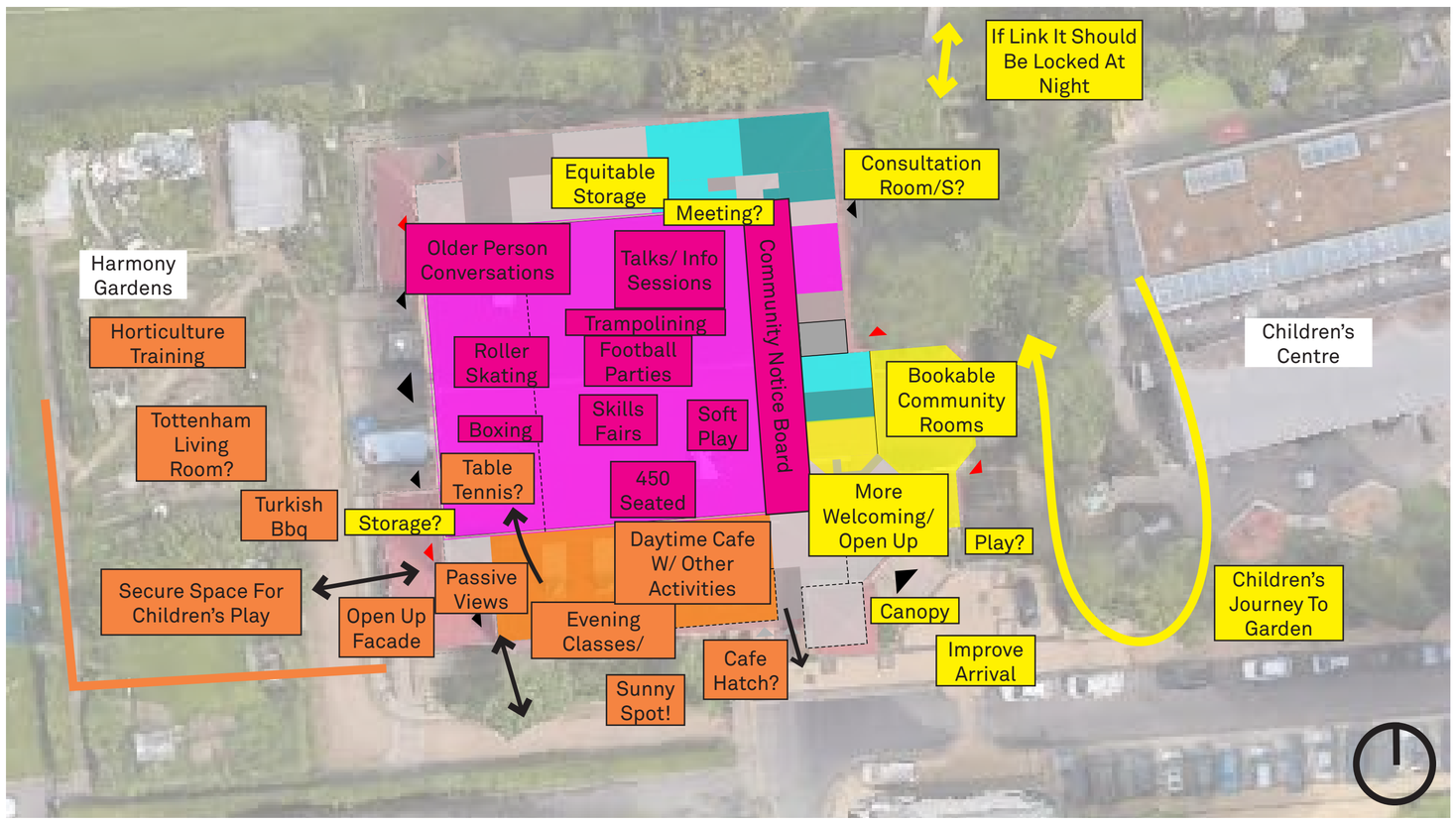
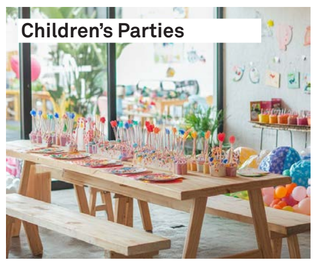
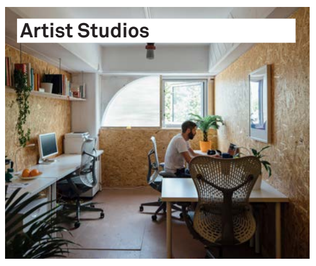
Options development

Comments on the site from previous workshop



Ideas for different uses on the site

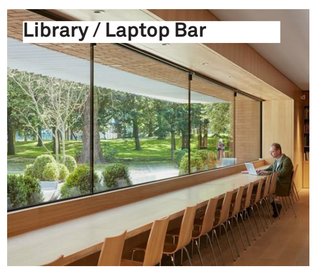




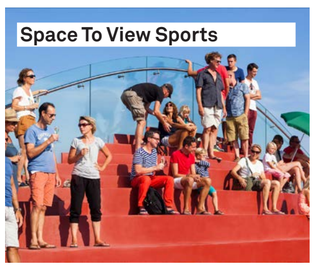














Key Principles: What does success look like?



1 Raise the Standard of Community Facilities

Design all spaces—indoor and outdoor—to a high quality, ensuring they are safe, durable, attractive, and fit for purpose.



2 Design for Diversity of Use

Provide a range of space types and configurations that can support varied community needs—from small group meetings to larger classes and events.



3 Activate + Reimagine Outdoor Spaces

Design versatile outdoor spaces that support year-round use —sports, wellbeing, gardening, and community events—through thoughtful and weather resilient landscaping. Reconfigure areas for diverse uses like play, events and gatherings and better integrate them with internal functions.



4 Maximise Flexibility

Design spaces to be multi-use and easily adaptable, allowing them to host different activities throughout the day or week, considering associated storage and IT/ AV infrastructures.



5 Strengthen the Park Connection

Remove physical and visual barriers between the centre and the adjacent park to create a seamless flow between indoor and outdoor activity.



6 Maximise Space Efficiency and Purpose

Design spaces that are appropriately sized for their functions, with enough storage, avoiding oversizing while still ensuring comfort and utility. Limit the presence of unused or unlettable areas through smart planning and layout, ensuring every part of the centre has a purpose.



7 Support Financial Sustainability Through Lettable Space

Incorporate enough high-quality lettable space for anchor tenants or revenue-generating uses that can subsidise lower-cost community access.



8 Create a Welcoming Arrival Experience

Improve the building's exterior appearance and main entrance to offer a clear, inviting welcome to all users—especially occasional visitors like parents or first-timers. Activating frontage and creating views in.



9 Attract a Broader Range of Users

Curate space and programming to appeal to those who don't currently use the centre—including local estate residents and wider community members.



10 Encourage Informal Social Interaction

Include well-designed dwell spaces such as cafés, seating areas, or open lounges to encourage socialising, resting, and informal community connection.

Case studies

Trowbridge Gardens:

A creative hub supporting artistic community

Relevance

- Affordable, council-owned creative hub run by Arbeit Studios in a former social services building
- 20 studios for artists, social enterprises, and local businesses
- Includes café, gym, gardens, gallery, and podcast studio
- Supports local employment, training, and free public workshops
- Ensures Hackney Wick's creative community can stay locally amid redevelopment that threatens to displace them.
- Home to Hackney Herbal, Thingy Café, Strong + Bendy fitness and more.





The Forum @ Greenwich:

A vibrant hub for the community

Relevance

- Long-standing community centre offering space for all ages
- Hosts childcare, fitness, wellbeing, and cultural activities
- Leases rooms to charities, CICs, and social enterprises
- Operates two buildings with halls, café, and children's play area
- Funded by hires, catering, tenant rents, and grants





The Link, Thamesmead:

A youth-focussed facility supporting diverse uses

Relevance

- Youth and community centre under Harrow Manorway flyover
- Co-designed with young people through workshops
- Features performance space, recording studio, fitness and arts spaces and cafe
- Offers climbing, motorbike workshops, and education support
- Highly active hub since 2013, fostering youth engagement and skills



