

Changingplaces



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Masonry Construction

What is Masonry Construction?

Masonry construction is the most popular domestic scale construction method. Generally these facilities are constructed in concrete blocks with an external facing brick finish. The external finish of the facility isn't restricted to brick and can be clad in a variety of materials including stone, timber or render.

How is this constructed?

Following excavation and installation of foundations, cavity walls are constructed consisting of an inner and outer masonry layer.

The inner skin is the main structural element, which supports internal floors and the roof structure. It is constructed using concrete blocks laid on beds of sand and cement mortar.

The outer skin is the protection against the elements and provides the aesthetic element to the pavilion. It can be constructed using brick, stone or block work, which can take a number of finishes. The two skins are connected by steel wall ties and separated by a cavity that is partially or fully filled with insulation.

The roof is usually timber or prefabricated truss construction. Once the roof is completed and the windows and doors are fitted, the building is watertight the internal trades can get underway. The internal face of the blockwork can be finished in plasterboard or wet plaster.

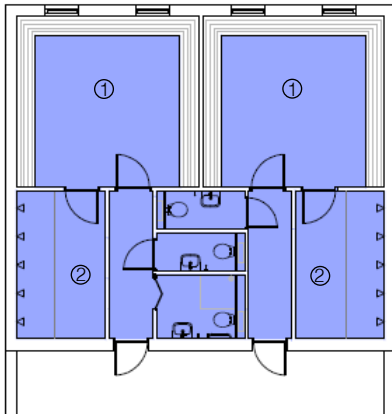
Advantages

- Client in full control of design, costs and contract.
- Consultants employed to deliver client specific solution to meet exact needs of the users.
- Masonry construction can be one of the more cost effective of all the build methods.
- Excellent choice of local tradesmen available to undertake your project.
- Easy to modify or extend if the demand grows or demand changes.
- Masonry materials are strong, durable and long lasting, giving a robust and permanent feel to the pavilion once completed

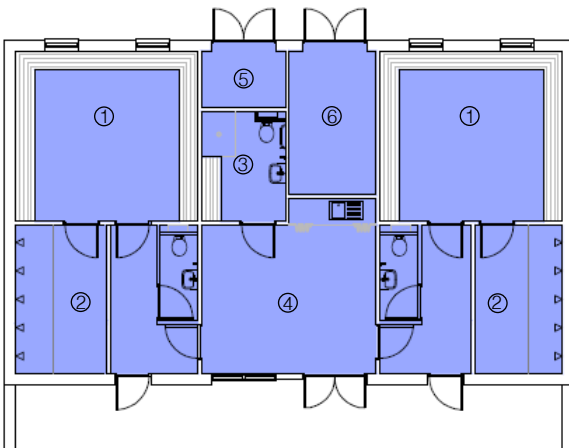
Disadvantages

- Design and procurement time can be longer than alternatives.
- More responsibility on Club Project Manager to ensure project delivered to design and on time and budget.
- On-site construction is a lengthy process compared to other forms of construction. Work can be affected by adverse weather conditions.
- Quality of finish is dependant on skill of tradesmen and materials need to be stored on site

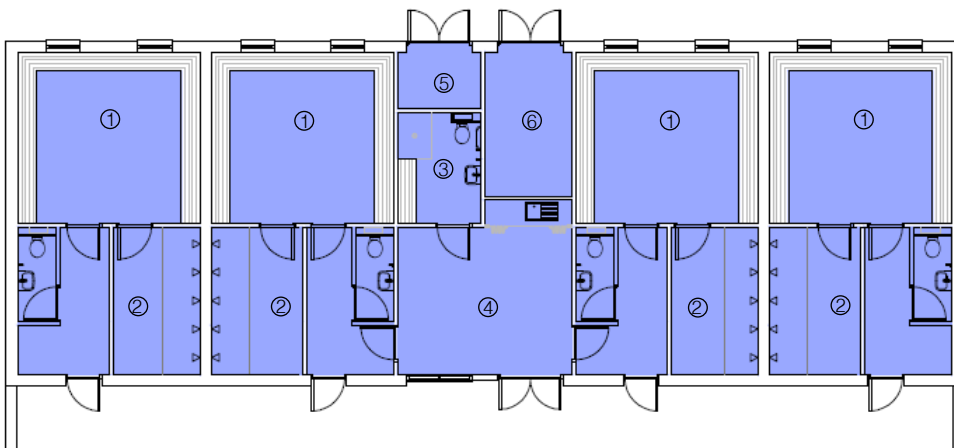
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2 Team Changing Pavilion



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 |
| ① | Changing Area | 20m ² |
| ② | Showers/ WC | 20m ² |
| ③ | Accessible WC/Referee Changing | 9m ² |
| ④ | Club Room | 17m ² |
| ⑤ | Plant Room | 8.5m ² |
| ⑥ | External storage area | 8.7m ² |

Costs for Masonry Construction

| | | |
|--|--|-------------------|
| 2 Team Changing | | |
| Building footprint (including terrace) | | 111m ² |
| Nominal Cost | | £111- £170K |
| 2 Team Changing and clubroom | | |
| Building footprint (including terrace) | | 162m ² |
| Nominal Cost | | £165 -£245K |
| 4 Team Changing and clubroom | | |
| Building footprint (including terrace) | | 273m ² |
| Nominal Cost | | £275 - £410K |

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, craneage costs and installation of buildings at site.

All costs based on Autumn 2012 prices. Costs have been prepared using BCIS.

