019