

# BRICKFIELDS HUB REDEVELOPMENT

## Questions and Answers

This document includes a set of Q&As to provide more information on the proposals for the Brickfields Sports Centre, and updates on how plans are progressing.

The following questions stem from various sources, including previous and ongoing community engagement; queries raised directly; and topics that the project team felt the community would benefit from learning more about.

Questions have been paraphrased for brevity and organised into groups based on the themes they cover to make it easy to navigate and find the information you might be seeking.

These responses have been developed by the project team and in consultation with the local authority.

We hope you find this useful to review during the planning process and development of this exciting new community project.

### COMMUNITY BUILDING PLANS - AN OVERVIEW

#### Existing Location

- Located in the heart of the Devonport community, access to the facility is via Madden Road, which sits off Cumberland Road.

#### Key information

- Conveniently sited is a nearby bus stop for public transport access, found on Madden Road.
- The facility is within walking distance for residents and accessible to the wider community.
- E-Bikes are already available, directly opposite the sports centre.

### PROPOSED SITE PLAN & ACCESS

The redevelopment will see the introduction or retention of the following:

- A reconfiguration of the main entrance located near the centre of the building through a glazed lobby.
- Two existing accessible car parking bays at the front of the building will be retained.
- The existing main car park, with spaces for up to 150, will remain.
- Improvement to the planters and the paved access to the front of the building, including the introduction of outside amenity space.
- Cycle parking loops retained, along with Beryl Bikes on the pavement opposite.

### PROPOSED EXTERNAL DESIGN

- Alterations will be carried out to the facades of the building to improve the quality of the internal spaces and provide a much more active frontage.
- Large areas of translucent glass will be introduced at ground floor level giving views into the sports hall, reception area, and ancillary spaces.
- At first-floor level, a clear window system is proposed which will enable rooms to interact with the public side of the building.
- High level render will be introduced, running down to the top of the ground floor window, and returned around the building gables to add featured effects ensuring it fits the aesthetics of the local area.
- A contemporary approach to design, using a rich and sustainable variety of materials, will be implemented, along with a colour palette to complement that of the surrounding area.

[brickfields@pafc.co.uk](mailto:brickfields@pafc.co.uk)  
[www.pafc.co.uk/brickfields-development](http://www.pafc.co.uk/brickfields-development)



ARGYLE  
COMMUNITY  
TRUST



DCLL



SCAN ME

# BRICKFIELDS HUB REDEVELOPMENT

## Questions and Answers

### ENERGY PERFORMANCE

New energy efficient and renewable equipment is being considered to provide long-term benefits, ensuring the building is sustainable and environmentally friendly:

- New heating and cooling systems, reducing demand for fossil fuel sources
- Solar Photovoltaic (PV)
- Rainwater harvesting system
- Targets to meet the CO2 emissions targets set out by the local authority

### PROPOSED BUILDING SPECIFICATION

#### Ground Floor

- Active frontage with outdoor seating, main reception, and social lobby area
- Several multi-use rooms
- A health hub with 1:1 consultation rooms
- Changing facilities and toilets
- Sports hall with lowered ceiling height to enable the introduction of a mezzanine floor
- Toilets and changing facilities
- Common areas
- Lift

#### First Floor

- New and improved gym
- Large interactive soft play zone
- Café with a commercial kitchen
- Large multi-use function room with licensed bar
- Office space
- Toilets, changing facilities, and lockers
- Youth zone with a consultation room
- Esports gaming room

### DELIVERY

#### When will work start?

The works will go to tender in July 2023 with an anticipated start date of October 2023. Initial works will include the strip out of the existing facility, structural works, and works to the façade.

#### When will it open?

The duration of the construction period is dependent on negotiations with and the approach of the contractor who is yet to be selected. It is anticipated the works will take upwards of six months and will include a handover and fit-out stage afterwards. The facility is estimated to be fully operational in late spring/early summer 2024.

#### Who will have the building contract?

The contractor is yet to be selected, pending a rigorous selection process. This process will ensure we select a contractor that understands the importance of respecting the community throughout the works and offers best value for the charity.

[brickfields@pafc.co.uk](mailto:brickfields@pafc.co.uk)  
[www.pafc.co.uk/brickfields-development](http://www.pafc.co.uk/brickfields-development)



SCAN ME

# BRICKFIELDS HUB REDEVELOPMENT

## Questions and Answers

### **How is it being funded?**

The site has secured funding from Argyle Community Trust facilities reserves fund, the Community Ownership Fund, and Youth Investment Fund to deliver the renovations to transform the site.

### **What section of the building is changing?**

A design has been developed that includes works both externally and internally, however the focus is very much on the internal space. This is to ensure that feedback during early consultation is taken on board and the internal space is altered to better reflect the needs of the community and existing users, ensuring a high quality and sustainable space.

## **LOCAL IMPACT**

### **Will there be any local disruption during construction i.e. road closures, large vehicle access?**

All construction works do come with some level of disruption, however we do not expect there to be a level of disruption that will cause frustration to local residents. Road closures are not anticipated but larger deliveries will take place that may impact on the width of the road for very short periods of time. Our team of client representatives and project managers will work closely with the contractors to minimise disruption and put the community first in any planning of the works.

### **Will there be noise?**

Specific stages of the works will include activities that create noise, such as removal of elements of the façade and works to the immediate frontage of the facility. The contractor will be requested to demonstrate method statements that minimise noise and working hours will be strictly adhered to.

### **Are any trees being affected?**

Within the planning application we have requested permission to remove one small tree which is currently constrained in a raised planter. This will allow for an improved new entrance which includes a green canopy and other landscaping and planting improvements. Opportunities will be explored to enhance nature wherever possible across the wider site as part of the future works.

### **How will the site be secured and kept safe throughout construction?**

Details of site security are kept confidential to minimise risk, however the contract will include rigorous security measures to protect the facility, the contractor, the client and, importantly, the local community.

### **How will residents be kept up to date?**

A dedicated communications team are engaged throughout the project to ensure that noticeboards and communication channels are updated throughout the works. Details of communications and contact details for any concerns can be found on the project website, via our social platforms, and by signing up to the mailing list.

<https://www.pafc.co.uk/brickfields-development>

### **How do you envisage managing anti-social behaviour during and after construction?**

Anti-social behaviour will be limited by creating a secure site throughout the works with close liaison with the council and other key stakeholders. The design of the facility is intended to create a legible and open space, ensuring a welcoming community space that deters anti-social behaviour.

### **Will the food bank service be affected during the redevelopment?**

There are no proposals to change the food bank service that currently operates from Brickfields, Madden Road.

[brickfields@pafc.co.uk](mailto:brickfields@pafc.co.uk)  
[www.pafc.co.uk/brickfields-development](http://www.pafc.co.uk/brickfields-development)



ARGYLE  
COMMUNITY  
TRUST



DCLL



SCAN ME

# BRICKFIELDS HUB REDEVELOPMENT

## Questions and Answers

### TRAVEL & PARKING

#### **Will there be enough parking?**

There will be sufficient parking available to the west of the building in the main car park. Existing parking capacity is being retained.

#### **Will parking be free?**

Parking on the site will remain free.

#### **Will access to the existing car park change during the construction period?**

No, access to the existing car park will be available throughout.

#### **Can I secure my pedal bike?**

There will be a bike rack located outside the main Hub where you can secure pedal bikes.

#### **Are changing facilities available?**

There will be several changing facilities available within the facility.

#### **Will this project add traffic pressures in the local area?**

Alongside other key operators within the footprint of the site, we will make every effort to ensure that traffic is controlled through effective transport management strategies during the construction works. We do not anticipate a greatly increased number of car journeys as a result of the works and will continue to encourage the use of public transport. Car parking and traffic will form a key focus for development of the wider Brickfields site design - this is being developed by a team that includes architects and traffic specialists. More will be released on this subject in due course.

### DESIGN

#### **Why have you developed and chosen the proposed design?**

Based on feedback and consultation from the local community, the design focuses on creating a sustainable facility which will complement the existing environment. Inspiration has been taken from similar projects delivered locally and nationally to learn and recognise best practice which has helped shape the design.

#### **Are you consulting with anyone regarding the interior design?**

Working groups have been established to ensure that the interior design meets the needs of the community. This has included key stakeholders, health groups, young people, and existing users of the site.

#### **What will make this development different/interesting?**

Whilst retaining its leisure services, the facility will also provide a wider variety of benefits to the local community through a range of alternative services and opportunities, including youth provisions, social action projects, physical activity and sports provisions, as well as specialist health and wellbeing services.

The facility will be a beacon of activity, offering affordable, accessible, and inclusive activities for all ages and abilities. This will include hyper-local youth services, wellbeing support programmes, family activities, and education and employment training - ultimately creating a thriving community hub.

#### **How does the design meet the need of the Devonport community?**

Community engagement and asset mapping was undertaken over a nine-month period. We have remained in consultation with stakeholders from Devonport over the past six months and will continue to engage with the local community. Devonport Community Leisure Limited will also form part of the governance for the site ensuring the local community are represented. We have also learnt from, and heard the voices of, current users and residents regarding their thoughts on improving the existing facility and its offers and opportunities.

[brickfields@pafc.co.uk](mailto:brickfields@pafc.co.uk)  
[www.pafc.co.uk/brickfields-development](http://www.pafc.co.uk/brickfields-development)



SCAN ME

# BRICKFIELDS HUB REDEVELOPMENT

## Questions and Answers

### **How accessible is new design?**

The facility must meet minimum requirements, but much consideration has gone into exceeding these to be fully accessible. Key features will include blue badge parking bays, lift access, and accessible toilet facilities.

### **How sustainable is the new design?**

Whilst the works take place on an existing building, the design has been developed with a key focus on sustainable strategies. The design is developed to ensure flexible use well into the future. Additionally, measures have been considered that reduce embodied carbon, and low carbon solutions have been designed for heating and cooling. Photovoltaics have also been proposed.

### **Will there be a swimming pool?**

Unfortunately, the site cannot accommodate a swimming pool.

### **Why is the sports hall height being reduced? What implications does this have?**

To provide a wider range of activities and programmes we need to reconfigure the site to maximise usage and provide more areas for the local community. Therefore, a mezzanine floor will be placed above the sports hall to accommodate additional space and activities. The sports hall will remain, but will have a height restriction which would limit some competitive sports.

We are, and will remain, in contact with those groups potentially affected by this change.

## **OPERATOR**

### **Who will manage the facility?**

Argyle Community Trust, the official charitable partner of Plymouth Argyle Football Club.

### **What experience does Argyle Community Trust have in facility management?**

Argyle Community Trust currently operate Manadon Sports and Community Hub in the north of the city, along with Central Park Sports Hub. We have a proud and successful history of managing and delivering community facilities and provisions.

### **What type of work do Argyle Community Trusts deliver in the community?**

Our Community Strategy builds on Argyle Community Trust's desire to make a change to people's lives using the power of Plymouth Argyle Football Club. Many communities in which we serve face barriers in relation to health, wellbeing, education, employment, levels of physical activity, high deprivation in some areas, and low attainment levels.

Through the work undertaken as part of our last strategy, and through research and consultation, there is clear evidence to indicate our work is needed within our community. National, regional, and local plans reflect the work that we undertake with the aim of breaking down the barriers stated above.

<https://argylecommunitytrust.co.uk/about-us/>

### **Will PAL be involved?**

PAL will be a key partner to Argyle Community Trust, ensuring we can promote physical health and wellbeing across the city and surrounding areas. Whilst they will not be operating the facility, we will work with PAL to consider enhancing offers across the city.

[brickfields@pafc.co.uk](mailto:brickfields@pafc.co.uk)  
[www.pafc.co.uk/brickfields-development](http://www.pafc.co.uk/brickfields-development)



ARGYLE  
COMMUNITY  
TRUST



DCLL



SCAN ME

# BRICKFIELDS HUB REDEVELOPMENT

## Questions and Answers

### SERVICES

#### What will the opening hours be?

The facility will open seven days a week – the exact opening hours are still to be determined but Argyle Community Trust will ensure the operating times meet the needs of members and users. We will listen to local people.

#### Will there be job opportunities?

Yes, although our initial priority is to support the current workforce who operate the facility. There will also be volunteer opportunities and training-based programmes available.

#### What are the key services that will be available?

- Health and fitness
- Wellbeing
- Mental health
- Advice and information
- Youth work
- Befriending
- Community engagement
- A range of community groups
- Facility hire

#### What activities will run, and for who?

There will be a balanced programme that meets the need of the community. The new facilities will allow for a more diverse programme of activities. Examples include: a range of sport, health, and wellbeing programmes for all ages and abilities, fitness classes, group exercise classes, soft play activities, gym-based training, youth provisions, local community and sports events and gatherings.

#### What will the café offer?

The café will serve visitors and users of the facility. The menu will provide a range of hot and cold food and drinks with 'grab-and-go' options as well as a sit-in service. Menus will include a healthy food range and alternative options such as gluten-free, vegan etc.

#### Can anyone in the city use the facilities?

Whilst the facility will be available to everyone, our focus is to provide services to residents within the west of the city.

#### How much will things cost?

Our rates will be competitive and will be focused on ensuring that the facility is sustainable over the long-term.

Some services will be free, or available at low cost.

#### Can I use other leisure centres as part of a membership?

We are having conversations with other operators within the city and exploring potential opportunities.

#### Can I use my existing membership/pass?

Existing members will have the option to be transferred over to Argyle Community Trust, with the opportunity of retaining an active membership.

[brickfields@pafc.co.uk](mailto:brickfields@pafc.co.uk)  
[www.pafc.co.uk/brickfields-development](http://www.pafc.co.uk/brickfields-development)



ARGYLE  
COMMUNITY  
TRUST



DCLL



SCAN ME



# BRICKFIELDS HUB REDEVELOPMENT

## Questions and Answers

### CLOSURE

#### **What happens to my current fitness membership with Plymouth Active Leisure whilst the building is temporarily closed?**

Members with either a multi-site or single-site membership will be able to access the facilities, including classes, at the Life Centre at no extra cost to their existing fee. This will be an automatic transfer. If you wish to discuss this further, please contact PAL directly on: [Lifecentre.memberships@plymouthactive.co.uk](mailto:Lifecentre.memberships@plymouthactive.co.uk)

#### **When is the last date that I will be able to access the existing Brickfields centre as a member/user?**

The last date will be Thursday, 31 August 2023.

#### **How do I transfer my membership back to Brickfields once it reopens?**

Nearer the time of reopening, PAL or ACT will contact those members who retained an active membership and will provide you with guidance on how to transfer your membership and activate your first month FREE offer.

Those wishing to take up a new membership option at the facility once it reopens should keep up to date with the project. Information regarding membership options will be released closer to the reopening date.

#### **Will any group exercise classes still run in the local area?**

ACT are aiming to develop a group exercise programme which is offered locally to Brickfields to ensure that people can continue their fitness journey. Further information will be released in due course as this is developed.

#### **I have booked to use a space within the building post-August, what will happen to this booking?**

ACT have been working with other local venues to provide alternative options to those that have made a booking at the Brickfields centre which will be affected by this closure notice. Please contact us via email or phone to discuss further: [Brickfields@pafc.co.uk](mailto:Brickfields@pafc.co.uk) / 01752 522202.

#### **Will the outdoor facilities remain open?**

Yes, the athletics track and grass sports pitches will remain open during the redevelopment period. ACT will be in contact with those groups that have bookings post-August 2023 in due course to confirm details of your booking. If you are one of these groups, please do not hesitate to contact us in the first instance.

#### **What will happen to the PAL staff members who currently work at the Brickfields centre?**

PAL contracted staff members will be part of a TUPE transfer between PAL and ACT.



[brickfields@pafc.co.uk](mailto:brickfields@pafc.co.uk)  
[www.pafc.co.uk/brickfields-development](http://www.pafc.co.uk/brickfields-development)



ARGYLE  
COMMUNITY  
TRUST



DCLL



SCAN ME