



Thame Youth and Community Centre

Feasibility Study

September 2021



Acanthus
Clews
architects

Contents

1.0 Introduction

1.1 Purpose of Report

1.2 Project Need

1.3 Consultation

1.4 Client Brief

2.0 Site Location Within Thame

2.1 Potential Sites

2.2 Location Constraints

2.3 Southern Road Recreation Ground
Appraisal

2.4 Town Hall Appraisal

2.5 Cattle Market Appraisal

2.6 Elms Park Appraisal

2.7 Queen Elizabeth Circle Appraisal

2.8 TTC Recycling Area Appraisal

2.9 Site Location Conclusions

3.0 SRRG Proposals

3.1 Site Analysis

3.2 Illustration of Potential Layout

3.3 SRRG Site Conclusions

4.0 Appendix

4.1 Illustration of Potential Layout Option 2

4.2 Illustration of Potential Layout Option 3

4.3 Existing Community Space Appraisal

4.4 Previously Discounted Sites





I.1 Purpose of Report

The following report has been commissioned by Thame Town Council in partnership with Thame Youth Projects to investigate the feasibility of providing a new community and youth facility within Thame.

The purpose of this study is to explore the core needs of the development and to investigate potential design solutions for how these could be delivered. The hope is that this feasibility study identifies a preferred site and potential layout that then allows for further consultation with key stakeholders such as the local community and the Local Authority.

The design solutions contained within this report represent initial ideas rather than developed detailed design, this should be remembered when considering the pro's and con's of some of the ideas, they are simply principles at this stage intended to explore key concepts.





Thame Youth Projects meeting on the Southern Road Recreation Ground

Need for a Youth Centre

Since the closure of the Youth Centre positioned outside the Lower Lord Williams's School, there has been no provision of a building for the young people of Thame and the surrounding villages. The addition of 926 homes and the proposed additional 403 in the second phase of the Local Plan has placed additional emphasis on the growing need for provision of dedicated facilities for the young people of Thame. Lord Williams's School now has 2,250 + young people from Thame and the surrounding district. Such is the pressure on the school they are now adding an additional class to each year from 2020 and are no longer taking young people from areas of Bucks. These young people between the ages of 11 – 18 will continue to have an increasing impact on the local areas of Thame and the town centre.

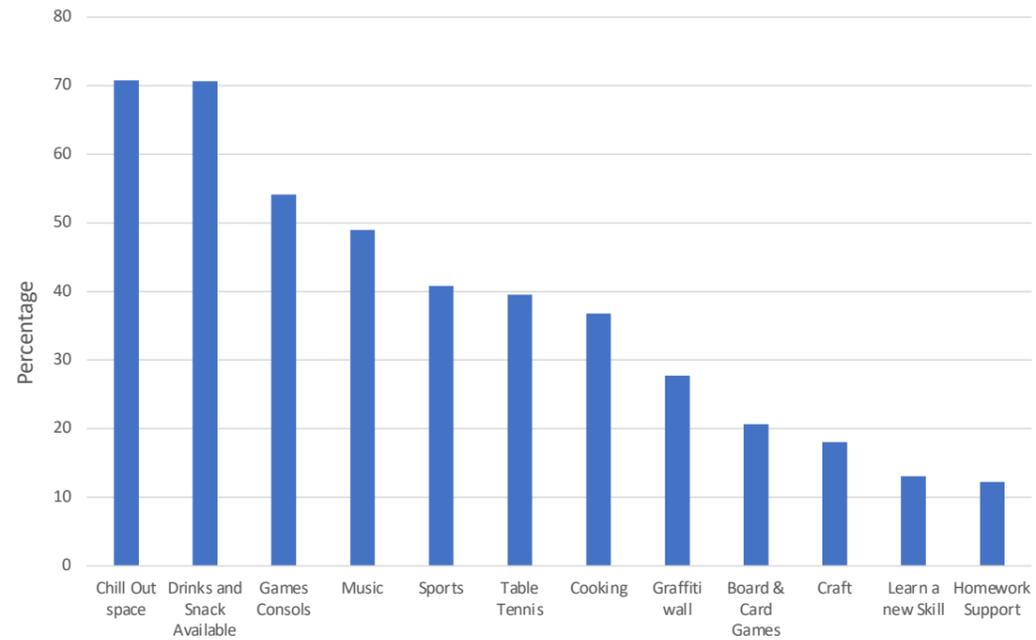
In recent years there has been increased use of the Southern Road Recreation Ground (SRRG), Cricket Club ground, Elms Park, Cuttlebrook and the Town Centre as places where young people come together to socialise. This has resulted in some residents becoming unhappy at having these groups in their vicinity even if they are not causing anti-social behaviour.

We are reading daily that the young people of school age are impacted by the Covid 19 pandemic, with more social and mental challenges both in the family environment and with their peers. A recent needs analysis published on young people in a London Borough demonstrated that Youth Centres are the most needed service. (Youthandpolicy.org/ articles: - Young people need youth clubs; Naomi Thompson and David Woodger; May 2020)

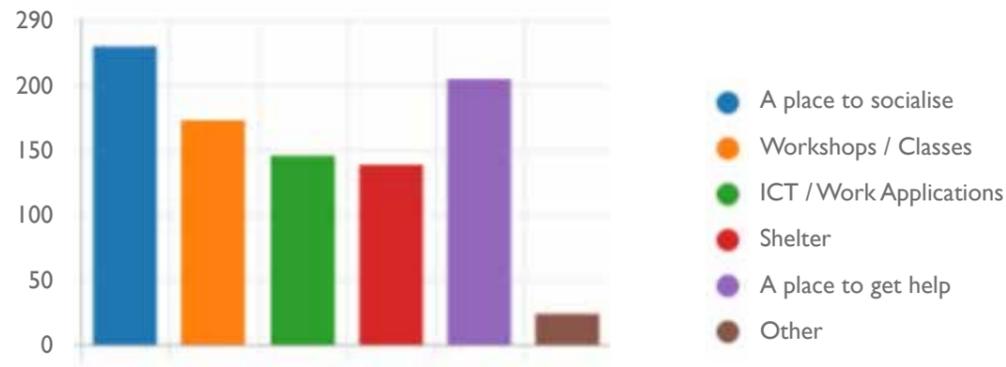
Current facilities for young people in Thame are centred around sports clubs, who have over recent years enjoyed considerable backing from the Council. These provide limited support to a particular sector of young people and only offer access to young people at limited periods.

Thame continues to be under pressure for recreational and meeting space, the provision of a youth centre provides additional space that could be utilised and would provide an income stream to support the activities of the Youth Centre. There is a need for refurbishment of the changing rooms and the area around the Scout Hut at SRRG. Placement of the building on SRRG would enable this location to be redesigned to reduce the antisocial behaviour currently ongoing there.

A number of smaller towns within Oxfordshire have recognised the need for somewhere for young people to call their own. Now is the time for Thame to join them and lead the way in youth provision.



Thame young people survey results - What facilities should a youth centre include?



People of Thame survey results - What would be most beneficial for youth?

Consultation I - Complete

During 2020, Thame Youth Projects (TYP) undertook a survey of young people and Thame residents. With the support of Lord Williams’s School (LWS) the survey was run throughout the school. TYP received 800 responses, top of the needs was “A place to chill with friends”. The survey of residents received 250 responses, top of their feedback was “Young People need a safe space”, followed by “Young People need a Youth Centre”.

LWS 2,200 Young People - 800 responses:

- Place to chill with friends
- Access to food
- Gaming / Wifi
- Classes

People of Thame - 250 responses

- Young People need a safe space
- Young People need a Youth Centre
- Young People need a place to socialise
- Young People need a place to get help
- Multi use hall required
- Adult learning classes
- Only 11% question the location of facilities on SRRG

Summary / What We’ve Heard:

- Strong support for a Youth Centre in Thame from young and old.
- Acknowledgement that the young people of Thame need such a facility.
- Enthusiasm for a centre to service other community groups and enrich lives across Thame.
- There are heartfelt reports of existing and regular anti-social behaviour on or near to the Southern Road Recreation Ground. There is a fear that a Youth Centre would exacerbate these problems.
- Some, but currently limited belief, that a well-designed and well-managed Youth Centre would not only be an asset but also help to address the current problems.
- Local concern about increased traffic, parking and noise.
- Protect all the trees and Cuttle Brook Nature Reserve.
- Public toilets and a refreshments kiosk would be welcome.



Thame Youth Projects trip to Wendover Woods

Next Steps

A new group has been set up to turn the dream of a new Youth Centre with community facilities, into a reality. On 9 February 2021, Thame Town Council and the Thame Youth Projects officially established a joint working group to consider the options.

Feedback from the public consultation, which included concerns about some locations as well as widespread support, has now been shared with Thame Town Council. The goal was to listen and engage as plans are developed to support Thame's young people and the wider community.

Feasibility Study

Thame Town Council Brief:

Study Objectives:

- To provide an independent study on the feasibility of Southern Road Recreation Ground as a suitable location for the centre.
- To review all other potential sites within the Town Centre and demonstrate their strengths and weaknesses when compared to SRRG.

Deliverables:

- Selection of a site that provides easy access and is on mainstream thoroughfares in the town centre.
- The site must provide space to enable a building of sufficient size to support the needs of Young People & Community group.

Design

When a specific site is identified, the next step would be for Thame Town Council to tender for a design team to develop a proposal to submit for planning approval by South Oxfordshire District Council (SODC).

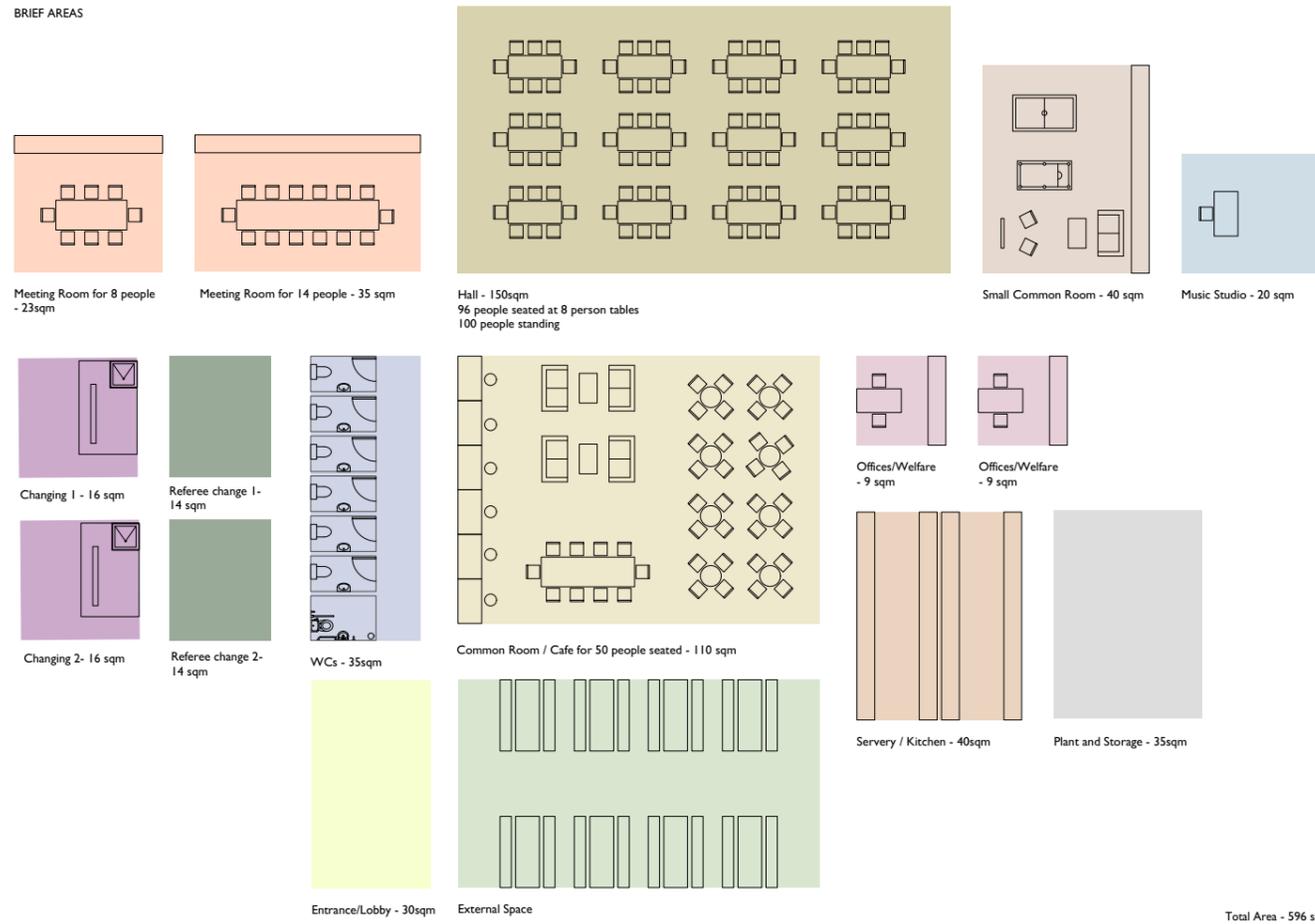
Further Consultation

It is recommended that further consultation takes place with Thame residence and SODC prior to a full planning application. A planning pre-application could be submitted to SODC for comment. Following potential design adaptation relating to recommendations from SODC, a second Thame residence consultation could be held to share the aspirations for the design with the community and comments on the proposals could be invited. Further consultation will be key to ensure as smooth a planning process as possible with minimal objections.

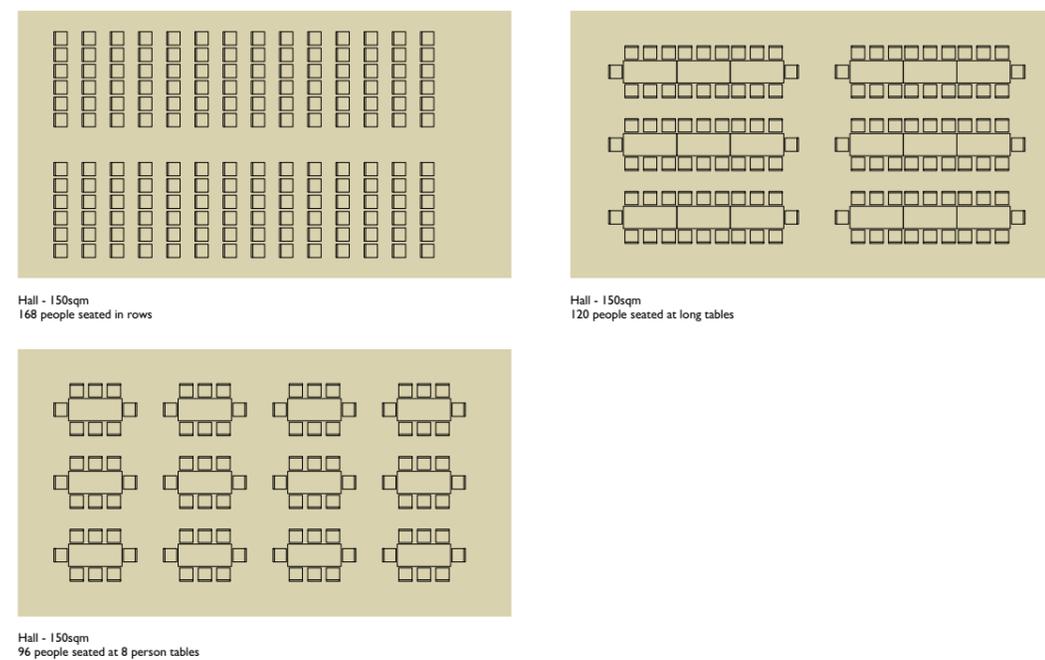


I.4 Client Brief

BRIEF AREAS



POTENTIAL HALL ARRANGEMENTS



Summary of Accommodation:

1. Youth and Community Building

- Common Rooms
- Cafe / Kitchen
- Meeting Rooms
- Music Studio
- ICT Facilities
- Community Hall
- Accessible WCs
- Changing Rooms

2. External Space

- External Seating
- Car Parking
- Events
- Disabled drop off
- Community Garden

Activities to be provided:

- Social safe spaces
- Mentoring/Counselling/Advice
- Information hub for parents and youth
- Training and education
- Cooking skills
- ICT skills
- Music skills, producing, recording, rehearsals
- Pool / Table Tennis / Air Hockey
- Video games
- Table top games
- Craft projects / puzzles
- Dementia workshops
- Physical Exercise (Yoga, Zumba, dance, formal dance, boxing, martial arts)
- Social evenings, e.g. Quiz nights
- Sponsored events, e.g. Thame Summer Festival
- Local clubs



2.0 Site Location Within Thame



2.1 Potential Sites

The following potential sites have been investigated as part of this report:

Southern Road Recreation Ground (SRRG)

The Cattle Market

Thame Town Hall

Elms Park

Queen Elizabeth Circle

Thame Town Council Recycling Area



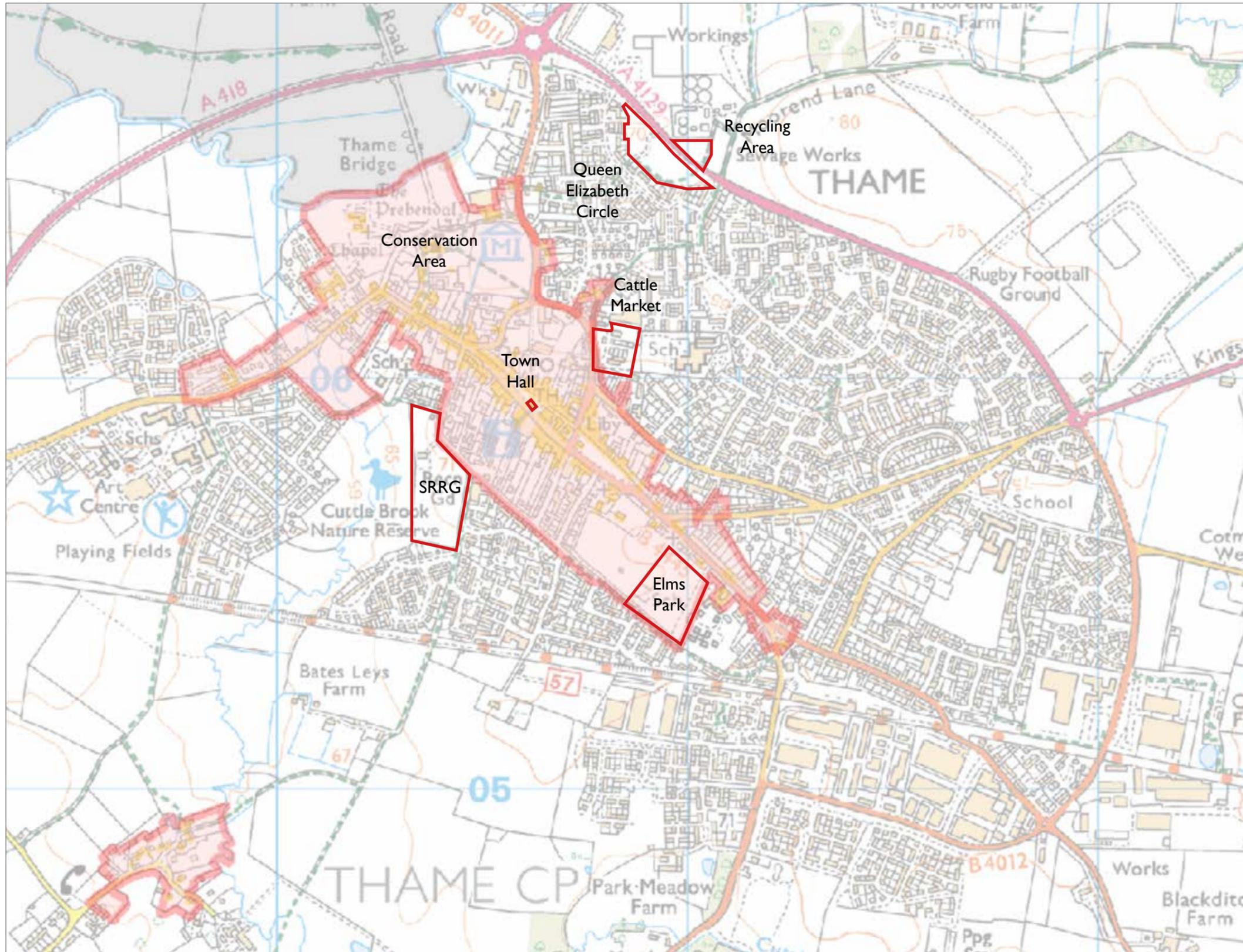
2.2 Location Constraints

Conservation Area

The Town Hall and Elms Park sites are located within Thame Conservation Area and both the SRRG and the cattle market sites bound the conservation area. The town hall, which is the current meeting place of Thame Town Council, is a Grade II listed building.

The location of the sites within or adjacent to the conservation area will require the new development to compliment and ideally enhance the character of the existing context.

The potential development of the town hall would be limited to work with the existing historic structure.



2.2 Location Constraints

The Neighbourhood Plan

Community Building Location

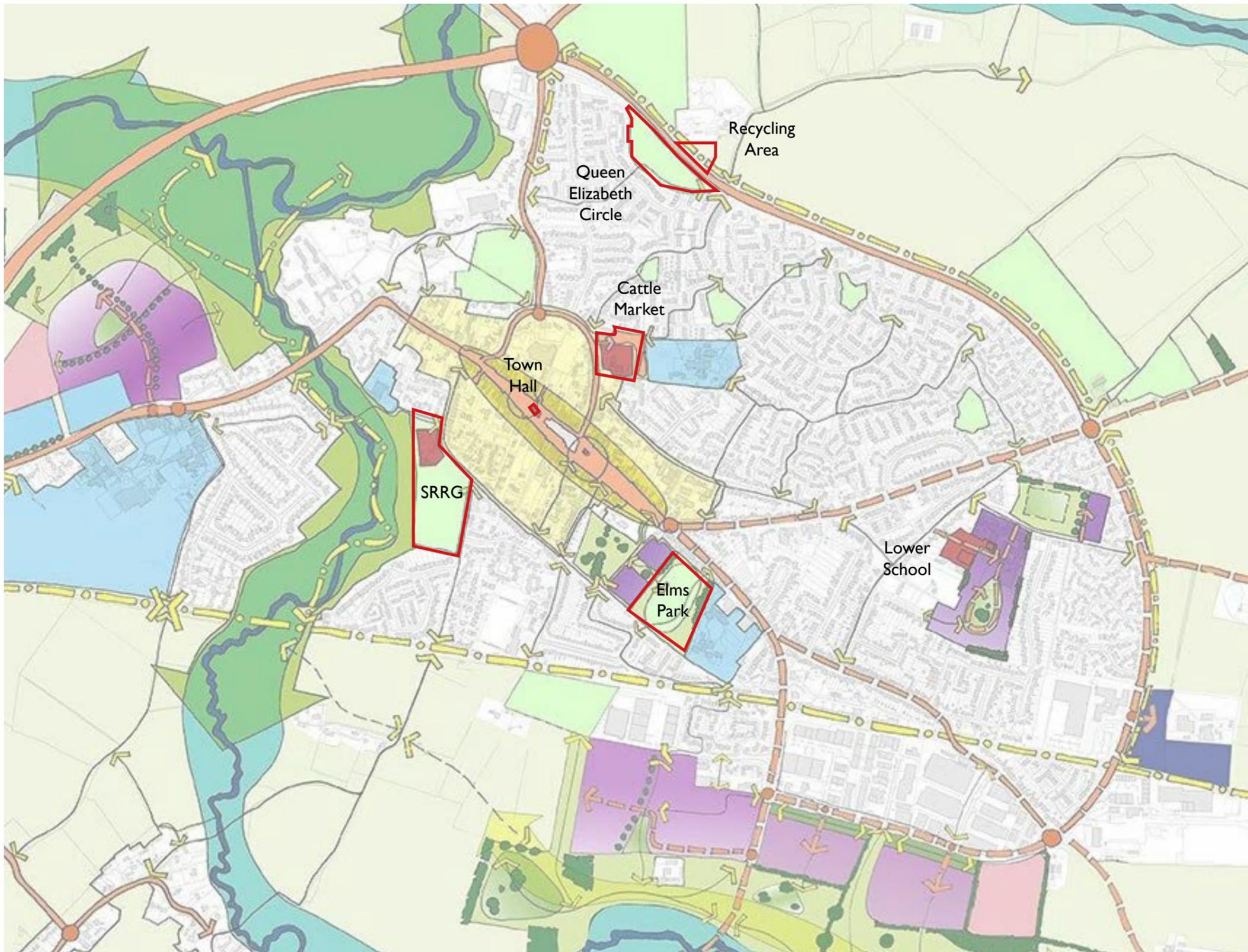
The 2013 neighbourhood plan, which is due for renewal next year, identifies three potential sites for a new community building.

- Southern Road Recreational Ground
- The Cattle Market
- Lower School

This report considers the integration of a smaller community space in addition to youth facilities on each site. This will not only meet the demand for an additional community space, but will open the facility up to a wide spectrum of society and help to promote integration between all ages of the community.

Important Open Space

The neighbourhood plan highlights the important open spaces in Thame. SRRG, Elms Park, Queen Elizabeth Circle and the Recycling Area are all included as important open spaces. It states that these spaces should be protected as open green space, however it does propose a potential area for development of SRRG around the existing buildings, parking and playground (marked in red).



-  Important Open Space
-  Potential development site for 200+ community building



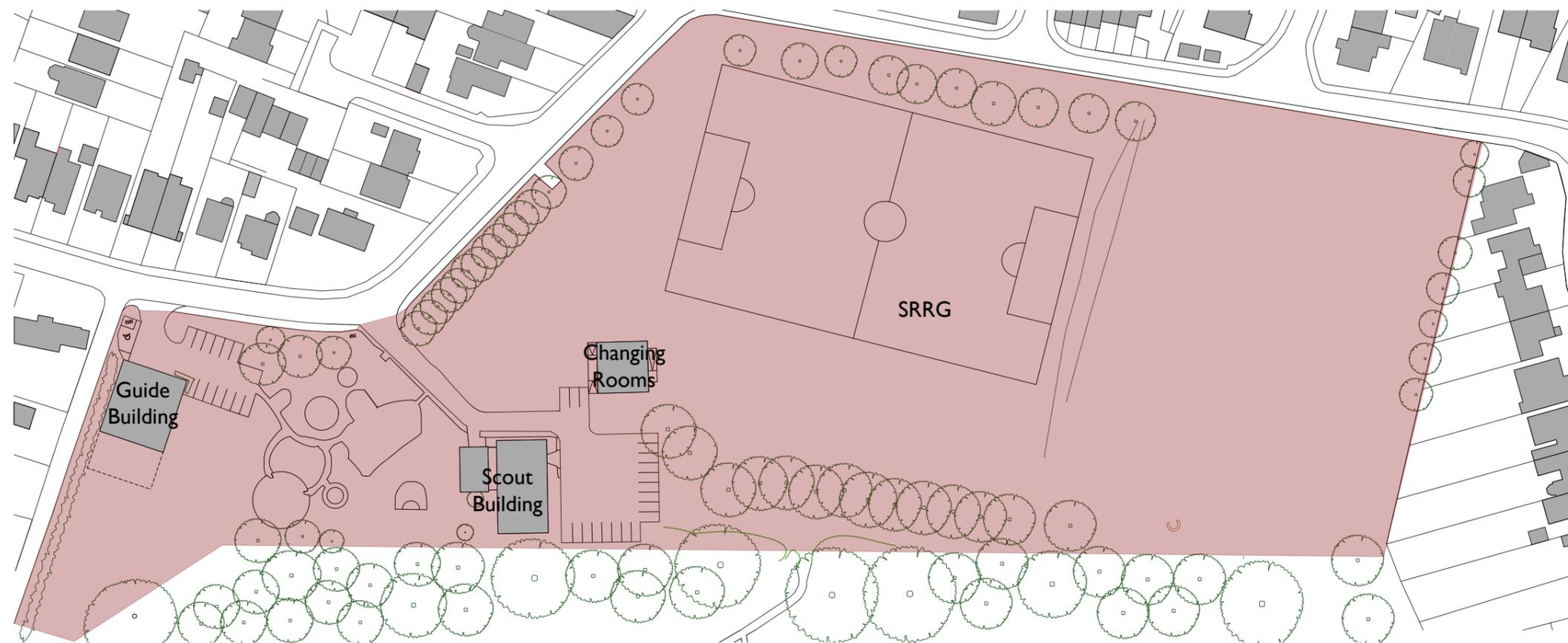
2.3 SRRG Appraisal



Site location in Thame



The site viewed from the south



SRRG potential site

Pros:

The site is located at the centre of youth culture in Thame and therefore will be more readily accessible / approachable to Thame youth.

Timescales for funding – There is a finite time that funding from developers is available for the project. A large percentage of this funding is relevant only to the recreation ground. The SRRG site offers the only location where work to build the project can be completed within this funding time constraint.

£24,625.20 by 2026

£80,084.23 by 2027

£113,686.99 by 2028

£235,506.11 by 2028 (SRRG ONLY)

£14,255.03 by 2028 (ELMS PARK ONLY)

£151,759.02 by 2030

Potential to solve the issue of anti-social behaviour on the SRRG site with the reorganisation of facilities.

Potential to improve the safety and design of the existing facilities of the site, such as the playground, car access, parking provision, changing rooms and scout building,

Potential to provide in-demand facilities such as a Café, outside seating, and public toilets.

The location is on the Young People Trail.

The site is away from major roads and on a cycle route.

There is the potential to break out of a new facility onto green open space.

The site is adjacent to Cuttle Brook Nature reserve, one of the most picturesque settings in Thame.



2.3 SRRG Appraisal



The site is located adjacent to existing youth facilities - accessible / approachable



Potential to solve safety issues (car access) and anti-social behaviour issues



The building will benefit from proximity to open green space / nature reserve



Provide in demand facilities (cafe, WCs) in the park and replace changing rooms

Cons:

Local residents impression of impact - Anti-social behaviour / noise / traffic.

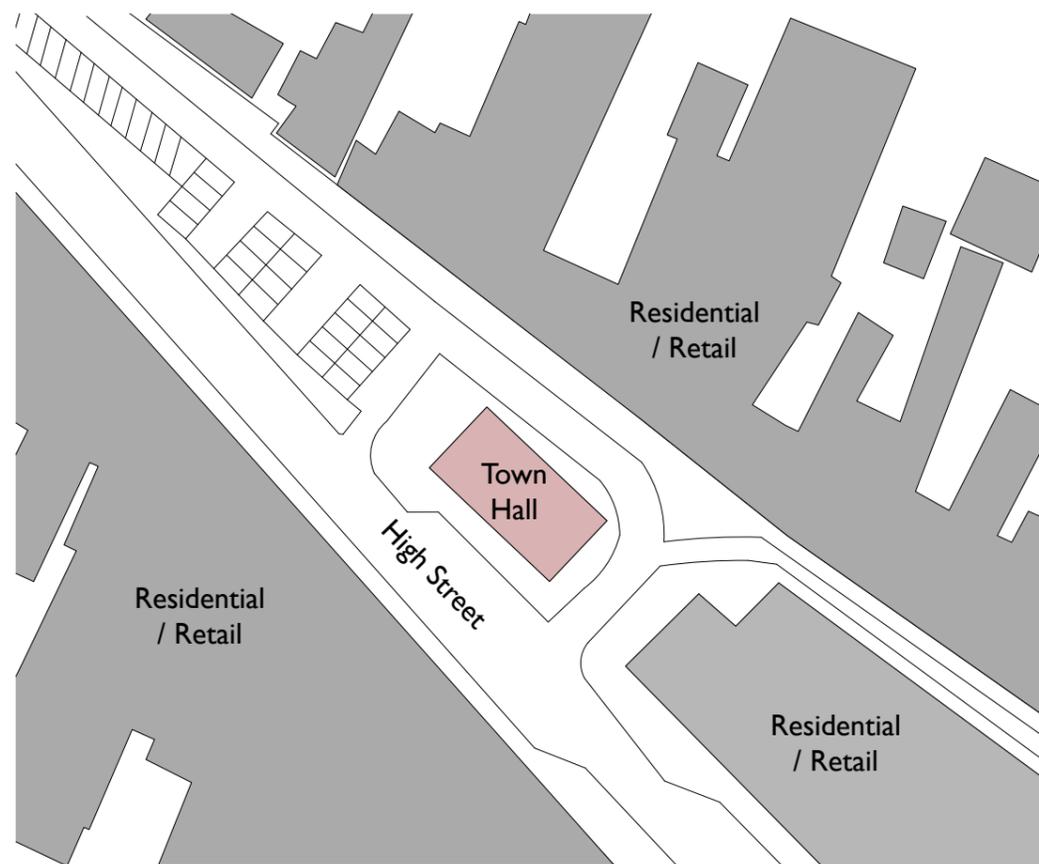
Potential Impact on Open Space / Nature Reserve.



2.4 Town Hall Appraisal



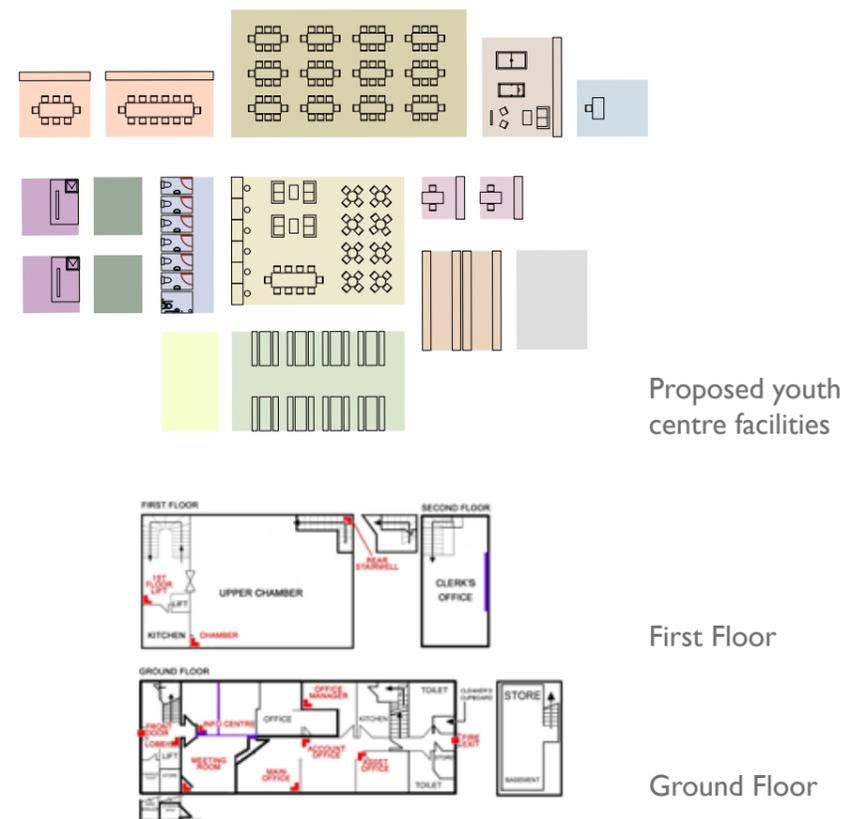
Town Hall and SRRG site to be developed in this proposal



The town hall site located on the busy high street.



Existing council offices in the town hall would be replaced by youth facilities



New building brief compared with existing town hall plans

In this option, the Town Hall would be converted into a youth centre and the council offices would be relocated to the SRRG in a new building.

Pros:

Potential to solve the issue of anti-social behaviour on the recreation ground site with the reorganisation of facilities (that will come with the location of the council offices on the site).

Town centre location on Young People trail.

The town centre is readily accessible to young people.



2.4 Town Hall Appraisal



The youth centre would be located centrally in Thame on the busy high street



Existing council chamber would be redesigned to provide youth facilities



In-demand facilities at SRRG would be in addition to new council offices on the site



Proposal does not include for the replacement of the SRRG changing rooms

Cons:

Two projects - Both the town hall would require extensive modification and new council offices would be required to be built on the recreation ground site. This option has the potential to be significantly more expensive than the other options.

Negotiations for the use of the town hall site for facilities are likely to run longer than the finite amount of time allowed to receive developer funding.

£24,625.20 by 2026
 £80,084.23 by 2027
 £113,686.99 by 2028
 £235,506.11 by 2028 (SRRG ONLY)
 £14,255.03 by 2028 (ELMS PARK ONLY)
 £151,759.02 by 2030

Youth centre would not be located adjacent to more readily used existing youth facilities.

Development constrained by size and listed building status of the existing town hall.

Council offices would no longer be in the town centre.

Potential for more local residents to object to the proposals as project spans multiple sites.

Proposal does not include for the development of the SRRG changing rooms – additional costs required.

Proposal does not provide in-demand facilities such as a Café, outside seating, and public toilets in SRRG – additional costs required.

Site on a major road network – safety.



2.5 Cattle Market Appraisal



Site location in Thame



Car Access off the B4445



The cattle market site surrounded by a car park, residential properties and school



Existing car park with cattle market site beyond

Pros:

Central Location on a more urban site - Less potential damage to the environment.

On the Young People Trail.

Large site / potential for future expansion.



2.5 Cattle Market Appraisal

Cons:

Site owned by SODC - Uncertain that SODC would approve youth facilities on what is a primary commercial site in the centre of town.

Potential negotiations for the use of the site for facilities would likely run longer than the finite amount of time allowed to receive developer funding.

Does not integrate the provision of additional facilities on SRRG that have substantial allocated, time dependant developer funding.

£24,625.20 by 2026

£80,084.23 by 2027

£113,686.99 by 2028

£235,506.11 by 2028 (SRRG ONLY)

£14,255.03 by 2028 (ELMS PARK ONLY)

£151,759.02 by 2030

The Neighbourhood Plan describes Thame as a market town and that this heritage is one of Thame's major assets. Replacing a market facility with the proposed development goes against the Neighbourhood's Mission to retain Thame's market town identity.

Youth centre would not be located adjacent to existing youth facilities.

Proposal does not include for the development of the SRRG changing rooms – additional costs required.

Proposal does not provide in-demand facilities such as a Café, outside seating, and public toilets in SRRG – additional costs required.

Lack of green open space and on a major road network - safety issues.

Proposal does not address anti-social behaviour on SRRG.



Market facilities would be lost from the town centre in this option



Racquets sports centre already provides community facilities adjacent to the site



Residential properties in close proximity to the site



Barley Hill School to the east of the site

Acanthus Clews Architects

RIB-21-052

Thame Youth & Community Centre

15



2.6 Elms Park Appraisal



Site location in Thame



Gate to Elms Park on B4445 - Only potential location for vehicle access



Elms Park Site



Elms park bounded by residential properties

Pros:

- Central location adjacent to existing youth facilities.
- On the Young People Trail.
- Large site / potential for future expansion.
- There is potential to break out onto green open space.
- Potential to utilise £14,255.03 of developer funding specific to Elm's park.

Cons:

- Lack of existing utilities.
- Lack of sufficient access and no potential for parking.
- Local residents impression of impact - Anti-social behaviour / noise.
- Existing Byelaws restrict the use of the park.
- Development would be on protected green open space.
- Proposal does not include for the development of the SRRG changing rooms – additional costs required.
- Proposal does not provide in-demand facilities such as a Café, outside seating, and public toilets in SRRG – additional costs required.
- Proposal does not address anti-social behaviour on SRRG.



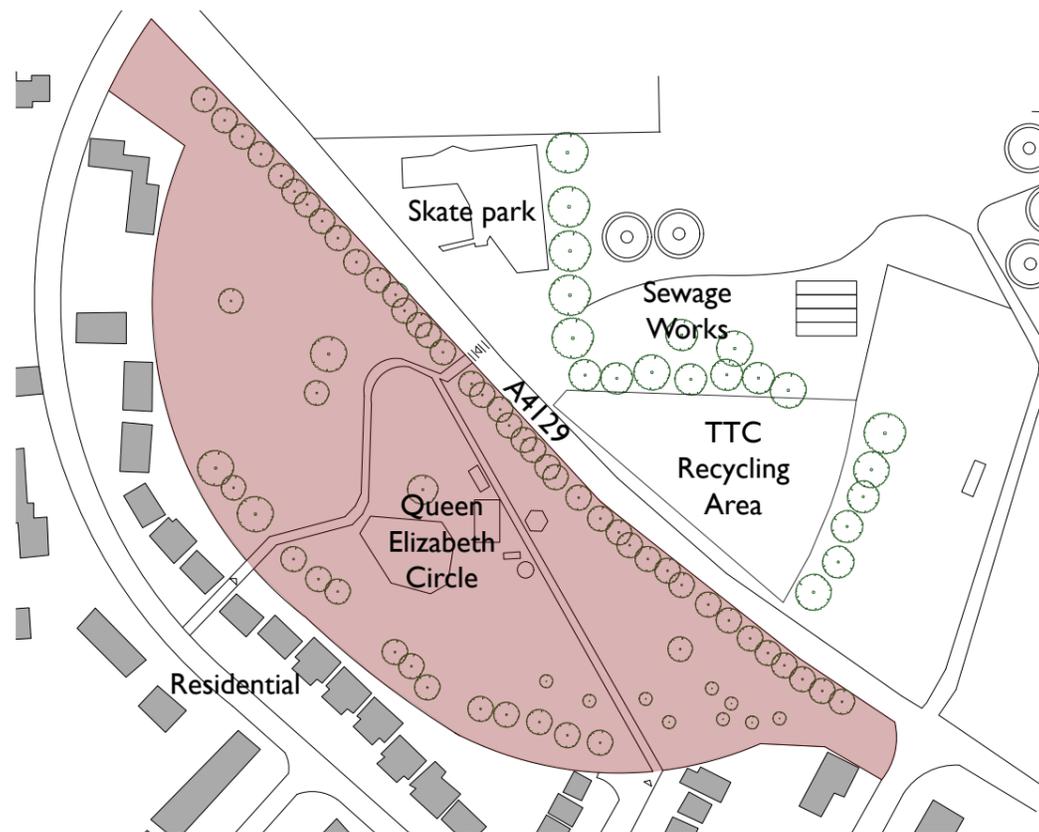
2.7 Queen Elizabeth Circle Appraisal



Site location in Thame



Current access to the park is via footpath between residential buildings



The site location adjacent to residential buildings and the ring road



Residential buildings overlooking the site

Pros:

Large site / potential for future expansion.

There is potential to break out onto green open space.

Cons:

Location on the edge of town – Not readily accessible to all, gives the impression that youth facilities are not a welcome addition to the heart of the town, but rather a reluctant 'add on'.

Reduced availability of funding.

Lack of existing utilities.

Pipes connecting to sewage works cross the site and would restrict development.

Lack of sufficient access and no potential for parking.

Local residents impression of impact - Anti-social behaviour / noise.

Development would be on protected green open space.

Proposal does not include for the development of the SRRG changing rooms – additional costs required.

Proposal does not provide in-demand facilities such as a Café, outside seating, and public toilets in SRRG – additional costs required.

Proposal does not address anti-social behaviour on SRRG.



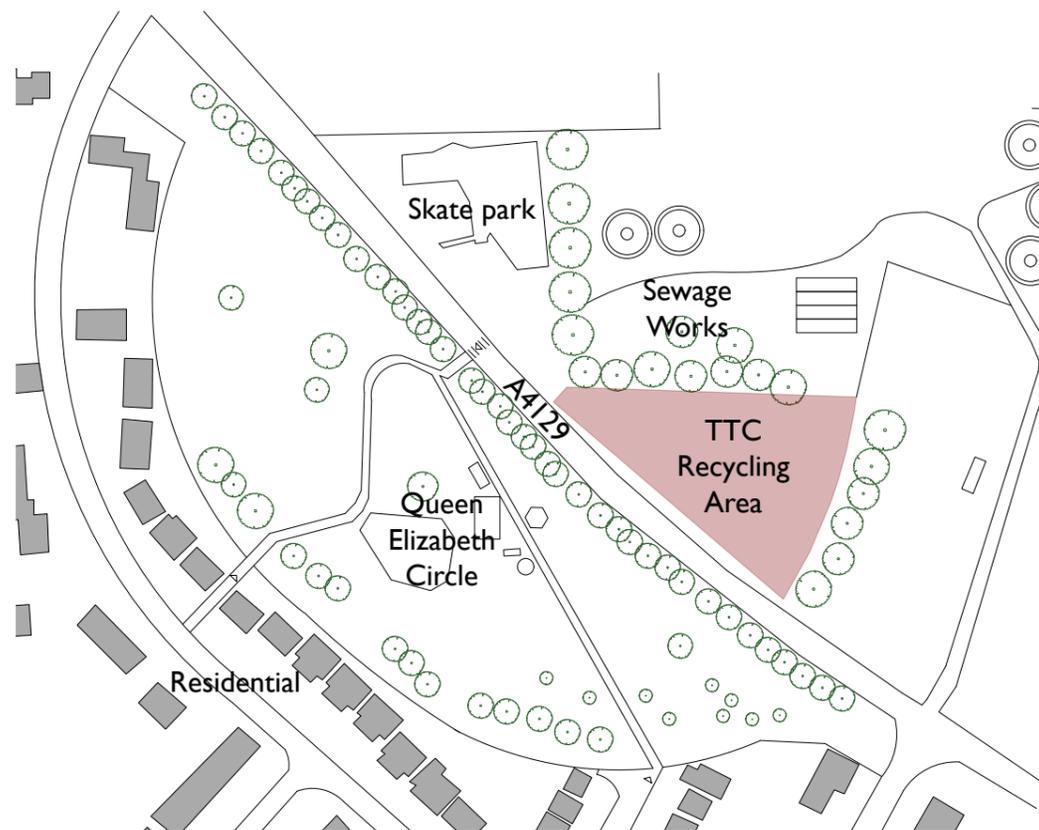
2.8 TTC Recycling Area



Site location in Thame



Site entrance adjacent to the ring road



The site located between the ring road, sewage works and skate park



The site is located adjacent to restricted sewage works

Pros:

Location adjacent to existing skate park.

Cons:

Existing covenant prevents any building on the land.

Location on the edge of town – Not readily accessible to all, gives the impression that youth facilities are not a welcome addition to the heart of the town, but rather a reluctant ‘add on’.

Location across a major fast road – safety issues.

Location adjacent to a sewage works – environment / safety issues.

Small size of site limits the potential for future expansion.

Reduced availability of funding.

Lack of existing utilities.

Lack of sufficient access for cars.

Services to sewage works potentially disrupted.

Local residents impression of impact - Anti-social behaviour / noise.

Development would be on protected green open space.

Proposal does not include for the development of the SRRG changing rooms – additional costs required.

Proposal does not provide in-demand facilities such as a Café, outside seating, and public toilets in SRRG – additional costs required.

Proposal does not address anti-social behaviour on SRRG.





Site locations in Thame

Thame Town Hall - Disregarded

Substantial alteration to the listed town hall building required to create a youth centre that is limited by the size of the existing building. High anticipated costs to develop two sites. Potential for negotiations to run longer than the finite amount of time allowed to receive developer funding.

The Cattle Market - Disregarded

Site owned by SODC - Uncertain that SODC would approve youth facilities on what is a primary commercial site in the centre of town. Potential negotiations for the use of the site for facilities would likely run longer than the finite amount of time allowed to receive developer funding.

Elms Park - Disregarded

Severe accessibility issues and no potential for parking. Existing Byelaws restrict the use of the park. Loss of protected green open space.

Queen Elizabeth Circle - Disregarded

Remote location adjacent to dangerous ring road. Severe accessibility issues. Potential for many residential objections. Loss of protected green open space.

Thame Town Council Recycling Area - Disregarded

Existing covenant prevents any building on the land. Remote location adjacent to dangerous ring road. Severe accessibility issues. Potential for many residential objections. Loss of protected green open space.

Southern Road Recreation Ground (SRRG) - Advanced

- Located at the centre of youth culture in Thame and therefore will be more readily accessible / approachable to Thame youth.
- SRRG is the only potential site that will be able to utilise developer funding for community facilities within the allocated time frame. £24,625.20 by 2026, £80,084.23 by 2027, £113,686.99 by 2028, £151,759.02 by 2030
- The site is the only potential location that can utilise the substantial developer funding specific to the SRRG within the allocated time frame - **£235,506.11 by 2028 (SRRG ONLY)**
- If developer funding is not utilised for this project on SRRG, another project will be required on SRRG to spend the site specific funds.
- There is the potential to improve existing facilities on the site that are in a state of disrepair and contribute negatively to the conservation area and general environment of SRRG.
- Much needed public toilets, a cafe and external seating can be provided as part of the facility to meet the demands of park users and the many events that take place in the park.

3.0 Southern Road Recreation Ground



3.1 Site Analysis

Existing Site

Existing buildings do little to enhance the adjacent conservation area.

The car access splits the open green space and the playground, creating safety issues for park users.



The site viewed from the conservation area to the north east



The car park access that splits the site and causes safety issues



Existing changing rooms and scout buildings



The site viewed from the south



3.1 Site Analysis

Existing Site

The site has many beautiful attributes such as lines of mature trees, green open space and the adjacent nature reserve.

The existing facilities significantly detract from these existing natural features that should be enhanced as part of any proposals for the site.



The playground to the north of the site



Trees lining Southern Road to the north



Views south from the existing Scout Building car park



Cuttle Brook Nature Reserve to the west, accessed from the park



3.1 Site Analysis



The existing changing room building with isolated car park beyond



Existing defensive facade design

Existing Changing Rooms

The existing changing rooms are of poor design quality, the existing services have been condemned and the facilities do not meet current design standards.

The changing rooms form a wall between the existing car park and the rest of the park, contributing to the anti-social behaviour.

This project forms the perfect opportunity to replace the changing rooms in a fit for purpose facility that helps to also address the current anti-social problems that arise from its design and location.



Police operations are in progress due to anti-social behaviour



The isolated changing rooms form a wall between the park and the car park



3.1 Site Analysis

Existing Scout Building

Similar to the changing rooms, the Scout Building is inactive for much of the day and has minimal openings onto the adjacent area, creating ideal pockets for anti-social behaviour.



The Scout Building forms a wall between active areas of the park and the car park



The isolated car park to the south of the Scout Building



The inactive Scout Building walls forms pockets of isolated space



The defensive Scout Building facade requires significant security measures



3.1 Site Analysis

Existing Guide Building

The Guide Building is an example of design that contributes positively to the setting and should form a precedent to new development on the site.



The existing Guide Building has a more active facade with plenty of glazing



The adjacent car park is visible from active areas, deterring anti-social behaviour



The car park is broken up with trees / vegetation and varying surface materials



Windows look out to adjacent spaces deterring anti-social behaviour



3.1 Site Analysis

Existing Playground

The well used playground is accessed from the playing fields over the access route to the scout building car park. Although a low speed limit is in place, this still causes safety issues for the young children and adults who use the playground.

The Scout Building creates pockets of isolated space within the playground area, conducive to anti-social behaviour in close proximity to younger children.



Access to the playground from the playing fields over the car park access route



The playground viewed from the north



Some playground facilities have been removed due to safety concerns



Existing shelter



3.1 Site Analysis



Site Opportunities/Constraints:

1. Protected Open Space
- Limited scope for development
2. Football pitch - to be retained
3. Existing Guide building & external space
4. Brownfield Land
- Scope for development
5. Site boundary
6. Neighbourhood Plan Development Boundary
7. Scout Building and Changing Rooms form barrier around existing car park
8. Existing car access divides green open space and development / play area
9. Existing trees / Ecology / Nature Reserve
10. Potential views from a new facility to playing fields and along the avenue of trees

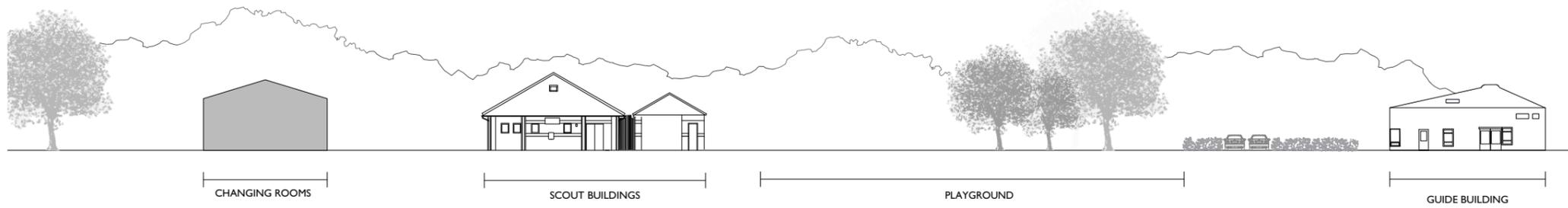
Site Opportunities/Constraints Diagram



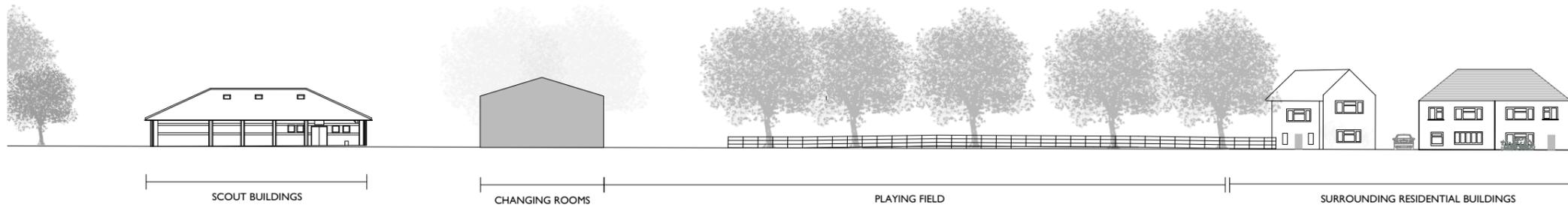
3.1 Site Analysis

Site Sections

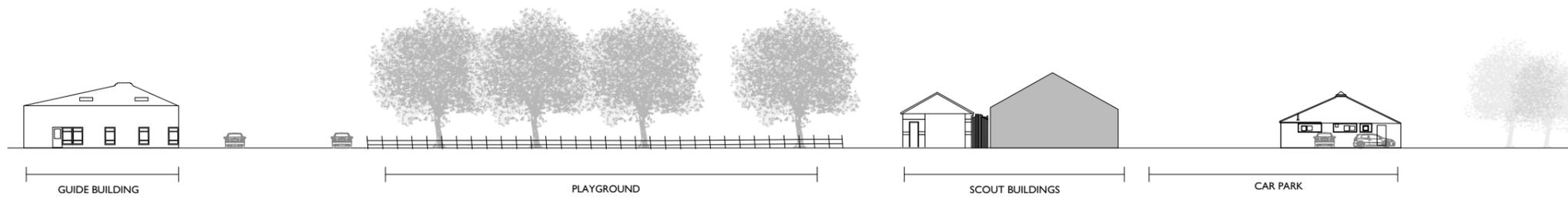
Existing site buildings are single story and are lower in height than the surrounding residential buildings. Buildings on the site and in the surrounding area all have pitched roofs.



Existing South North Section



Existing West East Section



Existing North South Section



3.2 Illustration of Potential Layout



Pros:

- New building provided with views to a new community garden, the playing fields, to Cuttle Brook and along the avenue of trees to the south.
- New development contained within the neighbourhood plan development zone.
- Isolated car park replaced with external community space.
- A new car park is built within view of active public areas and the new building. There is an option to expand the Guide Building car park if required.
- Pedestrian access is provided between the playground and the rest of the park without the need to cross a car access route.
- The changing rooms are re-built and fit for purpose as part of the new facility.
- The existing playground is retained in existing location.

Cons:

- Although isolated spaces are reduced in this option, the Scout Building design and location still create pockets of space that are conducive to anti-social behaviour.
- Parking positioned in protected open space.



3.3 SRRG Site Conclusions



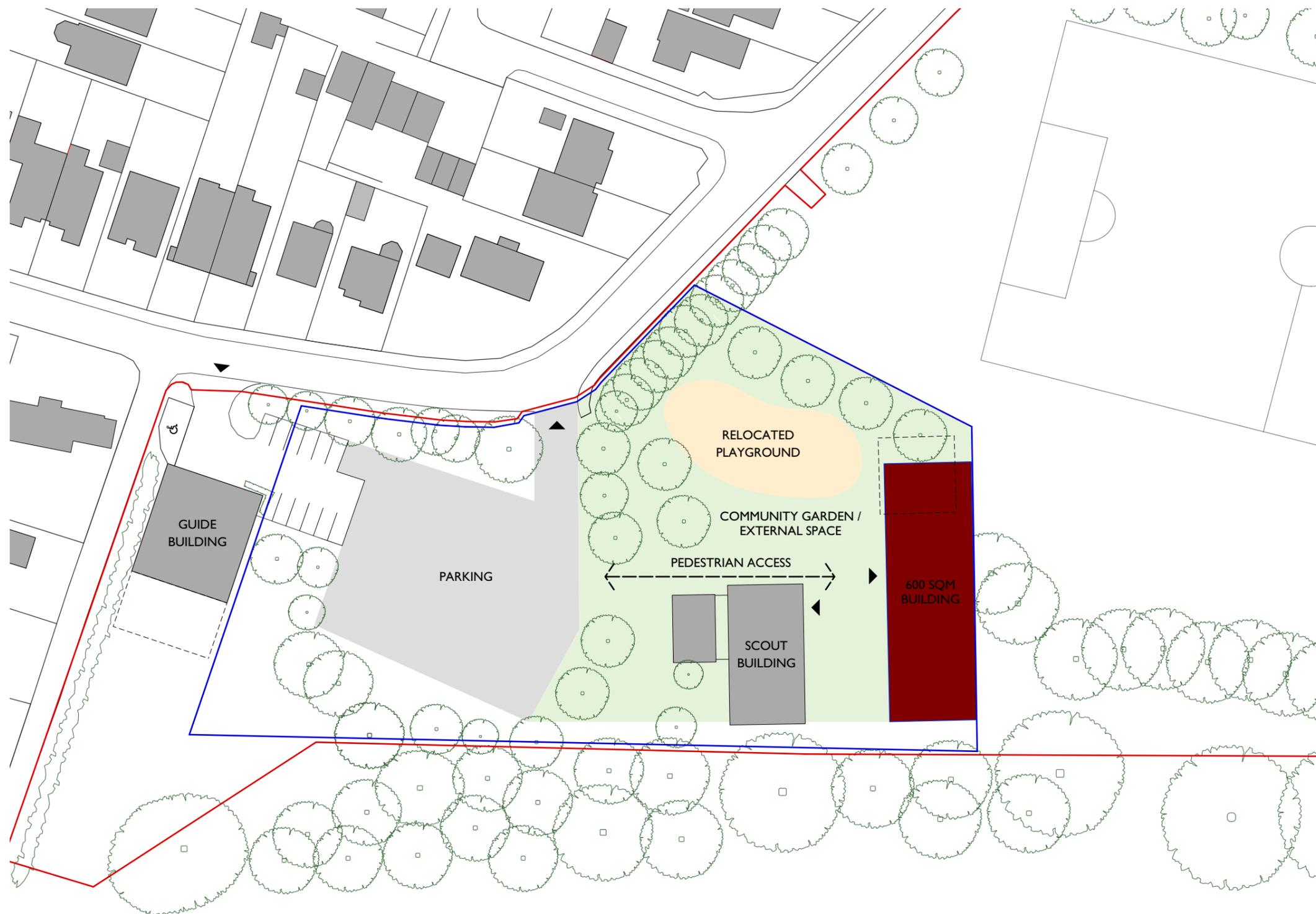
Southern Road Recreation Ground is the ideal location for new community and youth facilities because:

- It is located at the centre of youth culture in Thame and therefore will be more readily accessible / approachable to the youth of Thame.
- SRRG is the only potential site that will be able to utilise developer funding for community facilities within the allocated time frame - £24,625.20 by 2026, £80,084.23 by 2027, £113,686.99 by 2028, £151,759.02 by 2030
- The site is the only potential location that can utilise the substantial developer funding specific to the SRRG within the allocated time frame - **£235,506.11 by 2028 (SRRG ONLY)**
- If developer funding is not utilised for this project on SRRG, another project will be required on SRRG to spend the site specific funds.
- The site can benefit from existing facilities and has the potential to provide sufficient access / car parking
- By locating the facilities on the SRRG there is the potential to solve the issues of anti-social behaviour that currently exist on the site.
- There is the potential to improve existing facilities on the site that are in a state of disrepair and contribute negatively to the conservation area and general environment of SRRG.
- Much needed public toilets, a cafe and external seating can be provided as part of the facility to meet the demands of park users and the many events that take place in the park.
- The facilities have the potential to provide an in-demand community space in one of the two possible locations as listed in the current Thame Neighbourhood Plan.
- The facility can benefit from the proximity to the park facilities and Cuttle Brook Nature Reserve, enabling users to learn about the natural environment with workshops that can break out of the facility into the reserve and green open space
- The development would be located in the most picturesque setting of the potential sites, increasing the potential of extra revenue from independent hire, that may be critical to the success of the development.





4.1 Illustration of Potential Layout - Option 2



Pros:

- New building provided with views to a new community garden, the playing fields, to Cuttle Brook and along the avenue of trees to the south.
- New development contained within the neighbourhood plan development zone.
- Isolated car park replaced with external community space.
- The relocated playground is now visible and accessible from the new development and the rest of the park.
- The changing rooms are re-built and fit for purpose as part of the new facility.

Cons:

- Although isolated spaces are reduced in this option, the Scout Building design and location still create pockets of space that are conducive to anti-social behaviour.
- The Scout Building limits the proximity of the new development to the car park, affecting the service route and extending the disabled access route.
- The relocated playground is positioned in protected open space, but within the Neighbourhood Plan development zone.



4.2 Illustration of Potential Layout - Option 3



Pros:

- New building provided with views to a new community garden, the playing fields, to Cuttle Brook and along the avenue of trees to the south.
- New development contained within the neighbourhood plan development zone.
- Significant opportunity to improve the public facilities of the park and provide a design that enhances the conservation area to the north east.
- Potential to solve anti-social behaviour on the site. The new facility can be accessible and open on all sides to give views to the surroundings and watch over external spaces.
- The playground is now visible and accessible from the new development and the rest of the park.
- The changing rooms are re-built and fit for purpose as part of the new facility.
- The needs of the Scout group and users of the current building are accommodated in a modern community facility that caters for all.
- Facilities fully accessible from new car park.

Cons:

- Greater project expense.
- Consultation with the Scout group required.



4.3 Existing Community Space Appraisal



Thame Youth Projects trip to Wendover Woods

It is acknowledged that Thame currently boasts a number of community spaces, that may on first glance appear suitable to house youth facilities. However, from analysis of the current uses, opening times and storage capacities, it is clear that existing spaces are not suitable for use as a youth centre. Existing spaces would not be available at the key times that the youth would require access and all locations have insufficient space for facilities.

Critically, the youth would not see existing spaces as 'their' space. Spaces should be designed around the unique needs of the youth, which will be paramount to the success of the project.

Thame Leisure Centre - Currently contracted to Lord Williams's School from 0800 - 1800 Monday - Friday and 0800- 1200 on Saturday. They have priority to use halls. Space cannot be owned by young people, and the need to constantly move equipment & store would limit activities.

Barnes Centre - Privately owned. Not on youth trail. Insufficient availability and storage space. High costs to rent.

Town Hall - Noise to officers working downstairs. Insufficient space and availability.

Football Club - Insufficient space. Poor location, not on the young people trail. Have never expressed any interest in non-playing young people. Insufficient facilities.

Rugby Club - Insufficient space. Poor location, not on young people trail. Have never expressed any interest in non-playing young people. Insufficient facilities.

Guide Building - Insufficient space. No availability at required times.

Scout Building - Privately owned. Insufficient space. No availability at required times.

Bowls Club - Insufficient space, utilized by Tennis & Bowls groups. No availability at required times.

Cricket Club - Privately owned. Insufficient availability.

Masonic Hall - Insufficient availability. Internal structure incompatible with youth activities.

Christchurch - Already used for Youth Cafe, Limited access. Insufficient space.

Racquets - Privately owned. Insufficient space, utilized by fitness groups. No availability at required times.

Snooker Club - Privately owned. Inadequate space. Insufficient availability.

Barley Hill School Hall - Insufficient availability and storage space.

John Hampden School Hal - Insufficient availability and storage space.



4.4 Previously Discounted Sites

The following sites have previously been put forward as potential sites for the youth facilities, but have been discounted prior to this report. All of these sites are privately owned or leased and as such TTC have insufficient leeway regarding their development.

New Housing sites
Discounted - Location / Timeframe / Issues relating to TNP2

New Health Hub
Discounted - Project uncertainty / Location / Timeframe / Insufficient space

Rugby Club
Discounted - Reasons as per section 4.3

Football Club
Discounted - Reasons as per section 4.3

Cricket Club
Discounted - Reasons as per section 4.3

Current Health Centre
Discounted - Site ownership / Insufficient space / Likely housing site

