

# Oaksey House

## FACTS & FIGURES

### **TIMELINE**

Oct 04 – Aug 05	Research needs
Sept 05 – June 06	Search for a site
July 06 – Mar 07	Planning Application
May – Dec 07	Design & Tender, archaeological dig, etc
Jan 08 – Mar 09	Building work
April 09	First residents move in

### **SUMMARY OF KEY FACILITIES**

- 12 residential units for IJF beneficiaries – 4 double units (1 respite) and 8 single units. Each comprises a bedroom & bathroom, with a sitting room & kitchenette.
- 3 paramedical & physiotherapy treatment rooms, which can also be used for other services like chiropody and counselling, for the racing workforce of Lambourn
- Rehabilitation gym
- Recreational gym with equipment designed to benefit riders, including 2 racehorse simulators
- Sauna able to accommodate 8 riders and a wheelchair
- Large community room which can also be used for educational, training and meeting purposes
- Small meeting room

### **ECO-FRIENDLY DESIGN**

The main building is set to achieve the highest BREAM (Buildings Research Establishments Environmental Assessment Method) rating for producing the minimum carbon footprint, a first in the area.

The building is naturally ventilated, heated by under floor pipes and fired by a wood pellet boiler (contributing a 30% reduction in carbon dioxide emissions).

It has a rainwater harvesting system, solar hot water, automatic daylight dimming lighting, light pipes and even bat houses.

It features specially designed building fabric, stringent insulation standards, sustainably sourced timber and recycled aggregates such as glass pellets and waste plastics, even including brown plastic coffee cups!

**COST** The total cost is in the region of £5m.