

Grindleton Pavilion Project Frequently Asked Questions

1. I have heard that the design has changed and that it might be built in phases- is this true?

Yes. We have spent many hours discussing the design with future users and interested villagers. As a result of this, Jeff Marshall, our architect, has redesigned the Pavilion. The plans are available on the village website and notice board and will be updated as the design develops. Comments are welcome. Phase 1 would have all the facilities but a smaller community room. We are aiming to build “the full Monty”.

The plans can be discussed with the volunteer who calls to collect your completed newsletter – they will have the latest design.

2. Why is it so expensive?

The provisional costing for the Pavilion is in the order of £350,000. As the design has been altered the plans and costings are currently being revised. If we just build the first phase the estimated cost is £275,000.

The cost is due to a number of factors - the building needs to be fit for purpose and Sport England have clear guidelines regarding size of changing rooms and referees rooms. We need adequate toilet and disabled facilities and a kitchen big enough to service the community room. We need a community room large enough to host existing and future village events but not on the scale of West Bradford.

In addition to this, the costs include the management of the project and the majority of the work. Where villagers have skills that are offered and can be utilised in the build to reduce costs we will do this and would be grateful for offers of help.

3. Who will it belong to?

Grindleton Recreation Ground Charity

4. Who will run it?

There will be a management team. A caretaker will be employed and a booking manager.

5. How will the running and maintenance costs be covered?

We have a business plan and the income from letting out the room and from village fundraising events will cover the running costs. The building is being designed to make it as economical as possible and environmentally friendly.

6. What will the charge be for hiring the Pavilion?

These have not been finalised as yet but we plan that they will be in line with those of other village halls in the Ribble Valley – all are similar. There will be a reduction for village organisations and for members of the 100 Club. We want the Pavilion to be used by all.

7. I live nearby, how noisy will it be and will people be having parties late at night?

We are very conscious of minimising the intrusion caused by events being held at the Pavilion. From Monday to Thursday and on Sundays events will finish by 10.30pm and on Friday and Saturday by 12 midnight. If noise is a problem we will consider installing a “noise limiter” such as the one at Bolton by Bowland. This essentially cuts off the power supply if the noise exceeds a certain level!

8. Will it be big enough to hold 150-200 people sitting down?

It will not hold this many. We want something that can be flexible for smaller groups but capable of seating more when the folding screen is retracted. Probably about 100 is the answer.

9. Will there be a screen to show films? Yes

10. Are the changing rooms just for the football team?

No. The changing rooms are available for anyone using the football pitch or the MUGA/tennis court. They are also available for the cricket team if they want to use them. They can also double up as cloakrooms for events.

11. Will the car park be big enough when there is a function taking place in the Pavilion?

This is what we are planning. Discussions are taking place with the Highways department.

12. Heating

We would like to install air source or ground source heating. This would considerably reduce the running costs and be environmentally friendly. They are both very expensive and whether we can afford them at the outset remains to be seen. We will maximise insulation and utilise solar gain.

13. Sustainability

We will recycle rainwater and incorporate whatever else we can that is affordable.

14. Would a timber building be cheaper?

Probably yes. We have looked at these but decided that we wanted something with a minimum of maintenance and maximum life for the building. Also although the building may be cheaper, getting the services to the building and the fittings are the same and a significant part of the cost.

15. Professional advice

The members of the project board and subgroups have been invited to join or have volunteered in order that we have a wide range of skills available including building, financial, interior design, fund raising and legal. We are employing Jeff Marshall as our architect, although he has done a lot of work on the project without charge as his contribution to the scheme. In addition, we have employed Joanne Conlon as our Quantity Surveyor. She has worked with many of the large Manchester firms and is now self-employed, doing a lot of work locally with Sunderland and Peacock.

16. Who will build the Pavilion?

The project will be put out to tender. Some of the grant applications also require us to have at least 5 tenders to consider.

17. What size are the rooms?

On the plans (available on the village notice board and website) the main hall is 8 metres wide by 12 metres long. The smaller room separated from the main hall by a folding screen is 10 metres by 4 metres. The idea is that the smaller room could, for example, be used to lay out food when the main event is in the hall and then the screen retracted at the appropriate time. With the screen retracted the hall would be long enough for carpet bowls.

For comparison the existing school hall is 13.8 metres by 6.2 metres. The Parish room is 8.2 metres by 3.9 metres.

18. How high is the building?

The ridge height for phase 1 is 7500mm and for phase 2 (the main hall) is 5500mm. An average house ridge height is 6500 to 8500mm.

19.and finally

The Project Board and subgroup members are just village residents like you, who have given a considerable amount of time already to the project. They are doing their best to listen to everyone's point of view and incorporate new ideas – hence the fact that we are now on the third version of the Pavilion plan. We are at the stage where the overall external appearance and size are as they will be when the Pavilion is built. There is still scope, however, to alter the internal plan. If you have any ideas, please contact a member of the Project Board or mention it to your Pavilion rep.