



THE HUB

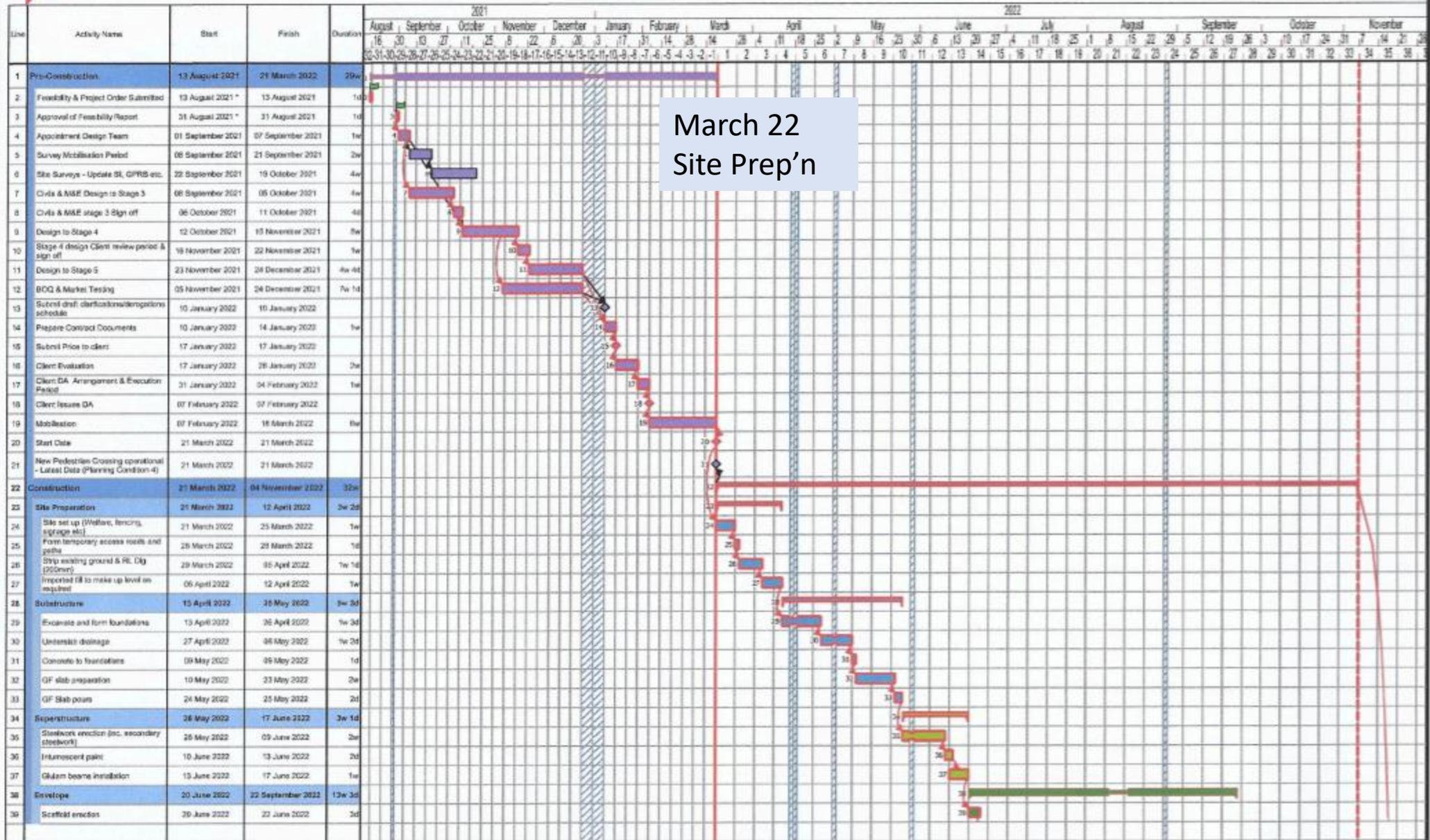
DESIGN PROGRESSION

THE HUB

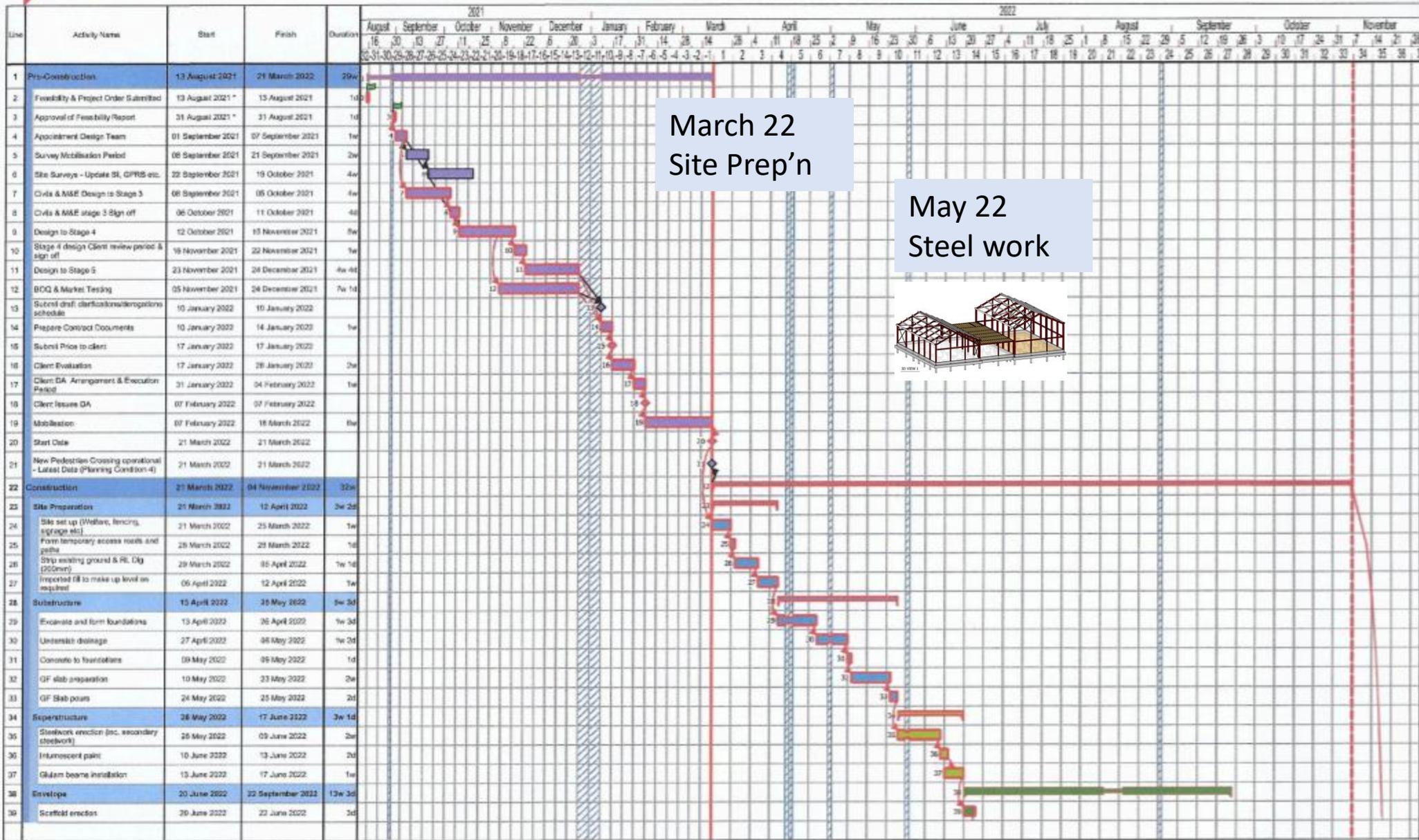
PROJECT PLAN

MIKE





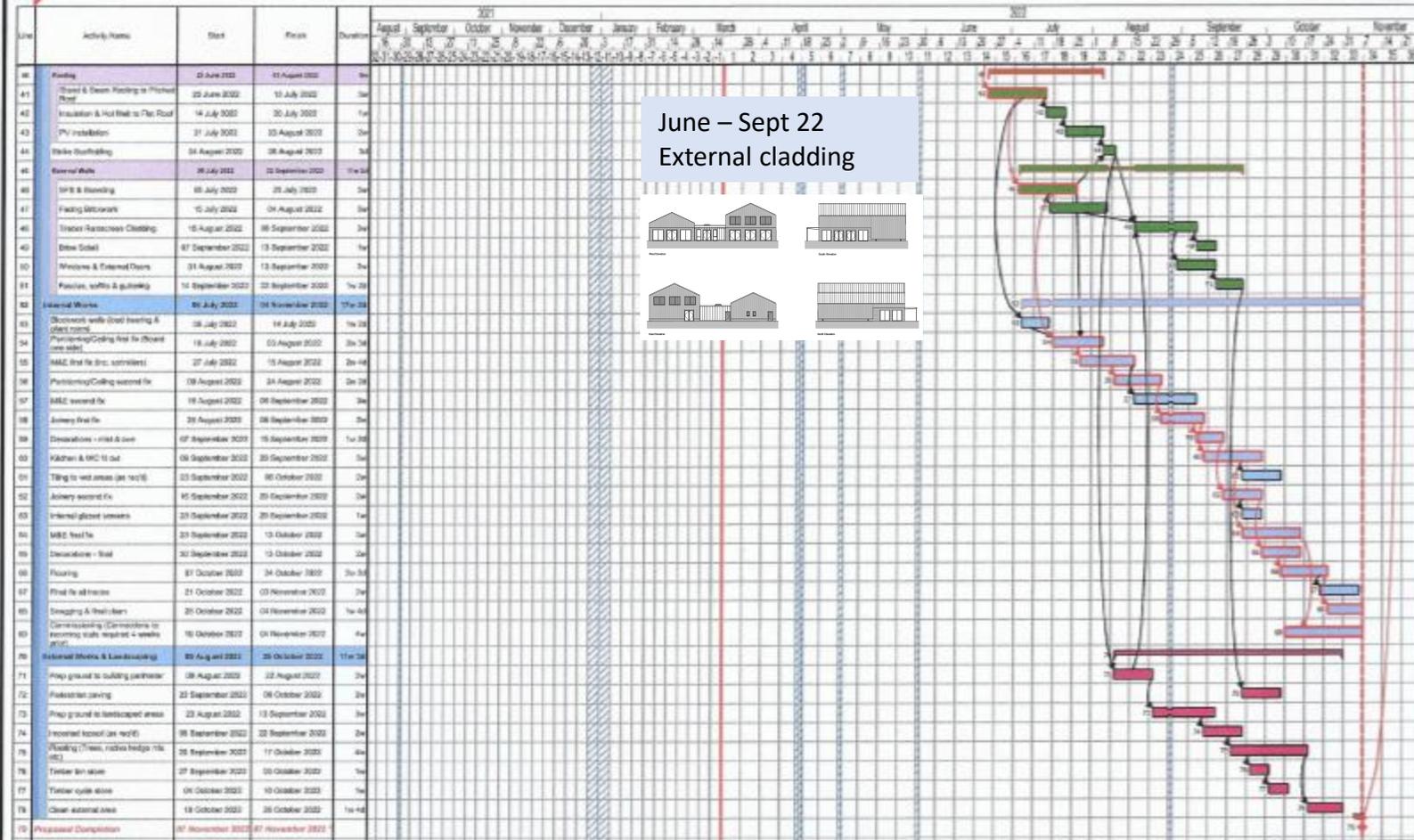
March 22
Site Prep'n



March 22
Site Prep'n

May 22
Steel work



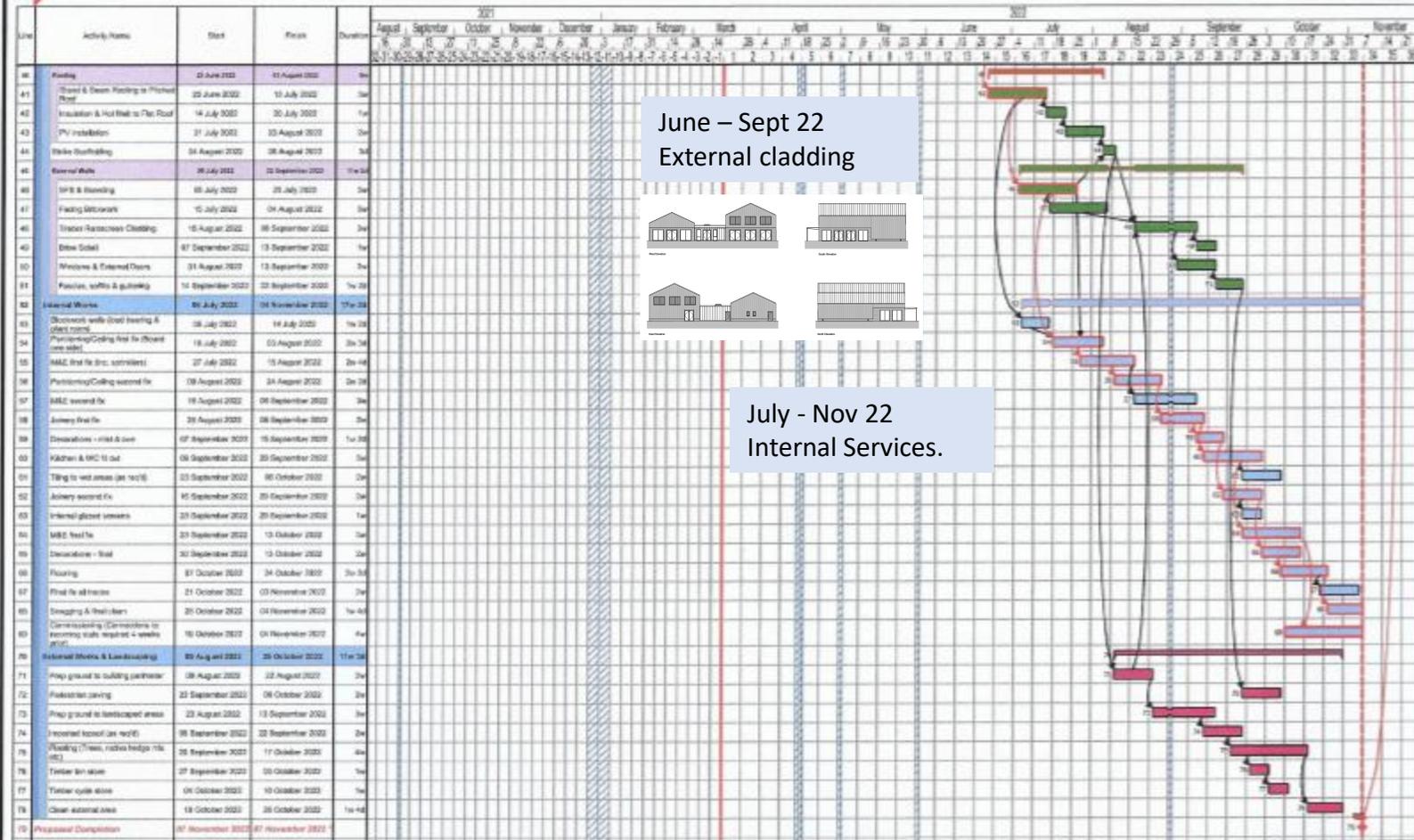


June – Sept 22
External cladding

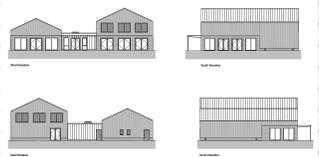
Prepared by: Date:	09/06/2022
Approved by:	MJACH_PP

Feasibility Programme

Prepared by:	Rev: 10/06/2022
Approved by:	2 of 2
Drawn by:	



June – Sept 22
External cladding

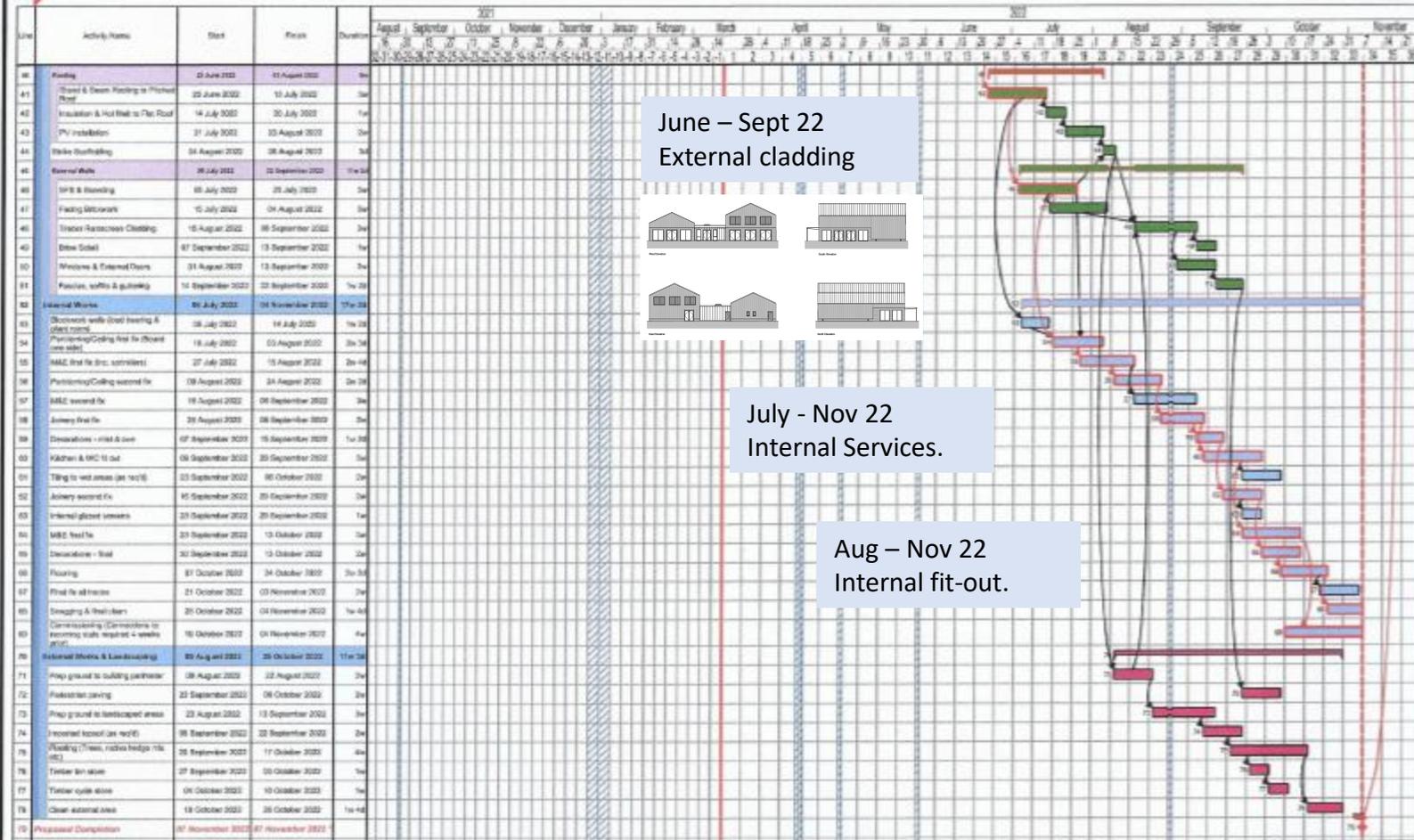


July - Nov 22
Internal Services.

Prepared original (July 2021)	09/06/2022
Prepared by:	MJACH_PP

Feasibility Programme

Prep. Version & Date:	Rev: v. 10/06/2022
Appr. by:	2 of 2
Drawn by:	



June – Sept 22
External cladding



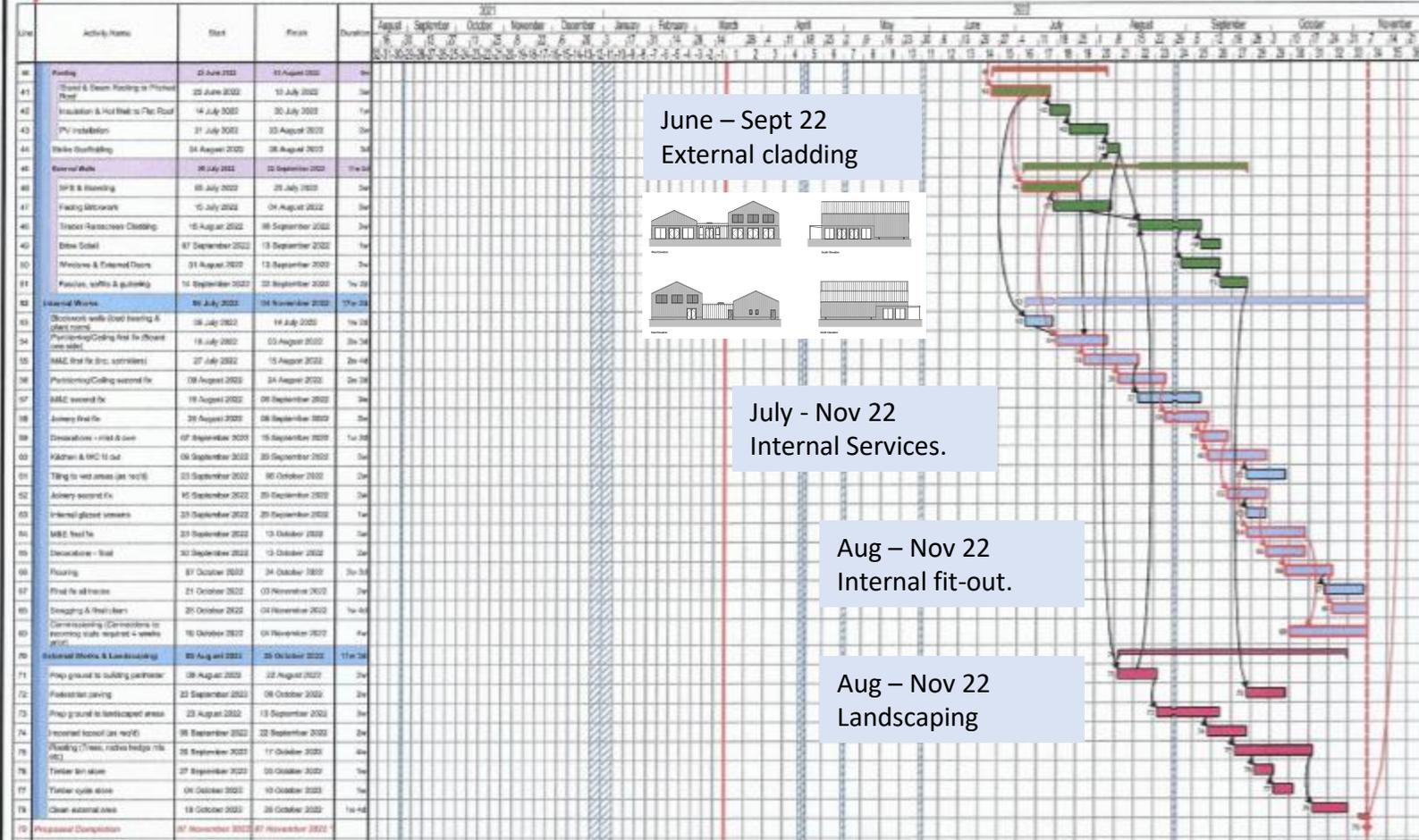
July - Nov 22
Internal Services.

Aug – Nov 22
Internal fit-out.

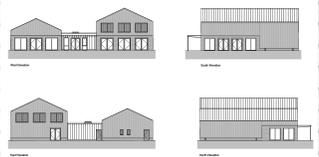
Prepared by: Date:	09/06/2022
Approved by:	MJACH_PP

Feasibility Programme

Prepared by:	Rev: 10/06/2022
Approved by:	2 of 2
Issue No:	



June – Sept 22
External cladding



July - Nov 22
Internal Services.

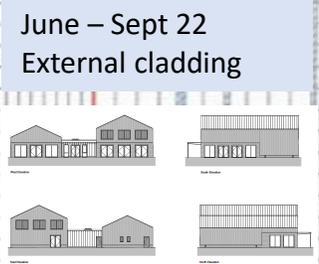
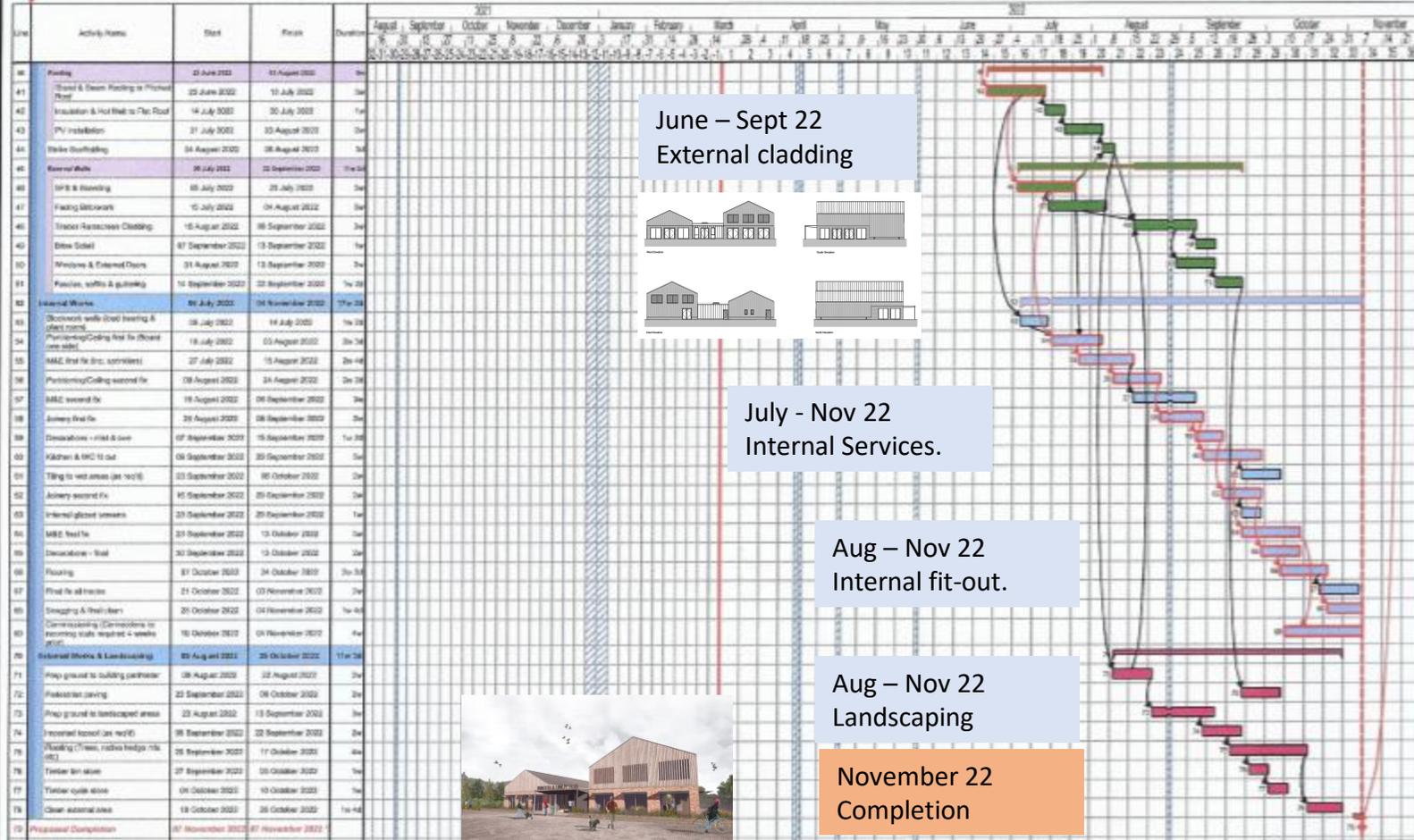
Aug – Nov 22
Internal fit-out.

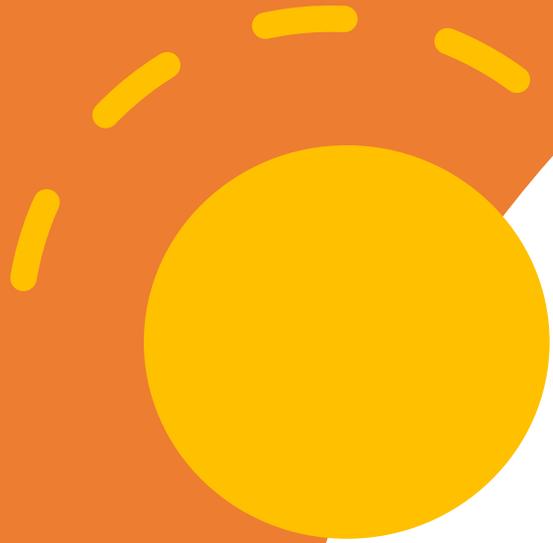
Aug – Nov 22
Landscaping

Programme original (July 2021)	09/06/2022
Programme No:	MACH_PP

Feasibility Programme

Prepared by:	Rev: 10/06/2022
Approved by:	2 of 2
Drawn by:	



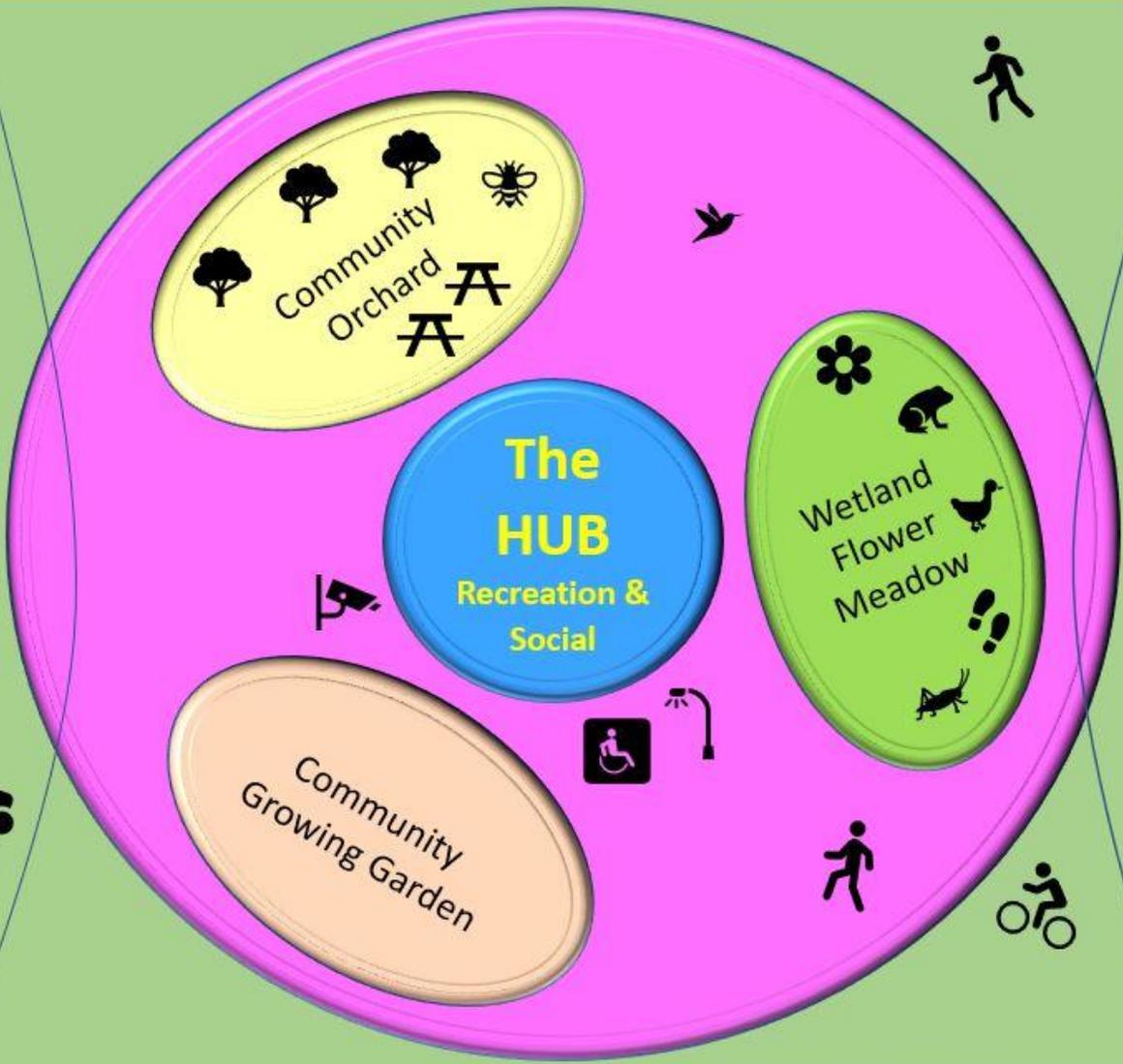


THE HUB

What will it look like ?

PAUL





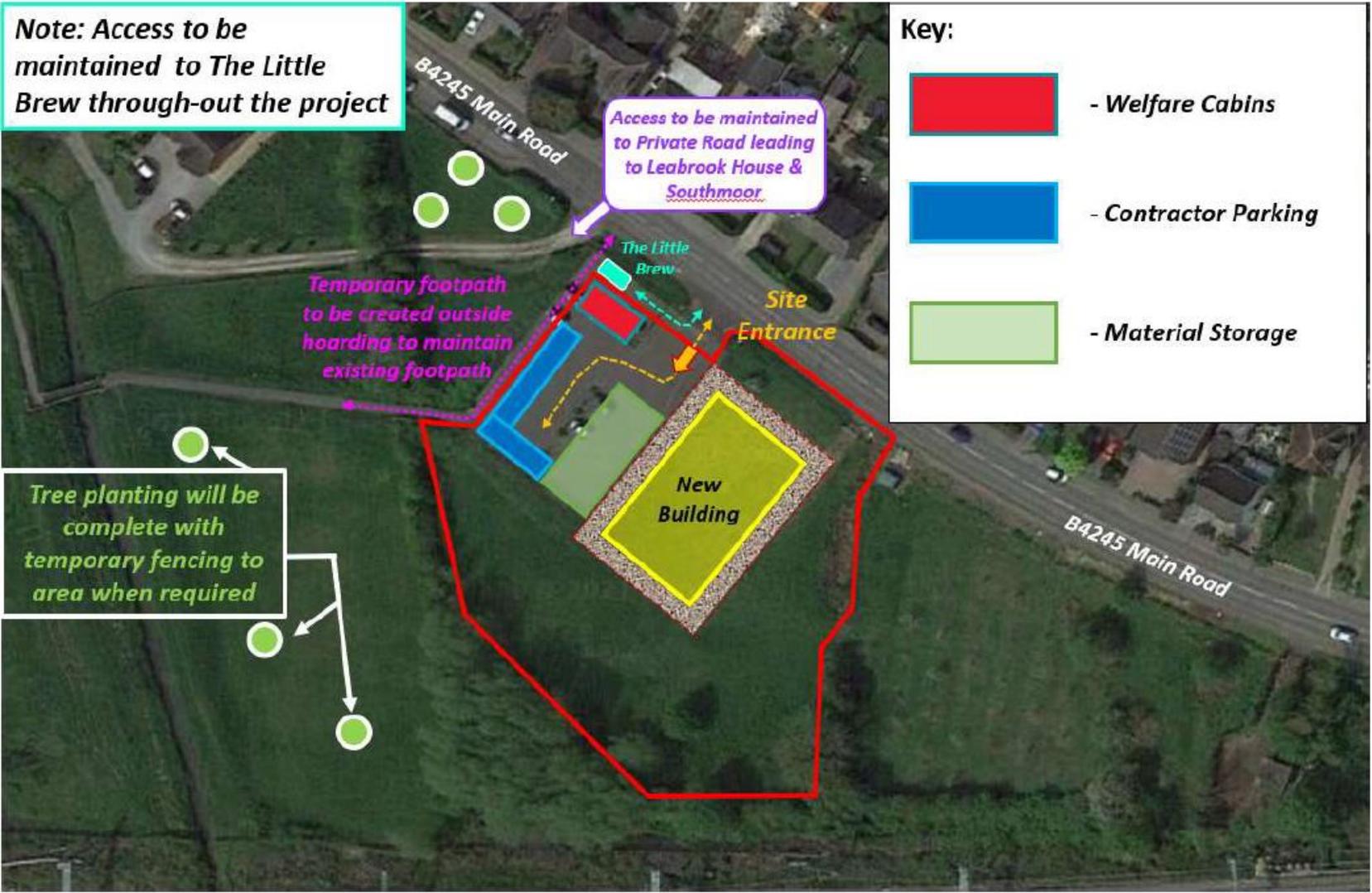
Community Orchard

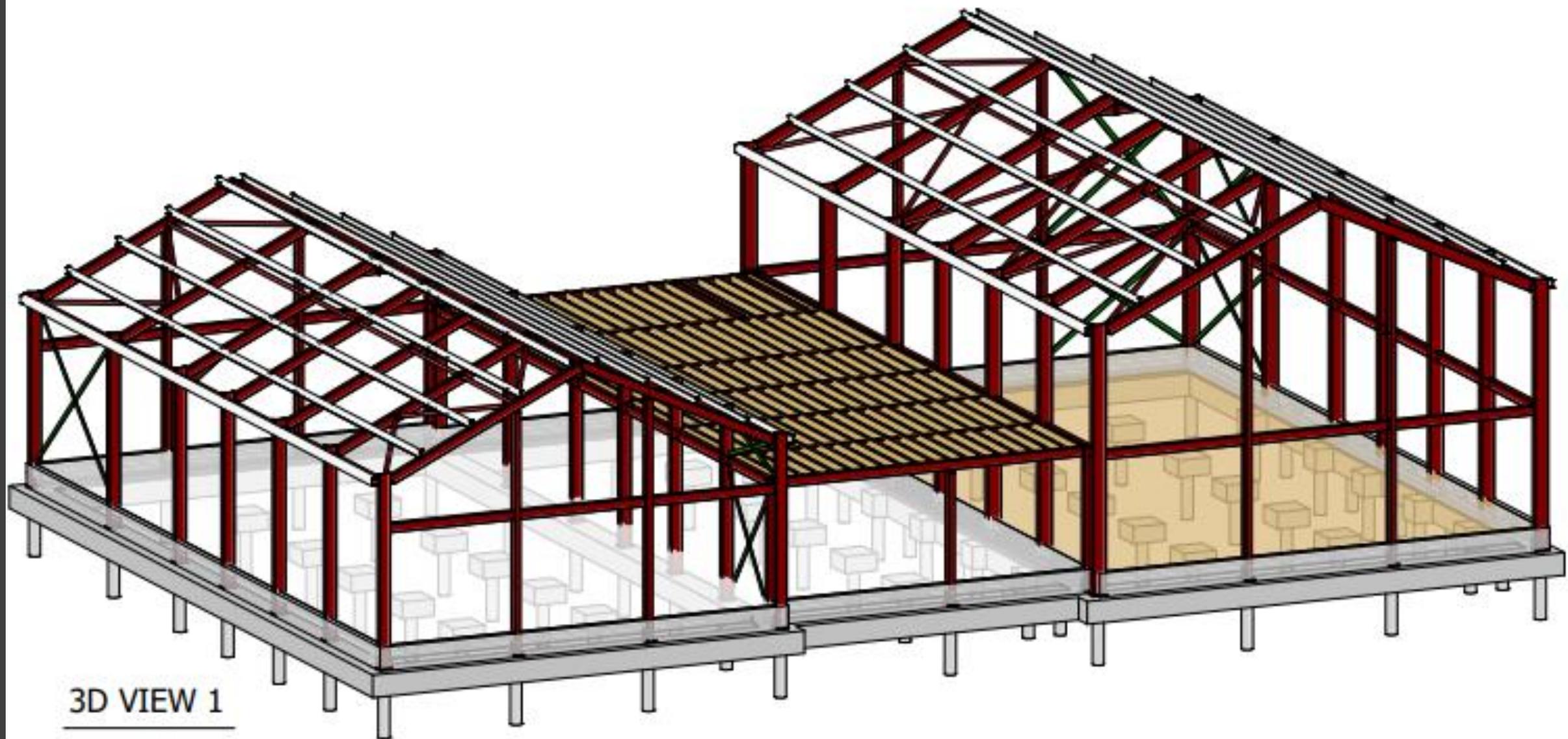
The HUB
Recreation & Social

Wetland Flower Meadow

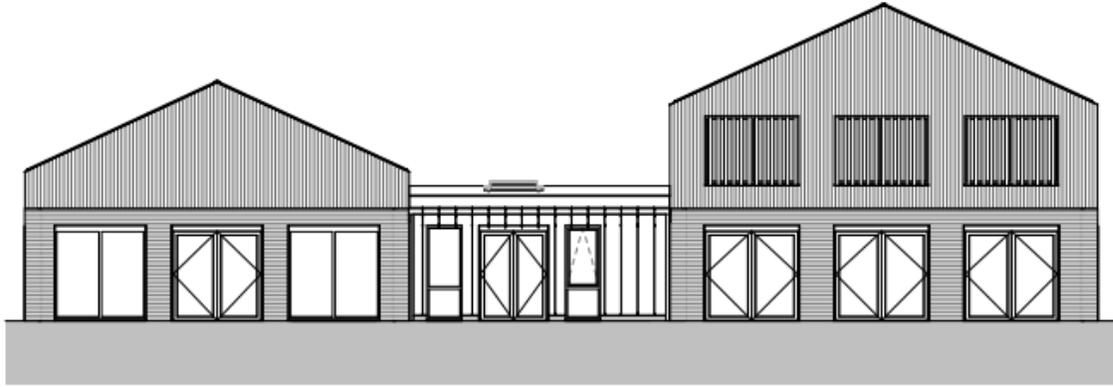
Community Growing Garden



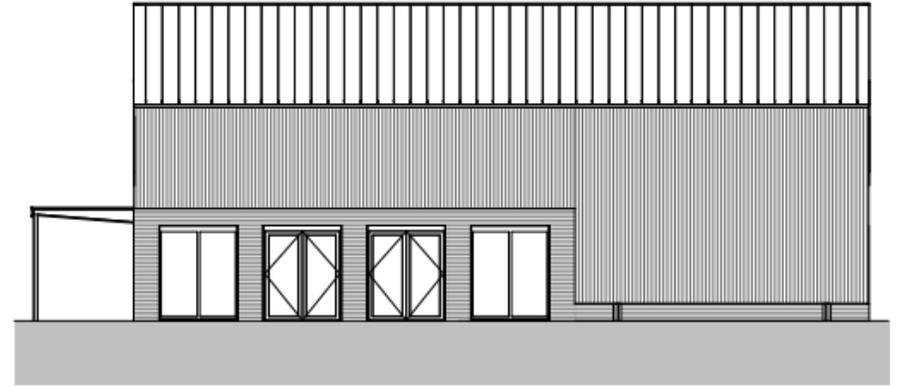




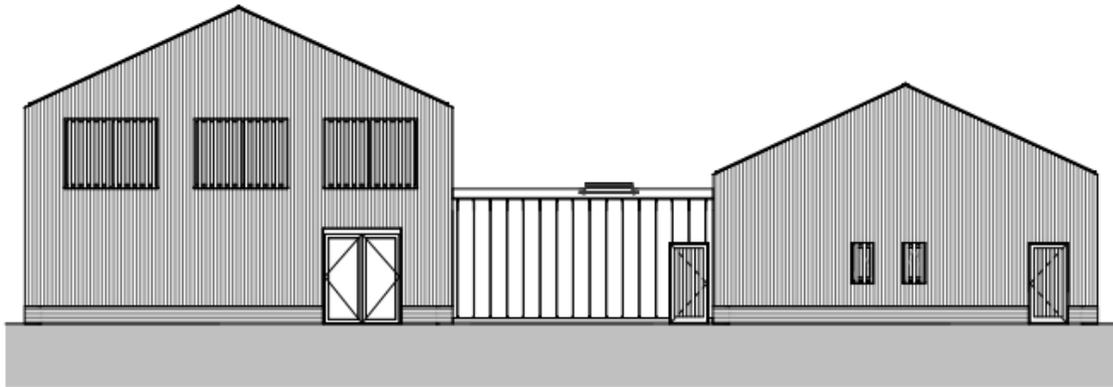
3D VIEW 1



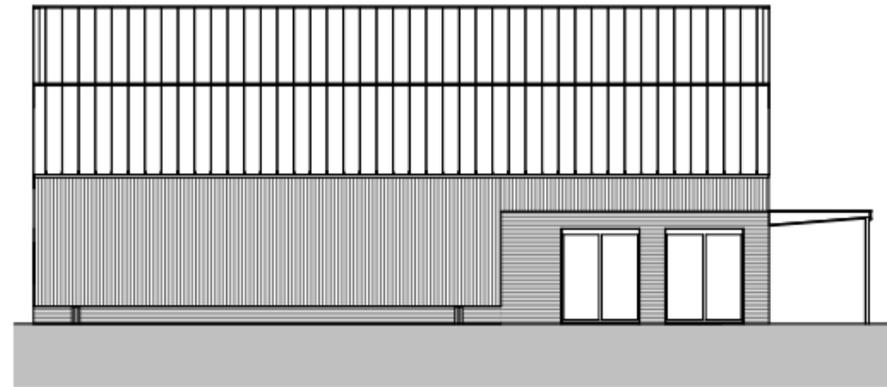
West Elevation



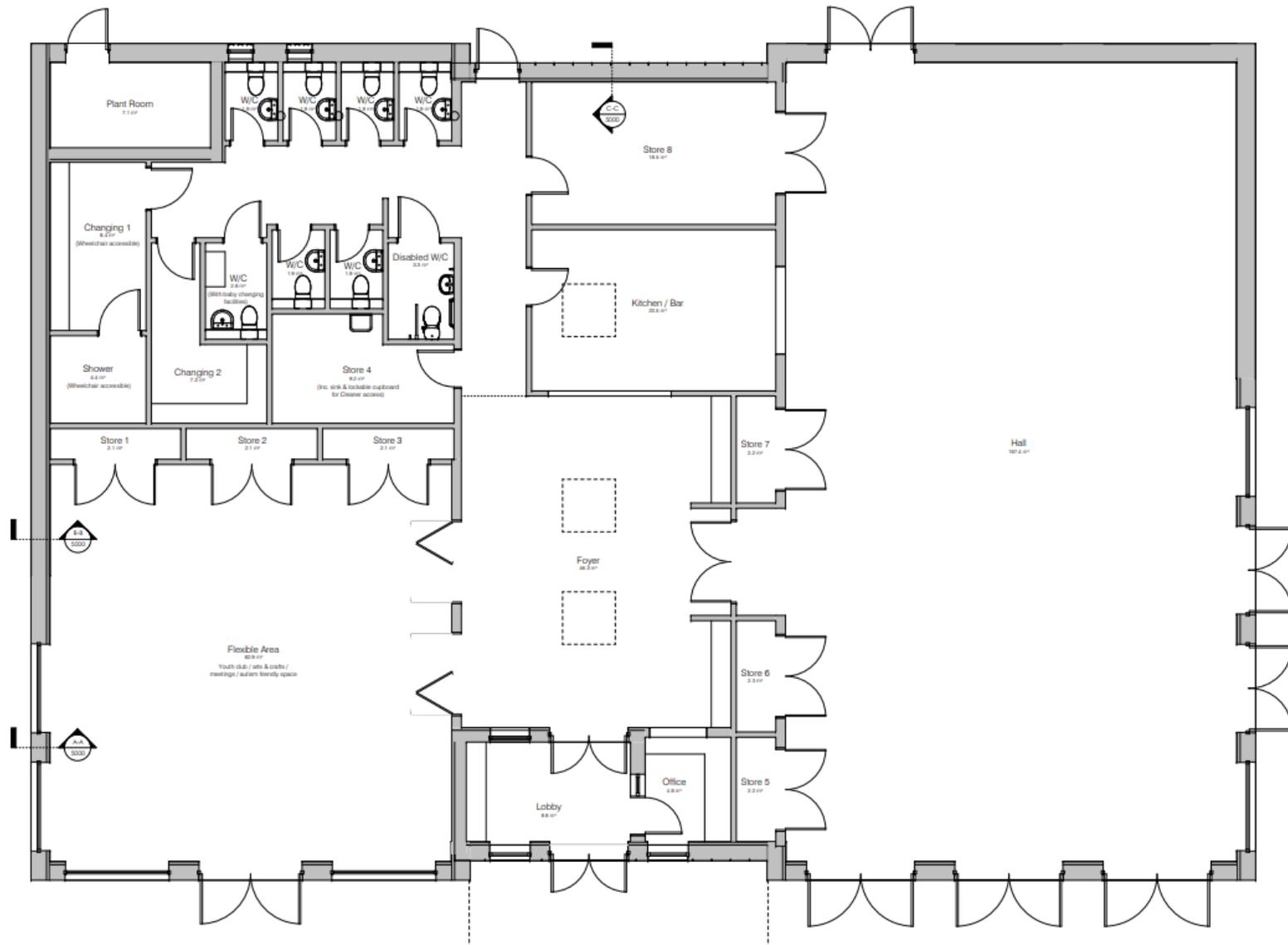
South Elevation



East Elevation

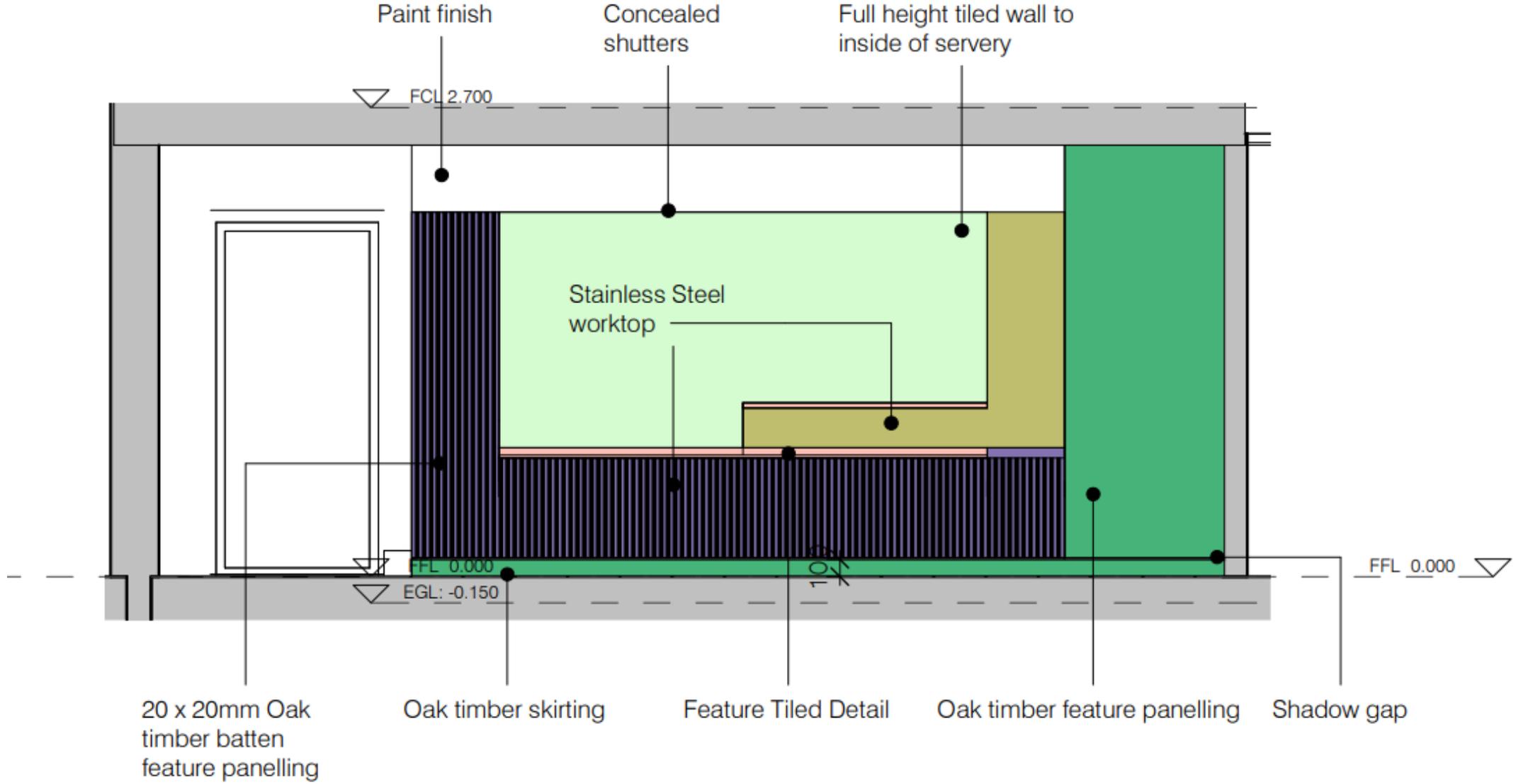


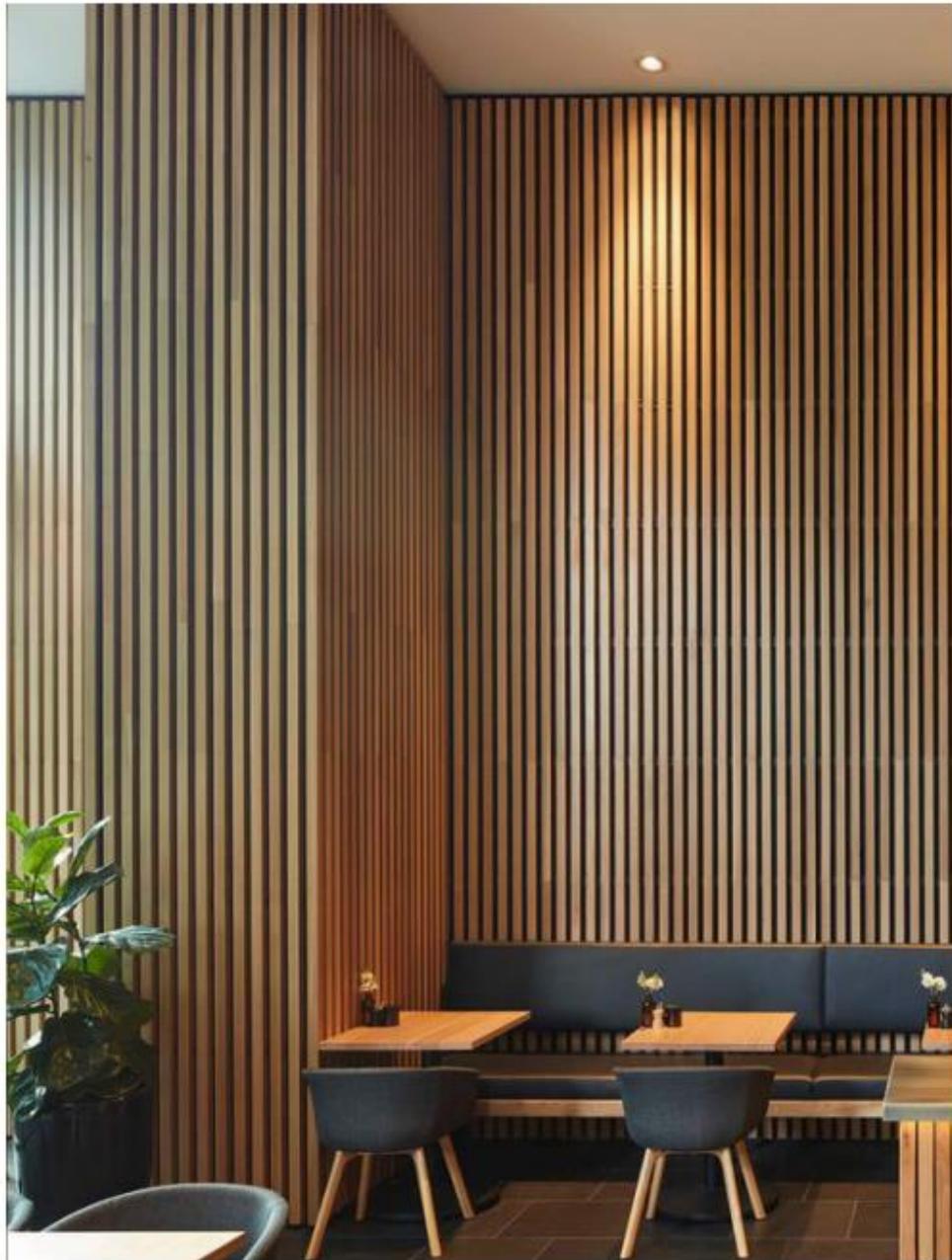
North Elevation



Elevation of Built-in Seating to Foyer

1 : 50





Example Of the Timber Feature Batten Asthetic to Achieve



NO	Description	Drawn	Rev
 <small>29-31 Cardiff Road, Taffs Well, Cardiff, CF15 7NS Tel: 01495 388 344</small>			
CLIENT 			
PROJECT MAGOR & UNDY HUB, MAGOR			
DRAWING PROPOSED EXTERNAL WORKS LAYOUT			
E.P.G.		DEC. 21	1:200

MUCH Project Finances

Kevin



MUCH Project Finances

- **Funding Sources**

- We were allocated £800k from the new housing Section106 money
- A further 1.145million was obtained as a grant from the Welsh Government Economic Stimulus Fund.
- We were also successful in obtaining a National Lottery People & Places grant of almost £350k. Of which £35K was identified as Start Up costs (Tables and chairs etc.)

- **Project Costs**

- Although in total we have almost 2.3million which appeared a lot of money for a building of this size. The costs have been vigorously market tested and Kier, the construction company appointed by Monmouthshire CC, are striving to actually keep the costs below budget. However unfortunately with the effects of the pandemic and the ever-increasing cost of raw materials, we will be required to make some money saving decisions to keep within the budget available.

Example

The original designs included two Changing rooms with an attached shower, for users who may have been undertaking vigorous exercise e.g., Badminton. However, in discussion with a local environmental expert and a Mon CC officer, two things were highlighted.

1. Additional costs would be incurred heating water hot enough for showers.
2. In other halls around Monmouthshire, showers are very rarely used and usually end up being storage cupboards. Although they still have to be annually tested for legionella.

Question

To the Trustees and yourselves, is whether the provision of showers is a necessity, when considering the project and ongoing maintenance costs and additionally the fact that most users will live locally?



Archwilioch y Lefelau
Perllan Gymunedol Magwyr a Gwndy

Explore the Levels
Magor and Undy Community Orchard

Byrryd Cwyllt Perllannau
Cwmwllydd and
Orchard Wildlife
Look and See



Darganfod Lefelau Gwent
Discover Gwent Levels

www.livinglevels.org.uk

Planting Date	Planting Site	Planting Species
1st Oct 2014	1	Apple
1st Oct 2014	2	Apple
1st Oct 2014	3	Apple
1st Oct 2014	4	Apple
1st Oct 2014	5	Apple
1st Oct 2014	6	Apple
1st Oct 2014	7	Apple
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1st Oct 2014	100	Apple



***MAGOR AND UNDY
COMMUNITY HUB***