

ALDENHAM PARISH COUNCIL

Council Document To consider a request to an extension to the Radlett Bowls Club pavilion	AGENDA item 9 Open Spaces Committee Meeting 8th February 2021
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Background

The attached request has been received from Radlett Bowls Club to consider if Aldenham Parish Council would have any objections to their proposed plans to extend the pavilion.

Recommendations

Agree in principle to the extension subject to:

- The rent payment should be reviewed in respect of extra expense to APC including building insurance and utility costs
- An amendment will be required to the lease to include the new plans. The council's solicitors have advised that this may be by way of an attachment to the existing lease.
- As the cost of utilities (electricity and water) will increase if the buildings are extended, the council could install separate metres for the bowls club to pay their own costs
- The extension may provide an opportunity to re-write the site plan to change the fencing at the rear of the building to improve the Gills Hill Lane entrance to Phillimore Recreation Ground.

Reasons for recommendation

- The council should support local organisations. The bowls club are expanding and require enhanced facilities to meet the increased needs.
- APC currently pay the buildings insurance and utility costs in respect of the bowls club. There was an increase in premium following the addition of the changing room.

Alternative options

The council could oppose the extension.

Financial Implications

£750 in respect of the amendment to the lease (Radlett bowls to club to pay their own fees).

Risk Management Implications

- Health and safety risks will need to be considered during the works.
- The bowls club will need to ensure sufficient funding is available to complete the project.

Members are asked to consider this report.

Wendy McLean,
Open Spaces Officer

Email received from Radlett Bowls Club

The Bowls Pavilion is one of the most attractive in our area but unfortunately it is not very practical in many respects. The Club is in a strong position with good membership but we are unable to host games of 6 full rinks (48 people) as there is not sufficient space in the main area of the pavilion. This prevents us from hosting larger clubs, District and County matches.

At present the left side is our 'kitchen' area which is also limited as we cannot cater for hot meals. We are exploring the possibility of erecting an extension at the rear which would free up area in the main pavilion and enable us to have a cooker, dish washer and better facilities. It may also be able to accommodate a bar.

We envisage extending at the rear as shown on the attached outline plan. The extension would be a single storey, flat roofed, timber clad in a similar style to the main building. Access would be from the main pavilion and we would also have a fire escape to the rear. We would be happy to have a face to face meeting (when that is possible) to discuss our ideas.

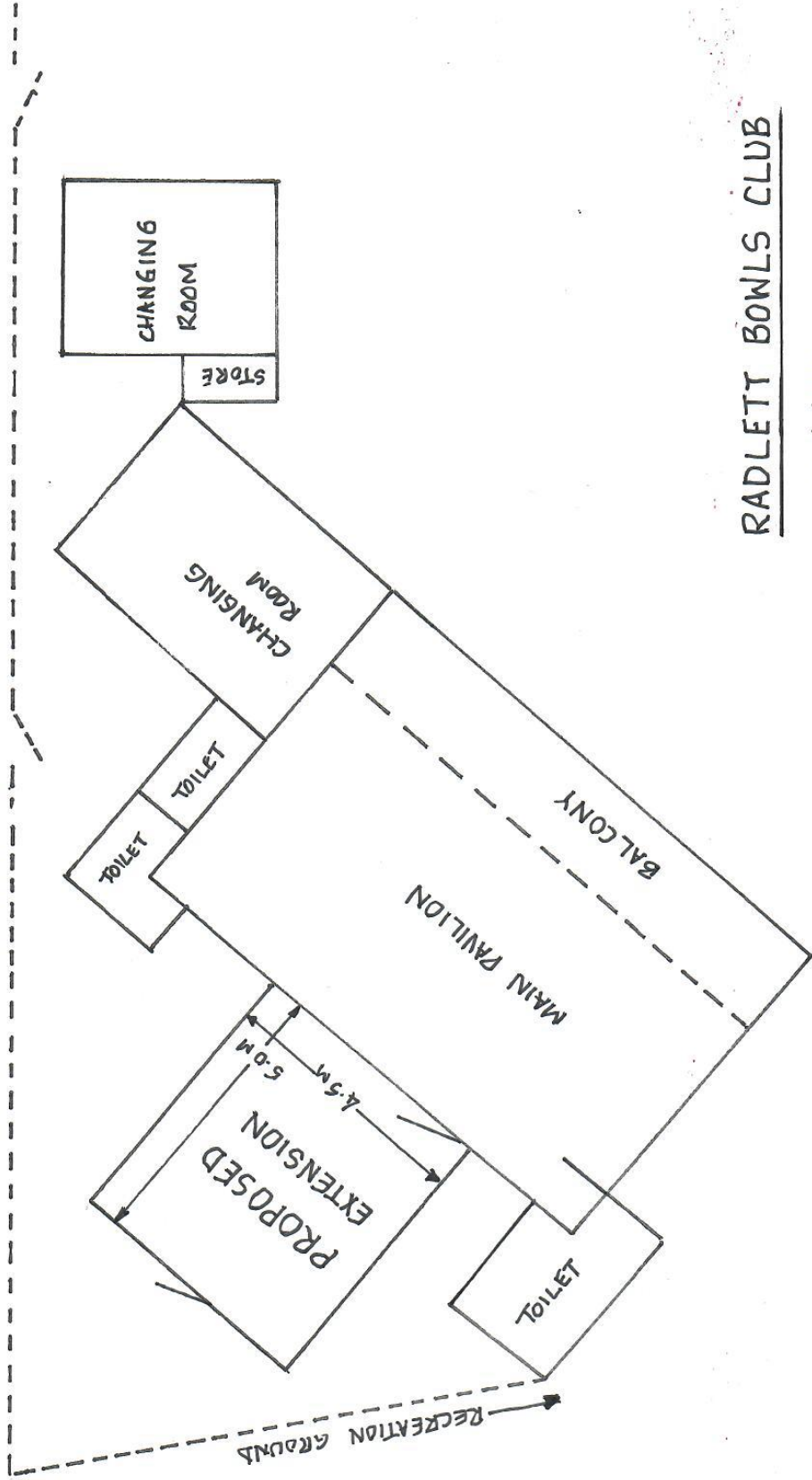
As a first stage we are exploring the possibility and it will be a long-term project which will require considerable funding by us.

The Club would employ an architect and of course we would have to obtain planning permission from Hertsmere and comply with current building regulations.

As a preliminary stage we are asking Aldenham Parish Council if they will grant outline permission before we go to the expense of appointing an architect and applying for planning permission.

We request that you raise this matter at the next meeting of the Council.

FOOTPATH



RADLETT BOWLS CLUB

SCALE 1:100