



**BRADFIELD PARK  
CAMPSITE  
AND ACTIVITY CENTRE  
Headquarters Building  
Project**

*.....providing a lasting legacy  
to support young people*

**We ask for your help**

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## Bradfield Park's Ethos

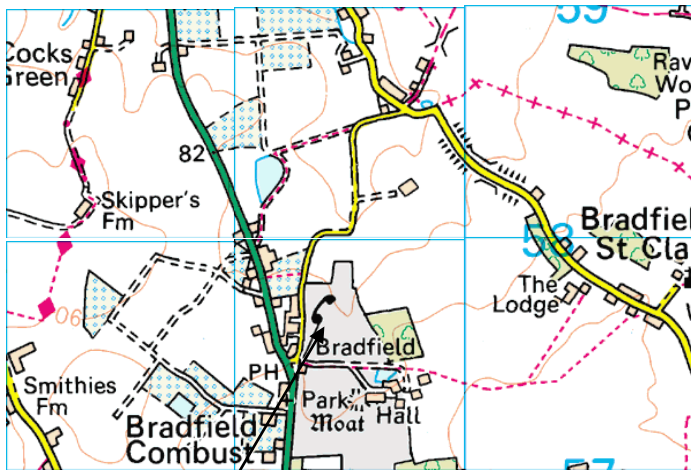
On the purchase of the Park in 2001 by the Scout Districts of Bury St Edmunds and Sudbury in partnership with Suffolk County Scout Council, St Edmundsbury Borough Council approved its change of use to a Scout campsite. In doing so, it also allowed the owners to allow its use by other youth organisations such as Girlguiding UK, British Red Cross, ATC, ACF, Sea Cadets, church youth groups and schools.

As a campsite and activity centre, Bradfield Park is able to offer young people:

- camping
- practical skills
- fun activities
- team work
- enjoyment of a safe and large expanse of unspoilt parkland
- wildlife conservation projects

## Location

The Park is situated at Bradfield Combust, Bury St Edmunds IP30 0LR



**The campsite**



## **Present and Proposed Buildings**

### **Present Building**

The HQ building that was erected on the site in 2003 is a former school classroom and comprises three dormitory rooms, a separate leaders' room, a small meeting room, a kitchen, an office and toilets/showers. A separate toilet/shower unit is adjacent to the building.

The building requires constant maintenance due to its age which is a drain on resources. More importantly, the building remains on the site only because of temporary planning consent and must be removed when a permanent HQ is erected. The planning consent expires in 2012 and there is no guarantee that it will be extended even if a permanent building is not in place. It is crucial, therefore, to complete Phase One of the HQ Development Project as soon as possible.

### **Proposed Building and Cost**

Planning consent was obtained for a new HQ building in December 2007 but due to the onset of the economic recession, it was deemed impossible to raise the necessary monies to build it.

The Bradfield Park Development Committee re-evaluated the project and came to the pragmatic solution of seeking planning permission for a new building design. It can be built in two separate phases with Phase One effectively replacing the present temporary building, and Phase Two adding purpose built dormitories.

With the erection of Phase One, the temporary building would be removed from the site in accordance with the temporary planning consent.

### **External Elevations of the Proposed Building**



**South West Elevation**



**North Western Elevation**



**South East Elevation**

## **The Phase One Appeal for £500,000**

The Appeal will be officially launched on 21<sup>st</sup> March 2011 with the aim of obtaining enough funding to commence building works by October 2012. Erection of the building shell will enable further work to continue as more funding becomes available.

The Phase One plans have been professionally costed by a chartered quantity surveyor, and amount to around £500,000 including professional fees, if HM Revenue & Customs deems it to be a zero-rated VAT project. But if not, a further £100,000 would need to be raised under the current 20% VAT rate.

The widest possible number of funding sources will be sought to reach the target to enable Phase One to be constructed.

Including the purchase of the Park, Suffolk Scouts have expended in excess of £120,000 on services (electricity supply, water, septic tank), purchase of toilet block and former classroom, maintenance (includes purchase of two tractors for grass cutting, tree surgery, painting and roofing), tree planting, equipping the kitchen and bunk rooms and purchasing the activity equipment.

John Mabb, County Scouter and former County Commissioner will act as the manager of the Phase One Building Appeal reporting to the Bradfield Park Development Committee. He will provide a point of liaison between the Committee, the Patron, supporters, donors, the media and the County Scout Council.



**“This is a marvellous project supporting young people, and which and for which I am proud to be the Appeal’s Patron”**

**The Most Hon The 8th Marquess of Bristol**

## **Costs for Building Phase One including VAT**

Substructure	£41,659
Superstructure	£164,436
Internal finishes	£56,526
Fittings	£20,650
Services	£97,155
External works	£43,140
Preliminaries	£42,359
Contingency/Inflation	£33,888
<b>TOTAL</b>	<b>£599,808</b>

Any or all of this project may be sponsored, and every avenue for funding will be explored from grant-making trusts to individuals, and corporate sponsorship to the National Lottery.

The Appeal can recover from the Government a very valuable 28% in Gift Aid when it receives contributions from individual, tax-paying donors, and all donations may be made by cheque to ***Bradfield Park Scout Appeal Fund*** and sent to the Suffolk Scouts County Office at 143 Cauldwell Hall Road, Ipswich IP4 5BS.

Corporate donors may put their sponsorship against their company's annual tax liability.

Gifts in kind of the required building materials would also be most welcome.

***Please help us to complete the Bradfield Park project that began with its purchase in 2001 and which will be a lasting legacy allowing young people in particular to experience the natural world in a very safe environment.***

In the event of the target not being met, all donations will be invested in the development of the site and its facilities.

**Patron**

The Most Hon The Marquess of Bristol

**Lead Volunteers:** Max Milburn MBIAT ACIOB, Chairman

John Mabb, County Scouter (Appeal Organiser)



Suffolk County Scout Council, 143 Cauldwell Hall Road, Ipswich IP4 5BS  
Tel: 01473 711678