

LOCATION:

Nevendon Community Centre
Nevendon, Essex

Community Centre & Preschool Facility

CLIENT:

Basildon Borough Council

PROJECT SUMMARY:

- Community hall facility incorporating a members' bar and lounge, commercial kitchen, offices, stores and washrooms with an adjoining pre-school building
- Floor area 1100m² (external area 2200m²)
- All groundworks, foundations and drainage works plus access roads, car parking and soft play area
- Electrical and mechanical works
- Completed December 2019
- Project value £2.2m

CHALLENGE:

Using offsite construction methods to create a new community centre and preschool

When Basildon Council wanted to create a new community centre and preschool to replace existing facilities located on two separate sites, they selected modular building systems to deliver an affordable, fast track solution.

This parkland site already housed a preschool facility which was scheduled for demolition and replacement. Wickford Community Centre, located nearby, was considered no longer fit for purpose, and the decision was made to construct a multifunctional space, creating a totally new facility providing extended potential for the local community.

This was an open public park site in a residential area with 10 storey flats to one side of the development, presenting a number of practical and logistical challenges. Enviro Building Solutions successfully delivered a purpose-designed modular build, managing all aspects from initial demolition works and access road improvements to mains services upgrades, bringing the project in on time and to budget.



PROJECT CASE STUDY



Enviro BSL were a pleasure to work with, driven by the need to ensure client satisfaction and exceed expectations. Communication was always informative and helpful. With any project, obstacles arise but Enviro BSL were able to address these swiftly with client satisfaction at the core of any decisions. Changes instructed by the client during construction were easily incorporated by Enviro BSL, overcoming hurdles with changes in the designs. The quality of finish matches that of traditional construction along with the impressive spans achieved for the sports hall. Gladly look forward to working with Enviro BSL again."

Tunc Doru

Senior Building Surveyor,
Calfordseaden LLP



It has been great working with Enviro Building Solutions Ltd on this challenging project. They actively engaged with the various project stakeholders effectively which helped the delivery of the project. They have been professional and supportive at all times, with a drive to finding the best resolution to any issues arising to support the project. This has resulted in a fantastic building that will benefit the community for many years."

Hazel Collins

Senior Regeneration Officer,
Basildon Borough Council

A complex and comprehensive specification

Work began in April 2019, with the project completed and commissioned in December 2019, housing a six metre height community event hall, school modular building facility, commercial kitchen, members' bar and lounge, washrooms and storage space. Externally, Enviro Building Solutions also managed the landscaping works, creating a large car park with overflow 'grasscrete' area, upgrades to access roads, fencing, floodlighting, bin stores, cycle shed and a soft play area for the preschool facility.

This is a complex community building project with a full range of building features including cedar cladding, brick slip finishes, aluminium windows and doors in contrasting colours, brise soleil aluminium louvres, roller shutters for security and internal rainwater gutter systems to service the differing roof levels. The hall flooring features a high end finish using Junckers Nordic Oak flooring.

Optimising the potential for modular building design

The community hall section of the project, with a ceiling height of almost six metres, called for innovative methods of working including design, manufacture, transport and construction. The individual components including the floor, roof and wall panels were created offsite within a factory environment. Working in a residential area with access issues as well as

transportation limitations, the hall sections were cleverly crafted for a 'flat pack' delivery method.

Once transported to site, these were assembled and erected to form the community event hall. Enviro Building Solutions then used standard modular techniques to build the modular bays offsite, combining these with adapted systems on site to create varied ceiling heights within the building. With water, electrics and gas mains upgrades all required to provide appropriate services on site, a short time span traffic management system was implemented to minimise local disruption.

In addition, the advent of the annual local carnival meant the project had to be shut down completely for a long weekend, with a safe access route created right across the active site for heavy vehicles to deliver rides and equipment.

Enviro Building Solutions were on site for just eight months with this project, constructing a new and modern modular community centre far more quickly and efficiently than traditional building methods. Both inside and out, the finished building does not have a modular look and feel; it is a solid structure creating a space where people can enjoy spending time.



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