

An architectural rendering of a modern building with a prominent brick facade and large glass windows. The building features a series of vertical wooden columns supporting a roof structure with horizontal slats. The text "LEISURE CENTRE & COMMUNITY HUB" is displayed in white on the brick wall. The foreground shows landscaped greenery with tall grasses and pink flowers. The sky is blue with light clouds.

LEISURE
CENTRE &
COMMUNITY
HUB

Moving Forward Together at Five Acres
Monday 11 December 2023



Forest of Dean
— DISTRICT COUNCIL —

Councillor Johnathan Lane

Cabinet Member for Economy
Project Lead at Five Acres





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Nigel Brinn

CEO Forest of Dean District Council





Today's facilitators...

Johnathan Lane Cabinet Member for Economy and Project Lead at Five Acres.

Nigel Brinn- CEO of Forest of Dean District Council

Claire Locke- Assistant Director of Property and Regeneration at Publica

Wendy Jackson Regeneration Manager at Forest of Dean District Council

Jess Morgan Social Sustainability Manager at BAM

Jason Lamb Senior Planning Engineer at BAM

Guy Rossiter Project Manager at Pick Everard



Agenda

6.00 - 6.10: Introduction from Cllr Lane, Cabinet Member for Economy

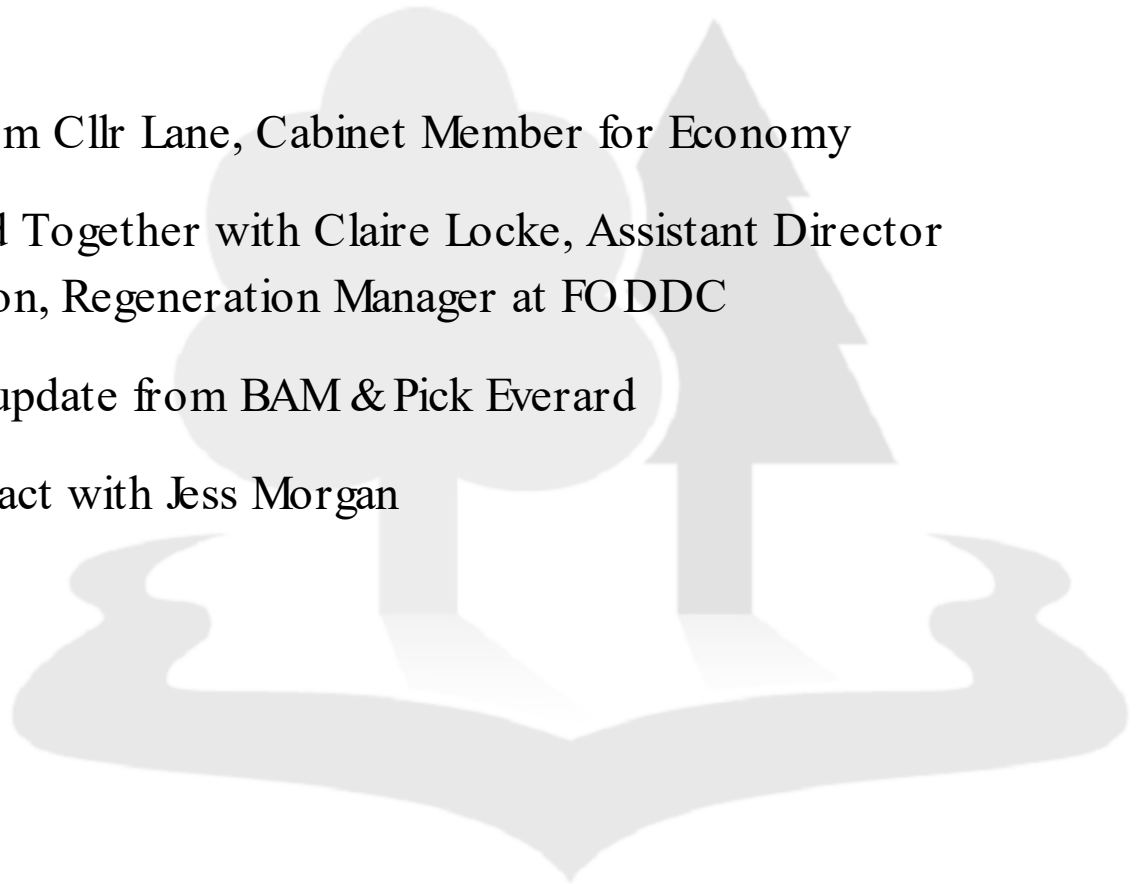
6.10 - 6.30: Moving Forward Together with Claire Locke, Assistant Director at Publica and Wendy Jackson, Regeneration Manager at FODDC

6.30 - 6.45: Building design update from BAM & Pick Everard

6.45 - 7.00: Social value impact with Jess Morgan

7.00 - 8.00: Q&A

8.00: Event close





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Claire Locke & Wendy Jackson

Moving Forward Together





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How far we've come...





We've listened to you...

Concern	Action
Lack of swimming pool	No funding and lack of evidence for strategic need
Lack of theatre	Funding required for raked seating for sports hall
No adventure/softplay area for children	No funding
Lack of outdoor children's play area	Informal landscaped play area included
Lack of space for yoga/aerobics/badminton, martial arts and dance	Small performance space included
Spectator viewing for the 3G pitch	Viewing should be possible from all 4 sides
No climbing wall	No funding
Too much space allocated to Hartpury and offices	Hartpury's presence part of LUF approval
Lack of upgrade to running track	Not owned by council



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BAM

Jason Lamb, Senior Planning Engineer
Jess Morgan, Social Value Manager





Five Acres Design Introduction

1.1 Introduction

The proposed scheme is for a community and leisure centre for Five Acres, the site is situated in Berry Hill in the Forest of Dean, Gloucestershire.

The site was formerly home to Gloucester College which had several buildings which formed the campus. In September 2018 Gloucester College relocated to Cinderford. This led to the closure of the facilities located at Five Acres. The buildings on the site have not been used since this time and fell into disrepair.

Forest of Dean District Council (FoDDC) acquired the south part of the site from Homes England in 2021. The sports fields to the northern part of the site it owned by The Royal Forest of Dean College.

In October 2021, Forest of Dean District Council was successful in its bid for funding to the government's Levelling up Fund. Part of this funding is to be used to regenerate the Five Acres site, to provide a new sports, leisure, education, arts and community facilities for the Forest of Dean (FOD).

In 2022 the majority of the old college buildings were demolished (Planning reference P1042/21/DEM), leaving the Speedwell building standing ready for refurbishment.

The proposed building facilities include the following:

- Four court sports hall
- Dance Studio
- Activity spaces for yoga/ group activities
- Multi Use Gym (no weights)
- Cafe
- General community flexible space
- Storage space
- Changing facilities
- Reception and associate staff welfare and facilities
- Community rent-able spaces (office/meeting rooms/ activities)
- Space dedicated for Hartpury College
- Access to all floors for all
- Links to external sports facilities.

AHR Architects have been appointed by BAM Construction to progress the design of Five Acres Redevelopment, community, and leisure centre, for Forest of Dean District Council. RIBA 2 was carried out direct for FoDDC by AHR.

Proposals have been developed to RIBA Work Stage 3 with the input from BAM's design and construction team, following briefing from the client team and design guardians.

1.2 Project Programme

September 2023	Start Spatial Coordination (Stage 3)
October 2023	Planning Submission
October 2023	Start Technical Design (Stage 4)
March 2024	Start Construction (Stage 5)
May 2025	Building Handover (Stage 6) (practical completion)





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Five Acres Proposed Site Plan



- ① New 3G pitch.
- ② New pavilion to support 3G pitch activities.
- ③ New 4 Court Tennis Area with new Gen 2 surface to provide multiple sports training area (including hockey and netball).
- ④ New undulating landscape area to provide active child play area
- ⑤ Site identified for future hotel development. (Outside of current application boundary)
- ⑥ Cycle Hub with secure storage and bike maintenance facilities
- ⑦ New multi-purpose sports hall & performance venue
- ⑧ Existing Speedwell building refurbished for community use
- ⑨ New cellular surface parking area
- ⑩ Refuse Store
- ⑪ Existing car park reused/resurfaced
- ⑫ Existing area used for coach drop off and can be utilised for refuse collection.
- ⑬ Existing public bus stop
- ⑭ Area identified for future expansion for potential swimming pool/ leisure use.
- ⑮ External Terrace
- ⑯ Area identified for future expansion for hotel parking
- ⑰ Cycle hoops
- ⑱ Location for school modern athletics track



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Five Acres Proposed Building Mater



Main building materials...

- Brick masonry wall
- Vertical timber cladding
- Existing green metal roof
- PV panels
- External plant space



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Five Acres Proposed Pavilion

Included in the Pavilion...

- 2 changing rooms
- 1 referee changing space
- accessible changing spaces
- User and visitor WC

Pavilion materials...

- Masonry brick and vertical timber cladding
- Green roof





Five Acres Proposed Cycle Hub

5.10 Cycle Hub

- Total of 120 cycle parking spaces are provided within the secure cycle hub with separate areas for public and school access.
- Spaces are provided for standard, electric and non-standard bicycles.
- Two tiered cycle racks utilise the space efficiently to double the potential storage space.
- Wall mounted electric charging points allow users to charge their e-bikes whilst parked and visiting the leisure centre.
- Maintenance tools are provided within both areas to give users the opportunity maintain their bikes and inflate tyres etc.

Cycle Hub Parking Provision:
 Total cycle parking spaces = 120
 Public access = 92
 Cycle racks = 72
 E-bike charging hoops = 8
 Non standard bicycles hoops = 4
 School access = 36
 Cycle racks = 32
 E-bike charging hoops = 4



Green sedum roof to cycle shelter



Two tiered cycle racks



Timber cladding



Brickwork



Green sedum roof



PPC aluminium



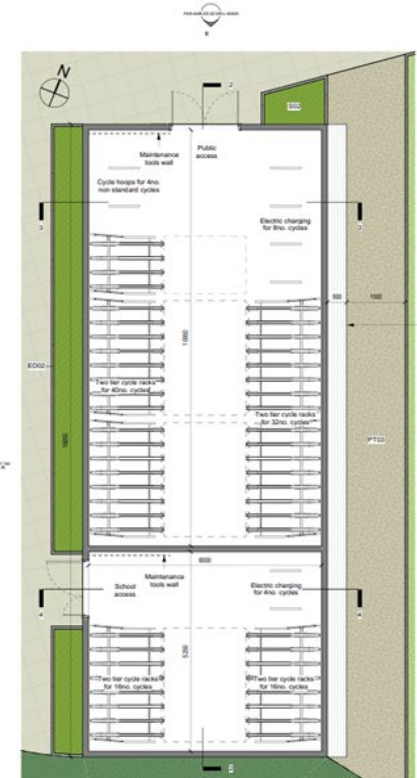
Sheffield cycle stands



Maintenance tools wall



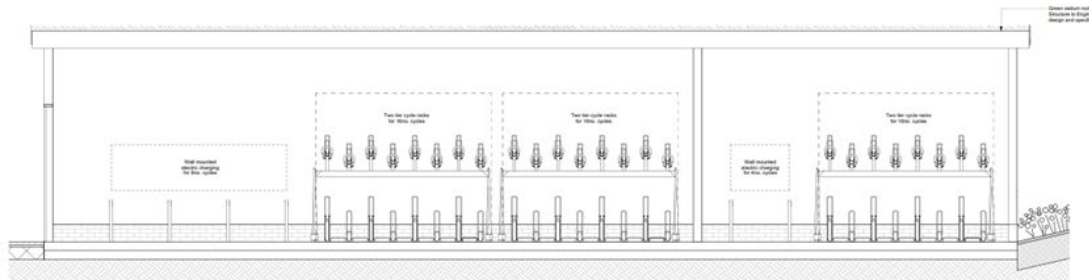
Wall mounted electric charging



Elevation A



Elevation B



Timber bench in Archibex's design and specification

PPC aluminium



Five Acres Sustainability

Passive and active design to reduce carbon emissions and energy consumption

Passive design

- Efficient building fabric and ventilation to reduce heat loss
- Optimal natural light

Active Design

- All design meets the UK government's minimum recommended performance requirements
- Air source heat pumps will provide heating and hot water
- Water saving fittings
- Energy efficient light fittings including LEDs



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Sports Hall Visual





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Pavilion Visual





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Site Wide Visual





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Jess Morgan

Social Sustainability Manager at BAM





**Social
Mobility**

- Providing Work experience
- School engagement
- Staff and Supply chain training / upskilling
- Apprenticeships
- Creating new jobs



**Social
Inclusion**

- Health and Wellbeing Initiatives
- Positive Action initiatives
- Diversity and Inclusion Training
- Community Projects
- Consultation, forums and stakeholder engagement



**Foundational
Economy**

- Procuring Local Suppliers
- Procuring from social enterprises
- Meet the Buyer events / Supply chain engagement
- Volunteering support for local businesses and VCSE's
- Employing a local workforce





What is important to you?

- Creating job opportunities
- Links with education
- Partnering with local businesses/charities
- Protecting the local environment
- Fundraising
- Community/legacy project

Social Impact Survey

Please send opt in email to Jmorgan@bam.com





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Thank you for listening.



Scan here to view planning application.