

DENBURY VILLAGE HALL DEVELOPMENT

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Status: Completed 2012

Client: Denbury Parish Hall Charity

Value: £85,000



The Parish Hall Charity in Denbury, a small village approximately four miles south-west of Newton Abbot, has been developing its village hall site.

The construction works comprise site drainage, a new village hall and a recently completed macadam surfaced floodlit multi use games area (MUGA) for netball and tennis constructed on a greenfield site. The MUGA is the focus of this facility case study.

A specialist sports consultant was appointed to make sure all relevant design standards were met for the sports proposed, to obtain planning permission and to manage the construction procurement processes.



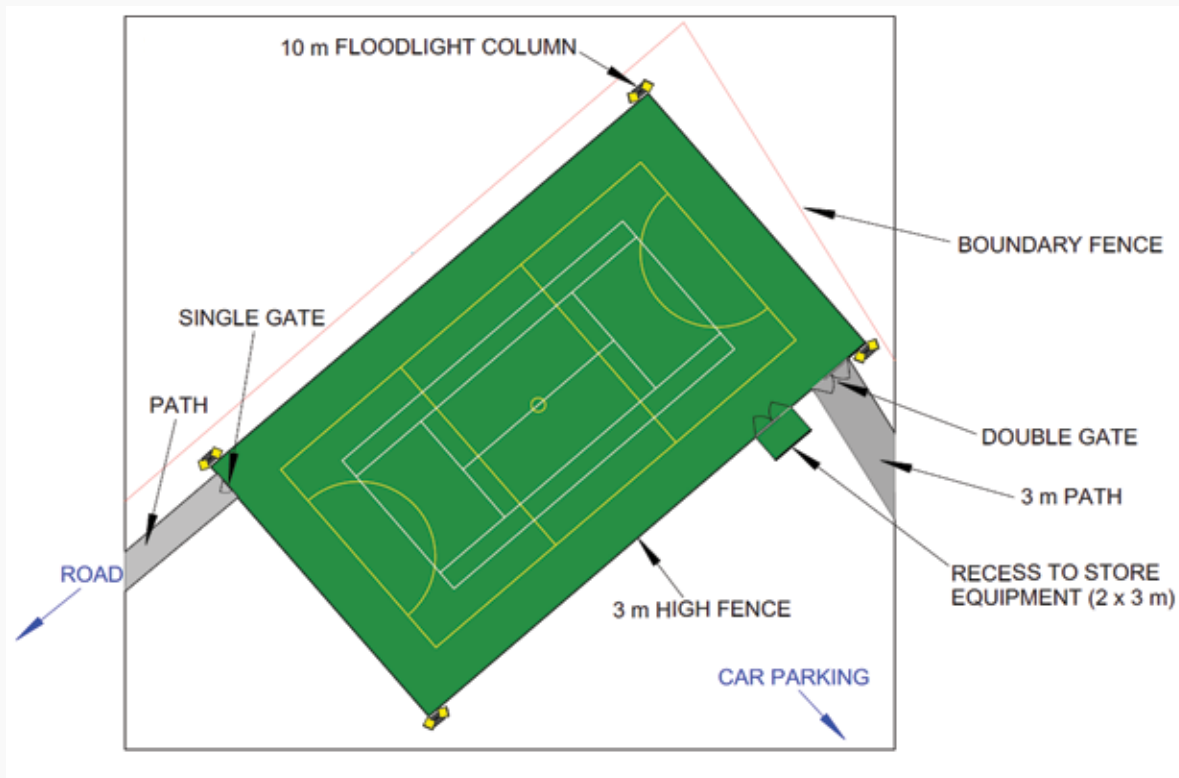
The project was jointly funded by Denbury Parish Hall Charity and Sport England.



Excavation down to formation level

As-built layout of the 37 x 21.35 m MUGA for tennis and netball

Note: The standard dimensions for this category of MUGA as recommended by Sport England are 36.6 x 21.35 m. In this case, the length was rounded up to 37 m to create extra space for coaching school groups. This was in response to local demand and was achievable within the budget.





Equipment storage recess viewed from inside the MUGA



Floodlighting control box on the adjacent store building



Lighting control meter unit activated by tokens

Typically, floodlit MUGAs would be alongside a pavilion or clubhouse, with the facility management staff controlling court use and lighting. As this operational model was not financially feasible within the business plan, a decision was taken to minimise management by adopting a 'pay-as-you-go' system using tokens available from the nearby village shop and pub. This also enables activation of the floodlighting and access to the sports equipment in the lockable outdoor store and shed, which would normally be kept in a clubhouse. Through careful planning and management of this arrangement, facility and operating costs have been significantly reduced.

General Description of Works

Construction of the 37 x 21.35 m floodlit MUGA involved removal of the topsoil, levelling and grading the formation and installation of perimeter drainage, geotextile membrane, stone base and porous macadam with slip-resistant colour coating. The perimeter fencing is 3 m high. Court surfacing and floodlighting meet Lawn Tennis Association and England Netball requirements.

Schedule of Areas

MUGA	790 m ²
Additionally, there are two pathways to the MUGA	

General Accommodation

MUGA pitch	1 no.
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Equipment storage recess viewed from outside the MUGA

General Description of Key Specifications and Materials

Drainage	110 mm-diameter perimeter drains connected to a catch pit and connected to site drainage outfall
Geotextile membrane	Woven polypropylene sheet
Stone sub-base	MOT Type 1 virgin limestone installed at 250 mm depth onto geotextile
Macadam	Two layers comprising 40 mm of 14 mm-grade porous macadam topped with 25 mm of 6 mm-grade
Kerbs	150 x 50 mm precast concrete units
Fencing	3.0 m-high twin wire, with lower 1.2 m of rebound-grade twin wire
Colour coating	Green polyurethane coating to meet slip-resistance requirements of England Netball. Line markings to meet the same slip-resistance requirements
Lighting	Four 10 m-high 'static' lighting columns with galvanised finish Four Philips MVP 507 luminaires with 2 kW lamps Lighting levels of 500 lux for marked tennis court (principal playing area) and 400 lux for total fenced enclosure

Summary of Elemental Costs

	Element	Total cost (£)	Cost (£) per m ²
1	Pitch base works consisting of preparatory work/excavations, stone and geotextile, drainage, macadam, kerbs	31,000	40.00
2	Porous macadam surfacing consisting of colour coating and line markings	3,000	4.00
3	Fencing	13,500	17.00
4	Floodlighting	15,000	19.00
5	Equipment including netball goals, tennis posts and net	1,500	2.00
6	Paths (2 no.)	4,000	5.00
7	Landscaping and reinstatement	500	1.00
8	Preliminaries	5,000	6.00
9	Consultant fees	11,500	14.00
	TOTAL CONTRACT SUM	85,000	108.00

Notes:

- Costs stated are rounded and based on fourth quarter 2011
- Costs stated exclude VAT
- At the start of the project a reserve of £7,000 (not included in above figures) was set aside for contingencies
- Caution should be taken when using any sets of figures, and professional advice should be sought regarding current market rates.

“...The facility is very popular with the local community, school and clubs and is providing access to sport for all ages and abilities...”

[Click here for 'User Guide'](#)

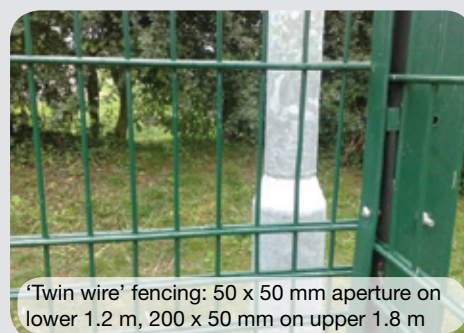
[Click here for current 'Design and Cost Guidance'](#)

Procurement / Programme

Tender	Four tenderers selected following expressions of interest from SAPCA members and by advertising locally
Contract	<i>JCT Minor Works with Contractor Design 2005</i>
Duration	Three-and-a-half weeks for tender period. Construction took eight weeks and was completed in November 2011 (with temporary line markings). Colour coating and permanent line markings were completed in April 2012 when weather conditions improved

Specific Items of Interest

Equipment storage	The fence line contains a gated recess for equipment storage
Excavations	The excess topsoil was taken off site
Management	Lights are controlled by a token meter with tokens purchased from the village shop or pub



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