

Down to Earth



DOING GOOD THINGS TOGETHER



downtoearthproject.org.uk

INTRODUCTION TO DOWN TO EARTH HOW DO WE WORK WITH OTHERS?



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NATURE & COMMUNITY CENTRED CONSTRUCTION



WHAT WE THINK YOU HAVE ASKED US TO DO



Aim: Decarbonisation of the existing community centre.

Objectives

- Respond to climate emergency declaration
- Meet environmental obligations
- Save money / generate income / EV chargers?



Aim: Replace existing sports pavilion and create an inspirational environmental 'community hub'.

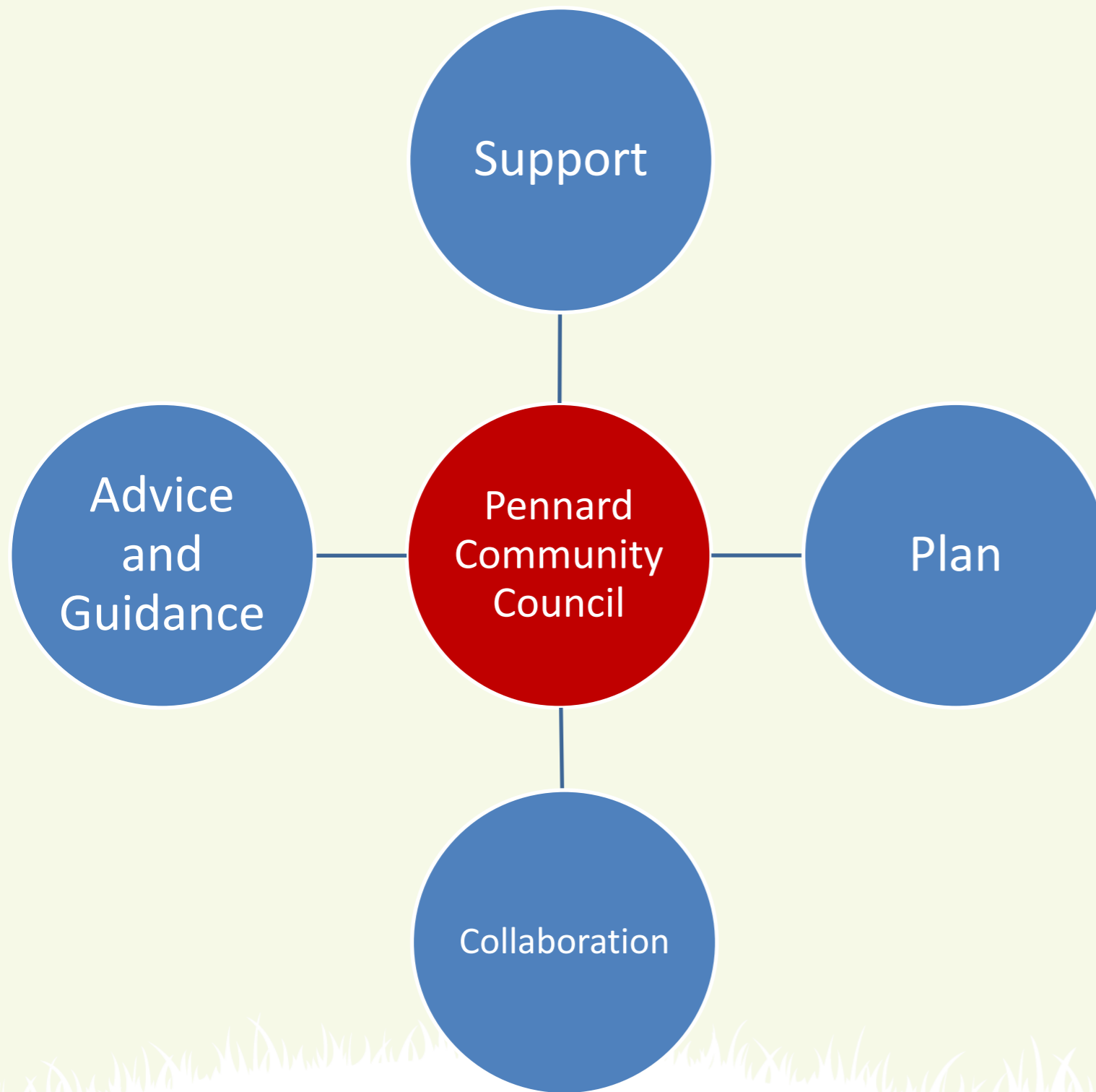
Objectives:

- Engage community in whole design and build process
- Support fundraising for all stages
- Project manage design and build

Part of our initial work will be to define the objectives fully



HOW WE WILL WORK WITH YOU



- Fundraising
- Architecture
- Project management
- Community Engagement
- Environmental Sustainability
- Community-led construction

OUR APPROACH – PHASE 1 - 4

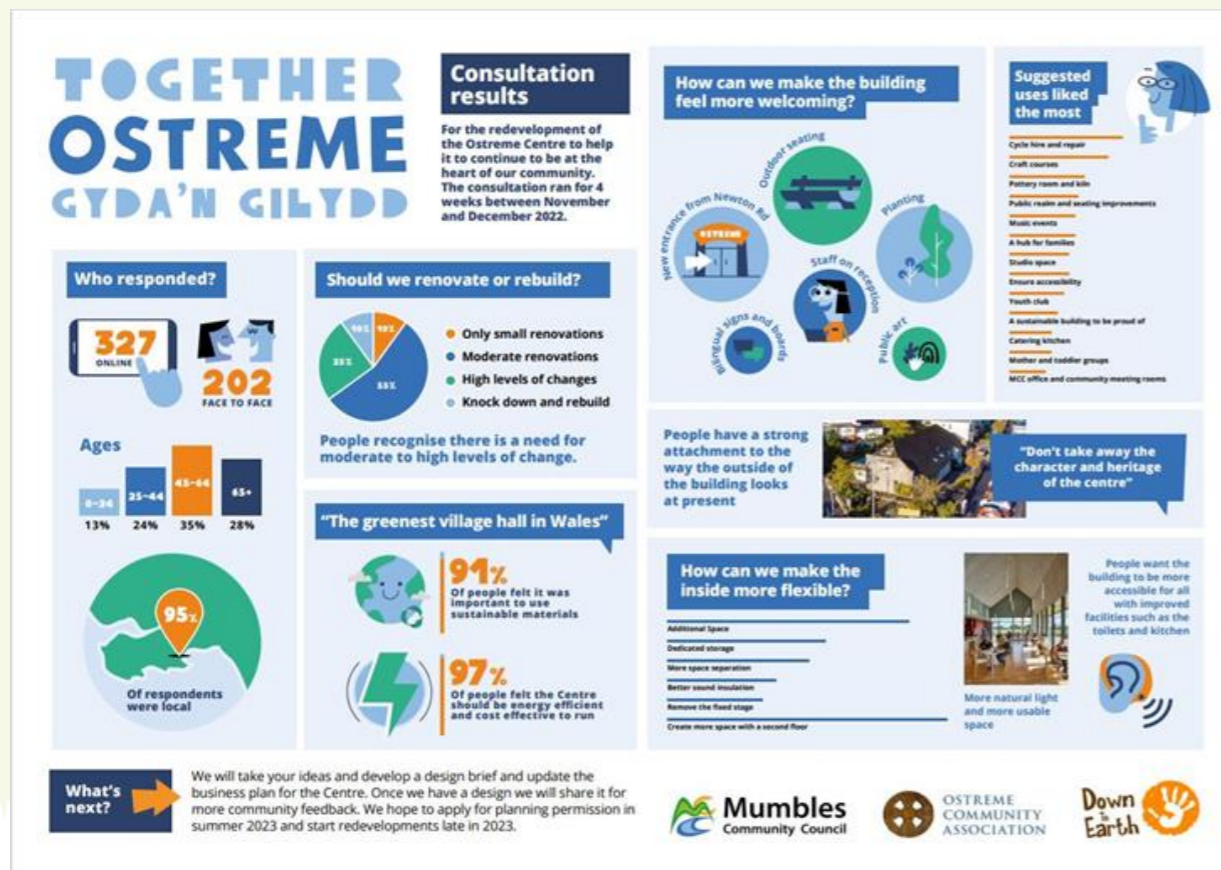
Phase

1. Define the project & raise funding for phase 2
2. Design the project and submit for planning
3. Raise funding for construction
4. Community build

OUR APPROACH – PHASE 1

We would use an initial investment to:

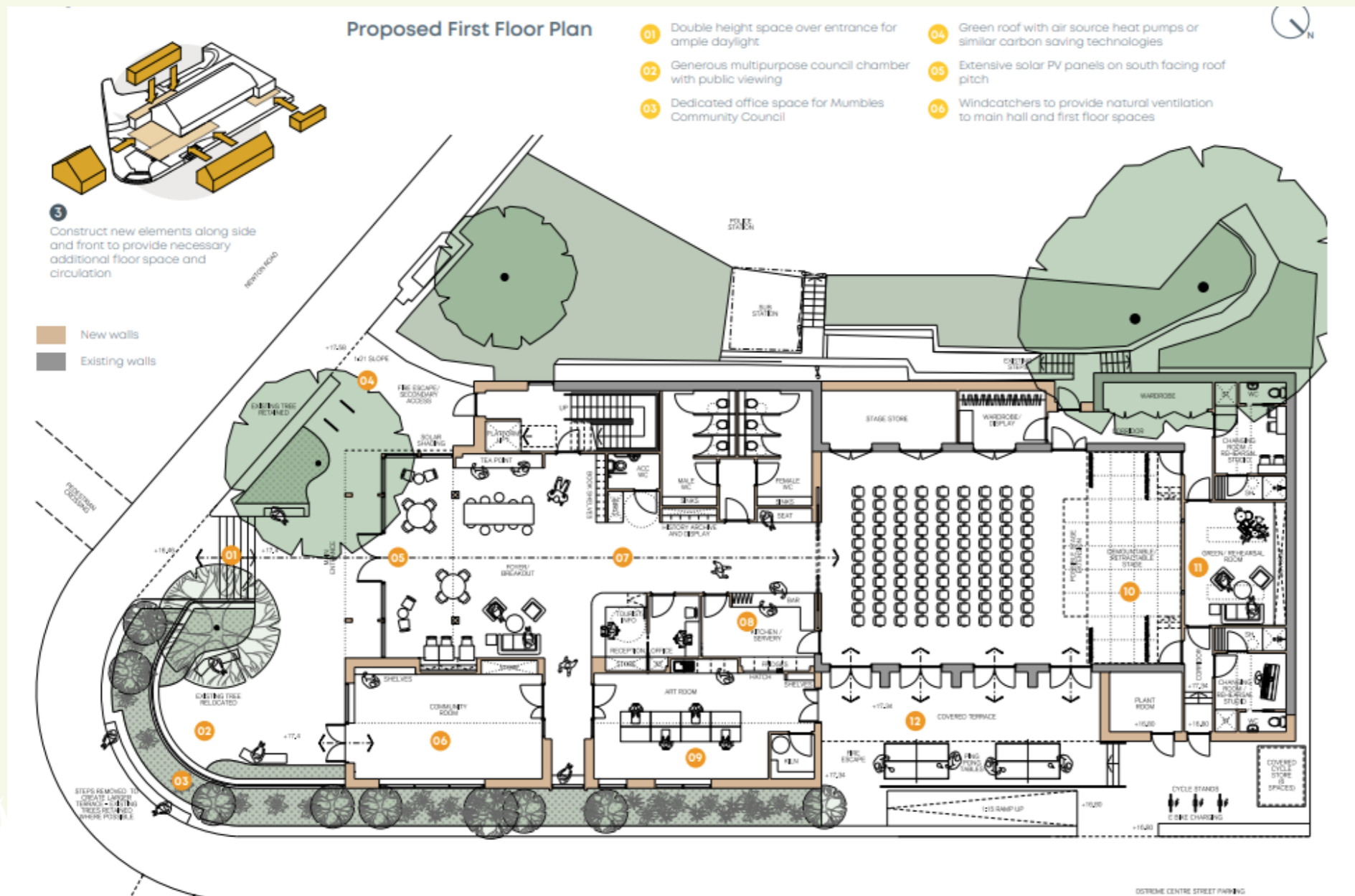
1. Define the project
2. Raise more funding for phase 2
3. Engage with the wider community
4. Produce an initial design brief



OUR APPROACH - PHASE 2

Next steps would include:

1. Engaging consultants & conducting surveys
2. More design to submit for planning permission



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OUR APPROACH - PHASE 3

Raise capital funding



- 01 Level access for wheelchairs and cyclists
- 02 Relocated steps to provide easier access from pedestrian crossing to main entrance
- 03 Improved entrance through new facade
- 04 Terraced planters to soften edge of terrace along street
- 05 New bench along terrace edge
- 06 Reconfigured level terrace to provide access to all users
- 07 New extension to provide additional facilities with access to terrace
- 08 Timber solar shading to prevent heat gain
- 09 New extension to provide additional first floor space
- 10 Windcatchers for natural ventilation to provide low carbon cooling

View from pedestrian crossing on Newton Street



OUR APPROACH - PHASE 4

Build with the community



REFURBISHMENT OPTIONS

A desire to decarbonise the existing community centre has been expressed.

The question is - **How far do you want to go?**

1. There can be a very light touch – bolt on technologies to help generate electricity (e.g. PVs on the roof).
2. A full ‘retrofit’ of the existing building, which would look at the current energy requirements and look at what improvements can be made to the existing ‘fabric’ (walls, roof, windows etc) and see how best to reduce how much energy the building uses to begin with. Upgrade the fabric and then add the bolt on technologies.
3. Or something in between.

The details in the following slides has assumed the second option. However, the details and decision around this can be worked out together.



WHAT ARE THE RIBA STAGES?



Stages

- 0 – Strategic definition
- 1 – Preparation and brief
- 2 – Concept design
- 3 – Developed design
- 4 – Technical design
- 5 – Construction
- 6 – Handover and Close out
- 7 – In use

We have a helpful guide for you that gives further details about the RIBA stages.

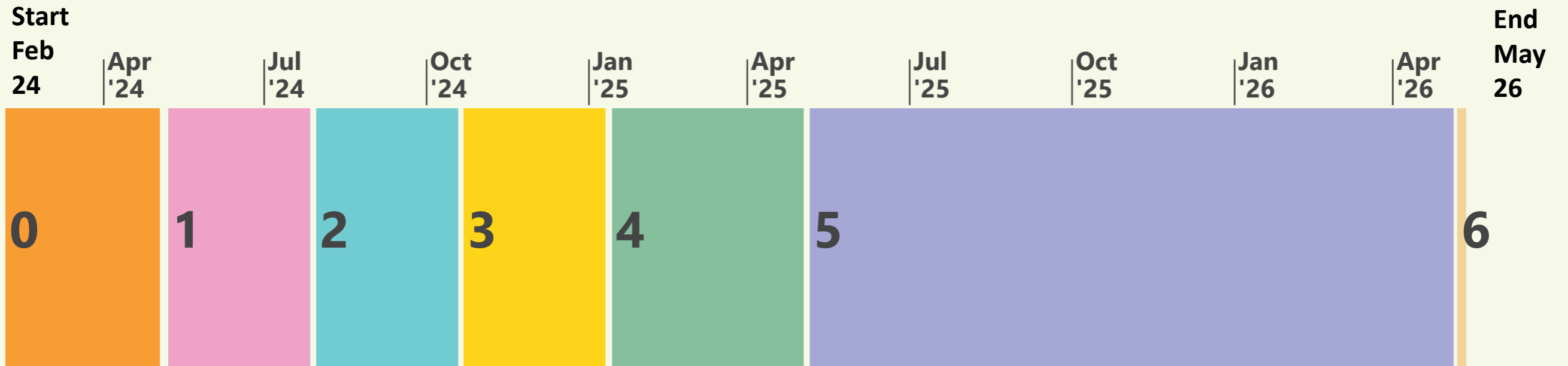
EXAMPLE TIMELINE – COMMUNITY CENTRE REFURBISHMENT



If the scale of the decarbonising is smaller than assumed then the timeline will also be shorter.



EXAMPLE TIMELINE – COMMUNITY HUB



Planning
Determination
Period

Submit a planning
application



HOW MUCH DO WE THINK IT WILL COST?

Item	Cost (approx.) ex VAT
Phase 1 Fundraising & design	£25k
Phase 2 Design (stages 1-3) Refurbishment	£30k
Phase 2 Design (stages 1-3) Community Hub	£90k
Phase 3 Fundraising	£10k
Subtotal fees	£155k
Phase 4 Construction Refurbishment*	300k - £1.3m
Phase 4 Construction Community Hub*	£1.5 - 3m Depends on size
Phase 4 Project Costs	Construction costs + 50% risk and fees

But it depends on lots of factors

- The design and size of the buildings
- Inflation
- Construction costs changes
- Market fluctuations
- Time delays

*Worked out based on an assumed size and applying a £/m²



WHAT DO WE NEED TO MAKE THIS PROJECT SUCCESSFUL?

- Commitment from you 😊
- Collaboration on funding bids
- Creation of a subgroup that can be called upon with a weeks' notice to make decisions between full council meetings
- Good lines of communication
- Responses for information in a timely manner



keep in touch...

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