

Saxmundham Community Enterprise Centre

Initial Design Concept Draft

This is not a final design but a document to promote discussion on requirements, facilities and site options.

Vision

To produce and run a multi-use, multi agency building in Saxmundham to serve the town and parishes around.



The Preliminary Concept and Potential Uses and Users

Saxmundham and District Community Interest Company, in response to feedback from local research, is proposing to construct the Saxmundham Community Enterprise Centre.

There are already several groups who may be represented in this building and in addition to these, the keywords of social inclusion, learning disabilities, disadvantaged groups, elderly and frail, NEET kids, and youth involvement all figure in the brief.

In addition, this building could become a centre for the arts, theatre, film and dance and within the Main Hall a basketball court or five-a-side football pitch could be accommodated instead of the two badminton courts shown on the plan. The Hall is also equipped with a stage and dressing rooms and can be used to host wedding receptions used in conjunction with the Dining Room and Kitchen.

The Library in the right wing houses an internet café and benefits from a double height space at the end with a Gallery above the Main Library area. Additional seminar rooms are provided on the first floor together with some lettable office space. The left hand wing houses various Social functions together with the Video Conferencing room and the Youth Suite which is at the end of the building and has a similar double height space to the Library. Two Activity Rooms and Training Rooms are provided at First Floor level as well as some more lettable office space.

The two wings are linked at first floor level via a Gallery which runs through the Upper level of the Hall, and is also served by a small wheelchair lift situated near the Dining Room. A Reception area is provided for each of these wings, again linked through the Main Hall.

These plans are not cast in stone, and are provided to enable interested parties to be able to visualize what the potential could be, subject to the right funding being made available by the relevant Authorities, to whom application will be made.

The regeneration of Saxmundham in Social, Economic and Environmental terms is the key objective here, and we believe this can be achieved if we all work together to enable it to happen.

Building

The building and facilities are to be planned in consultation with The Town Council, SCDC and SCC. The construction is to be of good quality and low maintenance. Green issues are to be explored during the design process. Some areas are to be divided with folding partitions to provide adaptable use.

The site, yet to be confirmed, is hoped to be on SCC owned land. It may be on or adjacent to The Saxmundham Middle School site.

Finance

The construction stage is to be financed through grants including one from Suffolk County Council raised from the sale of council land in Saxmundham. On completion the complex is to be self financing. The profit from the commercial lettings is to subsidise the community use.

The Saxmundham & District Community Interest Company
Website www.saxcommunity.co.uk

Possible Accommodation

Room	Floor area M/2
Activity 1, TV lounge including stores	54.00
Activity2 including stores	54.00
Showers, WC	24.00
Hoist equipment	12.00
Sensory room	20.00
Personal Care	20.00
Kitchen Teaching	36.00
Social Care day room	56.00
Garden room	24.00
First Aid	7.00
Equipment Store	24.00
Fitness / Creche	54.00
Meeting/Dining room	100.00
Changing 1	52.00
Changing 2	52.00
Reception	9.00
Main Hall/Green Room/Stage/Store	475.00
Starter offices (room dividable into 4-6 units)	50.00
Bar	10.00
Commercial Kitchen	100.00
Youth area including toilets?(Basement possibility?)	80.00
Café	54.00
I T Suite / Adult training?	36.00
Library and Internet café	350.00
Police office with storage and toilets	50.00
Video conference room	30.00
Recording Studio, Radio Room	50.00
	<hr/>
	1,883.00
Circulation areas	450.00
	<hr/>
	2,333.00

Approximate Building Costs

	Cost £
Building 2333 m2 @ £1,500 m2	3,499,500
Parking 50 spaces @ £3,000 space	<hr/> 150,000 3,649,500
Add contingency 10%	<hr/> 364,950 4,014,450
Add professional fees 15% 13-15%	<hr/> 602,168 4,616,618
Add VAT 17.5%	<hr/> 807,908
Total excluding fittings, furniture £	<hr/> 5,424,526
	Say £5.4 m

General notes - ADD to cost

- 1) Check 17.5 % VAT
- 2) General furniture, fixtures, fittings, cutlery, crockery, cleaning equipment, fire extinguishers, stage equipment, sports equipment etc

Preliminary Concept Plans

Design carried out by Stephen Hart Architects

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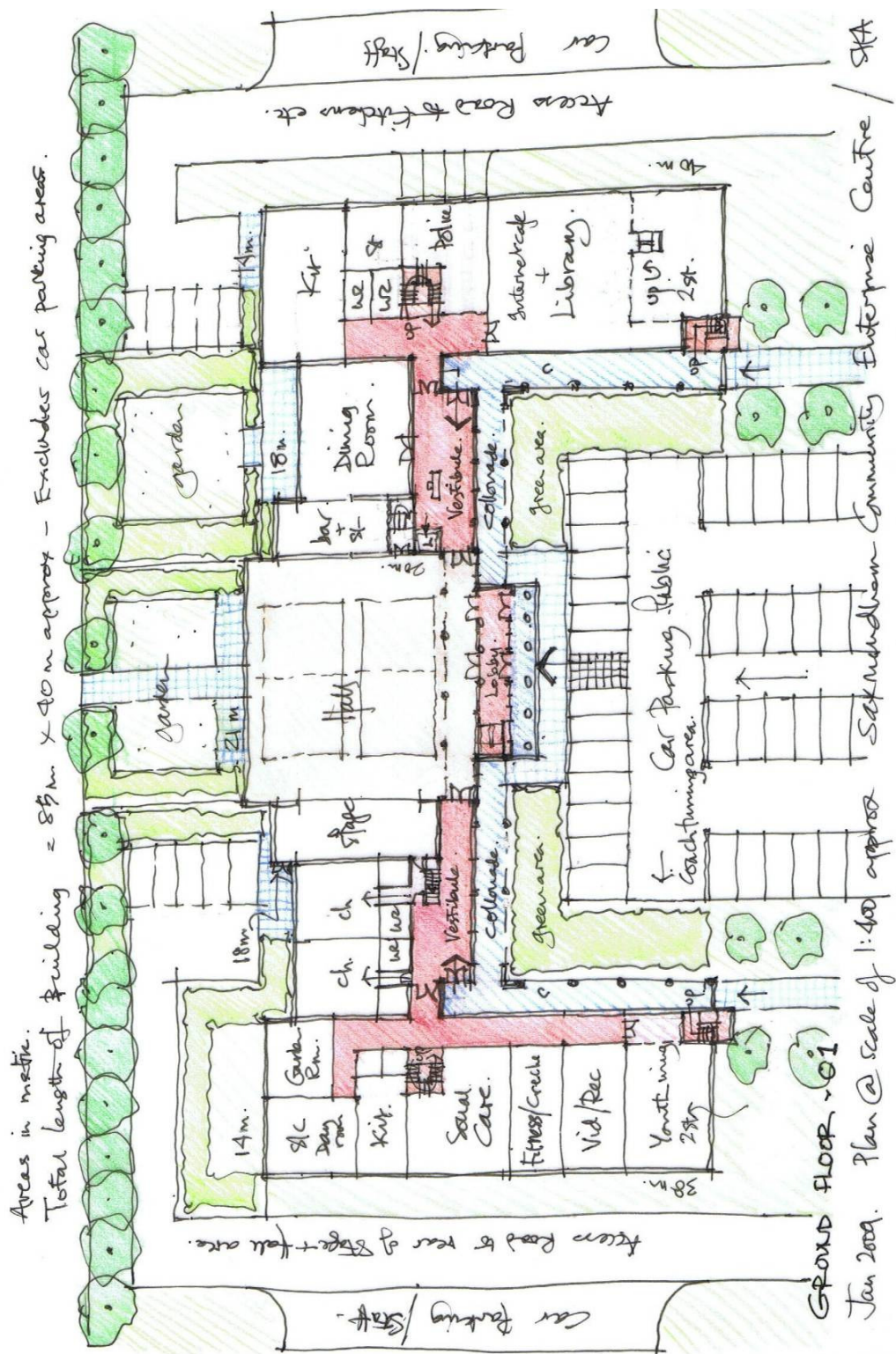
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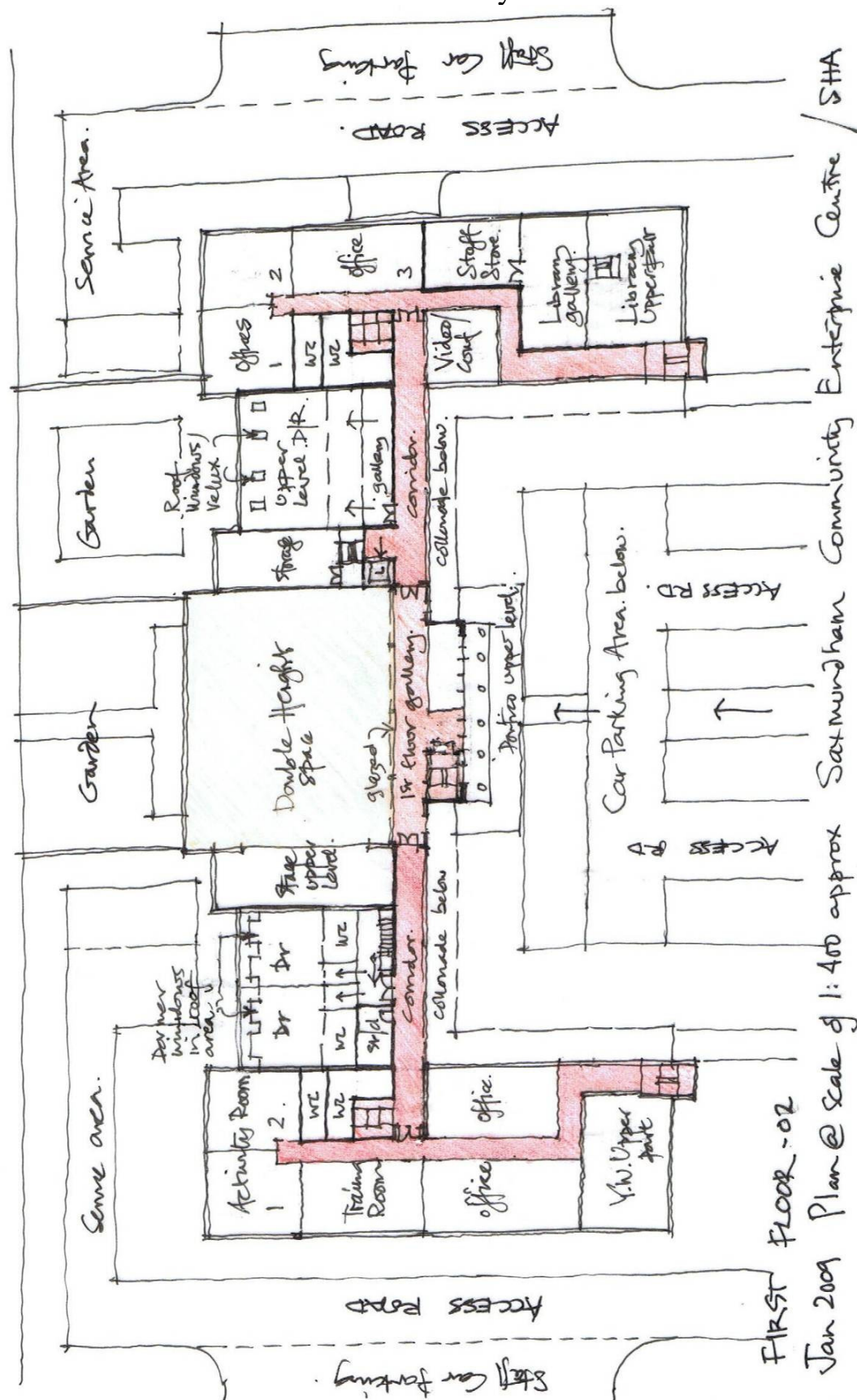


January 2009

Robert
Architect

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FIRST FLOOR - 02

Jan 2009 Plan @ Scale of 1:400 approx

Saxmundham Community Enterprise Centre / SHA