

# **Coventry Bowls Club**

## **Feasibility Report on the Re-Provisioning of Indoor Bowls to the Avenue Bowls Club**

12 December, 2017

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## Document version

Version	Date	Status
1	1 December 2017	First draft
2	4 December 2017	Second draft
3	11 December 2017	Third draft
4	12 December 2017	Final draft
5	12 December 2017	Final Version

## Document authorisation

Name	Project role	Date
Peter Curtis	Lead consultant.	1 December 2017
Peter Curtis	Lead consultant.	4 December 2017
Peter Curtis	Lead consultant.	11 December 2017
Peter Curtis	Lead consultant.	12 December 2017
Peter Curtis	Lead consultant	12 December 2017

# 1. Introduction and background

# 1. Introduction Overview

## 1.1 Introduction

Coventry City Council are currently looking at options for relocating the indoor bowls provision in Coventry. Whilst no decision has been taken to close Coventry Sports and Leisure Centre (CSLC), it is anticipated that the above programme of public leisure re-provision would in time see the closure of the Centre, which in 2014 was noted to be no longer considered fit for purpose. Any such decision would result in the closure of the indoor bowls facility at CSLC, which is currently operationally managed by Coventry Sports Trust .

This Feasibility Study considers the opportunity for re-providing facilities in a new building, alongside the existing outdoor facilities at the Avenue Bowls Club, Gaveston Road, Coventry.

## 1.2 The brief

The brief for the study was to review the design and budget for delivering six options. These options were as follows:

- Option 1 – A six rink indoor bowls facility with additional and enhanced social facilities for club use configured over the ground floor;
- Option 2 – A six rink indoor bowls facility with additional and enhanced social facilities configured over the ground floor;
- Option 3 – A six rink indoor bowls facility with additional and enhanced social facilities configured over the ground floor with a slightly different operational lay out than Option 2;
- Option 4 – A four rink indoor bowls facility with additional and enhanced social facilities configured over the ground floor with a slightly different operational lay out than Option 2;
- Option 5 - A stand-alone six rink indoor bowls facility with connecting Foyer to existing facility provision at the Avenue Bowls Club; and

- Option 6 - A six rink indoor bowls facility with toilets, changing rooms, small office accommodation and storage rooms.

Our study also considered an option that had previously been developed by the Bowls Club. This aspirational option was the Bowls Club's preferred option. This option (the Base Scheme) was included within the feasibility work for the purposes of comparison with the other six modelled options.

The brief also requested that site access (including emergency vehicle access) and existing statutory utility capacities, would be considered.

## **2. Architectural review**

## 2. Architectural review

### Option plans

#### 2.1 Option plans

On behalf of Hadron Consulting Ltd, Design Cubed Architects were appointed to review the architectural works required to support the Feasibility Study.

Design Cubed developed outline plans for each of the options, copies of which, along with outline proposals for the way the building could look, are included in **Appendix A**.

For each of our options we have rotated the Bowling Rink through 90 degrees to run perpendicular to the existing lawn. In each case the Bowling Rink is articulated as a separate mass to the ancillary facilities which are massed to relate in scale with the existing clubhouse and a 6m wide entrance courtyard is maintained between the new building and the windows to the existing clubhouse.

#### 2.2 Design options

##### The Base Scheme

The Bowling Club's aspirational scheme appears to assume a slightly larger site (approximately 1m additional). It is likely that this has been measured on site by members so this may be more accurate than our Ordnance Survey basis for the designs.

We have concerns as to how the massing of this option relates to the site and the existing clubhouse. The additional height required for the 1st floor mezzanine will create a large building which may be difficult to achieve bearing in mind the proximity of residential properties.

There is a 1m gap provided in an L-shape (16x12m) between the existing and proposed which feels like left over space and a dark claustrophobic space. Windows to the existing Function Room and Lounge are blocked by the new building.

During our site visit we were informed that a surveyor had suggested mirroring the building on the north south axis so the changing facilities and 1st floor block would be located adjacent to the access track. It was felt that this would reduce construction costs as drainage could be routed along the access track to Gaveston

Road. However, this option would require further consideration of the relationship of the entrance.

In addition a fully accessible compliant lift will be required to access the 1st floor facilities.

##### Option 1

This option provides a function room large enough for 2 full size snooker tables and a 58sqm meeting room with a lounge area of 143sqm (Base Scheme 225sqm approx.).

Changing facilities are located adjacent to the access track with the function space, committee room and bar/kitchen placed along the North façade.

A 2 m wide path is maintained between the existing building and the proposed to provide access for service/deliveries.

The depth of the ancillary building is pushed within 1200mm

##### Option 2

The footprint of the ancillary building is brought back in line with the rear wall of the existing building to allow the roof of the existing to be extended to cover the new.

Ancillary facilities are reoriented with the function room omitted to provide an increased lounge area of 173sqm

##### Option 3

The ancillary building is connected to the existing clubhouse removing the service / delivery route between. To facilitate servicing the existing lean-to cellar and storage at the rear of the existing clubhouse is removed and the existing lounge / function space re-planned to provide a replacement cellar within the main footprint. This results in additional area for the new facility and creates a back of house service corridor for deliveries and waste along the back of the site.

## 2. Architectural review

### Option plans

The function room is still omitted but the lounge area is increased to 217sqm

#### Option 4

Stand-alone 4 lane bowling rink with entrance lobby and plant room only – all other ancillary facilities omitted.

#### Option 5

Stand-alone 6 lane bowling rink with entrance lobby and plant room only – all other ancillary facilities omitted.

#### Option 6

In order to maximise the size of the changing rooms the WC provision has been reduced from the recommended sizes for this size of rink (recommended numbers are: F: 5 WC's, M: 3 Urinal 2 WC's). We have assumed that the external and indoor bowls rinks will not operate to capacity at the same time so existing WC provision can provide for any overflow.

An accessible change facility has also been included. A separate accessible WC should also really be provided but, we have assumed that the existing facility can fulfil this requirement.

A small cleaner's cupboard / store has been provided, however, ideally there should be a separate store room for the rink equipment.

The new function room has been sized to be the same as the existing to be replaced by the WC / changing facilities.

#### 2.3 Summary

In summary, all of the options are feasible to build on the site.

Design development of the chosen option should focus on a number of key areas, for example:

- The integration of the new centre with the old, and routes through the old section and access for grounds maintenance equipment;
- Fire egress;
- The aesthetics of the building; and
- Planning considerations.

## **3. Mechanical and electrical services review**



# 3. Mechanical and electrical services review

## Infrastructure

On behalf of Hadron Consulting Ltd, Desco, M&E Engineers, were appointed to review the current infrastructure on the site. Their role included advising on the statutory utility loads required to serve the various options, highlighting if any material upgrades or reinforcement would be required for each option. A copy of their report is included at **Appendix B**. It should be noted that Option 6 was developed after Desco completed their report, so, confirmation of the impacts on the services for this option are only included in the main body of this report and not in the appendix.

### 3.1 Infrastructure commentary

Desco’s confirmed the infrastructure implications are as follows:

#### Fire alarm

A new fire alarm system will need to be installed to meet Building Regulation requirements.

#### Intruder alarm

The existing system should be adequate to cover the proposed options from the existing alarm panel.

#### Gas

Each new option will require the gas to the site to be upgraded. The table below is an estimate of the new gas service capacities needed:

Option	New gas service needed
Option 1	130 kW
Option 2	130 kW
Option 3	110 kW
Option 4	80 kW
Option 5	90 kW
Option 6	100 kW

The heating to the new building will be provided via a gas fired boiler providing both hot water and heating to Options 1-3 and 6, and heating only to Options 4 and 5. It is anticipated that the heating is provided to the bowling rinks via a gas fired radiant system, utilising the boiler and providing heat via wet radiant panels.

#### Water

Options 1-3 have new kitchen areas and Option 6 has new changing provision. These options are feasible with the existing water supply being reused provided that there is boosted water storage provided. The plantroom would need to be increased to 12m<sup>2</sup> for all options 1-3 and 6.

Should the existing kitchen be closed down, there is no supply service capacity issues anticipated.

With Options 4 and 5 no increased water usage will occur therefore no further equipment is needed and the existing facilities can remain.

#### Electricity

The electrical load estimates for the layouts proposed are included in the table below, these include the existing building loads:

Option	New electrical service needed
Option 1	31.5 kVA
Option 2	35.5 kVA
Option 3	33.5 kVA
Option 4	16.5 kVA
Option 5	19.5 kVA
Option 6	25.0 kVA

The existing supply should not require replacement, but the main service cut-out may have to be relocated within the building due to space constraints.

## **4. Site access for construction**

# 4. Site access Overview

## 4.1 Site access overview

Access to the current Bowls Club is via a driveway off Gaveston Road to the South West of the site. The driveway runs between houses and the width is restricted.

Access for construction traffic to the proposed site of the new indoor bowls hall will have to be via the existing entrance or via an alternative gated vehicular access track to the East of the site.

The two access options are outlined on the diagram below, Option A is via the existing entrance route into the site, and Option B is via an access track to the East.

Option A was reviewed on site but due to restrictions and level changes that exist along this route, it was discounted. Option B was therefore considered in more detail.



# 4. Site access

## Vehicle tracking

### 4.2 Vehicle tracking

Detailed vehicle tracking was completed on the entrance proposed in Option B. This considered different vehicle sizes on tracking (forward and reverse swept paths) via the access route. The vehicles considered were:

- FTA Design Rigid Vehicle 10m x 2.5m;
- DB32 Fire Appliance Tractor 8.68m x 2.18m;
- DB32 Refuse Vehicle 7.9m x 2.4m;
- DB32 Private Car 4.223m x 1.715m;

From the information available from the Ordnance Survey, it would appear that in order to utilise the access track for site access, it may be necessary to increase the width of the entrance to the access road.

A temporary agreement may need to be reached to increase access to avoid materials having to be offloaded in Gaveston Road, and then transported up the access track to the site using dumper trucks and smaller construction vehicles. This methodology would undoubtedly add cost to the works and the Council should discuss opportunities to improve this access route prior to the works starting on site.

## 5. Option programmes

# 5. Timeline for delivering the new Indoor Bowls Hall

## Estimated timelines for Options 1-6

When the six options were considered, the critical path for each option was expected to be dictated by the steel frame lead in and erection periods. The additional ancillary accommodation included in some of the options was not a material factor in developing the programme periods for the options. It was therefore considered that all six options would take a similar time to construct on site.

A detailed estimated programme was developed, which shows that all Options for delivering a new indoor hall could be open towards the end of August 2019. A copy of the detailed programme is included at **Appendix C**.

There is a limited amount of contingency built into the programme and it relies on quick decision making and approvals at key project stages. It also requires the Council to avoid making significant changes to the brief beyond the end of Stage 2 design.

A key input that will impact the detailed programming will be the consideration of improving the site access. If it cannot be improved, the programme may increase due to the double handling of materials that would have to take place on site.

The programme should therefore be seen as a target programme, and the Council may want to allow some further programme contingency when reporting dates publicly. Further detail can be reviewed and added at the next stage, once the brief for the hall has been developed. It is also recommended that market testing should be progressed with at least two contractors once a final design brief has been agreed.

The programme is based on the following assumptions:

- The site access being improved to facilitate the large construction vehicle deliveries during the works;
- Approval to proceed is granted on January 16 2018 to allow the professional team procurement to start on 17 January 2018.
- The project is to proceed in accordance with one of the six options outlined in this feasibility study report;

- A 'single stage develop and construct' procurement route is adopted for the construction contract;
- Completion of key stages are linked to planned Cabinet dates if required;
- Design is progressed in parallel with the determination of the planning application;
- The design is progressed to an early Stage 4 level of design (4a) (previously referred to as Stage E) prior to tender;
- The contractor can deliver to the construction programme. This should be tested further through soft market testing.

## 6. Option budgets

# 6. Option budgets

## Summary

On behalf of Hadron Consulting Ltd, Appleyard and Trew, cost consultants, were appointed to develop high level budgets for the six options. A copy of Appleyard and Trew’s detailed costs is included at **Appendix D**.

### 6.1 Exclusions, assumptions and clarifications

The following exclusions, assumptions and clarifications apply to the high level budget costs that have been developed by Appleyard and Trew:

- The floor areas have been based on Design Cubed’s drawings;
- Building costs have been calculated on the basis of BCIS rates;
- No inflation has been included;

- Professional fees have been included as stated;
- Free access to the site for large construction vehicles is expected, no allowance has been included for double handling materials to work around restrictions on site access;
- Contingency is included; and
- VAT is excluded.

### 6.2 Option budget summaries

- A summary of Appleyard and Trew’s high level budgets for the six options is included below.

Cost category	Base Scheme	Option 1	Option 2	Option 3	Option 4	Option 5	Option 6
Building cost (including demolition, external works and incoming services)							
Professional fees							
FF&E							
Contingency							
<b>Total</b>	<b>£3,613,680</b>	<b>£2,661,383</b>	<b>£2,575,624</b>	<b>£2,648,100</b>	<b>£1,317,540</b>	<b>£1,731,030</b>	<b>£2,050,965</b>



## **7. Next steps**

## 7. Next Steps

# Re-Provisioning of Indoor Bowls to the Avenue Bowls Club – early decisions to be made

To progress the Indoor Bowls Hall project, Coventry City Council should:

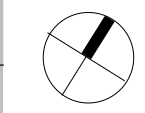
- Agree on the option to be progressed and how the option will be funded;
- Have initial discussions with contractors to establish detailed site access arrangements that will be required during the build. This will inform what site access improvements may need to be made;
- Review options for how a professional team could be appointed to develop the design of the building, to obtain necessary consents and to then procure a contractor to deliver the works; and
- Once a professional team has been appointed, the design brief should be reviewed and refined if required. The final design brief should be agreed and approved by all key stakeholders. The design can then be developed to a point where a planning application can be made.

## **Appendix A – Architectural plans**



REV.	DATE	DRAWN	DESCRIPTION

KEY PLAN T: +44 (0)7887 995595



T: +44 (0)7887 995595  
+44 (0)7876 506076

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CLIENT  
Coventry City Council

SITE ADDRESS  
Avenue Bows Club  
48 Gaveston Rd  
Coventry CV6 1GZ

PROJECT  
Avenue Bows Club Feasibility

SCALE @ A3  
1 : 500

TITLE  
Location Plan

PROJECT NO  
17005

DRAWING NO  
A(SV)A0-001

REV







Excavation Spoil Heap from Earlier Construction of All Weather Green

Private Bowls Club Allotments

Residential Properties & Gardens Back onto Site

Gated Vehicular Access

Residential Properties & Gardens Back onto Site

Alleyway

All Weather Lawn

Existing Clubhouse

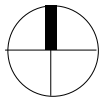
Car Park

Transformer

Existing Vehicle Entrance

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PROJECT  
Avenue Bowls Club Feasibility SCALE @ A3

TITLE  
Site Overview PROJECT NO  
17005

DRAWING NO  
A(SV)A0-002 REV





View of Existing Bowling Green from Clubhouse looking South



View of Existing Bowling Green towards Clubhouse looking North



View of Existing All Weather Green towards Clubhouse looking North West



View of Existing Cat Park from Bowling Green looking South West

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PROJECT  
Avenue Bowls Club Feasibility SCALE @ A3

TITLE  
Existing Photographs PROJECT NO  
17005

DRAWING NO  
A(SV)A0-003 REV





View of Existing Private Bowls Club Allotments looking South East



View of Existing Spoil Heap, Garage, Water Tank & Club House looking South West



Exterior View of Existing Cellar



View of Existing Spoil Heap, Garage, Water Tank & Club House looking South West

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PROJECT  
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SCALE @ A3

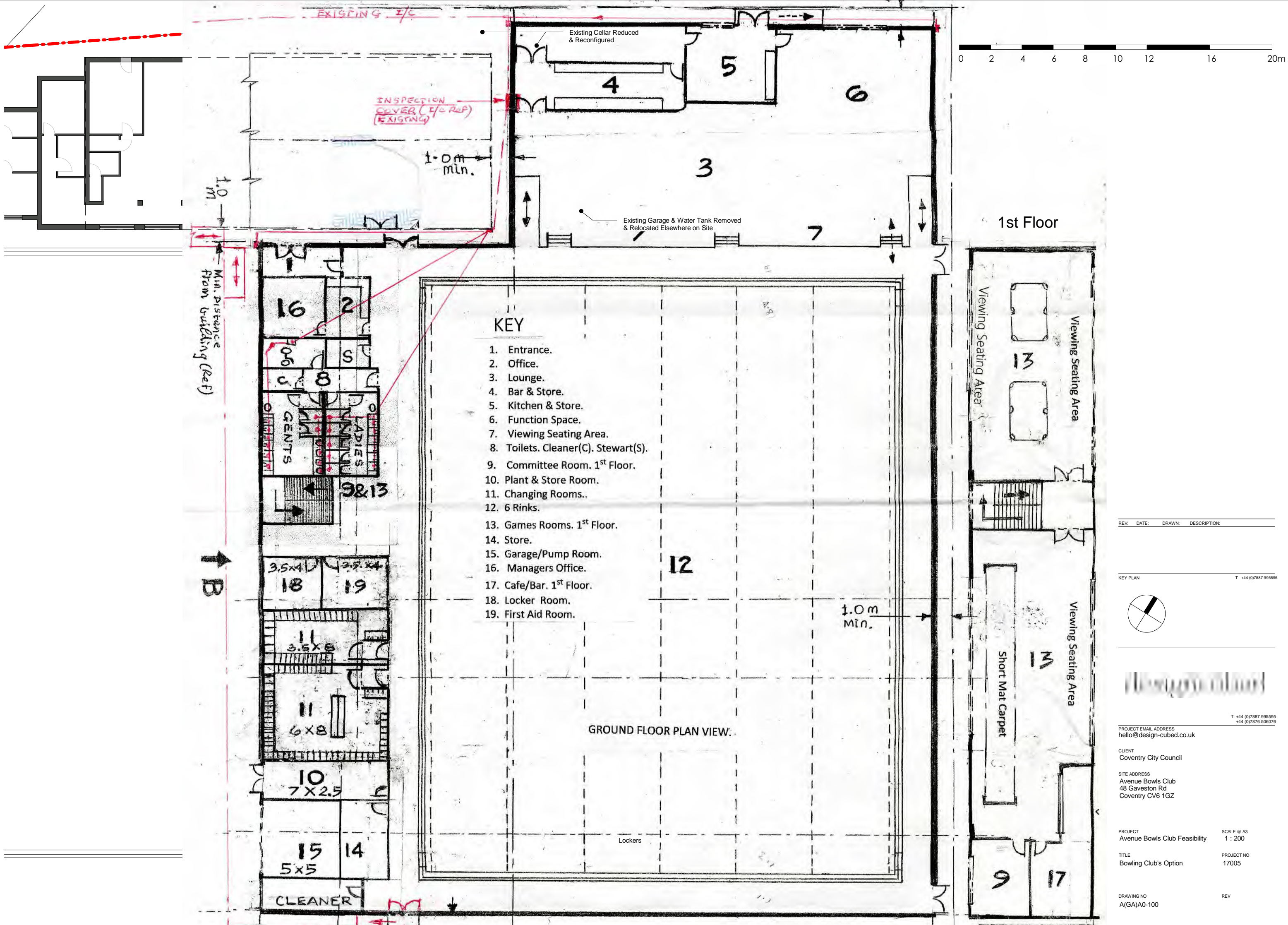
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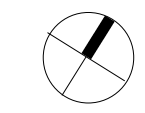


- KEY**
1. Entrance.
  2. Office.
  3. Lounge.
  4. Bar & Store.
  5. Kitchen & Store.
  6. Function Space.
  7. Viewing Seating Area.
  8. Toilets. Cleaner(C). Stewart(S).
  9. Committee Room. 1<sup>st</sup> Floor.
  10. Plant & Store Room.
  11. Changing Rooms..
  12. 6 Rinks.
  13. Games Rooms. 1<sup>st</sup> Floor.
  14. Store.
  15. Garage/Pump Room.
  16. Managers Office.
  17. Cafe/Bar. 1<sup>st</sup> Floor.
  18. Locker Room.
  19. First Aid Room.

GROUND FLOOR PLAN VIEW.

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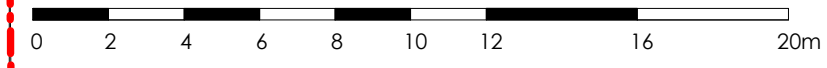
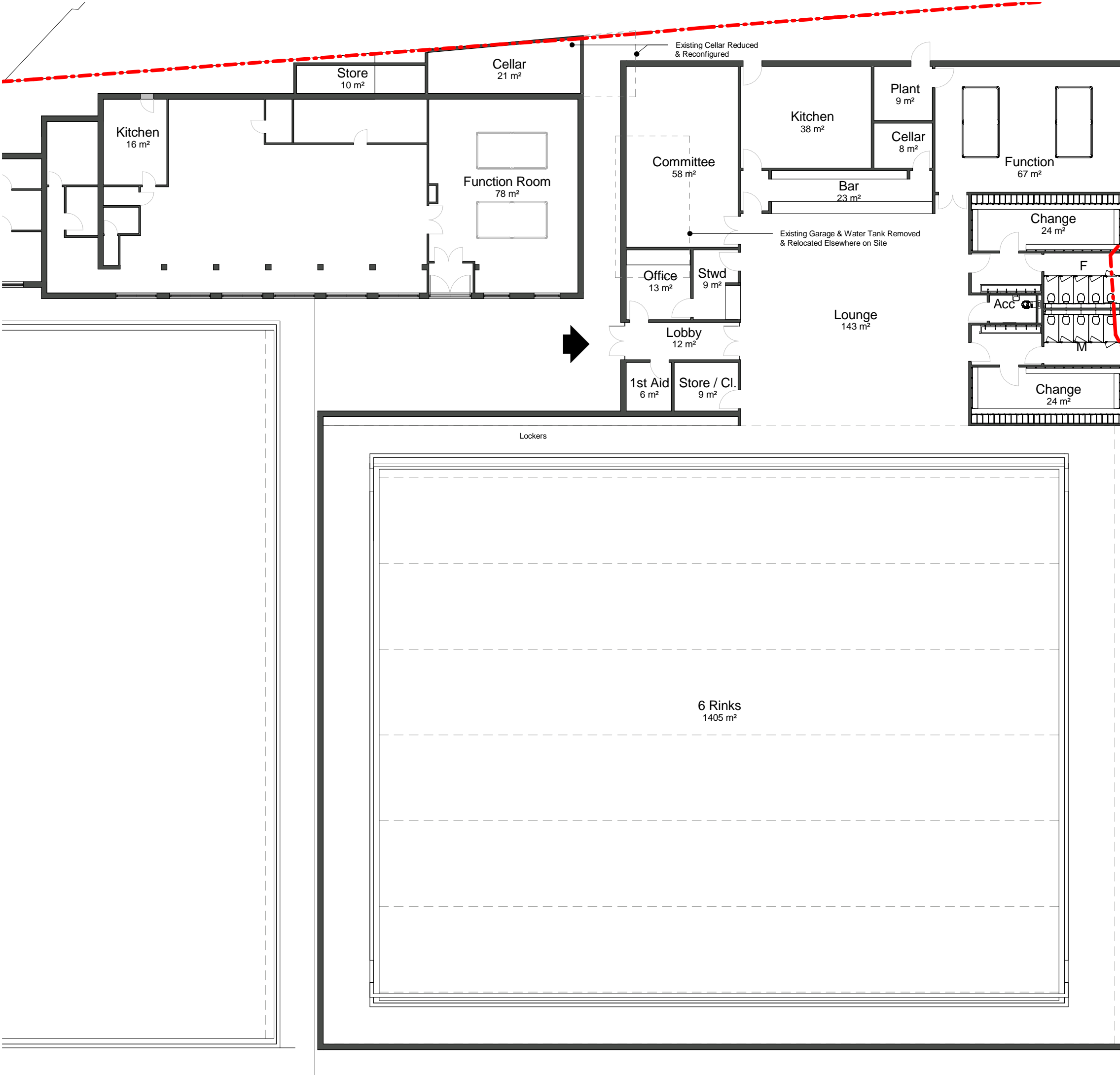
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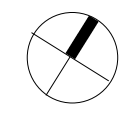
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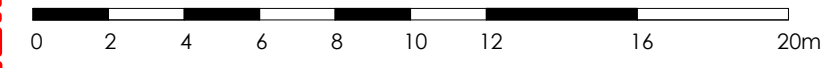
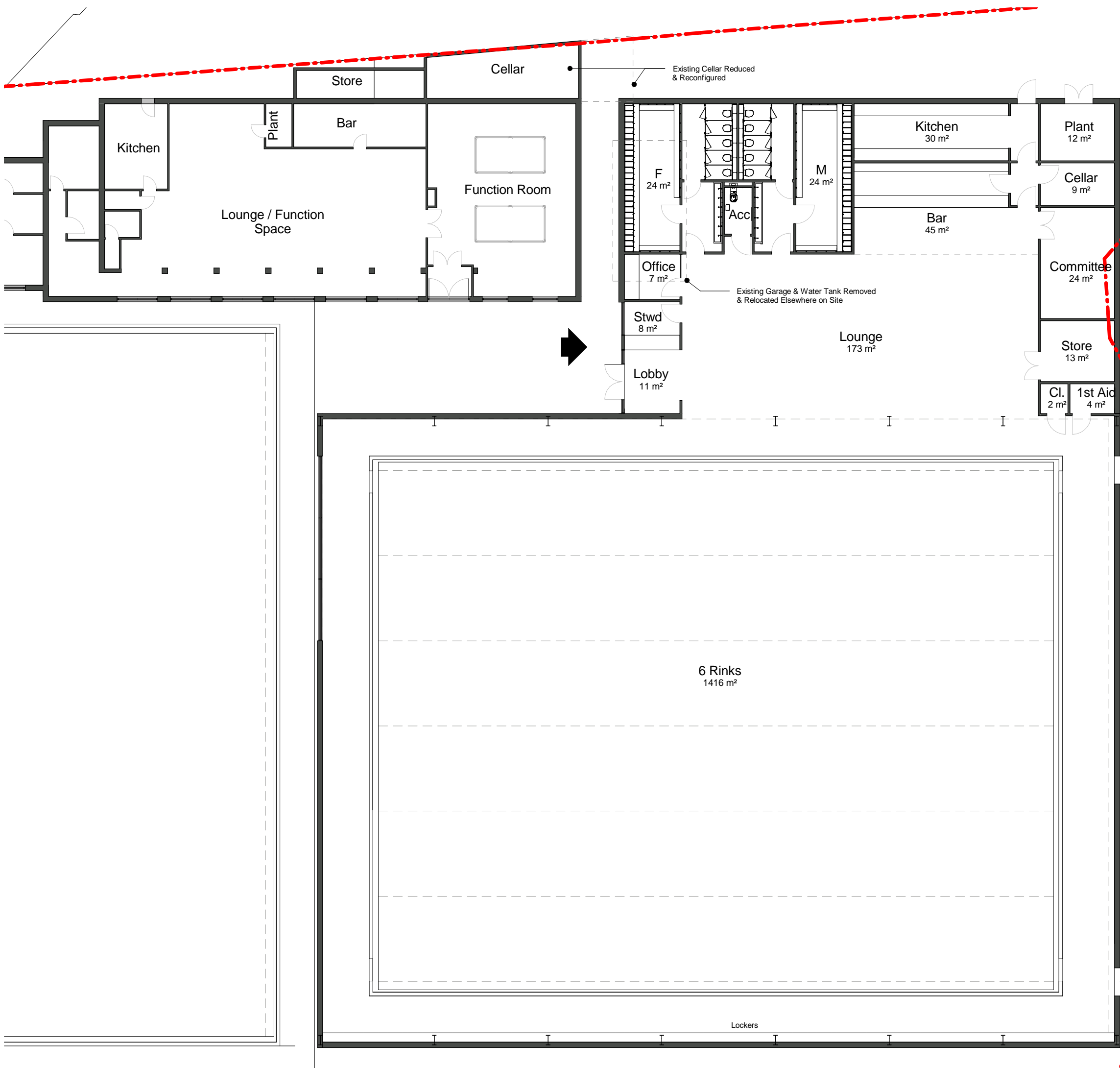
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Proposed Floor Plan - Option 1

PROJECT NO  
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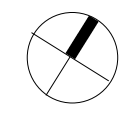
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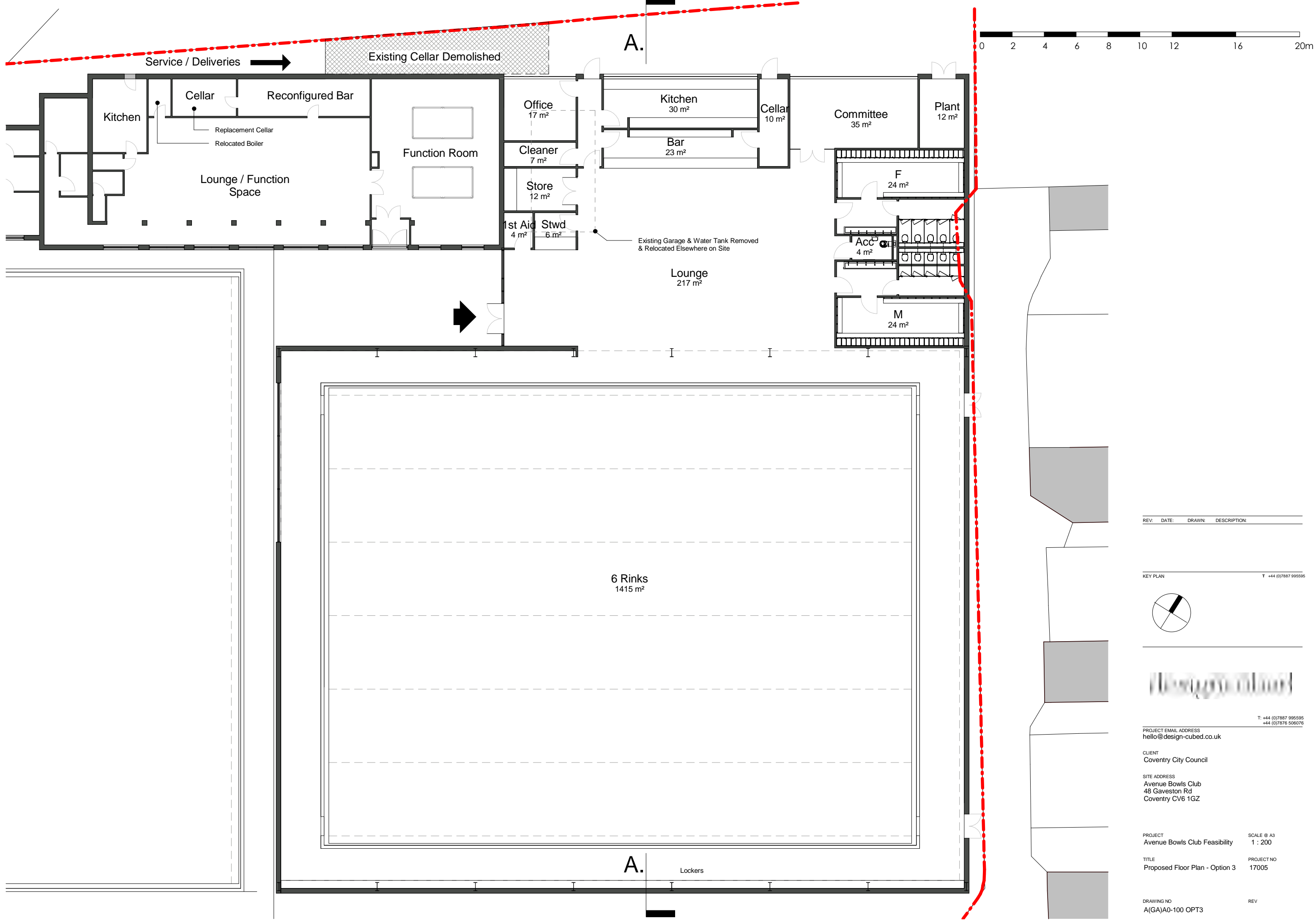
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PROJECT  
Avenue Bowls Club Feasibility SCALE @ A3  
1 : 200

TITLE  
Proposed Floor Plan - Option 2 PROJECT NO  
17005

DRAWING NO  
A(GA)A0-100 OPT2 REV



Service / Deliveries →

Existing Cellar Demolished

A.



Kitchen

Cellar

Reconfigured Bar

Replacement Cellar  
Relocated Boiler

Function Room

Office  
17 m<sup>2</sup>

Kitchen  
30 m<sup>2</sup>

Cellar  
10 m<sup>2</sup>

Committee  
35 m<sup>2</sup>

Plant  
12 m<sup>2</sup>

Lounge / Function Space

Cleaner  
7 m<sup>2</sup>

Store  
12 m<sup>2</sup>

Bar  
23 m<sup>2</sup>

F  
24 m<sup>2</sup>

1st Aid  
4 m<sup>2</sup>

Stwd  
6 m<sup>2</sup>

Existing Garage & Water Tank Removed  
& Relocated Elsewhere on Site

Acc  
4 m<sup>2</sup>

Lounge  
217 m<sup>2</sup>

M  
24 m<sup>2</sup>

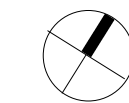
6 Rinks  
1415 m<sup>2</sup>

A.

Lockers

REV.	DATE:	DRAWN:	DESCRIPTION:

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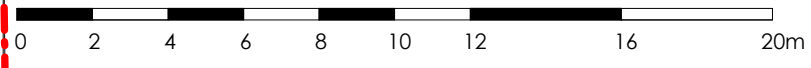
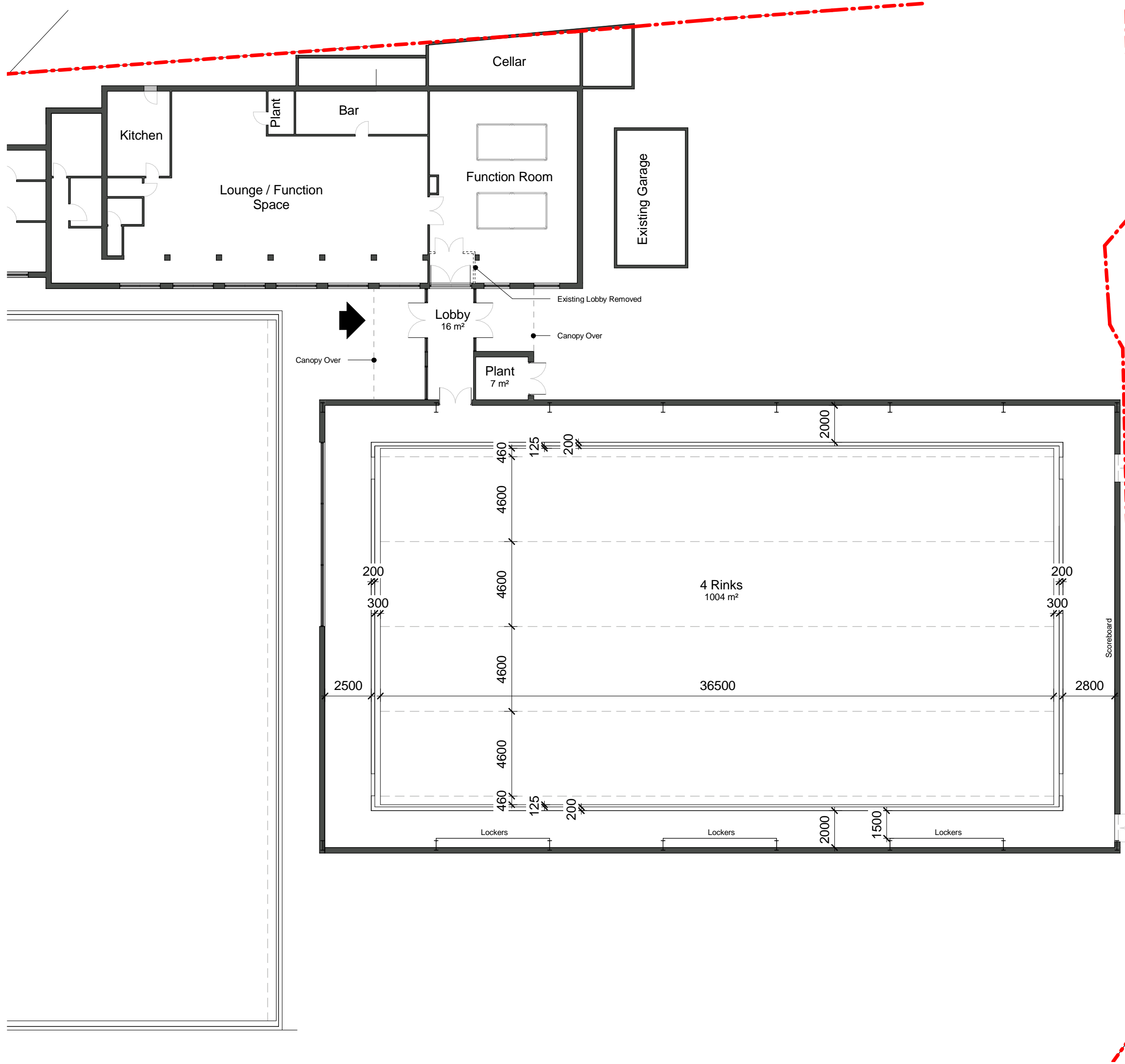
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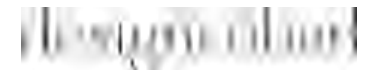
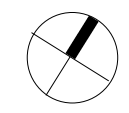
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REV



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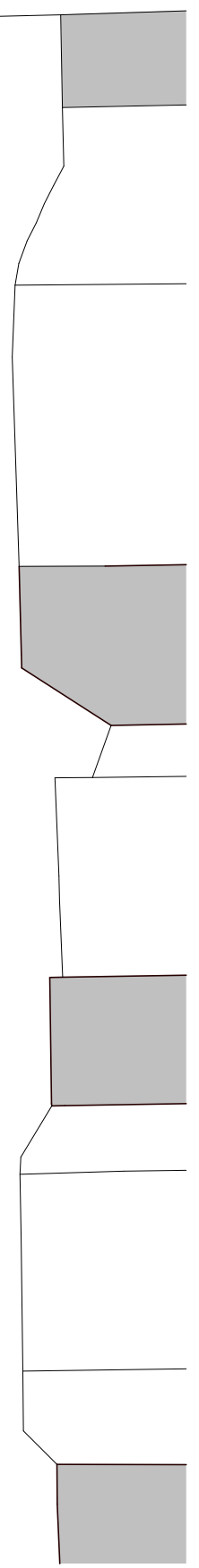
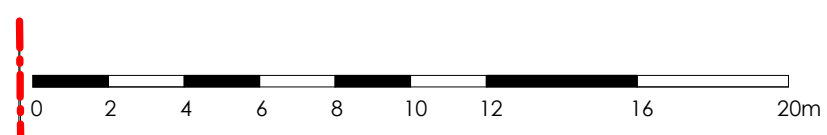
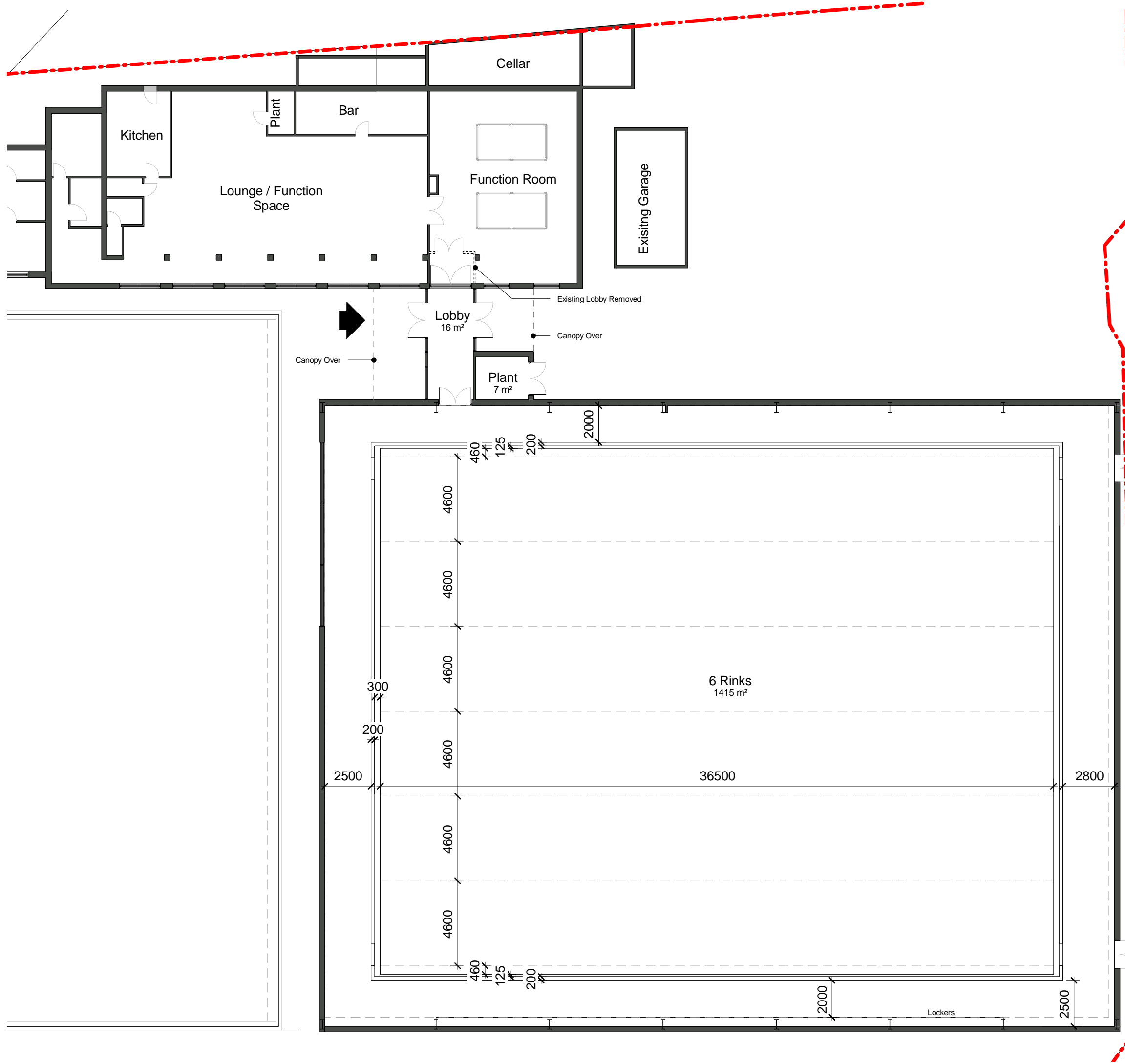
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TITLE  
Proposed Floor Plan - Option 4

PROJECT NO  
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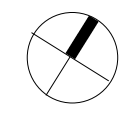
DRAWING NO  
A(GA)A0-100 OPT4

REV



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KEY PLAN T: +44 (0)7887 995595



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PROJECT EMAIL ADDRESS  
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CLIENT  
Coventry City Council

SITE ADDRESS  
Avenue Bowls Club  
48 Gaveston Rd  
Coventry CV6 1GZ

PROJECT  
Avenue Bowls Club Feasibility

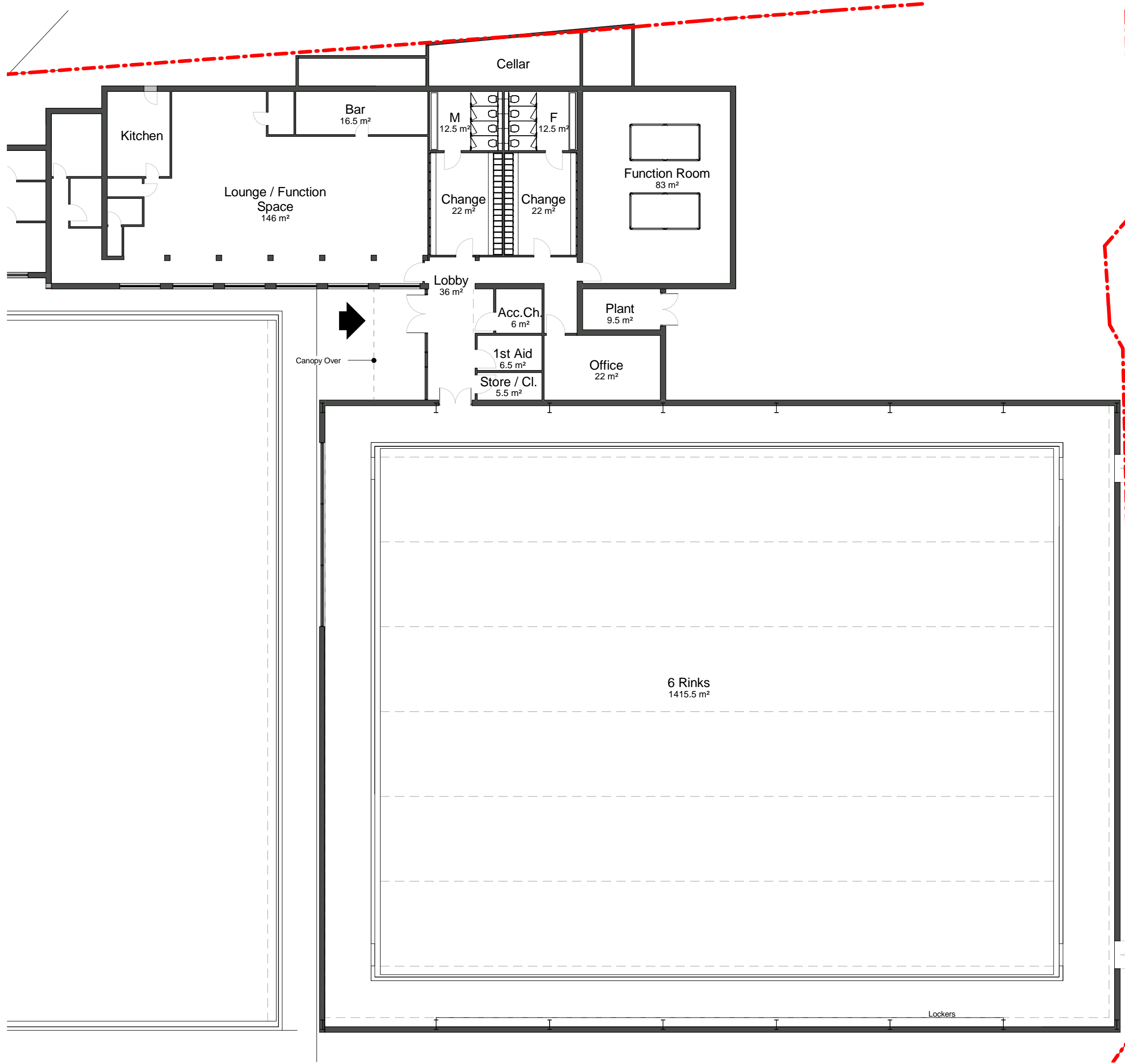
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TITLE  
Proposed Floor Plan - Option 5

PROJECT NO  
17005

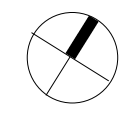
DRAWING NO  
A(GA)A0-100 OPT5

REV



REV.	DATE	DRAWN	DESCRIPTION

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Coventry CV6 1GZ

PROJECT  
Avenue Bowls Club Feasibility

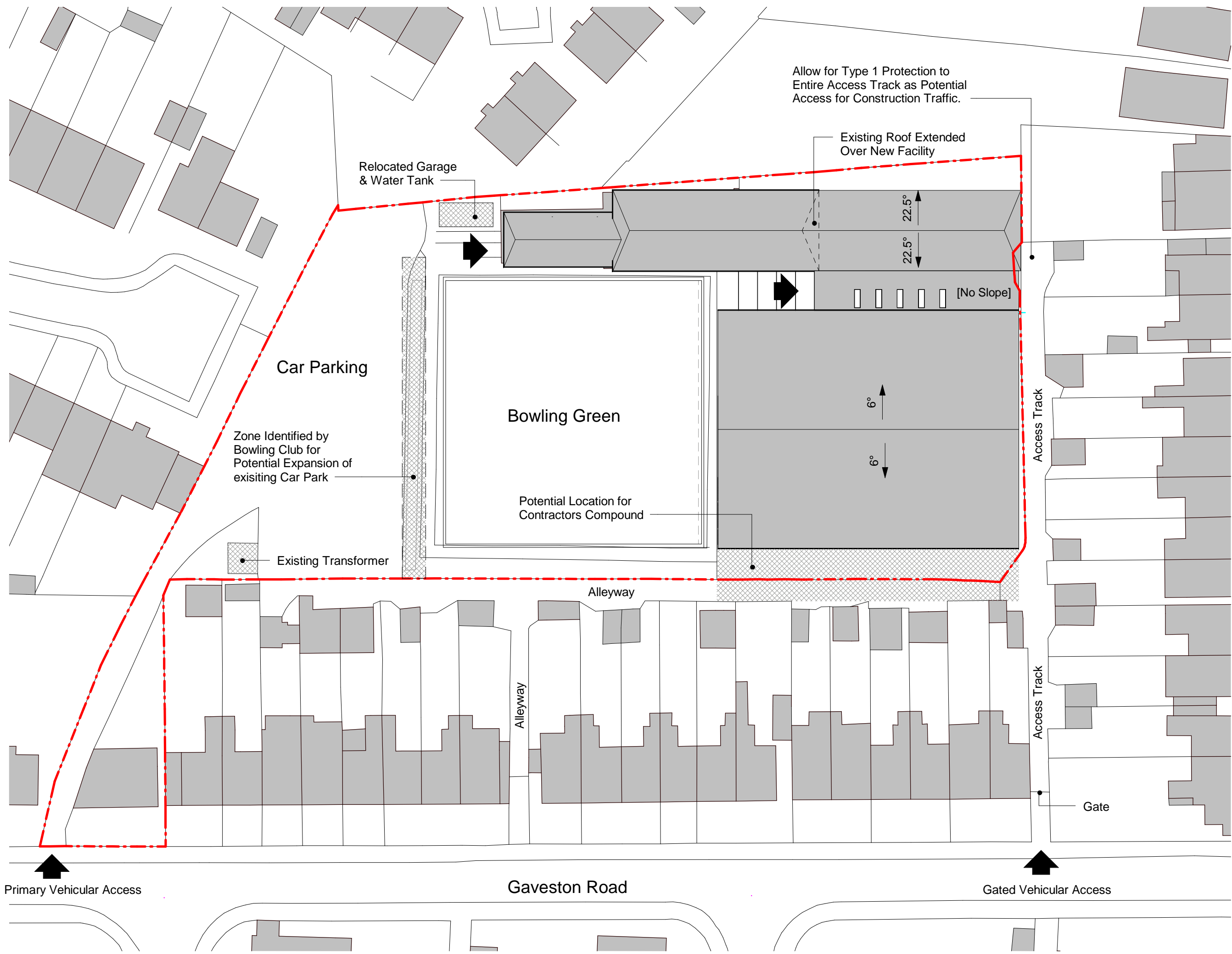
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TITLE  
Proposed Floor Plan - Option 6

PROJECT NO  
17005

DRAWING NO  
A(GA)AC-100 OPT6

REV



Allow for Type 1 Protection to Entire Access Track as Potential Access for Construction Traffic.

Existing Roof Extended Over New Facility

Relocated Garage & Water Tank

22.5°  
22.5°

[No Slope]

Car Parking

Bowling Green

Zone Identified by Bowling Club for Potential Expansion of existing Car Park

Potential Location for Contractors Compound

Existing Transformer

Alleyway

Access Track

Access Track

Gate

Gaveston Road

Primary Vehicular Access

Gated Vehicular Access

REV.	DATE	DRAWN	DESCRIPTION

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Coventry CV6 1GZ

PROJECT  
Avenue Bowls Club Feasibility

SCALE @ A3  
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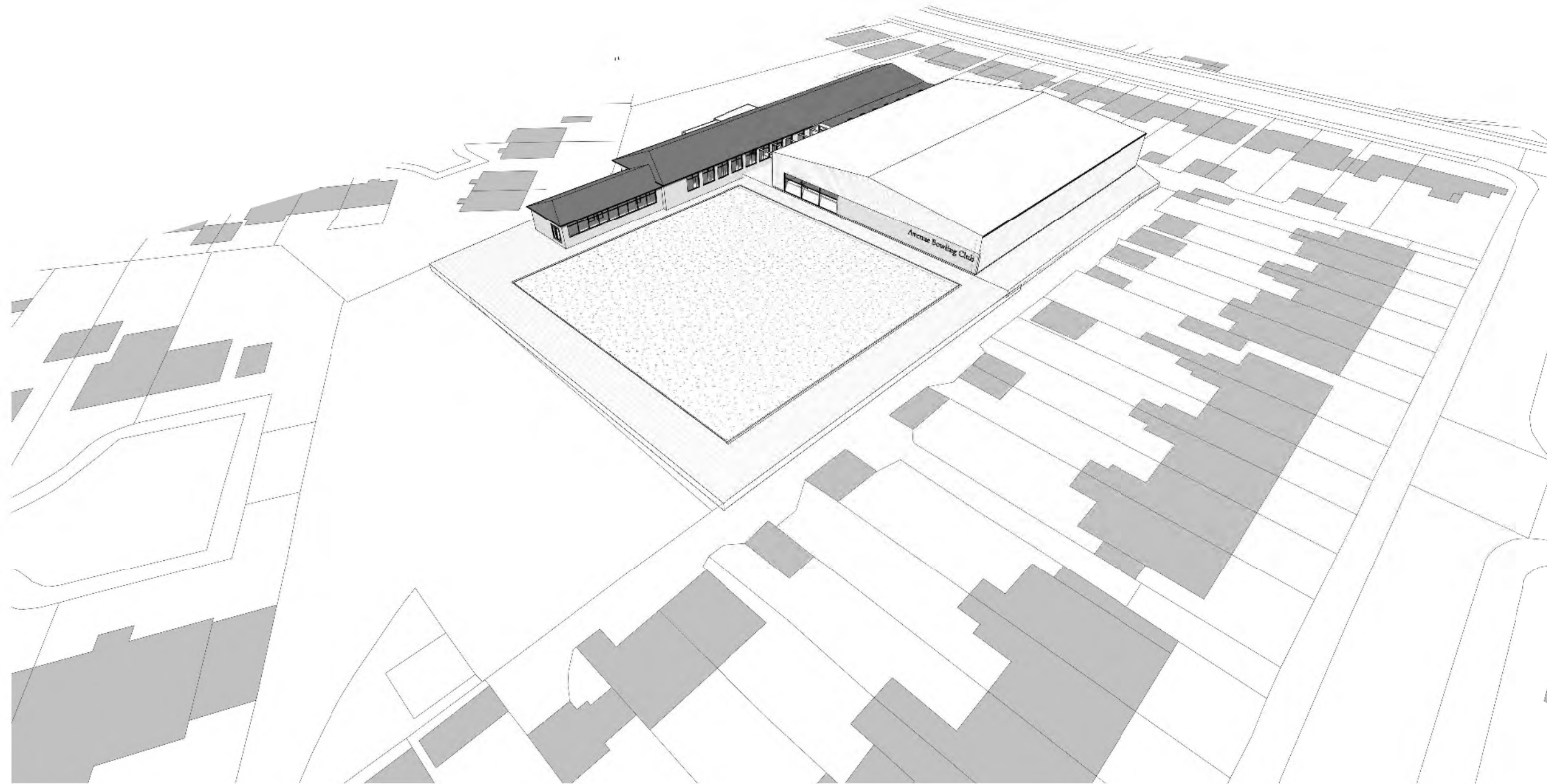
TITLE  
Indicative proposed Site  
Plan based on Option 3

PROJECT NO  
17005

DRAWING NO  
A(GA)A0-003 OPT3

REV





Indicative Perspective Overview based on Option 3

REV.	DATE	DRAWN	DESCRIPTION

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SITE ADDRESS  
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Coventry CV6 1GZ

PROJECT  
Avenue Bowls Club Feasibility

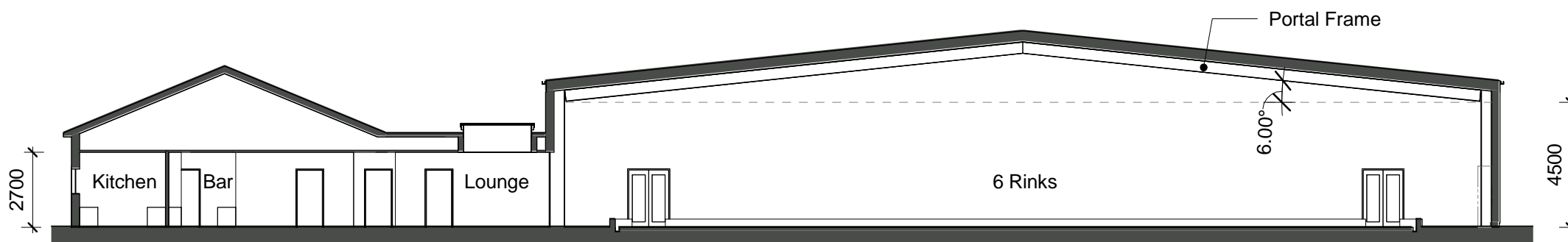
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1 : 200

TITLE  
Indicative Section A-A  
based on Option 3

PROJECT NO  
17005

DRAWING NO  
A(GA)A0-300 OPT3

REV



Indicative Section A-A based on Option 3





REV: DATE: DRAWN: DESCRIPTION:

KEY PLAN T: +44 (0)7887 995595



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SITE ADDRESS  
Avenue Bowls Club  
48 Gaveston Rd  
Coventry CV6 1GZ

PROJECT  
Avenue Bowls Club Feasibility SCALE @ A3

TITLE  
Indicative view from existing  
green based on Option 3 PROJECT NO  
17005

DRAWING NO  
A(GA)A0-301 OPT3 REV



## **Appendix B – Mechanical and Electrical services report**



## **Avenue Bowls Club - Coventry**

# **Building Services Feasibility Report**

### **Desco (design & consultancy) ltd**

Azure House  
2 Azure Court  
Doxford International Business Park  
Sunderland  
SR3 3BE

Tel: 0191 522 2070

Fax: 0191 522 2071

Issue No. 01

Date: 26<sup>th</sup> April 2017

Ref: 1599-50-RPT-01

Author: N.Pallett/ D .Wright

Checked/Authorised: D. Wright

**BUILDING SERVICES FEASIBILITY REPORT**

---

**SCHEDULE OF REVISIONS**

Issue	Date	Changes	Authors	Checked
01	26/4/2017	N/A	NP / DW	DW

**BUILDING SERVICES FEASIBILITY REPORT**

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**CONTENTS**

1.0	Introduction	1
2.0	Mechanical Services	2
3.0	Electrical Services	5

## **BUILDING SERVICES FEASIBILITY REPORT**

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### **1.0 INTRODUCTION**

This feasibility report has been prepared by desco (design & consultancy) Ltd., on behalf of Coventry City Council to review the existing capacity and suitability of site utilities for the remodelling and possible extension of the Avenue Bowls Club, Coventry. Specifically the addition of extra bowls club accommodation, and an internal bowls hall.

**BUILDING SERVICES FEASIBILITY REPORT**

---

**2.0 MECHANICAL SERVICES****Existing Gas**

A 20mm natural gas service from the main gas network enters the site within a low level brick built enclosure within the corner of the car park. An R5 gas meter is provided.



This service then runs below ground to the existing boiler house and kitchen areas in dense wrapped steel – the incoming position could not be determined.

The pipe does not enter the building in an approved manner as it is below ground for its entire length.

**Existing Water**

A mains water connection enters the site it is believed in the south corner of the bowling green. It runs underground into the building where it enters the kitchen feeding a sink and wash hand basin, a storage tank in the roof void, and a HWS storage cylinder. This service has been extended recently to serve external watering points and the irrigation tank.

**BUILDING SERVICES FEASIBILITY REPORT**

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Isolation valve in kitchen area

**New Gas Service**

Each new option will require the gas to the site to be upgraded. The table below is an estimate of the new gas service capacities needed.

Option 1	130kW
Option 2	130kW
Option 3	110kW
Option 4	80kW
Option 5	90kW

The heating to the new building will be provided via a gas fired boiler providing both hot water and heating to options 1-3, and heating only to options 4 and 5. It is anticipated that the heating is provided to the bowling rinks via a gas fired radiant system, utilising the boiler and providing heat via wet radiant panels.



## **BUILDING SERVICES FEASIBILITY REPORT**

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Any ventilation to the bowling areas is to be provided via heat exchange fan systems, acoustically treated, but without heating elements. The kitchen areas are assumed to contain minimal food cooking facilities, these will be gas fired, which will necessitate ventilation systems to be interlocked.

### **New Water Services**

Options 1-3 have new kitchen areas drawn. These options are feasible with the existing water supply reused providing that there is booster water storage provided. At 9m<sup>2</sup> the plantroom for these options is inadequate and would need to be increased to 12m<sup>2</sup> for all options 1-3. Should the existing building kitchen be closed down, there is no supply service capacity issues anticipated.

With options 4 and 5 no increased water usage will occur therefore no further kit is needed and the existing facilities remain.

## BUILDING SERVICES FEASIBILITY REPORT

### 3.0 ELECTRICAL SERVICES

The building is served by a 3 phase DNO supply. The main supply meter is a standard supply meter (without a max demand indication). Further to discussions with the DNO this supply should be capable of supplying between 45 to 70 kVA.

The existing building does not have a large amount of electrical equipment installed and the estimated load of the building is 15kVA (no diversity being applied) 8kVA with diversity applied.

Based upon the indicated scheme areas and the following assumptions assumption

- Building will be heated by gas as primary fuel.
- All lighting will be provided using LED luminaires.
- Kitchen equipment will be similar to the existing (gas hob, elec oven).
- Cellar cooling as per existing unit size for new cellar.
- Max. 1No hand dryer per changing room/toilet.

The electrical load estimates for the layouts proposed, these include the existing building loads.

Option 1	31.5 kVA
Option 2	35.5 kVA
Option 3	33.5 kVA
Option 4	16.5 kVA
Option 5	19.5 kVA

The existing supply should therefore not require replacement, but the main service cut-out may have to be relocated within the building due to space constraints.

## BUILDING SERVICES FEASIBILITY REPORT

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### Electrical Switchgear

The existing building distribution board/switchgear is not suitable to provide for the connection of any of the proposed layout options. This will have to be replaced and possibly relocated due to current space constraints.



### Fire Alarms

The existing building has a single point fire alarm system. This will not be adequate for any of the proposed options and a new fire alarm systems will be required.

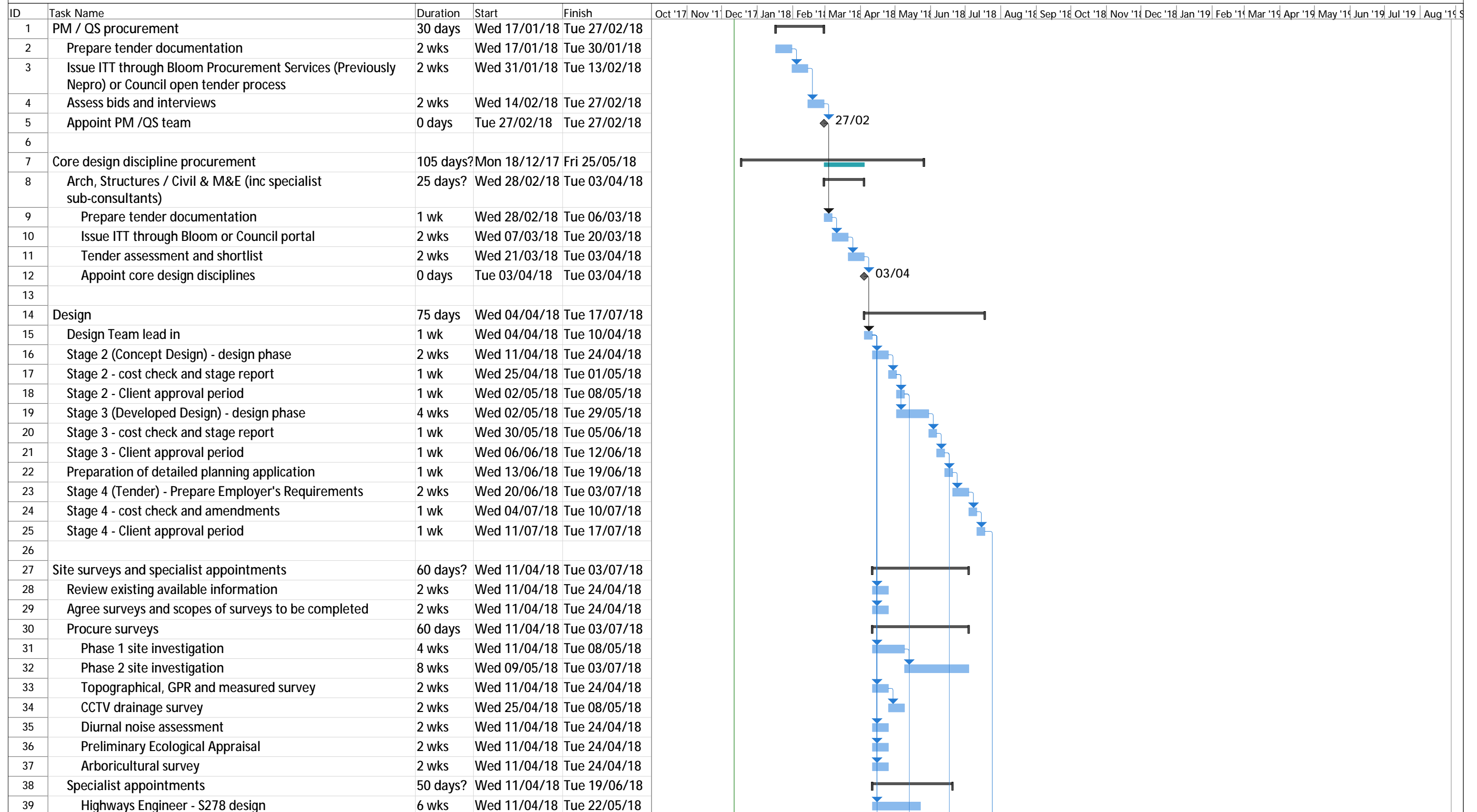


### Intruder Alarms

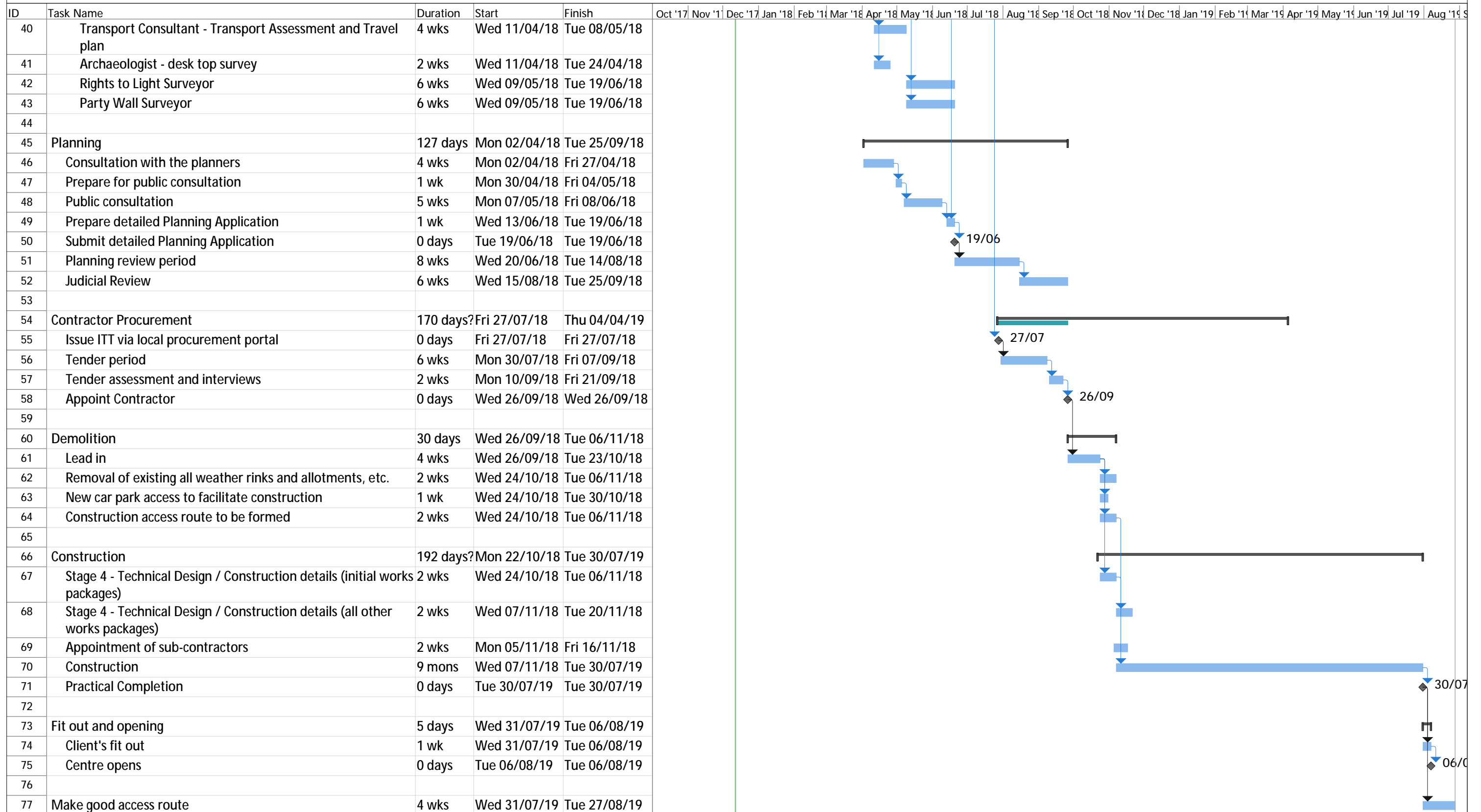
The existing system should be adequate to cover the proposed options from the existing panel.

## **Appendix C – Estimated timelines**

Coventry Indoor Bowls - Estimated programme for delivery of a new indoor centre



Coventry Indoor Bowls - Estimated programme for delivery of a new indoor centre



## **Appendix D – Cost report**

COVENTRY CITY COUNCIL

AVENUE BOWLS CLUB

NEW INDOOR BOWLS FACILITY AND CLUBHOUSE

Date: 30 November 2017

**BOWLING CLUBS - Summary of Options**

Cost Category	OPTIONS CONSIDERED						
	Base Scheme £	Option 1 £	Option 2 £	Option 3 £	Option 4 £	Option 5 £	Option 6 £
Demolition/Site Clearance Part demolish / adapt existing buildings							
New Indoor Bowling facility incl Clubhouse							
External Works/Drainage etc							
Extend Incoming Services							
Inflation							
<b>Sub total</b>							
Professional Fees - say 10%							
Client FF&E (loose furniture/equipment)							
<b>Sub total</b>							
Client Contingency							
<b>Sub total</b>							
VAT - assumed not paid or reclaimed							
<b>TOTAL</b>	<b>£ 3,613,680</b>	<b>£ 2,661,383</b>	<b>£ 2,575,624</b>	<b>£ 2,648,100</b>	<b>£ 1,317,540</b>	<b>£ 1,731,030</b>	<b>£ 2,050,965</b>

**Notes:**

- 1.0 Areas based upon Design Cubed drawing Nr A(GA)A0-100 Bowling Club's Option
- 2.0 Building Costs calculated on basis of BCIS rates
- 3.0 No inflation has been included
- 4.0 Professional Fees taken as stated
- 5.0 VAT excluded



COVENTRY CITY COUNCIL

AVENUE BOWLS CLUB

NEW INDOOR BOWLS FACILITY AND CLUBHOUSE

Date: 24 April 2017

**BOWLING CLUBS - ORIGINAL BASE SCHEME**

Cost Category	Quant	Unit	Rate	Base Scheme £
Demolition/Site Clearance Part demolish / adapt existing buildings	1	Item		
New Indoor Bowling facility incl Clubhouse	1	Item		
External Works/Drainage etc	1	itm		
Extend Incoming Services	1	itm		
Inflation				
Professional Fees - say 10%				
Client FF&E (loose furniture/equipment)				
Client Contingency				
VAT - assumed not paid or reclaimed				
<b>TOTAL</b>				<b>£ 3,613,680</b>

**CONSTRUCTION - ORIGINAL BASE SCHEME**

Cost/m2 Build up	Quant	Unit	Rate	Total
Indoor Bowling Hall	1,500	m2		
Clubhouse; single storey	390	m2		
Clubhouse; two storey	715	m2		
<b>Total GIFA</b>	<b>1,890</b>	<b>m2</b>		
<b>Abnormal Costs</b>				
External walling - uplift spec	600	m2		
Curtain walling - uplift spec	25	m2		
External roof canopy	1	Item		
Temp works to bowling green (access)	1	Item		
<b>Total to Option Summary</b>				<b>0</b>

COVENTRY CITY COUNCIL

AVENUE BOWLS CLUB

NEW INDOOR BOWLS FACILITY AND CLUBHOUSE

Date: 24 April 2017

**OPTION 1**

Cost Category	Quant	Unit	Rate	Option 1 £
Demolition/Site Clearance Part demolish / adapt existing buildings	1	Item		
New Indoor Bowling facility incl Clubhouse	1	Item		
External Works/Drainage etc	1	itm		
Extend Incoming Services	1	itm		
Inflation				
Professional Fees - say 10%				
Client FF&E (loose furniture/equipment)				
Client Contingency				
VAT - assumed not paid or reclaimed				
<b>TOTAL</b>				<b>£ 2,661,383</b>

**CONSTRUCTION - OPTION 1**

Cost/m2 Build up	Quant	Unit	Rate	Total
Indoor Bowling Hall	1,500	m2		
Clubhouse	510	m2		
<b>Total GIFA</b>	<b>2,010</b>	<b>m2</b>		
<b>Abnormal Costs</b>				
External walling - uplift spec	600	m2		
Curtain walling - uplift spec	25	m2		
External roof canopy	1	Item		
Temp works to bowling green (access)	1	Item		
<b>Total to Option Summary</b>				<b>0</b>

COVENTRY CITY COUNCIL

AVENUE BOWLS CLUB

NEW INDOOR BOWLS FACILITY AND CLUBHOUSE

Date: 24 April 2017

**OPTION 2**

Cost Category	Quant	Unit	Rate	Option 2 £
Demolition/Site Clearance Part demolish / adapt existing buildings	1	Item		
New Indoor Bowling facility incl Clubhouse	1	Item		
External Works/Drainage etc	1	itm		
Extend Incoming Services	1	itm		
Inflation				
Professional Fees - say 10%				
Client FF&E (loose furniture/equipment)				
Client Contingency				
VAT - assume not paid or reclaimed				
<b>TOTAL</b>				<b>£ 2,575,624</b>

**CONSTRUCTION - OPTION 2**

Cost/m2 Build up	Quant	Unit	Rate	Total
Indoor Bowling Hall	1,500	m2		
Clubhouse	465	m2		
<b>Total GIFA</b>	<b>1,965</b>	<b>m2</b>		
<b>Abnormal Costs</b>				
External walling - uplift spec	600	m2		
Curtain walling - uplift spec	25	m2		
External roof canopy	1	Item		
Temp works to bowling green (access)	1	Item		
<b>Total to Option Summary</b>				<b>0</b>

COVENTRY CITY COUNCIL

AVENUE BOWLS CLUB

NEW INDOOR BOWLS FACILITY AND CLUBHOUSE

Date: 24 April 2017

**OPTION 3**

Cost Category	Quant	Unit	Rate	Option 3 £
Demolition/Site Clearance Part demolish / adapt existing buildings	1	Item		
New Indoor Bowling facility incl Clubhouse	1	Item		
External Works/Drainage etc	1	itm		
Extend Incoming Services	1	itm		
Inflation				
Professional Fees - say 10%				
Client FF&E (loose furniture/equipment)				
Client Contingency				
VAT - assumed not paid or reclaimed				
<b>TOTAL</b>				<b>£ 2,648,100</b>

**CONSTRUCTION - OPTION 3**

Cost/m2 Build up	Quant	Unit	Rate	Total
Indoor Bowling Hall	1,500	m2		
Clubhouse	500	m2		
<b>Total GIFA</b>	<b>2,000</b>	<b>m2</b>		
<b>Abnormal Costs</b>				
External walling - uplift spec	600	m2		
Curtain walling - uplift spec	25	m2		
External roof canopy	1	Item		
Temp works to bowling green (access)	1	Item		
<b>Total to Option Summary</b>				<b>0</b>



COVENTRY CITY COUNCIL

AVENUE BOWLS CLUB

NEW INDOOR BOWLS FACILITY AND CLUBHOUSE

Date: 24 April 2017

**OPTION 4**

Cost Category	Quant	Unit	Rate	Option 4 £
Demolition/Site Clearance Part demolish / adapt existing buildings	1	Item		
New Indoor Bowling facility incl Clubhouse	1	Item		
External Works/Drainage etc	1	itm		
Extend Incoming Services	1	itm		
Inflation				
Professional Fees - say 10%				
Client FF&E (loose furniture/equipment)				
Client Contingency				
VAT - assumed not paid or reclaimed				
<b>TOTAL</b>				<b>£ 1,317,540</b>

**CONSTRUCTION - OPTION 4**

Cost/m2 Build up	Quant	Unit	Rate	Total
Indoor Bowling Hall	1,026	m2		
Lobby link/Plant	23	m2		
<b>Total GIFA</b>	<b>1,049</b>	<b>m2</b>		
<b>Abnormal Costs</b>				
External walling - uplift spec	550	m2		
Curtain walling - uplift spec	25	m2		
External roof canopy (2nr)	1	Item		
Temp works to bowling green (access)	1	Item		
<b>Total to Option Summary</b>				<b>0</b>

COVENTRY CITY COUNCIL

AVENUE BOWLS CLUB

NEW INDOOR BOWLS FACILITY AND CLUBHOUSE

Date: 24 April 2017

**OPTION 5**

Cost Category	Quant	Unit	Rate	Option 5 £
Demolition/Site Clearance Part demolish / adapt existing buildings	1	Item		
New Indoor Bowling facility incl Clubhouse	1	Item		
External Works/Drainage etc	1	itm		
Extend Incoming Services	1	itm		
Inflation				
Professional Fees - say 10%				
Client FF&E (loose furniture/equipment)				
Client Contingency				
VAT - assumed not paid or reclaimed				
<b>TOTAL</b>				<b>£ 1,731,030</b>

**CONSTRUCTION - OPTION 5**

Cost/m2 Build up	Quant	Unit	Rate	Total
Indoor Bowling Hall	1,500	m2		
Lobby link/Plant	23	m2		
<b>Total GIFA</b>	<b>1,523</b>	<b>m2</b>		
<b>Abnormal Costs</b>				
External walling - uplift spec	600	m2		
Curtain walling - uplift spec	25	m2		
External roof canopy (2nr)	1	Item		
Temp works to bowling green (access)	1	Item		
<b>Total to Option Summary</b>				<b>0</b>

COVENTRY CITY COUNCIL

AVENUE BOWLS CLUB

NEW INDOOR BOWLS FACILITY AND CLUBHOUSE

Date: 24 August 2017

**OPTION 6**

Cost Category	Quant	Unit	Rate	Option 6 £
Demolition/Site Clearance Part demolish / adapt existing buildings	1	Item		
New Indoor Bowling facility incl Clubhouse	1	Item		
External Works/Drainage etc	1	Itm		
Extend Incoming Services	1	Itm		
Inflation				
Professional Fees - say 10%				
Client FF&E (loose furniture/equipment)				
Client Contingency				
VAT - assumed not paid or reclaimed				
<b>TOTAL</b>				<b>£ 2,050,965</b>

**CONSTRUCTION - OPTION 6**

Cost/m2 Build up	Quant	Unit	Rate	Total
Indoor Bowling Hall	1,500	m2		
Changing Rooms and Toilets	72	m2		
Lobby link/Plant	46	m2		
Acc Change	6	m2		
1st Aid	7	m2		
Store/Cleaner	6	m2		
Office	22	m2		
<b>Total GIFA</b>	<b>1,659</b>	<b>m2</b>		
<b>Abnormal Costs</b>				
External walling - uplift spec	600	m2		
Curtain walling - uplift spec	25	m2		
External roof canopy (2nr)	1	Item		
Temp works to bowling green (access)	1	Item		
Demolish garage/relocate water tank	1	Item		
<b>Total to Option Summary</b>				<b>0</b>



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