Down Lane Park Improvement Project

Affordability and Design Proposals

Key Feedback

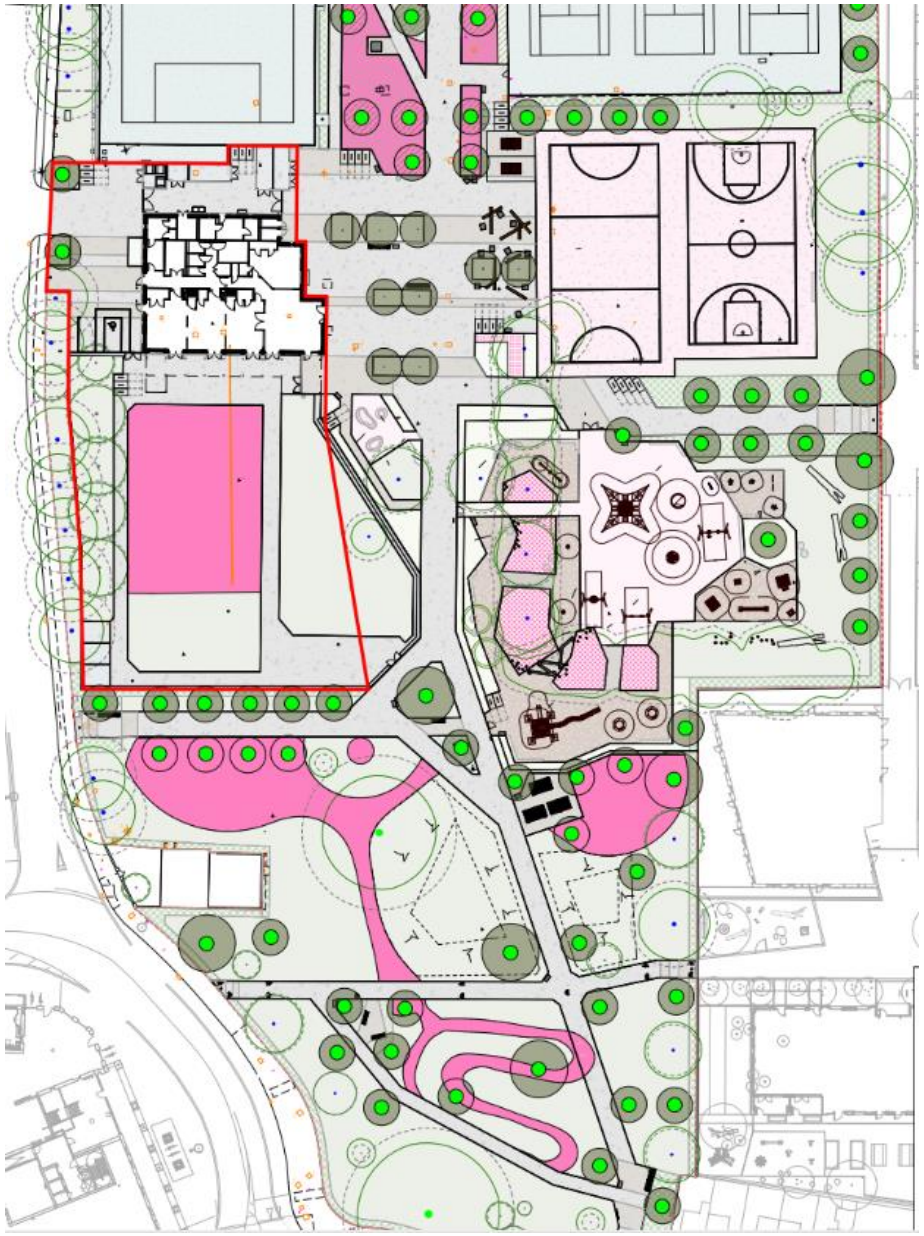
- New community hub with garden is essential. Safe spaces/warm spaces/access to external toilets. Accessible from the road preferably with parking.
- Not enough play for younger age groups, with current play offering extremely tired and not adventurous enough. Parents did not like the play area close to heavy traffic road. Preference for combined play spaces. Teenagers using small childrens spaces. Little-No accessible play.
- Womens safety paramount, travelling through southern part of the park is dark and feels dangerous. More lighting, better sight lines, increased natural surveillance/activation and more places to enter/exit easily
- Not enough for teenagers (particularly girls seating/informal play)/Poor condition ball courts for teenagers/Preference for no sides and free to access
- Flooding in central spine an issue during winter
- Parks Ops to remain within the park as increases feeling of safety.

How did we determine affordability?

Project Management	£	250,000.00
Contingency (15%)	£	375,000.00
	£	625,000.00
Remaining	£	1,875,000.00
Hub Building	£	1,500,000.00
Play Area (New)	£	240,000.00
Play Area (Minor Refurbished)	£	40,000.00
Ballcourt/Footpath improvement	£	95,000.00
	£	1,875,000.00

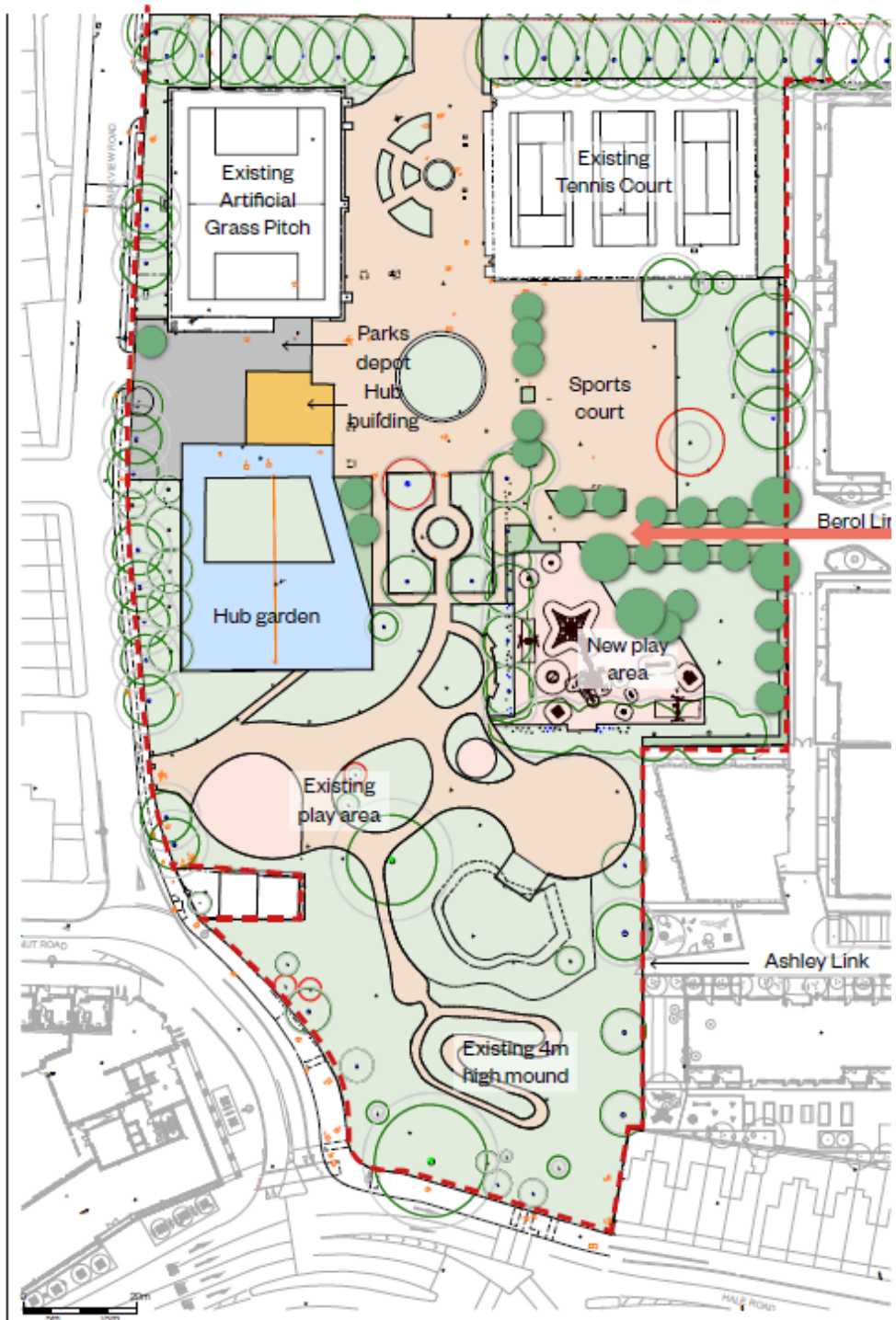
Project Management:
Staff Salaries
Surveys
Planning Fees
Design Fees
Demolition of Current Pavillion

Current Consented Scheme



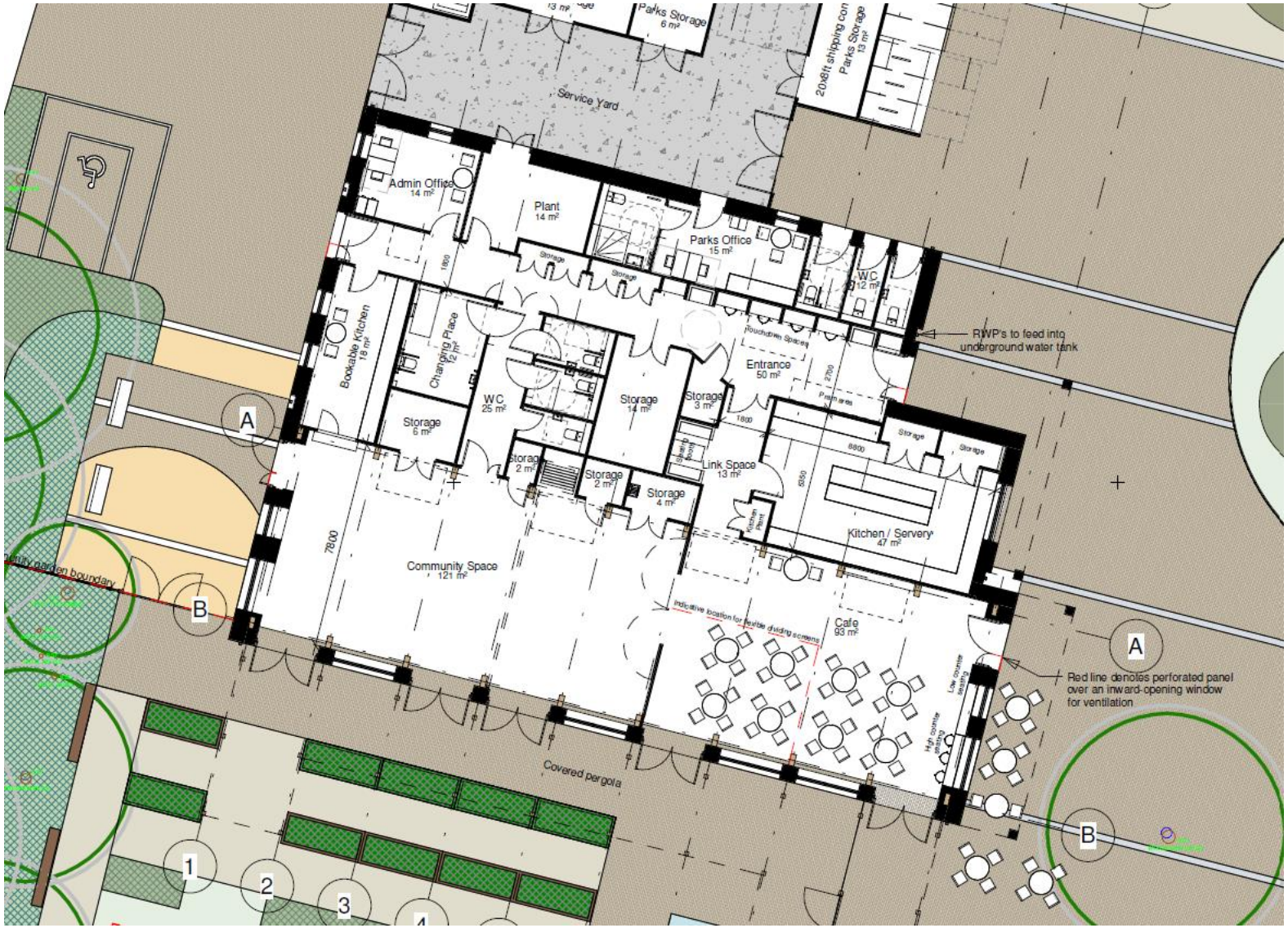
Proposed Revised Scheme



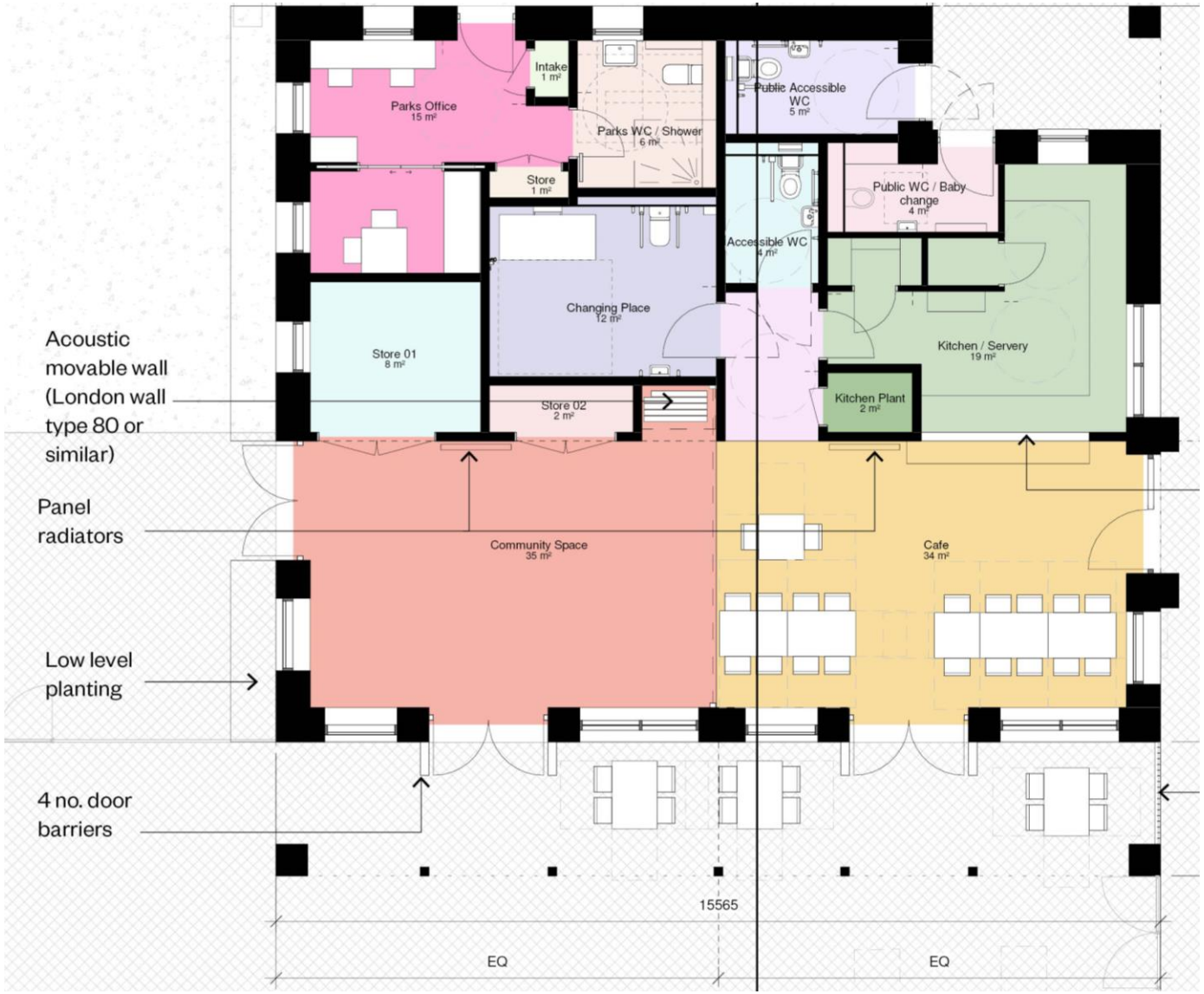

Existing Artificial Grass Pitch
Existing Tennis Court
Parks depot
Hub building
Sports court
Hub garden
New play area
Existing play area
Existing 4m high mound
Ashley Link


Down Lane Park Football Pitch
Down Lane Tennis Cou
Scales Rd
Park View Rd
Living Under One Sun Community Cafe...
The Volunteer
Ashley house
Google

Current Consented Hub Building



Revised Hub Building Proposal



Essential Criteria

- Externally accessible toilets
- Changing Places Toilet
- Hireable space with acoustic divide
- Café seating
- Glazing into garden, from the park and from the road
- Access from Park View Road to allow safe exit/entry
- Disabled Parking
- Covered outdoor seating
- Doors onto Garden
- Commercial Kitchen, Servery & Shutter
- Storage
- Servery into the Park
- Parks Operations office with separate entrance, toilet and shower

Revised Hub Building Proposal



Compromises

- No additional internal toilet (allowing for gender specific)
- Reduced number of café covers
- Community space is flexible café/rentable community space, rather than specific rentable rooms
- No dedicated Office room
- Plant accommodated in roof space
- Smaller kitchen (Still commercial size)
- Internal storage limited (will rely on external storage options for larger activities)
- Entrance to Park Road is through the community space (may not be available if rented)
- Community garden size reduced and greater m2 of hard standing
- Only one internal WC provided in order to accommodate Changing Places

Revisions

- Building footprint significantly smaller
- Height reduction
- Singular pitched roof construction
- Integrated canopy
- Principles around light, visual impact and BREAAM kept
- Brick option being tabled with Corten elements being considered
- No longer using glulam construction, so engineered joists are being proposed to provide similar aesthetic



Proposed Revised Option



Original Consented Scheme

Other funding options?

Possible match funding with the Football Foundation to fund a PlayZones.

Compromises:

-Fully Fenced

-Digi Lock System

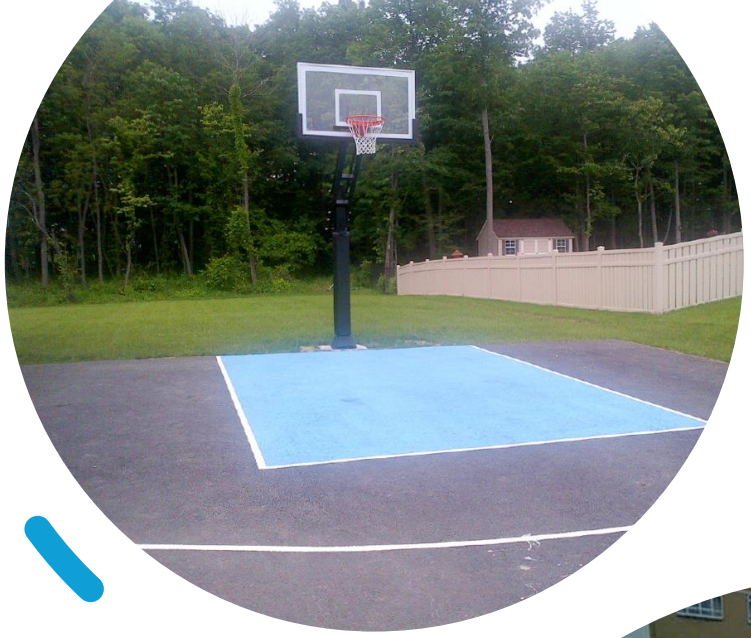
-Branded to FF Spec with limited scope to change

Advantages:

-Higher specification finish (value around £250,000)

-Likely to meet requirements for funding

-Fencing/Digilock means can be used for formalised sports eg womens sessions





Options to spend any contingency remaining.

Extend Play area to full footprint	£150,000
Remove Existing play and turn to green	£200,000
Re-do central surfacing to address drainage issues	£300,000
Relay/reconfigure southern footpath	£50,000
Add 20 new trees	£15,000
Add new Stockholm Tree Pits (flood resilience)	£80,000
Add bespoke seating to central spine	£100,000
New lighting throughout existing southern route	£150,000
Higher specification of MUGA/Sports Court 1 (No lighting)	£70,000
Additional Sports Court (No Lighting)	£100,000
Flood Lighting for sports	£65,000 per court
Enhanced greening to new Hub garden	£40,000
Removal of Mound (No Asbestos)/ BMX track	£200,000
New Southern Entrance & Cycle route	*£50,000. Contingent on other costs above.