

Proposed Sports & Community Centre Milton Road, Adderbury

Initial ideas for discussion

16 April 2019

**This presentation explores the potential for a new
Sports and Community Centre for the village.**

**It includes the background to the scheme, including
constraints and opportunities and proposes some
initial concepts/ideas for review and discussion.**

Adderbury Sports & Community Centre

Aerial photograph showing the site in relation to village centre



Adderbury Sports & Community Centre

Aerial photograph showing immediate context



The story so far....

Outline planning permission has been secured for:

- New vehicular access**
- New sports pitches**
- New all weather multi-use games area**

Next phase currently under consideration:

Community Centre, including multi-purpose sports hall:

- Badminton courts, 5-a-side football, tennis, basketball**
- Function room/events/performance space**
- Dance studio**
- Meeting rooms**
- Bar and social spaces**
- WCs and changing facilities**
- Outdoor terrace area**

Area	Specification	m ²
Large hall	Sufficient for 2 badminton courts, table tennis, indoor sports, theatrical & musical performances seating 150; good acoustics	300
Large meeting room	Sufficient for parish council meetings; with floor suitable for dance classes; sound & projector system	70
Small meeting room	Sufficient for a dozen people round a meeting table	25
Club room & bar	Possibly franchised to APFC who will pay a franchise fee and operate bar for themselves and for other users	100
Patio area	Suitable for good weather, accessible from main areas and with a view over playing areas	
Kitchen & servery	Well equipped for all users	25
Toilets, showers & changing	Sufficient to meet sporting organisations' specifications	160
Office area	Small space for manager/caretaker	10
Storage & plant room	Must be plentiful for chairs, tables, stage and sports equipment of various kinds	80
Circulating area	Needs to be generous and easy of movement	300
General	The building needs to be future-proofed in terms of its systems wherever possible. With broadband, TV, wi-fi, security systems, shuttering etc. Heating & lighting should be environmentally friendly and cost effective.	
		1,070





FORECAST CAPITAL COSTS		£000	ANTICIPATED CAPITAL FUNDING		£000
Field preparation			Field preparation		
Drainage		37	Sec 106 funding [Aynho Road north]		70
Cultivating & seeding		15	Sec 106 funding [Milton Road south]		16
Secondary drainage (pitches)		23			
Maintenance first year (pitches)		11			
		86			86
Community Centre Build			Community Centre Build		
Construction 1,100m ² X £1,400/m2		1,540	Sec 106 funding [Milton Road north]		450
Utility connections		5	National Lottery ***		500
Furniture, fittings & equipment		50	Football Association ***		200
			Sport England ***		200
			Cherwell District Council ***		200
			Sec 106 funding [Milton Road north]		15
			WFAC Fund raising		30
		1,595			1,595
Multi-Use-Games-Area (MUGA)			Multi-Use-Games-Area (MUGA)		
Base works		45	Football Association ***		35
PCC Edging		3	Sport England ***		35
Fencing		22	Cherwell District Council ***		25
Polymeric		25			
		95			95
Access & parking			Access & parking		
Entrance & security		5	Football association ***		40
Fencing		10	Sport England ***		40
Access driveway		63	Cherwell District Council ***		30
Parking		32			
		110			110
Professional fees			Professional fees		
Initial concept design		1	Sec 106 funding [Milton Road south]		1
Architect, QS & planning		165	To be identified from other sources ***		365
Contingency		200			
		366			366
GRAND TOTAL		2,252	GRAND TOTAL		2,252

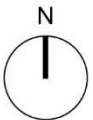
FORECAST ANNUAL OPERATING COSTS			FORECAST ANNUAL OPERATING REVENUES		
	£			£	£
Payroll			User fees		
Manager, bookings, caretaker	13,681		Anticipated fees from user survey		25,974
Cleaner	7,524	21,205	Anticipated fees for sports facilities		6,000
Building			Adderbury Park Football Club		
Business rates			Franchise fee for use of bar		2,000
Heating & lighting	3,000		Contribution towards grounds maintenance		2,000
Telephone/broadband	600				
Security	400				
Repairs & maintenance	500				
Cleaning materials	200				
Licences	150	4,850			
Grounds maintenance					
Mowing	3,000				
Fertiliser	2,000				
Herbicide	1,000				
De-compaction	1,000	7,000			
Major replacement fund		2,000			
		<u>£35,055</u>			<u>£35,974</u>

SOME IMPORTANT CAVEATS

1. Capital costs - estimated construction costs for building in line with best practise standards and efficient future running costs.
2. All capital costs subject to tender process by minimum 3 recommended suppliers based on finalised design and specification.
3. Funding sources marked with *** are speculative at this stage and no bids have yet been submitted.
4. Contingency set at a high level.
5. Revenue forecast based on survey of existing village organisations who expressed clear interest in the new facilities at affordable fees.

Indicative Site Plan - as proposed

-  Vehicular access
-  Overflow vehicular access
-  Principle pedestrian links
-  Secondary pedestrian paths / access points



Indicative Floor Plan - as proposed



Visualisation - indicative only

