

COMMUNITY FACILITIES FACT SHEET:

Buildings for the future – The Timber Solution



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SECTION 1: INTRODUCTION

- Is your existing village hall in need of a total refurbishment, the costs of which will incur VAT?
- Are you looking to replace your old Village Hall?
- Are you thinking about building a new Community Building

If the answer to any of these questions is 'yes' then have you considered a timber building as an alternative?

Timber buildings are a cost effective and environmentally friendly alternative. Timber is the world's most popular building method, with 70% of low-rise buildings using timber and an increasing number of multi-storey buildings turning to this method of construction.

This is hardly surprising when you consider what it has to offer. Wood is a renewable resource; it combines strength with versatility and is an excellent natural insulation. Timber buildings offer a better level of acoustics and thermal insulation, making them more energy efficient and comfortable to use.

The combination of factory-based prefabrication and precision engineering technology means that construction programmes are usually shorter for timber-framed projects. The amount of on-site work is reduced and the overall build quality is higher than with alternative methods, yielding obvious benefits for the developer, which are passed on to the customer in terms of cost. General costs for a timber construction are between £500 to £1,000 less per square metre than traditional brick and steel construction.

A typical timber-framed construction is a lot more than just a wooden frame – it is a sophisticated sandwich of modern materials comprising: a plasterboard lining which conceals a layer of high performance, non combustible insulation and vapour barrier, whilst the exterior sheathing board incorporates the breathing membrane. The end result is a strong timber frame capable of withstanding lateral loads and supporting multi-storey and wide span community buildings / village halls.

The insurance cover for timber-constructed halls is exactly the same as for alternatively constructed methods, as all of the timber is treated to be non-combustible before construction. In practice, the result in a cost-effective building, which keeps users warm, safe and dry.

SECTION 2: EXAMPLES OF TIMBER CONSTRUCTED COMMUNITY BUILDINGS

1) Pine Lodge Village Hall, Little Milton, Oxfordshire

The Hall took about 9 months between order and build, and the build itself took place in 3 months, between May and August 2005. Total cost was £285,000, and at 274sq metres in area, this works out at approximately £1,000 per sq metre. The foundations are basically a concrete slab. The heating is electric, because there is no gas in Little Milton. The design was created by Pinelog Ltd, of Bakewell, Derbyshire, and their Architect Roger Langham. They are a design and build contractor, and the above figure includes all professional fees. Little Milton's Village Hall web site can be found at www.littlemilton.org.uk/pinelodge.htm.



Little Milton external view



Little Milton internal view of main hall

2) Rock Village Hall, Bewdley, Worcestershire

Rock Village hall is an example of a two storey building. Their website can be found at www.rockvillagehall.org.uk and view a gallery of their pictures. The main contractor was E G Carter & Co. Ltd, Worcester. This is a flagship example of an excellent timber-framed building, which demonstrates best practice in sustainable construction. The hall used recycled hemp for insulation and recycled plastics for underground drainage. Recycled aggregates were used in the foundations and all of the timber used in the construction came from Forestry Stewardship Council sources.

The whole building is heated by a Ground Source Energy System and a rainwater is harvesting system has been installed to provide water for the toilets. Such is the environmental significance of the new hall, that it was formally opened by Ian Pearson MP, Minister of State (Climate Change & Environment) in January 2007.

Rock Village Hall new build programme cost £650,000, with fundraising over five years; the two main funders were the Big Lottery and Waste Recycling, who together funded in excess of £400,000. The main hall is of some 130sq metres and can seat 190-conference style. In addition there are there other smaller function and meeting rooms, plus a fully equipped kitchen, and separate rooms for the bar and catering facilities.



Rock village hall external view



Rock main hall internal view

3) Balscote Village Hall, Oxfordshire

A more recent construction by Timberworks Europe, based in Newmarket; is at Balscote. Here a build of a village hall of circa. 135 sq.m. has been undertaken. Timberworks give the customer the options as to how much you want to be involved, they can supply their buildings at turnkey - this includes everything up to the actual kitchen and sanitary war, e.g. foundations, the building, electrics and plumbing, all windows and doors and all decking. The approximate cost for this is working out at £90 sq. ft. Obviously, much depends on specification and site conditions.

Visit Balscote Village Hall's website at www.balscote.com/communityhall.html.



Computer generated view of Balscote village hall

4) Visitor Centre, Rickmansworth Aquadrome, Hertfordshire

Timberworks have also recently completed a 3,000 sq. ft. visitor centre on behalf of Rickmansworth Council at the Aquadrome Nature Reserve. Here they were asked to supply and erect the building including all windows and doors and all decking and the client undertook the foundations, plumbing and electrics. The approximate cost for this worked out at about £68 per sq. ft. This included larch cladding which was a planning requirement. Visit their website at www.threerivers.gov.uk/default.aspx/web/thecafeinthepark



Rickmansworth internal view

SECTION 3: TIMBER CONSTRUCTION COMPANIES

Benfield Ltd - http://www.benfieldatt.co.uk/timber_frame_products/sports_community/village_halls

Castle Way
Caldicot
Monmouthshire
NP26 5PR
Tel: 01291 437050

E G Carter & Co. Ltd. - <http://www.egcarter.co.uk/#>

Unit 10a
Three Springs Trading Estate
Vincent Road
Worcester
WR5 1BW
Tel: 01905 769595

Carpenter Oak & Woodland Limited - <http://www.carpenteroakandwoodland.com/>

Hall Farm
Thickwood Lane
Colerne
Chippenham
Wiltshire
SN14 8BE
Tel: 01225 743089

Homelodge Buildings Ltd. – www.homelodge.co.uk

Twyford Commercial Range
Kingswell Point
Crawley
Winchester
Hampshire
SO21 2PU
Tel: 01962 881480

Oakcraft – <http://www.oakcraft.co.uk/index.html>

At Holmsley Mill	Pangbourne Office
Lyndhurst Road	Tidmarsh
Holmsley	Pangbourne
Burley	Reading
Hampshire	Berkshire
BH24 4HY	
Tel: 01425 402507	Tel: 0118 984 2277

Pinelog Ltd of Bakewell - <http://www.pinelog.co.uk/index.ihtml>

Riverside Business Park,
Bakewell
Derbyshire
DE45 1GS
Tel: 01629 814481

Passmore Portable Buildings Ltd – www.passmores.co.uk

High Street
Strood
Rochester
Kent
ME2 4DR

Tel: 01634 290033

Timberworks Europe Ltd – www.timberworkseurope.com

Littly Wood
Ousden
Newmarket
Suffolk
CB8 8TX

Tel: 01368 500901

Email tom.marriott@timberworkseurope.com

For further information on the environmental impact of your hall, please see ACRE's Information Sheet No.16 *How 'Green' in your hall?*

For further information on timber buildings contact Cambridgeshire ACRE's Community Facilities Advisor, Philip Peacock, on tel: 01353 865033 or email philip.peacock@cambsacre.org.uk.

SECTION 4: PHOTO GALLERY – External



Carpenter Oak Building



Carpenter Oak – Sandburn, Yorks.



Homelodge – Newmarket



Pinelodge – Worksop, Notts.



Pinelodge - Trentham, Staffs



Pinelodge – Erith, Kent

PHOTO GALLERY – Internal



Carpenters Oak – Thetford



Pinelodge – Erith Kent



Carpenter Oak



Carpenter Oak – Castle Douglas, Scotland