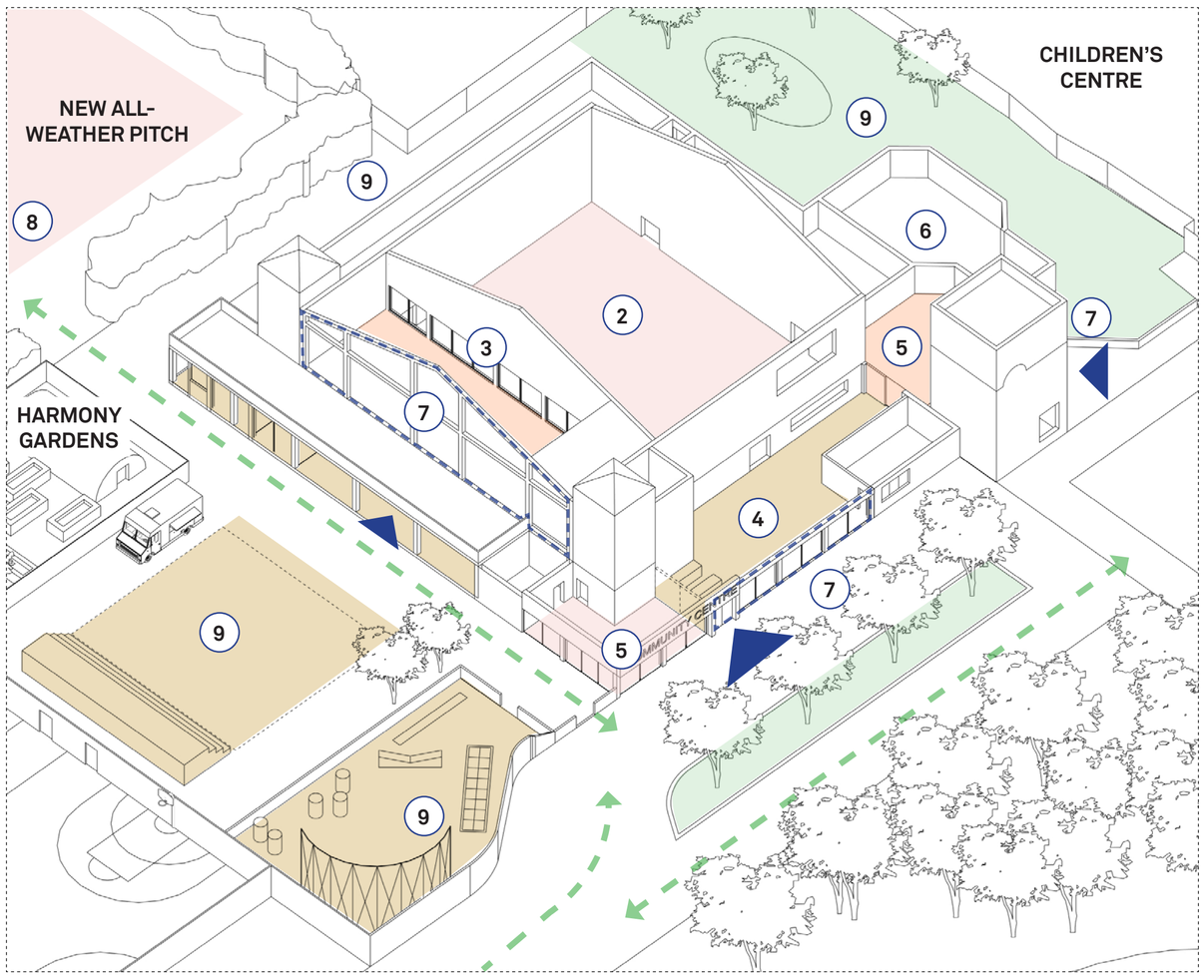
Option 2 - Refurbishment, extension and mezzanine

Multi-use flexible community centre

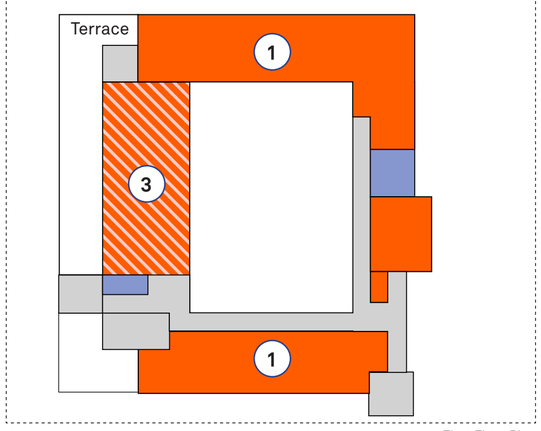


1. Retain workspace at 1st floor.
2. Shrink oversized sports hall to build in new area of bookable rooms, additional WC/ changing facilities and a 1st floor "mezzanine".
3. Extend 1st floor workspace, or build studios on new mezzanine.
4. Renovate and extend Jazz Cafe to make more attractive to an operator. New main entrance and facade.
5. New bookable community rooms.
6. Replace gym with tenanted workspace, with separate reception area.
7. Invest in facade upgrades to make centre feel more welcoming.
8. Invest in all-weather pitches.
9. New landscaping, external lighting and outdoor play areas.
10. Invest in programming and marketing.

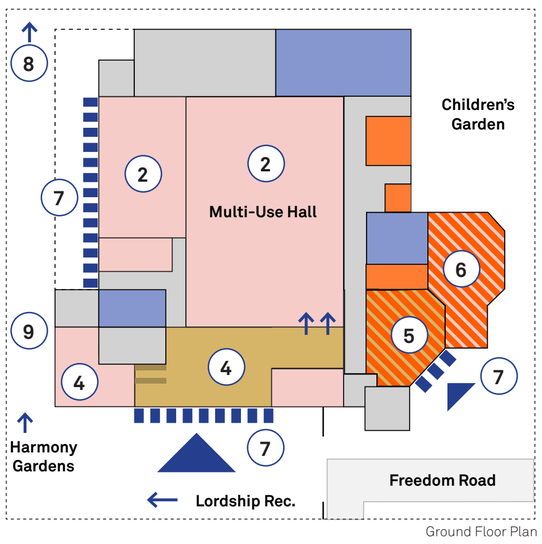


Key

- Community Bookable
- Public Access
- Community Office
- Workspace
- Toilets and Changing
- Storage and Circulation
- Main Entrance
- Facade Interventions



First Floor Plan



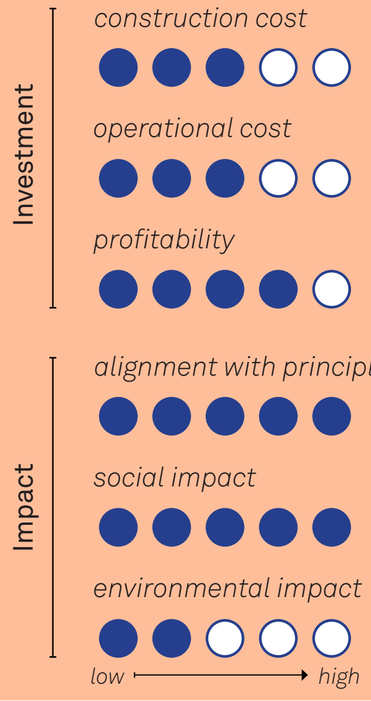
Ground Floor Plan

Operational Considerations

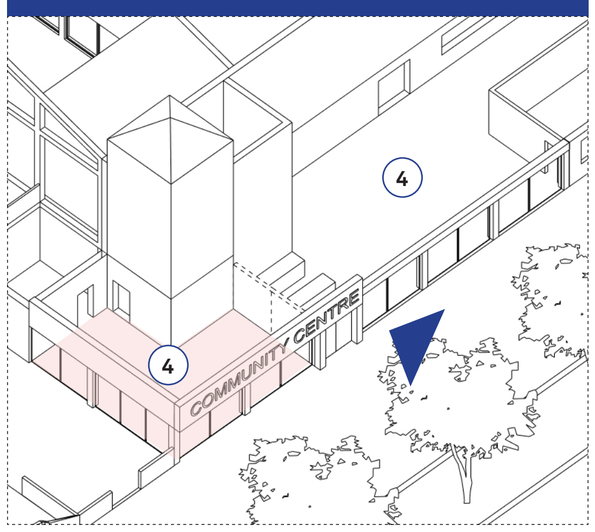
This option should be developed with an operator seeking workspace, some elements which should be considered are outlined below;

1. If mezzanine is used for exercise rooms, these could have windows onto the sports hall. If used for workspace, then windows out to the park and no visual connection with sports hall
2. Access to certain rooms would be controlled dependent on operator, e.g. whether some spaces are public, bookable, or private.

Draft Option Scoring



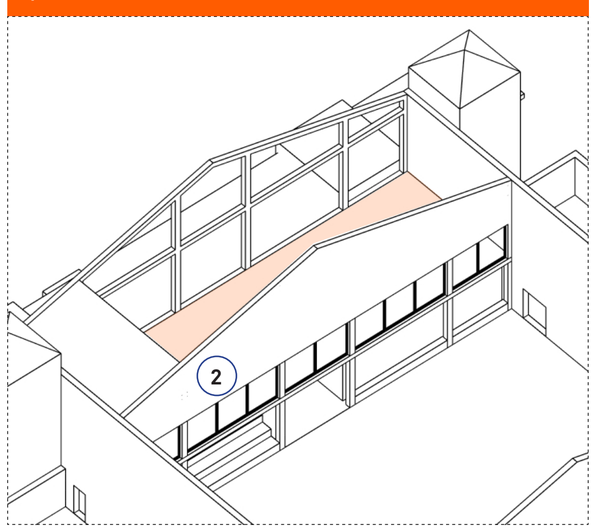
New entrance and extension to Jazz Cafe





Why?
A new entrance to the park to attract new users through the park-side cafe, freeing up the existing entrance for an independent tenant.

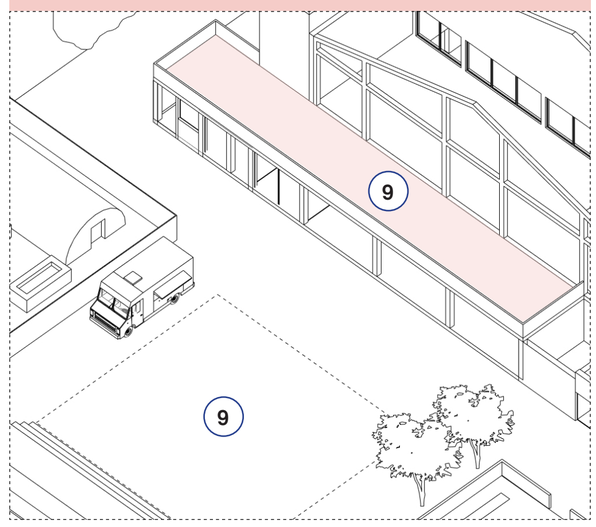
Sports hall mezzanine

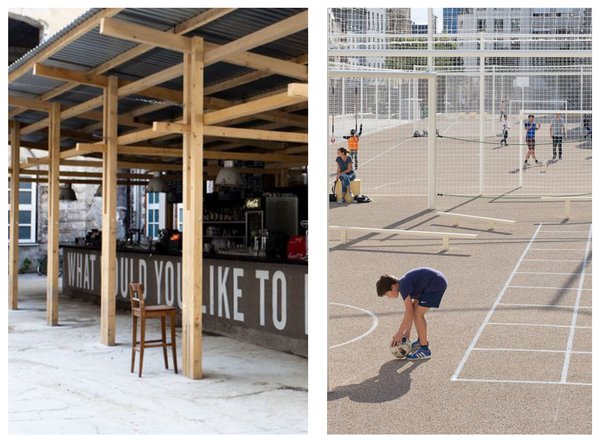




Why?
Better use of the space - providing smaller bookable rooms that could be used for smaller classes or rented to anchor tenants while the large hall is being used.

New terrace relationship with park





Why?
Creating a desirable terrace with views across the park, while unlocking a more flexible set of outdoor spaces. Opportunities for outdoor events and hires.

Have your say...