

compound enclosure in vertical close-boarded timber fence & gates 1.8m H

turning space - in grasscrete

Grounds Maintenance Storage Containers- 2no 8ft x 20ft containers with central parking space under mono-pitch roof

GIA 57m² including central sheltered area

See also Site Plan drawing 102 & Storage Unit detail drawing 110

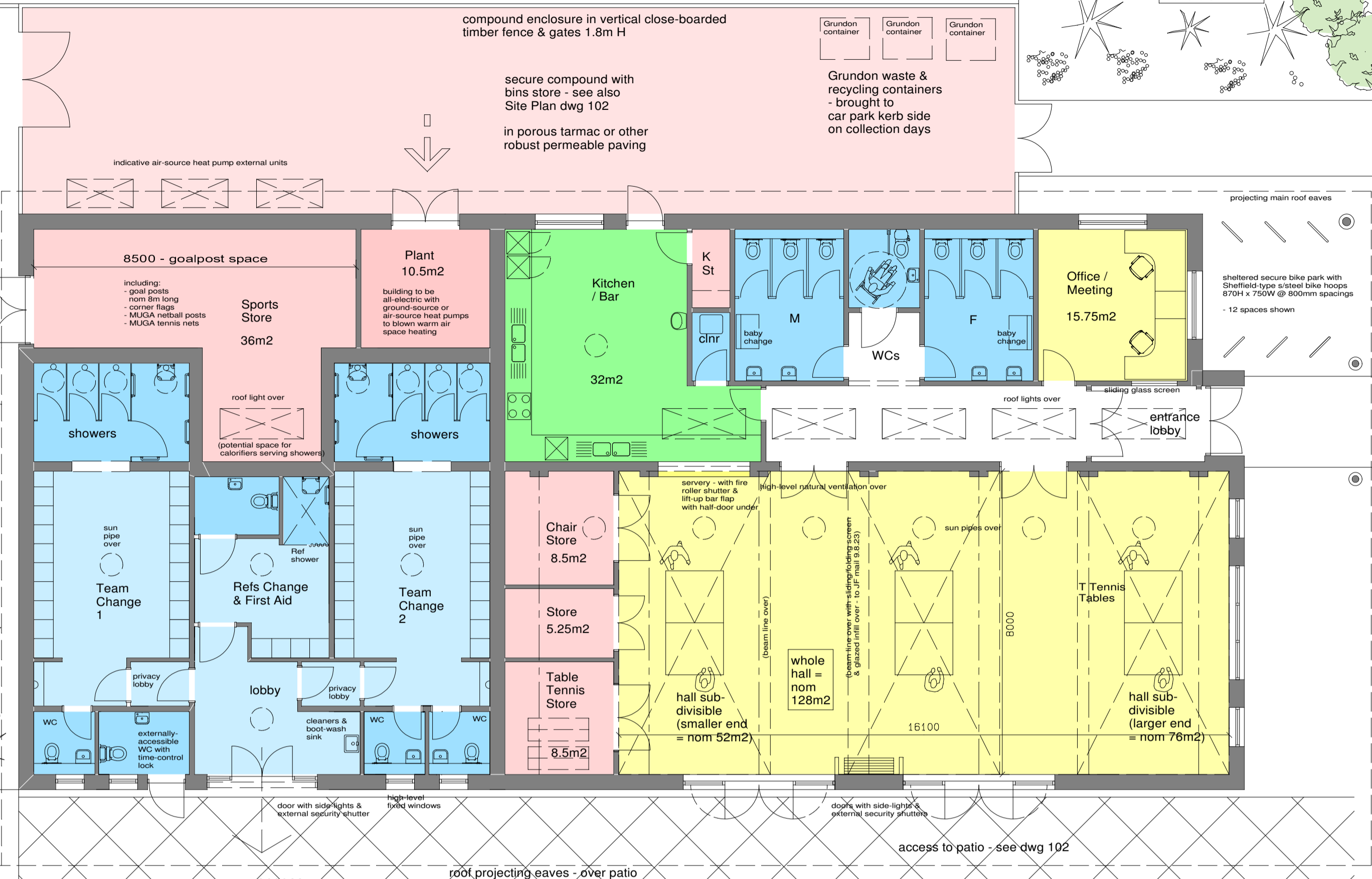
MAIN HALL CAPACITY:

Four table tennis courts to Community/ Recreational standard - (8 x 4 x 3m plus 1m safety margins to sides)

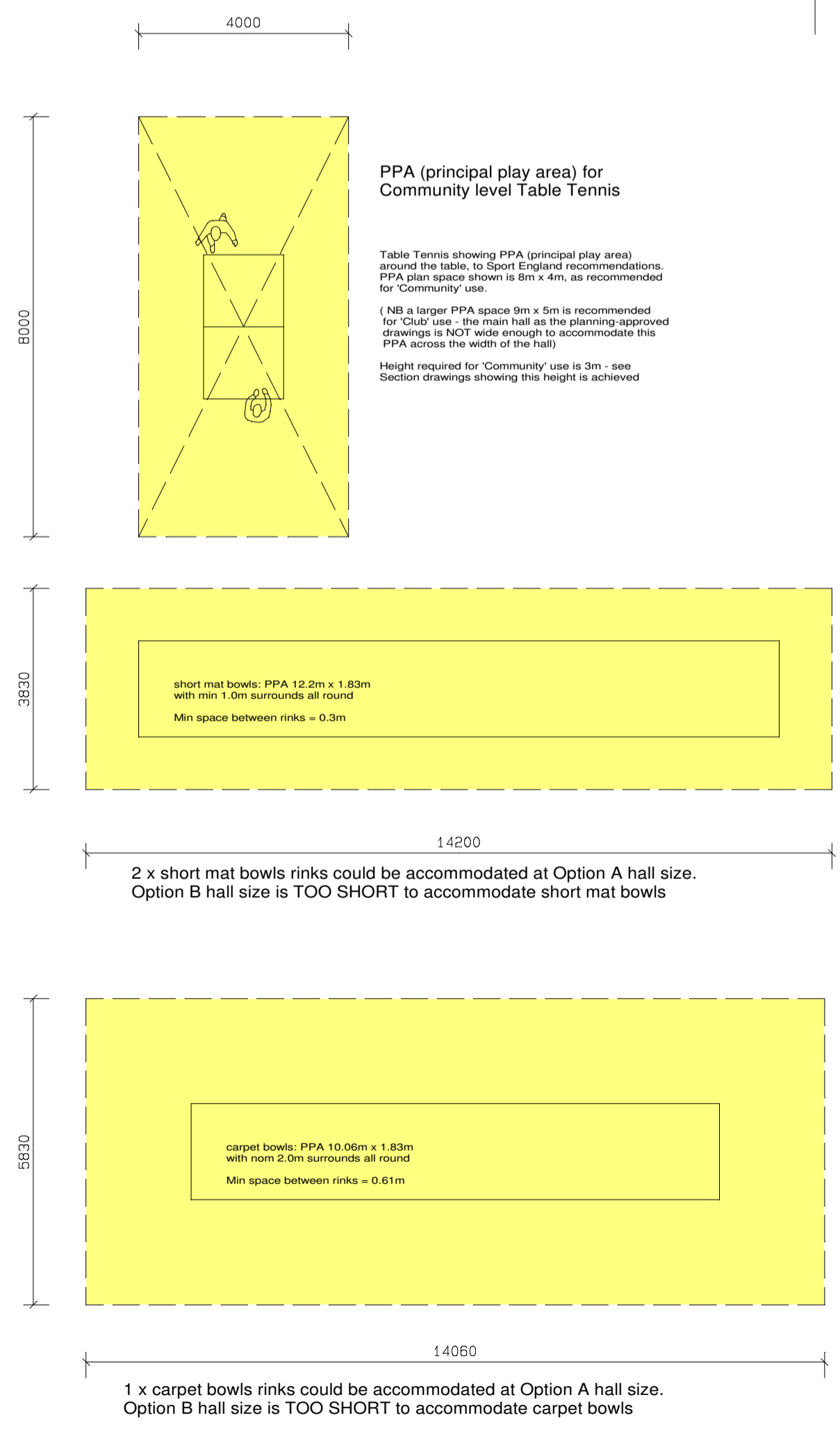
Two table tennis courts Club standard (9 x 5 x 3m plus 1m safety margins to sides)

Three short mat bowls rinks (3no 13.7 x 1.83m mats plus 1m to each side)

access to MUGA - see Site Plan drawing 102

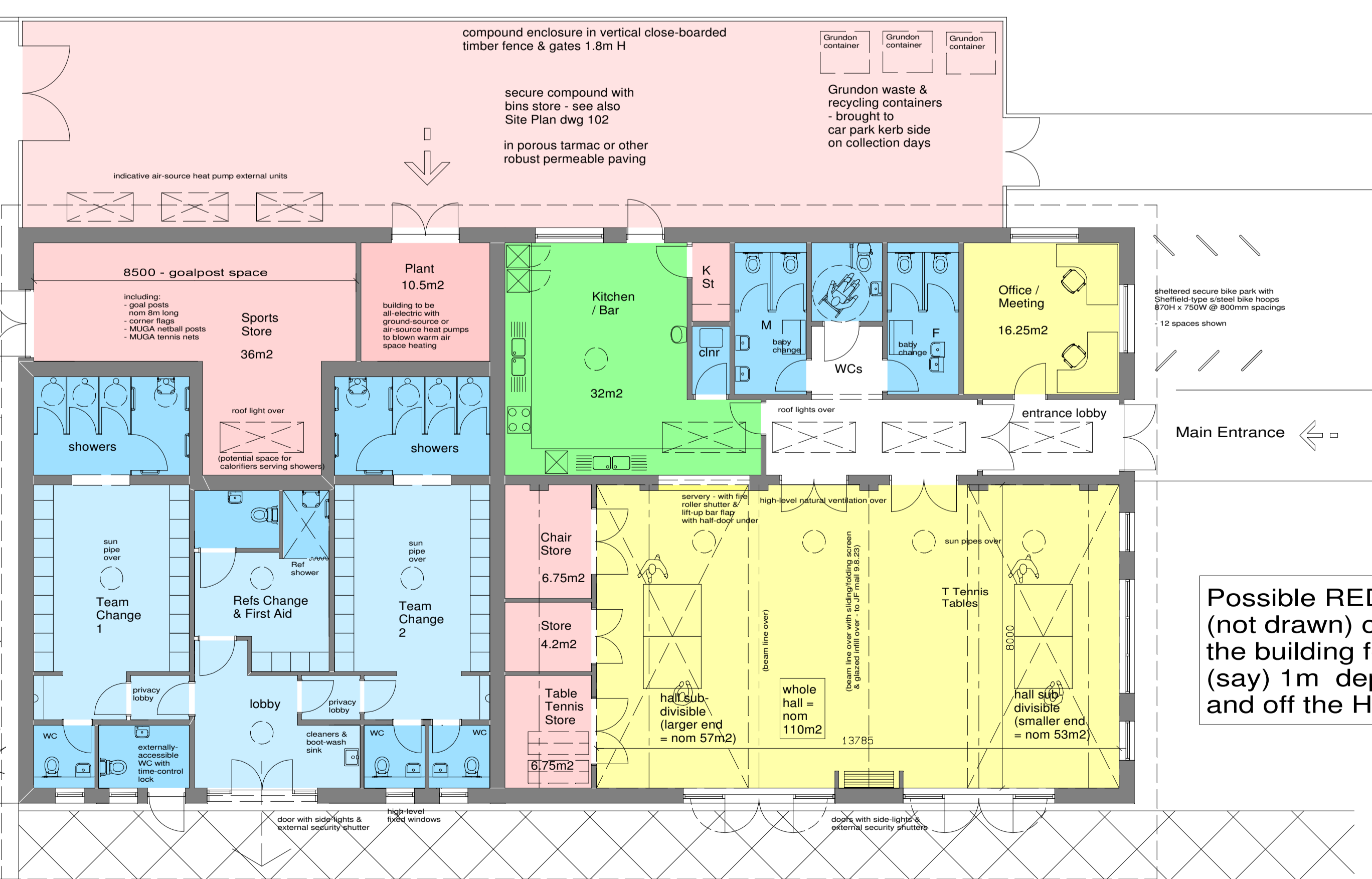


Ground Floor Plan - REDUCED OPTION A - accommodates 'Principal Play Areas' for 3 x Community level table tennis tables



2 x short mat bowls rinks could be accommodated at Option A hall size. Option B hall size is TOO SHORT to accommodate short mat bowls

1 x carpet bowls rinks could be accommodated at Option A hall size. Option B hall size is TOO SHORT to accommodate carpet bowls



Ground Floor Plan - REDUCED OPTION B - accommodates 'Principal Play Areas' for 2 x Community level table tennis tables

Possible REDUCED OPTION C (not drawn) could further reduce the building footprint by trimming (say) 1m depth off the Kitchen and off the Hall Stores

AT PLANNING APPLICATION:
Gross Internal Areas: measured to inner face of outer walls
Pavilion = 475m²
External Store including central sheltered area = 57m²

POSSIBLE REDUCED FOOTPRINT: REDUCED OPTION A:
Gross Internal Areas: measured to inner face of outer walls
Pavilion = 448m²
REDUCTION: nom 27m²

POSSIBLE REDUCED FOOTPRINT: REDUCED OPTION B:
Gross Internal Areas: measured to inner face of outer walls
Pavilion = 410m²
REDUCTION: nom 65m²

POSSIBLE REDUCED FOOTPRINT: REDUCED OPTION C (not drawn) but achieved by reducing depth of Kitchen & Hall Stores by nom 1m):
Gross Internal Areas: measured to inner face of outer walls
Pavilion = 396m²
REDUCTION: nom 79m²

Notional building COST RATE for Pavilion = £2,500 / m² - this being the BCIS median value as advised by QS Phil Jewson at his email dated 9.7.2025

Planning-approved layout at GIA 475m² x 2,500 = median BCIS cost £1,107,500

REDUCED OPTION A at GIA 448m² x 2,500 = median BCIS cost £1,120,000

REDUCED OPTION B at GIA 410m² x 2,500 = median BCIS cost £1,025,000

REDUCED OPTION C at GIA 396m² x 2,500 = median BCIS cost £990,000

All figures EXCLUDE VAT & fees.

IMPORTANT NOTE: the above are based on median cost rates taken from a range of recent similar projects

A MORE ACCURATE cost estimate would be provided by a QS build-up of elemental costs based on the particular layout and outline specification for the Drayton Pavilion project.

Table tennis etc playing areas shown. Note added for BCIS median cost rates	15.7.25	sw	P6
POST-PLANNING: potential area reductions to explore cost savings	14.7.25	sw	P5
minor updates	5.8.24	sw	P4
minor layout updates from JF mail 9.8.23 - plus wall shading & local landscape	8.9.23	sw	P3
updates from discussion at mtg 2.8.23	8.8.23	sw	P2
preliminary issue for discussion at mtg 2.8.23	31.7.23	sw	P1
Revisions	Date	by	Rev

Client
Drayton Parish Council

Project
Walnut Meadows Pavilion

Proposed Ground Floor Plans
POSSIBLE REDUCTIONS



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Scales 1:100@A1 1:200@A3 Date July 23 by sw

Job No.	Drawing No.	Rev.
23448	101	P6

