

# Thame Community and Youth Centre





## Project Need

- Currently no provision of a building for the young people of Thame to gain help
- Addition of 926 homes and the proposed additional 403 - growing need for additional community facilities
- Current facilities for young people in Thame are centred around sports clubs
- Current community facilities are insufficient, in high demand and privately owned
- Critically, the youth need a space of 'their own'



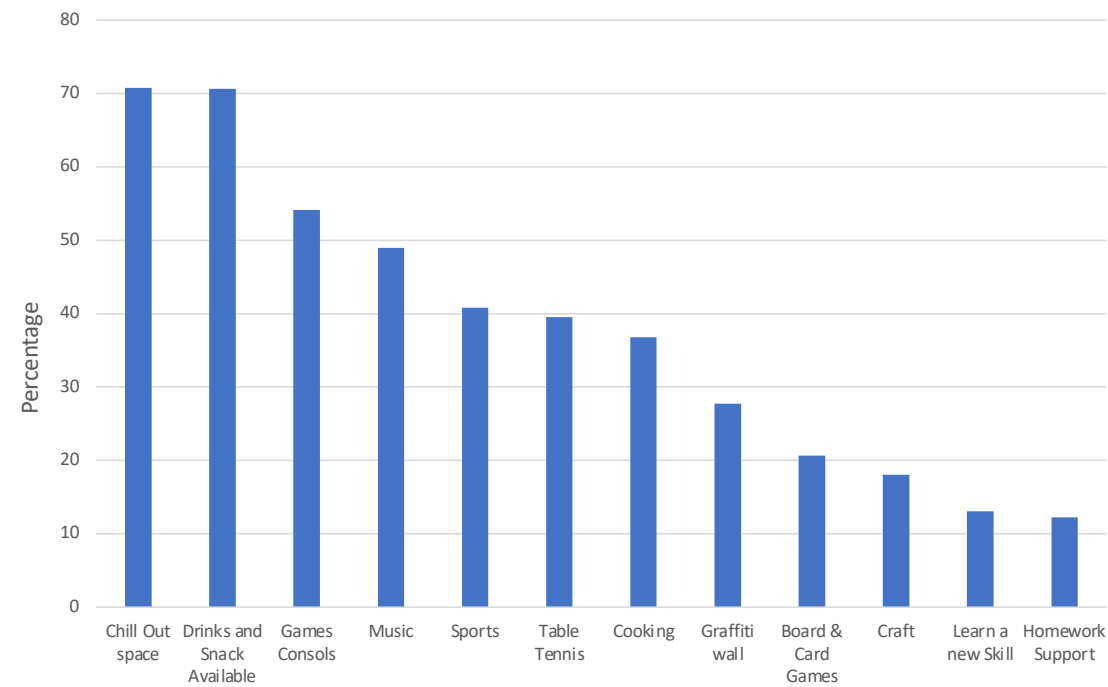


## Southern Road Recreation Ground

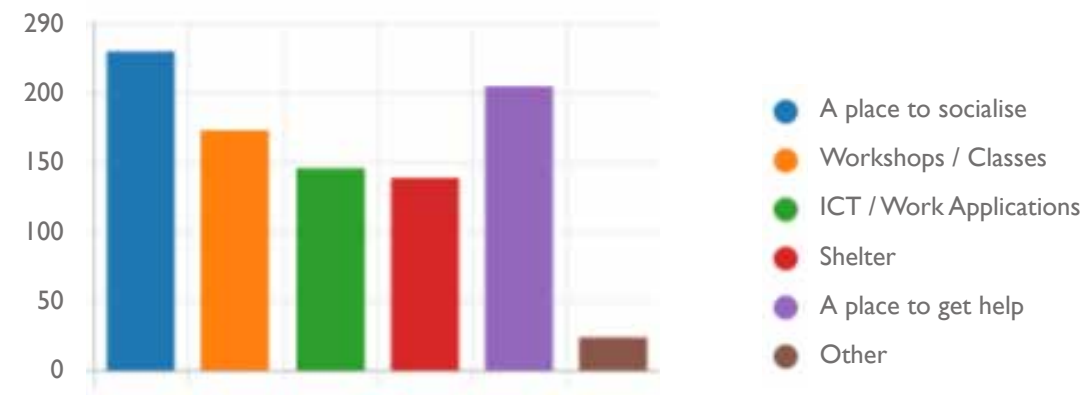
Southern Road Recreation Ground is the ideal location for new community and youth facilities because:

- SRRG located at the centre of youth culture in Thame
- Utilise developer funding for community facilities within the allocated time frame
- Utilise developer funding specific to the SRRG within the allocated time frame
- Solve the issues of anti-social behaviour that currently exist on the site.
- Improve existing facilities on the site that
- Provide public toilets, a servery and external seating
- Provide an in-demand community space in one of the two possible locations as listed in the current Thame Neighbourhood Plan.





Thame young people survey results - **Chill out space** most popular



People of Thame survey results - **A place to socialise** most required

## Consultation

LWS 2,200 Young People - 800 responses:

People of Thame - 250 responses

Youth Cafe

Air Cadets

Army Cadets

Lord Williams's School

Barley Hill School

St Joseph's School

John Hampden School

Scouts

Park Life

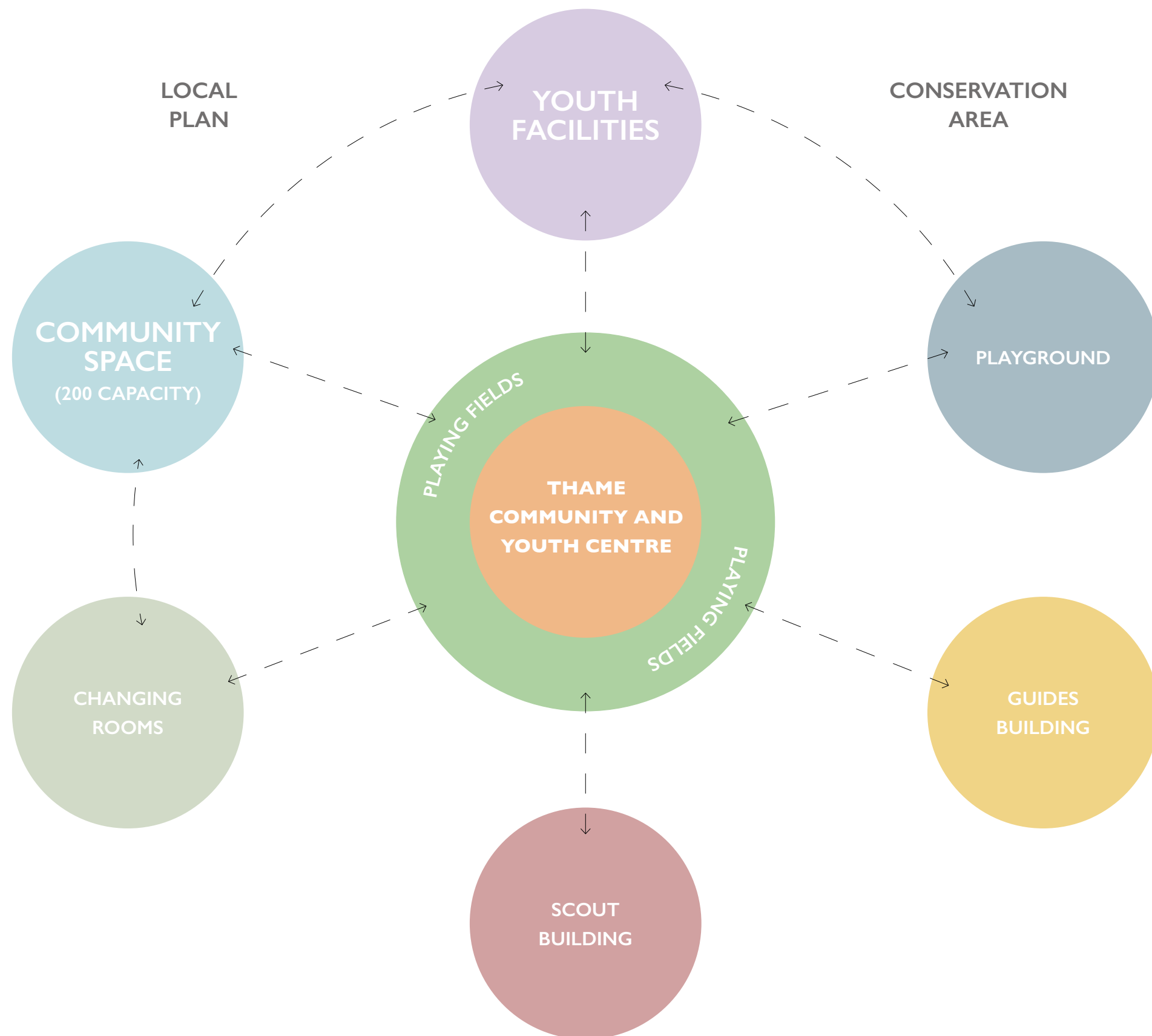
Youth Zone

Sports England

Thames Valley Police







## Client Brief

- Integrate and Improve existing facilities
- Community and Youth - Sustainable development
- Compliment the conservation area
- 200+ capacity venue





## Existing Site Issues

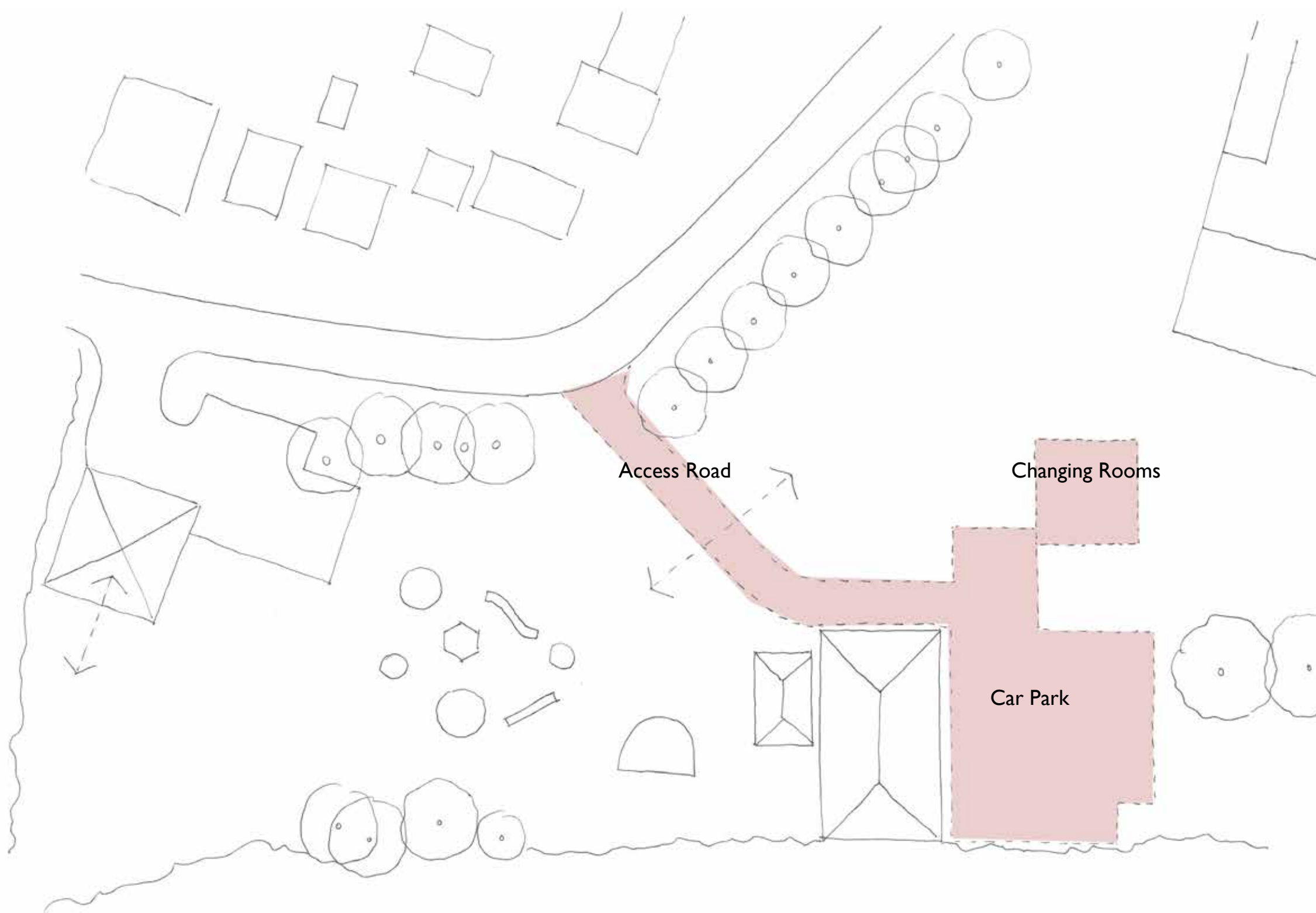
- Current buildings detract from the setting
- Changing block is condemned
- The car access creates safety issues
- Buildings create pockets for anti-social behaviour





# Proposals



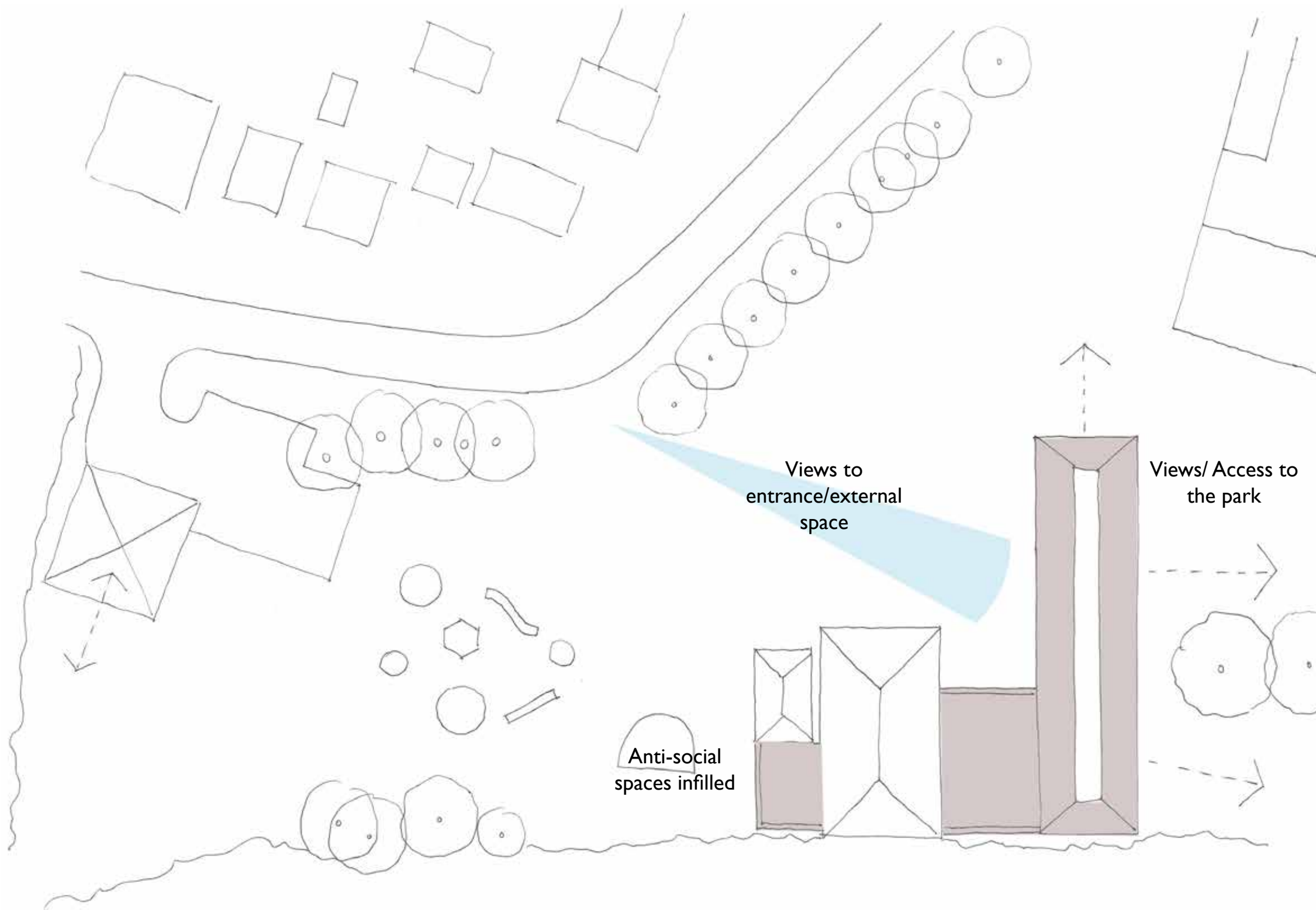


## Remove

- Condemned changing rooms
- Access road - safety
- Existing Car park - anti-social behaviour
- Scout Building to remain



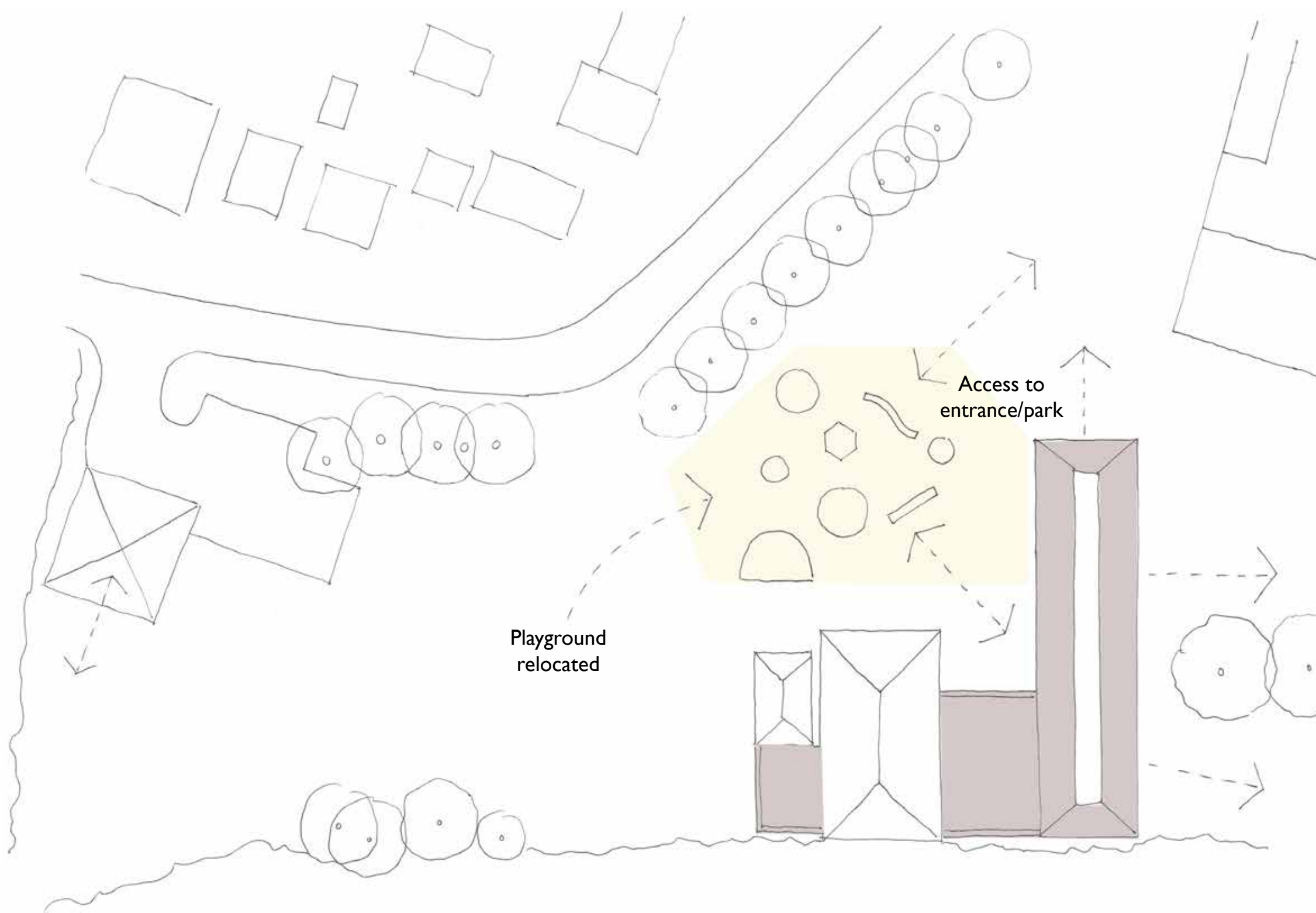




## New Development

- Build in brownfield land - NOT green space
- Anti-social pockets infilled
- Views to entrances
- Access/views to the park

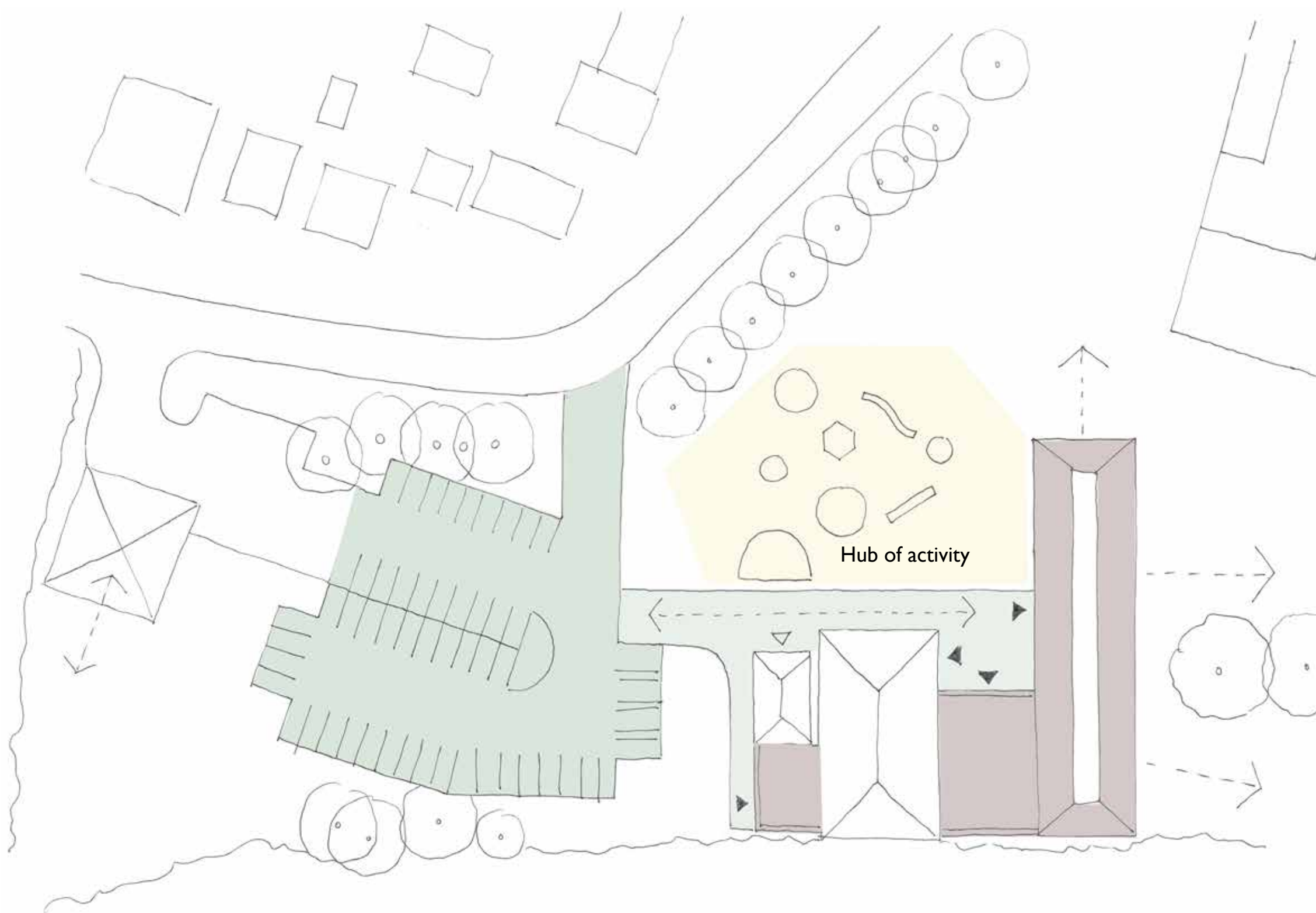




## Relocate Playground

- Re-use existing equipment
- Direct access to park
- Direct access to Building



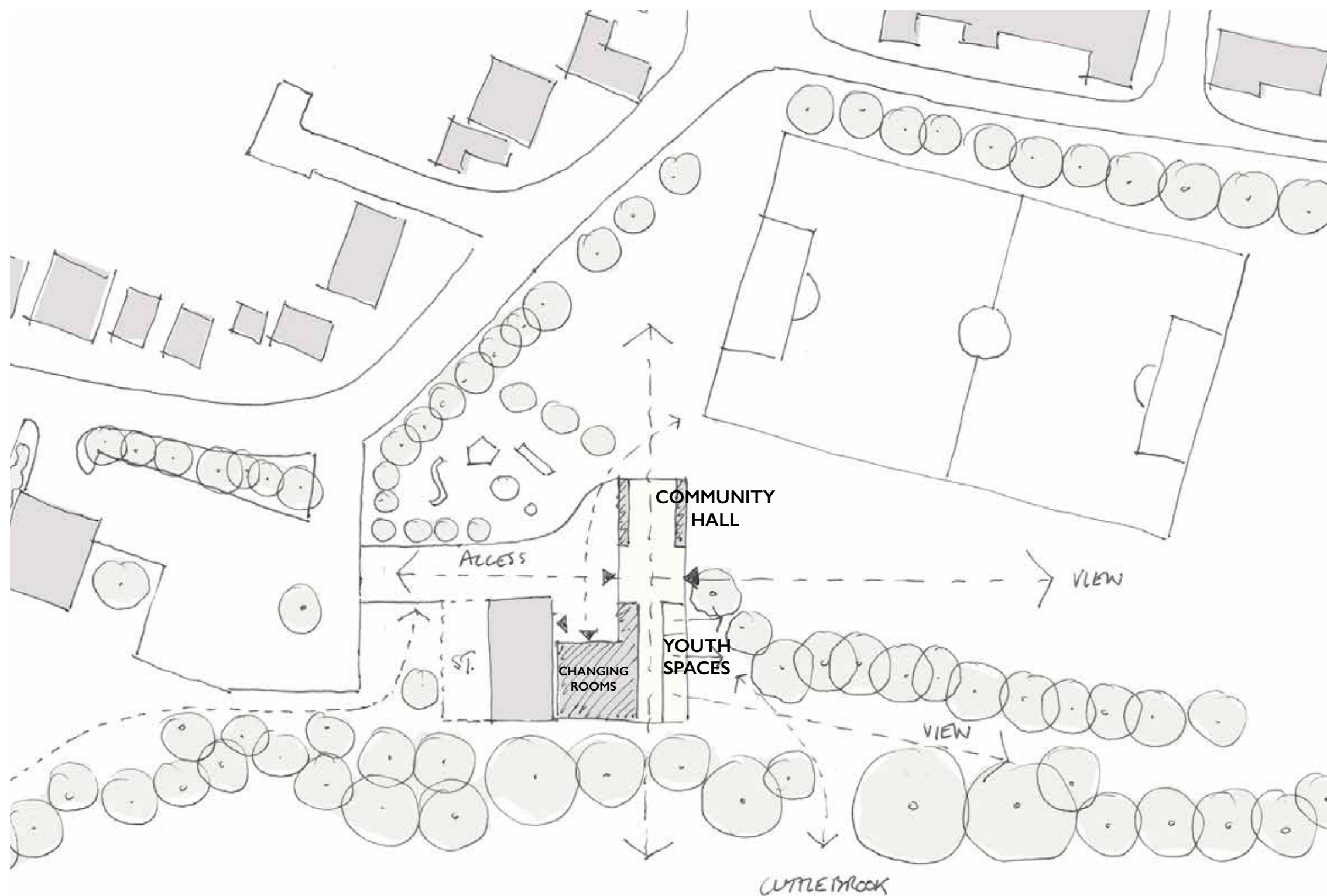


## Activity Hub

- Expand existing car park
- Entrances located from active area in view of the road



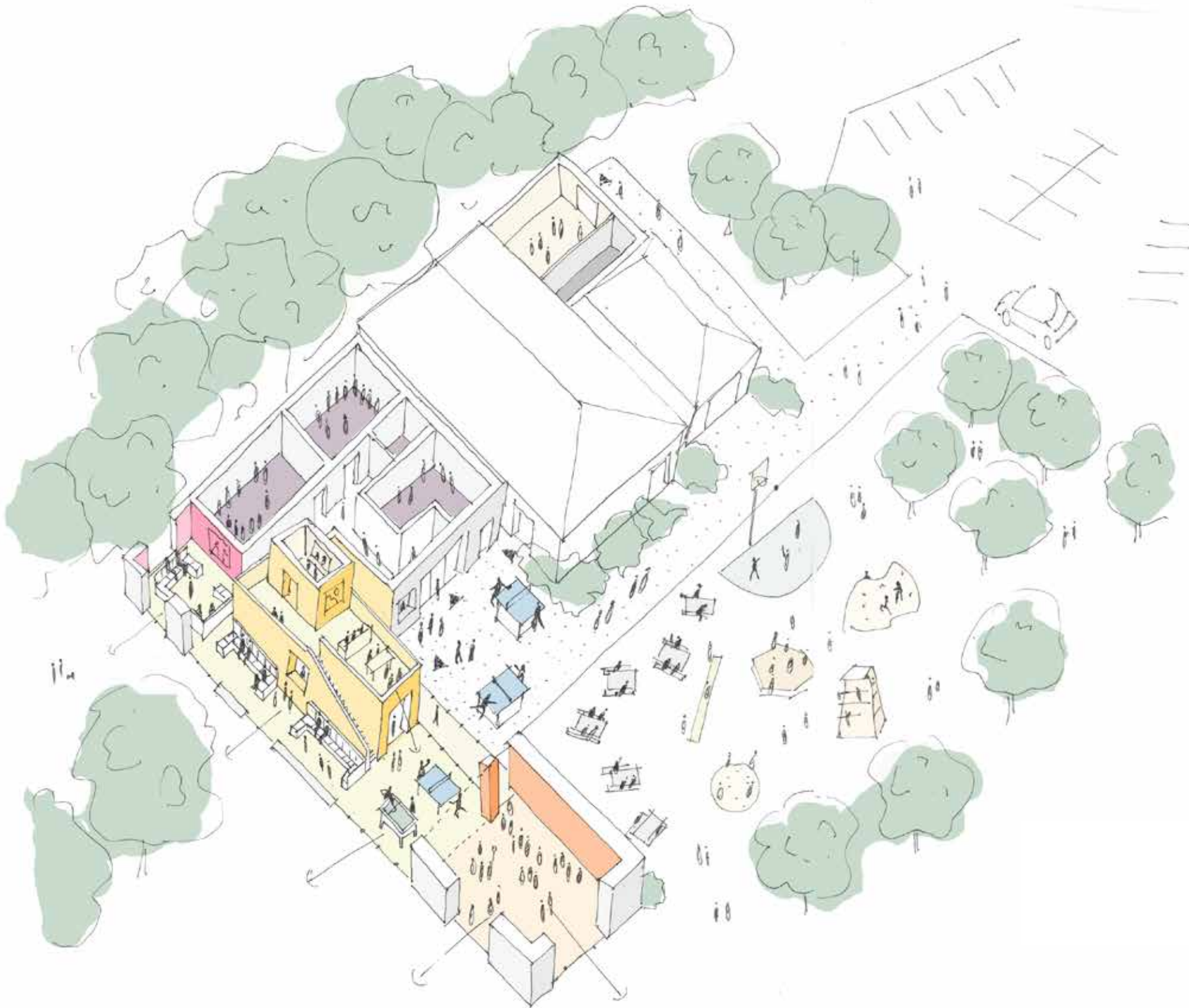




## Building Concept

- Maintain views and access
- Community Hall faces the town
- Youth spaces vary in privacy and scale
- Changing rooms located between inhabited spaces, that have priority to light and views

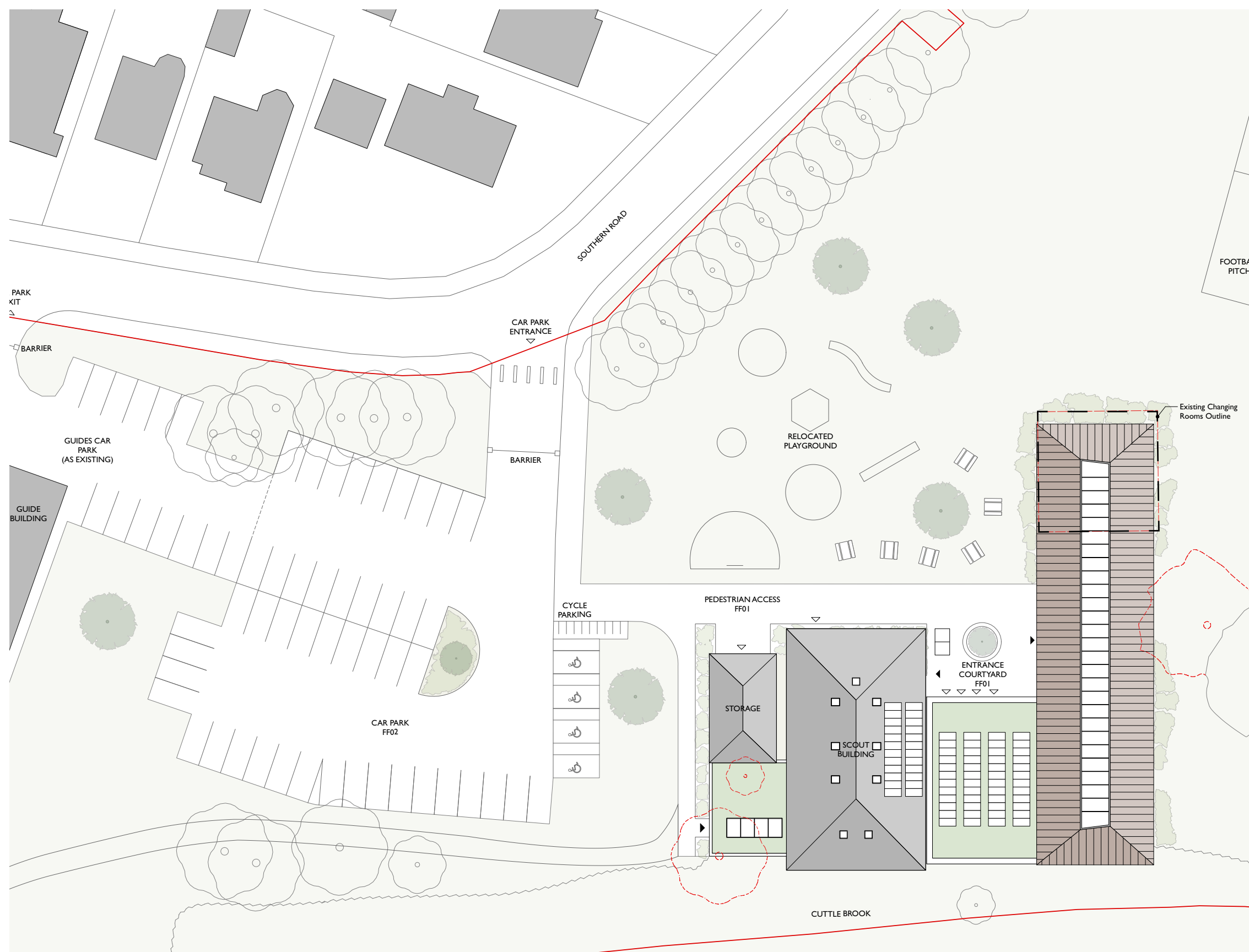




## Building Concept

- Flexibility to enable 200 capacity events
- Direct access to the playing fields for general use and events
- Delivers much needed park facilities





## Detailed Proposals

- Existing car park extended
- Central hub of activity in view of the street
- Playground has direct access to facilities and the park







## Detailed Proposals

- Flexible & multifunctional
- Large glazed lobby - looks out and provides circulation
- Servery and externally accessed WCs
- Youth spaces of varying scale and privacy
- Staff facilities and Meeting Rooms
- Changing Rooms to Sports England Standards
- Scout building is extended - Separate entrance and ancillary space



## Detailed Proposals

- The **scale and form** of the development relates to pitched roof barn building found in Thame
- **Materials** should be **robust yet sensitive** to the park setting
- A **patterned brick facade** relates to the buildings of Thame
- A tall **copper roof** encloses a second floor and forms double height spaces over public areas



## Pre-Application Feedback

**‘a new community and youth centre building is acceptable in principal on the site’**

**‘It appears that a great deal of thought has been put into the building design and layout’**

**‘I do not consider that it would harm the setting of the conservation area that the site abuts’**

