

Fleetville Community Centre Redevelopment

Key points/features

- Size: 494 SQM (existing) increasing to 750 SQM (proposed new centre)
- Single storey building
- Double-height main hall
- An open plan break/lounge area with vending machines and seating
- Retention of the same number of meeting rooms, as well as new “multipurpose rooms” to allow flexibility of use
- External covered area to both proposed children’s areas.
- Second door in the entrance area and stairs from the garden to link in with ramp to provide options for alternative exit points if necessary
- Separate male and female toilets
- 1no. Wudu with 2 ablution stations (for faith groups)
- Stairs and fully part M compliant ramp added to the front of the building

Sustainability

Energy, Water & Recycling

- A sustainable, energy and water-efficient, building
- Achieve 10% over and above the standards required by Building Regulations
- A fabric first approach to sustainability, which reduces the need for energy consumption, as more heat is retained in the building, with increased levels of thermal insulation
- A water harvesting system to collect and store rainwater, rather than allowing it to run off
- An air source heat pump will be considered, if feasible, both physically and financially
- Full recycling facilities in place for users, with appropriate spaces for bins etc
- Installation of Solar Panels for the roof will be considered
- A green roof will be considered too, as part of the design

Travel

- A travel plan will be produced to ensure that any increase of traffic as a result of the redevelopment is minimised
- By providing cycle storage facilities, we will encouraged users to walk or cycle to the site
- Retention of the current car parking provision, with a number of electric charging points and conduits on other spaces for future electricity supplies

Site Management/Construction

- The Site Waste Management Plan will comply with the Council’s Sustainability Policy
- Waste recycling will be required from the main contractor, in line with best practice applicable at the time of construction
- This will include diverting construction and demolition materials from disposal by practicing source reduction, salvaging, recycling, and reusing existing materials
- All products and materials will be considered on the basis of their environmental impact and potential re-use when the building reaches the end of its useful life
- The contractor will be part of the Considerate Constructor scheme, thereby ensuring the community will be impacted in the most minimal way possible
- Modular construction could be used to reduce the construction period of the community centre