



BROOKSIDE OPEN SPACE MASTERPLAN

March 2018



**PROJECT
CENTRE**
DesignWorks

Document Reference:1000004529

Document Control

Report Reference	Issue	Description	Originator	Checked	Authorised
1000004529- Brookside Open Space - Masterplan Report	01	Concept Design	Jamie Nayar 08/03/2018	Joao Toscano 08/03/2018	Sam Neal 08/03/2018

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1.0 Introduction

Project Centre has been appointed by Hillingdon Council to provide a masterplan proposal for Brookside Open Space that will aim to re-vitalise this large open green space and provide high quality sports, leisure and civic facilities for its residents. This proposal will focus on the items required in the brief whilst adding a few complementary assets and activities for the council to consider. Our design will aim at creating an inclusive green space that responds to the needs of a diverse range of age groups and cultures as well as ensuring that the space feels safe and calm. The design will be in line with current best practice, creating new walking and cycle routes as well as encouraging a healthy lifestyle.

Background

Hillingdon is a borough situated within the west of Greater London and north of the River Thames. As with many boroughs in Greater London, Hillingdon is experiencing a significant population increase, largely due to improvements in transport links to central London which have made it a very attractive location for commuters. Although the link to central London is the key driver for this new found attractiveness, Hillingdon has a strong local community feel that renders a unique character to the place. Our design proposals aim to capture and celebrate this.

Vision

Our vision is to deliver a transformational change to Brookside Open Space. Our proposals will be grounded in best-practice for sports parks, strong landscape design principles and sound implementation experience.

Outcomes

The anticipated outcomes are:

- A well designed sports and leisure area which meets the residents needs for a better green space.
- An improved experience for pedestrians and cyclists
- Healthier more sustainable lifestyles being promoted within the local community
- Positive interaction between different age groups and cultures
- Local businesses could be supported by improved green space and increased footfall



Figure 1 Wider context - aerial view

2.0 Site Analysis

Brookside Open Space is located on the edge of Hillingdon Council and adjacent to the west of the Yeading Valley which is part of the Yeading Brook Meadows nature reserve. This important environmental asset currently separates the Brookside Open Space from Spikes Bridge Park, a successful sports and leisure park that has recently been refurbished and amplified.

The proximity between these two open green spaces provides the possibility of creating some synergies that will provide the local population with a diverse and high quality offer of sports and leisure activities.

Figure 2 illustrates a variety of characteristics that will inform the design principles and the proposed high level masterplan.

These characteristics are:

- Distance to Spikes Bridge Park - between 5-15min, depending on where you start your journey and route taken
- 2no. civic entrances along the same alignment: from Brookside Road on the south and the residential community to the north
- 1 no. nature reserve entrance on the north-east corner of the space which links the park to both Yeading Valley and Spikes Bridge Park (through a pedestrian bridge)
- Prevailing WSW winds as per Figure 3

There are also some relevant assets adjacent to the Brookside Road entrance that will be important to consider:

- An open green area to the west
- A play area that has been recently been restored to the west of the car parking
- Car parking area - 15no. parking bays and 4no. parallel parking
- Community Centre
- Basketball Courts



Figure 2 Site analysis diagram

LEGEND

- Civic entrances to the park
- Nature reserve entrance to the park
- Nature trail
- Yeading Passage
- Yeading Brook
- Open green area
- Play area
- Car parking
- Community centre
- Basketball courts
- Pedestrian bridge
- Spikes Bridge Park entrance

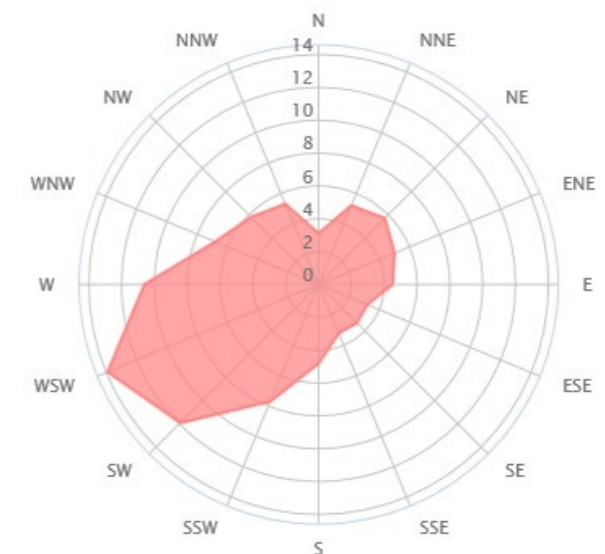


Figure 3 Prevailing winds - Information from Northolt RAF station by Windfinder

3.0 Site Visit

Project Centre's team has visited the site but due to adverse weather conditions this was also accompanied by a desktop study on the existing conditions.

The site is currently a vast grassed area, a very open, unsheltered and non-defined space which does not seem attractive to use. The existing topography is very flat, lending itself to the addition of sports facilities.



Figure 4 Location plan



4.0 Case Study - Spikes Bridge Park

Spikes Bridge Park is a key case study for Brookside due to its proximity to the site. The budget for this refurbishment was approximately £2.2M and the park now includes the following components:

- 4-team changing room pavillion
- Educational space
- Flexible community spaces
- Car parking - 21 no. + Emergency vehicle parking
- 3G football pitch
- Flood lighting
- Resurfaced athletics track
- 6no. bay cricket nets
- 2no. play areas
- Exercise equipment
- Nursery
- 2no. tennis courts
- 2no. MUGAs
- 2no. cricket playing fields
- 1 no. senior + 1 no. U16/U15 + 1 no. U9/U8 turf football pitches
- 2no. 5-a-side turf pitches + 1 no. small training pitch



Figure 5 Layout of Spikes Bridge Park facilities



What will be learned from the case study?

- The added value benefits of working in partnership with community based organisations, to overcome the legacy of a stalled development
- How the council went about developing a mutually beneficial three way partnership with two community based organisations to deliver an improved community sports facility
- The benefits inherent in taking a long term strategic approach towards asset transfer, where learning by individual practice can inform and shape wider council policy.

SETTING THE SCENE

Spikes Bridge Park is located in the heart of Southall, in the south west of the London Borough of Ealing. Ealing has a population of circa 315,000, of which 41% belong to black or minority ethnic communities. 78% of Southall's population is of minority ethnic origin.

Formally Southall Municipal Sports Ground, the 8.2 hectare open space site was once the hub of an extremely diverse community, traditionally of Indian and Pakistani origin. However, a lack of investment and intensive informal use had rapidly taken its toll on the ageing facilities, (the pavilion was demolished for health and safety reasons in 2007). A private sector led plan for re-development, (begun in 2002), failed to materialise, despite extensive negotiations, and its generally run-down condition had led to the site becoming an unwelcome focus for anti-social behaviour.

"What facilities were in place had been used to destruction by a local population that's obsessive about cricket, and the running track was also very popular"

Julia Roberston, sports development manager, Active Ealing

As part of the council's borough wide plan to create more Youth Provision, refurbishment of the fenced tarmac courts and unfenced tarmac, the creation of 3 tennis courts and a MUGA, was undertaken in 2010. A playing pitch strategy in 2007 had previously identified Spikes Bridge as a key site of local importance, but its long-term future had yet to be secured. But, with renewed political interest, a continued demand by clubs and a growing population, the council decided to re-tender the opportunity to manage the sports facility in 2009.

As Julia Robertson, Active Ealing Sports Development Manager, explains, the sense of local ownership of the site remained strong, despite its poor condition.

"We knew this wasn't going to happen if we didn't have a credible community partner. Historically, the site has been the focus of extensive unauthorised use – what facilities were in place had been used to destruction by a local population that's obsessive about cricket, and the running track was also very popular".

The council has since capitalised on this local enthusiasm with an exciting community led scheme involving two community based organisations - London Tigers - a football team and community organisation, and Southall Community Alliance (SCA) – a local charity representing a wide range of smaller community groups in Southall. A 25 year lease, a low rent and a revenue commitment from the council to cover grounds maintenance, (approx £10k), and utility charges, will form the main terms of an agreement to regenerate the sport and leisure facilities in the park.

APPROACH TAKEN

A cross directorate team was established, including Parks, Property, Regeneration and Sports Development, with a view to transfer Spikes Bridge to a community partner to help meet the council's aspirations for the site. A new leasing pack, that clearly set out the council's long term vision, was prepared, which sought to obtain the following information from potential partners:

- Ideas and future plans for the use of Spikes Bridge
- A 'Method Statement' which asked for evidence of: experience; skills; organisational capacity; ability to maintain a mutually beneficial partnership and the submission of a Sports Development plan for the site, (the Sport England standard sports development plan template was suggested in the brief)

Figure 6 Spikes Bridge Case Study (Sports England, www.sportengland.org accessed March 2018)

- Probity checks
- Financial accounts
- Eligibility to fundraise
- Confirmation of suitable governance arrangements in place, including: CRB, Equality and Diversity, Health and Safety, Insurance and Constitution.

The individual elements of the leasing pack were purposefully designed to extract information that would dovetail with the aspirations of different strategic partners at a national, regional, sub-regional and local level, including:

- "Game Plan, A strategy for delivering government's sport and physical activity objectives"
- The PE and School Clubs Links Strategy
- The "London Plan for Sport and Physical Activity"
- Pro Active West London, (one of 5 sub-regional partnerships in London)
- Active Ealing, (the borough-wide strategy for increasing sport and physical activity and access)
- The Football Association's "National Game Strategy"
- Middlesex County Football Association's Development Plan
- The England and Wales Cricket Board's vision.

As well as saving time in preparing future bids, evidence of strategic thinking also gave the council an early steer on those applicants who would demonstrate future credibility with a range of funders.

The transfer opportunity was advertised to all local contacts, (approx. 700 groups), through National Governing Bodies and posted on the council's website. Although London Tigers and SCA originally came forward with separate proposals, during the evaluation stage the council considered that the organisations' ideas were extremely complementary, and subsequently encouraged them to consider making a new joint proposal.



6
week initial
expressions of interest
period

This suggestion was agreed between the two organisations, and a consultant was appointed by the two organisations to work up a more detailed proposal for the council, which was subsequently agreed.

The initial expressions of interest stage took 6 week to complete. The second stage, which included formal proposal submissions, evaluation, interviews and preferred partner selection, took 10 weeks. The process included officer time to get to the position of agreement and minimal legal and property management costs.

"Issues around the 5 year business plan were important to get right", says Julia. "We tested the groups' assumptions around running costs using internal benchmarks, and the need for a sinking fund was clarified early on.

Responsibilities would be split for grounds maintenance. For example, the groups would take on aspects such as 'dressing the wicket', while the council will continue with broader grounds maintenance responsibilities."

Cabinet approval was gained to delegate approvals and speed up the transfer process. An outline timetable was prepared so that all stakeholders' expectations were managed, including those of councillors and residents.

4.1 Case Study - Spike Bridge Park

OUTCOMES AND IMPACT

A three way partnership has now been established, with the following consortium vision:

"Together we aim to develop and promote excellent recreational facilities that have full community involvement, are safe, accessible and sustainable. We will forge positive relationships with statutory partners, external funders, local sports groups and residents to regenerate the park area"

A phased approach to delivery has been agreed between partners. The first phase consists of creating a 4 changing room pavilion, educational space, flexible community spaces, car parking, a 3rd generation pitch, (essential to the viability of the scheme), floodlighting, (subject to planning), resurfaced athletics track and provision of 6 bay cricket nets.

Phase one elements have a capital cost of £1.7m excluding professional fees. The council has agreed to lead on planning advice, technical drawings, the landscape architect and achieve VAT savings on purchases. London Tigers, (who will eventually be established as the lease holder with a 25 year agreement), and SCA will lead on external funding bids, engaging with the community in the consultation process and marketing and promotion leading up to the opening of the new facility. A management committee will be developed to ensure ongoing support of the local community who have a significant vested interest in the site.

A formal partnership agreement enshrines the fact that the consortium is entering into a development agreement, rather than a landlord and tenant arrangement. The partnership agreement covers the following shared interests:

KEY OBJECTIVES

- A schedule of allocated partner tasks and responsibilities, including the provision to renegotiate the same at any time during the term
- Performance monitoring, (via quarterly project meetings)
- Financial terms
- Confidentiality, Freedom of Information, Data Protection, Branding and Publicity terms
- Termination terms, (and consequences)
- Liability and Indemnity terms
- Insurance
- Dispute Resolution process.

Both external and internal capital funding, (£200k from the council), has been identified and gained. One has successfully levered the other. Three major grant bids, totalling £950k, are currently underway to the Football Association, the London Mayors Legacy Fund PlaySport and the London Marathon Trust. If successful with these funding applications, work will start on site in summer 2011, subject to planning and successful procurement.

The experience of Spikes Bridge has also contributed to the refinement of the council's asset transfer process. A rent subsidy method has been established to balance the council's need to meet its 'fiduciary duty' to manage its assets in a way that makes best use of resources, against the economic, social and sporting impacts implied by the partnership arrangement.

The rent subsidy methodology is based on the degree to which community sports organisations meet standard criteria. Maximum points are awarded for the attainment of Sport England Clubmark or National Governing Body of Sport equivalent. Supplementary points are gained for the demonstration of the following:

- Appropriate NGB affiliation
- Qualified coaches
- Insurances in place
- Open membership and equity policies
- An agreed Sports Development Plan
- A commitment to maintaining and developing school-club links
- Appropriate monitoring and evaluations processes
- CASC registered, (if appropriate)

- Governance arrangements in place
- Need and demand led
- External funding secured.

As Julia explains, the council's pragmatic approach to a rent subsidy for Spikes Bridge remains evidence based.

"We decided that meeting all our criteria would warrant an 80% reduction in market rent. In this instance, our community based partners are providing significant added value. If, as a result of their intervention, the capital improvements are realised and more users can benefit from an enhanced site, then the value for money argument is easily won."

The consortium partnership for Spikes Bridge has been led by the community, for the community, with the underpinning reassurance of a local authority presence. The council has confidence in the community partnership to deliver against community need, and the community partners are satisfied with the arrangement that day-to-day management of the site is their responsibility.

Overall, the outcome of the approach taken by the council and its community based partnership is pointing the way to a sustainable and long-term future for Spikes Bridge. What was, until recently, a council facility that was attracting political and community attention for all the wrong reasons, is now a focus for neighbourhood regeneration and local pride. As a result of the possibilities that have emerged as a result of the approach for Spikes Bridge, its appropriate replication across similar challenging sites in the borough is now a top priority.

CRITICAL SUCCESS FACTORS

- Agree what you want to do with the site - establish an easily understandable and clear vision for potential bidders, evidenced by need, (the proposal for Spikes Bridge is in-line with current Government thinking on the provision of multi-sport hub sites that are able to service a wide range of users)
- Design the process to get the best out of potential partners. The council were open to ideas, the 'interview' was informal and explanatory. Meetings were scheduled in the evening to accommodate volunteers' availability, (in retrospect, the council feel that it could have included less council-specific obligations and jargon in the original brief, and still ensured due diligence was met)
- Do not underestimate the level of professional support that a council has to offer, in terms of planning, project management and supporting external funding bids
- Get planning involved early on, so issues like floodlights can be addressed
- If the transfer is to be a success, the council must remain involved throughout the process and in the future, as part of a management committee or similar
- Although cross-departmental arrangements are essential, decide who is going to lead overall, and on the various element into the future, such as monitoring progress
- A long term view is essential. Ongoing revenue funding, rent subsidy and general resource commitment are vital ingredients underpinning the viability and sustainability of Spikes Bridge
- Residents welcome the fact that a community based partnership is providing a visible leading role. There are fewer concerns about whether residents' views are going to be heard. As the roots of community based organisations go deeper in the community, they work more naturally and quickly as accountable providers than the local authority.



Figure 7 Spikes Bridge Case Study (Sports England, www.sportsengland.org accessed March 2018)

Figure 8 New practice cricket nets at Spikes Bridge Park (Sports England)

5.0 Design Principles

Our proposals take into consideration standard guidelines in regard to best-practice in orientation of open-air sports facilities. This is a key element for ensuring that the pitches are fit for purpose and performance will not be affected by the sun.

The team also considered how the context and access will inform the proposals for the park. The park should still be perceived as a predominantly green space with ecological relevance but the character will vary from a more urban park with quite defined sports and leisure facilities (i.e. 3G football pitch, tennis courts, running track, play areas, cafe, etc) to a more natural looking setting with playing fields, landforms, open lawns and wildflower meadows.

This subtle variance will give an added value to the park in terms of attracting a wider audience as well as making the connection to the Yeading Brook Meadows nature reserve more obvious.

The proposals will also look to improve the woodland on the southern boundary, ie further opportunities to create nature trails, link with other wildlife features, improve biodiversity and create drainage swales for on site SuDS drainage.

Wherever possible, the team will aim to retain all earth excavations on site. Any excavated material can be re-used to form new landforms, providing a more interesting and sheltered landscape.

Our proposals also recognise the close proximity to housing on the North boundary and the possible planning issues this might create, ie lighting spill and noise.

The area adjacent to the Brookside Road entrance, which contains the open green area, play area, car parking, community centre and basketball courts, could also be integrated in the next stage of design. This would provide the opportunity for the masterplan to articulate the park and its main entrance which in turn could accommodate for an increase in the car parking provision as well as additional facilities whilst the sports and play component would be integrated within the park.

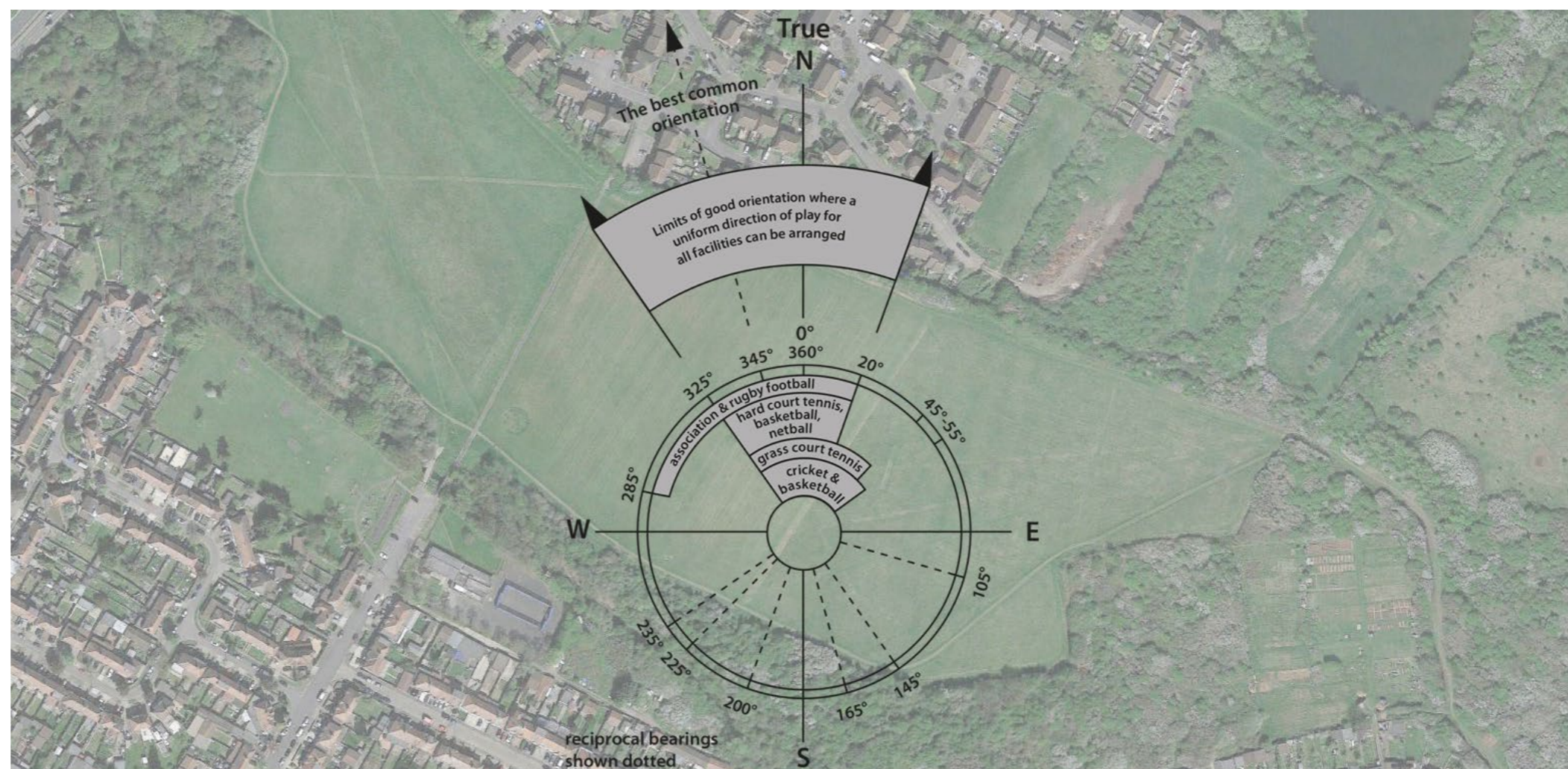


Figure 9 Sports orientation guide



Figure 10 Definition of character within park

6.0 Concept Design Options

Project Centre has looked at different concept design options for the layout of the basic sports facilities required in the brief document. Layouts for the paths have been included in each option to provide an understanding of how the space could function, as well as indicating the areas left over once the primary sports facilities have been allowed for. The potential for utilising these leftover areas for other activities will be highlighted in more detail in the following chapters.

Option 1 has an orthogonal arrangement which includes 4no. tennis courts, a running track with a 3G football pitch infield, a cricket playing field, a senior football playing field and 2no. U9/U8 football playing fields. All these elements are aligned to the north path leaving some empty areas to the south which provide opportunity to include additional features for the park. This option has been progressed into a high level masterplan.

Option 2 shows a different orthogonal configuration which includes 4no. tennis courts, a 3G football pitch, a cricket playing field, a senior football playing field and 2no. U9/U8 football playing fields. The running track was removed from this option due to the proximity of the running track facilities at Spikes Bridge Park. It was felt that the offer of a formal running track was fairly niche and that the network of paths would provide ample space for informal jogging activity. This option positions the sports facilities at the centre of the open space leaving the edges to more civic or nature related uses.

Option 3 shows a more informal layout which includes a running track with an athletics space infield, 4no. tennis courts, a cricket playing field, a senior football playing field and 2no. U9/U8 football playing fields. This option does not include a 3G football pitch which would help keep costs down. It also creates a very direct link between the Brookside Road entrance and the Yeading Brook Meadow nature reserve.

Option 4 shows a more meandering informal layout which provides very interesting possibilities in terms of the layout of the sport facilities. This option contains the same sports facilities as Option 1 but due to its more organic configuration it is less effective in terms of possible uses for the space i.e. the left over spaces are less adaptable. The meandering quality of paths lends itself well to landform whilst creating more relaxed (less direct) routes.

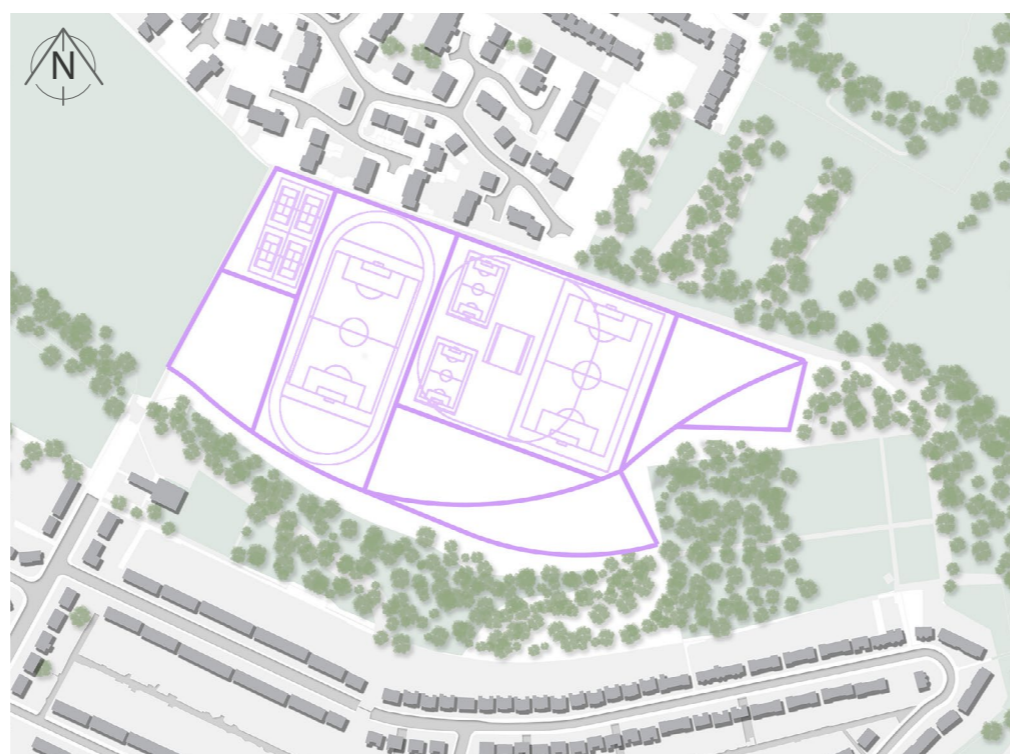


Figure 11 Proposed layout Option 1

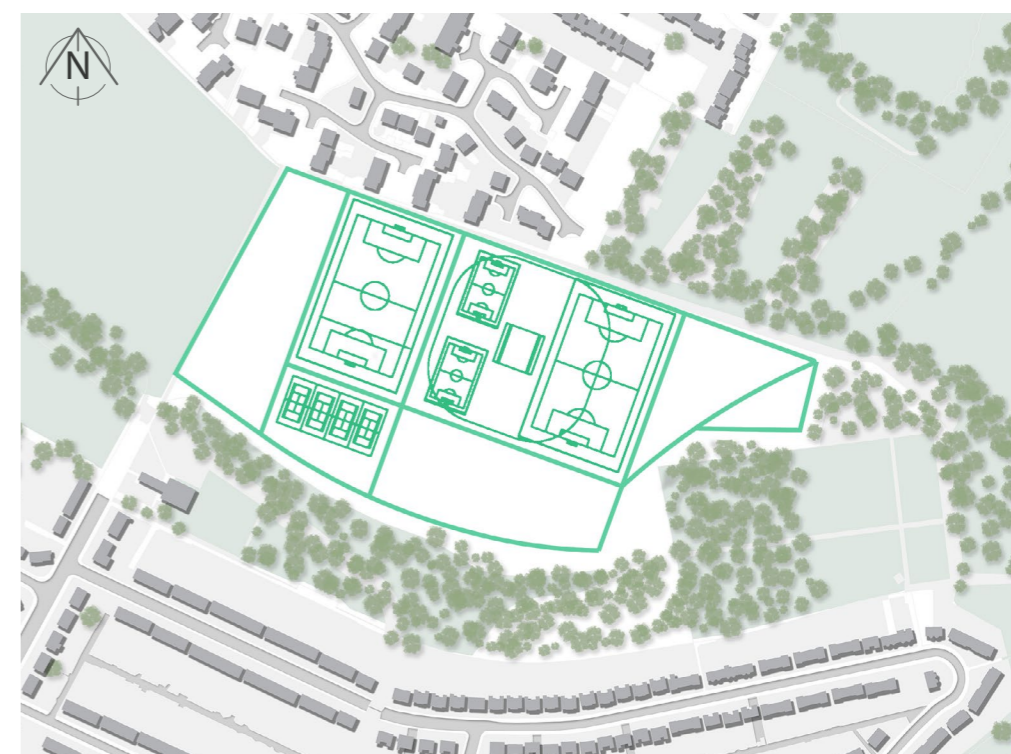


Figure 12 Proposed layout Option 2

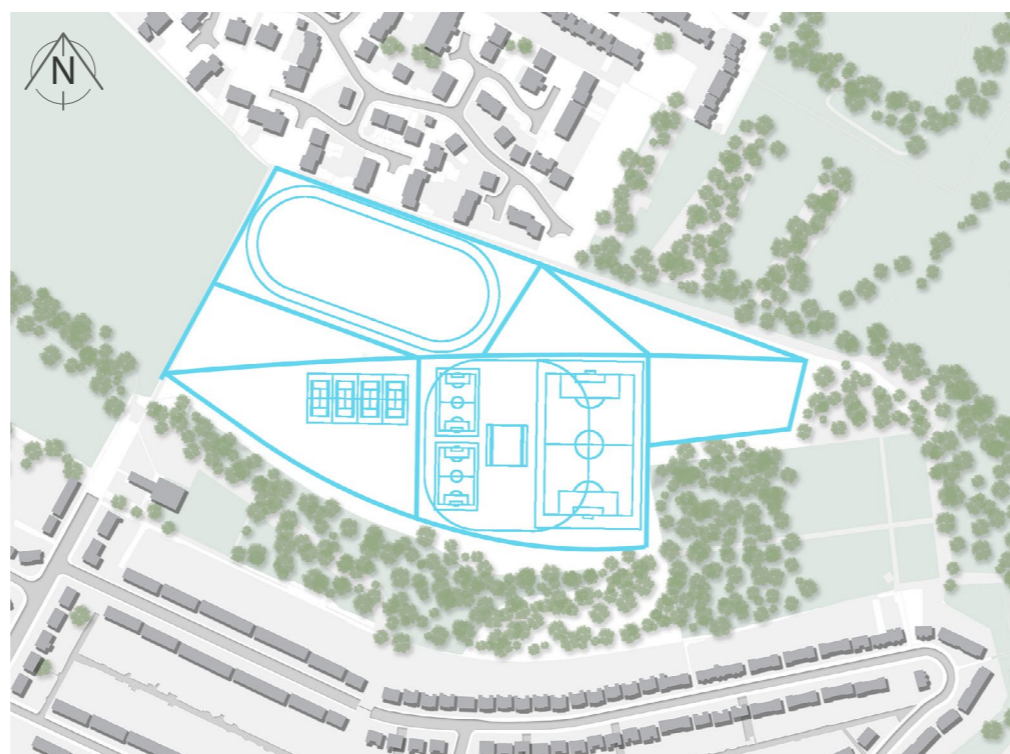


Figure 13 Proposed layout Option 3

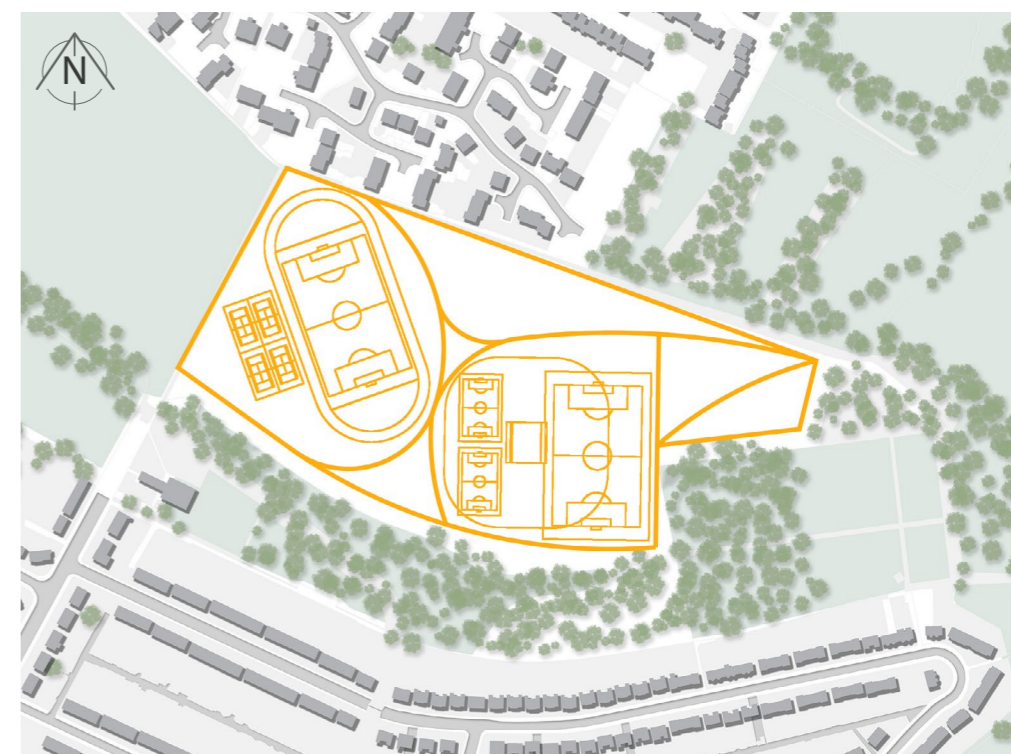


Figure 14 Proposed layout Option 4

6.1 Concept Design Options

Table 1 compares the key sports facility features included in each option.

Options 1 and 4 include all the sporting facilities initially outlined in the brief. Where as, Option 2 explores the exclusion of the running track and Option 3 the exclusion of the Senior 3G pitch (replaced by additional athletics facilities).

The resulting paths are compared in terms of connectivity and layout and the leftover spaces are assessed for how adaptable they will be in terms of providing additional features for the park.

	Sports facilities specified in brief				Path layout	Left over spaces for additional features / facilities
	Tennis Courts	Natural Turf sports pitches (Cricket and Football)	Running Track	Senior 3G pitch		
Option 1	●	●	●	●	Orthogonal grid layout with southern meandering route from Brookside Road entrance to Yeading Brook nature reserve entrance	5 well defined zones of relatively similar sizes
Option 2	●	●		●	Orthogonal grid layout with southern indirect route from Brookside Road entrance to Yeading Brook nature reserve entrance	4 well defined zones - 2 large rectangular forms, 2 triangular
Option 3	●	●	●*		Informal geometric layout with diagonal direct connection between Brookside Road entrance to Yeading Brook nature reserve entrance	5-6 defined zones - triangular in form / some narrower or more irregular spaces
Option 4	●	●	●	●	Informal layout with curving connection between Brookside Road entrance to Yeading Brook nature reserve entrance	3 - 4 defined zones - 1 large space, and several irregular smaller sized spaces / pockets

*This option could include additional athletics facilities infield

Table 1 Comparison of concept design options

7.0 High Level Concept Design Masterplan

The concept masterplan develops Option 1 illustrating how the elements in the brief can be complemented with additional features that make this park not only a benchmark for sports activities but also an important civic hub with a clear social and ecological agenda.

In addition to the elements stated on the brief (tennis courts, running track, football playing fields for different ages and cricket playing fields) we have added the following:

- Structure tree planting which will help to break down the scale of the space, define spaces and routes, add seasonal interest, provide shade and shelter, mitigate strong winds and enhance biodiversity
- Landforms will help define spaces, shelter from winds, create visual interest as well as opportunities for seating overlooking sports activities
- Cafe building with an outdoor seating area and an adventure playground
- 3G football pitch on the running track infield
- Exercise equipment and street furniture spread throughout the site
- Improved lighting which will contribute to a safe environment as well as for activities to be prolonged into the early evening
- Additional wildflower meadow areas which add interest, whilst having low maintenance regimes and further supporting bio-diversity.
- Skate/Bicycle park which will attract different users to the park whilst creating visual interest to the people laying on the grass
- Animal enclosures to provide protected habitats to certain animal species whilst having an educational role about biodiversity.



Figure 15 High level concept design masterplan

LEGEND

- | | | | |
|-----------------------|-------------------------|---------------------------------|---|
| ① Adventure play area | ⑤ Exercise equipment | ⑨ Large-size landforms | ⑬ Skate park |
| ② Cafe/Reception | ⑥ 3G football pitch | ⑩ U9/U8 football playing fields | ⑭ West-facing lawn |
| ③ Tennis courts | ⑦ Medium-size landforms | ⑪ Cricket playing field | ⑮ Animal enclosure |
| ④ Running track | ⑧ Small-size landforms | ⑫ Senior football playing field | ⑯ Trail to Yeading Brook Meadow natural reserve |

8.0 Elements - Precedents

The following precedents illustrate the different elements that could be included in the park.



Cricket Playing Fields



Cricket Nets



Football Playing Fields



3G Football Pitch



MUGA



Running Track



Tennis Courts



Exercise Equipment

8.1 Elements - Precedents



Animal Enclosures



Cafe



Car Parking



Organic Food Growing



Paddling Pool



Skate Park



Adventure Playground



Earthworks

8.2 Elements - Precedents



Day Nursery



Table Tennis



Climbing



Wildflower Meadows



Community Centre



Lawn Areas



Public Art



Park Toilets

9.0 High Level Cost Estimate

Project Centre has developed a high level cost estimate for Brookside Open Space Masterplan that responds to the brief and outlines indicative costs for additional elements that the council might consider to include on the scheme.

On Table 2 the team included the elements on the brief such as:

- Tennis courts
- Running track
- Sports pitches which include a 3G senior football pitch and a cricket natural turf pitch (which includes one senior football pitch and two U9/U8 football pitches as part of the overlay and a 6 lane cricket table)
- Lighting
- Pathways
- CCTV

Also included in Table 2 are other elements such as Preliminaries, Drainage, Car Parking, Earthworks, Trees, Planting/Lawn, Changing rooms, Street Furniture and Design Fees, which the team deemed as absolutely necessary for the scheme.

On Table 3 we have included indicative sums for additional elements shown on the high level concept design masterplan such as:

- Skate Park
- Adventure Play Area
- Wayfinding/Signage
- Public Art
- Cafe
- Exercise Equipment

These elements could be crucial to the civic and social quality of the scheme.

The team would suggest that an annual sum of £30K would be assumed for maintenance at this stage. This is an indicative amount which we feel will provide a robust baseline in comparison to the approximate amount of 10K stated for Spikes Bridge Park maintenance.

This cost estimate is indicative at this point and would need to be further developed together with Hillingdon Council to ensure that both brief and budget are aligned.

Item	No./Area	Price	Assumptions
Preliminary Works	Lump Sum	£75,000.00	Assumed
Tennis Courts	4	£355,000.00	Based on Sports England facility costs document
Running Track	1	£300,000.00	Adjusted from Sports England facility costs document. Assumed that lighting, infill grass and other equipment are excluded
Senior Football 3G (including flood lights)	1	£750,000.00	Adjusted from Sports England facility costs document
Cricket Natural Turf Pitch (including winter sports pitches and cricket table)	1	£270,000.00	Based on Sports England facility costs document
Changing rooms	1	£245,000.00	Based on Sports England facility costs document
Car Parking	250m2 additional	£50,000.00	To be reviewed
Trees	32	£32,000.00	Assumed £1000 per tree
Main Paths	8680m2	£434,000.00	Assumed £50/m2 (to include emergency vehicle access)
Secondary paths Hard Areas	1302m2	£65,100.00	Assumed 15% of main paths and £50/m2
Drainage	Lump Sum	£100,000.00	Assumed
Lighting	Lump Sum	£300,000.00	Assumed
Street furniture	Lump Sum	£50,000.00	Assumed
Soft Landscape	Lump Sum	£150,000.00	Assumed
CCTV	Lump Sum	£50,000.00	Assumed
Design Fees	Lump Sum	£175,000.00	Assumed
TOTAL		£3,401,100.00	
TOTAL + 20% CONTINGENCY		£4,081,320.00	

Table 2 High Level cost estimate to brief

Item	No./Area	Price	Assumptions
Skate Park	1	£200,000.00	Adjusted from Sports England facility costs document
Play Area	1	£150,000.00	Assumed
Wayfinding/Signage	Lump Sum	£50,000.00	Assumed
Public Art	Lump Sum	£50,000.00	Assumed
Cafe	1	£450,000.00	Assumed
Exercise Equipment	Various	£50,000.00	Assumed
TOTAL		£950,000.00	
TOTAL + 20% CONTINGENCY		£1,140,000.00	

Table 3 High Level cost estimate of additional features

Note: These amounts are highly indicative at this point and the team has made some adjustments to the sports facility costs provided by Sports England such as the 3G senior football pitch and the running track which seemed unnecessarily costly for such a recreational setting. We have included a 20% contingency to retain some flexibility within our cost estimate.

We have also taken into consideration the £2.2M budget spent on refurbishing Spikes Bridge Park as a benchmark for our cost estimate.

These amounts would be refined further during the next stage of design.

Hillingdon Council to determine costs for services infrastructure (not included in this cost estimate).

10.0 Conclusions and Recommendations

Conclusions:

The Council's ambition to enhance this large-scale green space and create a new sports and social hub provides a substantial opportunity for realising the potential of Brookside Open Space as a pleasant and well designed park that caters for the needs of the local residential population. This proposal will focus on creating a sense of place for the local community as well as ensuring that the area feels safe and connected to the adjacent nature reserve. The design will also be in line with current agendas where healthy living and SuDS are a priority.

The high level design solutions presented are based on Project Centre's experience in high quality landscape design. This exercise aims to kick start the design process ensuring that the council has a good basis to make a more informed decision on what the aspirations will be for Brookside Open Space.

The design aims to provide substantial improvements to the quality of Brookside Open Space with a focus on:

- Providing a wide variety of sports and leisure activities that will engage all age groups and create a high-value asset that promotes healthy living
- Reducing anti-social behaviour around the area by engaging the younger population
- Increase the sports and leisure provision giving a better choice to the residents
- Increasing the number of trees as a key element to improve air quality as well as reinforce ecological corridors to promote enhanced biodiversity
- Provide lighting, additional seating and cycling facilities all within defined routes that will help make movement easier
- Provide tree planting and earthworks to enhance shelter from wind and rain
- Increase connectivity to the nature reserve

A facility of this size would need to be economically viable and as indicated generate a revenue which the Council needs to determine. The facilities shown would need to attract a certain number of people to be viable and therefore dictate other infrastructure such as car parking and basic facilities which would need to match, ie toilets, changing rooms, parking, etc.

Our proposals aim to create a high quality civic park that clearly improves the experience for residents and visitors as well as taking into consideration sports-related requirements.

Recommendations:

In order to take this design forward we recommend the following tasks to be undertaken:

- Clarify brief for sports facilities for the park including size of pitches
- Clarify brief for civic and leisure facilities for the park i.e. lawn areas, cafe, play areas
- Clarify opportunity for new community facilities i.e. community centres, day nursery, etc
- Further clarity on funding for project
- Assessment revenue generator elements within the park e.g. cafe, tennis courts, 3G football pitch
- Clarify time of use for the park i.e. would it be open 24 hours?
- Commission of ground infiltration survey
- Commission of flood risk assessment
- Commission of biodiversity survey
- Commission of topographic and C2 survey information
- Early stakeholder engagement
- Early sponsor and strategic partner engagement
- Early engagement of council representatives for lighting, planting, street furniture, etc. to understand approvals process and maintenance requirements
- Council to determine any planning limitations on the site and do an economic appraisal
- Traffic survey to determine traffic impact on local streets of additional visitors to the site
- Car parking requirements
- Cycle parking requirements and cycle strategy within the park
- Understanding accessibility requirements
- Development of the tree planting and SUDs strategy for the project
- Development of a material palette
- Council to determine costs for services infrastructure
- Clarification of programme

