



THE VISION

The Parish Council Fixed Asset Development Strategy proposes the relocation of its administrative offices, council chamber and grounds & maintenance facilities to Greenwood Park.

- The changes will improve the efficiency, accessibility and usefulness of our Greenwood Park facilities;
- Changes may include improved car parking, electric car charging points, astroturf pitch, space for a community orchard and garden, and extensions to existing buildings/new buildings to include a café, additional community rooms and improved public toilets including a changing place unit.
- Options are designed to be cost-effective, emphasise sustainability, accessibility and biodiversity, with facilities which meet both current and future demand.
- Plans will be advanced in consultation with facility users and in accordance with best practice and regulations.
- Parish facilities will be rationalised and modernised, whilst addressing environmental concerns and community needs.



Environmental Value

Utilise 'landscape led' design, innovative thinking and sustainable optioneering, to maximise the environmental benefits and quality of life whilst minimising the environmental impact and overall infrastructure costs.



Health and Wellbeing Value

Buildings impact our productivity, the climate, our environment and well-being. Use placemaking and amenity to provide active environments which encourage opportunities for sport and formal exercise.



Financial Value

Value for money is key to the deliverability of the project. Use innovation and cross-collaboration to capitalise on the Design Team's experience and know how to optimise costings, viability, and deliverability, through a whole life cycle approach and to procurement approaches.



Social Value

Take a holistic approach to placemaking and local uses to provide assets which benefit both people and place, developed through community and stakeholder engagement and building on the inclusive foundation of the Parish Council to achieve social equity and justice.

NEXT STEPS

- Following approval of the Stage 1 report, the current options will be shortlisted to the final design and layout options.
- Developing the shortlisted concepts into greater detail
- Liaise with Quantity Surveyor determining cost and benefit analysis
- Discussion with St Albans District planning team
- Re-engage with community stakeholders

PROJECT PROGRESS

- 1 Analysis of Greenwood Park:** An appraisal of the existing park provided a breakdown of the existing public realm, natural features and current condition of Greenwood Park facilities
- 2 Engagement:** A Community Survey was distributed to gather information on how local residents currently utilise the open spaces and facilities and ascertain views on potential future changes.
- 3 Vision and Concept:** A design vision for the improvements at Greenwood Park were developed.
- 4 Options Study:** An optioneering report examined a series of design options for the proposed building and existing building.
- 5 Scoring:** The options will be scored individually by the Parish Council's Fixed Asset Committee to identify favourable options. The highest scoring options will be shortlisted for further discussion.

CHALLENGES

Suitability of Facilities

In their current forms neither the Parish Centre (Bricket Wood) nor the Community Centre and Pavilion (Greenwood Park) are adequate in terms of energy efficiency, accessibility and the capacity and suitability of facilities.

Maintenance Costs

The ongoing and increasingly costly maintenance of the Parish Centre is no longer a sustainable use of public funding. The Parish Council are however, committed to ensuring a community facility remains in Bricket Wood.

Layout and Health & Safety Standards

Parish grounds and maintenance facilities do not currently meet modern health and safety standards and are located some distance from Greenwood Park, where most regular work is required.

Meeting Demands and Accessibility

Kitchen & public toilet facilities, parking provision and space for community activities at Greenwood Park also do not meet current demand nor needs of fully accessible facilities for all the community.

MAINTENANCE OPTIONS



Option 1

- + Good access from the existing car park and is more central within Greenwood Park
- - Requires removal of woodland trees and also limits staff access to along the busy entry road
- - Difficult HGV access

Option 2

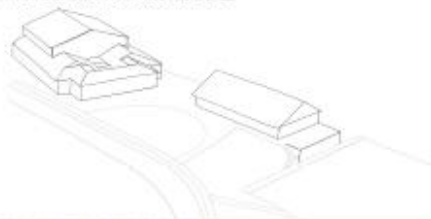
- + Located close to the allotments and is easy to access for staff
- + Good HGV access
- - Requires relocation of some allotments

EXTEND & REFURB OPTION

Indicative design option as an example of the options being considered by the Parish Council.



INDICATIVE VISUALISATIONS - NOT TO SCALE



- Existing (internal refurbishment only)
- Refurbishment (including minor extensions)
- New Building / Extension

On the left: existing buildings in the landscape



- The sports pavilion will be retained, thermally improved and redecorated.
- The sports pavilion building will be extended on one side to provide:
 - more usable and functional club room and multi purpose room (currently too narrow)
 - more space for the changing rooms
- New canopies will run around the sports pavilion and on the south elevation of the community centre to provide shade and a more welcoming entrance.
- A new built area will be proposed on the southern facade of the community centre, with a first floor extension which will include:
 - on the ground floor: a new café, a new entrance and distribution space, improved and consolidated toilets, changing facilities and ancillary space
 - on the first floor: new Council Chamber, offices, and ancillary space.
 - the other existing spaces will be retained, thermally improved and redecorated.
- A large public plaza will be located between the two buildings.
- Opportunities for landscaping, seating and public spaces would be designed between the two buildings.

- New canopy
- Café
- Café's spill out
- Distribution space
- Ancillary space
- Club room/Multi-purpose room
- Ancillary spaces and toilets
- Council Chamber
- Offices
- Retained spaces (thermally improved and redecorated)

If you would like to send comments, please scan the QR code or use the link:
<https://www.surveymonkey.com/r/TWMK2BK>

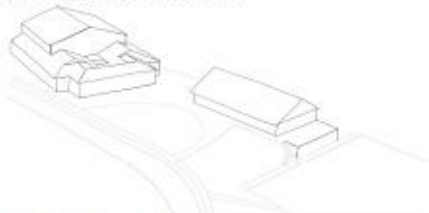


REFURB & REBUILD OPTION

Indicative design option as an example of the options being considered by the Parish Council.



INDICATIVE VISUALISATIONS - NOT TO SCALE



- Existing (internal refurbishment only)
- Refurbishment (including minor extensions)
- New Building / Extension

On the left: existing buildings in the landscape



- The community centre will be retained, thermally improved and redecorated. The entrance space will be improved.
- New canopies will be built on the south elevation of the community centre to provide shade and a more welcoming entrance.
- The sport pavilion will be partially rebuilt on the north side, and refurbish and extended on the south side to include:
 - on the ground floor: a new café, a new entrance and distribution space, and new and improved toilets, changing facilities and ancillary space. More usable and functional club room and multi purpose room (currently too narrow).
 - on the first floor: new Council Chamber, offices, and ancillary space.
 - new canopies on the south and on the north side will offer more shaded space to seat outside the café and to enjoy the view on the tennis courts.
- A large public plaza will be located between the two buildings.
- Opportunities for landscaping, seating and public spaces would be designed between the two buildings.

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| ■ New canopy | ■ Ancillary spaces and toilets |
| ■ Café | ■ Council Chamber |
| ⋯ Café's spill out | ■ Offices |
| ■ Distribution space | ■ Retained spaces (thermally improved and redecorated) |
| ■ Ancillary space | |
| ■ Club room/Multi-purpose room | |

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