



**Marsh Green Millennium Field – Amenity
Structure Options Comparative Assessment
Report**

July 2026

Marsh Green Millennium Field – Amenity Structure Options Comparative Assessment Report

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1. EXECUTIVE SUMMARY

This report provides a comparative assessment of five proposed amenity structures for installation at the Millennium Field. Each option has been evaluated against criteria including aesthetic suitability, functional capability, planning implications, cost, and long-term maintenance.

The analysis concludes that the **Timber Woodland Pavilion** offers the most balanced solution for Rockbeare Parish Council, combining strong visual integration with the woodland environment, flexible community use, and favourable planning prospects.

2. PURPOSE OF REPORT

The purpose of this report is to support Rockbeare Parish Council in selecting an appropriate community facility for the Marsh Green Marsh Green Millennium Field. The chosen structure must:

- Enhance the natural woodland setting.
- Provide practical utility for parish events.
- Minimise planning burdens.
- Represent excellent value for public funds.
- Support long-term community engagement.

3. OPTIONS CONSIDERED

The following five design concepts were assessed:

1. Timber Woodland Pavilion
2. Contemporary Woodland Cabin Hall
3. Modular Eco-Pod Assembly
4. Open Timber Shelter with Retractable Canvas Walls
5. Green-Roofed Woodland Hut

4. DETAILED COMPARISON OF OPTIONS

4.1 Timber Woodland Pavilion



Description: Post-and-beam timber structure with green roof, tri-fold doors, and rear kitchenette.

Advantages:

- Strong woodland integration
- Biodiversity-enhancing green roof.
- Flexible indoor/outdoor configuration
- Ground screw foundations reduce planning burden.
- Suitable for informal and semi-formal community use

Disadvantages:

- May require Certificate of Lawfulness
- Higher cost due to structural timber
- Limited winter insulation unless upgraded.

4.2 Contemporary Woodland Cabin Hall



Description: Glulam frame, vertical timber cladding, clerestory windows, Scandinavian aesthetic.

Advantages:

- Highly professional civic appearance
- Excellent natural light
- Durable, energy-efficient materials
- Suitable for year-round use

Disadvantages:

- Likely to require full planning permission.
- Higher construction cost
- Less rustic; may appear more urban.

4.3 Modular Eco-Pod Assembly



Description: Two linked modular pods (5m × 5m each), one for gatherings, one for kitchenette/storage.

Advantages:

- Rapid installation
- Can qualify as temporary structure.
- High energy efficiency
- Easily relocated or replaced.

Disadvantages:

- Modular appearance may feel less organic.
- Limited design flexibility
- May require planning if permanent.
- Higher cost per m²

4.4 Open Timber Shelter with Retractable Canvas Walls



Description: Timber frame with solid roof and roll-up canvas walls; rear kitchenette block.

Advantages:

- Most likely to avoid planning permission.
- Highly flexible open/closed configuration
- Natural, rustic aesthetic
- Lower cost and simple construction

Disadvantages:

- Limited weather protection
- Canvas walls require periodic replacement.
- Not suitable for long-term enclosed use
- No insulation or heating

4.5 Green-Roofed Woodland Hut



Description: Heavy timber posts, full-width tri-fold doors, built-in benches, small kitchenette.

Advantages:

- Strong woodland integration
- Green roof supports biodiversity.
- Warm, inviting aesthetic.
- Simple, robust design

Disadvantages:

- May require planning depending on permanence.
- Heavy timber increases cost
- Limited internal flexibility
- Seasonal usability unless insulated.

5. SUMMARY TABLE

Option	Aesthetic Integration	Planning Viability	Estimated Cost (£)	Best Use
Timber Woodland Pavilion	Excellent	Moderate	45,000–75,000	Community hub, coffee mornings
Contemporary Cabin Hall	High	Low	60,000–90,000	Formal meetings, workshops
Modular Eco-Pod Assembly	Moderate	Moderate	50,000–80,000	Flexible, temporary use
Open Timber Shelter	Good	High	25,000–45,000	Seasonal events, outdoor use
Green-Roofed Woodland Hut	Excellent	Moderate	40,000–70,000	Informal gatherings, nature activities

6. PLANNING CONSIDERATIONS

- **Permitted Development (Part 12, Class A)** may apply for structures installed by a local authority for community purposes.
- **Ground screw foundations** strengthen the argument for non-permanence.
- **Absence of mains drainage/WC** reduces regulatory burden.
- A **Certificate of Lawfulness** is recommended for any structure intended to avoid full planning permission.

7. RECOMMENDATION

It is recommended that Rockbeare Parish Council proceed with the **Timber Woodland Pavilion** as the preferred option. This structure provides:

- Strong visual integration with the woodland setting
- Flexible indoor/outdoor community space
- Reasonable likelihood of qualifying under permitted development.
- Cost-effective and durable long-term utility

8. NEXT STEPS

1. Commission a preliminary site assessment.
2. Obtain a Certificate of Lawfulness
3. Seek quotations from timber pavilion contractors.

4. Prepare a community consultation note.
5. Finalise design and installation timeline.

9. RISK ASSESSMENT

9.1 Operational Risks

Risk: Structural failure or degradation over time. **Mitigation:** Certified timber; periodic inspection.

Risk: Vandalism or unauthorised use. **Mitigation:** Low-impact security lighting; community oversight.

Risk: Weather-related damage. **Mitigation:** Durable materials; annual maintenance.

9.2 Financial Risks

Risk: Cost overruns. **Mitigation:** Fixed-price contracts; contingency allocation.

Risk: Unexpected maintenance costs. **Mitigation:** Low-maintenance materials; annual budget provision.

9.3 Environmental Risks

Risk: Disturbance to woodland habitat. **Mitigation:** Minimal-impact foundations; avoidance of root zones.

Risk: Visual intrusion. **Mitigation:** Timber-based designs; muted colour palette.

9.4 Compliance Risks

Risk: Planning enforcement. **Mitigation:** Certificate of Lawfulness; adherence to Part 12, Class A.

Risk: Non-compliance with building standards. **Mitigation:** Contractor certification; structural compliance.

10. FINANCIAL IMPLICATIONS

10.1 Capital Costs

Option	Estimated Cost (£)
Timber Woodland Pavilion	45,000–75,000
Contemporary Cabin Hall	60,000–90,000
Modular Eco-Pod Assembly	50,000–80,000
Open Timber Shelter	25,000–45,000
Green-Roofed Woodland Hut	40,000–70,000

10.2 Ongoing Costs

- Timber treatment every 5–7 years.
- Canvas wall replacement (Option 4) every 5–10 years.
- Green roof inspection annually
- Minimal utilities

10.3 Funding Considerations

- Parish Council reserves
- CIL funding
- Biodiversity/community grants
- Fundraising or sponsorship

10.4 Financial Risk Management

- Fixed-price contracts.
- 10–15% contingency
- Multi-quote procurement

APPENDIX A – Supplier List

12. Supplier Contact Directory (UK)

12.1 Timber Woodland Pavilion – Suppliers

The Poppy Pavilion Co. (Devon)

Tel: 01884 266 001 Email: info@poppypavilions.co.uk Website: poppypavilions.co.uk

Round Wood of Mayfield (East Sussex)

Tel: 01435 867 767 Email: sales@roundwood.com Website: roundwood.com

English Oak Buildings (Somerset)

Tel: 01460 731 74 Email: info@englishoakbuildings.com Website: englishoakbuildings.com

Green Roofs Direct (UK-wide)

Tel: 028 9756 2828 Email: sales@greenroofs.ie Website: greenroofs.ie

12.2 Contemporary Woodland Cabin Hall – Suppliers

EcoHaus Timber Buildings (UK-wide)

Tel: 0333 577 3075 Email: enquiries@ecohaus.co.uk Website: ecohaus.co.uk

Norwegian Log Buildings (Reading)

Tel: 0118 966 9236 Email: sales@norwegianlog.co.uk Website: norwegianlog.co.uk

Timber Innovations (Midlands)

Tel: 0121 559 1999 Email: enquiries@timberinnovations.co.uk Website: timberinnovations.co.uk

Cabin Master (Nottingham)

Tel: 0115 932 8888 Email: info@cabinmaster.co.uk Website: cabinmaster.co.uk

12.3 Modular Eco-Pod Assembly – Suppliers

Podmakers UK (Gloucestershire)

Tel: 01452 699 100 Email: info@podmakers.co.uk Website: podmakers.co.uk

Modular Systems UK (Manchester)

Tel: 0161 850 0905 Email: sales@modularsystems.co.uk Website: modularsystems.co.uk

The Pod Factory (UK-wide)

Tel: 0800 999 5250 Email: info@thepodfactory.co.uk Website: thepodfactory.co.uk

Green Retreats (Buckinghamshire)

Tel: 01296 325 777 Email: hello@greenretreats.co.uk Website: greenretreats.co.uk

12.4 Open Timber Shelter with Retractable Canvas Walls – Suppliers

AJC Shelters (UK-wide)

Tel: 01536 400 367 Email: sales@ajcshelters.co.uk Website: ajcshelters.co.uk

Timberplay (Sheffield)

Tel: 0114 282 1282 Email: info@timberplay.com Website: timberplay.com

Outdoor Classroom Specialists (UK-wide)

Tel: 0800 086 2846 Email: enquiries@outdoorclassrooms.co.uk Website: outdoorclassrooms.co.uk

Woodland Shade Structures Ltd (Devon)

Tel: 01392 984 204 Email: info@woodlandshade.co.uk Website: woodlandshade.co.uk

12.5 Green-Roofed Woodland Hut – Suppliers

Rustic Timber Buildings (Cornwall)

Tel: 01726 851 515 Email: info@rustictimberbuildings.co.uk Website: rustictimberbuildings.co.uk

Oakwrights (Herefordshire)

Tel: 01432 353 353 **Email:** enquiries@oakwrights.co.uk **Website:** oakwrights.co.uk

EcoHut UK (Wales)

Tel: 01633 746 000 **Email:** info@ecohut.co.uk **Website:** ecohut.co.uk

Wild Roofs Ltd (UK-wide)

Tel: 0203 488 2450 **Email:** info@wildroofs.co.uk **Website:** wildroofs.co.uk

12.6 Foundation Specialists (Optional Add-On)

StopDigging UK

Tel: 0203 290 1555 **Email:** info@stopdigging.co.uk **Website:** stopdigging.co.uk

No More Digging (UK-wide)

Tel: 0333 772 0292 **Email:** info@nomoredigging.co.uk **Website:** nomoredigging.co.uk

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Rustic Timber Buildings (Cornwall)

Tel: 01726 851 515 **Email:** info@rustictimberbuildings.co.uk **Website:** rustictimberbuildings.co.uk

Oakwrights (Herefordshire)

Tel: 01432 353 353 **Email:** enquiries@oakwrights.co.uk **Website:** oakwrights.co.uk

EcoHut UK (Wales)

Tel: 01633 746 000 **Email:** info@ecohut.co.uk **Website:** ecohut.co.uk

Wild Roofs Ltd (UK-wide)

Tel: 0203 488 2450 **Email:** info@wildroofs.co.uk **Website:** wildroofs.co.uk

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