

Berry Hill Park Masterplan

Towns Fund
DESTINATION
PARK PROJECT

July 2022



BERRY HILL: DESTINATION PARK

Mansfield's Towns Fund objectives

The Towns Fund strategy promotes key themes for change, identified and anchored by consultation and commitment. The Berry Hill Destination Park project can deliver against a number of these themes by:

- Increasing access to health, leisure and cultural facilities
- Positively impacting on health-related issues
- Improving perceptions of place and the spirit of Mansfield
- Increasing tourism for through the creation of a destination
- Re-energising local organisations such as the Mansfield Harriers by providing enhanced community facilities
- Increasing overall activity levels

BERRY HILL: DESTINATION PARK

LOCAL CONNECTIVITY



- | | | |
|--|---|------------------------|
| Heavy Traffic | On Road Signed Cycle Route | Berry Hill Park |
| Off Road Cycle Route within Highway corridor | Road Suggested for Cycle | Green Spaces |
| On Road Cycle Route | Off Road Cycle Route Off Highway Corridor | Rivers and waterbodies |

Berry Hill Park is approximately 2 kms south-east of Mansfield town centre and is currently accessed mainly on foot (for local visitors) and by car (by visitors from further afield). An objective to support a modal shift from passive to active forms of transport (i.e. from car use to pedestrian and cycling modes) could be supported by linking the park into existing local walking and cycling networks. The refurbished park could also offer cycle hire facilities to support this shift.

The enhanced network could be developed along 'green routes' linking other parks and open spaces in south Mansfield.

- Berry Hill Park**
- Bus Routes to Mansfield Centre**
- Toucan Crossing**
(Combined cycle and pedestrian)
- Cyclists advised to take extra care when travelling through this area**
- Timberland Trail**
- Schools**

BERRY HILL: DESTINATION PARK

CREATING A DESTINATION PARK: DESIGN COMPONENTS



PUBLIC ART Yorkshire Sculpture Park



EVENTS Multi-Use Events Space



BIODIVERSITY Acid grassland



PLAY Holland Park by Erect Architecture

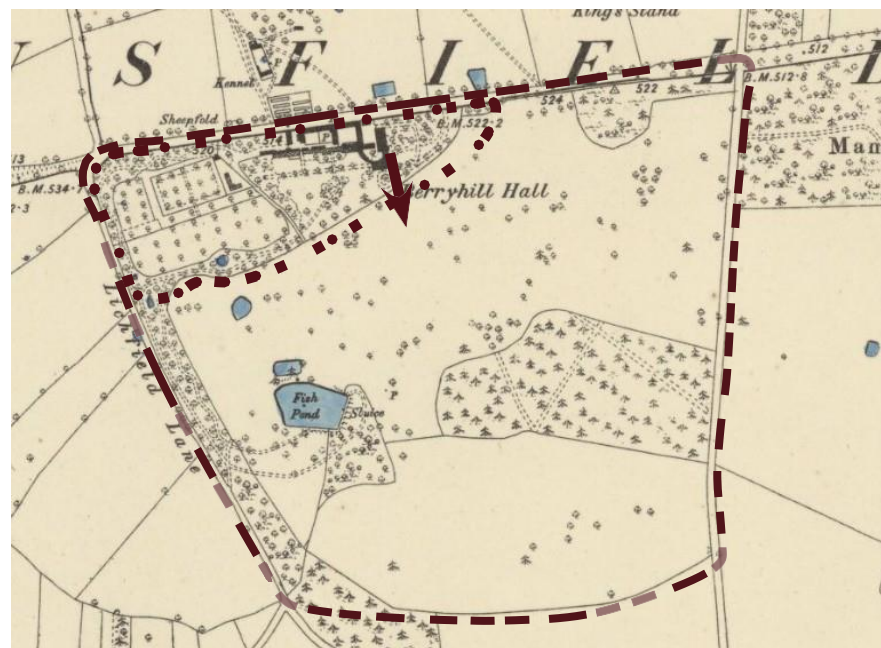
BERRY HILL: DESTINATION PARK

HERITAGE

- 1730s Berry Hill Hall constructed by and unknown architect for the Bilbie family
- 1784 Improvements to the house including the addition of a portico with Doric columns
- 1889 A two-year improvement programme with the roof of the house was re-covered in Cumberland slate and the front façade was re-modelled to create a balcony and a covered side entrance
- 1925 Hollins family estate acquired by Mansfield Area Welfare Scheme, developed into convalescent home for coal miners and their families
- 1935 Grounds are opened for use of surrounding communities
- 1944 Convalescent home is sold (which included Berry Hill Hall + grounds) to the Miners Welfare Commission
- 1954 Miners Welfare Commission divided up the land. Berry Hill Hall and a parcel of land was given to the Minister of Health for the purpose of providing a rehabilitation centre for injured coal mine workers. The remainder of the land was conveyed by the Coal Industry Social Welfare Organization (CISWO) to a group of trustees to become Berry Hill Park. This included (at the time) the shale running track, pavilion, tea room, bandstand, and grounds man's house
- 1958 Mansfield Harriers were given permission to adopt track facilities as club base
- 1960 Trustees authorized a 99 year lease to CISWO for the land
- 1973 Agreement reached with Mansfield District Council. Indicating for a period of 21 years they would take responsibility for maintenance
- 1994 Berry Hill Park was maintained by trustees (Until late 2018).
- 1995 Mansfield Harriers and Athletic Club established. Included the merger of Berry Hill A.C. and Mansfield Running Club.



Historic railway in park



1874



1896



1938

- ● ● Domestic Space
- — — Property Boundary
- ➔ Connection

The historical maps show a designed formal landscape that was adjacent to Berry Hill Hall. This was likely the formal domestic space associated with the building, which overlooked the picturesque grounds.

BERRY HILL: DESTINATION PARK

PUBLIC CONSULTATION

Mansfield District Council has carried out extensive consultation in advance of the design stage and this information has been used to inform discussions with the council and with stakeholders and provides a brief for the development of design proposals.

Main access points:

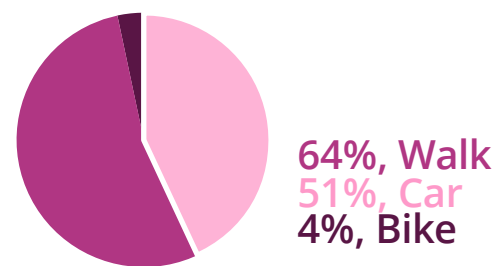
- 1 Lichfield Ln
- 2 Berry Hill Ln & Black Scotch Ln
- 3 North Park /Avenue Rd.

High Importance Items:

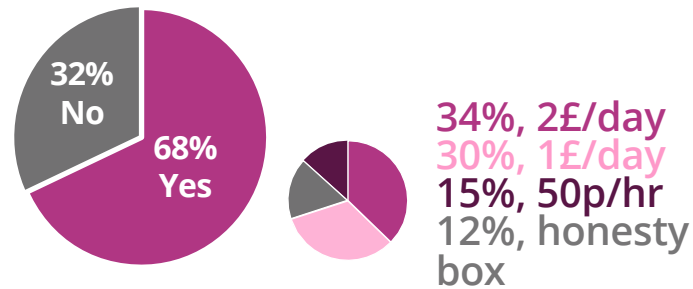
- Community Highlight
- Council Highlight



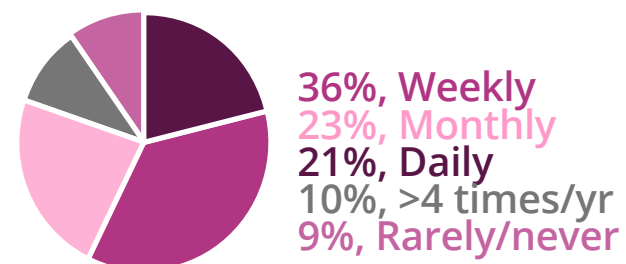
Travel to the Park:



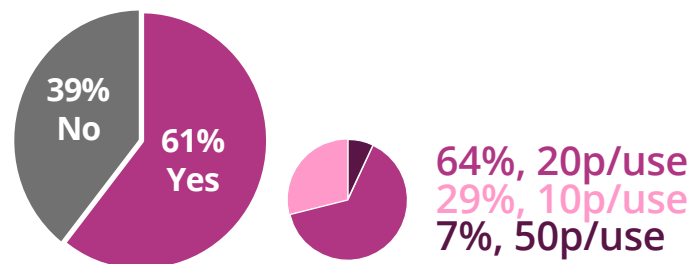
Parking Charges?



Frequency of Use:

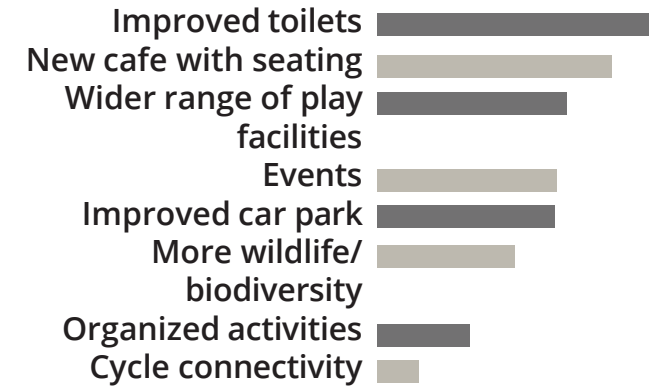


Toilet Charges?

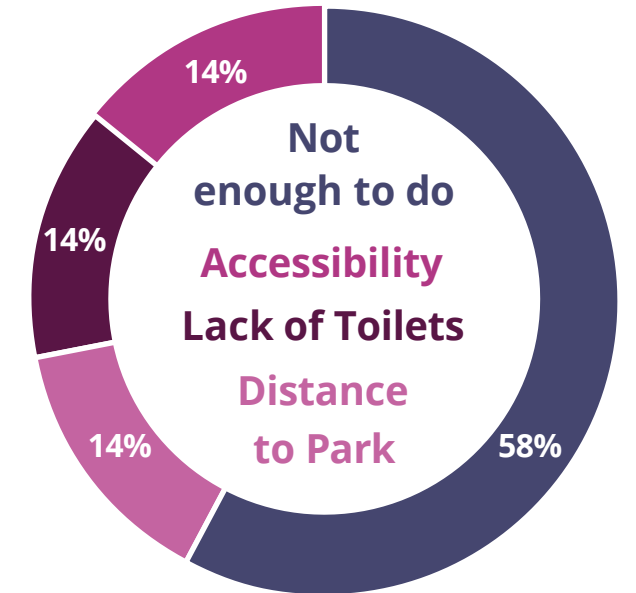


What could be done to encourage you to visit?

(In Order of Popularity - Multiple Choice Question)

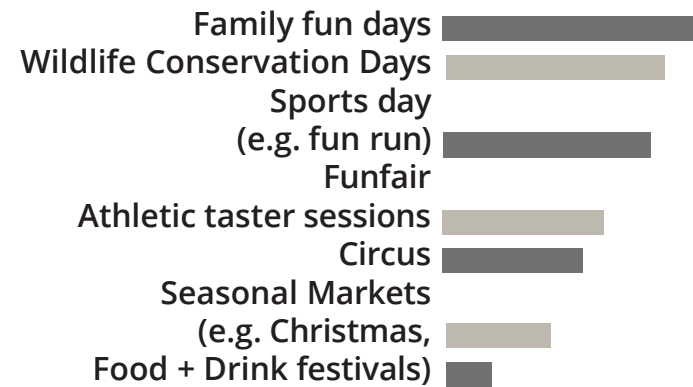


Main reasons for lack of use



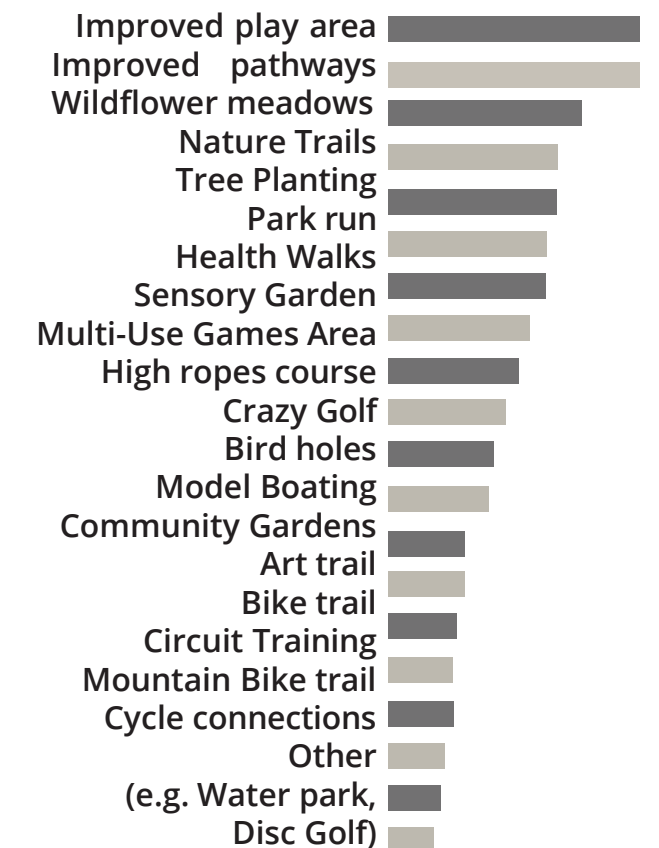
Requested Events

(In Order of Popularity - Multiple Choice Question)



Requested Activity Features

(In Order of Popularity - Multiple Choice Question)



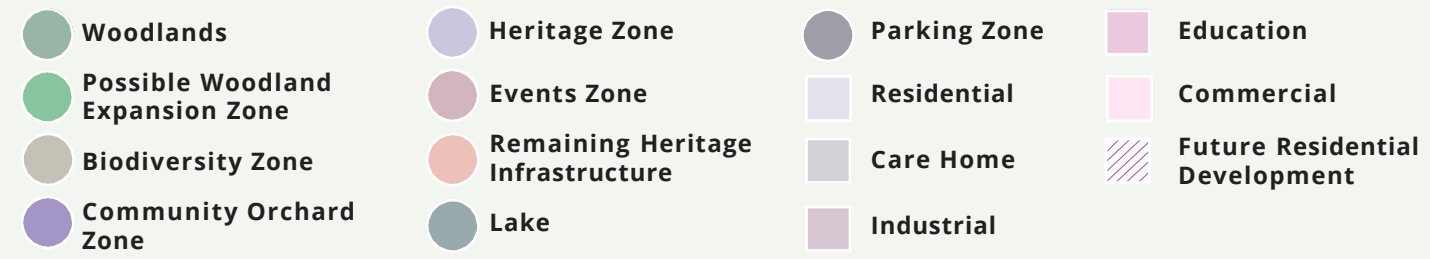
Requested Entertainment

(In Order of Popularity - Multiple Choice Question)



BERRY HILL: DESTINATION PARK

EXISTING ZONING



- 1 Possible Re-located Parking Area**
Most opportune area due to topography, protects viewpoints in the park.
- 2 Bandstand/Events Zone**
Opportunity to add additional accessible seating.
- 3 Lake Zone**
Opportunity to better define area around the lake, creating accessible points of interaction.
- 4 Remaining Heritage Components**
Fixed heritage components, potential for Mining Museum to use training tunnel.
- 5 Mature Woodland Fringes**
Encourage safe interaction with the woodland through signage and proper circulation routes.
- 6 Opportunities to Expand Woodland**
A strategy to balance out the parking zone proposition.
- 7 Biodiversity Zone**
Opportunity to expand the existing acid grassland adding circulation within.
- 8 Connection to Berry Hill Hall**
Within this zone we could explore options for visually connecting the park to Berry Hill Hall.
- 9 Possible Community Orchard**
This area has close proximity to the school and woodland with high sun exposure making it ideal for growing.
- 10 Possible Cafe/Play Locations (linked)**
The west side of the park has the primary access and links to all existing infrastructure.

BERRY HILL: DESTINATION PARK

STAGE 2 PROPOSED MASTERPLAN

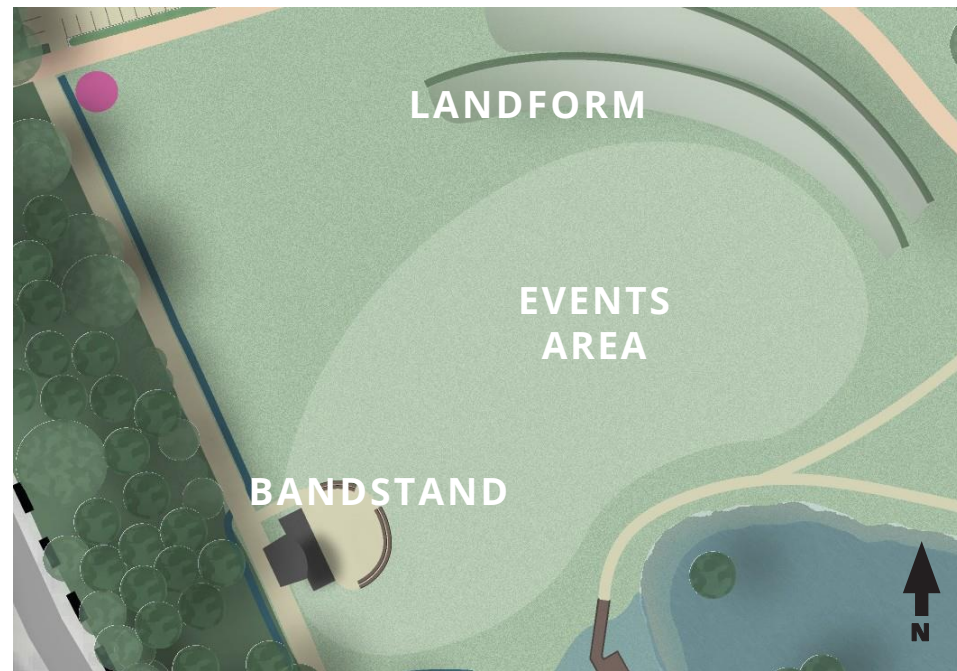


- ① Car park
- ② Events area
- ③ Potential mining museum
- ④ Community orchard
- ⑤ Boardwalk and wetland expansion
- ⑥ Cafe/community building and terrace
- ⑦ Public realm and spectator area
- ⑧ Play area
- ⑨ Acid grassland
- ⑩ Picnic area
- ⑪ Forest school
- ⑫ Art trail

- | | | | |
|-------------------|-------------------|-------------------|----------|
| Biodiversity area | Proposed planting | Art installations | Pathways |
| Woodland | Buildings | Proposed trees | |

BERRY HILL: DESTINATION PARK

MATERIALITY: EVENTS SPACE



- Open Space
- Potential Planted Area
- Mature Woodland
- Buildings
- Park Boundary
- Primary Pathways
- Secondary Pathways
- Proposed Tree Planting
- Art Installations
- Entrances



Opportunity for informal seating



Formal seating near bandstand



Mown landform



Tiered landform



Accessible entrance with planting



Bandstand refurbishment - link to play

BERRY HILL: DESTINATION PARK

MATERIALITY: LAKE



- | | | | |
|--|------------------------|---|------------------------|
|  | Open Space |  | Park Boundary |
|  | Potential Planted Area |  | Primary Pathways |
|  | Mature Woodland |  | Secondary Pathways |
|  | Buildings |  | Proposed Tree Planting |
| | |  | Art Installations |
| | |  | Entrances |



Extended platforms for pause



Boardwalk with seating



Wetland habitats



Wetland expansion



Planted swale



Aquatic marginal plantings

BERRY HILL: DESTINATION PARK

MATERIALITY: COMMUNITY HUB



- | | | | |
|--|------------------------|---|------------------------|
|  | Open Space |  | Park Boundary |
|  | Potential Planted Area |  | Primary Pathways |
|  | Mature Woodland |  | Secondary Pathways |
|  | Buildings |  | Proposed Tree Planting |
| | |  | Art Installations |
| | |  | Entrances |



Access to play area in retaining wall



Planter with timber seat



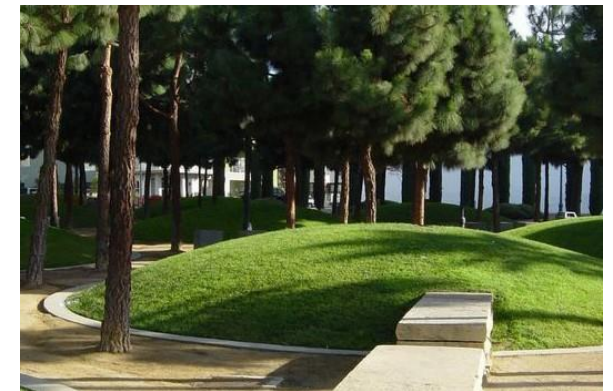
Indoor and outdoor seating



Permeable hard paving



Programmable open space



Interactive gathering mound

BERRY HILL: DESTINATION PARK

MATERIALITY: PLAY ZONE



- Open Space
- Potential Planted Area
- Mature Woodland
- Buildings
- Park Boundary
- Primary Pathways
- Secondary Pathways
- Proposed Tree Planting
- Art Installations
- Entrances



Sensory play



Whispering rocks



Spinning platforms



Elevated ropes course



Independent play



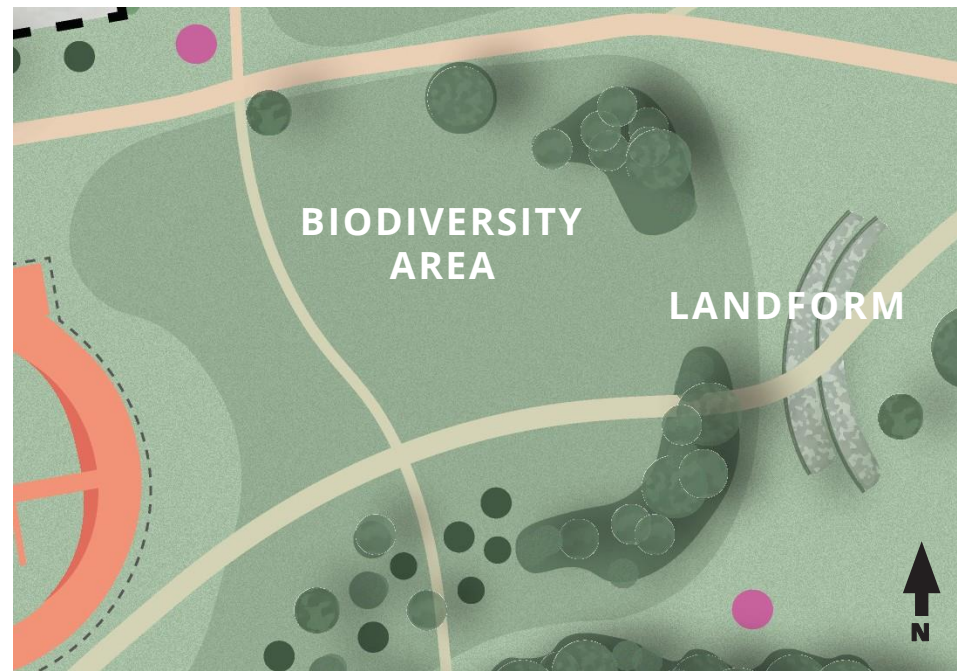
Swings



Quiet spaces

BERRY HILL: DESTINATION PARK

MATERIALITY: BIODIVERSITY ZONE



- | | | | |
|--|------------------------|---|------------------------|
|  | Open Space |  | Park Boundary |
|  | Potential Planted Area |  | Primary Pathways |
|  | Mature Woodland |  | Secondary Pathways |
|  | Buildings |  | Proposed Tree Planting |
| | |  | Art Installations |
| | |  | Entrances |



Native hedges



Acid grassland



Destination park



Place-making



Wildflower meadow



Planted landforms

BERRY HILL: DESTINATION PARK

MATERIALITY: PUBLIC ART TRAIL/WOODLAND ZONE



MOT Type 1 woodland path



Interactive art



Local art



- | | | | |
|--|------------------------|---|------------------------|
|  | Open Space |  | Park Boundary |
|  | Potential Planted Area |  | Primary Pathways |
|  | Mature Woodland |  | Secondary Pathways |
|  | Buildings |  | Proposed Tree Planting |
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Trail markers



Natural art



Node to history with information signs

BERRY HILL: DESTINATION PARK

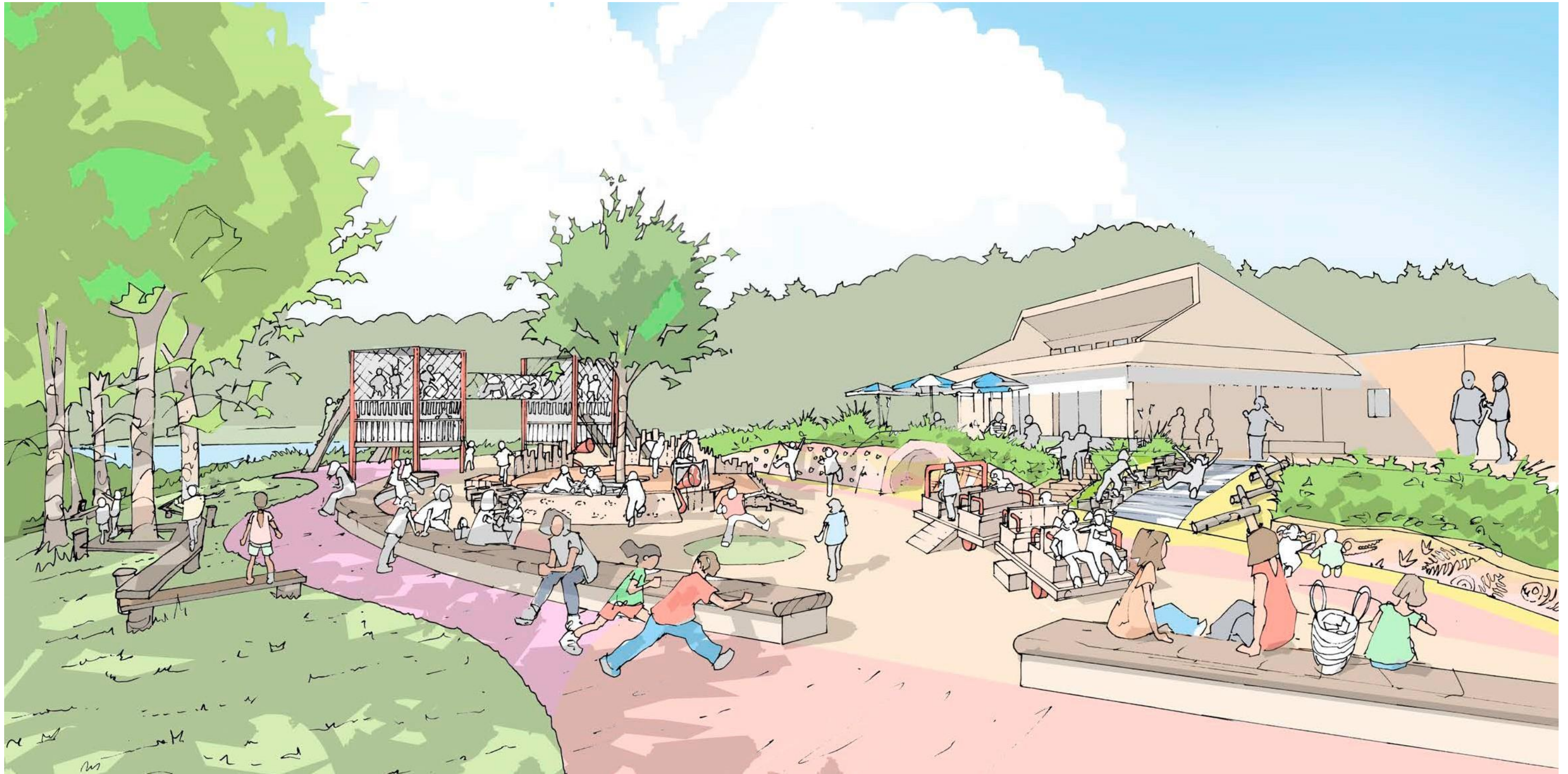
VISUALISATIONS

View of Cafe



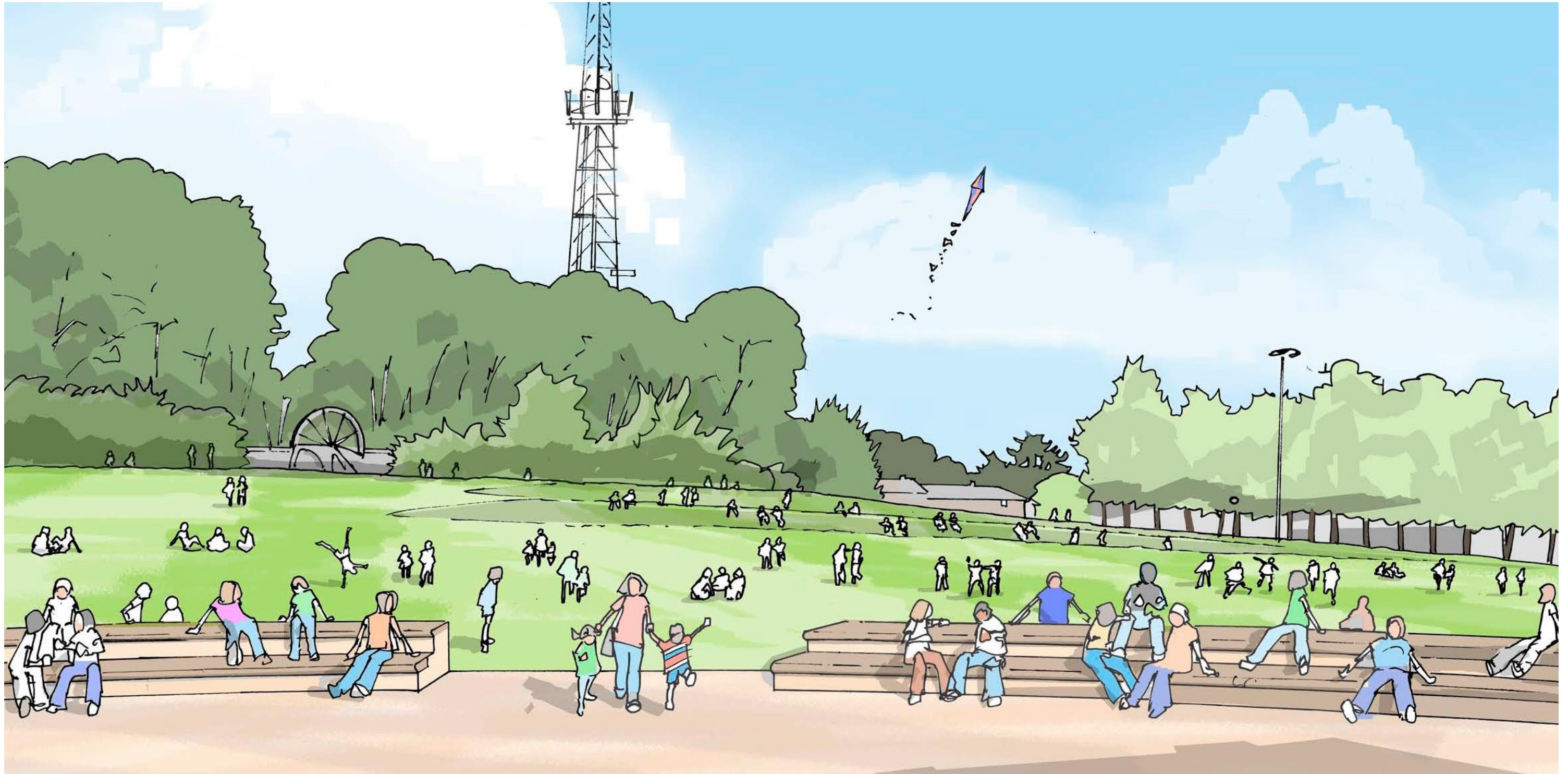
BERRY HILL: DESTINATION PARK

View of Play



BERRY HILL: DESTINATION PARK

View of Events Area



BERRY HILL: DESTINATION PARK

View of Lake Area

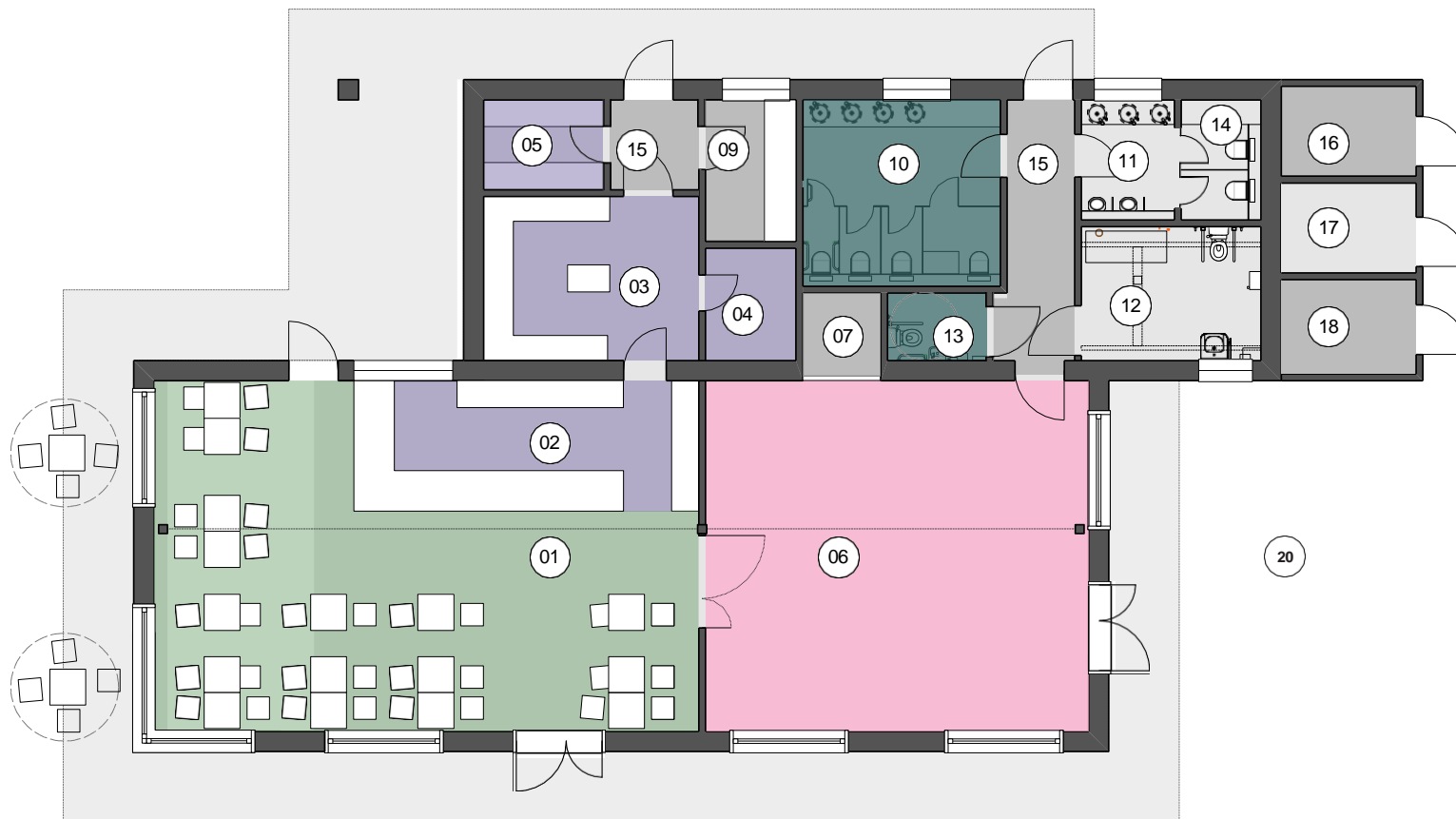


BERRY HILL: DESTINATION PARK

COMMUNITY HUB: ACCOMMODATION SCHEDULE

Toilets

Female: 4 cubicles incl 1 accessible & 1 family
 Male: 2 cubicles incl 1 accessible & 1 family and 2 urinals
 Accessible toilet
 Changing Places



Bistro

32 covers internal

Multi-purpose room - capacity

66.5 sqm - Row of chairs - max 78 people
 60" wide round tables - max 59 people
 72" wide round tables - max 54 people
 Conference style - max 23 people
 Class room style 18" wide desks - max 50 people

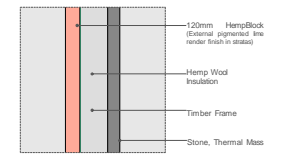
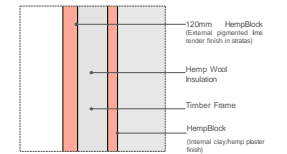
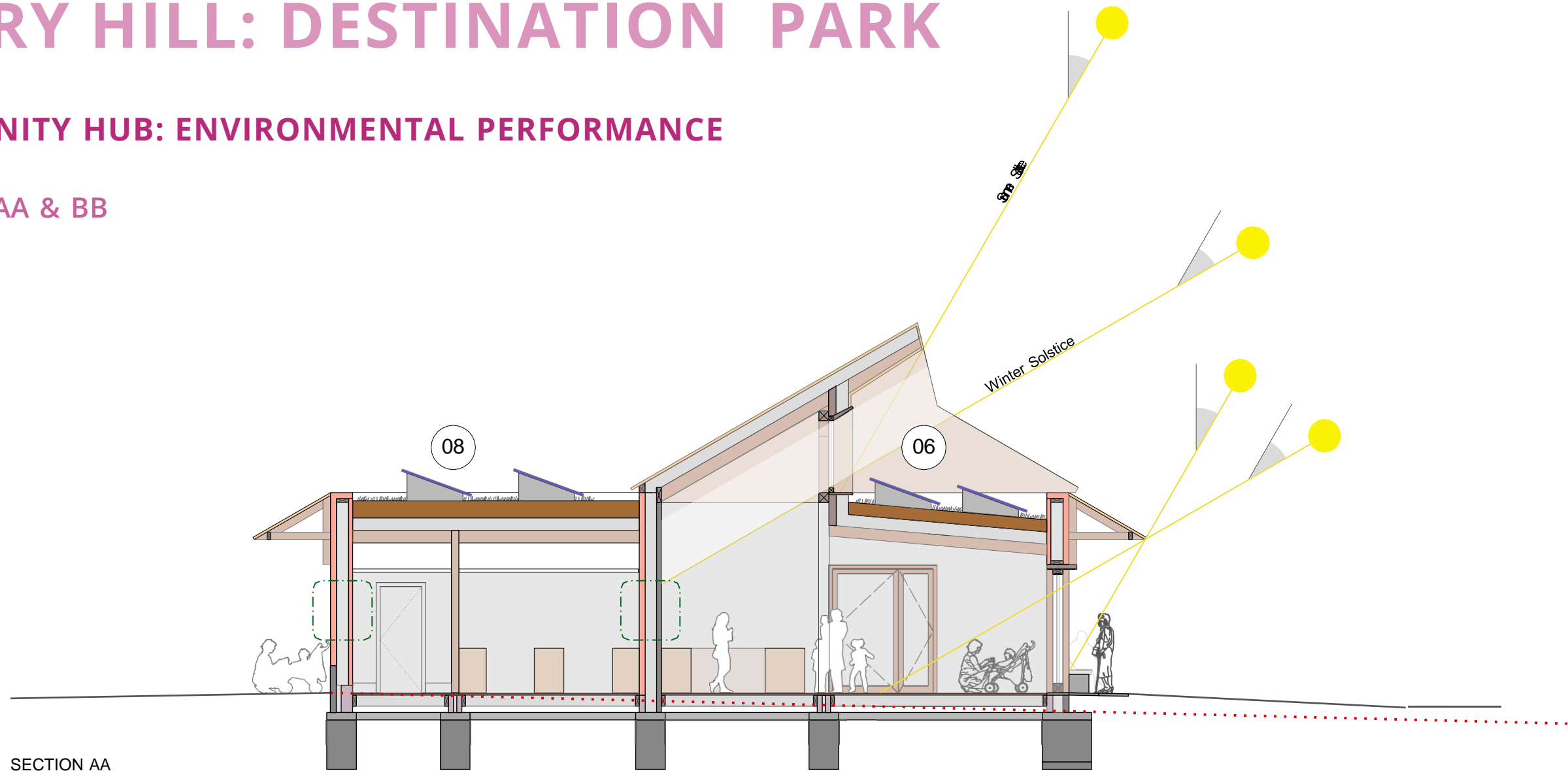
Source: <https://www.confpeople.co.uk/free-venue-finding/room-capacity-calculator>

No	Space	Net Area (m2)
Bistro		
	Bistro indoor seating,	
1	approx 32 covers	72
2	Servery	22
3	Kitchen	17.5
4	Dry store	5
5	Cold store	5
Multipurpose room		
6	Multipurpose room	66.5
7	Furniture store	3.2
8	Other storage	0
9	Office and staff welfare	6.5
Toilets		
10	Female toilets	18
11	Male toilets	10
12	Changing Places	12
13	Accessible toilet	3.8
Other		
14	Cleaner's store	1
15	Corridor	13
Total m2 (net internal)		255.5
Total m2 (gross internal)		270
External spaces		
16	External store and bins	6
17	Plant room	6
18	Waste and recycling	6
19	Covered external seating	127
20	Space for marquees	

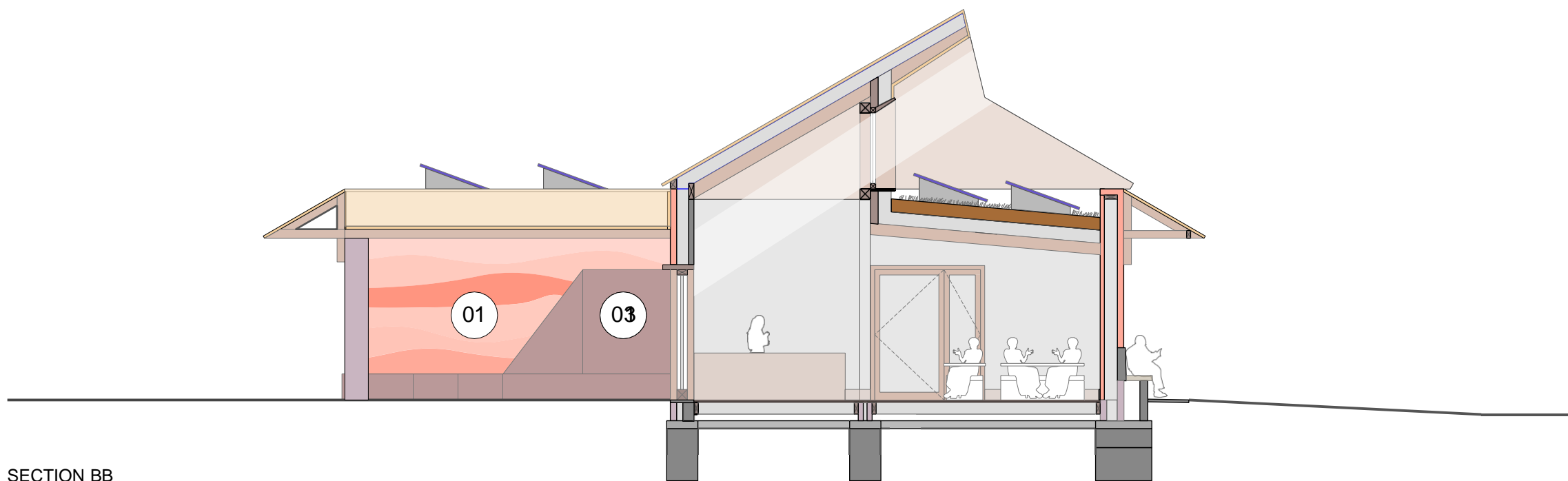
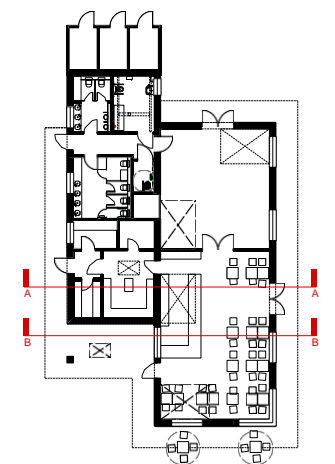
BERRY HILL: DESTINATION PARK

COMMUNITY HUB: ENVIRONMENTAL PERFORMANCE

Sections AA & BB



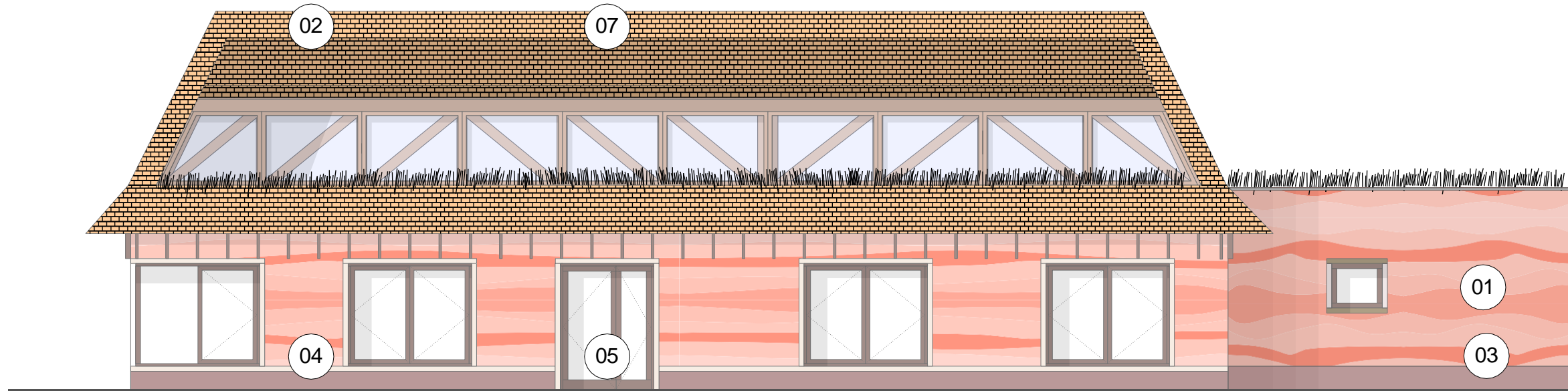
- LEGEND**
- ① Hempcrete pigmented and laid in situ
 - ② Timber shingle cladding
 - ③ Stone cladding, partly worked/polish
 - ④ Horizontal stone seat/sill
 - ⑤ Timber windows and doors
 - ⑥ Biodiversity roof, operable roof light
 - ⑦ External shading
 - ⑧ Photovoltaics



BERRY HILL: DESTINATION PARK

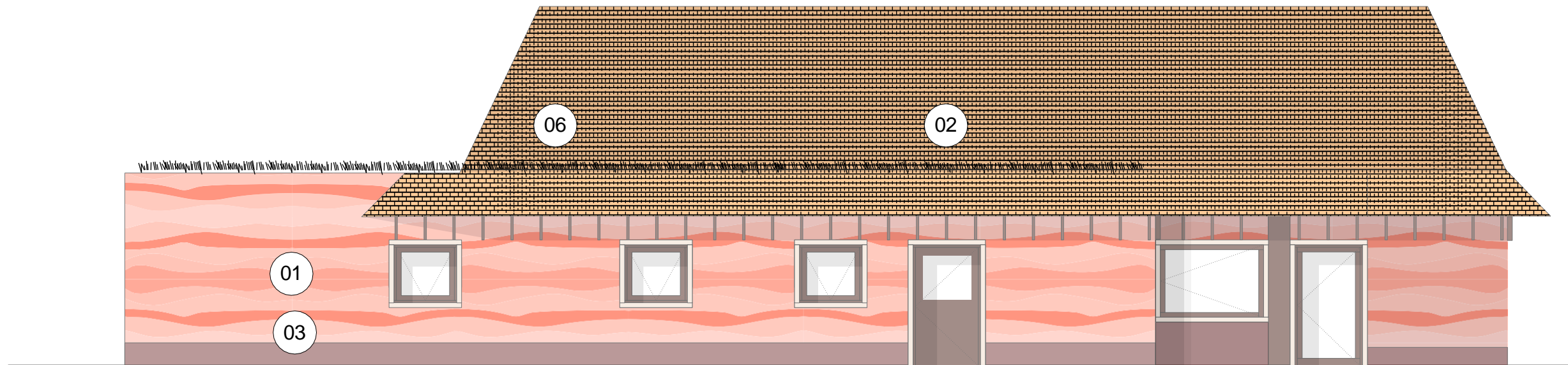
COMMUNITY HUB: LOOK AND FEEL

Elevations

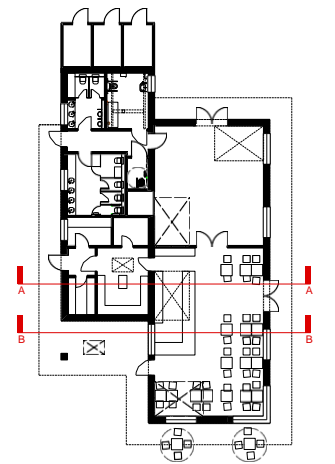


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 - ⑥ Biodiversity roof, openable roof light
 - ⑦ External shading
 - ⑧ Photovoltaics

SOUTH ELEVATION



NORTH ELEVATION



BERRY HILL: DESTINATION PARK

PROJECT PROGRAMME

- **July/August 2022:** Procure Design team and Project Management
- **September – December 2022:** RIBA 3 Spatial Design
- **February 2023:** Planning submission
- **March – June 2023:** Technical Design
- **July - August 2023:** Tender and mobilisation
- **September 2023:** Works commence on site
- **September 2024:** Practical Completion and handover

BERRY HILL: DESTINATION PARK

BUSINESS CASE - CAPITAL COSTS

MANSFIELD DISTRICT COUNCIL
BERRY HILL PARK

HUNTLEY CARTWRIGHT
CHARTERED QUANTITY SURVEYORS

ORDER OF COST (FEASIBILITY ESTIMATE)

31st March 2022

SUMMARY

REF	DESCRIPTION	VALUE (£)	TOTALS (£)
1	Spectator Area		
	Spectator Area (External works/hard landscaping)	59,145.00	
	Terrace Café	819,000.00	
	Additional Project Costs	610,780.80	
	Sub-total		£ 1,488,926
2	Play Area		
	Play Area	400,000.00	
	Additional Project Costs	235,725.75	
	Sub-total		£ 635,726
3	Adventure Play Area		
	Adventure play	100,000.00	
	Additional Project Costs	58,991.53	
	Sub-total		£ 158,992
4	Site Wide Works		
	Path Works	621,357.00	
	Additional Project Costs	366,193.74	
	Sub-total		£ 987,551
	TOTAL PROJECT COST		£ 3,271,194
	TOTAL COST; SAY	£	£ 3,271,194.00

BERRY HILL: DESTINATION PARK

BUSINESS CASE – VISION AND OBJECTIVES

The strategic vision and outcomes of the project can be summarised as follows:

1. To improve access and provide facilities – including cafe, play, WCs and improvements to pathways – particularly for target groups including older people, families and people with disabilities
2. To provide recreation (amenity) benefits, through increased access and use
3. To provide health benefits, through increased access and use
4. Enabling increased economic activity through improved catering offer
5. Improve local residents' perception of the park

Key SMART objectives can be summarised as follows:

1. 26 ha of improved open space by December 2024
2. New community facility (café/WC/multi-functions space) building by December 2024
3. Increase in number of visits to the park by 50% per annum by December 2025
4. Secure a café operator by December 2024, delivering a 33% increase in average transaction value
5. Project completion by December 2024 and delivery evaluation by June 2025
6. Improve local residents' perception of the park, with over 5,465 residents expressing an improved perception

BERRY HILL: DESTINATION PARK

BUSINESS CASE - BENEFITS

Heads of Terms Output	Projected SMART Objectives	Target
New Community Facility	New community facility (café/WC/multi-functions space) building by December 2024	1
Remediated site	26 ha of improved open space by December 2024	1
Improved residents' perception	Over 5,465 residents expressing an improved perception of the park	5,465
Number of visitors to events and venues	Increase in number of visits to the park by 50% per annum by December 2025	68,593 <i>additional</i> 'recreational visits' annually
People undertaking over 30 minutes of exercise a week	Increase in number of visits to the park by 50% per annum by December 2025	35,325 <i>additional</i> 'active' physical health visits annually (subset of 'recreational visits')

BERRY HILL: DESTINATION PARK

BUSINESS CASE – COST BENEFIT RATION

The following table summarises the benefits and costs of the preferred option (**discounted at 3.5% per annum to present value** and based on an **appraisal period of 3 development years + 30-year lifespan (to 2055)**). Section 3 – The Economic Case – offers further explanation of these figures.

<u>Value for money (discounted, 2022 prices)</u>	<u>PV</u>	<u>Note</u>
Benefits (Present Value)		
Recreation Benefits (new)	2,731,913	(i)
Physical Health Benefits (new)	1,992,820	(ii)
Recreation Benefits (safeguarded)	456,124	(iii)
Physical Health Benefits (safeguarded)	332,724	(iv)
Private Sector Income (Net)	2,205,471	(v)
BENEFITS TOTAL - Net Present Social Value	7,719,053	
Costs (Present Value)		
Public sector capital costs	2,799,861	(vi)
Optimism Bias	671,967	(vii)
COSTS TOTAL - Net Present Social Value	3,471,828	
Net Present Public Value (NPPV) - £m	4,247,225	
Central Benefit Cost Ratio (BCR)	2.22	

BERRY HILL: DESTINATION PARK

STAGE 2 PROPOSED MASTERPLAN



- ① Car park
- ② Events area
- ③ Potential mining museum
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- ⑤ Boardwalk and wetland expansion
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Biodiversity area	Proposed planting	Art installations	Pathways
Woodland	Buildings	Proposed trees	