



Barrington Parish Council

Replacement Sports Pavilion, Barrington, South Cambs CB22 7SA

Introduction

Barrington Parish Council (BPC) ***invites expressions of interest*** to demolish and replace the prominent and iconic Sports Pavilion on the famous Barrington Village Green. This is a high-profile project using public funds to bring modern facilities to this thriving village community.

Following receipt of any contractors' expression of interest, the full plans and associated documents will be released for competitive tender on 1 June or as soon as practicable thereafter.

Contact Details

Site Address: West Green, Barrington, South Cambs, CB22 7SA

Barrington Parish Council:

c/o Parish Clerk

parishclerk@barringtonparishcouncil.gov.uk

Description of the Works

- Demolition of existing single storey brickwork & render cricket pavilion, and construction of:
- New single storey sports pavilion in brickwork, blockwork and render, trench fill foundations, block and beam flooring, plain tile roof and aluminium doors and windows.
- Rear car park in grasscrete and concrete kerbs. Contractor designed M&E services. All construction in traditionally recognised format.
- All work to be undertaken sensitive to the site location within the Barrington Conservation Area.

Design Team

Architecture & Planning - KWA Architects (Cambridge Ltd) – Unit F, South Cambridge Business Park, Sawston, CB22 3JH kwa@kwaarchitects.co.uk 01223 839992

Structural Engineers – Fordham Consulting Ltd, Unit 1, Bennell Court, West Street, Comberton, Cambridgeshire, CB23 7EN admin@fordhamconsulting.co.uk 01223 855788

Civils Engineer – NC29 Ltd, Newstead House, Pelham Road, Nottingham, NG5 1AP. info@nc29.co.uk 07753 168226

Planning & Building Control

South Cambs District Council Planning app ref: 24/04780/FUL
3C Shared Services Building Control

Prelims & Form of Contract

RIBA Concise Building Contract with Contractors Design

Estimated Cost of Build

£450 - £500K

Expressions of Interest - by 13 June 2025

Main Tender Release, Return & Start on Site Date

Tender Release Monday 16 June 2025

Returns by Monday 21 July 2025.

Planned Start on Site September 2025 – exact date TBC

Construction Period

Estimated 30 weeks but TBC with Contractor

Reply to: Parish Clerk by 13 June 2025

parishclerk@barringtonparishcouncil.gov.uk

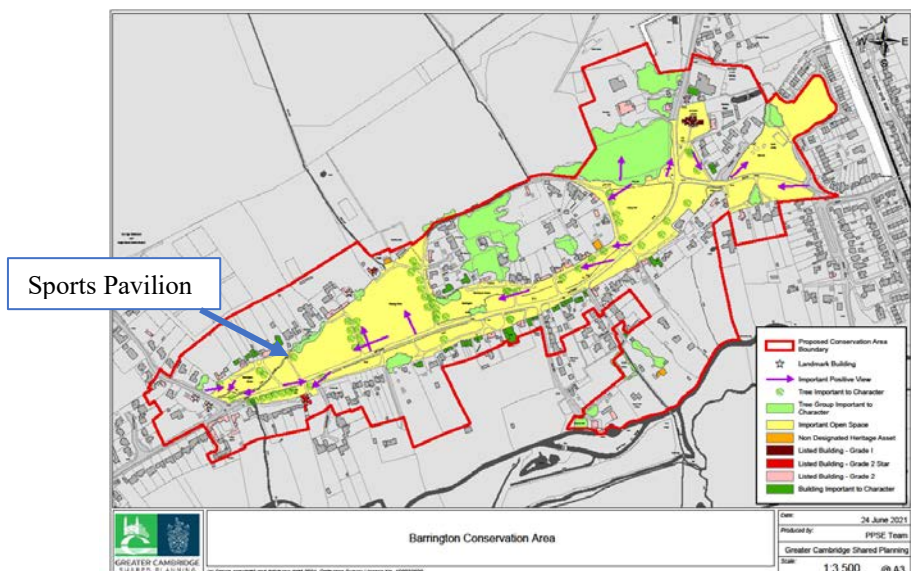
Your reply should state why you wish to tender for the work and include examples of experience / similar relevant work undertaken by you.

Selection criteria will include relevant experience, understanding of the project, and ability to deliver on time and to cost.

Barrington Parish Council is under no obligation to accept a Tender if it decides not to do so.

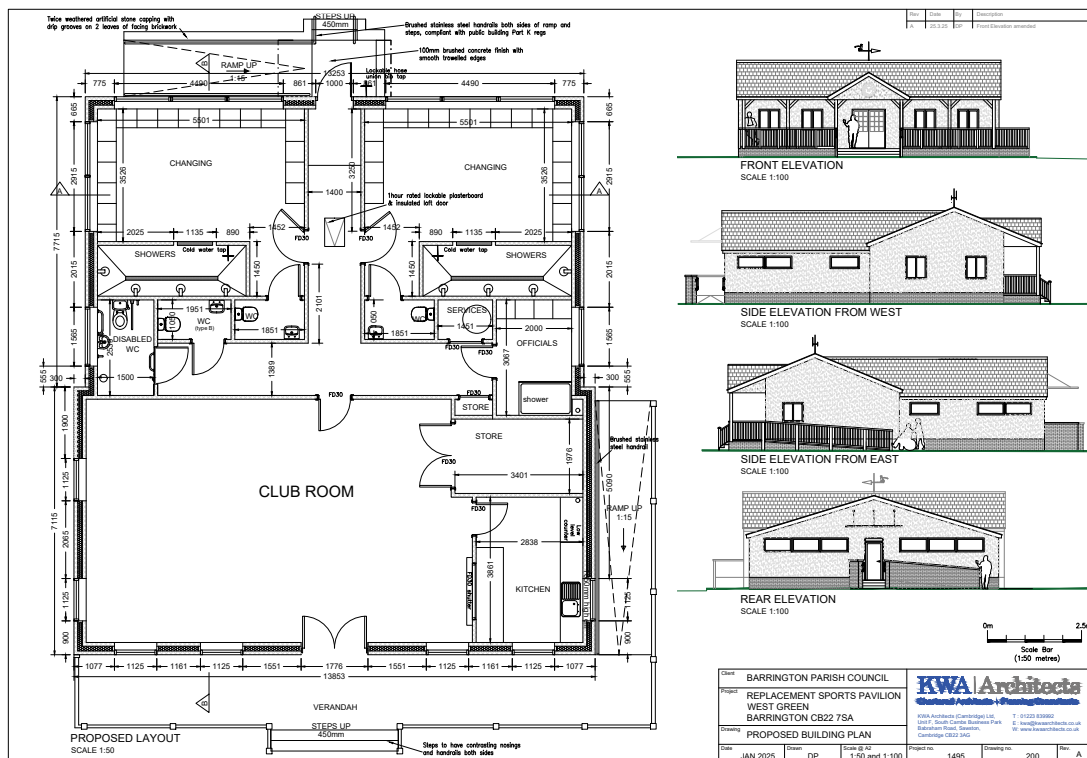
Barrington Parish Council, May 2025.

APPENDIX Barrington Conservation Area and Sports Pavilion Information



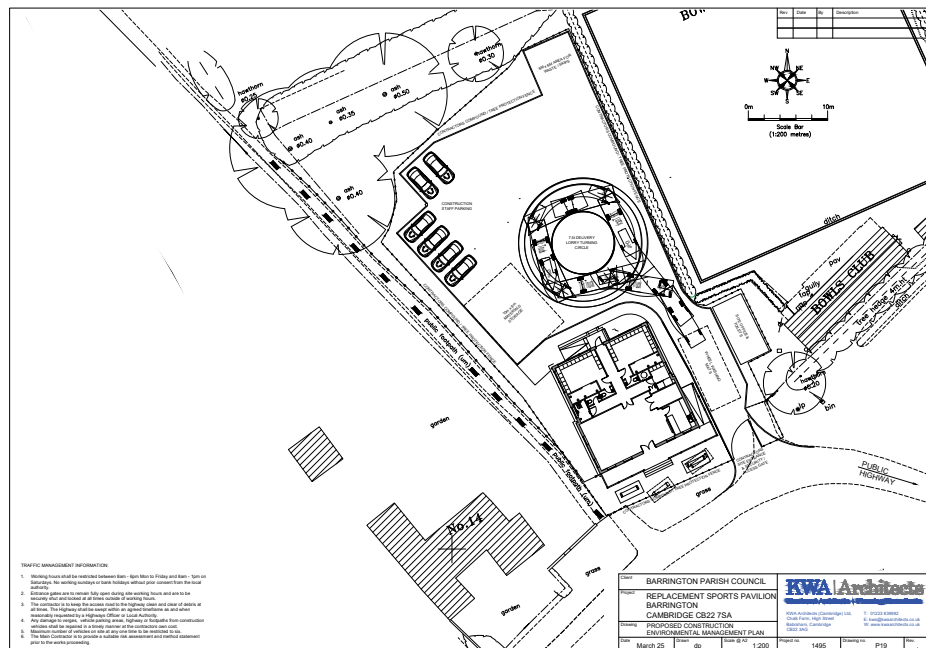
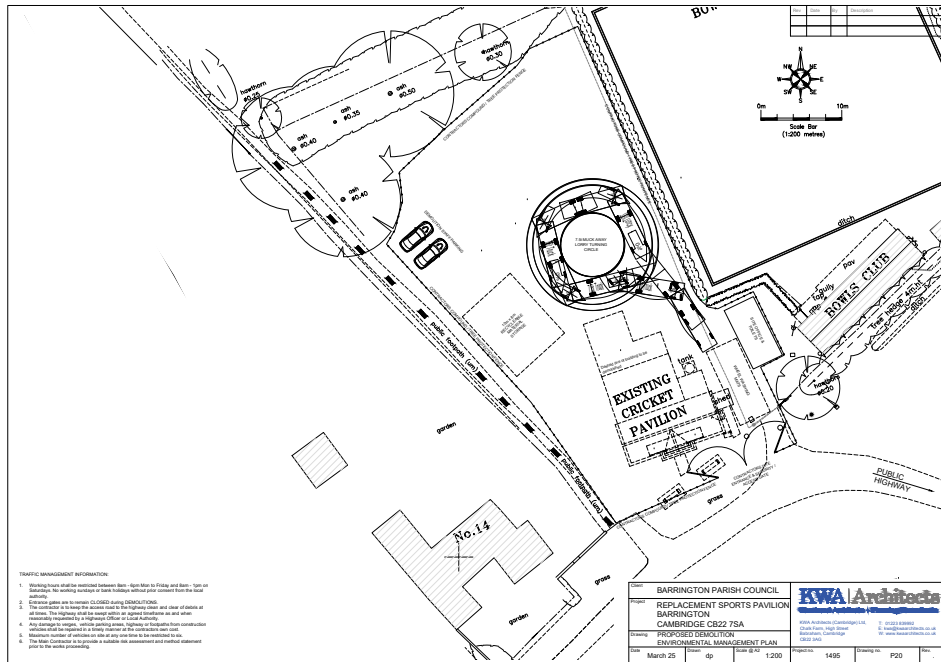
Above: Location in Conservation Area, current Front and Rear Elevations

The current building is now not fit for purpose. It was originally built in the 1950s with ad hoc flat roofed extensions added in the 1970s by villagers. An independent Building Survey of the pavilion was undertaken in August 2021 highlighted issues with the foundations, significant movement in multiple places across the building, lack of insulation, ineffective DPC, poor design, integral issues with damp, potential for poisonous and explosive gases to be entering the building, unsuitable services and potential for asbestos across the site (which was confirmed via a further asbestos survey)



Above: Street scene and Proposed Plans

The footprint of the existing building extends to 124sqm. The footprint of the proposed building extends to 183sqm. It includes club room, small kitchen, home and away changing rooms with toilets and showers, officials' changing room and shower, disabled WC, disabled access ramp. Carpark to the rear for 24 vehicles, 2 disabled spaces with EV connection and grasscrete surface.



Above: Site Layout Plans

The site is accessed via a golden gravel roadway (known as Roadway 4) which connects with the adopted Highway, West Green (to the west of the access roadway) and High Street (to the east of the access roadway). The access roadway serves the existing sports pavilion, the bowls club as well as houses including 2, 4, 4a-c, 6, 8 and 14 West Green.