

London Borough of Havering - Community Centre

“OFF-SITE MANUFACTURING AND
CARBON NEUTRAL BUILDING
CONTRIBUTES TO THE COMMUNITY”



CASE STUDY



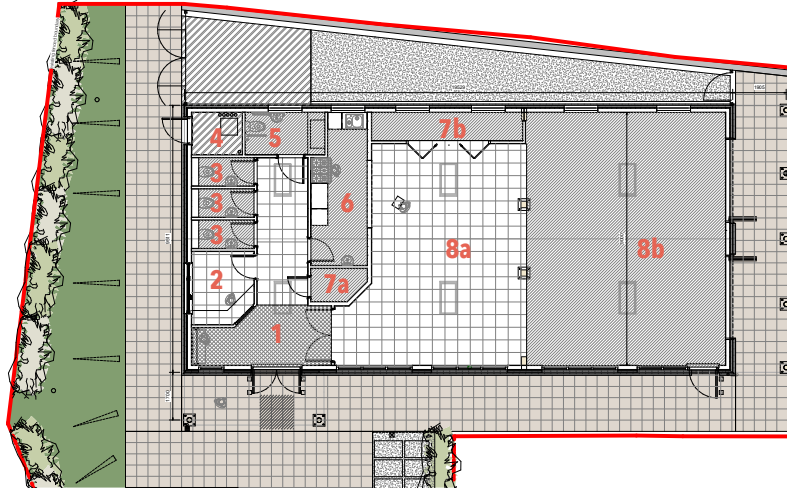
COMMUNITY

PROJECT: SAPPHIRE JUBILEE COMMUNITY CENTRE



Key:

- 1** Entrance Lobby - 18m²
- 2** Office - 5m²
- 3** WCs - 2m²
- 4** Plant Room - 3m²
- 5** Doc M WC - 4m²
- 6** Kitchen - 10m²
- 7a** Store - 2m²
- 7b** Store - 5m²
- 8a** Community Space A - 46m²
- 8b** Community Space B - 64m²



The London Borough of Havering were in desperate need of a new community centre for residents in Collier Row. They specifically wanted to build a carbon neutral building that was extremely versatile and would benefit a wide cross-section of the community. Sustainability and appearance were also important factors in the brief.

Using in-house architectural skills, Scotts worked closely with the council to offer a complete 'turnkey' service. Scotts designed, engineered, manufactured and installed the building to meet the required deadlines and specification.

The whole building was 3D modelled prior to construction, allowing for elements to be manufactured off-site, which meant the five month total build-time was achieved. The building is a hybrid timber superstructure with traditional timber panels and a glulam sway frame providing a natural aesthetic.

Inside, the community centre has a large, modern hall for use by local organisations and for events. The super-insulated building has a staff office, kitchen, toilets, children's play area and associated landscaping and is fully accessible for people with disabilities.

A major feature of the building is the ground source heat pump, served by two 130m boreholes in the ground, which provides all the hot and cold water, as well as the hot water for the underfloor heating. In addition, harvested rainwater provides water to flush all the toilets and service an outside tap for watering plants and maintenance.

Timber louvres provide solar shading to reduce solar gain during the summer months whilst also providing a partial canopy covering the access footpath to the play area. An array of 18 solar panels on the roof provide electricity to run the internal and external lighting and other electrical equipment, including disco equipment, with LED lighting throughout.

Providing a full turn-key solution to the construction meant that Scotts oversaw the whole process and were in full control of the speed and quality, from start to finish.

