BAYSWATER CHILDREN'S CENTRE

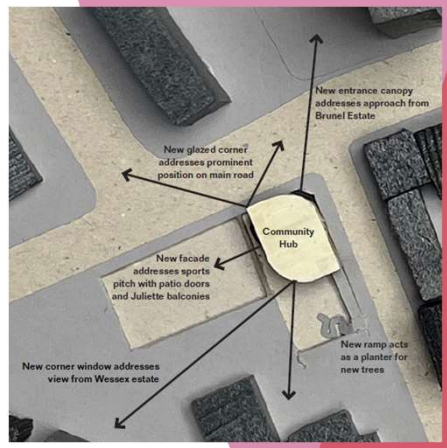
Bayswater Design update



Westminster Community Hubs

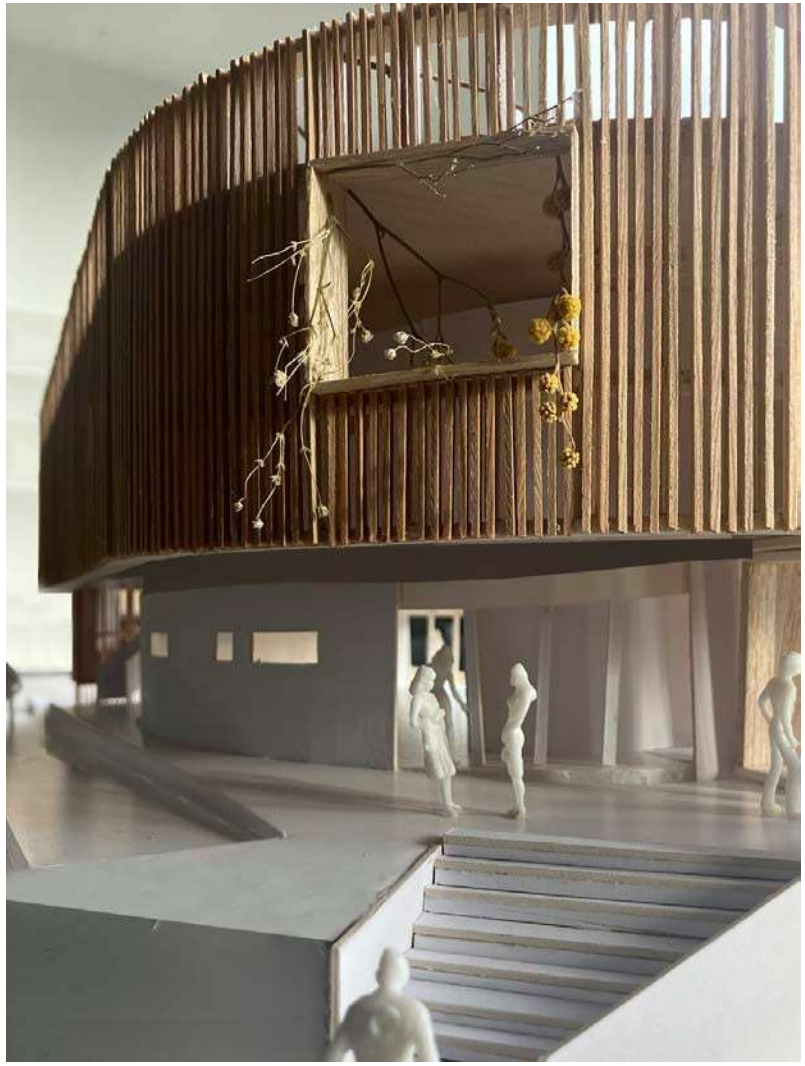
Bayswater Children's Centre: proposal update

- Opening up of main ground floor creates welcoming area and space for larger scale activities and meetings
- Space for a community café provide affordable, nutritious meals and facilitating cultural events
- Greater flexibility of uses and additional spaces for local groups and organisations to deliver activities
- Retains and enhances Stay & Play and housing office, providing additional space for co-locating staff
- New roof includes cover to protect entrance and external escape stair, with potential for green roof or PV cells
- Improvements to environmental impact and energy use through insulation and change to air source heat pump system





Westminster Community Hubs

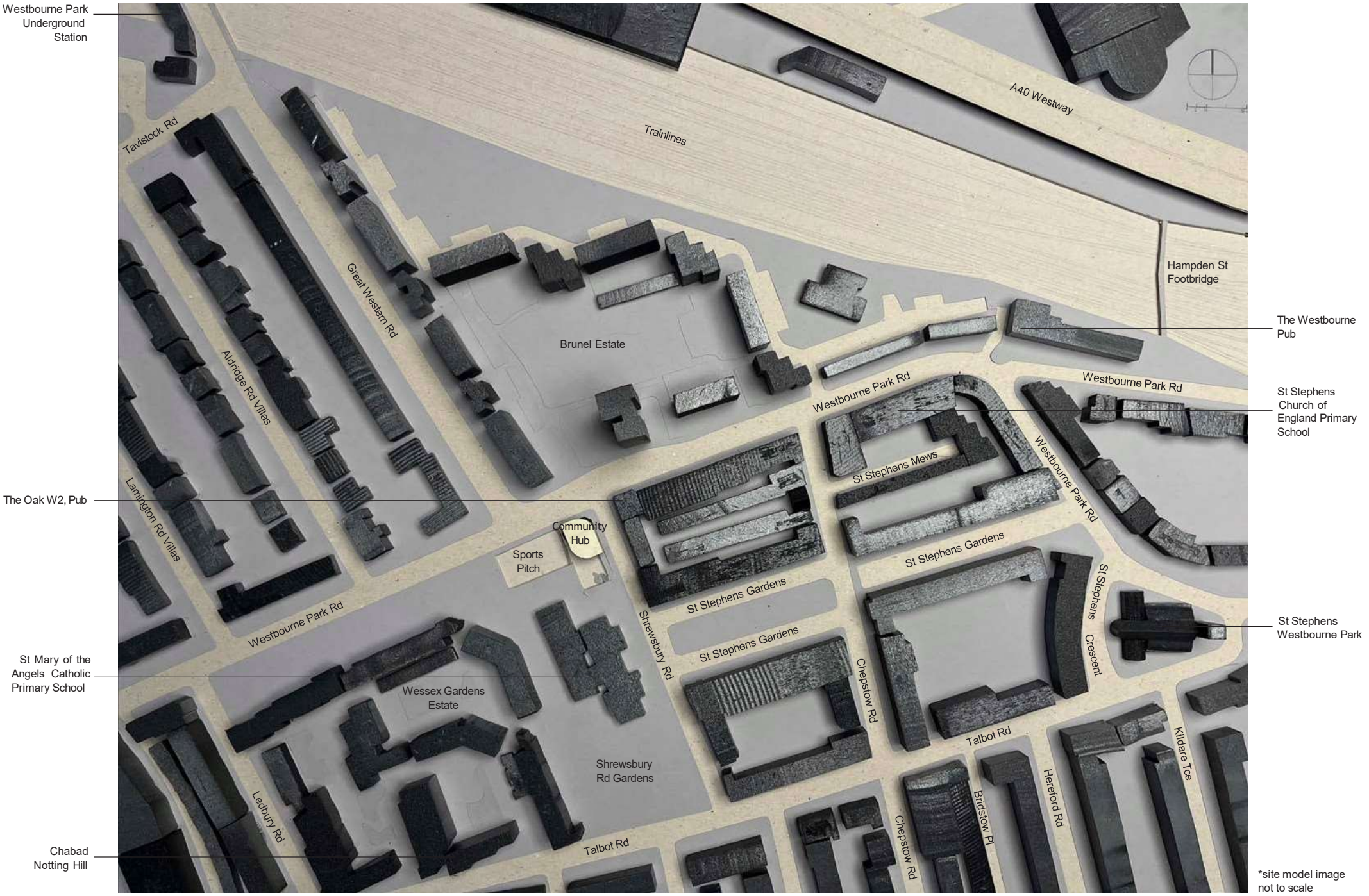


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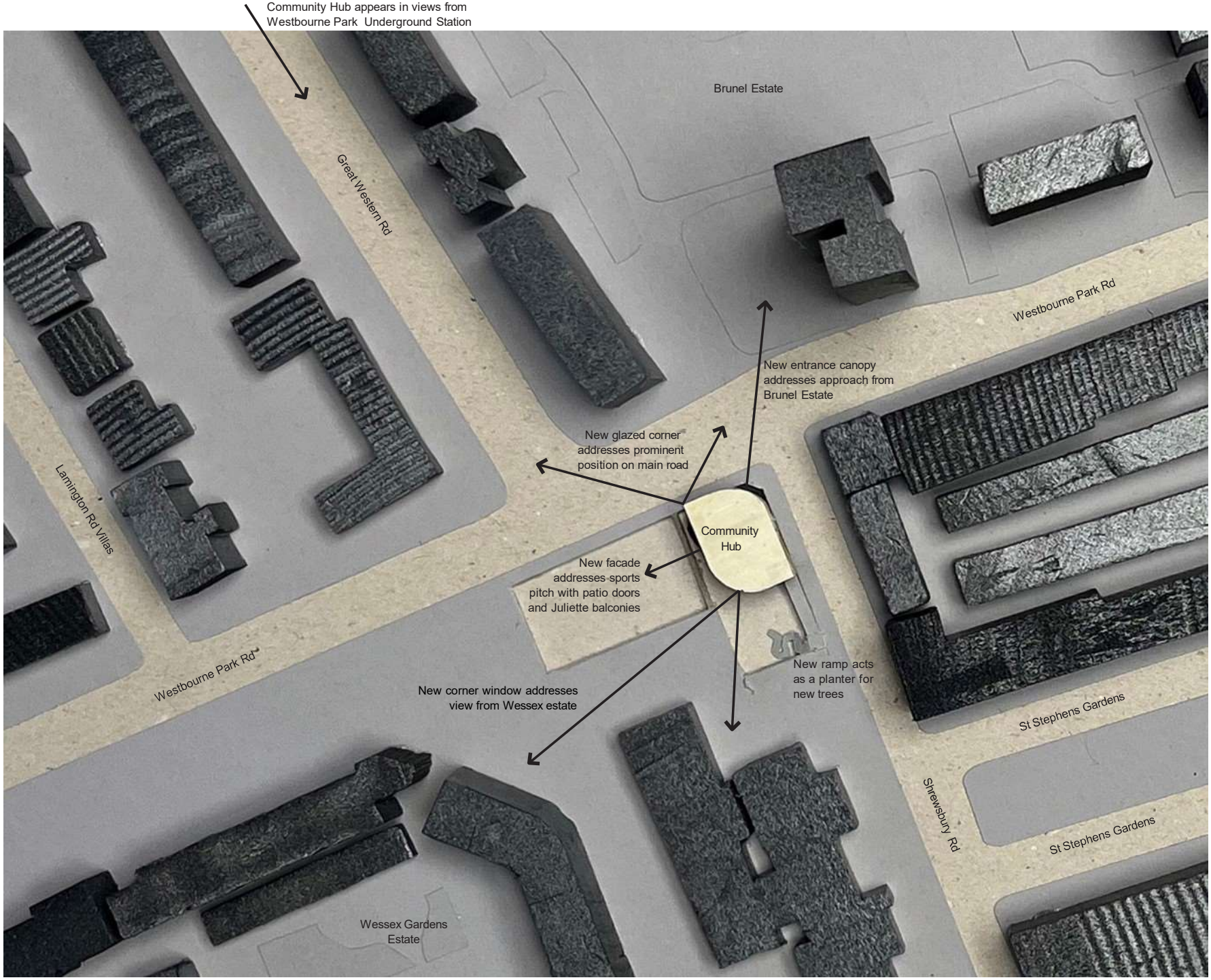
Bayswater Community Hub

Preferred Option

22-04-2024



*site model image not to scale


Community Hub appears in views from Westbourne Park Underground Station
Brunel Estate
Great Western Rd
Westbourne Park Rd
New entrance canopy addresses approach from Brunel Estate
New glazed corner addresses prominent position on main road
Lamington Rd Villas
Community Hub
New facade addresses sports pitch with patio doors and Juliette balconies
New ramp acts as a planter for new trees
Westbourne Park Rd
New corner window addresses view from Wessex estate
St Stephens Gardens
Shrewsbury Rd
St Stephens Gardens
Wessex Gardens Estate
St Mary of the Angels Catholic Primary School

External View - Model / Collage



Collaged model image of the view towards the main entrance on the corner

- Existing building, ramp and steps are modelled in white card
- Extension and over-cladding modelled in balsa wood
- Overclad portion shown as battens, new external walls as solid
- Overcladding provides shelter at the entrance and new visual identity

External View - Model / Collage



Collaged model image of the same view showing the building at night

- Existing building, ramp and steps are modelled in white card
- Extension and over-cladding modelled in balsa wood
- Overclad portion shown as battens, new external walls as solid
- Light and activity in the evenings helps to promote a safe environment

External View - Model / Collage



Collaged model image of the view from Westbourne Park Road

- Extension modelled in balsa wood, with new first floor windows facing west, and new ground floor community room below
- Existing building underneath modelled in white card
- Overclad portion at entrance shown as battens
- Active uses visible from the street and new signage to promote the community hub

External View - Model / Collage



Collaged model image of the same view showing the buiding at night

- Extension modelled in balsa wood, with new first floor windows facing west, and new ground floor community room below
- Existing building underneath modelled in white card
- Overclad portion at entrance shown as battens
- Active uses visible from the street and new signage to promote the community hub

External View - Model / Collage



Collaged model image of the view from the south, with the entrance to Stay and Play on the left, next to the 'Library of Things' lockers which can be accessed from the street. Timber batten overcladding provides protection for existing first floor external escape stair.

External View - Model



Model photo from the southwest showing the existing building modelled in white card and the extensions in balsa wood, with the new landscaped ramp from street level.

External View - Model



Model photo showing the west facade facing towards the sports pitch

- Existing building modelled in white card
- Extension including supporting structure modelled in balsa wood
- Extension raised to retain external play area
- Existing fence and gate between the hub and the sports ptich shown in the foreground
- Proposal to allow access to the sports pitch out of school hours, with potential for lockers and WC access connected to youth groups meeting on the upper floors.

External View - Model

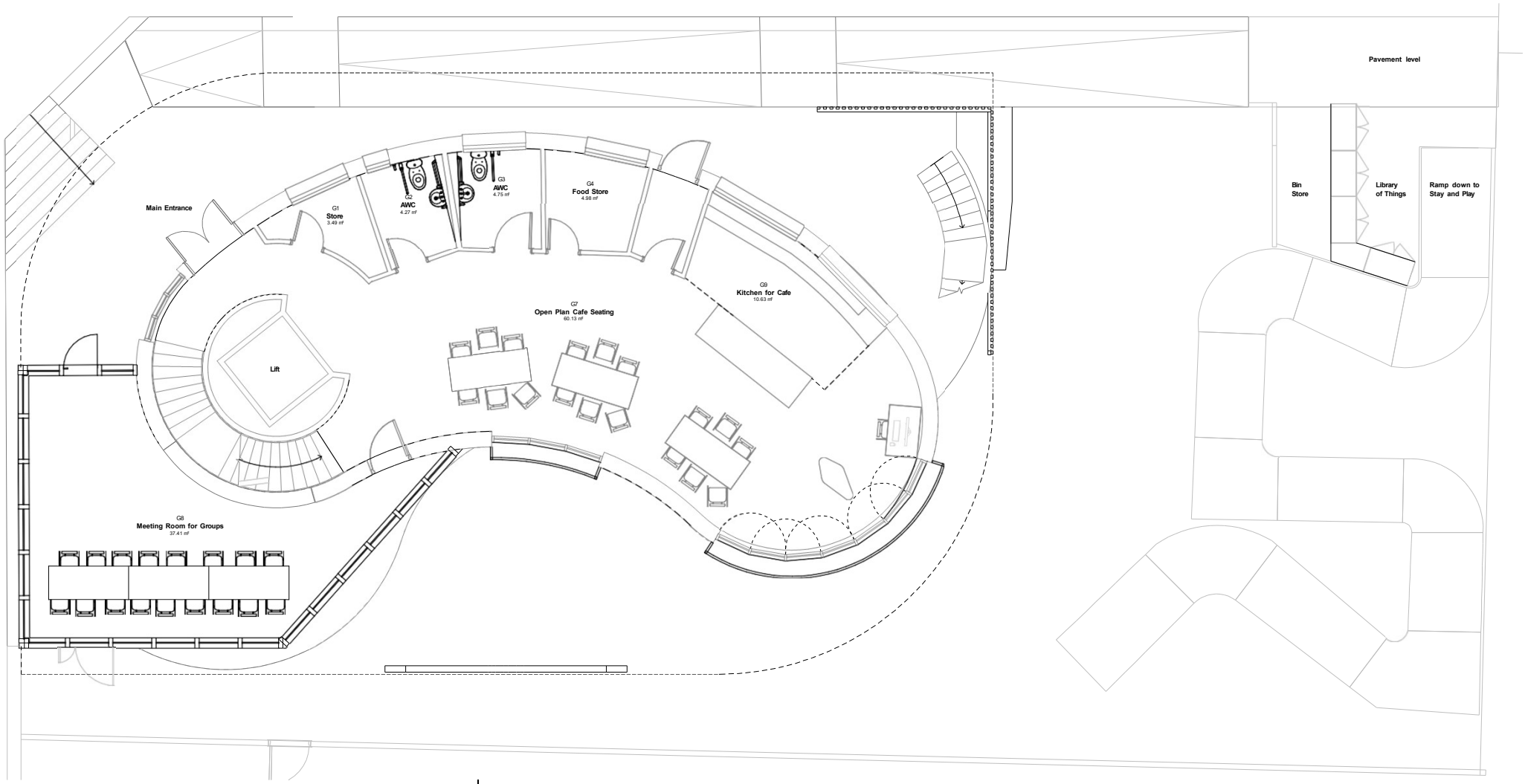




Model photos showing the existing building modelled in white card and the extensions in balsa wood

- Opportunities for planting include the new ramp and vertical greening above the main entrance

Ground Floor Plan



				Daytime (school hours)	Afternoon (after school)	Evenings	Weekends	
Upper Ground								
LUG	G04	Food Store	5					Required for use with Café Kitchen
LUG	G07	Open Plan Seating	63	Equal priority 5: A café which provides affordable, hot meals				Coud be hired out at weekends
				Equal priority 3: Intergenerational groups and activities.		Equal priority 5: Evening groups and clubs, e.g. bingo, board games, over 50s etc.		
LUG	G09	Kitchen for Cafe	11	Equal priority 5: A café which provides affordable, hot meals			Priority 8: cooking classes	
LUG	G08	Meeting Room for Groups	37	Priority 2: Tech literacy support and IT access for local people.	Equal priority 7: Employment support, employability courses and tutoring	Equal priority 5: Evening groups and clubs, e.g. bingo, board games, over 50s etc	Equal priority 5: Cultural and intercultural activities.	Can also be combined with G07 Café when not in use for other activities

Internal View - Ground Floor Cafe



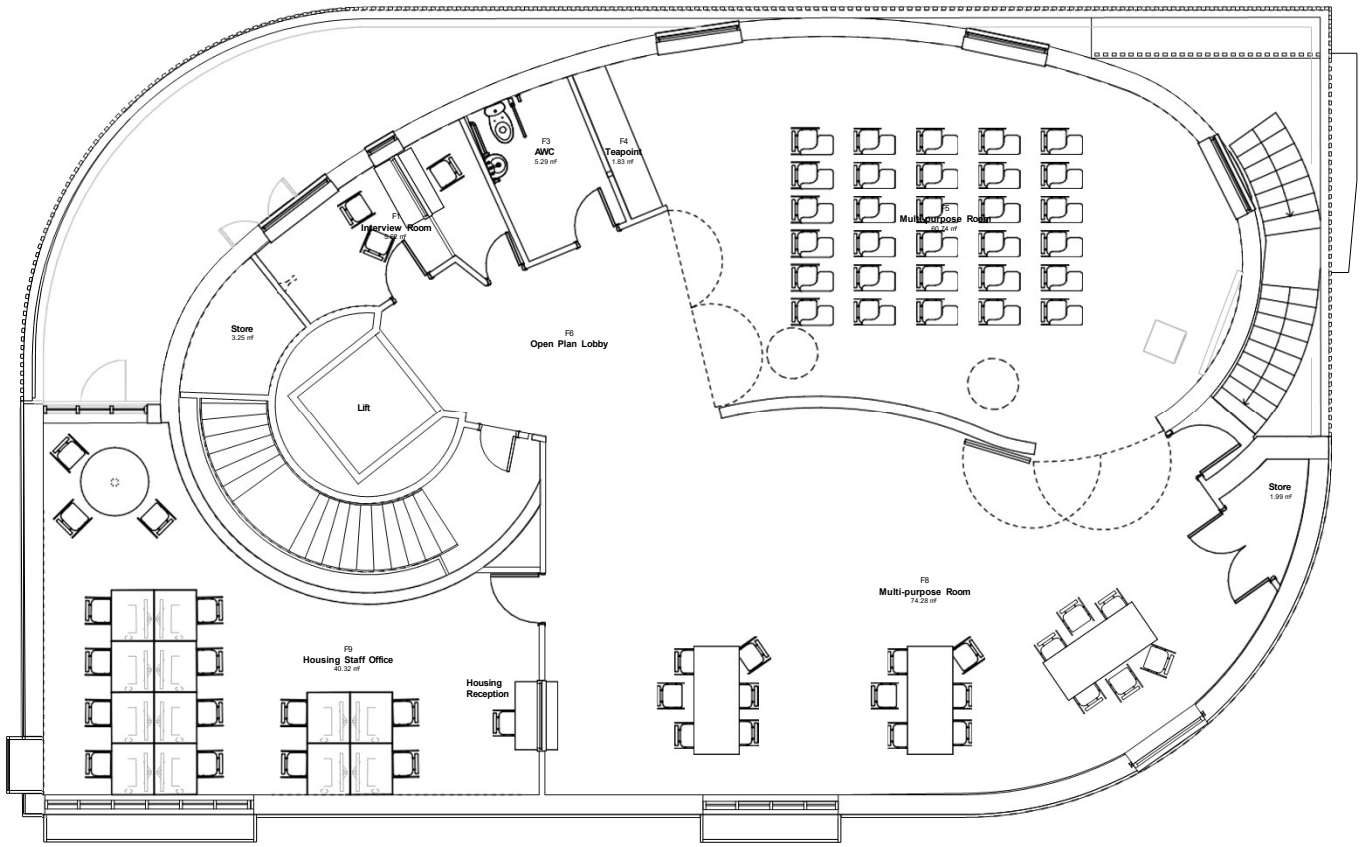
CGI view from ground floor entrance looking south towards cafe servery / kitchen.
Juliette balconies added so that windows can be opened up on sunny days.
The door at the right hand side leads into the new community room.

Internal View - Ground Floor Community Meeting Room



CGI view of the new room at ground floor in the extension adjacent to Westbourne Park Road (built on the existing terrace).
The new community room has it's own entrance from outside for independent use, but can also be accessed from the cafe.
Room can be used for advice sessions or booked by groups, and provides additional cafe seating when not used by others.

First Floor Plan



				Daytime (school hours)	Afternoon (after school)	Evenings	Weekends	
First Floor								
L01	F01	Small Meeting Room	9	Dedicated Interview Room for Housing Office				Potentially available evenings and weekends
L01	F05	Flexible Room	60	Equal priority 3: Intergenerational groups and activities.	Priority 1: services and spaces for young people for studying music, mentoring, and more		Equal priority 5: Cultural and intercultural activities.	Includes Tea Point
				Priority 6: Indoor sports and fitness activities.				Can be combined with F06 and F08
L01	F06	Open Plan Lobby	17					
L01	F08	Multi Purpose Room	75	Equal priority 3: Intergenerational groups and activities		Equal priority 5: Evening groups and clubs, e.g. bingo, board games, over 50s etc.	Equal priority 5: Cultural and intercultural activities.	Can be combined with F05 and F06
				Priority 2: Tech literacy support and IT access for local people.				
				Equal priority 7: Wellness treatments, such as massage, yoga and holistic treatments				
L01	F09	Staff Office	40	Dedicated Office for use by Housing and Other Council Service Staff				Secure room

First Floor view from Lobby



CGI view from first floor lobby looking west into the new extension.
The Housing Office and Reception window is on the right hand side, and there is space for waiting or for groups to gather.
Folding doors on the left hand side lead into the new flexible room in the existing building.

First Floor view from Lobby



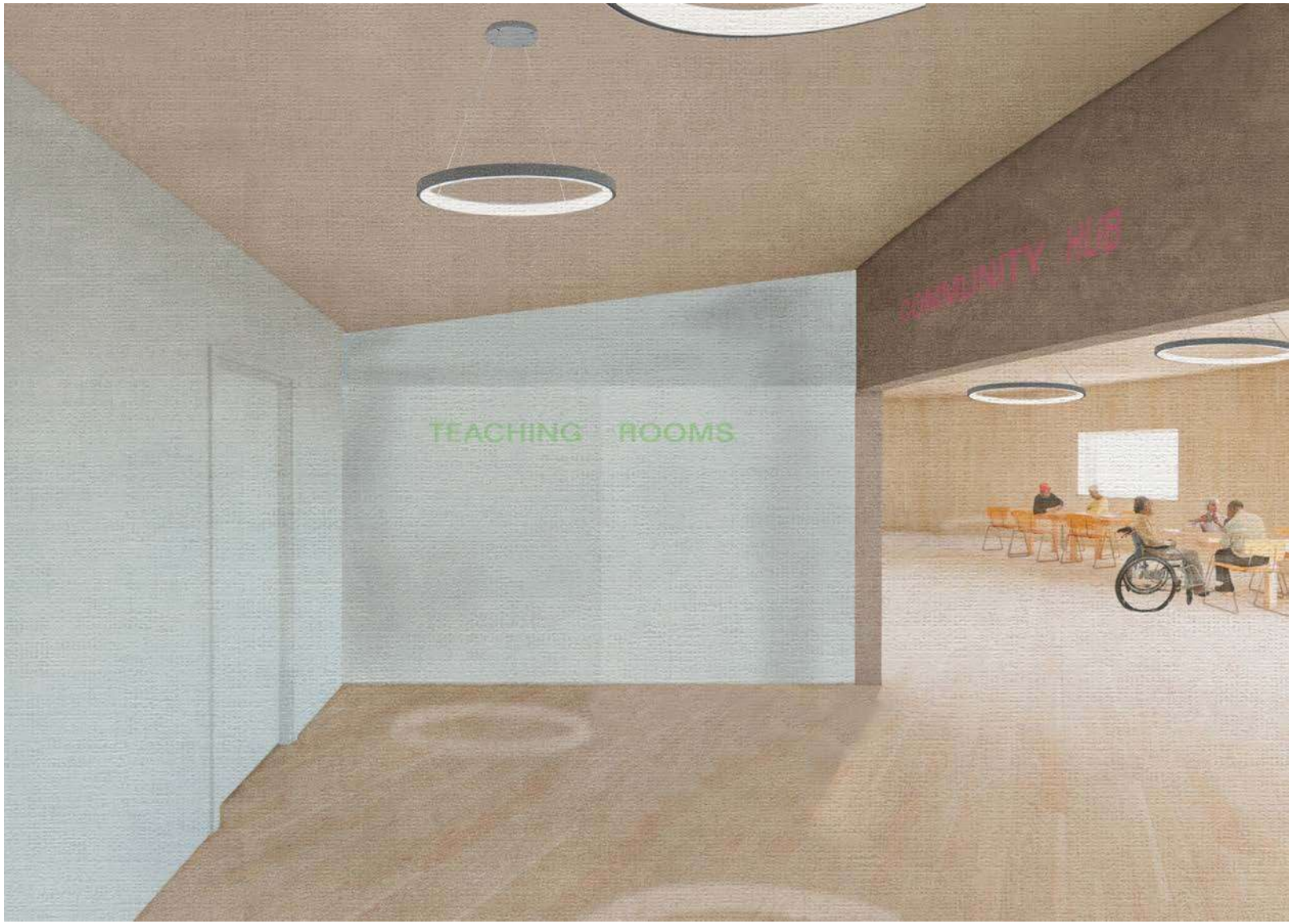
CGI view from first floor lobby looking west into the new extension, showing a group using the multi-purpose room after the Housing Office is closed.
The folding doors to the flexible room have been opened to show how the two spaces connect.

First Floor view from Lobby, doors to flexible room half open



CGI view from first floor lobby looking south, with the new extension on the right hand side.
At weekends the enlarged room created in the existing building (on the left) can be used together with the new multi-purpose room (on the right) for events.

First Floor view from Lobby, doors to flexible room closed



CGI view from first floor lobby looking south, with the new extension on the right hand side.
Acoustic folding partition doors to the flexible room in the existing building have been closed whilst a class or meeting is in progress.

First Floor view from Lobby, doors to flexible room shown open



CGI view from first floor lobby looking south, with the new extension on the right hand side.
Evening use showing a study group in the flexible room, whilst other groups gather in the multi-purpose room

First Floor view from Lobby, doors to flexible room partly open



CGI view from first floor lobby looking south, with the new extension on the right hand side.
Acoustic folding partition doors to the flexible room in the existing building can be closed whilst a class or meeting is in progress

First Floor view of Multi-Purpose Room and Housing Office Reception



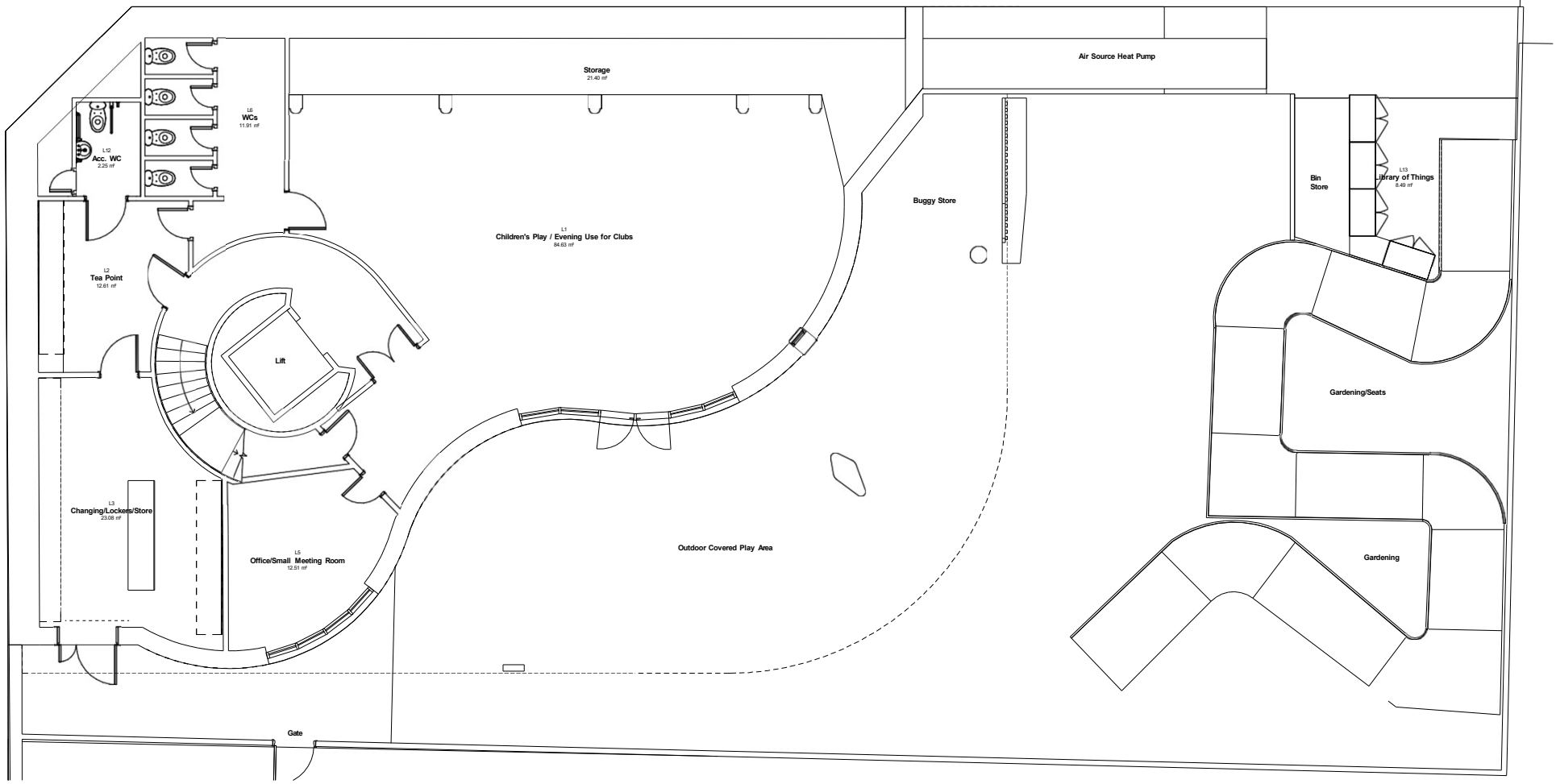
CGI view of first floor multi-purpose room, looking north towards the lobby and housing office.
The reception window for housing faces towards the multi-purpose room allowing informal waiting space, the interview room is off the lobby.
The folding doors to the flexible room have been opened to show how the two spaces connect.

First Floor view showing Multi-Purpose Rooms in use during the evening



CGI view of first floor multi-purpose room, looking north.
Evening use showing a study group in the flexible room, whilst other groups gather in the multi-purpose room.
The folding doors to the flexible room have been opened to show how the two spaces connect.

Lower Ground Floor Plan



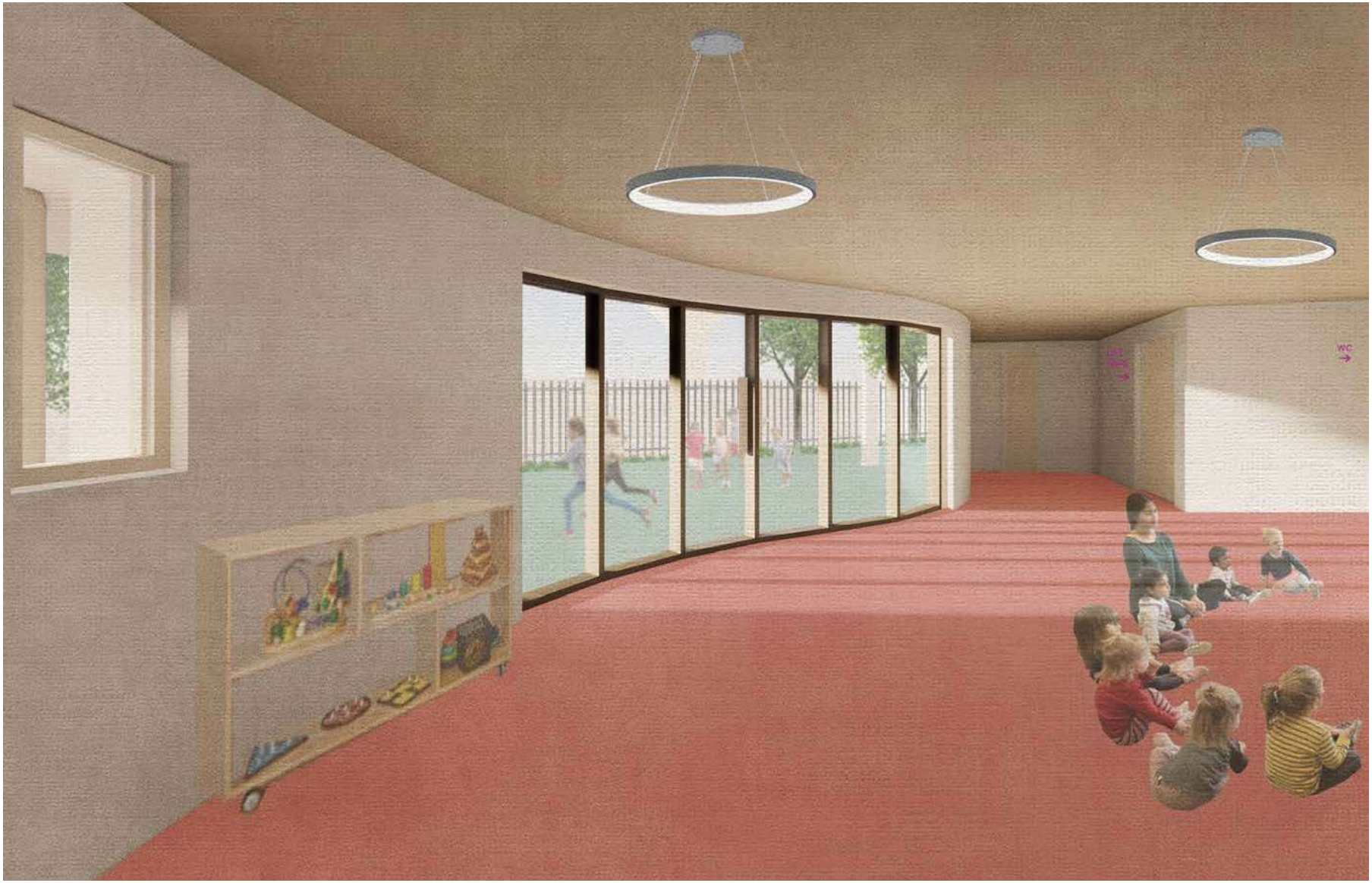
				Daytime (school hours)	Afternoon (after school)	Evenings	Weekends	
Lower Ground								
LLG	L01	Stay and Play	90	Stay and Play sessions for young children	Priority 6: Indoor sports and fitness activities	Equal priority 5: Evening groups and clubs, e.g. bingo, board games, over 50s etc.	Equal priority 5: Cultural and intercultural activities	
LLG		Storage	16	used with L01	used with L01	used with L01	used with L01	used with L01 to allow multiple uses
LLG	L02	Tea Point	12	Used by Stay and Play				
LLG	L03	Store with external access	23		Changing / Lockers for Priority 6 Indoor Sports or Priority 9 Outdoor Sports		Equal priority 7: A food bank for vulnerable and low-income people	After hours use for internal fitness or access to sports pitch. Food bank use suggested needs timetabling carefully.
LLG	L05	Office	12	Used by Stay and Play	Priority 4: Drop in advice and support sessions from council.	Priority 2: Tech literacy support and IT access for local people	Equal priority 7: Wellness treatments, such as massage, hair etc.	
LLG	L13	Library of Things	13	Equal priority 3: a 'library of things' to provide affordable access to equipment, tools and other items				Dedicated storage lockers accesssed from street
LLG		Outdoor Space		Suggestion for children's small garden or allotments	Priority 9: Outdoors sports activities - with connection to adjacentsports pitch			Priority 1: Social and networking activities to increase connection/s, support and wellbeing

Internal View - Lower Ground Stay and Play Sessions



CGI view of the lower ground floor.
During daytime use there is separate access for the children's Stay and Play sessions via the ramp from Shrewsbury Road.

Internal View - Lower Ground Stay and Play Sessions



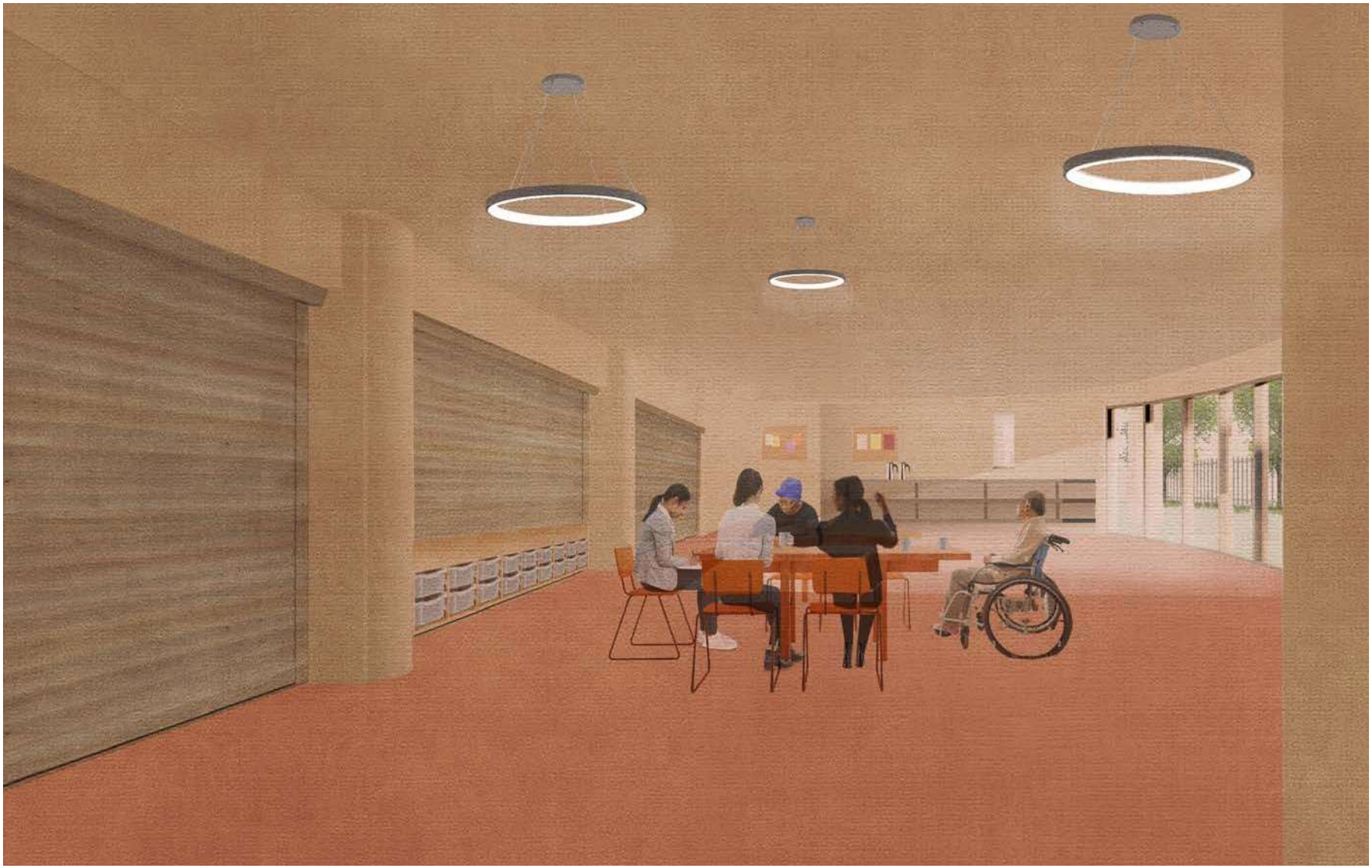
CGI view of the lower ground floor.
From the main space there is a direct connection to the external play area.

External Collage of Lower Ground



CGI view of the external play area looking south, with the existing building on the left, and the new first floor extension above.
The new ramp from street level with planting and play areas can be seen beyond the building.

Internal View - Lower Ground Evening Group Use



CGI view of the lower ground floor.
New storage on the left hand side allows evening use of the main space by other groups.

Internal View - Lower Ground Use for Events



CGI view of the lower ground floor.
New storage on the left hand side allows evening and weekend use of the main space by other groups.

Summary of the Main Spaces



CGI view from ground floor entrance looking south towards cafe servery / kitchen.



CGI view from first floor lobby looking into the new extension, with Housing on the right

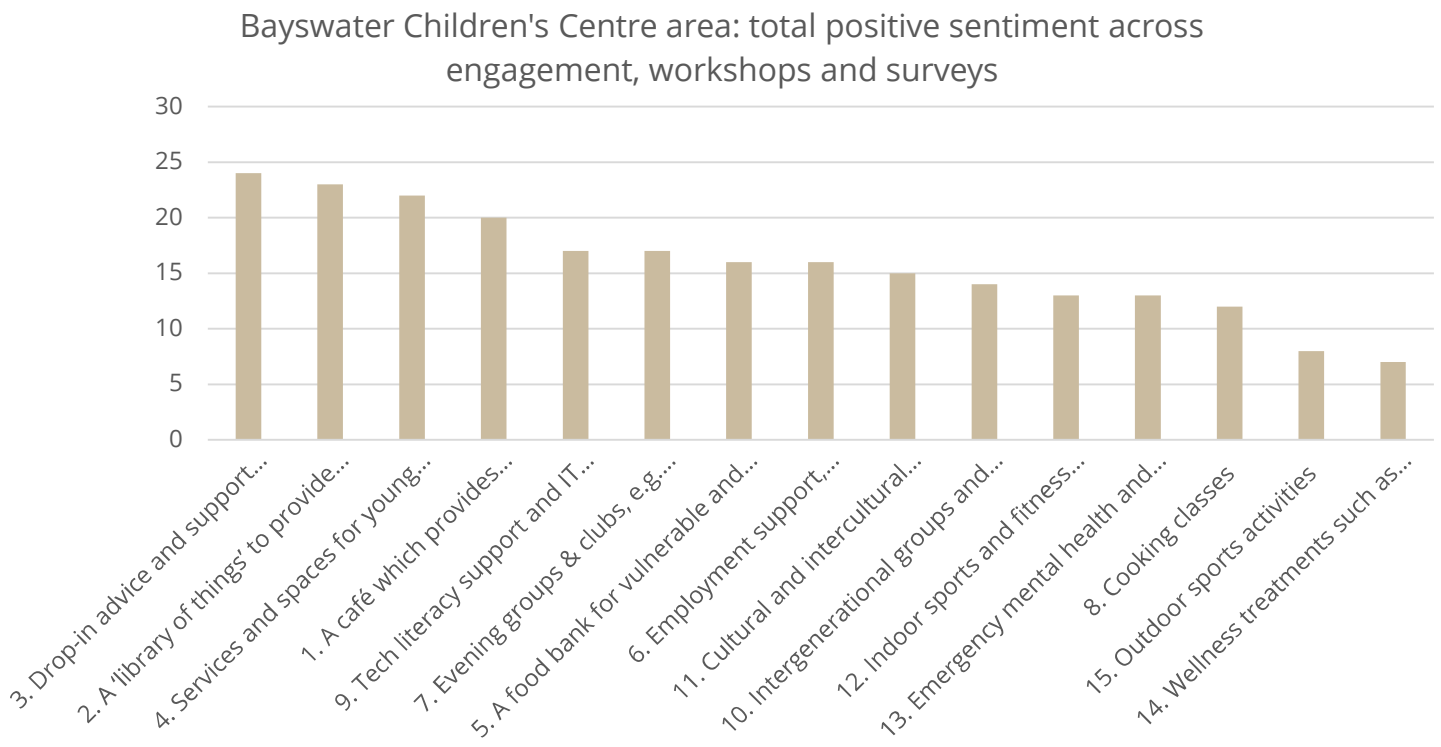


CGI view of lower ground floor main space (Stay and Play sessions)



CGI view of first floor multi-purpose room, with folding doors open to the connecting room

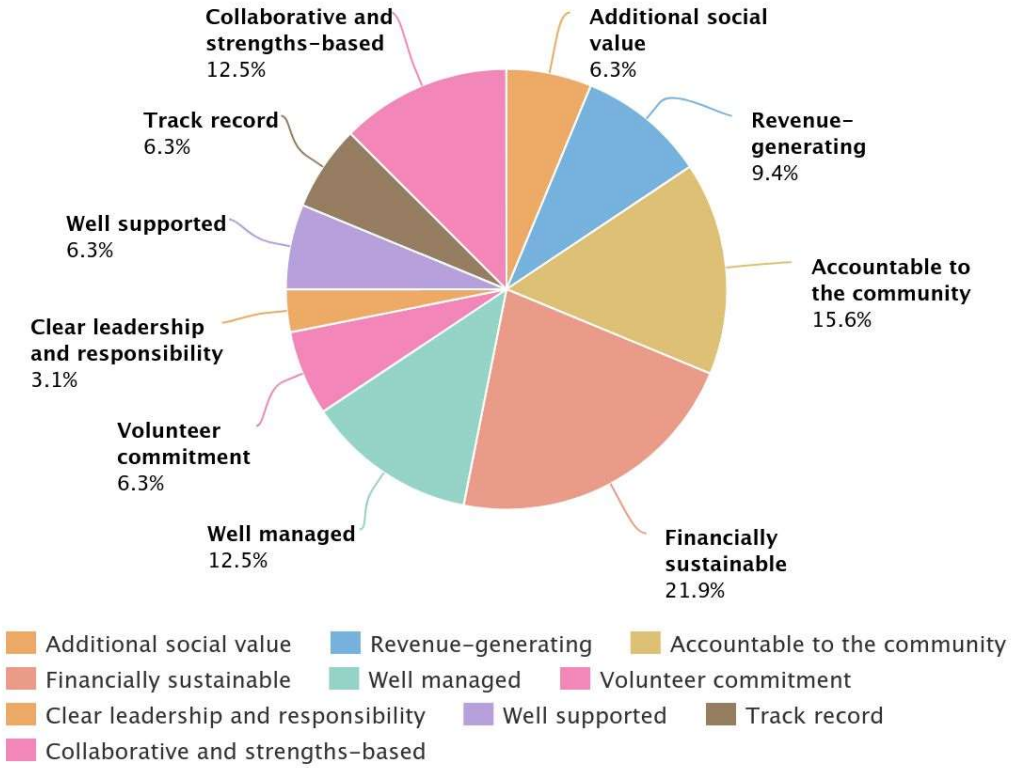
Priority activities



Westminster Community Hubs

Key ambitions are to provide access to a range of council support services in one place, establish a café providing low-cost, healthy meals and a 'library of things', and provide space for social groups, employability support and IT classes.

How should the hub be run?



This pie chart identifies the **key requirements** people feel are most important for the hub, or whoever is running it, to deliver.

The most popular proposal for **who** should run the community hub varied widely: the top recommendations were 'a community group' and 'the council', with the third most popular suggestion a partnership of multiple types of organisation.

Westminster Community Hubs