

EXTRAORDINARY MEETING OF COMMUNITY SCRUTINY COMMITTEE
FORMER HERMITAGE LEISURE CENTRE BUILDING FUTURE DIRECTION

ADDITIONAL SUBMISSION FROM WHITWICK PARISH COUNCIL

Whitwick Parish Council have commissioned a report into the future use of the former leisure centre site which was unfortunately not available prior to the publication of the agenda. It has now been submitted as an appendix to the formal consultation response and is included in the additional papers for information.

23rd August 2022

Ref 2022027 JAE

Whitwick Parish Council
3a Market Street
Whitwick
Leicestershire
LE67 5DT

For the attention of Cathy Tibbles

Dear Madam

Proposal for Hermitage Leisure Centre, Whitwick

Further to your recent instruction to undertake a feasibility report to maintain the main sports hall, café, gym and dry changing areas, we have engaged with a local Architectural company, David Granger Architectural Services Limited to consider the options and our report below is based upon their drawings reference 22_4198.01 & 02 together with an image, all of which are included with this report.

We understand that the original swimming pool and associated areas are to be demolished and therefore, these areas are not included in this report, however, in our opinion, there should be some consideration whether the basement to the pool area could be used to create a skate park.

From our research and having visited the existing building prior to closing, the building to remain was constructed in 1986/87 and therefore some maintenance will be needed to the external fabric. A new entrance will be formed into the café area. The interior finishes are in reasonable condition but would benefit from some refurbishment to modernise the area.

The mechanical service installations are dated and beyond economical repair but the majority of these serve the building to be demolished and therefore do not need to be considered at this stage. The remaining mechanical services can be refurbished or replaced to suit the type of occupancy that will be generated.

Prior to the closure of the building, the electrical service installations were functioning adequately, and some maintenance and adaptation work will be needed to suit the type of occupancy that will be generated.

The electric and gas mains would need to be extended from the demolished building to the building to remain. The water and data supplies are contained within the building to remain, entering in the café and office areas respectively.

We are not aware of the energy efficiency of the building and an allowance has been allowed to ensure that an Energy rating of E is achieved.

For this report, we have assumed that the building to remain would be used to benefit the community but would not have any classes or events to compete against the recently opened Leisure Centre or activities undertaken by Everyone Active.

Our cost estimate and summary of the works are set out below:

- Create new entrance area and signage - £7,500
- Carry out repairs to roof and gutters - £15,000
- Test and certify existing mansafe system - £1,000
- Carry out repairs to external façade/wall cladding - £5,000
- Making good retained wall between the two buildings - £12,500
- Brickwork cleaning and repairs - £1,000
- Carry out internal finishes upgrades - £5,000
- Alterations and adaptations to mechanical service installations - £6,000
- Alterations and adaptations to electrical service installations – £4,000
- Extend electric and gas supplies - £10,000
- External areas including landscaping - £5,000 (Optional at this stage)
- Professional fees - £8,000

The total cost of the above equates to a sum of £80,000

VAT will be applicable at a rate of 20%.

Demolition costs of the original building and retaining a dividing wall between the buildings is not included and we assume that these works will be undertaken by the Local Authority, however we have allowed for an element of making good after demolition works, the extent will need further review accordingly.

We have assumed that any fit out costs will be borne by the company/party that will use the facilities and these are not included in the costs above.

Once the initial works are completed and the building occupied, then due to the age of the building a maintenance schedule will need to be prepared and budgets set aside.

The works will be carried out by local trade package companies, procured through competitive tendering and managed on site by Emmerson (Construction Services) Ltd.

Our conclusion is that the cost to initially refurbish the remaining part of the building would cost less than the demolition cost. In addition, the Local Authority would have a functioning building, and recommend that a commercial valuation is undertaken, to understand the asset value and that the use of the building would benefit the surrounding community.

Therefore, we would recommend that a more detailed analysis is carried out to fully understand the true potential for this project.

We trust that you find the content of this report and drawings satisfactory for your current requirements, in the meantime, should you need any further information, then please do not hesitate to contact us.

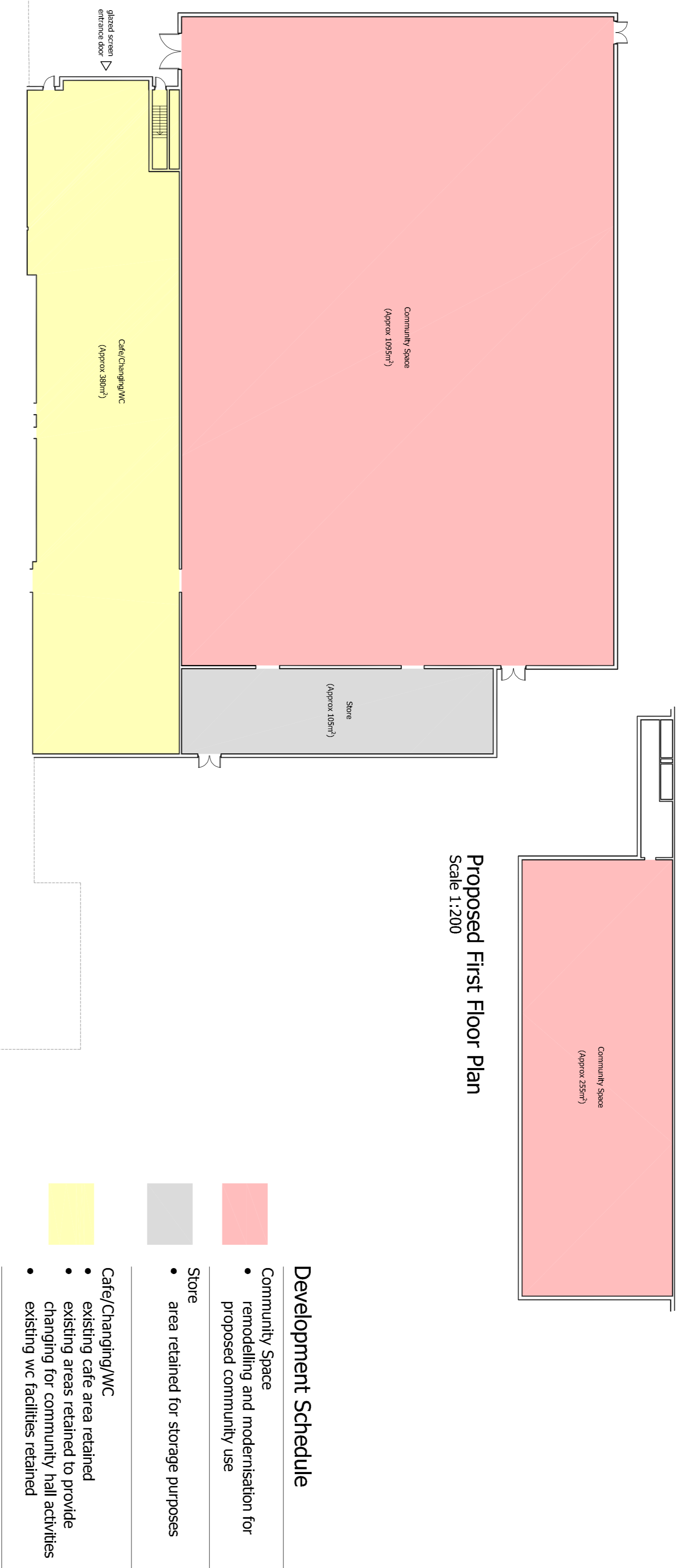
Yours faithfully



Jon Emmerson
Director

- This drawing based on OS data map and is subject to:
- Topographical Survey
 - Building Survey

Proposed First Floor Plan
Scale 1:200



Proposed Ground Floor Plan
Scale 1:200

FEASIBILITY PROPOSALS

PROPOSED REDEVELOPMENT ~ HERMITAGE LEISURE CENTRE ~ SILVER STREET ~ WHITWICK ~ COALVILLE



Revisions :

Figured dimensions must be taken in preference to scaled dimensions and any discrepancies are to be referred to David Granger Architectural Design Limited. Contractors, subcontractors and suppliers must verify all dimensions on site before commencing any work or making any working drawings. All drawings are copyright of David Granger Architectural Design Limited. Ordnance Survey Data is Copyright of Ordnance Survey. All rights reserved. License No. A101002649, landmark Ref. LU08316

The logo consists of a large, bold, three-dimensional monogram of the letters 'D' and 'G'. The 'D' is positioned to the left of the 'G', and they are interlocked. The letters have a metallic or stone-like texture with highlights and shadows, giving them a 3D appearance. Below the monogram, the company name 'DAVID GRANGER ARCHITECTURAL DESIGN LIMITED' is written in a clean, sans-serif font.

DAVID GRANGER

ARCHITECTURAL DESIGN LIMITED

Project

Herrmitage Leisure Centre
Silver Street

Whitwick

Leicestershire

Drawing Title

Feasibility Proposals
Sheet 2 of 2

Client

Whitwick Parish Council

Drawing No.

22.A198.002

Date

August 2022

Drawn by

CF

A decorative horizontal flourish consisting of symmetrical, swirling scrollwork elements extending from a central point.

MP

Scale (A1 Size)

A4 Shown

Checked by

The Old Cottage Hospital, Leicester Road,
Ashby-de-la-Zouch, Leicestershire, LE65 1DB

Tel. 01533 560979

www.davidgrangerdesign.com

Company Reg. No. 558812



A little background on the companies who have provided our report

ECS , Emerson Construction Services team members are specialists in their respective disciplines. They have experience working for large blue chip global clients, developers and general building contractors, resulting in them successfully delivering a full range of construction projects in different sectors.

Emmerson (Construction Services) Ltd focus on three sectors - Manufacturing & Industrial, Residential and Sport. By being focused, they provide expert advice and services to their clients.

ECS owner is Jon Emmerson, who has over 30 years' experience in the construction industry. They are based in Ashby-de-la-Zouch, Leicestershire and the central location in the UK, gives an ideal platform to serve their clients and means they have a wealth of local knowledge and experience.

Their management strategy is focused on key clients, who receive a high-quality level of service. By delivering excellent service, they work with a number of clients on a regular basis in a trusted advisor role.

David Granger Architectural Design Ltd has been in business for over 30 years. Over those years this well respected architectural design company has built an enviable reputation for excellence of design and quality of service.

The company now operates from The Old Cottage Hospital in Ashby de la Zouch which was converted specifically for the business.

The company works regularly over several local counties, but also on occasion by recommendation as far afield as the Lake District and Cornwall, and even in the heart of London.

They are an independent award-winning design practice that undertakes a full spectrum of architectural commissions from feasibility and master planning work through the design and building regulation stages to project management, certification and final account planning.

NORTH WEST LEICESTERSHIRE DESIGN AWARDS

On 21st September 2018, Mark and Simon attended the 'Good Design for North West Leicestershire: Ten Years on' awards event, held at the Radisson Blu Hotel at East Midlands Airport . They were the recipients of 4 awards

LABC AWARDS 2020 We were delighted to be acknowledged as Finalists in the East Midlands Region LABC Building Excellence Awards 2020 in 5 categories as follows:

- Best Small New Housing Development – Meadow View, Coleorton
- Best Small New Housing Development – Cottage Row, Ashby de la Zouch

- Best Change of Use of an Existing Building – The Old Cottage Hospital, Ashby de la Zouch
- Best Change of Use of an Existing Building – Quorn Lodge Farm, Quorn
- Best Small Commercial Project – The Old Cottage Hospital, Ashby de la Zouch

All projects were Lychgate Homes Ltd developments and were made possible by our fantastic team including a number of external consultants