

BRICK-ELDS REDEVELOPMENT

Hear about the proposals for the redevelopment of
Brickfields Recreation Ground

Welcome

Welcome to our consultation on the proposals for redeveloping a modern, multi-use sports facility at Brickfields Recreation Ground.

This is a once in a generation opportunity to regenerate the community and elite sports provision for the west of the city and we want to hear your thoughts on our proposals.



THE CURRENT BRICK-ELDS SITE

The current site is a multi-sports hub that provides a range of facilities including an indoor sports building, Plymouth Albion's stadium, running track with athletics facilities, petanque court, artificial hockey pitch, and grass pitches.

This year Plymouth Argyle Football Club, Argyle Community Trust (the club's official charity), Plymouth City Council, Plymouth Albion Rugby Football Club, and Devonport Community Leisure Ltd have come together to rejuvenate this under-used site with a focus on community health, wellbeing, and raising aspirations, especially among young people in the city.

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As part of the plans, Argyle will provide an £11m investment towards the project, with £7.26m coming from Argyle Community Trust and £2.75m from Plymouth City Council.

KEY STAKEHOLDERS



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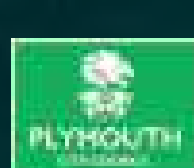


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The Project Working Group



Plymouth Argyle was founded in 1886, turned professional in 1903, and today is prospering as well as at any time in the club's history.

Having gained promotion from Sky Bet League One in 2023, Argyle are competing at the second tier of English football once again.

Under Steven Schumacher, one of the brightest young coaches in the game, the team play an exciting brand of football, and are backed by an incredible fanbase, who travel in considerable numbers on the road, and at Home Park, which is sold out for most games.

At Argyle, we take pride in the club's place in the community, with the club and the Argyle Community Trust engaging in numerous projects to help and enrich the lives of people in Plymouth and beyond, through the power of football.



Argyle Community Trust is the official charity partner of Plymouth Argyle Football Club. They are the leading sport for social good charity in Devon and Cornwall, operating over 2,700 square miles. They utilise the prestige of football and the reach of the club to inspire, engage, and help people of all ages, genders, races, and socioeconomic statuses, with a vision to provide opportunities to all people within our local communities by inspiring and empowering them through sport.



Plymouth City Council provides more than 300 services for the city's 262,700 residents, supports local businesses and helps attract visitors and investment.

Its services range from bin collections and cleaning streets to looking after vulnerable children and care for the elderly.



Plymouth Albion Rugby Football Club are a rugby union side, who can trace their origins back to 1876. The club play in National One at Brickfields in Devonport

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DCLL have played an important role in Brickfields since the New Deal for Communities (NDC) programme provided around £49m towards regeneration in Devonport between 2001 and 2011.

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Progress to Date



COMPUTER GENERATED IMAGE OF THE PROPOSED NEW COMMUNITY HUB

Plymouth City Council's cabinet approved the progression of the regeneration of Brickfields Recreation Ground in March 2023. The project working group is bringing forward proposals for the redevelopment to provide an exciting range of community and sport facilities.

At the core of the proposals is a new permanent home for Plymouth Argyle's youth wing, the Argyle Academy, including a covered pitch and other facilities which are of the standard required to elevate the Academy to Category 2 status in the future, creating more opportunities for young footballers in the region.

These plans complement the work already underway to transform the former Brickfields Sports Centre into a new community health and wellbeing hub that will be operated by Argyle Community Trust.

LISTENING TO OUR COMMUNITY



We have been working hard, in collaboration with organisations such as Sports England, throughout the design process to date. As part of this, we have listened to our neighbours, wider community, and stakeholders and made changes in response to feedback.

We understand people want to access the site by car. That is why we have retained car parking on site and devised a parking strategy which puts safety at its core.

We have benefit from the expertise of Sports England in providing facilities which support residents health and wellbeing.

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Community Hub

Earlier this year, Argyle Community Trust brought forward plans for a new community hub on site designed to provide access, support, and equipment to reduce health inequalities, promote wellbeing, and become a beacon for local community activity provision. This exciting new hub will include:

**SOFT PLAY ZONE | CAFÉ AND LOUNGE | LICENCED BAR | COMMERCIAL KITCHEN | HEALTH HUB
ESPORTS | YOUTH ZONE | GYM | FIVE MULTI-USE ROOMS INCLUDING STUDIO SPACE**



The application for this has been approved, and contractors appointed to begin works. To make these ambitious and exciting plans a reality Brickfields Sports Centre has been temporarily closed (since 1 September 2023) as the new operator improves and upgrades the facility.

The information you are seeing today is for the proposals to redevelop the wider site to complete the transformation of Brickfields.

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What Our Proposals Deliver



COMPUTER GENERATED IMAGE OF THE PROPOSED ACADEMY PITCHES



SITE PLAN SHOWING THE BRICKFIELDS MASTERPLAN

The proposals have been developed around a set of community promises which are key to the legal agreements of all occupiers of the site.

- Improved playing pitches including three grass football pitches.
- New artificial rugby/football pitch for use by the community and Plymouth Albion.
- New purpose-built Academy building including classrooms, office space, changing rooms, gym, and parents' lounge.
- Permanent home for Plymouth Argyle Women.
- New floodlit 3G football pitch to replace a poor condition (currently closed) hockey pitch.
- New, covered 3G football pitch.
- Refurbishment of the existing 60m x 40m rubber crumb pitch and creation of 30m x 20m 'Play Zone' exclusively for community use through Argyle Community Trust.
- Better site access, public areas, and parking.
- Completely refurbished community changing pavilion with a tea room at the heart of the site, which will also house the existing food club.

There is limited space on site which means the current hockey and pétanque provision will be relocated to other areas of the city. Further consultation will be conducted later this year to understand your views on how and where.

DELIVERING A SUSTAINABLE DEVELOPMENT

The project team are working hard to ensure the proposals are designed to be as sustainable as possible. Current measures include:

ELECTRIC VEHICLE CHARGING POINTS | SOLAR PANELS | RAIN WATER HARVESTING

We are also investigating the use of sustainable methods of construction, such as debris from the build being reused on site.

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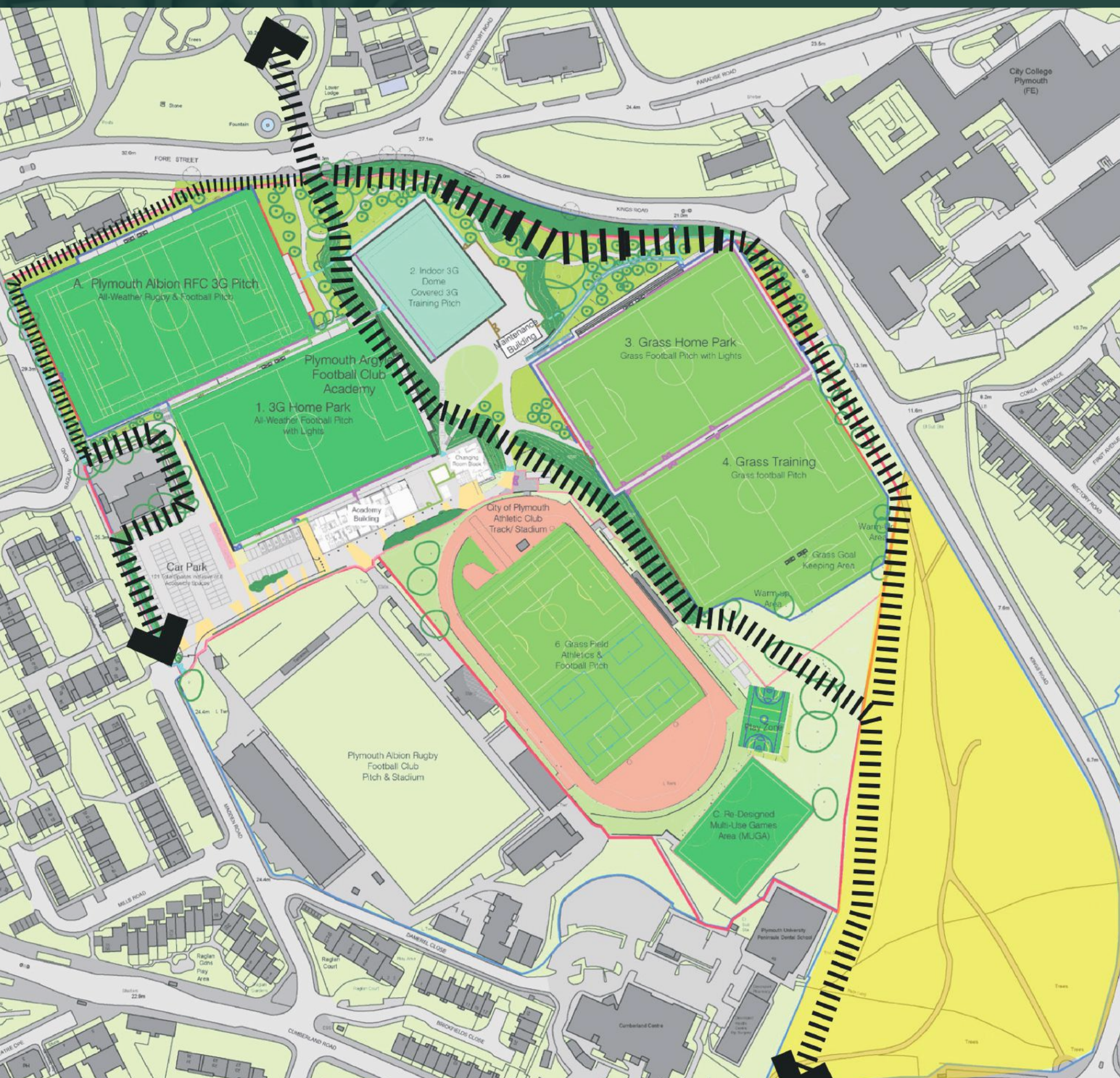
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Creating a Green and Vibrant Landscape



SITE PLAN SHOWING THE PROPOSED WILDLIFE CORRIDORS

We are committed to delivering a scheme which puts nature at its heart. We are proposing a green and vibrant public realm which delivers an increase in planting to create additional habitats for wildlife.

This is part of a government requirement called Biodiversity Net Gain which means the application needs to increase biodiversity by at least 10%. We are proposing to do this within the main site, largely through open space to the South, alongside Kings Road.

We are also looking to introduce wildlife corridors to ensure the site continues to act as part of the wider network of natural and semi-natural open spaces in the city.

CREATING IMPROVED GREEN SPACES

Two areas, to the north and south of the site, have been designated as space suitable for improved landscaping, with access for our neighbours.



PHOTOGRAPHS OF THE EXISTING AREA NORTH OF THE SITE. THIS AREA CURRENTLY HAS SOME STEEP BANKS AND MATURE TREES WITH LARGE TREE PROTECTION AREAS AND LOW GROWING BRANCHES.

We are working hard to design a space that will benefit the local community and prioritise wildlife and biodiversity. We are looking at creating access from Devonport Park into the North of the site.

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There are several elements which are under consideration for inclusion within the public space including:



MEADOW PLANTING FOR BIODIVERSITY



MIXED SCRUB FOR HABITAT AND
SCREENING OF COVERED COURT



RAIN GARDENS TO HELP WITH DRAINAGE



BAT, BIRD AND HEDGEHOG BOXES



FORAGING WOODLAND



COMMUNITY ORCHARD FOR COMMUNITY AND
WELLBEING PROJECTS



URBAN TREE PLANTING

Let us know what you would like to see by filling out our questionnaire.

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Creating a Green and Vibrant Landscape

PROTECTING AND ENHANCING TREES



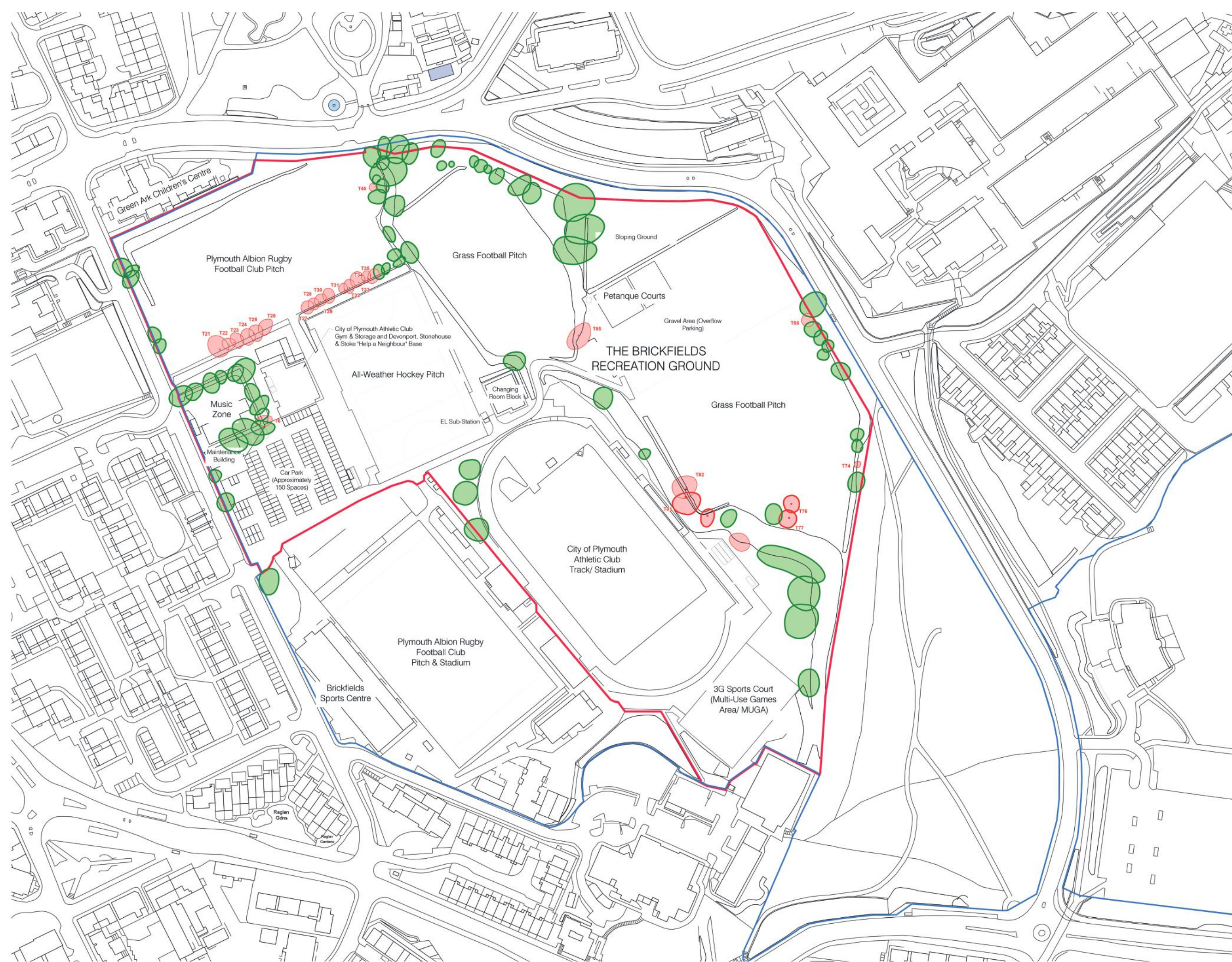
PHOTOGRAPHS OF SOME OF THE EXISTING TREES ON SITE

As part of our proposals to deliver a greener site, we are developing an ambitious strategy for tree planting. We recognise the value the existing trees have to wildlife and public enjoyment of the site and have prioritised retaining as many trees as possible.

All the trees on site have been surveyed by a specialist and, unfortunately, a small number will need to be removed.

- Five trees will need be removed due to their poor condition, not linked to the redevelopment proposed.
- An additional 21 trees will need to be removed to enable these exciting proposals to come forward: 15 trees to the south of the northern Plymouth Albion pitch, and six trees around the lower pitch.

These trees will be replaced and a significant uplift will be provided through the planting of 130 new trees to enhance the site for the benefit of the community, its users, and nature.



SITE PLAN SHOWING THE EXISTING TREES

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Accessing the Improved Brickfields Site

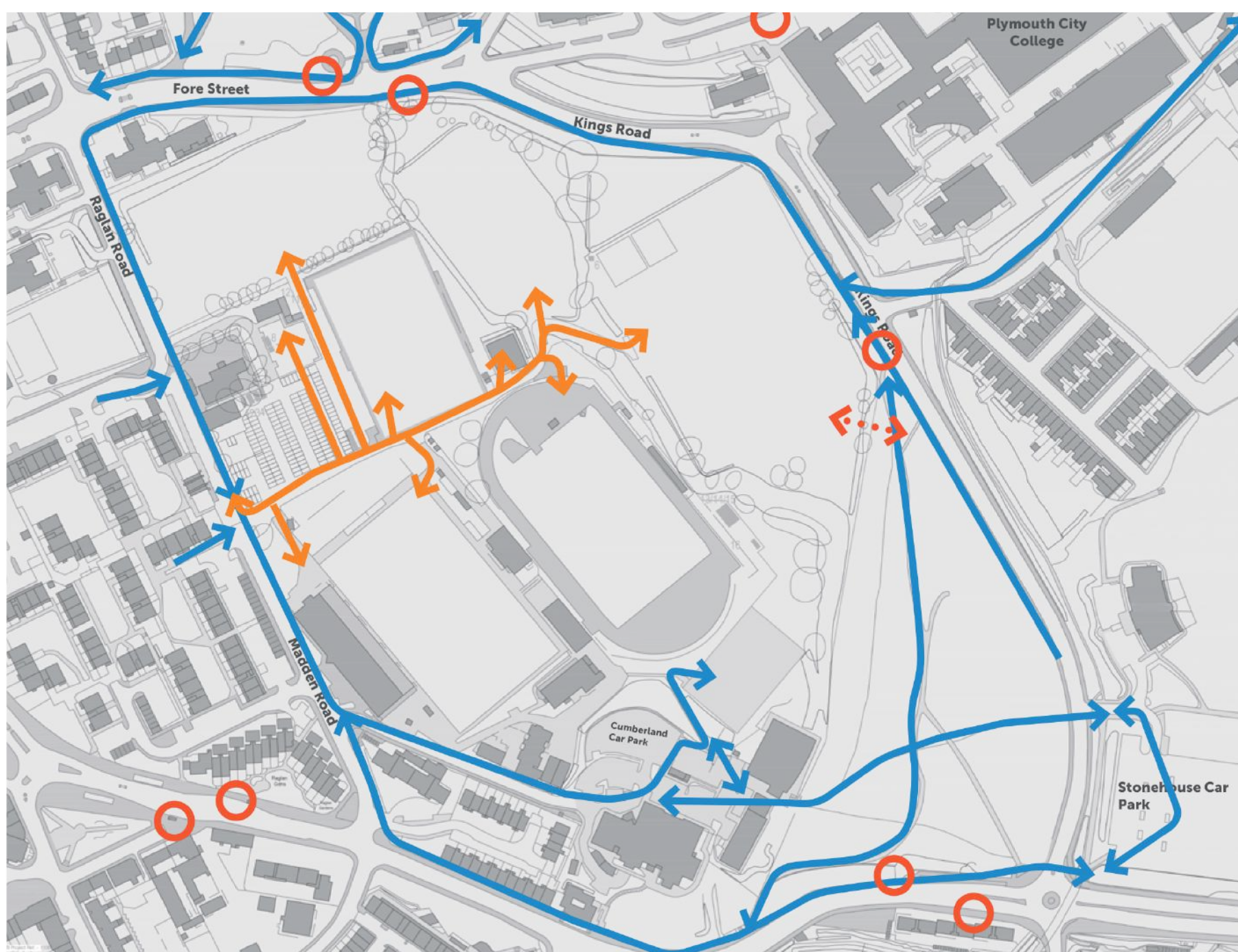


Central to our proposal is improving accessibility to the site for users and the wider local community.

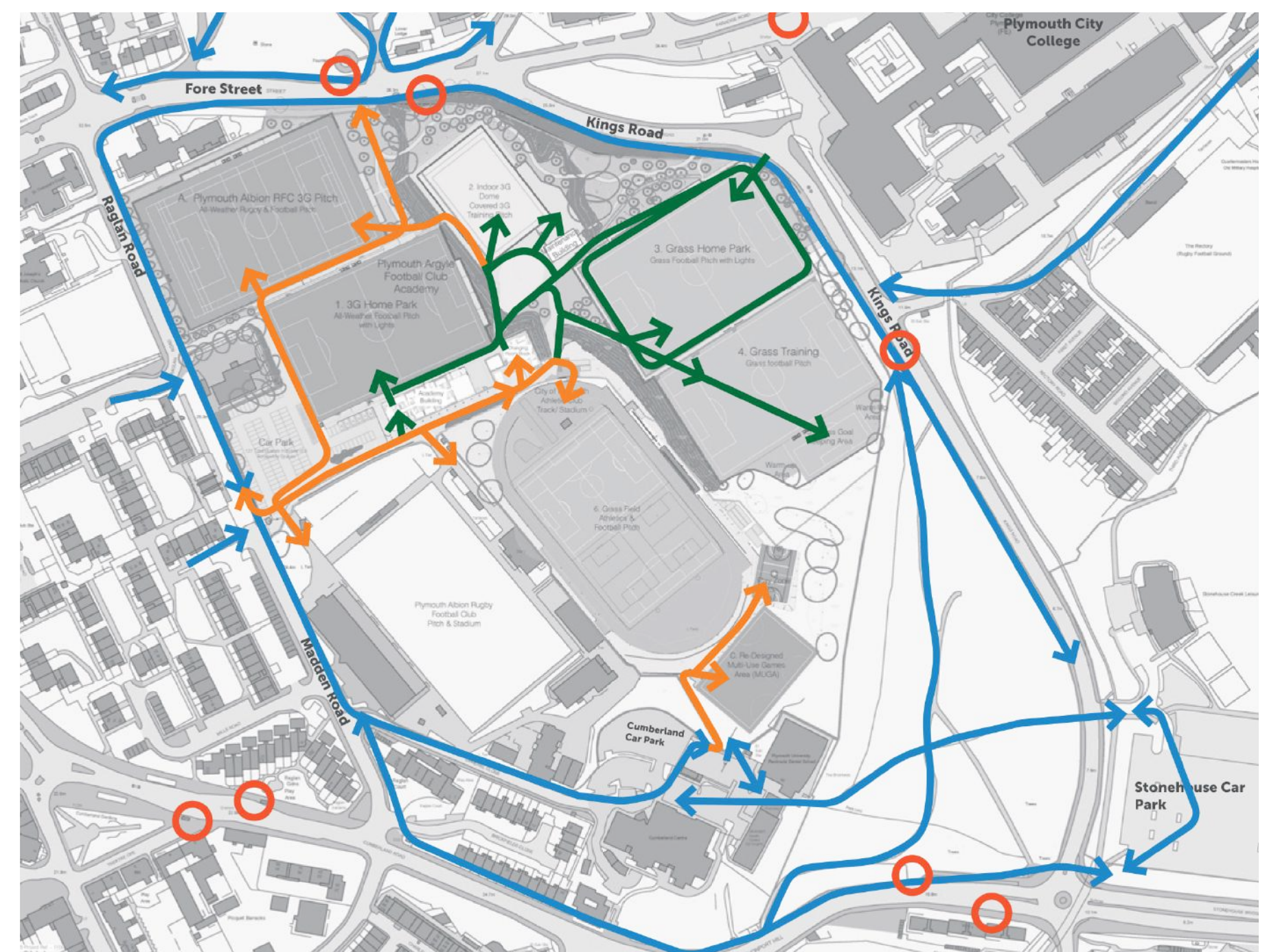
There are currently limited walkways into and through the site, although informal walkways have been created through vandalism of the perimeter fence in the north, east, and south.

We are considering access from all directions into Brickfields including Mount Wise, Devonport, Devonport Park, and City College Plymouth to ensure that all opportunities are explored and everyone can access the excellent new facilities.

It should be noted that the site is not always fully accessible. New routes include those made available for the access of users for particular events at pre-determined times such as a booking or event.



- Public (Offsite) Pedestrian Route
- Bus Stops
- Brickfields Pedestrian Route
- Informal Pedestrian Route - To be stopped-up



- Pedestrian Route
- Bus Stops
- Brickfields Pedestrian Route
- PAFC Academy Pedestrian Route

SECURITY

We understand that increasing access to the site may create concerns about security, particularly at night. That is why security has been integral to our designs from the start, and we've introduced a host of measures to make sure the site remains secure including:

- Lighting to all paths, and the car park.
- Fencing to the edge of the site and to each pitch to ensure safety of users and the public.
- The site will be fully secure at night once on site activities have stopped for the day.

We are continuing to work closely with the police and would love to hear your suggestions for keeping the site secure.

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Delivering for our Community

Our proposal is designed around a set of community promises made to you. These centre around a programme of use that puts the local community first and delivers an improvement in the hours of use.

70HRS

Increasing community use of Plymouth Albion's second pitch to 70 hours per week (rugby and football).

25HRS

25 hours per week for the community to use the full size 3G pitch.

25HRS

25 hours per week for the community to use the covered 3G pitch.

88HRS

Increasing use of the play zone to 88 hours for the community.

80HRS

80 hours per week of community use for the athletics track.

6HRS

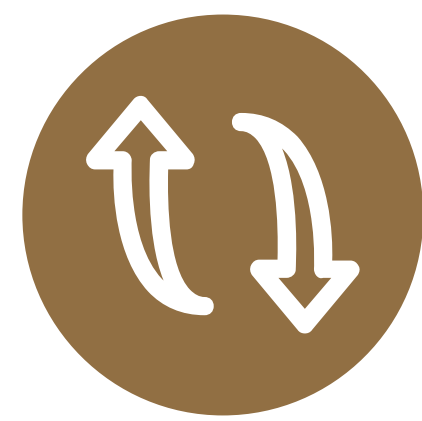
Maintaining the use of the grass pitches for 6 hours a week for the community.

To achieve these promises made to you, we want to deliver:



A new elite sports facility which includes:

- Improved set of playing pitches including three grass football pitches.
- New rugby/football artificial pitch for the use of the community and Plymouth Albion RFC.
- New purpose-built Academy building, including classrooms, office space, changing rooms, a gym, and parents' lounge.
- Permanent home for Plymouth Argyle Women.
- New floodlit 3G football pitch to replace a poor condition (currently closed) hockey pitch.
- New, covered 3G football pitch.
- Refurbishment of the existing 60m x 40m rubber crumb pitch and creation of 30 x 20m 'Play Zone'.
- Completely refurbished community changing pavilion with a tea room.



Better site access for the community to enjoy the public areas of the site.



Increased biodiversity and sustainability.



Improved safety and layout for parking on site.



COMPUTER GENERATED IMAGE OF THE PROPOSED ACADEMY PITCHES

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Argyle in the Community

Our mission is to make a positive difference to Devon and Cornwall communities in response to local need, through the power of sport, and the brand of Plymouth Argyle. We are committed to delivering impactful and accessible opportunities through six key strands – PE and schools, education and employment, facilities, sports, health and wellbeing, and community engagement.



IN THE 2022/23 SEASON ALONE WE:

105,138

Supported 105,138 local people in need aged between 6 weeks and 95 years old.

51,000

Delivered 51,000 hours of community engagement to positively impact the lives of people in Devon and Cornwall.

32,360

Delivered 32,360 bespoke session to meet local need.

PROJECT 35



Project 35 is Argyle's landmark community social action initiative, in partnership with Ginsters, aimed at reducing poverty in Devon and Cornwall through a comprehensive campaign of fund and awareness raising, social outreach, food donations, education, and charity support.

In the first year we have already delivered over 35,000 meals to those most in need, collected 4.1 tonnes of food for local food banks and food network, alongside education and wellbeing sessions to over 6,300 children.



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Transport and Parking

The Brickfields site will remain accessible by foot, car, train, bus, bike and coach. You will be able to access the site by :



A nearby bus stop for public transport access, found on Madden Road.



Two coach spaces will be provided on site.



Car parking will be retained, with at least 40 spaces always available to community users free of charge.



Devonport train station is within walking distance.



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



PROPOSED SITE PLAN OF CAR PARK

We understand the importance of parking to ensure you can access the site easily. For this reason we are retaining the existing car park. We will deliver:

- A new car park design which improves safety.
- A parking strategy developed for large events.
- A car park which provides approximately 120 spaces, including 9 accessible spaces.
- At least 40 free parking spaces for community users at all times.
- Electric vehicle charging points.

This new car parking proposal will help ensure access for coaches and emergency vehicles.

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Next Steps and Timeline - What this means for you this year

BRICKFIELDS SPORTS CENTRE

The Hub is now closed and every effort has been made to minimise disruption to the existing programme and ensure that members are provided with alternatives.

Memberships: If you are a multi-site member you will continue to have access to Plymouth Life Centre and Plympton Pool and Gym so you can continue your fitness journey. Single-site memberships will transfer automatically to Plymouth Life Centre at no extra cost.

Group classes: Thanks to our friends at Plymouth Albion Rugby Club, classes will run from one of their large marquees based within the grounds of Brickfields.

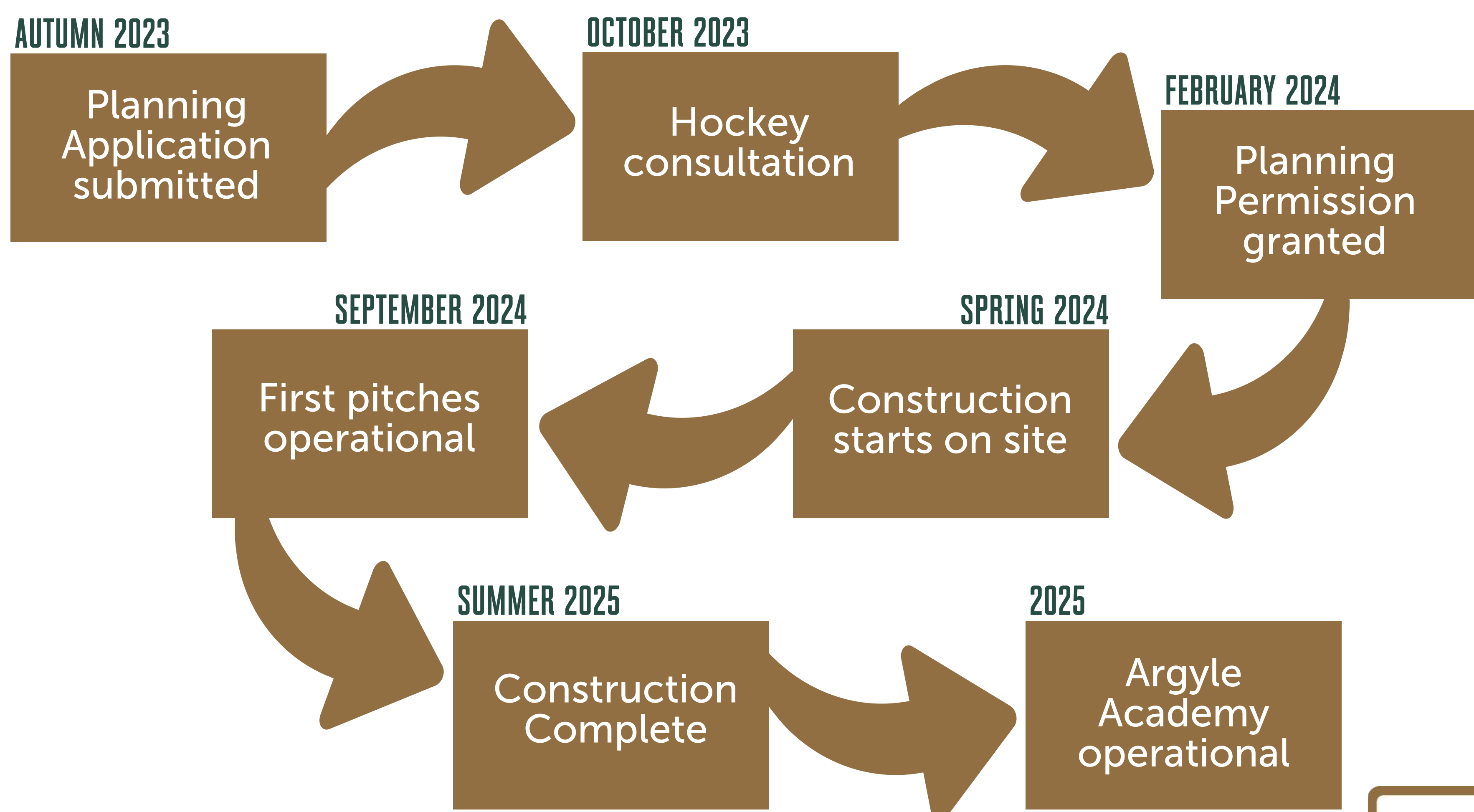
Athletics track: We are aware that the athletics track has been available to book each day on a regular or recreational basis. We are pleased to confirm that the track will remain open and can therefore still be booked during the temporary closure.

If you have any questions or would like to book you can phone **01752 522202** or email brickfields@pafc.co.uk.

THE BRICKFIELDS REDEVELOPMENT PROJECT

You will be able to provide feedback on our proposals via the contact details below until Tuesday, 3 October 2023. The project team will then review, and where possible incorporate this into the updated designs.

TIMELINE



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