

A presentation by

3j's Surveyors & Valuers Ltd

75 Church Road, Hove, East Sussex, BN3 2BB
Tel: (01273) 773193 * Fax: (01273) 773166

About Us

- We are 3j's Surveyors & Valuers Ltd, a local RICS practice specialising in refurbishment projects. I personally have a history of involvement with the Centre, going back some six years when then brought in to provide advice to the Community Association upon the development at its then incomplete stage of construction. I was also instrumental in obtaining the fire damage reinstatement funding.
- We have now been invited by the FCA to produce a scheme for renovation of the incomplete development so it may be put to practical use.
- We therefore have good knowledge of the Centre and are very familiar with its requirements.
- Such cost-effective building renovation schemes are a particular expertise of our practice.

The Concept

- The proposal is to demolish the existing Dome and retain its concrete base as a suitable level surface.
- The high funding is not envisaged being readily forthcoming for satisfactory completion of the Dome due to complication in its design rendering it of reduced practical usability, function and with high ongoing running costs – to make any future use a viable option.
- A new single storey link will be constructed of similar form to the existing to connect the retained north and east wings which will require some renovation after local fire damage and certain completion works. This will thereby afford a central large reception area delivering off into the smaller east sports facilities/changing wing and the north kitchen/clubroom area. Both wings have good outlook onto the central pitch.
- All is proposed to be renovated to an adequate standard throughout with the focus use being of the central pitch.
- There is also a separate proposal for roofing over the pitch in order to provide an “all-weather” facility.
- The timescale involved will encompass obtaining Planning Permission and Building Regulation Approval off Adur District Council. After preliminary meetings with representatives from these departments there would appear to be no present objection in principle (subject to full detailed applications). The scheme would constitute completion of the original approved project apart from now removal of the Dome enclosure.
- Upon adequate project funding being available it is envisaged that the preparation stage in which to obtain such Local Authority approvals, prepare the detailed specification, working drawings and obtain contractors’ competitive tenders (certain sub-contractors’ quotes are now available) would be at least three months with a view to earliest commencement of work on site in June and completion by the end of this year.
- The end result will create a compact local Sports/Social Facility being easily, economically maintained and managed with good design to perform its function.