

# Community Building & Recreation Hub Project

Cllr Shaun McCarthy

28/04/2021



# Q & A

Please enter any questions in the ZOOM Chatbox

We will try to answer them at the end of this overview, but if we run out of time a full Q&A list will be published on the Parish Council's website

Consultations & updates with Four Marks residents, groups, organisations, and clubs will be held throughout the project

# Project Background

Four Marks population is over 5,000 individuals after a 30% growth in dwellings in the last 15 years

EHDC's draft Local Plan states "... services and facilities in Four Marks and South Medstead have not kept pace with the delivery of new residential development in recent years .... current pressure on existing services and facilities"

There is an identified urgent need for a new community building. We lack many of the facilities of similar sized settlements.

# Project Statement

New community building to **complement** our existing facilities, whilst not competing with them

Deliver a building to serve the diverse social & recreational needs of the Four Marks community

Operationally “self-funded” from income for future generations to benefit from for at least 30 years

The Village Hall and Benians Pavilion are not affected, and operate under their own Trustees / Management Committees

# Proposed Location



This location was previously granted planning permissions (now lapsed) for a Scouts/community building, but after 7 years funding continues to be short

# Flexible T-Shirt Size Building

For the ease of costings and proposals we looked at a simple "T-Shirt" format:

Small 800sqm

Medium 1000sqm

Large 1250sqm

Costs are estimated at **£1,750-£2,000**  
per sqm

*Typical turnkey costing from <https://costmodelling.com/building-costs>*



# 3D Concept reveal



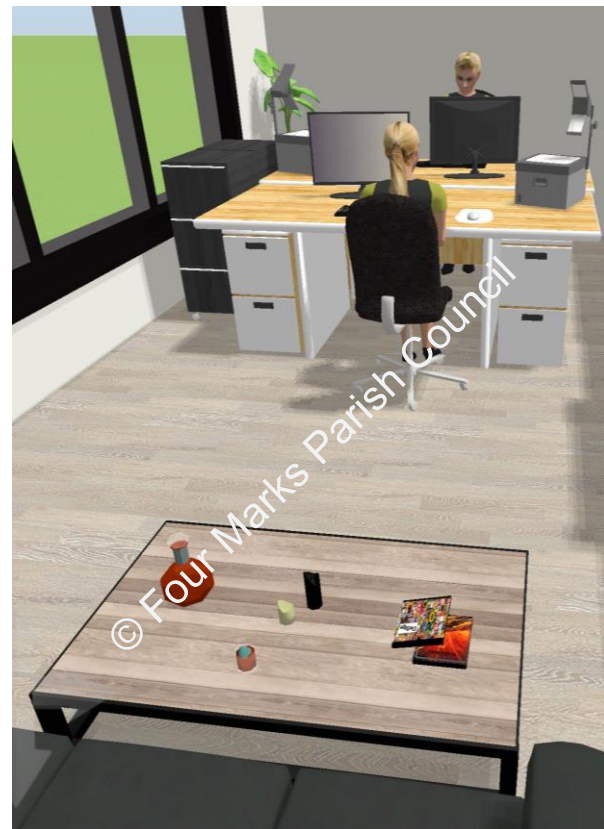
# Concept 3D of proposed building – “Large T-Shirt”

1,250 sqm @ 50m x 25m

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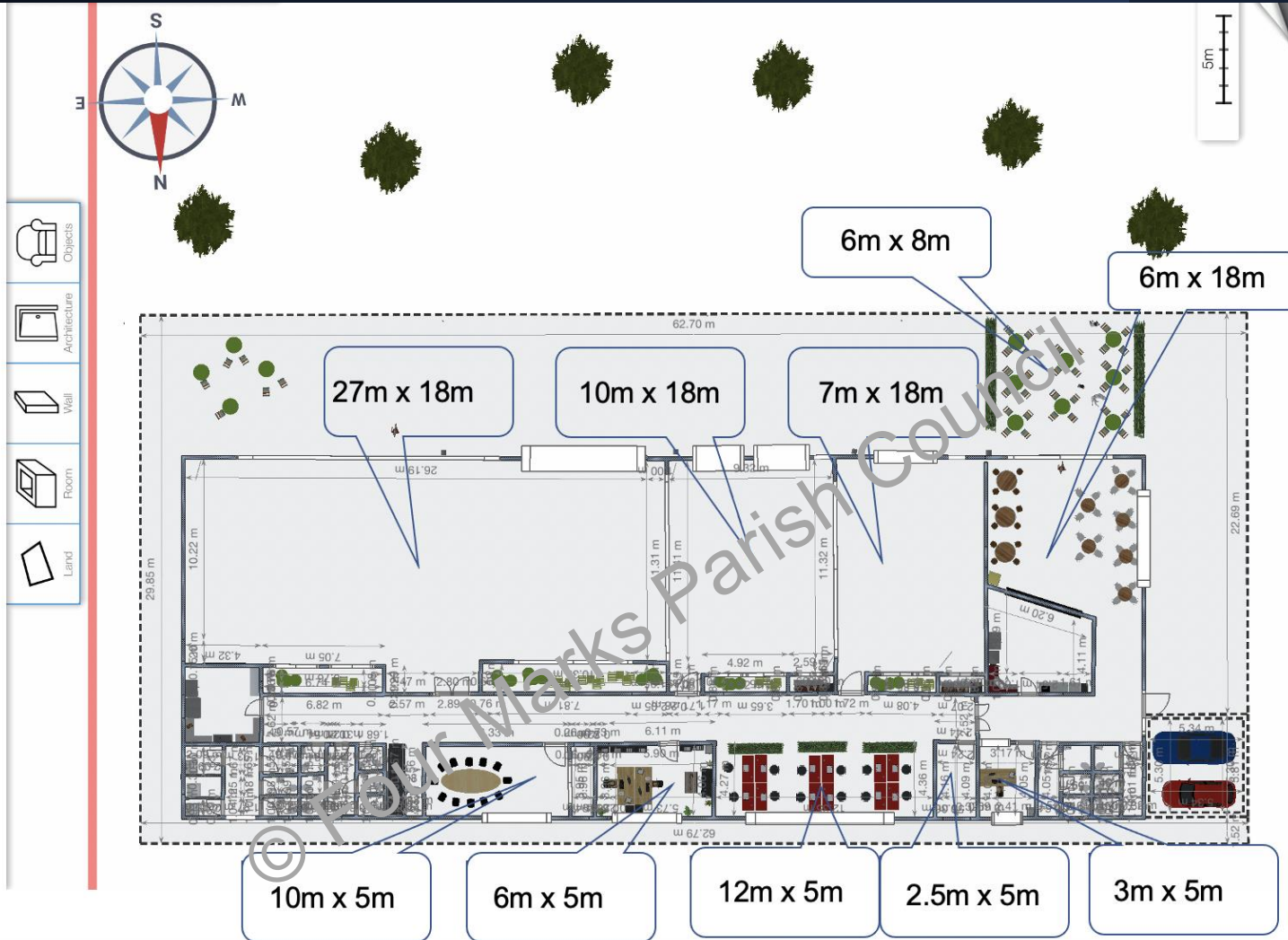






Concept 3D open drawings of proposed building –  
“Large T-Shirt”  
1,250 sqm @ 50m x 25m

# Concept plan of proposed building “Large T-Shirt” 1,250 sqm @ 50m x 25m



## Spaces

- Three connected halls
- 12 seat meeting room
- 'Pop-up' workstations
- Toilet & shower facilities
- Community office
- Parish Council office
- Café & terrace

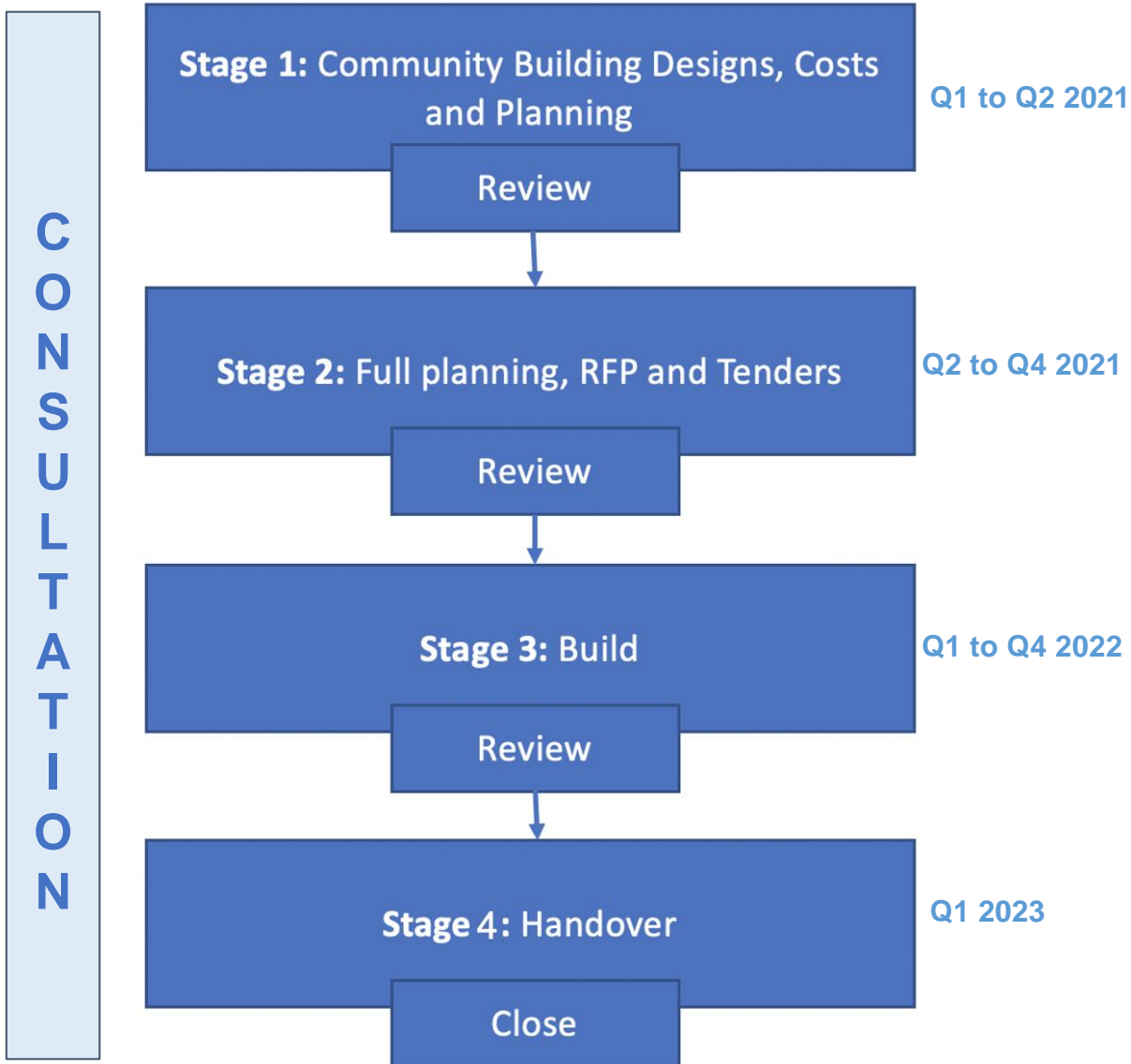
## Climate Change

- Solar Power
- Heat Pump
- EV charging
- Grass matting, not tarmac

## Usage

- Community Events
- Health & Wellbeing
- Artistic & Cultural Clubs
- Youth Clubs
- Scout Group
- Indoor sports clubs
- Four Marks School

# Planned Project Stages & Timelines



# Q & A

