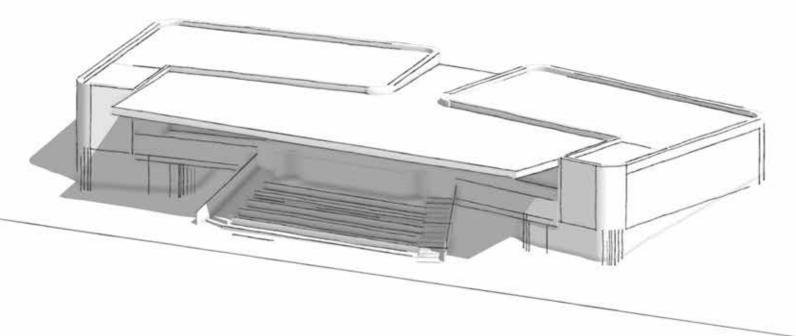


# CRABTREE PARK IMPROVEMENT PROJECT

STAGE 03 FUNDING REPORT FEBRUARY 2025





SBA

Architecture | Masterplanning | Conservation





hello@sandersonborland.com www.sandersonborland.com

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#### **EXECUTIVE SUMMARY**

The Crabtree Park Improvement Project represents an innovative vision for Douglas, spearheaded by the Douglas Community Development Company (DCDC) in collaboration with SBA.

At its core, this initiative seeks to deliver a new, functional and sustainable sports pavilion that not only enhances the functionality of the existing playing fields but also revitalises the surrounding landscape for the benefit of local residents. By integrating thoughtful design, sustainability, and community engagement, this project will provide a vital and enduring resource that strengthens the social fabric of Douglas.

This project presents an exceptional opportunity to create an iconic landmark that reflects both the spirit of the community and the forward-thinking vision of the DCDC. The proposed Pivoted Pavilion has been developed through an extensive design process, considering site-specific challenges, community aspirations, and long-term sustainability. The pavilion is more than just a sporting facility—it is envisioned as a dynamic hub for community activity, offering flexible spaces that can accommodate various events, gatherings, and future expansion.

The Crabtree Park Improvement Project will not only elevate the sporting infrastructure but will also introduce strategic enhancements to the surrounding landscape, improving accessibility, biodiversity, and overall public realm quality. This initiative is a significant investment in the future of Douglas, reinforcing its identity as a place where sport, recreation, and community life thrive together.

By forging a bold new future for Crabtree Park, this project will firmly establish it as the beating heart of Douglas, ensuring it remains an essential and cherished space for generations to come.



# CONTENTS

PREFACE Introduction & Project Overview	05			
,				
STAGE 3 DESIGN PROPOSALS  Design Development Overview  Architectural Proposals  Material Palette & Architectural Expression  Sustainability Structural Strategy  Cost Estimate  Summary	08 10 15 26 27 28			
APPENDICES  Harley Haddow - Structural Engineer Harley Haddow - M&E Engineer SinclairMarwick - Quantity Surveyor	31 33 38			
STAGE 01 - ANALYSIS & PROJECT DESCRIPTION 53				
STAGE 02 - DESIGN DEVELOPMENT AND O	PTION APPRAISAL 8	2		



# PREFACE - INTRODUCTION & PROJECT OVERVIEW

#### A Collaborative Vision for Community Sport

SBA is pleased to present this Interim Feasibility Report, detailing the design proposals for the Crabtree Sports Pavilion. This document encapsulates the extensive work undertaken to develop a solution that not only meets the needs of the Douglas Community Development Company (DCDC) but also aligns with the aspirations of potential funders and stakeholders. The report reflects a comprehensive design journey that has led us to the finalised Pivoted Pavilion proposal—an architectural response carefully shaped by site conditions, community engagement, and sustainability objectives.

#### The Journey to the Pivoted Pavilion

Since the project's inception, SBA has engaged in a rigorous and iterative design process, ensuring that the final outcome serves the long-term needs of the community while remaining deliverable within funding and planning constraints. Our approach has been structured across key project stages:

# Stage 01 – Analysis & Project Description

The initial stage focused on understanding the existing site conditions, user requirements, and broader community aspirations. Key investigations included:

- Site analysis, including topography, access, and environmental considerations.
- A review of existing facilities and benchmarking against similar community sports pavilions.
- -Stakeholder engagement to establish a clear project brief and aspirations.

#### Stage 02 – Design Development & Option Appraisal

Building on the Stage 01 findings, we developed multiple conceptual approaches to test the best-fit solution for the site and community needs. This phase included:

A series of design workshops with DCDC and key stakeholders.

The exploration of two distinct architectural approaches, culminating in the selection of the Pivoted Pavilion as the preferred option.

Consideration of key factors such as buildability, cost efficiency, sustainability, and user experience.

# Stage 03 – Final Design Proposals

This report represents the culmination of our design development efforts, detailing the refined Pivoted Pavilion concept. The key components of this stage include:

- Design Development Overview
- A detailed breakdown of how the preferred design evolved in response to site constraints, functionality, and stakeholder input.
- Architectural Proposals
- A fully developed architectural vision for the pavilion, incorporating:
- A pivoted wing layout that enhances usability and site integration.
- Spaces designed to support both match-day and wider community activities.
- A focus on accessibility and inclusive design principles.
- Sustainability Strategy
- Sustainability is at the heart of the proposal, ensuring the pavilion delivers long-term environmental benefits. Key measures include:
- A green roof strategy, harmonising with the rural landscape and offering ecological benefits.
- High-performance building fabric and energy-efficient systems.
- Sustainable structure, drainage and biodiversity enhancement strategies.
- Materiality Palette & Architectural Expression

The design embraces a contemporary yet contextually appropriate material palette, including:

- Durable and low-maintenance finishes suited to the Scottish climate.
- Expressive facade treatments, potentially incorporating etched silhouettes of football players, celebrating the sporting heritage of the site.
- A combination of solid and glazed elements, enhancing both functionality and visual connectivity with the playing fields.

#### Cost Estimate

- A high-level cost assessment has been undertaken, ensuring feasibility within anticipated funding streams.

# PROJECT OVERVIEW

# Supporting Technical Studies (Appendices)

To ensure a holistic and technically sound design, SBA has collaborated with leading consultants. The appendices provide detailed input from:

Harley Haddow – Structural Engineering report

Harley Haddow – M&E Engineering report

SinclairMarwick – Quantity Surveyor cost analysis

#### A Pavilion for the Future

The Crabtree Sports Pavilion is designed to be more than just a functional sports facility—it is a community hub, a sustainable landmark, and a lasting investment in local sport. SBA is proud to have worked alongside DCDC to develop a vision that is both ambitious and achievable, ensuring the pavilion will serve generations to come.

This report is intended to provide funders, stakeholders, and decision-makers with the necessary insight and technical detail to support the next steps in securing funding and progressing towards construction. We look forward to continuing our collaboration and bringing this exciting vision to life.

#### **NEXT STEPS**

With the finalised design in place, the next steps involve:

Engaging with potential funders and refining the funding strategy.

Progressing planning approvals and securing necessary consents.

Developing a phased delivery strategy to ensure efficient implementation.

Continuing community engagement to maintain support and alignment with local aspirations.

SBA remains committed to guiding this project through to completion, ensuring the Crabtree Sports Pavilion becomes a cornerstone of community sports and recreation in Douglas.

# Estimated Project Value:

£2.196,869.21 (£2,200.00.00) excluding VAT

#### Project Gross Floor Area:

#### 522m2

Headline Figures:	Total Cost Of Element		Cost	t/m2
Foundations (Substructure):	£	133,921.00	£	256.54
Superstructure:	£	192,100.00	£	368.01
Green Roof	£	190,700.00	£	365.33
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Sub Total:	£	1,658,014.00	£	3,176.27
Main Contractor Prelims (15%)	£	248,702.10	£	476.44
Main Contractors OH&P (7.5%)	£	124,351.05	£	238.22
Contingencies (10%)	£	165,801.40	£	317.63
Total:	£	2,196,868.55	£	4,208.56



# STAGE 03 DESIGN PROPOSALS BRIEF

Design Development Overview
Architectural Proposals
Materiality Palette and Architectural Expression
Sustainability Strategy
Cost Estimate
Summary

#### DESIGN DEVELOPMENT OVERVIEW



#### **DESIGN DEVELOPMENT OVERVIEW**

As a continuation of the collaborative design process established during Stage 2, the design team refined the design proposal through a series of workshop review meetings with the community group and client team.

This process allowed the design team to respond to detailed comments and non negotiable requirements from the various stakeholder groups.

As a result, the final masterplan proposal is robust, affordable and deliverable.

#### PIVOTED PAVILION DESIGN PROPOSAL

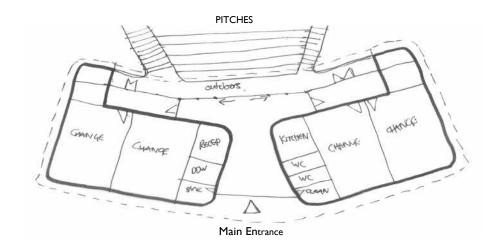
The design proposal was refined to create a concept that builds upon the successful elements of the previous design development process while introducing a more dynamic spatial experience. The finalised and agreed design retains the essence of the two-wing changing rooms with a central entrance, and enhances the integration with the natural landscape and the functionality of the shared spaces.

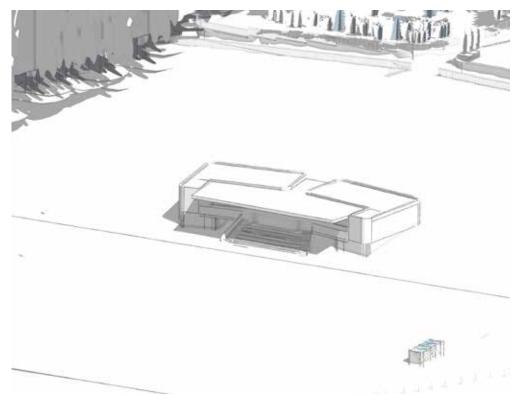
The design embraces the depth of the hill slope, transforming it into a key feature of the pavilion. By angling the wings of the changing rooms to focus outward toward the landscape, we have created a design that not only enhances the functionality of the changing rooms but also integrates seamlessly with the surrounding environment. The result is a pavilion that offers a unique and engaging circulation space, more expansive and versatile than a traditional multifunctional area.

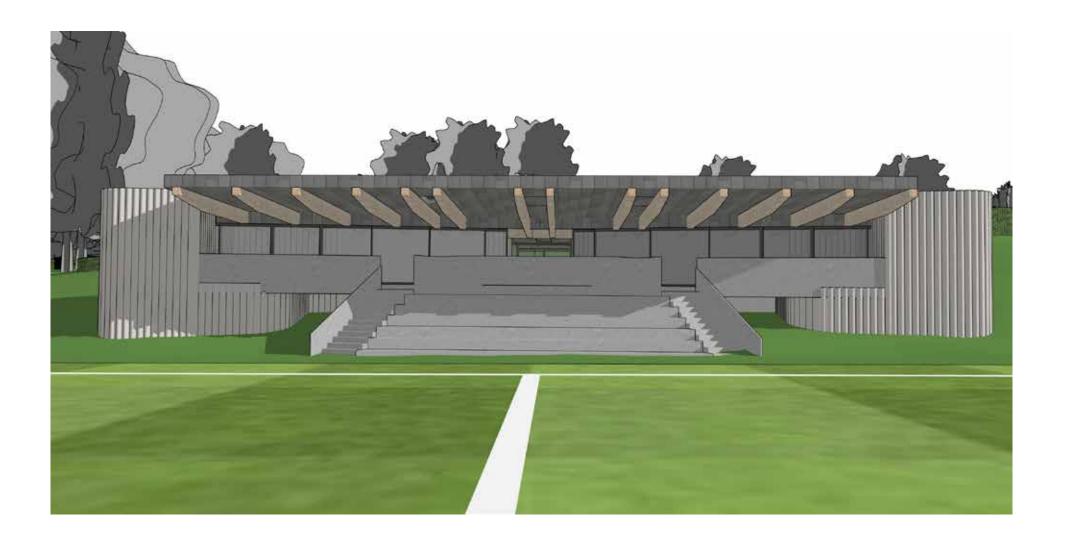
This enlarged circulation space is intentionally designed to accommodate a range of activities. It provides ample room for pop-up snack bars, team meetings, and community gatherings, fostering a vibrant and inclusive atmosphere. This approach aligns with feedback from our engagement meeting, emphasizing the need for a space that serves both immediate sporting needs and broader community interactions.

The pavilion's design continues to reflect the arena sporting style, with a strong focus on creating an engaging spectator experience. The angled wings open up onto the pitches, creating interesting circulation routes that lead directly to viewing areas. The inclusion of balcony and bleacher seating enhances the spectator experience, offering elevated views and a closer connection to the action on the field.

Overall, this concept capitalises on the natural slope of the hill, creating a pavilion that is both visually striking and functionally versatile. It merges architectural innovation with practical use, making it an ideal choice for a sports facility that serves not only as a venue for athletic events but also as a community hub.

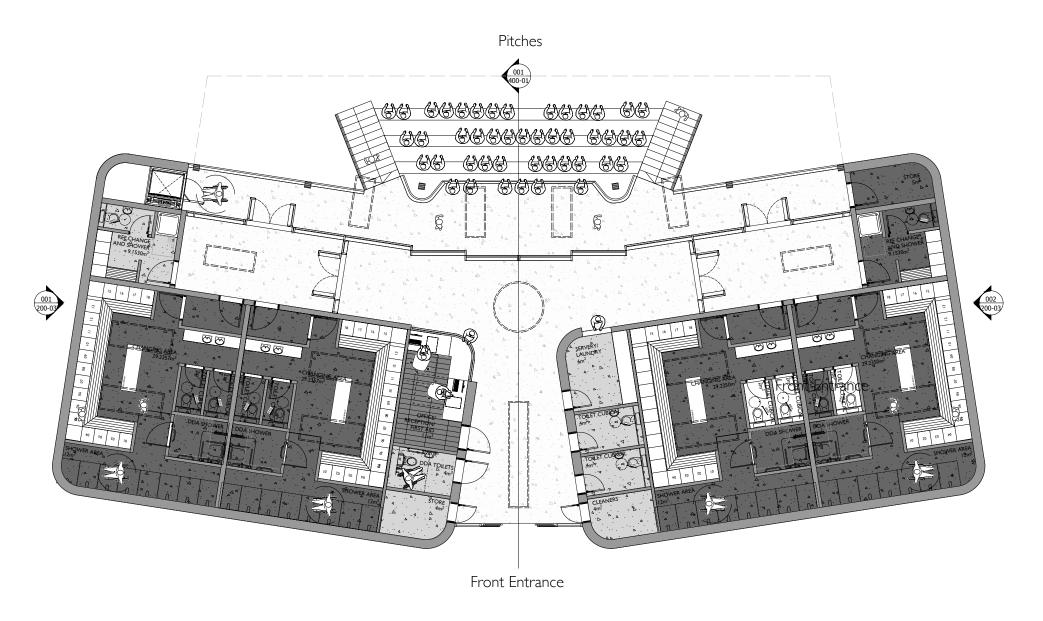




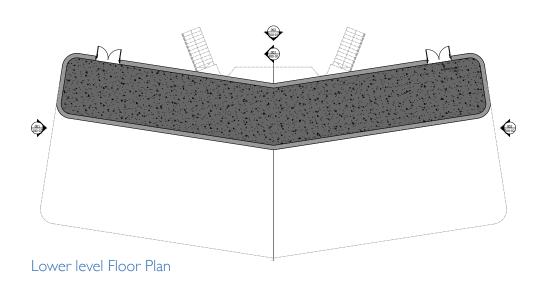


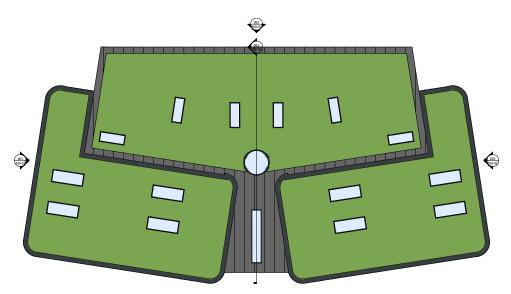
Rear Elevation - viewing gallery ans bleacher seating





\* Please refer to SBA issued Architectural drawing Package for further details





Roof Plan - depicting roof lights and green cedum roof



\* Please refer to SBA issued Architectural drawing Package for further details



Site Layout - depicting Car Parking

\* Please refer to SBA issued Architectural drawing Package for further details

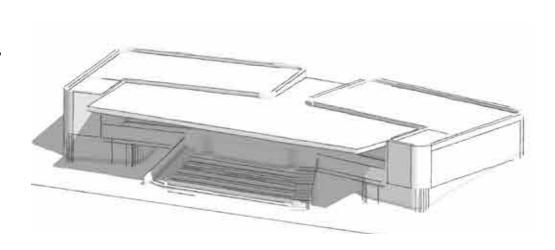
# GREEN ROOF PROPOSAL FOR THE PIVOTED PAVILION DESIGN

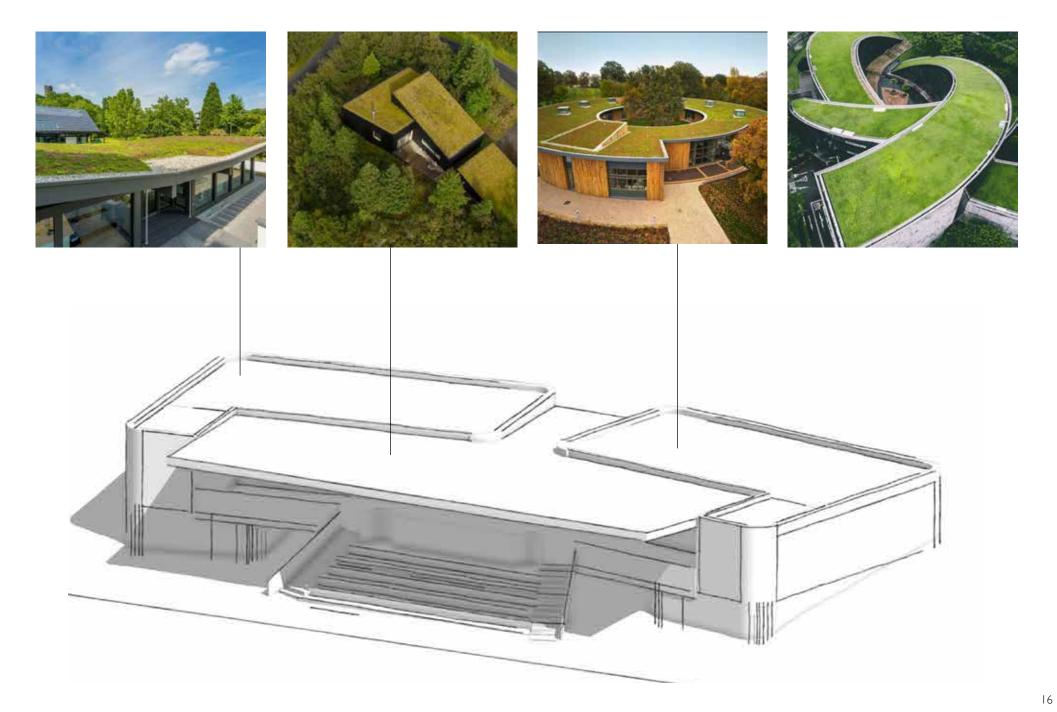
The pivoted pavilion design, located closer to the pitches and at a lower elevation, presents a unique opportunity to integrate a green roof system that will harmonise with its surrounding rural environment. The green roof, visible from Crabtree Street and elevated viewpoints, will enhance the building's ability to blend seamlessly into the natural landscape. By incorporating a vegetated surface on both the pivoted winged changing room pods and the cantilevering canopy, the pavilion will sit comfortably within its context, minimizing visual impact and complementing the rural setting.

This green roof not only improves the building's aesthetic integration but also delivers significant ecological and environmental benefits. The vegetated roof system will aid in storm-water management, reducing runoff by absorbing rainwater and gradually releasing it into the ecosystem. Furthermore, it will contribute to local biodiversity by providing habitat for various flora and fauna, enhancing the site's ecological value. The green roof will also offer thermal insulation, improving the energy efficiency of the structure by reducing heat gain in the summer and retaining warmth in the winter, thereby lowering overall energy consumption.

Additionally, the placement of the green roof on the cantilevering canopy, which shelters the seating area, adds a further layer of environmental sensitivity by visually extending the landscape over built elements, softening the appearance of the pavilion from key viewpoints. This approach not only aligns with sustainable design principles but also helps create a sense of continuity between the building and its surrounding environment, ensuring the pavilion feels as though it is an integral part of the landscape.

In summary, the green roof proposal for the pivoted pavilion design offers a thoughtful solution that enhances both the environmental performance and aesthetic integration of the building, creating a visually sensitive, ecologically responsible, and sustainable architecture that responds directly to its rural context.





#### SOLID AND TRANSPARENT SKIN

For the pivoted pavilion design proposal, the facade treatment needs to reflect both the **solid** and **transparent** elements of the structure. Unlike the previous linear design, which used a perforated system transitioning from solid to transparent and then into glass, the pivoted design emphasises the solid changing room wings in contrast to the open glass community areas and viewing areas.

Given this more defined arrangement, we have the opportunity to explore a wider range of materials and treatments that enhance the solidity of the changing room wings while complementing the openness of the viewing areas. This design also works closely with the green roof, which blends into the rural landscape of Douglas, grounding the pavilion in its natural surroundings. Additionally, acknowledging the site's mining heritage offers a chance to incorporate meaningful materiality that reflects local history.

We are still drawn to the idea of showcasing the pavilion's function by incorporating etched or relief silhouettes of football players, which would give the building an identity while connecting with the sporting activities it supports.

Now that this pivoted design leans more on solid forms, we have explored facade treatments that accentuate this solidity, balance with transparency, and acknowledge the area's mining past and green landscape. Here are five facade treatment options we considered each with pros and cons which we thought is worth sharing at this stage to convey we have explored all eventualities.

Here are the six facade treatment options detailed further on the following 2 pages.

- I. Corten Steel Panels with Etched Silhouettes
- 2. Textured Concrete with Relief Silhouettes
- 3. Brick or Stone Cladding with Engraved Silhouettes
- 4. Perforated Metal Panels
- 5. Timber Cladding with Metal Inlays or Carved Silhouettes
- 6. External Tile Panelling System with Custom Silhouettes

#### 1. Corten Steel Panels with Etched Silhouettes

Material & Concept: Corten steel provides a bold, weathered look that reflects the area's mining heritage. The solid changing room wings could be clad in Corten, featuring etched or cut-out silhouettes of footballers. The rust-coloured patina would stand in contrast to the glass viewing areas, grounding the pavilion in its industrial past.

Integration with Design: The durability of Corten steel complements the solidity of the wings, while its industrial feel connects to the site's mining history. Its warm, earthy tones harmonize with the green roof, blending the structure into the landscape.

#### Pros:

Visually striking and historically resonant.

Low-maintenance, with a self-protecting weathered finish.

Etched or perforated silhouettes add artistry and identity.

Cons:

Custom steel fabrication and etching can be costly.

Can feel visually heavy without careful balance with the glass elements.

#### 2. Textured Concrete with Relief Silhouettes

Material & Concept:Textured concrete offers a strong, tactile facade for the solid wings, with the potential to integrate relief silhouettes of footballers directly into the surface. The concrete can be cast with deep textures or smooth finishes, mimicking natural stone and creating a solid, sculptural form. Integration with Design: Concrete's mass would emphasise the solidity of the changing wings, providing a striking contrast to the transparent glass elements of the viewing areas. The green roof softens the overall look, and the reliefs provide both visual interest and a nod to the building's purpose.

#### Pros:

Cost-effective, highly durable, and flexible in texture and design. Adds a sculptural quality to the facade with the relief silhouettes. Strong, long-lasting material that can weather well. Cons:

Can appear stark or cold if not balanced with natural landscaping. Needs precise detailing to avoid cracking or weathering issues.

# 3. Brick or Stone Cladding with Engraved Silhouettes

Material & Concept: Brick or stone cladding can create a strong, traditional aesthetic that connects the pavilion to local mining history. Locally sourced stone or brick would ground the building in its environment. Engraved silhouettes of footballers could be etched into select portions of the facade, offering an artisanal touch.

Integration with Design: The solid texture of brick or stone cladding would reinforce the grounded nature of the solid wings, creating a strong visual contrast with the open, glass community spaces. The green roof would help integrate the building into the natural surroundings, while the engraved details would provide an artistic connection to the building's function.

#### Pros:

Strong connection to local materials and heritage.

Long-lasting, low-maintenance material.

Engraved details add texture and visual interest.

#### Cons:

Installation can be labour-intensive and costly.

Heavy visual presence, which requires thoughtful integration with glass elements to avoid a blocky or overly traditional look.

#### 4. Perforated Metal Panels

Material & Concept: Perforated metal panels offer both solidity and transparency, with custom perforations forming patterns of football players in motion. These panels could create dynamic façades for the solid wings, allowing light to pass through and offering shadow effects during different times of the day. Integration with Design: Perforated metal's lightweight nature would contrast nicely with the solid wings, transitioning smoothly into the glass community ar-

eas. These panels could be backlit for an eye-catching night-time display, adding to the building's presence in the community.

#### Pros:

Versatile, with options for custom perforation patterns.

Lightweight yet durable.

Allows for back lighting effects and day/night contrast.

Cons:

Custom perforations can drive up costs.

May require more maintenance in areas with high moisture or salt exposure.

# 5. Timber Cladding with Metal Inlays or Carved Silhouettes

Material & Concept: Timber cladding offers a warm, natural facade treatment, which could be enhanced with metal inlays or carved silhouettes of football players for artistic detail. Timber could soften the overall structure while still reflecting the pavilion's purpose.

Integration with Design: Timber complements the green roof and the rural landscape, making the building feel more connected to its surroundings. Metal inlays or carved timber silhouettes would create an artistic feature without overwhelming the facade.

#### Pros:

Natural, warm aesthetic that contrasts nicely with glass and steel.

Can be sustainably sourced to align with environmental goals.

Metal inlays or carvings add intricate detail and visual depth.

Cons:

Requires ongoing maintenance to preserve its finish and durability.

Can weather unevenly or fade if not properly treated.

#### 6. External Tile Panelling System with Custom Silhouettes

Material & Concept: External tile panels provide a sleek and modern finish that is both durable and customizable. These panels can be made from materials like porcelain, ceramic, or composite, offering a smooth surface with options for colour and texture. Etched or printed silhouettes of football players could be applied to the tiles, adding an elegant design element to the solid wings. Integration with Design: The reflective, smooth surface of the tile panels would contrast with the glass community spaces, giving the pavilion a modern, polished look. The tiles could be selected in earth tones to harmonize with the green roof and rural surroundings, while the etched football silhouettes add an artistic flair.

#### Pros:

Clean, modern aesthetic that suits a contemporary design.

Highly durable and low-maintenance.

Customizable with a range of colours, finishes, and design options, including printed or etched silhouettes.

Cons:

Tile systems can be costly to install, especially with custom designs.

The polished finish may feel too modern for a rural, industrial setting unless well-balanced with natural elements.

Each facade treatment option provides a unique blend of solidity, transparency, and artistry, with different ways to reference the pavilion's sporting function, local mining heritage, and connection to the surrounding rural landscape. The choice of material will play a significant role in how the pavilion feels and how it is perceived within the community.

#### **SUMMARY**

# Preferred Facade for the Pivoted Pavilion Design: Metal Sheeting or composite Tile Panels

After considering costs, durability, and the pavilion's exposure to the elements, two facade options stand out as the most suitable for the pivoted design: metal sheeting (corrugated to create a fluted effect) and reconstituted stone tile panels. Both options are resistant to weathering, vandalism, and the harsh conditions of the open landscape, making them practical for this location.

# I. Metal Sheeting with Fluted Corrugation

# Reasoning:

Durability: Metal sheeting, especially corrugated, is highly durable and ideal for standing up to the elements, including heavy rain, wind, and UV exposure. The fluted pattern would add strength and rigidity to the facade, making it resistant to dents and damage from vandalism.

Cost: Metal sheeting is cost-effective compared to other materials, particularly when using galvanized or coated steel, which requires minimal maintenance over time.

Aesthetic & Concept: The corrugated effect evokes a rural, agricultural feel, reminiscent of traditional farm buildings (like barns with wrinkly tin roofs). This subtle reference to the local landscape and industrial heritage ties into the site's mining past, while still offering the opportunity to depict players in motion through

etching or painting silhouettes onto the surface.

#### 2. Reconstituted Stone Tile Panels

# Reasoning:

Durability: Reconstituted stone / composite panels are highly durable, with excellent resistance to weathering and damage from the elements. They are robust enough to withstand physical impact, making them a strong defence against vandalism.

Cost: While more expensive than metal sheeting, reconstituted stone offers a balance of aesthetics and long-term durability. These panels can be textured and finished to mimic natural stone at a lower cost, while still providing a high-quality look.

Aesthetic & Concept: The stone tiles can be textured to fit within the rural context, blending with the natural landscape while also referencing the industrial heritage. Like the metal sheeting, the surface can be etched or relief-carved with silhouettes of players, adding a functional and artistic layer to the facade. The textured finish offers a tactile and visually interesting surface, reinforcing the building's identity as a community sports hub.

#### **CONCLUSION**

Both metal sheeting and reconstituted stone tile panels meet the requirements for a vandal-proof, weather-resistant facade that can endure the harsh outdoor conditions of the landscape. Metal sheeting may be more cost-effective, offering a modern, industrial aesthetic with a nod to rural farm buildings, while reconstituted stone provides a more robust and textured option with a traditional feel. Either choice would allow for silhouettes of football players to be integrated into the design, adding an artistic and community-focused element to the pavilion.

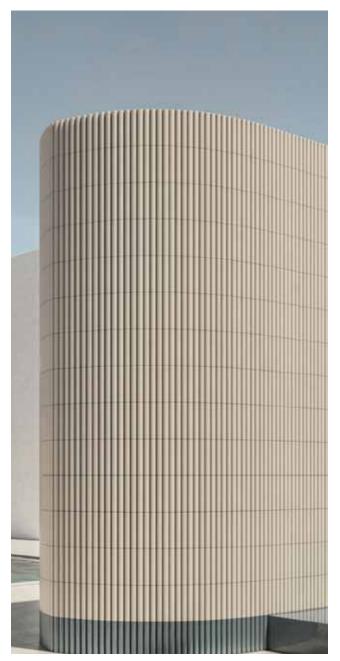


Textured concrete and composite tile panels system









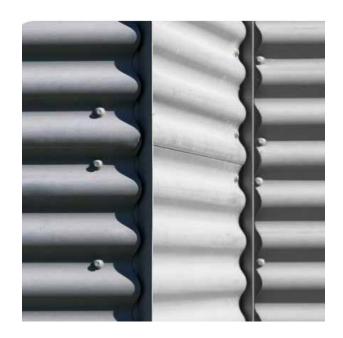






























CASE STUDIES OF BUILDINGS DRESSED IN METAL CORRUGATED PANELLING







CASE STUDIES OF BUILDINGS DRESSED IN METAL CORRUGATED PANELLING





#### SUSTAINABLE STRUCTURAL STRATEGY

#### Harley Haddow Chartered Structural Engineers in collaboration with SBA

Harley Haddow together with SBA have devised a structural design that is both aesthetically pleasing but carbon reduction focused.

The design has been looked at with its environmental impacts and how this can have a reduced carbon footprint by utilising a timber designed building (when compared to concrete or steel structures).

The building has been designed to incorporate a Glulam structure, which is a robust, aesthetically pleasing and carbon friendly design.

#### Glue Laminated Beams (Glulam) / General

Glulam consists of at least three fibre parallel oriented glued board laminations. Glulam is generally exposed to bending stress so that the tension or compression areas will experience the highest strain. The layered construction of Glulam means that the laminations can be arranged according to their grade. Bending members are high grade laminations placed in tension. The compression zone follows the direction of the strain consists of lower lamination strength.

#### Wood species

European Spruce (picea app.), Larch are the common species used. Other less common species can be explored upon special request.

#### Gluing

Waterproofed adhesives approved for interior and exterior applications, tested in accordance with EN 301/302

#### **Dimensions**

Widths: from 60mm to 280mm – Heights: from 100mm to 220 mm Lengths: from 3m to 36 m (longer lengths & above 14m are subject to transport arrangements).

#### Finishes

Glulam members are coated with a base preservative offering a temporary protection until erected and decorated in the final decoration unless agreed otherwise at time of order. All steel connection parts and fittings are galvanised to BS EN ISO 1461. Additional treatments can be supplied where agreed to components, such as lacquers, stains and varnishes allowing a final coat to be applied on site buy others. Steel connection parts, where specified, can have an intumescent coating applied on or off site where required.



Edinburgh Accies Rugby Club by MLA/ Harley Haddow - Photo credit to MLA



#### **COST ESTIMATE**

Prepared by SinclairMarwick Chartered Quantity Surveyors

This report sets out the estimated costs for proposed Sports Pavilion and Associated Car Parking for DCDC.

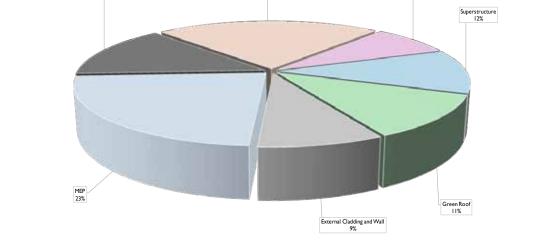
# Estimated Project Value:

£2.196,869.21 (£2,200.00.00) excluding VAT

# Project Gross Floor Area:

#### 522m2

Headline Figures:	Total Cost Of Element		Cost	Cost/m2	
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Contingencies (10%)	£	165,801.40	£	317.63	
Total:	£	2,196,868.55	£	4,208.56	



Internal Fittings, Doors and Windows

Extenral Drainage and Landscaping 14% Foundations (Substructure)

#### Exclusions:

Professional Fees

VAT

Planning and Building Warrant Statutory Fees

Legal and Finance Costs

Works Required as result of Flood Prevention Measures

Works Required as a result of any other unknown abnormal ground conditions

Testing and Removal of contaminated soils or other materials

Works beyond the Site Boundary

#### **SUMMARY**

The development of the Crabtree Sports Pavilion marks a significant milestone in the broader vision for the Crabtree Park Improvement Project. Through careful analysis, extensive stakeholder engagement, and an iterative design process, SBA has delivered a comprehensive proposal that balances community needs, environmental sustainability, and financial feasibility.

The Pivoted Pavilion design encapsulates the key aspirations of the Douglas Community Development Company, creating a highly functional and aesthetically striking facility that will enhance the sporting experience and serve as a focal point for wider community activities. The architectural approach ensures:

Strong site integration, maximizing views, accessibility, and usability.

Sustainability-driven solutions, including a green roof, energy-efficient materials, and ecological enhancements.

Flexible and future-proofed spaces, supporting diverse community use beyond sports.

Moreover, the project aligns with contemporary funding priorities, offering significant value to prospective funders by demonstrating long-term community benefits and a responsible, well-planned approach to development. The accompanying reports from Harley Haddow (Structural and M&E Engineering) and SinclairMarwick (Quantity Surveying) further reinforce the viability of this scheme.

Looking ahead, the next steps in bringing this vision to life include:

Securing final approvals and funding commitments.

Advancing technical designs and securing planning permissions.

Engaging with contractors and stakeholders to ensure a smooth delivery

process.

Maintaining community involvement to ensure the project remains aligned with local aspirations.

In conclusion, the Crabtree Sports Pavilion is an opportunity to redefine Douglas's sporting and community infrastructure, providing a sustainable and inclusive space that fosters local pride and participation. SBA remains committed to supporting DCDC through the next stages of development, ensuring that this project reaches its full potential and delivers lasting benefits for the community. Estimated Project Value: £2.196,869.21 (£2,200.00.00) excluding VAT



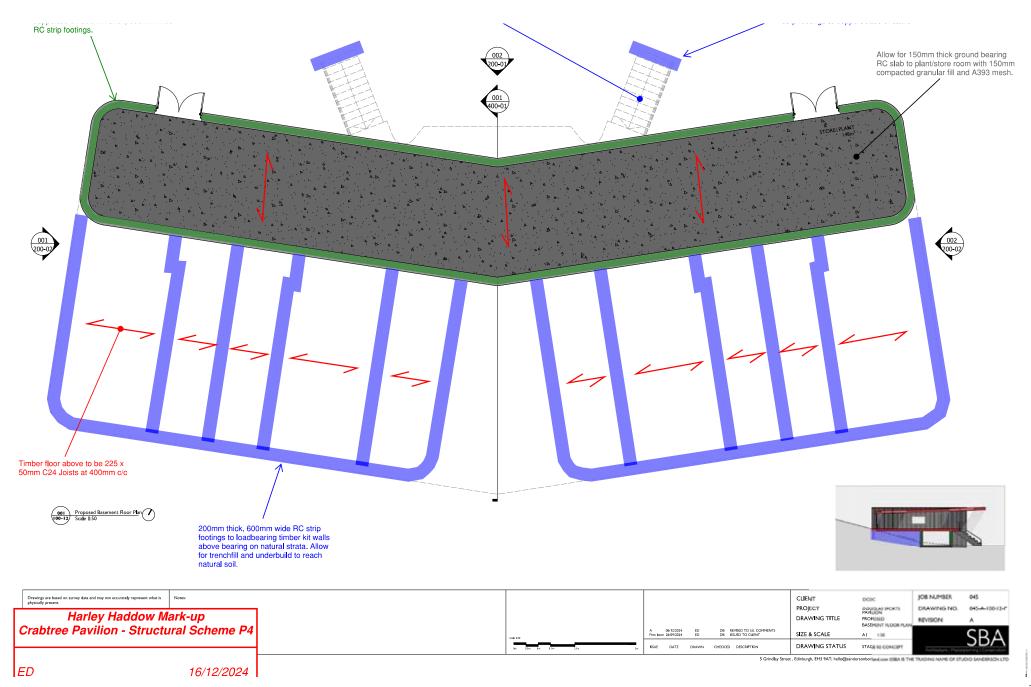
# **APPENDICES**

Harley Haddow - Structural Engineer Harley Haddow - M&E Engineer SinclairMarwick - Quantity Surveyor

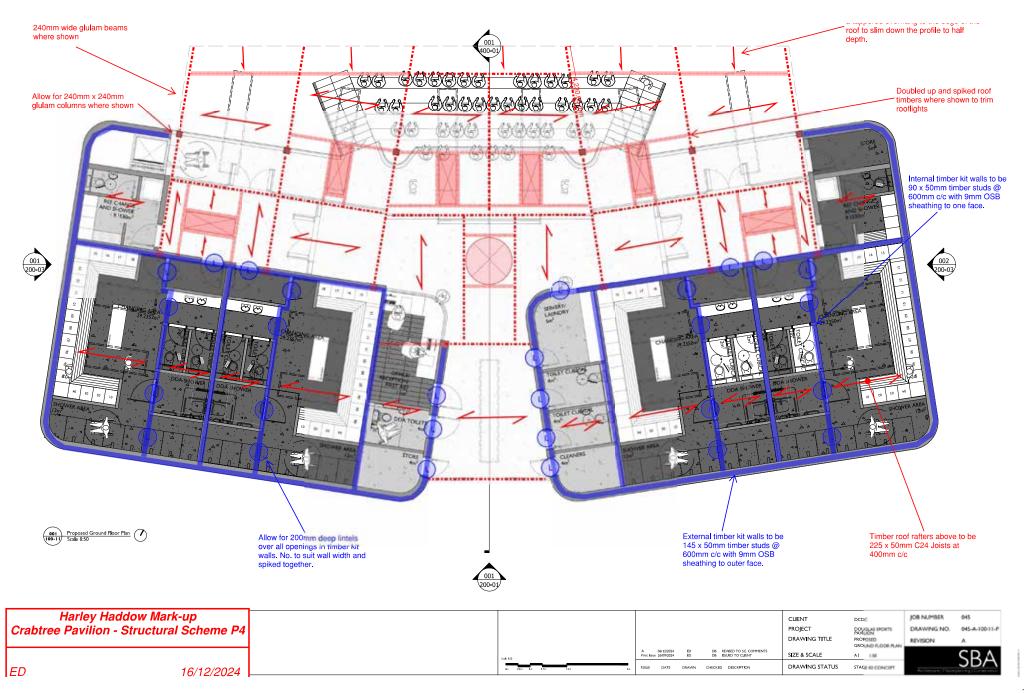
STAGE 01 - ANALYSIS & PROJECT DESCRIPTION

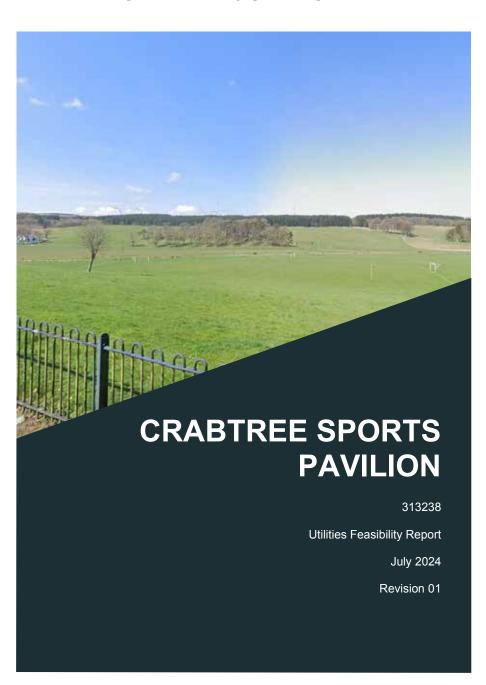
STAGE 02 - DESIGN DEVELOPMENT AND OPTION APPRAISAL

# HARLEY HADDOW - STRUCTURAL ENGINEER DESIGN



#### HARLEY HADDOW - STRUCTURAL ENGINEER DESIGN





## Contents

Docun	nent Revision Control	. 2
1.0	Introduction	. 4
2.0	Site Information and Existing Services	. 5
3.0	Next steps	. 9

# 1.0 Introduction

The following report summarises the MEP infrastructure feasibility study for the proposed new build of the Crabtree sports pavilion, Douglas.

Harley Haddow have been employed as the MEP consultants on this project and are now looking to discuss the current nearby utilities and the proposed.

The initial brief and discussions with the client group was used as the basis of the report. Our observations and recommendations are provided within this report. The below image has been provided by the client, identifying that utility connections were present in the previous pavilion, to be referenced and considered amongst the public utility searches in this report.

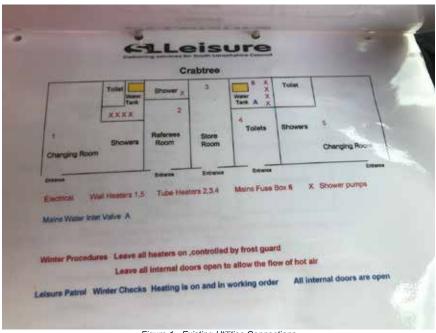


Figure 1 - Existing Utilities Connections

# 2.0 Site Information and Existing Services

#### 2.1 Existing Site

The existing site is captured in the satellite view below. The planned site of Crabtree sports pavilion is just adjacent to Crabtree Street and in the vicinity of to two grass football pitches. In the past there was a basic pavilion on the site however, this was removed by South Lanarkshire council due to safety concerns. Currently, there are no services shown where the site is planned to be constructed.



Figure 2 - Existing site overview

#### 2.2 Existing Gas Services

From the below record maps, it can be seen that there is currently no gas within the vicinity. It is common for rural towns to utilise either oil, electricity or LPG in the absence of mains natural gas. It is not expected that natural gas will be present in the future pavilion plans, due to the phasing out of fossil fuel as a heating and hot water fuel source.

#### 2.3 Existing Water Services

It is assumed that if there was a connection in the previous pavilion this was removed after the pavilion was demolished. However, there is a 2in Cast Iron Scottish water mains just south of the proposed site area. It would be a safe assumption, considering that a fire hydrant is present (purple circle), a small mains connection to the proposed pavilion would be achievable.

There is currently one fire hydrant that can cover the area of the site this is also situated just south of the proposed area, since the building proposed isn't very large this single fire hydrant should give the pavilion full coverage, depending on it's final location.

The Scottish Non-Domestic Technical Handbook 2024 states that:

"An existing hydrant may be used to supply water for fire-fighting where:

- The building has a footprint of not more than 280 m2, and
- The hydrant is located not more than 100 m away from the building, and
- No compartment has an area more than 280 m2, and
- Top storey not more than 7.5 m above access level."

All of which would appear achievable from a mains water supply perspective.



Figure 3 - Existing site water services (Scottish Water Network Only)

#### 2.4 Existing Electrical Services

The site currently lacks power and does not have any connections to SPEN (Scottish Power Energy Networks). However, the surrounding area is supplied with electricity through low voltage (LV) cables (brown in colour), which provide power to the nearby buildings.

The below map identifies 2No.dashed brown lines which identifies previously disconnected utility connections to the old pavilion.



Figure 4 - SPEN Existing Site Map

By examining SPEN's interactive heat maps, we can assess the capacity of the surrounding cables and determine if they can handle additional load, in a draft format. The heat map initial indication suggests that the supply in the area is currently nearing maximum capacity. The heat map below indicates that the surrounding area has poor and limited capacity for a 75 kVA (108.25 amps) three-phase supply to serve the pavilion. We are suggesting a preliminary 100-amp three-phase supply, which equates to approximately 69 kVA. We are hopeful that SPEN can identify any spare capacity to meet this requirement, considering the network previously served the demolished pavilion.

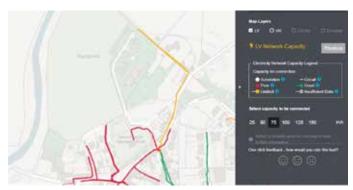


Figure 5 - SPEN Interactive Heat Map

#### 2.5 Existing Communications Services

It would appear that there is no BT apparatus within the immediate in the vicinity of the site. The nearest BT access point (black square) is located on Blue Tower Street, where there is a pole and box fitting which then distributes to serve the nearby dwellings. This infrastructure will need to be considered for any future connectivity plans for the site, as it represents the closest point of access to BT's network.



Figure 6 - BT Existing Site Map

### HARLEY HADDOW - MEP DESIGN REPORT

### 3.0 Next steps

#### 3.1 Existing Utilities

To formally determine the presence of any previously disconnected utilities, we recommend commissioning a Ground Penetrating Radar (GPR) survey in conjunction with a topographical survey. These surveys will identify dormant services, which can be considered for re-use, subject to approval from the utility asset provider.

#### 3.2 Proposed Gas Services

As there are currently no gas services present alongside the current phase out of fossil fuels there will be no proposed plans to add gas services to the proposed development.

#### 3.3 Proposed Water Services

The existing hydrant coverage is assumed to cover the entire building depending on the final location; therefore, no new fire hydrant is required to cover the building unless the building site is located 100m² away from the building or the building has a footprint greater than 280m². Current hydrant must also be with 60 metres of all sides of the building to ensure fire fighting ability.

We expect Scottish water to slightly modify their current water infrastructure to allow for a new mains connection, that is sized adequately to provide the appropriate pressure to all of the building's new connections.

#### 3.4 Proposed Electrical Services

Since there is no existing incoming supply for the site, a new supply must be applied for from SPEN. The estimated requirement is approximately 100 amps, three-phase, to be installed in the new dedicated plant room. The next steps, a budget quote should be obtained to estimate and determine the costs and scope of the required work. Once the budget quote is received and SPEN provides the estimated load for the site, the next step will be to request a formal quote to establish the site connection.

#### 3.5 Proposed Communication Services

There are currently no communication services available on the site. Two options can be considered for providing connectivity: a new BT connection or a Starlink connection.

Currently, there is no BT connection at the site. To establish one, an application must be submitted to Openreach. Once approved, a new BT distribution point (DP) box will be installed within the new plant room. This BT connection will be able to meet all the communication needs of the building.

Alternatively, a Starlink connection can be considered. Starlink, developed by SpaceX, is a satellite internet service designed to provide high-speed broadband globally, particularly in remote and underserved areas. The system relies on a network of low Earth orbit (LEO) satellites that communicate with ground-based transceivers.

Both options have their advantages and can provide reliable communication services for the site. The choice depends on the specific needs and constraints of the project, and the pricing of both options.



Figure 7 - Starlink System.



Figure 8 – Starlink Pricing per month.

DOUGLAS SPORTS PAVILION STAGE 02 CONCEPT - COST PLAN SinclairMarwick

**DOUGLAS SPORTS PAVILION STAGE 02 CONCEPT DESIGN** 

FOR DCDC

STAGE 02 CONCEPT DESIGN COST PLAN 31 January 2025

Prepared by



**Chartered Quantity Surveyors** 

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Larbert

FK5 4FE

DCDC DOUGLAS SPORTS PAVILION STAGE 02 CONCEPT - COST PLAN

### SinclairMarwick

#### CONTENTS

- 1. EXECUTIVE SUMMARY
- 2. SCHEDULES OF DRAWINGS AND INFORMATION USED
- 3. GENERAL NOTES
- 4. EXCLUSIONS

**APPENDIX** 

- A. OVERALL ELEMENTAL SUMMARY
- **B. DETAILED COST BREAKDOWN**



DCDC DOUGLAS SPORTS PAVILION STAGE 02 CONCEPT – COST PLAN SinclairMarwick

#### 1.0 EXECUTIVE SUMMARY

- 1.1 This report sets out the estimated costs for the proposed Sports Pavilion and Associated Car Parking for DCDC.
- 1.2 It details £2,196,869.21 (£2,200,000.00) excluding VAT
- 1.3 An overall elemental summary of the anticipated construction costs for the scheme at Appendix A of this report.
- 1.4 Detailed elemental breakdowns are provide at Appendices B.
- 1.5 Our elemental breakdowns provide details of the scope and quality of the works reflected within our estimated costs and lump sum allowance, where design or specification has yet to be developed or finalised.
- 1.6 Please also refer to the SBA drawings and HH mark ups of the SBA drawings with structural proposal overalls
- 1.7 Harley Haddow discussed and received quotation reference Q6881 from Glulam Solutions for the timber frame and Glulam members, which included delivery and site installation.
- 1.8 The Gross Floor Internal Areas as assessed by SBA is 522m2
- 1.9 The above areas may change as a result of design development.

DCDC DOUGLAS SPORTS PAVILION STAGE 02 CONCEPT – COST PLAN



#### 2.0 SCHEDULE OF DRAWINGS AND INFORMATION USED

#### 2.1 SBA - Architectural Drawings - 045-A

01-P	Revision C	Proposed Site Plan
02-P	Revision B	Detailed Site Plan
10-P	Revision D	Proposed Plans Elevations Sections
11-P	Revision B	Proposed Ground Floor Plan
12-P	Revision A	Proposed Basement Floor Plan
13-P	Revision B	Proposed Plan

#### 2.2 Harley Haddow - Structural Drawings - 313224 -HH (marked up SBA drawings)

SK01	Foundation Scheme Plan
Sk02	Superstructure Scheme

#### 2.3 Harley Haddow - Services

313238-HAX-XX-XX-T-ME-00001 Utilities Report





DCDC
DOUGLAS SPORTS PAVILION
STAGE 02 CONCEPT – COST PLAN

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5

#### 03 GENERAL NOTES

- Our cost is based on 1<sup>st</sup> Quarter 2025 rates.
- 3.2 At this stage we have not estimated a construction programme and allowed 15% for Contractors Preliminaries.
- 3.3 At this stage we do not have an overall delivery programme and as a result Inflation is excluded from the costs.
- 3.4 In preparing our estimate we have included a number of allowances which will required to be reviewed as design and specifications develop.
- 3.5 We have assumed that a tender will be obtained via a competitive tender process.
- 3.6 We have allowed a 10% contingency for design development (5%) and construction contingencies (5%).
- 3.7 At this stage there is no Mechanical and Electrical Design. Our costs have been based on Firm Pricing obtained by SinclairMarwick for the Changing Facilities associated with the New Indoor Sports Facility in Grangemouth which is currently on site (Jan 25). The prices are based on a Contractor Designed Proposal, the M&E contractor recently having also provided changing facilities for the new covered Tennis Facility for Heriot Watt University, Edinburgh.
- 3.8 The format of this estimate is elemental as used by the BCIS of the Royal Institution of Chartered Surveyors which separately identifies preliminaries, overheads and profit and contingencies in the summary.

DCDC DOUGLAS SPORTS PAVILION STAGE 02 CONCEPT – COST PLAN



#### 04 EXCLUSIONS

- 4.1 Professional Fees
- 4.2 VAT
- 4.3 Building Warrant and Planning Charges
- 4.4 Legal and Finance Costs
- 4.5 Works required as a result Flood Prevention Measures
- 4.6 Works required as a result of any other unknow at this abnormal ground conditions
- 4.7 Testing and Removal of contaminated soils or other materials
- 4.8 Works Beyond the Boundary of Site





6

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Appendix A

Overall Elemental Summary

# Appendix B

**Detailed Cost Breakdown** 



#### DOUGLAS SPORTS PAVILION STAGE 02 CONCEPT - BUDGET ESTIMATE

### SinclairMarwick

GFA	522	m2

B Substructure	.01 8.74% .04 4.04% .33 8.68% .54 2.03% .46 6.64% .75 0.14% .50 1.49%
B Substructure	.54 6.10% .01 8.74% .04 4.04% .33 8.68% .54 2.03% .46 6.64% .75 0.14% .50 1.49%
C       Superstructure       €       192,100.00       €       36         D       Upper Floors       €       88,760.00       £       17         E       Roof       €       190,700.00       £       36         F       Stairs       £       44,650.00       £       8         G       External Walls       £       145,880.00       £       27         H       Windows and External Doors       £       3,000.00       £       6         I       Internal Walls & Partions       £       32,625.00       £       6         J       Internal Doors       £       32,200.00       £       6         K       Wall Finishes       £       29,050.00       £       5	.01 8.74% .04 4.04% .33 8.68% .54 2.03% .46 6.64% .75 0.14% .50 1.49%
D       Upper Floors       €       88,760.00       €       17         E       Roof       €       190,700.00       €       36         F       Stairs       €       44,650.00       €       8         G       External Walls       €       145,880.00       €       27         H       Windows and External Doors       €       3,000.00       €       6         I       Internal Walls & Partions       €       32,625.00       €       6         J       Internal Doors       €       32,200.00       €       6         K       Wall Finishes       €       29,050.00       €       5	.04 4.04% .33 8.68% .54 2.03% .46 6.64% .75 0.14% .50 1.49%
E       Roof       £       190,700.00       £       36         F       Stairs       £       44,650.00       £       8         G       External Walls       £       145,880.00       £       27         H       Windows and External Doors       £       3,000.00       £       6         I       Internal Walls & Partions       £       32,625.00       £       6         J       Internal Doors       £       32,200.00       £       6         K       Wall Finishes       £       29,050.00       £       5	.33 8.68% .54 2.03% .46 6.64% .75 0.14% .50 1.49% .69 1.47%
F       Stairs       £       44,650.00       £       8         G       External Walls       £       145,880.00       £       27         H       Windows and External Doors       £       3,000.00       £       6         I       Internal Walls & Partions       £       32,625.00       £       6         J       Internal Doors       £       32,200.00       £       6         K       Wall Finishes       £       29,050.00       £       5	.54 2.03% .46 6.64% .75 0.14% .50 1.49% .69 1.47%
G External Walls  £ 145,880.00 £ 27  H Windows and External Doors  I Internal Walls & Partions  £ 32,625.00 £ 6  J Internal Doors  £ 32,200.00 £ 6  K Wall Finishes	.46 6.64% .75 0.14% .50 1.49% .69 1.47%
H Windows and External Doors	.75 0.14% .50 1.49% .69 1.47%
I       Internal Walls & Partions       £       32,625.00       £       6         J       Internal Doors       £       32,200.00       £       6         K       Wall Finishes       £       29,050.00       £       5	.50 1.49% .69 1.47%
J       Internal Doors       £       32,200.00       £       6         K       Wall Finishes       £       29,050.00       £       5	.69 1.47%
K Wall Finishes £ 29,050.00 £ 5	
	.65 1.32%
L Floor Finishes £ 27,666.00 £ 5.	2.5270
	.00 1.26%
M Ceiling Finishes £ 23,400.00 £ 4	.83 1.07%
N Fixtures and Fittings £ 78,950.00 £ 15	.25 3.59%
O Sanitary/Plumbing Installations £ 136,650.00 £ 26	.78 6.22%
P Mechanical Installations £ 116,680.00 £ 22	.52 5.31%
Q Electrical Installations £ 128,750.00 £ 24	.65 5.86%
R BWICS £ 15,241.00 £ 2:	.20 0.69%
S Special Installations £ - £	0.00%
T External Drainage £ 50,500.00 £ 9	.74 2.30%
U External Works & Services £ 182,300.00 £ 34	.23 8.30%
Sub Total £ 1,658,014.00 £ 3,17	.27 75%
Main Contractors Prelims         15% €         248,702.10         €         47	.44 11.32%
Main Contractors OH & P 7.5% £ 124,351.05 £ 23	.22 5.66%
Contingencies 10% £ 165,801.40 £ 31	.63 7.55%
Total To Executive Summary £ 2,196,868.55 £ 4,20	.56 100%

# DOUGLAS SPORTS PAVILION STAGE 02 CONCEPT - BUDGET ESTIMATE

Ref	Description	Qty	Unit	Rate	Amount
Α	Site Preparation & Enabling Works				
	Allow for site enabling/access	1	item	£ 5,000	£ 5,000
				To Summar	£ 5,000

#### DOUGLAS SPORTS PAVILION STAGE 02 CONCEPT - BUDGET ESTIMATE

## SinclairMarwick

Substructure   Excavation	Ref	Description	Qty	Unit		Rate		Amount
Reduce Level excavation to footprint of building, include disposal off site  Foundations, including Earthwork Support and Working Space, include disposal offsite  207 m £ 75 £ 15,525  Allowance for trenchfill to reach natural soils, allow 1m deep, including disposal offsite  Concrete  RC Strip footing, 600mm wide x 200mm thick to loadbearing timber kit walls  RC Strip footing, 600mm wide x 200mm thick to sadaring timber kit walls  RC Strip footing, 600mm wide x 200mm thick to stair footing the	В	Substructure						
1   include disposal off site		Excavation						
2         Working Space, include disposal offsite         207         m         £         75         £         15,525           3         Allowance for trenchfill to reach natural soils, allow 1m deep, including disposal offsite         126         m         £         90         £         11,340           Concrete           RC Strip footing, 600mm wide x 200mm thick to loadbearing timber kit walls         126         m         £         95         £         11,970           RC Strip footing, 600mm wide x 200mm thick to loadbearing timber kit walls         76         m         £         95         £         7,220           RC Strip footing, 600mm wide x 200mm thick to stair footings         5         m         £         95         £         7,220           RC Strip footing, 600mm wide x 200mm thick to stair footings         5         m         £         95         £         7,220           ROSTIP footing, 600mm wide x 200mm thick to stair footings         5         m         £         95         £         475           150mm thick ground bearing slab, 150mm compacted granular fill and A393 mesh         154         m2         £         125         £         19,250           Blockwork         228         m2         £         70         £         15,960 <td>1</td> <td></td> <td>582</td> <td>m3</td> <td>£</td> <td>72</td> <td>£</td> <td>41,912</td>	1		582	m3	£	72	£	41,912
3   allow 1m deep, including disposal offsite   126   m   £ 90   £ 11,340	2		207	m	£	75	£	15,525
RC Strip footing, 600mm wide x 200mm thick to loadbearing timber kit walls  RC Strip footing, 600mm wide x 200mm thick to loadbearing timber kit walls  RC Strip footing, 600mm wide x 200mm thick to loadbearing timber kit walls  RC Strip footing, 600mm wide x 200mm thick to stair footings  RC Strip footing, 600mm wide x 200mm thick to stair footings  To strip footing	3		126	m	£	90	£	11,340
126 m		<u>Concrete</u>						
Total Content   Total Conten	4		126	m	£	95	£	11,970
6       stair footings       5       m       £       95       £       475         150mm thick ground bearing slab, 150mm compacted granular fill and A393 mesh       154       m2       £       125       £       19,250         Blockwork       228       m2       £       70       £       15,960         9       140mm blockwork       228       m2       £       45       £       10,260	5		76	m	£	95	£	7,220
7 compacted granular fill and A393 mesh 154 m2 £ 125 £ 19,250  Blockwork 228 m2 £ 70 £ 15,960  9 140mm blockwork 228 m2 £ 45 £ 10,260	6		5	m	£	95	£	475
8 190mm blockwork 228 m2 £ 70 £ 15,960 9 140mm blockwork 228 m2 £ 45 £ 10,260	7		154	m2	£	125	£	19,250
9 140mm blockwork 228 m2 £ 45 £ 10,260		Blockwork						
	8	190mm blockwork	228	m2	£	70	£	15,960
To Summary 1 C 420 420	9	140mm blockwork	228	m2	£	45	£	10,260
To Summary 1 C 420 420								
To Summary 1 C 420 042								
To Summary   C   400 040								
To Summary   C   400 040								
To Summary   C 400 040								
						·	0	100.010

#### DOUGLAS SPORTS PAVILION STAGE 02 CONCEPT - BUDGET ESTIMATE

Б.	la : :	01		D (	
Ref	Description	Qty	Unit	Rate	Amount
С	Superstructure				
1	Quote Reference Q6881 dated from Glulam Solutions January 2025	1	sum		£ 182,100
2	GL24h spruce glulam, I coat sealer applied offsite, dimmensions to suit GSL system	1	item		included
3	On site treatment of Glulam	1	item	£ 5,000	£ 5,000
4	Timberframe Panels - Open Panel timber frame external walls, internal L/B wall & roof panels c/w breather membrane to GSL specification	1	item		included
5	Site Installation and delivery	1	item		included
6	Insulation of external walls	1	item		included in G External Walls
7	Insulation of roof panels	1	item		included in E Roof
8	Insulation of internal walls	1	item	£ 5,000	£ 5,000
				To Summary	£ 192,100

# DOUGLAS SPORTS PAVILION STAGE 02 CONCEPT - BUDGET ESTIMATE

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Ref	Description	Qty	Unit	Rate	Amount
D	Upper Floors				
1	Timber floor of 225 x 50mm Joists at 400mm crs	472	m2	£ 100	£ 47,200
2	Chipboard Floor	472	m2	£ 50	£ 23,600
3	Plasterboard Fire Protection to underside of timber floor, basement area	154	m2	£ 40	£ 6,160
4	Insulation to timber floor	472	m2	£ 25	£ 11,800
				To Summary	£ 88,760

# DOUGLAS SPORTS PAVILION STAGE 02 CONCEPT - BUDGET ESTIMATE

OTTO DE CONTRACTO							
Ref	Description	Qty	Unit		Rate		Amount
E	Roof						
1	Landscaped roof	504	m2	£	240	£	120,960
2	Parapets	176	m2	£	90	£	15,840
3	Oulets	1	sum	£	2,500	£	2,500
4	Metal Roof	80	m2	£	170	£	13,600
5	Rooflights 2m * 0.8m, including upstand	6	nr	£	1,300	£	7,800
6	Rooflights 2m * 1.0m, including upstand	8	nr	£	1,500	£	12,000
7	Rooflights 4m * 0.8m, including upstand	1	nr	£	3,000	£	3,000
8	Circular Roof Light 2.00 diameter	1	nr	£	5,000	£	5,000
9	Roof Drainage System	1	item	£	10,000	£	10,000
				To S	ummary	£	190,700

# DOUGLAS SPORTS PAVILION STAGE 02 CONCEPT - BUDGET ESTIMATE

SinclairMarwick

		_	1				
Ref	Description	Qty	Unit		Rate		Amount
F	Stairs						
1	Disabled Lift, including BWIC	1	item	£	15,000	£	15,000
2	Precast Concrete External Staircases	2	nr	£	4,500	£	9,000
3	Precast Concrete seats/steps per seat	35	nr	£	400	£	14,000
4	Allowance for metalwork/balustrades and alike to staircases	1	item	£	5,000	£	5,000
5	Spectators Balustrade	11	m	£	150	£	1,650
				То	Summary	£	44,650
					- 2y	_	1 1,000

# DOUGLAS SPORTS PAVILION STAGE 02 CONCEPT - BUDGET ESTIMATE

Dof	Description	Otv	Unit		) oto		Amount
Ref	Description	Qty	Unit	F	Rate		Amount
G	External Walls						
1	Cladding Panel to external leaf, insulated	536	m2	£	180	£	96,480
2	Canopy Return glazed	16	m2	£	200	£	3,200
3	Glazed Screens	110	m2	£	300	£	33,000
4	Glazed Double Doors	4	nr	£	1,800	£	7,200
5	Sliding Screen Doors	2	nr	£	3,000	£	6,000
	1		<u>I</u>	To Su	mmary	£	145,880

# DOUGLAS SPORTS PAVILION STAGE 02 CONCEPT - BUDGET ESTIMATE

# SinclairMarwick

# DOUGLAS SPORTS PAVILION STAGE 02 CONCEPT - BUDGET ESTIMATE

Ref	Description	Qty	Unit	Rate	Amount
Н	Windows and External Doors				
1	External Double Doors to Basement	nr	2	£ 1,500	£ 3,000
				To Summary	£ 3,000
L				10 Summerly	۵,000

Ref	Description	Otv	Unit	ı	Rate	ı	Amount
Rei	Description	Qty	Offic		Rate		Amount
I	Internal Walls & Partions						
1	Lining to External Walls	270	m2	£	25	£	6,750
2	Linings to timber kit internal loadbearing walls	120	m2	£	25	£	3,000
3	Internal walls partitions	305	m2	£	75	£	22,875
				To S	Summary	£	32,625

# DOUGLAS SPORTS PAVILION STAGE 02 CONCEPT - BUDGET ESTIMATE

# SinclairMarwick

# DOUGLAS SPORTS PAVILION STAGE 02 CONCEPT - BUDGET ESTIMATE

Ref	Description	Qty	Unit	Rate	Amount
J	Internal Doors				
1	Internal Doorsets	32	nr	£ 850	£ 27,200
2	External Fire Escape	4	nr	£ 1,250	£ 5,000
				To Summary	£ 32,200

Ref	Description	Qty	Unit	Rate	Amount
К	Wall Finishes				
1	Decoration throughout	522	m2	£ 25	£ 13,050
2	Waterproof finish to shower areas	4	nr	£ 4,000	£ 16,000
				To Summary	£ 29,050

# DOUGLAS SPORTS PAVILION STAGE 02 CONCEPT - BUDGET ESTIMATE

## SinclairMarwick

# DOUGLAS SPORTS PAVILION STAGE 02 CONCEPT - BUDGET ESTIMATE

Ref	Description	Qty	Unit	Rate	Amount		
L	Floor Finishes						
1	Safety Flooring	522	m2	£ 43	£ 22,446		
2	Skirtings	522	m2	£ 10	£ 5,220		
				To Cummaria	0 27.000		
				To Summary	£ 27,666		

Ref	Description	Qty	Unit	Rate	Amount
М	Ceiling Finishes				
1	Ceiling Finish	522	m2	£ 40	£ 20,880
2	Extra over for finish to underside of canopy	42	m2	£ 60	£ 2,520
				To Summary	£ 23,400

# DOUGLAS SPORTS PAVILION STAGE 02 CONCEPT - BUDGET ESTIMATE

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Ref	Description	Qty	Unit		Rate	Amount			
N	Fixtures and Fittings								
1	IPS units	13	nr	£	550	£	7,150		
2	Servery Units	1	nr	£	3,000	£	3,000		
3	Servery hatch	1	nr	£	1,000	£	1,000		
4	Reception Desk	1	nr	£	3,000	£	3,000		
5	Lockers and bench per position	80	nr	£	650	£	52,000		
6	Physio Benches	4	nr	£	1,000	£	4,000		
7	Vanity Units	4	nr	£	200	£	800		
8	Stores Fitout/Shelving - Basement and Ground Floor	1	sum	£	6,000	£	6,000		
9	Sundry Fixed Fittings	1	sum	£	2,000	£	2,000		
		<u>I</u>	l	To S	ummary	£	78,950		

# DOUGLAS SPORTS PAVILION STAGE 02 CONCEPT - BUDGET ESTIMATE

Ref	Description	Qty	Unit		Rate	Amount		
0	Sanitary/Plumbing Installations							
1	DOC Accessible Toilets	1	nr	£	1,350	£	1,350	
2	WC c/w Concealed Cistern	12	nr	£	700	£	8,400	
3	WHB	13	nr	£	450	£	5,850	
4	Shower c/w thermostatic bar shower/riser kit, shower tray and single door	32	nr	£	1,700	£	54,400	
5	DDA Shower c/w thermostatic bar shower/riser kit, shower tray and single door	4	nr	£	3,500	£	14,000	
6	Above Ground Drainage Installations	62	nr	£	250	£	15,500	
7	Unvented Water cylinders	4	nr	£	2,800	£	11,200	
8	Water Services Pipework and Valves	1	item	£	24,000	£	24,000	
9	Water Services - Mixer Valves	13	nr	£	150	£	1,950	
				To	Summary	£	136,650	

# DOUGLAS SPORTS PAVILION STAGE 02 CONCEPT - BUDGET ESTIMATE

## SinclairMarwick

# DOUGLAS SPORTS PAVILION STAGE 02 CONCEPT - BUDGET ESTIMATE

Ref	Description	Qty	Unit		Rate		Amount
Р	Mechanical Installations						
	Heating Installations						
1	2kw Electric Panel Heaters	35	nr	£	320	£	11,200
2	Surface Mounted Electric Overdoor Heater	3	nr	£	1,700	£	5,100
3	Ceiling Mounted Electric Radiant Panels	12	nr	£	400	£	4,800
	Ventilation Installations						
4	Supply Extract Fan	1	nr	£	3,000	£	3,000
5	Supply & Extract Heat Recovery Unit	1	nr	£	10,500	£	10,500
6	Supply Grilles	20	nr	£	185	£	3,700
7	Extract Grilles	26	nr	£	150	£	3,900
8	Attenuators	4	nr	£	420	£	1,680
9	External Louvres	4	nr	£	700	£	2,800
10	Roof Cowl	1	nr	£	500	£	500
11	Ductwork	1	item	£	35,000	£	35,000
12	Thermal Insulation	1	item	£	18,000	£	18,000
13	BMS/Automatic Controls	1	item	£	7,500	£	7,500
14	Commissioning	1	item	£	9,000	£	9,000
				To	Summary	£	116,680

Ref	Description	Qty	Unit		Rate		Amount
Q	Electrical Installations						
1	LV Switchgear & Distribution	1	item	£	14,500	£	14,500
2	Sub-mains Cabling Installation	1	item	£	3,750	£	3,750
3	Containment	1	item	£	12,000	£	12,000
4	Small Power	1	item	£	15,000	£	15,000
5	Luminaires - Changing	1	item	£	25,000	£	25,000
6	Luminaires - Concourse	1	item	£	10,000	£	10,000
7	External and Basement Lighting	1	item	£	10,000	£	10,000
8	Lighting - Wiring and Final Points	1	item	£	9,000	£	9,000
9	Fire Alarm Installation	1	item	£	9,000	£	9,000
10	Accessibility Alarms	1	item	£	1,000	£	1,000
11	Intruder Alarms	1	item	£	6,000	£	6,000
12	CCTV Installation	1	item	£	4,500	£	4,500
13	Lightning and Surge Protection	1	item	£	6,000	£	6,000
14	Earthing and Bonding	1	item	£	1,000	£	1,000
15	Testing and Commissioning	1	item	£	2,000	£	2,000
				To	Summary	£	128,750

# DOUGLAS SPORTS PAVILION STAGE 02 CONCEPT - BUDGET ESTIMATE

## SinclairMarwick

Ref	Description	Qty	Unit	Rate	Amount
R	BWICS				
	Allow as % of M&E Cost				
1	Sanitary/Plumbing Installations	0.05	%	£ 136,650	£ 6,832
2	Mechanical Installations	0.05	%	£ 116,680	£ 5,834
3	Electrical Installations	0.02	%	£ 128,750	£ 2,575
				To Summary	£ 15,241

# DOUGLAS SPORTS PAVILION STAGE 02 CONCEPT - BUDGET ESTIMATE

Ref	Description	Qty	Unit	Rate	Amount
		,			
S	Special Installations				
	Not Applicable - all installations included				
	elsewhere				
			-	To Summary	£ -

# DUGLAS SPORTS PAVILION FAGE 02 CONCEPT - BUDGET ESTIMATE

# SinclairMarwick

# DOUGLAS SPORTS PAVILION STAGE 02 CONCEPT - BUDGET ESTIMATE

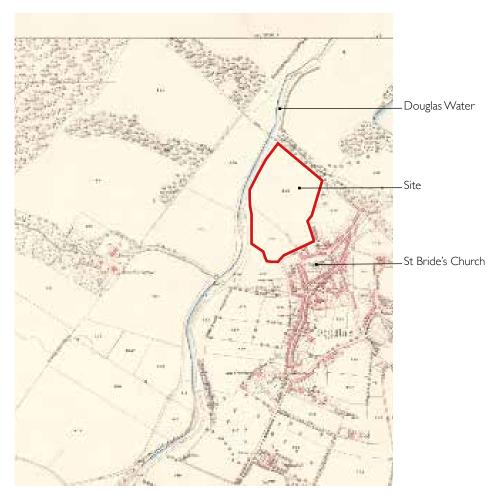
·AOL (	2 CONCELL - BODGET ECHIMATE					Sinciality and wick						int Official Market						
Ref	Description	Qty	Unit		Rate		Amount	Ref	Description	Qty	Unit		Rate		Amount			
Т	External Drainage						_	U	External Works & Services									
	Allow for Surface Water Drainage, connected to							1	Allow for Service Connects including trenches	1	item	£	15,000	£	15,000			
1	attenuation	1	item	£	7,500	£	7,50		Permeable Paving or Grasscrete with hardcore									
2	Allow for Foul Water Drainage to sewer	1	item	£	10,000	£	10,00	2	subbase, including excavation	985	m2	£	90	£	88,650			
3	Foul Water Sewer Connection	1	item	£	3,000	£	3,00	3	Retaining Wall not exceeding 500mm high	135	m	£	120	£	16,200			
4	Surface Water Attenuation	1	item	£	30,000	£	30,00	4	2m wide footpath	550	m2	£	65	£	35,750			
								5	Kerbs	120	m	£	65	£	7,800			
								6	Car Park Spaces Markings	15	nr	£	150	£	2,250			
								7	Car Park Spaces Markings - Disabled	4	nr	£	250	£	1,000			
								8	Crossing	1	nr	£	650	£	650			
								9	Entrance and Exit Markings	2	nr	£	500	£	1,000			
								10	Exit and Entrance carriage way connection to existing	2	nr	£	1,000	£	2,000			
								11	Alterations to existing wall	2		£	1,000		2,000			
								11	-	2	""	L	1,000	L	2,000			
								12	Allowance for softlandscaping/planting as required by planning	1	sum	£	10,000	£	10,000			
		ı	ı	To S	Summary	£	50,50		1	I		To S	Summary	£	182,300			

# STAGE 01 ANALYSIS AND PROJECT DESCRIPTION

### HISTORICAL APPRAISAL

From review of the local historic Ordnance Survey Maps their appears to have been a form of recreation ground present here since circa 1860. As outlined adjacent where available we have noted the key dates throughout the site history from 1860-present day showing the transformation from an open field to the North and West of Douglas to areas being slowly in filled with development throughout particularly in the early 1960s. Throughout the sites history there appears to have been a presence of at least 3 form of structures in some form either as a pavilion of a type of bandstand.

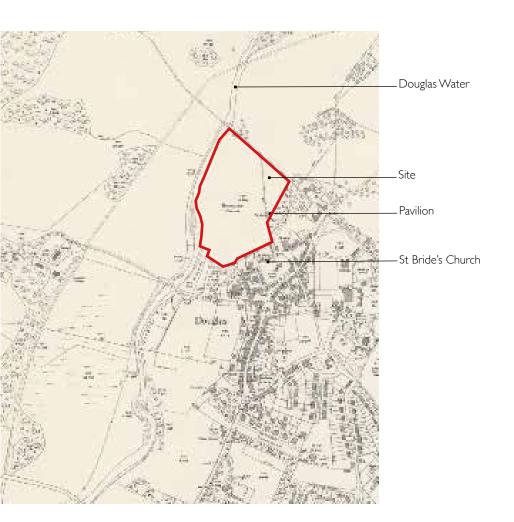
The recreation ground has been formed by the Douglas Water to the West, the historical line of a footpath to the North and a now redundant road/footway known as Pathhead leading to a crossing to the South and where the bare grassland has now been developed into buildings in some form and a statue to the Earl of Angus. The greatest changes to the recreation grounds boundaries are along the East boundary where a triangular portion of the site has been lost to the sewage works perhaps explaining the loss of the pavilion that appeared to the East mid 1900s.

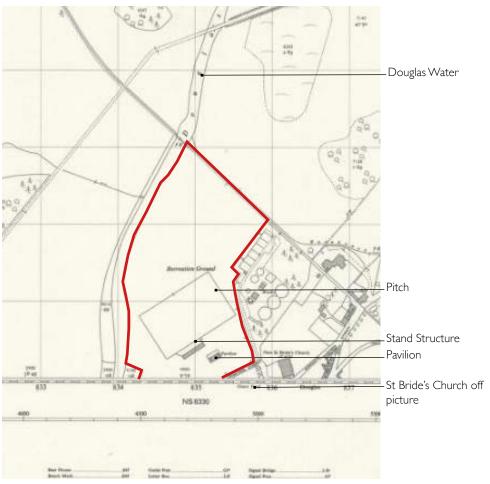


1860

Earliest public available map outlines the town of Douglas and the recreation pitches split by a path route to Douglas Water. Along with an early form of structure, perhaps a small circular bandstand. 1890-1920

Little changes occur between late 1800s and early 1900s with the most notable changes being the site in question providing a Quoiting Ground circa 1910 and the portion of land to the South of site being divided up into a Police Station, drying Green and Gasworks and Statue (which is still in place today.





# 1940

This period shows the first defined Pavilion on the Recreation Ground located to the East (Currently woodland/sewage works) and the appearance that the split of the site has now been removed and the recreation ground have become one full address.

# 1962

This shows the site in it form close to present day, where there is another pavilion indicated to the South of site and a define 'pitch'. There is also sewer works present to the East which has been built on previous areas of recreation area.

# Present Day

From c.1960 to present day the pavilion and stand like structure is no longer present and the recreation ground is solely formed pitches. With the site boundaries remaining largely unchanged since the building of the Statue to the South and Sewage Works to East.

### **CURRENT SITE**

The current site consists of two grass lined football pitches roughly 36000m² or 3.67 Hectares, where following completion of games the goalposts and equipment are taken down and away off site to a storage unit elsewhere.

#### Constraints

#### Access:

Currently access to Douglas is from by A70 Ayr Road that enters the town from the NE and SW where the currently site location and town struggles with large coaches.

#### Parking:

Parking near the pitches and within Douglas is limited where at present parking is typical along Blue Tower Road or the Track road to the East of the site which have limited capacity in terms of number and the surrounding streets struggle with two way traffic.

#### Flooding:

There is currently a flood risk across much of the lower levels of the site due to flooding from the Douglas Water, the site acts as a flood plain for the river and consideration should be given to positioning of any buildings and/or equipment along with mitigation measures at the next stages.

#### Changing Facilities:

As highlighted in the briefing document there are currently no changing facilities present at the facility and at present players and referees get changed in either their cars, local pubs, at home or at other local business in Douglas.

#### Part Use:

Due to its location the current football pitches can only be used at certain times of the year either due to flooding or other external challenges.

## Opportunities

### Improvement of Facilities:

There is an opportunity to improve the facilities to the current site with consideration given to the above constraints, and address the needs of the local community groups and teams who current use the underdeveloped site.

#### Historic Pavilion:

As outlined above through the history of the local area this site has always been a recreational area in some form and typically had a structure in varying forms, where there is a opportunity to introduce a new pavilion to meet the demands of the local community.

#### Demand for Facilities:

As outlined in the brief there is local demand from existing local teams and others to have a facility that can be used all year round.

#### Business Plan:

Due to the local demand for this type of facility there is an option for these facilities to be hired at a cost which in turn can help maintain these following completion.

#### Community Ownership:

Given the business model there is an option for the local community to be widely involved in this redevelopment and the continued ownership following the completion of the works.

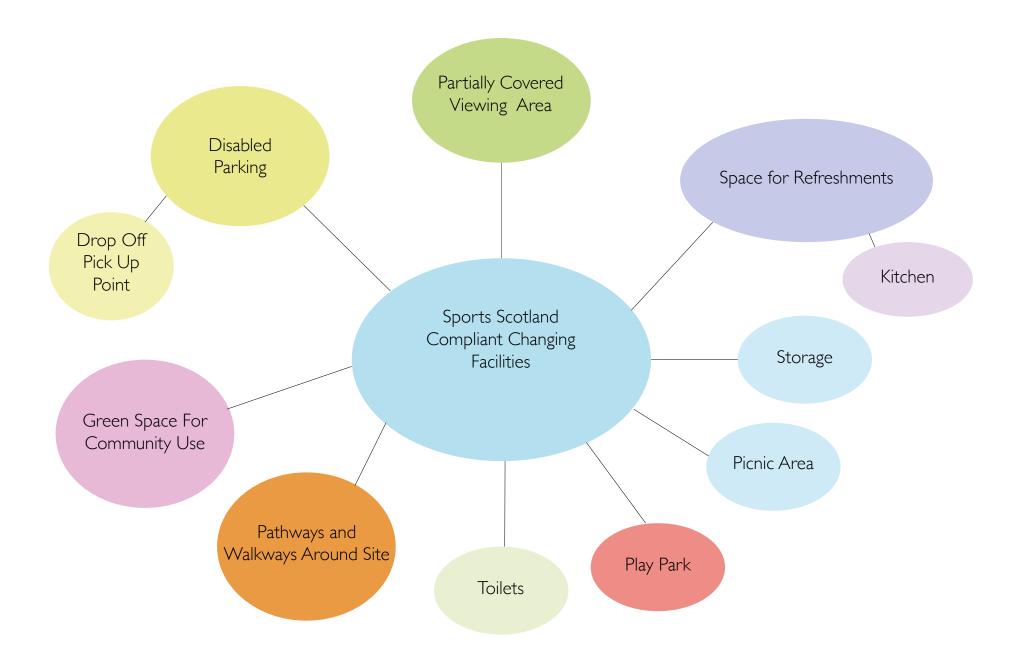
### Regeneration of Townscape:

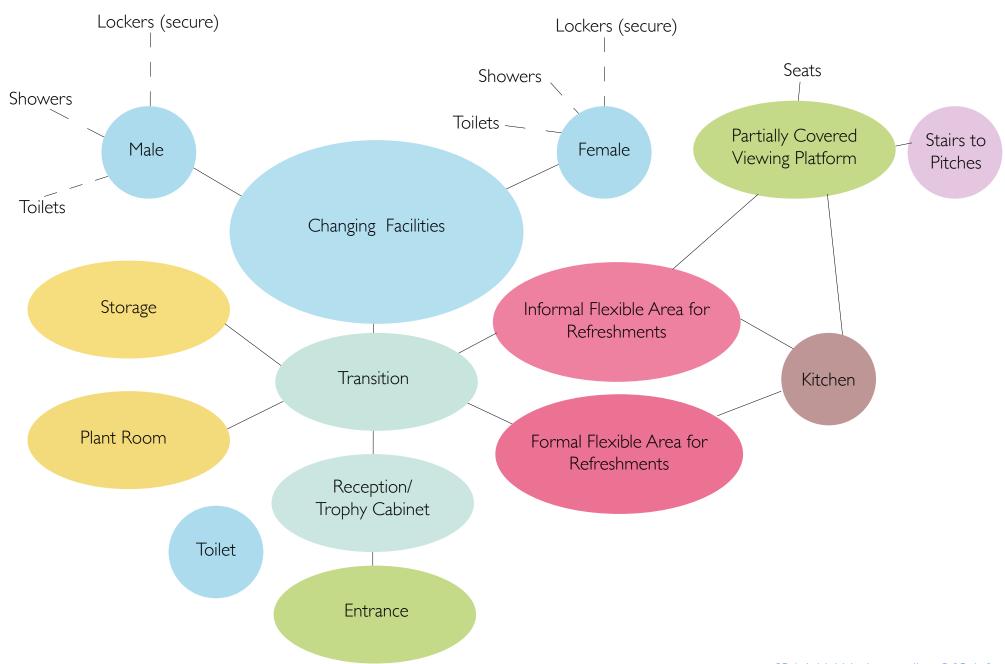
Typically as part of redevelopment and provisions of the new pitches and facilities this will have an increased positive effect within Douglas that it is likely additional local business will grow with the use of these facilities due to the extra footfall.











### PRECEDENT CASE STUDY 01

## Case Study 01: Inch Park Community Sports Club

Inch Park was the combination of three sports teams, Rugby, Football and Cricket. The site is around 9.8 Hectares and consists of a clubhouse, two full size rugby pitches, two football pitches and a cricket oval, complete with a synthetic wicket.

### Project Value:

£1,500,000

### Sports Development Teams:

**Rugby:** 2 male senior teams

I female senior team 4 under I 6's teams

Football: 8 teams at under 15 and below

5 teams at under 15 and above

Cricket: 4 senior teams

## Schedule of area:

Gross site area 9.8Ha Building footprint 460m²

### Accommodation:

I Changing rooms (each) 35m<sup>2</sup>

Changing area 22m<sup>2</sup>

Showers/WC 13m<sup>2</sup>

2 Referee changing 16.5m<sup>2</sup>

3 Committee room 25m<sup>2</sup>

4 Kitchen 25m<sup>2</sup>

5 Social/Function space 118m<sup>2</sup>

6 Letable/Flexible space 100m<sup>2</sup>

(2 @ 50m²)

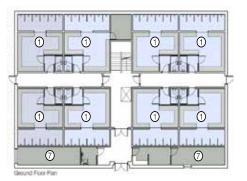
7 Storage 100m<sup>2</sup>

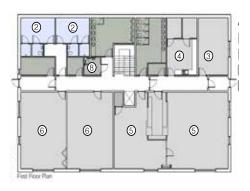
8 Accessible WC 4m<sup>2</sup>

#### Procurement:

Contract SBC Minor Works With single stage completive tender Contract start October 2009

Practical completion January 2011 Contract completion December 2011







### PRECEDENT CASE STUDY 02

### Case Study 02: Kilmallie Shinty Club

Kilmallie Shinty Club is located in the highlands near Fort William, with a 82 year history. The site is 6.2 Hectares. The Pavilion consists of two external access changing rooms, each with their own shower and toilet facilities and ancillary accommodation including referee changing, committee room and kitchen.

## Project Value:

£211,500

### Sports Development Teams:

**Senior:** 2 male teams

Youth: I under 14's mixed team

I under 17;s mixed team 2 local school teams

### Schedule of area:

Gross site area 6.3Ha Building footprint 161m²

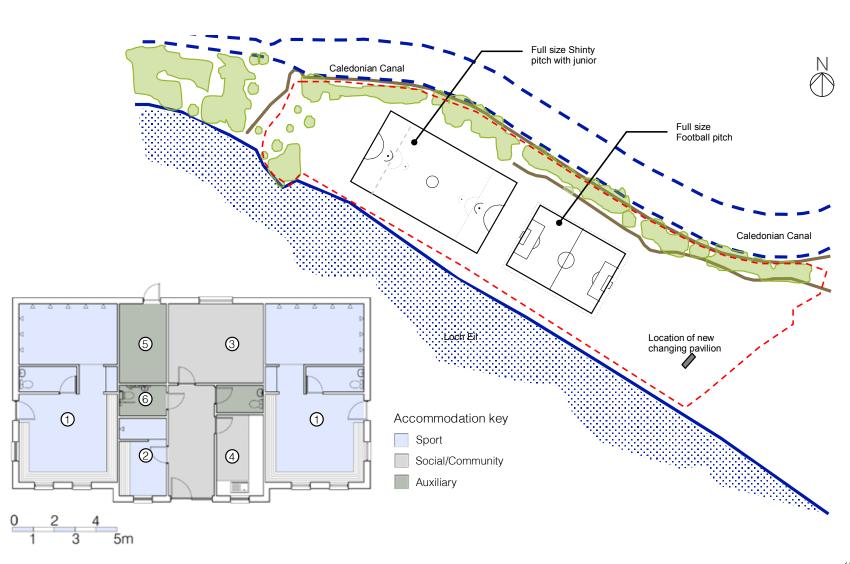
### Accommodation:

I Changing rooms (each) 40m<sup>2</sup> Changing area 20m<sup>2</sup> Showers/ WC 20m<sup>2</sup>

- 2 Referee changing 9m<sup>2</sup>
- 3 Committee room 17m<sup>2</sup>
- 4 Kitchen 9m<sup>2</sup>
- 5 Storage/ Plant Room 8.5m<sup>2</sup>
- 6 Accessible WC 3.5m<sup>2</sup>

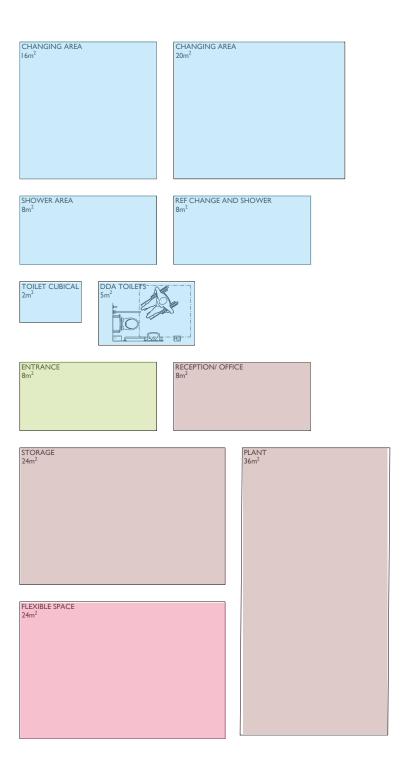
### Procurement:

Contract start February 2011 Contract completion October 2012



## **AREA DIAGRAMS**

The adjacent area diagrams are based on Sports Scotland case studies of Inch Park Community Sport Club | 901 and Kilmallie Shinty Club | 902



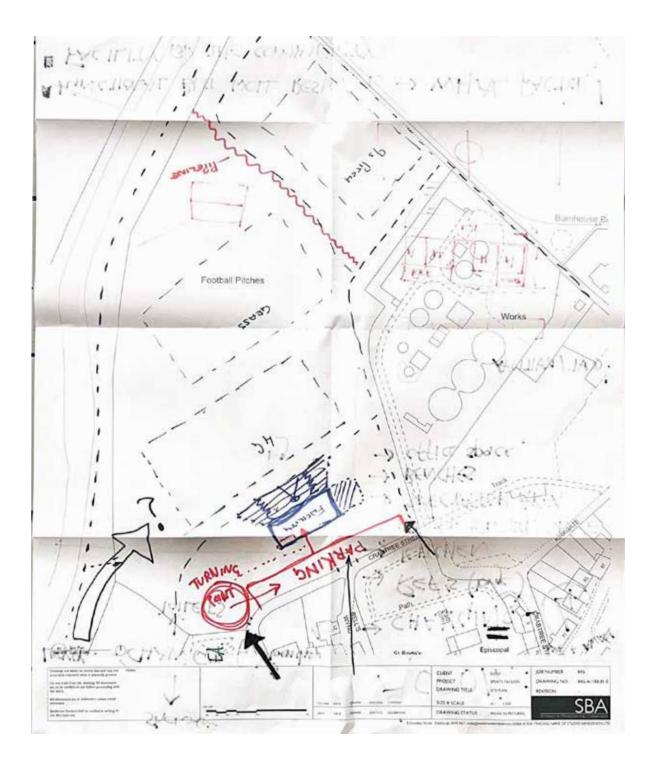
### STAGE I WORKSHOP

We asked Douglas Community Development Company to arrange a key stakeholders workshop.

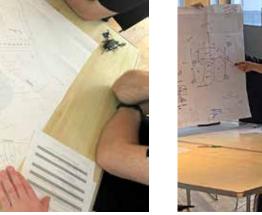
At the workshop SBA presented to the stakeholders how the design will be led by the communities needs and make the facility fit for purpose. Following that the stakeholders were shown the collated responses to a public survey questionnaire and how this impacts the design with the key takeaways outlined.

The stakeholders were divided into three groups with limited involvement from SBA. Each group was asked to think about what they would want and how they could imagine an alternative facility to suit the communities current and future requirements. We asked the team to produce adjacency diagrams to represent this. Each group presented their findings at the end which was discussed with the room.

The following section presents the three groups adjacency diagrams. From the workshop together and with the design teams site analysis, we were able to see a consensus on the requirements of the community which is outlined in the next sections.









Group I Presenting

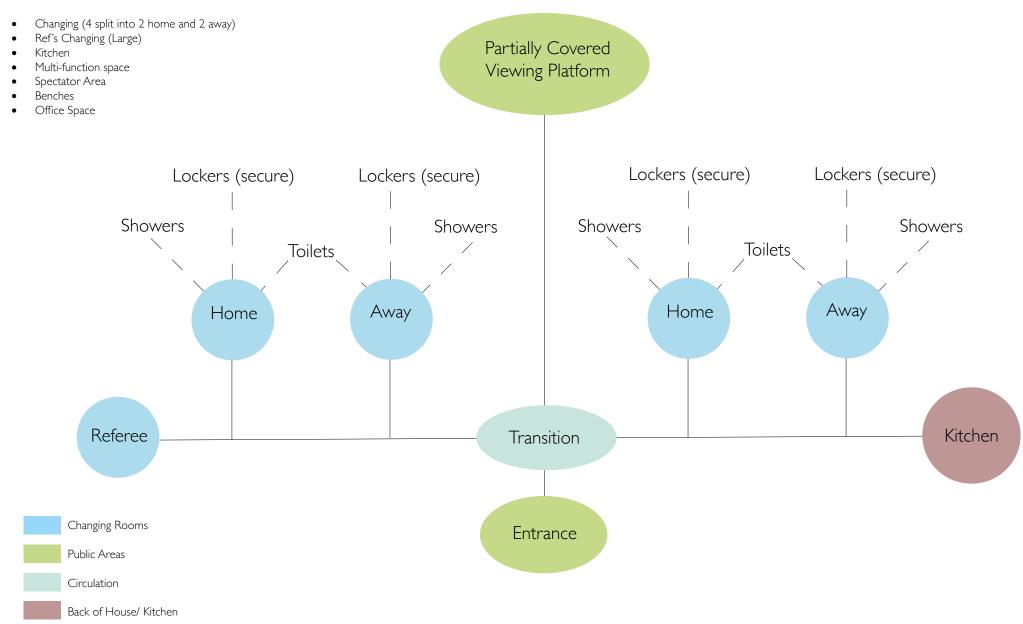
Group 3 Presenting



Open Room Discussion and Debate

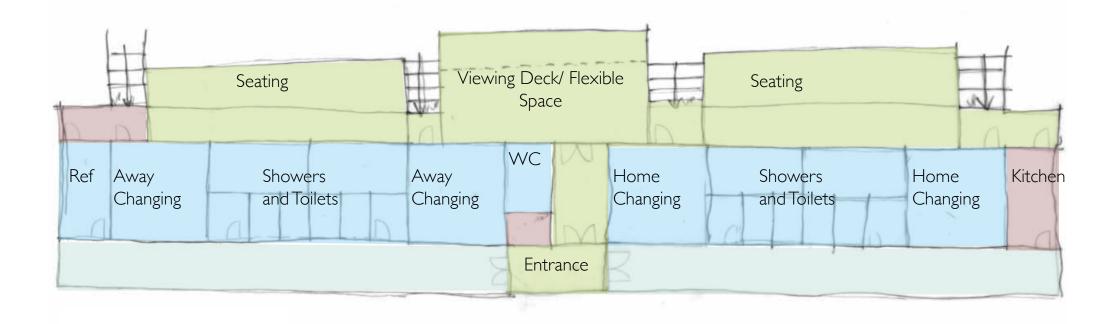
## **GROUP I: LIMB-ITLESS**

### Accommodation Schedule:



Adjacency Relationship Diagram

## Pitches



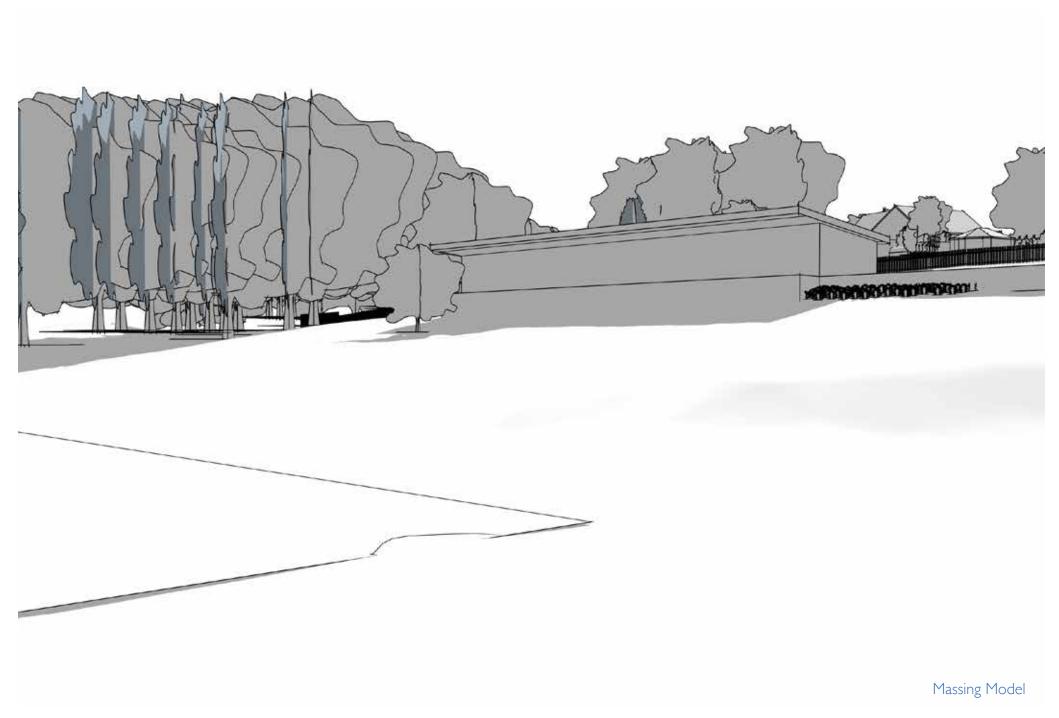
Changing Rooms

Public Areas

Circulation

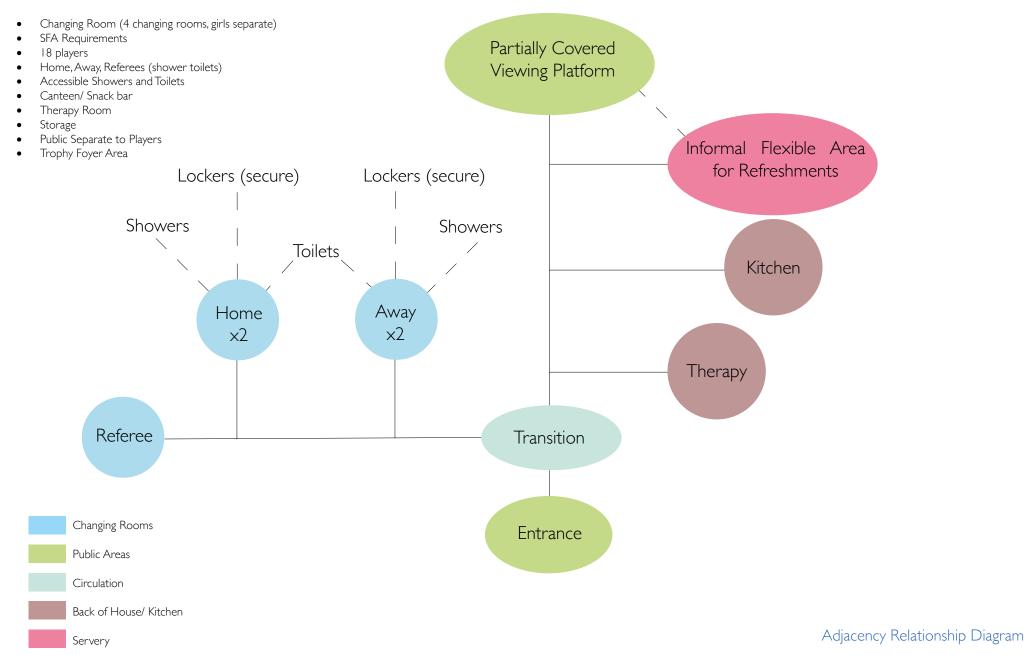
Back of House/ Kitchen

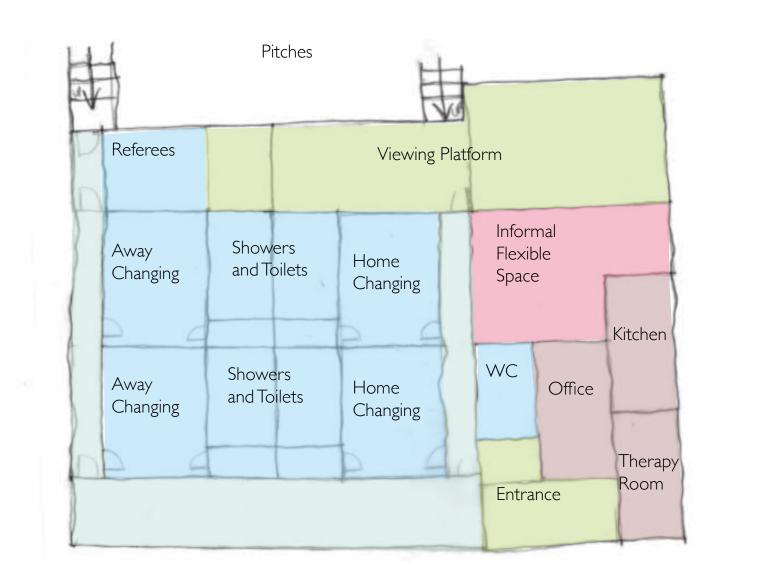
Servery



### **GROUP 2: GAME OF TWO HALVES**

### Accommodation Schedule:





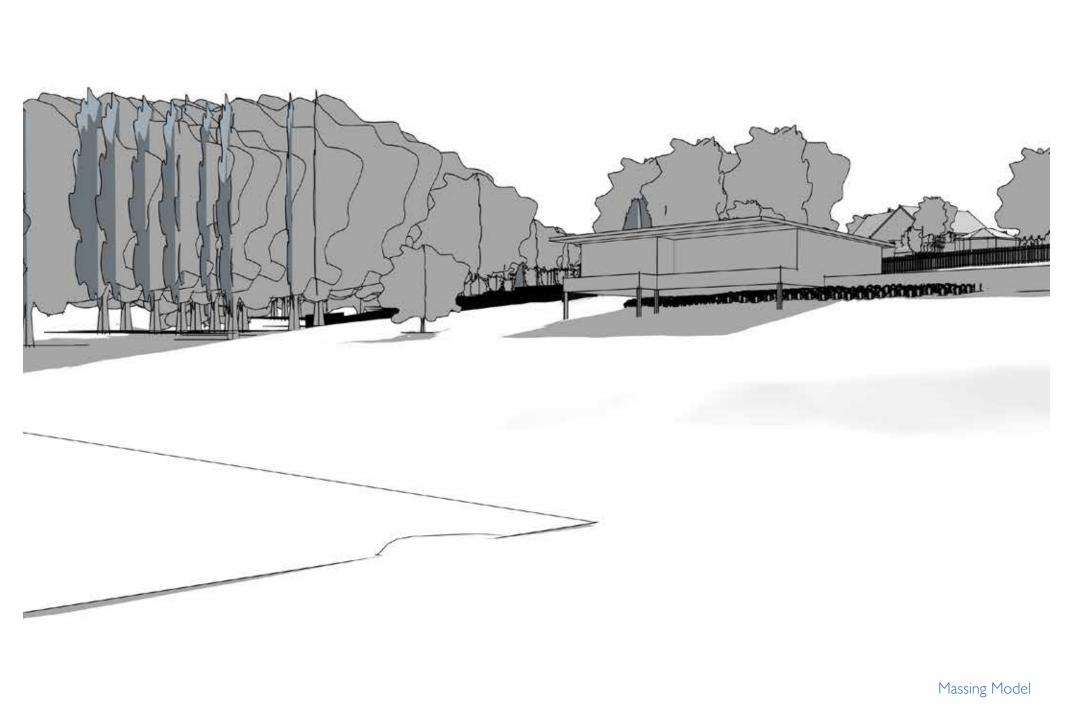
Changing Rooms

Public Areas

Circulation

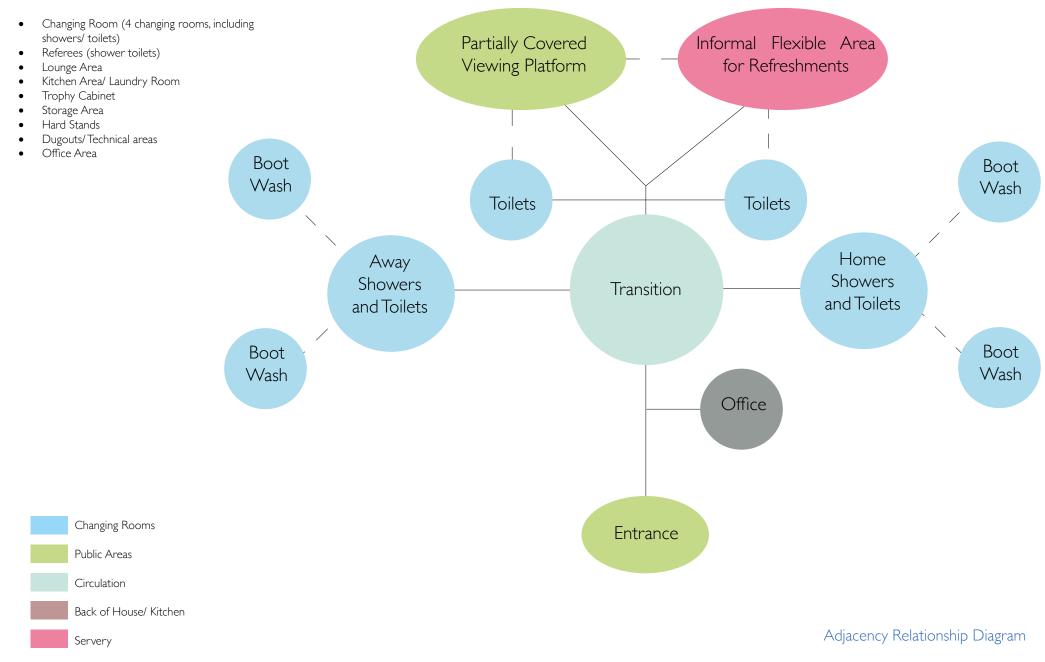
Back of House/ Kitchen

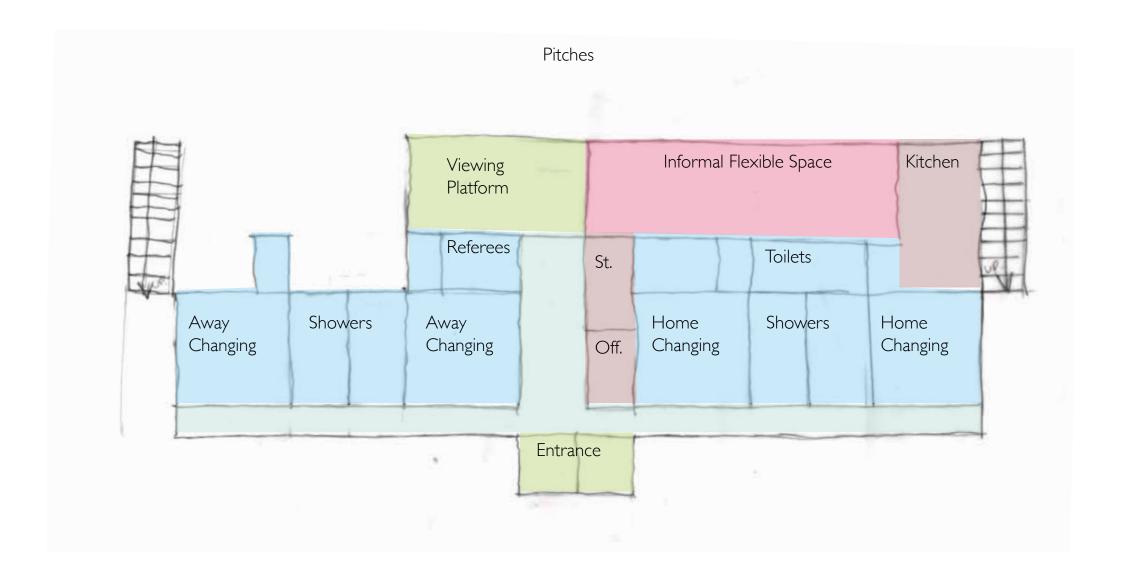
Servery



## **GROUP 3: HOLLIE'S ANGELS**

### Accommodation Schedule:





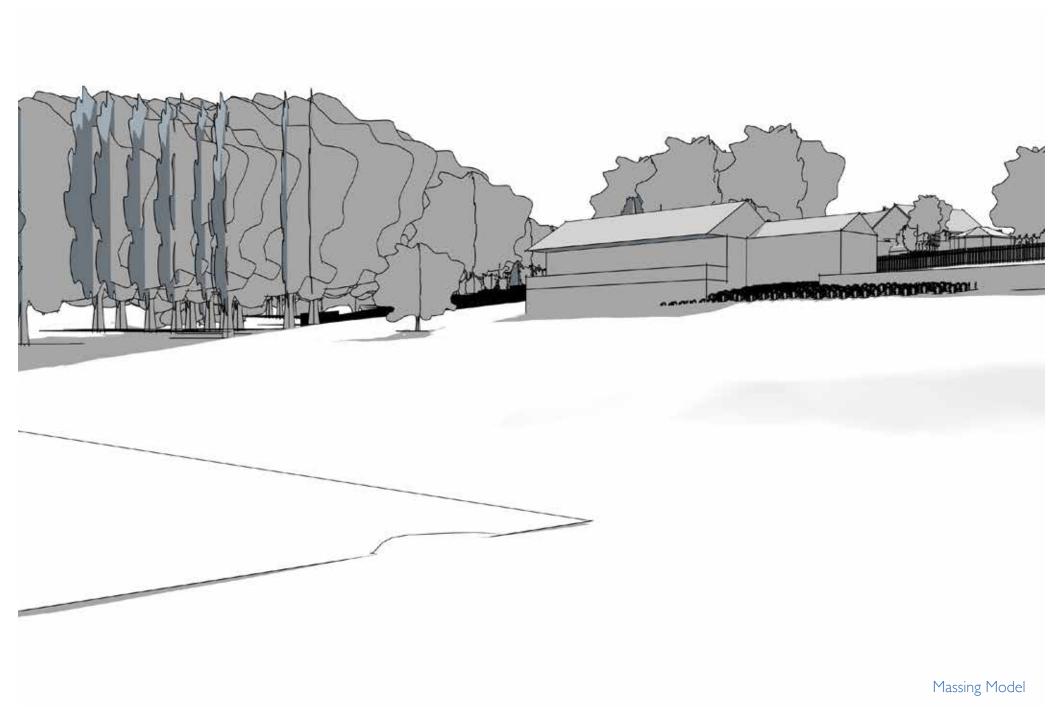
Changing Rooms

Public Areas

Circulation

Back of House/ Kitchen

Servery



# STAGE 2

### Accommodation Schedule:

- Changing Rooms (x4 no. Changing rooms, including showers and toilets.
- Referees Changing Room including shower and toilet.
- Kitchen/Canteen
- Office/Admin Space

Changing Rooms

Back of House/ Kitchen

Public Areas

Circulation

Servery

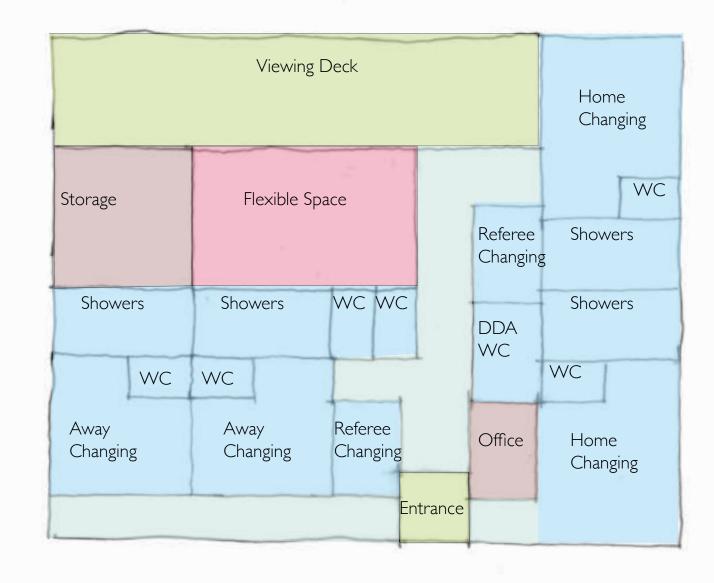
• Trophy Space



# PROPOSED OPTION I

### Accommodation Schedule:

- Entrance 4m<sup>2</sup>
- Home Changing, Showers & Toilets 58m<sup>2</sup>
- Away Changing, Showers & Toilets 48m<sup>2</sup>
- Viewing Deck 45m<sup>2</sup>
- Flexible Space 26m<sup>2</sup>
- Storage 16m<sup>2</sup>
- Referees Changing 12m<sup>2</sup>
- Reception/ Office 6m<sup>2</sup>
- Wc's and DDA Toilet 10m<sup>2</sup>



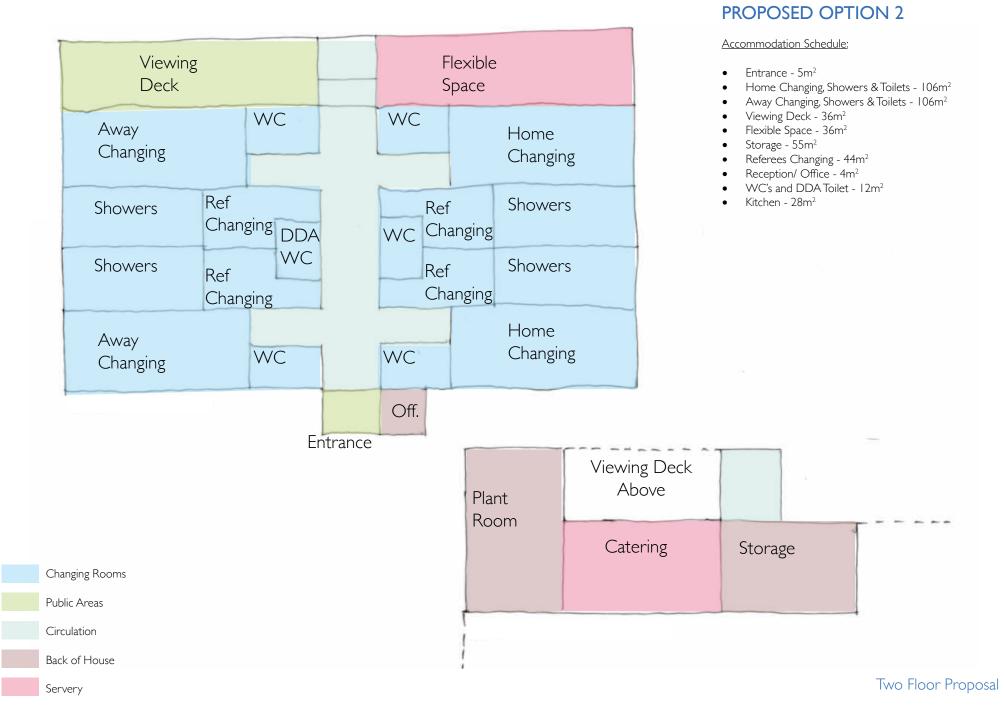


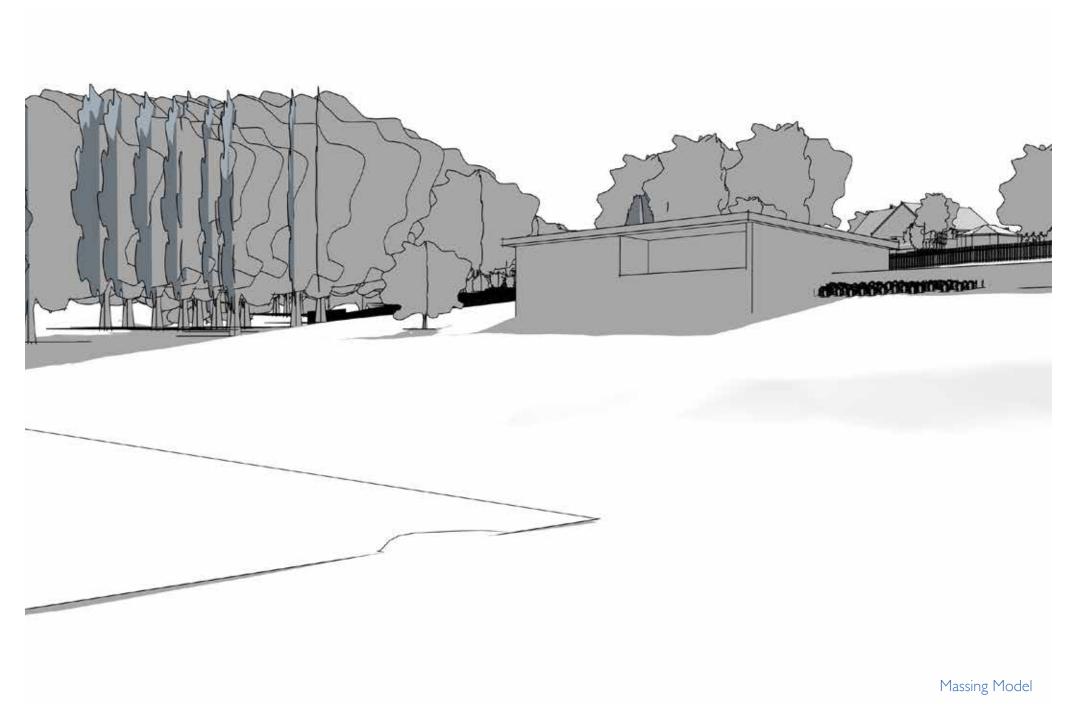
Back of House



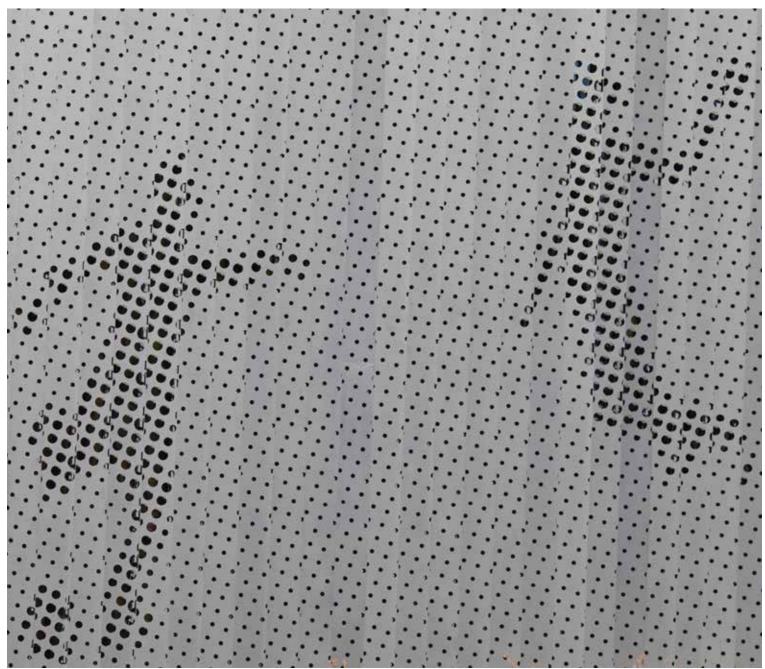
Single Floor Proposal







# **MATERIALITY AND SUSTAINABILITY**



Metal Cladding, patterned, perforated: Robust cladding choices to stand proud of the landscape, reduce maintenance and high security

# Materiality and sustainability continued



Timber Cladding: Sustainable cladding choices to blend with the landscape, coloured to reduce maintenance.



Sustainable Construction Methods: Use of natural and regenerative materials to reduce the projects carbon footprint with consideration to running costs.



Metal Cladding: A choice of cladding materials to blend harmoniously with the natural timber cladding and break up the building mass.



Water Conservation:

Use of a mix of rainwater harvesting, a green roof and other water management techniques to reduce the impact of our construction on the site in terms increasing water flows and risks.



Natural Retaining Walls: Where required utilising products that can help the infrastructure ad building bed into the natural landscape and reduce the impact of hard surfaces.



Renewable Technologies:

To ensure the facilities running costs and impact of the local environment are reduced, by utilising technologies such as PV Panels, Ground Source Heat Pumps, Electric car charging and battery storage.

# STAGE 02 FINDINGS FROM STAGE 01



## 1.0 FINDINGS AND SUMMATION FROM STAGE 01

# Stage 01 Summation & Brief Confirmation:

As part of the design process for the new sports pavilion, Douglas Community Development Company (DCDC) hosted two invaluable community engagement workshops. These meetings were instrumental in shaping the vision for the project, ensuring it reflected the real needs and aspirations of the community.

Why the Community Engagement Meetings Were Useful and Successful:

The workshops allowed a broad range of local stakeholders to voice their opinions and provide direct input on key aspects of the pavilion. This engagement ensured the design was aligned with the community's expectations, promoting inclusivity and transparency throughout the process. The meetings also fostered a sense of ownership among residents, reinforcing that the project is being developed with their best interests in mind.

Through these discussions, we identified practical concerns such as security, safety, and flexibility of use, which were all addressed in the final brief. The insights gained directly from the community enabled us to prioritize aspects like durability and multifunctional spaces, making the pavilion a true asset for current and future users.

# Agreed New Brief:

### Pitch Upgrade:

Options for either improved drainage/levelling or upgrading to a 3G/4G pitch were discussed. A report on the groundworks required for each option will be provided by Harley Haddow.

### Flexible/Kitchen Space:

The community suggested scaling down the kitchen space to a kitchenette, ensuring it's suitable for serving tea, coffee, and snacks.

A laundry facility will also be included.

### Changing Facilities:

Four changing rooms will be built, with a segregation barrier for added safety between adults and youth teams.

Separate changing facilities for referees/officials were also agreed upon.

### Office/Multi-purpose Room:

A multifunctional room will serve as the reception, first aid station, and therapy space, based on the community's need for an adaptable area.

### Circulation Space:

The community's input highlighted the need for a circulation area designed to allow for team meetings, similar to the space at St Brides.

### Durability and Security:

The workshops emphasized the importance of durability and security, both of which will be key design principles from the start to ensure long-term functionality and safety.

# PRECEDENT CASE STUDY 01

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2 Referee changing 16.5m<sup>2</sup>

3 Committee room 25m<sup>2</sup>

4 Kitchen 25m<sup>2</sup>

5 Social/Function space 118m<sup>2</sup>

6 Letable/Flexible space 100m<sup>2</sup>

(2 @ 50m²)

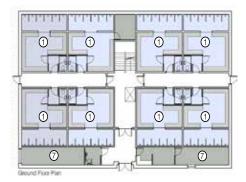
7 Storage 100m<sup>2</sup>

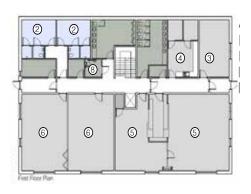
8 Accessible WC 4m<sup>2</sup>

### **Procurement:**

Contract SBC Minor Works Single stage completive tender Contract start October 2009

Practical completion January 2011 Contract completion December 2011







# PRECEDENT CASE STUDY 02

# Case Study 02: Kilmallie Shinty Club

Kilmallie Shinty Club is located in the highlands near Fort William, with a 82 year history. The site is 6.2 Hectares. The Pavilion consists of two external access changing rooms, each with their own shower and toilet facilities and ancillary accommodation including referee changing, committee room and kitchen.

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# Sports Development Teams:

**Senior:** 2 male teams

Youth: I under 14's mixed team

I under 17;s mixed team 2 local school teams

### Schedule of area:

Gross site area 6.3Ha Building footprint 161m²

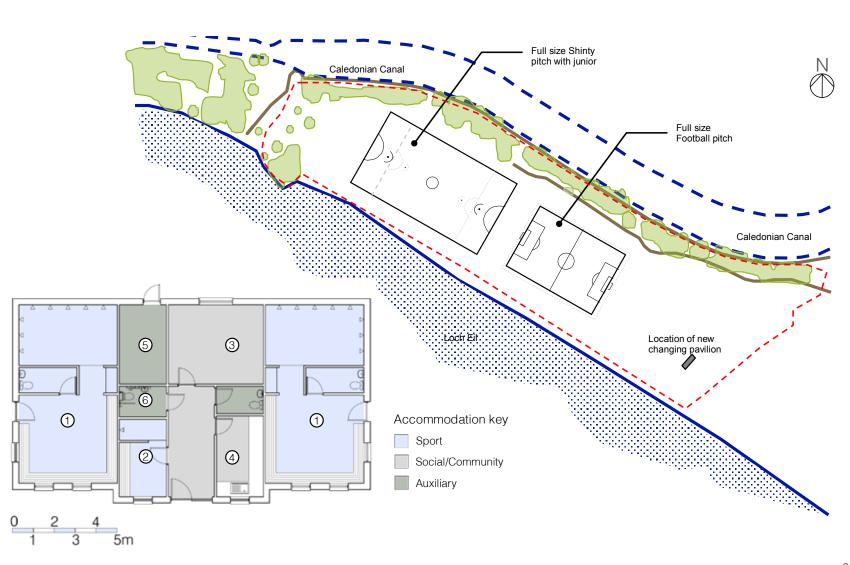
### Accommodation:

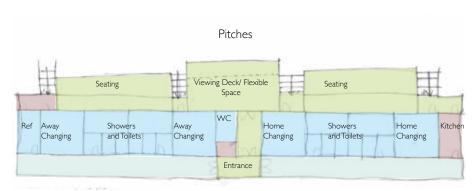
I Changing rooms (each) 40m<sup>2</sup> Changing area 20m<sup>2</sup> Showers/ WC 20m<sup>2</sup>

- 2 Referee changing 9m<sup>2</sup>
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- 5 Storage/ Plant Room 8.5m<sup>2</sup>
- 6 Accessible WC 3.5m<sup>2</sup>

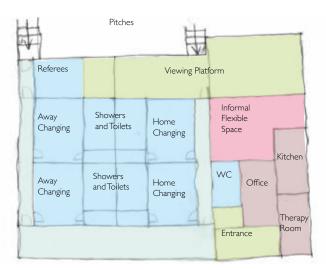
## Procurement:

Contract start February 2011 Contract completion October 2012



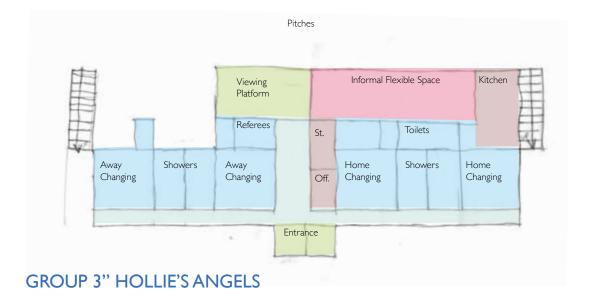


**GROUP I: LIMB-ITLESS** 

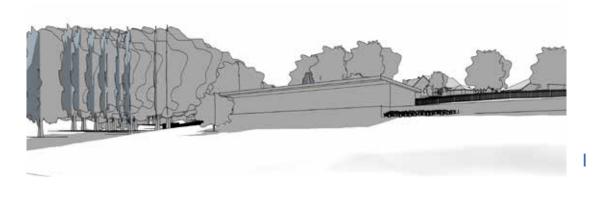


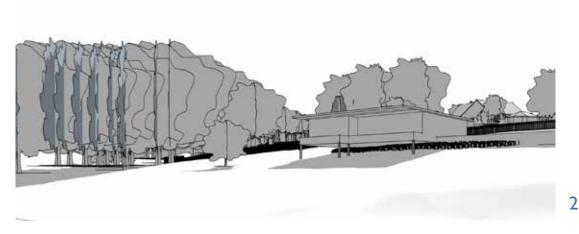
**GROUP 2: GAME OF TWO HALVES** 

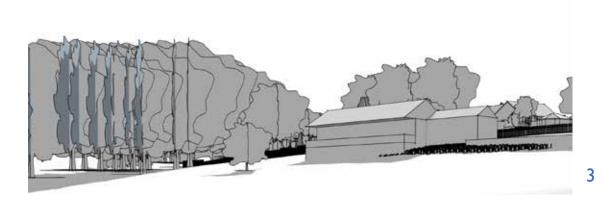




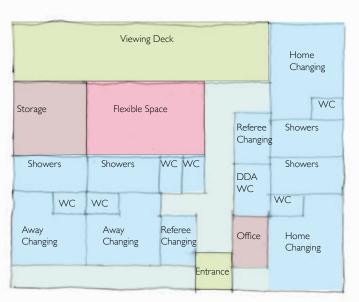
Adjacency Relationship Sketch







Massing Model

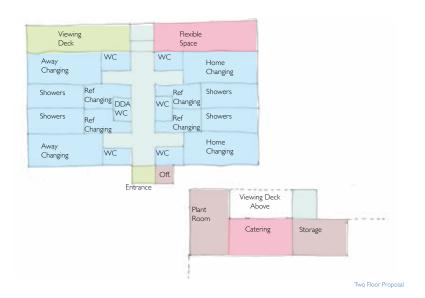


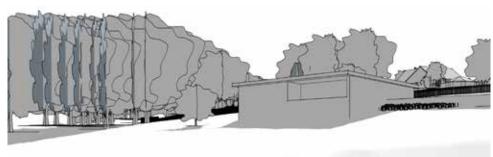
Single Floor Proposal



### Accommodation Schedule:

- Entrance 4m<sup>2</sup>
- Home Changing, Showers & Toilets 58m<sup>2</sup>
- Away Changing, Showers & Toilets 48m<sup>2</sup>
- Viewing Deck 45m<sup>2</sup>
- Flexible Space 26m<sup>2</sup>
- Storage 16m<sup>2</sup>
- Referees Changing 12m<sup>2</sup>
- Reception/ Office 6m<sup>2</sup>
- Wc's and DDA Toilet 10m<sup>2</sup>



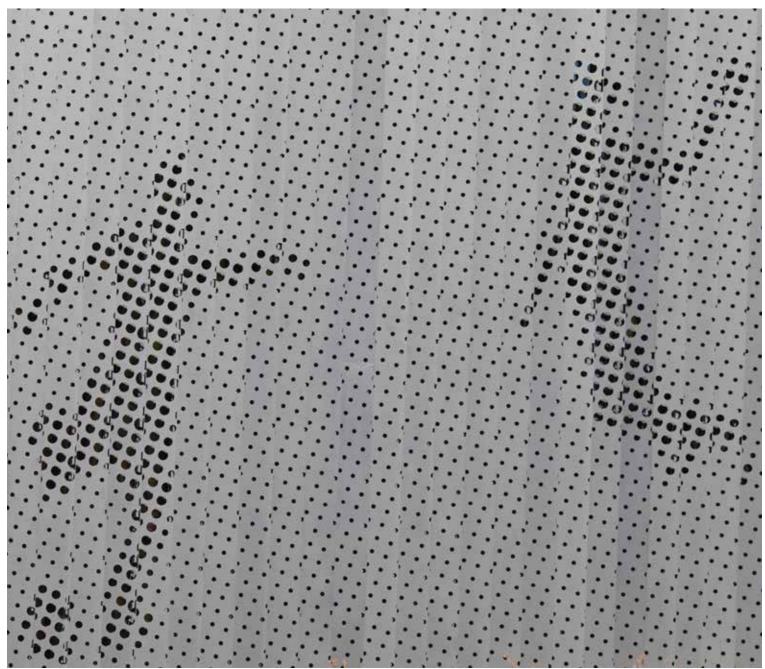


### Accommodation Schedule:

- Entrance 5m<sup>2</sup>
- Home Changing, Showers & Toilets 106m<sup>2</sup>
- Away Changing, Showers & Toilets 106m<sup>2</sup>
- Viewing Deck 36m<sup>2</sup>
- Flexible Space 36m<sup>2</sup>
- Storage 55m<sup>2</sup>
- Referees Changing 44m<sup>2</sup>
- Reception/ Office 4m<sup>2</sup>
- WC's and DDA Toilet 12m<sup>2</sup>
- Kitchen 28m<sup>2</sup>



# **MATERIALITY AND SUSTAINABILITY**



Metal Cladding, patterned, perforated: Robust cladding choices to stand proud of the landscape, reduce maintenance and high security

# Materiality and sustainability continued



Timber Cladding: Sustainable cladding choices to blend with the landscape, coloured to reduce maintenance.



Sustainable Construction Methods:
Use of natural and regenerative materials to reduce the projects carbon footprint with consideration to running costs.



Metal Cladding:
A choice of cladding materials to blend harmoniously with the natural timber cladding and break up the building mass.



Water Conservation:
Use of a mix of rainwater harvesting, a green roof and other water management techniques to reduce the impact of our construction on

the site in terms increasing water flows and risks.



Natural Retaining Walls: Where required utilising products that can help the infrastructure ad building bed into the natural landscape and reduce the impact of hard surfaces.



Renewable Technologies:

To ensure the facilities running costs and impact of the local environment are reduced, by utilising technologies such as PV Panels, Ground Source Heat Pumps, Electric car charging and battery storage.

# 2.0 CREATIVE CONCEPTING PROPOSALS



# 01 LINEAR PAVILION PROPOSAL

### **01 LINEAR PROPOSAL**

Our linear sports pavilion design presents a thoughtfully crafted solution that balances functionality, aesthetics, and community engagement. This proposal emphasizes a streamlined approach while incorporating key features that enhance the pavilion's role as a versatile sports and community space.

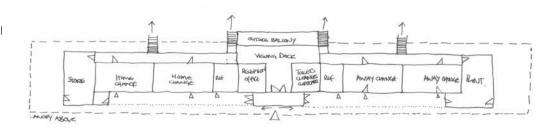
At the heart of the design is a prominent canopy roof that extends across the pavilion, providing essential shelter and a striking visual element. This canopy not only offers protection from the elements but also serves as a focal point for the pavilion's architecture. The roof's design integrates seamlessly with the pavilion's overall form, creating a unified and modern appearance.

The pavilion's exterior is enhanced by a perforated skin, which adds a layer of texture and visual interest. This perforated facade allows for natural ventilation and light penetration while contributing to the building's contemporary aesthetic. The pattern and arrangement of the perforations can be tailored to reflect the surrounding environment and enhance the pavilion's integration with its setting.

A key feature of this proposal is the two wings of changing rooms, which are strategically positioned to maximize functionality and accessibility. These wings are connected by a central entrance, facilitating smooth circulation and ease of access for users. The linear layout ensures efficient use of space while providing clear separation between different functional areas.

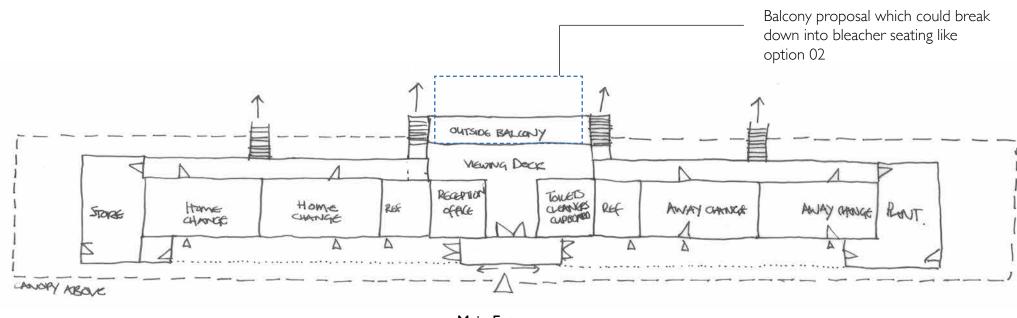
Additionally, the design includes a terrace space that can be expanded to create bleacher seating. This area offers elevated views of the pitches and enhances the spectator experience. The flexibility of the terrace space allows it to be adapted for various uses, from informal seating to more structured spectator areas, accommodating both large and small events.

Overall, the linear sports pavilion proposal combines practical design elements with aesthetic considerations, creating a facility that is both functional and visually appealing. The integration of the canopy roof, perforated skin, and expandable terrace space ensures that the pavilion meets the needs of its users while contributing positively to the surrounding environment





# **PITCHES**



ONE STOREY FLOOR PLAN

Main Entrance

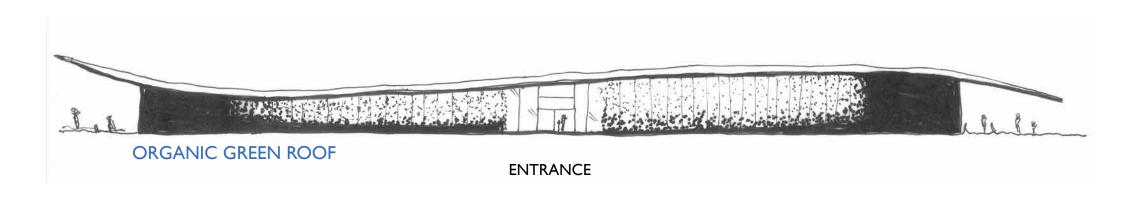
# **ORGANIC GREEN ROOF**

The design of the one-story pavilion at Crabtree Sports Pavilion takes inspiration from the surrounding natural landscape, particularly the soft, rolling undulations of the nearby hills. The organic form of the roof mimics the gentle flow of the terrain, allowing the structure to seamlessly integrate into its environment. This connection to nature is further reinforced by the green roof, which serves as a continuation of the landscape, blending the pavilion into its surroundings and providing an ecological habitat that supports local flora and fauna.

The choice of a green roof also speaks to the sustainability goals of the project. By creating a living, breathing surface, the design not only enhances biodiversity but also contributes to the site's environmental performance, improving air quality and providing natural insulation. The green roof reduces rainwater runoff, supports local wildlife, and fosters a sense of harmony between the built and natural environments.

Historically, the site once served as a drying green for linen, where fabric was stretched out to dry in the open air. This historical use offers a rich narrative that is subtly woven into the design of the pavilion. The roof, with its sweeping, undulating form, draws an abstract connection to the image of linen billowing in the wind, echoing the site's past. Just as the linen would catch the wind, the roof's curves suggest a fluidity and movement, as if it too is shaped by the breeze that once animated the drying cloth. This evokes a sense of continuity, linking the pavilion to the history of the land while creating a forward-looking, modern structure.

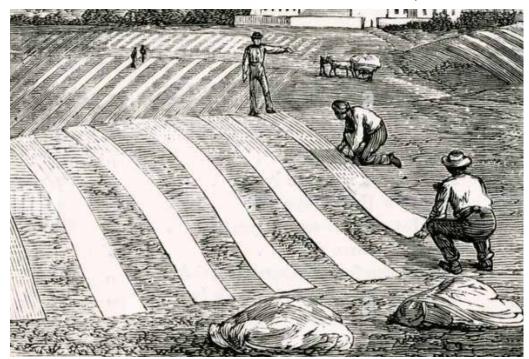
The roof serves as both a visual and symbolic bridge between the past and present, paying homage to the site's history while embracing modern design principles. It captures the essence of place, allowing the pavilion to be both a functional sports facility and a sculptural form that enhances the experience of the landscape. The design seeks to balance innovation with tradition, creating a space that respects the past and offers new opportunities for the future.





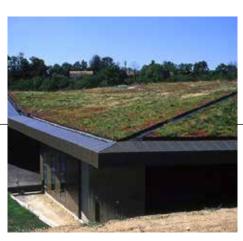


Examples of historic bleaching linen greens















**ORGANIC GREEN ROOF** 

# SOLID AND PERFORATED SKIN

The second key design element of the Crabtree Sports Pavilion is its solid and perforated façade, which draws further inspiration from the site's historical use as a drying green for linen. Just as linen is woven with both tightly bound threads and open spaces to allow airflow, the building's skin alternates between solid and perforated panels. This creates a dynamic interplay of opacity and transparency, evoking the delicate texture of fabric while ensuring the structure meets modern needs for durability, security, and aesthetic appeal.

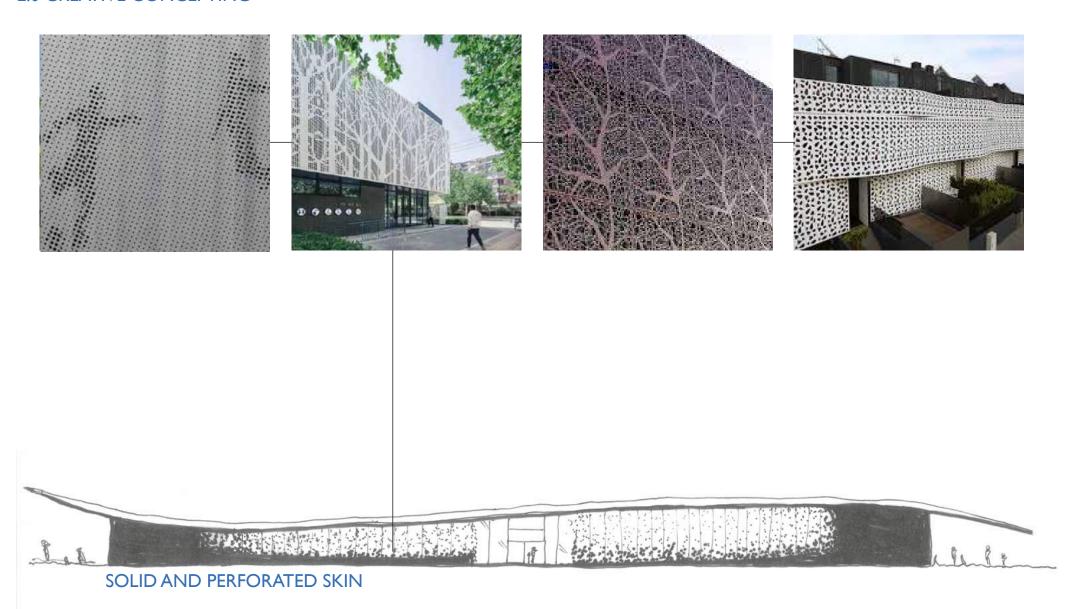
The perforated sections of the façade serve as more than just a functional element; they tell a visual story. The patterning of the perforations references the intricate weave of linen, providing a subtle nod to the craft and industry that once defined the area. In some areas, these perforations take on a narrative role, depicting historic scenes or figures from Douglas, celebrating the local heritage. These could include abstracted representations of notable landmarks, historical figures, or events that have shaped the community, anchoring the building in its local context. Additionally, scenes representing the sports activities housed within the pavilion – such as figures kicking a football or engaging in physical activity – bring the building's function to life. These perforated designs not only connect the pavilion to its site's history and purpose but also allow natural light to filter through, creating a playful dance of light and shadow within the building.

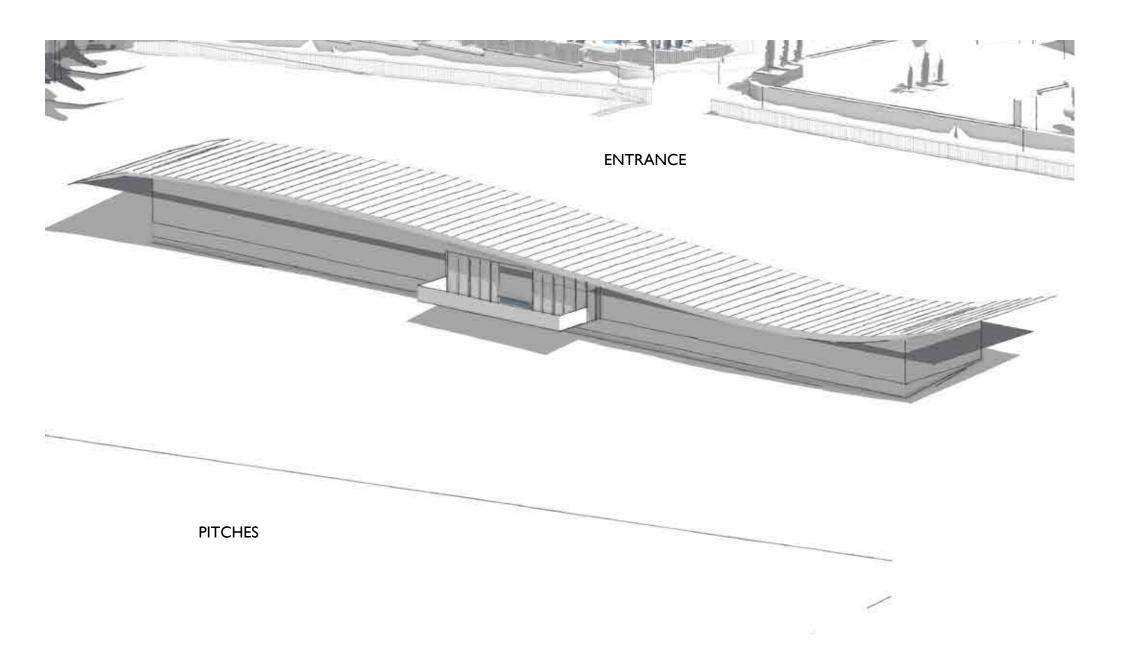
In areas where more privacy or weather protection is required, the building's skin transitions into solid panels. These areas provide a robust and secure envelope for the structure, ensuring it meets modern performance standards for durability, while still maintaining a cohesive aesthetic. The juxtaposition of solid and perforated surfaces reflects the balance between openness and enclosure, transparency and solidity – a theme that is mirrored in the very fabric of woven linen.

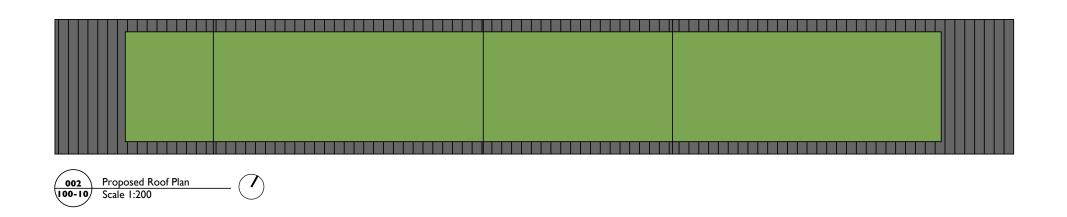
Where necessary, translucent materials are used to bridge the gap between the solid and perforated elements, providing a soft, diffused glow from within the building while maintaining visual continuity. This material shift echoes the idea of linen being draped or layered, creating a dressing for the building that is both functional and expressive. These translucent sections enhance the pavilion's connection to the outside world, allowing users to feel immersed in the surrounding landscape while benefiting from the protection and enclosure provided by the solid elements.

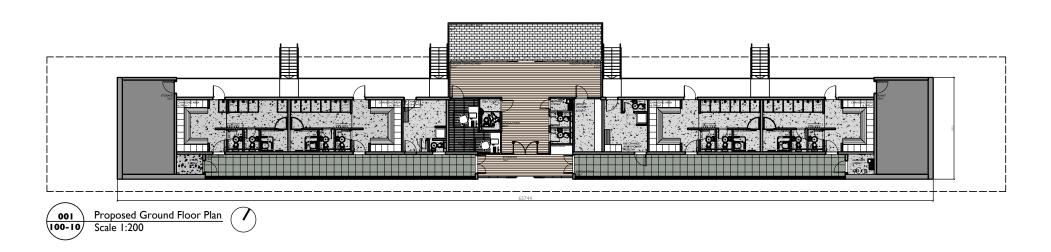
Overall, the façade acts as a protective, visually compelling wrap, blending aesthetic beauty with practicality. Its durability and security ensure the building is well-protected, while its design roots it in the rich history of the site, honouring both the natural and cultural landscape of Douglas.

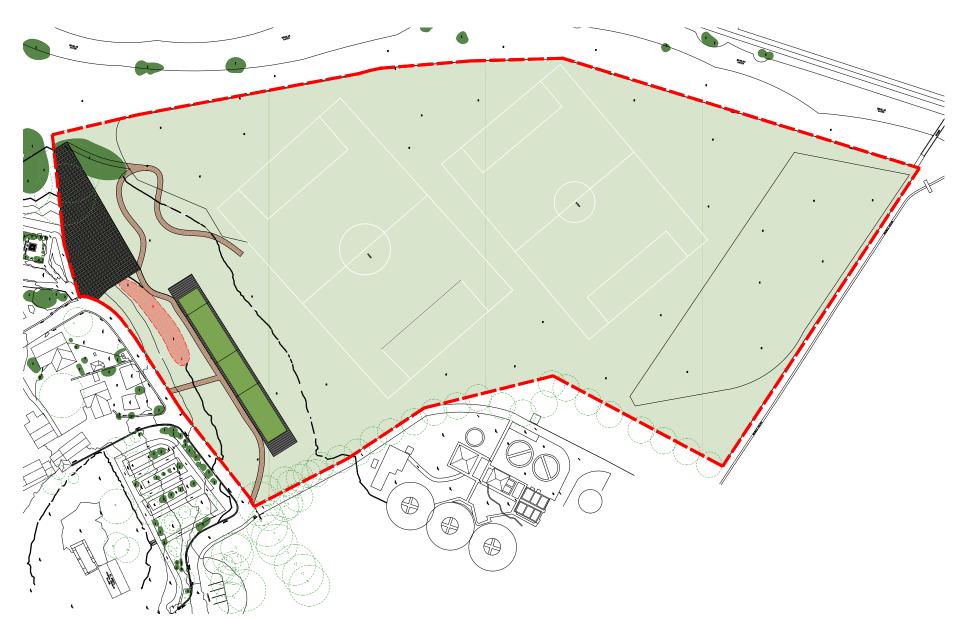


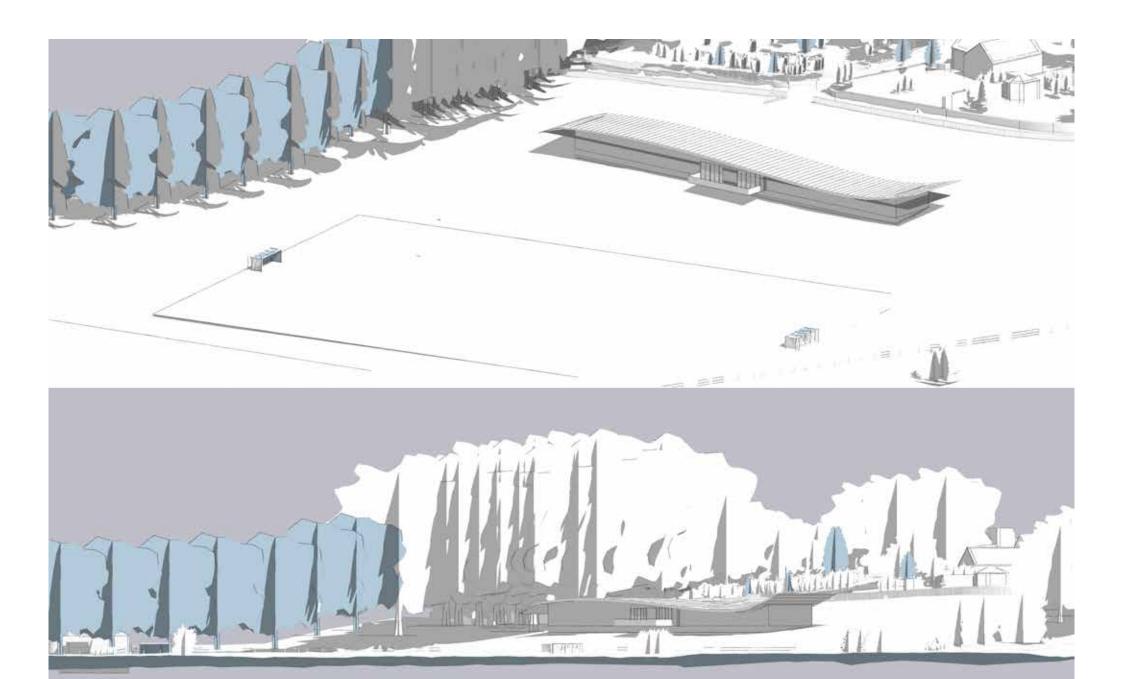








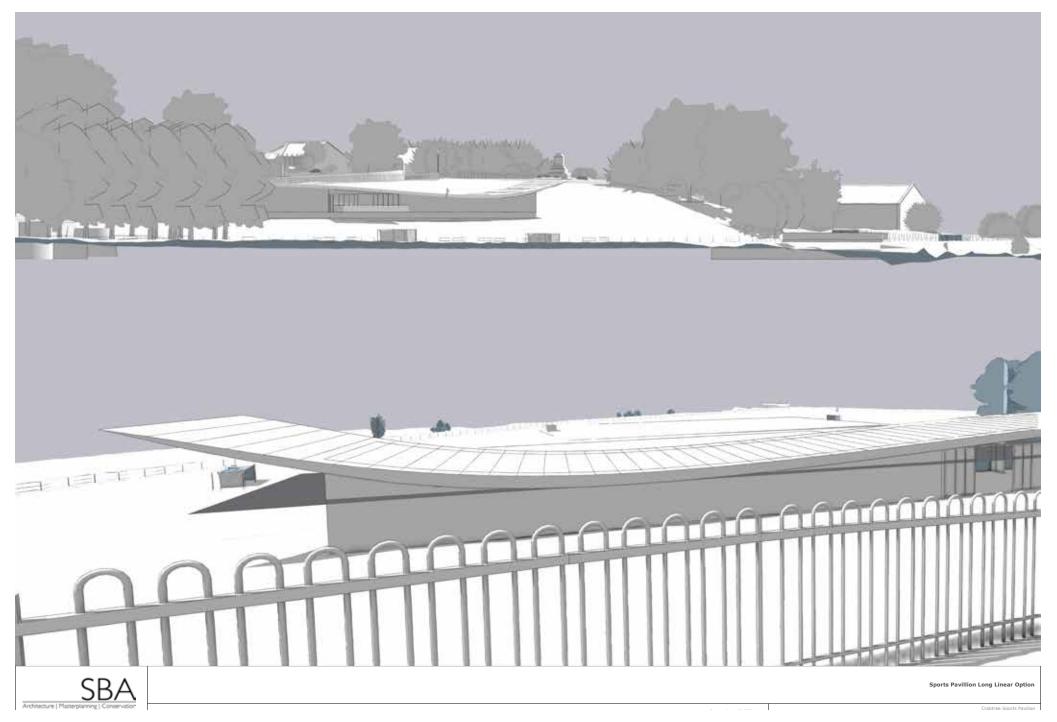




SBA Architecture | Masterplanning | Conservation

Sports Pavillion Long Linear Option

Crahtree Sports Pavi



# 02 PIVOTED PAVILION PROPOSAL

## 02 PIVOTED PROPOSAL

Following our initial linear design proposal, we have refined our approach to create a second concept that builds upon the successful elements of the previous design while introducing a more dynamic spatial experience. This updated proposal retains the essence of the two-wing changing rooms with a central entrance, but it enhances the integration with the natural landscape and the functionality of the shared spaces.

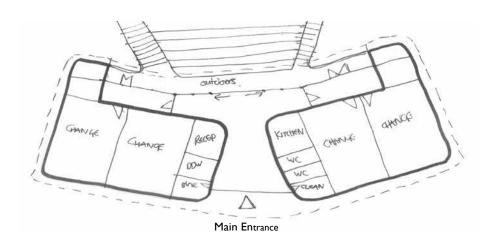
The design embraces the depth of the hill slope, transforming it into a key feature of the pavilion. By angling the wings of the changing rooms to focus outward toward the landscape, we have created a design that not only enhances the functionality of the changing rooms but also integrates seamlessly with the surrounding environment. The result is a pavilion that offers a unique and engaging circulation space, more expansive and versatile than a traditional multifunctional area.

This enlarged circulation space is intentionally designed to accommodate a range of activities. It provides ample room for pop-up snack bars, team meetings, and community gatherings, fostering a vibrant and inclusive atmosphere. This approach aligns with feedback from our engagement meeting, emphasizing the need for a space that serves both immediate sporting needs and broader community interactions.

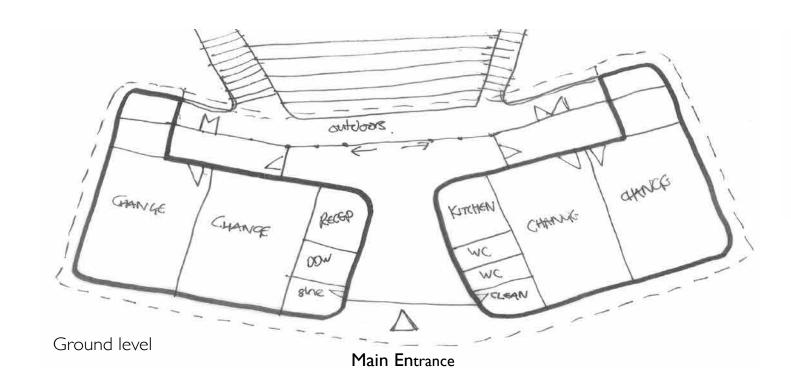
The pavilion's design continues to reflect the arena sporting style, with a strong focus on creating an engaging spectator experience. The angled wings open up onto the pitches, creating interesting circulation routes that lead directly to viewing areas. The inclusion of balcony and bleacher seating enhances the spectator experience, offering elevated views and a closer connection to the action on the field.

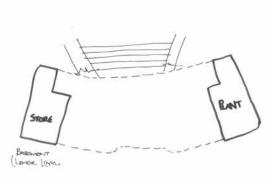
Overall, this concept capitalizes on the natural slope of the hill, creating a pavilion that is both visually striking and functionally versatile. It merges architectural innovation with practical use, making it an ideal choice for a sports facility that serves not only as a venue for athletic events but also as a community hub.

### **PITCHES**

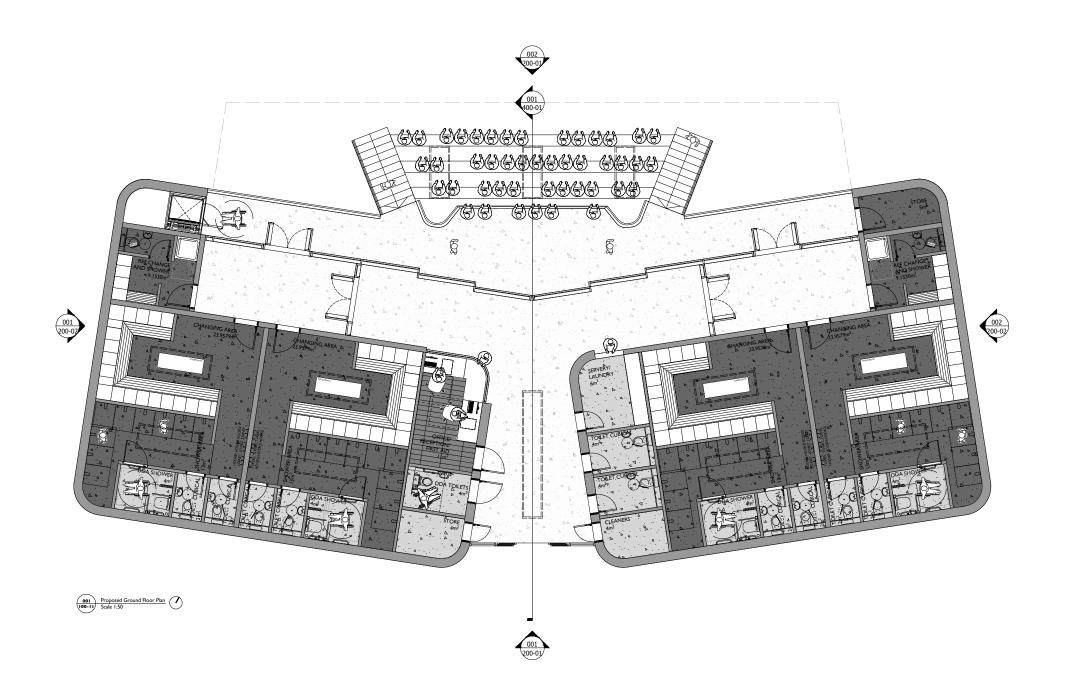


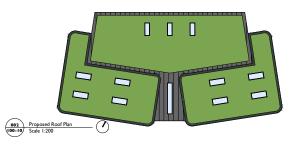
# **PITCHES**

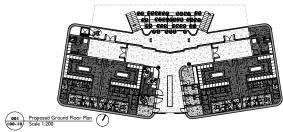


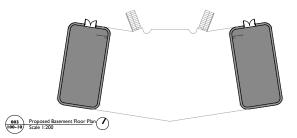


Basement Level
Plant and storage bookends
Underneath the changing room









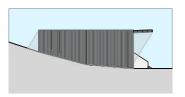


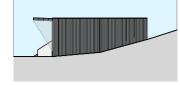
North Elevation (Front Entrance)
Scale 1:200



Oos South Elevation (Rear Entrance)
Scale 1:200

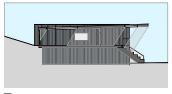
006 East Elevation (Side Entrance)



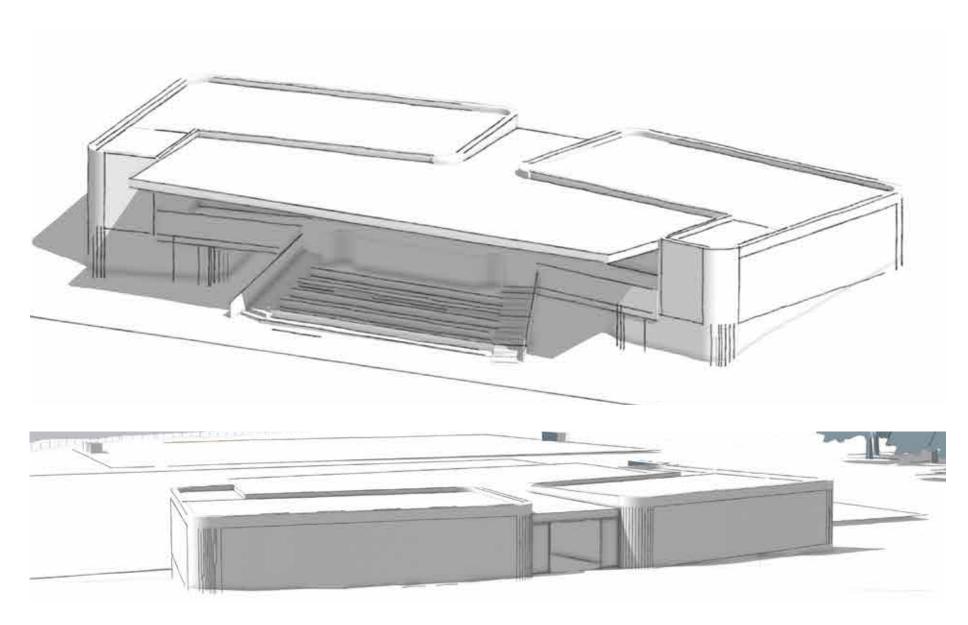




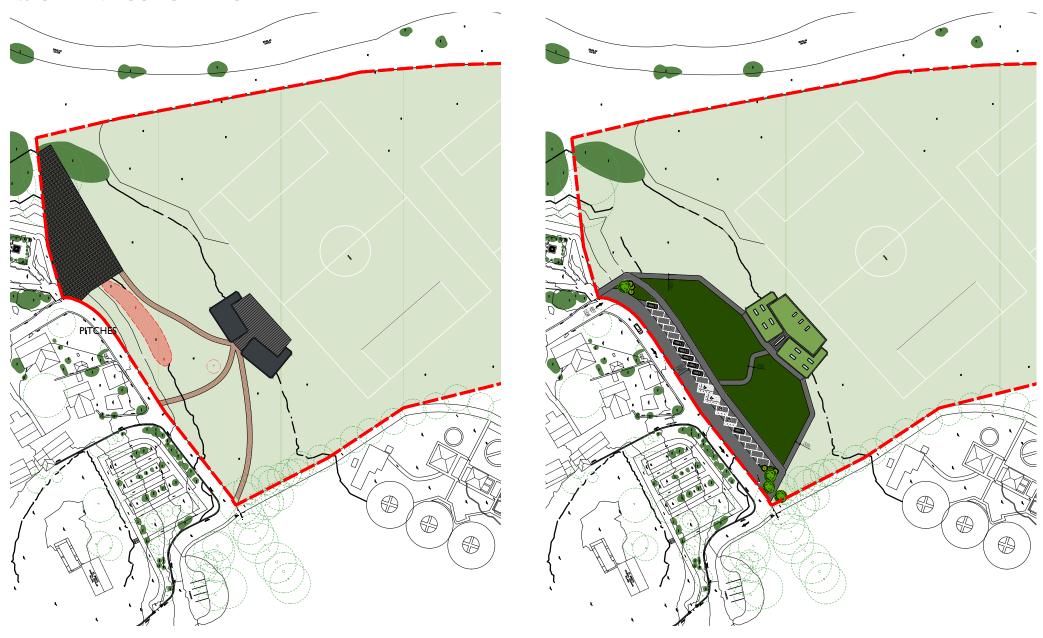




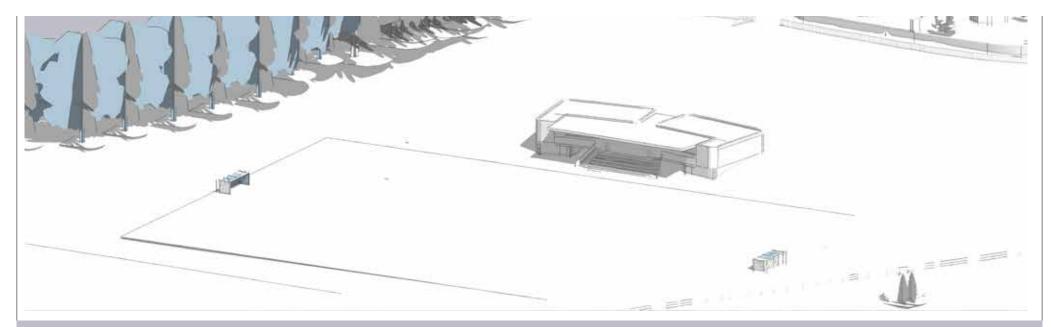
006 East Elevation (Side Entrance)
Control Scale 1:200

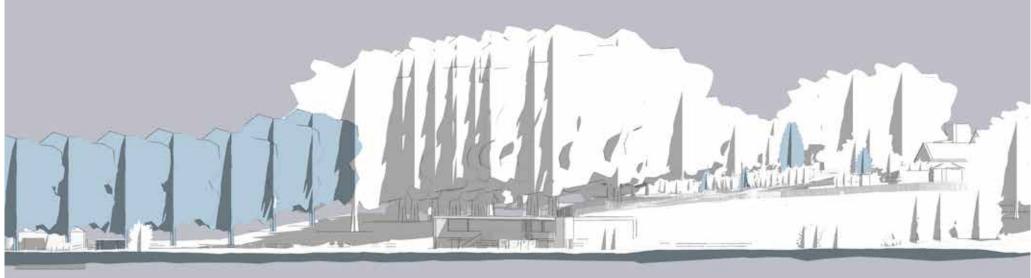


02 PIVOTED PROPOSAL ONE STOREY









SBA Architecture | Marterplanning | Conservation

Sports Pavilion Smaller Option

Crahtree Sports Pay



Crahtree Sports Pav

### 3.0 SUMMARY

This DRAFT report outlines two distinct design proposals for the sports pavilion, each offering unique features and Benefits tailored to different functional and aesthetic needs.

## 1. Linear Sports Pavilion

The linear sports pavilion design emphasises a streamlined and functional approach. Central to this proposal is a prominent canopy roof, which provides essential shelter and serves as a key architectural feature. The building's exterior is adorned with a perforated skin, adding both texture and visual interest while facilitating natural ventilation and light. The design incorporates two wings for changing rooms connected by a central entrance, optimising accessibility and functionality. Additionally, a versatile terrace space is included, which can be expanded to accommodate bleacher seating. This design ensures a practical and visually appealing solution, ideal for efficient use and integration with the surrounding environment.

# 2. Pivoted Sports Pavilion

The angled winged pavilion proposal builds upon the linear concept by introducing a dynamic and engaging spatial Experience. This design features two angled wings for the changing rooms, strategically oriented to focus on the surrounding landscape. The pavilion capitalises on the depth of the hill slope to create an enlarged circulation space that supports pop-up snack bars, team meetings, and community events. The angled wings and circulation spaces open up onto the pitches, providing a more immersible spectator experience with balcony and bleacher seating. This concept aligns with an arena sporting style, leveraging the natural slope of the site to enhance both functionality and visual appeal.

Each proposal offers a distinct approach to designing a sports pavilion, with the linear option focusing on streamlined functionality and the angled wing option emphasising dynamic interaction with the landscape and spectator experience.