



**Project Location:**  
Mildenhall, Suffolk

**Start Date:**  
March 2019

**Completion Date:**  
March/April 2021

**Client:**  
Abbeycroft Leisure  
West Suffolk Clinical Commissioning Group  
West Suffolk Council  
Academies Enterprise Trust  
Suffolk County Council (SCC)  
Suffolk Libraries  
Adult Social Services  
Department Working Pensions  
Academy Transformation Trust  
West Suffolk Clinical Commissioning Trust  
Suffolk Police  
Public Health England  
Citizens Advice

**Estimated Project Value:**  
£40m

**Concertus Disciplines:**  
Architecture + Interior Design  
Building Services  
Landscape Architecture  
Quantity Surveying + Cost Consultancy  
Structural + Civil Engineering

#### The Brief:

Now set to be a national archetype model for towns across the UK, Mildenhall Hub is a unique project to be a part of. The project, now moving onto its next phase, will be home to the relocated Academy, Leisure Centre, Health Centre, Public Library and offices for West Suffolk Council and the Suffolk Constabulary.

As well as providing the town with a central point and easier access to community services, Mildenhall Hub will reduce overheads and create better cost efficiencies by consolidating the back-office functions and reception areas.

#### The Scope:

In the first instance, while exploring the possibility of creating the hub, we developed a robust business case to allow partners and stakeholders to conduct due diligence on the proposed community facility. We engaged and consulted with a large number of stakeholders (30 plus), consolidating all their ideas and requirements. We also carried out initial surveys and architectural design proposals. Each option was fully costed to include the build, capital receipts and any land purchase, offset against any ongoing maintenance costs for the stakeholders current facilities. As well as producing all background and supporting information, we also provided a 25-year lifecycle cost.

We worked closely alongside a variety of stakeholders and key partners leading engagement sessions to establish and understand the clients' brief, requirements and long term aspirations for service delivery. Due to the quantity and wide variety of end users involved in the project, it was fundamental to maintain a cohesive design, whilst addressing individual stakeholder requirements.

Mildenhall Hub will be at the centre of the town's public services and one of the first to include education. Works have been progressing on external elements of the project, with the rendering now complete on the Academy. Accommodating many different sectors, Mildenhall Hub invites the need and want to be flexible with all its partners. An example of this is that the Academy will have access to an assembly hall during school hours but in turn will be available for public lettings outside of the Academies Core Hours, maintain secure lines and access requirements at all time.





#### **The Scope (continued):**

Initially appointed to RIBA Stage 4, we were then appointed by the client to provide Client Design Advisor Services for the complete Mechanical and Electrical, providing a review of the technical submissions and works as they progress onsite.

During the construction of the Mildenhall Hub development, R G Carter/the team have continued to partner with local supply chains by ensuring 85% of key trades are located within 65 miles from the site and using 23 key trades locates in Suffolk, Norfolk, Essex and Cambridgeshire.

Alongside the design of the building, we were appointed to undertake a Category B fit-out to the library, café, Council Chamber, and office areas. This included specification and installation of the furniture and fixtures as well as selection of final finishes, wayfinding signage and branding. Our Interior Designer provided full option appraisals, incorporating the existing public sector sites across Mildenhall. By using differing muted colours and finishes, the circulation routes are defined to provide a sense of direction for the 132 employees that the office space will accommodate. The look and feel of the space allude to a refined Scandinavian theme.

