

Changingplaces



Changingplaces Off-site Manufacture

What is Off-site Manufacture?

A variation on the more traditional Timber Kit construction, Off Site Manufacture (OSM) takes the factory manufacturing process to the next level where whole wall, roof and floor panels are manufactured and factory finished, in accordance with the pavilion design, delivered to site and fixed together to provide the completed shell of the building.

How is this constructed?

Unlike a structural timber frame system, OSM is a closed panel system which also provides the first fix services, insulation, damp proof membranes, windows and doors and external panel finish, and internal wall finishes installed and completed in the factory prior to delivery on site.

The same process is true for the roof and floor panels. All are completed in a controlled environment off-site.

The external finishes are integrated into the factory process with minimal works required on site. A variety of facing materials can be used for the walls including brick or stone slips, render and timber.

Unlike traditional construction, and depending on the system design, OSM panels can only require services and concrete footings to be in place prior to the panels arriving on site. The completed structural panels are then brought to site and can be erected in a matter of days. OSM can bring low carbon solutions quickly and economically to site benefitting project programme and costs.

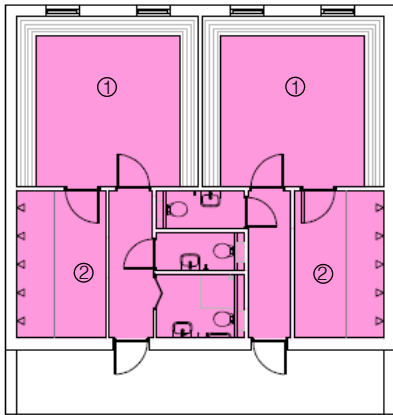
Advantages

- Cost effective solution
- Pre-Finished in factory to ensure consistency of high quality finish.
- Reduced material waste = environmentally friendly solution.
- Safer, better organised building sites with minimal lay down area.
- Quick lead-in times due to fast factory construction process.
- Faster on-site build benefits construction phase.
- Less opportunity for damage or theft.
- Timber construction panels from renewable sources.
- Choice of thermal specification – incl. Passivhaus (see separate sheet)

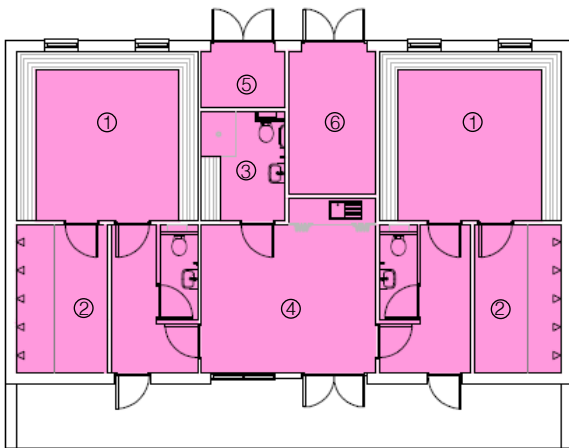
Disadvantages

- Requires good project management and site phasing.
- Competitive costs based on repetitive nature of pavilion design – bespoke designs can be expensive.
- Limitations to panel sizes available due to manufacturing process and transportation methods.
- Limited number of contractors nationwide.

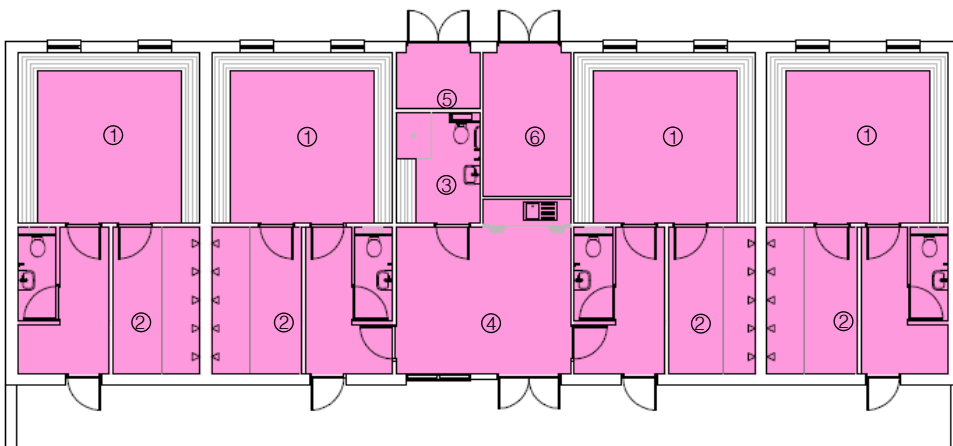
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2 Team Changing Pavilion



2 Team Changing Pavilion with Clubroom



4 Team Changing Pavilion with Clubroom

Schedule of Accommodation

Home Changing Room		40m ²
①	Changing Area	20m ²
②	Showers/ WC	20m ²
Away Changing Room		40m ²
③	Changing Area	20m ²
④	Showers/ WC	20m ²
⑤	Referee Changing	9m ²
⑥	Club Room	17m ²
⑦	Plant Room	8.5m ²
⑧	External storage area	8.7m ²

Costs for Off-Site Manufacture excl. VAT

2 Team Changing		
Building footprint (including terrace)		111m ²
Nominal Cost		£111K
2 Team Changing and clubroom		
Building footprint (including terrace)		162m ²
Nominal Cost		£156K
4 Team Changing and clubroom		
Building footprint (including terrace)		273m ²
Nominal Cost		£232K

The club will need to consider the following additional services associated with a building project.
(additional services are given as a percentage of total project cost)

- Site works 10%
- Professional Fees 10 -15%
- Service Connections 3-5%
- Prelims and Contingency 15%
- Statutory Fees 1-2%

These costs do not include one off charges for delivery of units to site, carnegage costs and installation of buildings at site.

All costs based on Autumn 2012 prices. Costs prepared by CCG Ltd.

