



WELCOME



Introduction

Welcome to the public consultation on our plans for East Oxford Community Centre.

Oxford City Council is developing plans, in conjunction with stakeholders and building users, for the redevelopment of the East Oxford Community Centre.

OCC have appointed Arcadis and BM3 Architects to develop these plans, engage with stakeholders and deliver a scheme that meets the Council, stakeholders and community needs.

Plans include the refurbishment and extension of the existing centre and space for new homes on the site.

The Council plans to invest approximately £4m into the Centre. Some capital funding is ringfenced but in order for the plans to come forward some land will be developed for housing.

At this stage the Council and Arcadis want to meet with the local community, residents etc and share our ideas and understand the views of the wider community in order that their opinions can be considered and incorporated, if possible, into the final design.

Following which we intend to present again to the community on 12th November, submit a planning application by mid-December and start on site in Summer 2020.

Background:

A Reference Group has been created to help steer the project.

The Group is made up of stakeholders and centre users, local Councillors and Council Officers.

Design work has been steered around the following 10 priorities agreed by the Reference Group:

East Oxford Community Centre should have:

- multi-functional space to support a variety of activities which will help future proof the site;
- Space for current stakeholders and users to include private space, sufficient storage, office space and shared space;
- A kitchen situated to better serve the hireable spaces in the site;
- A visible entrance with a sense of arrival to the site and the reception area, making a more visible, welcoming entrance and better signage, whilst also being mindful of security for the building and its users;
- Improve accessibility for all including disabled users and access for buggies, wheelchairs etc;
- Energy efficient solutions aspiring towards a vision of zero carbon emissions;
- Improved outside usable courtyard space;
- Aesthetics: improved lighting, natural daylight, long lasting furnishings, flooring and soundproofing;
- a Community café;
- A community vibe and ensure it is affordable.

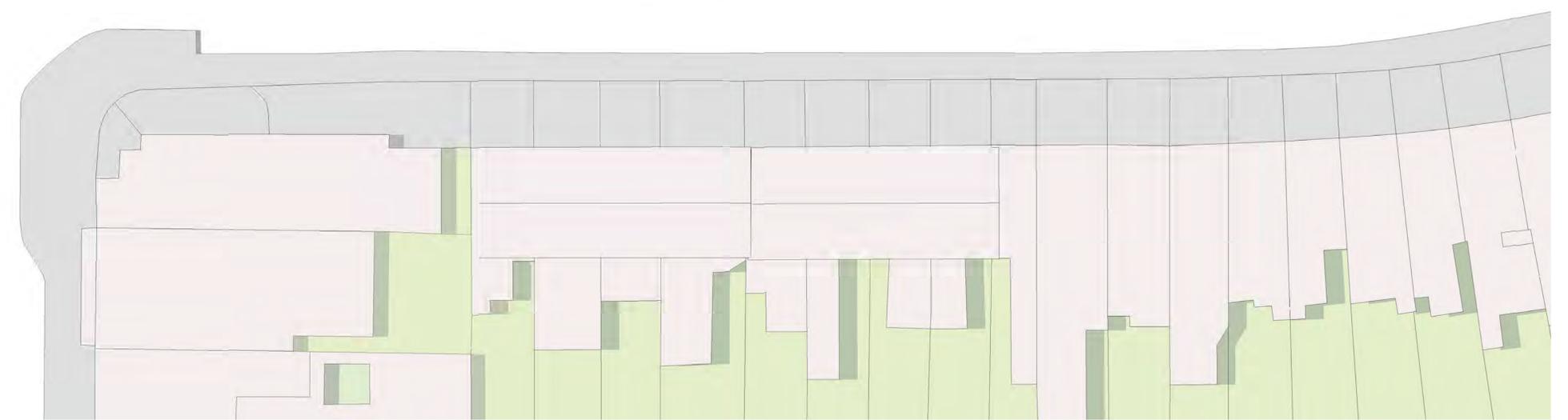
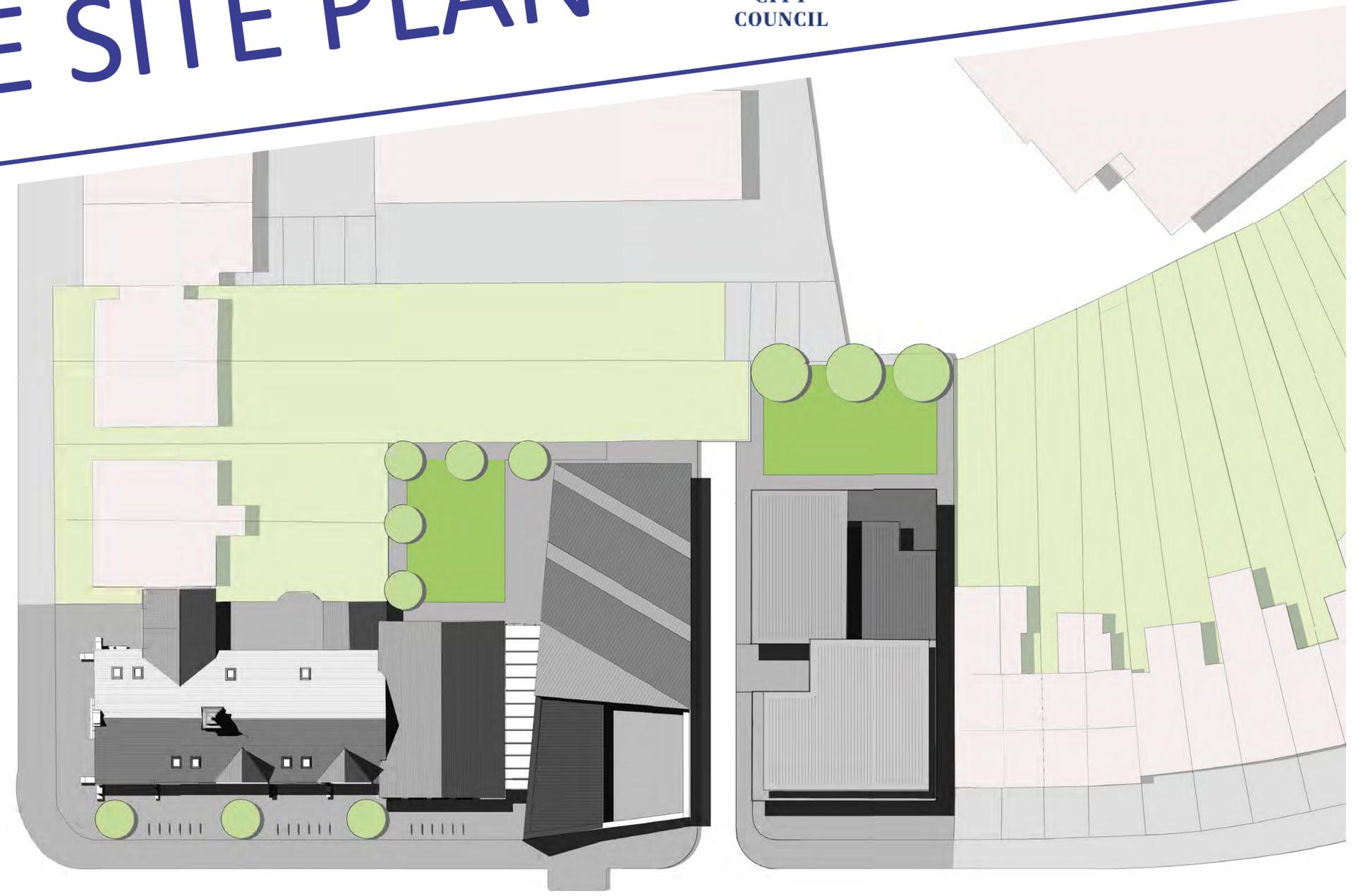
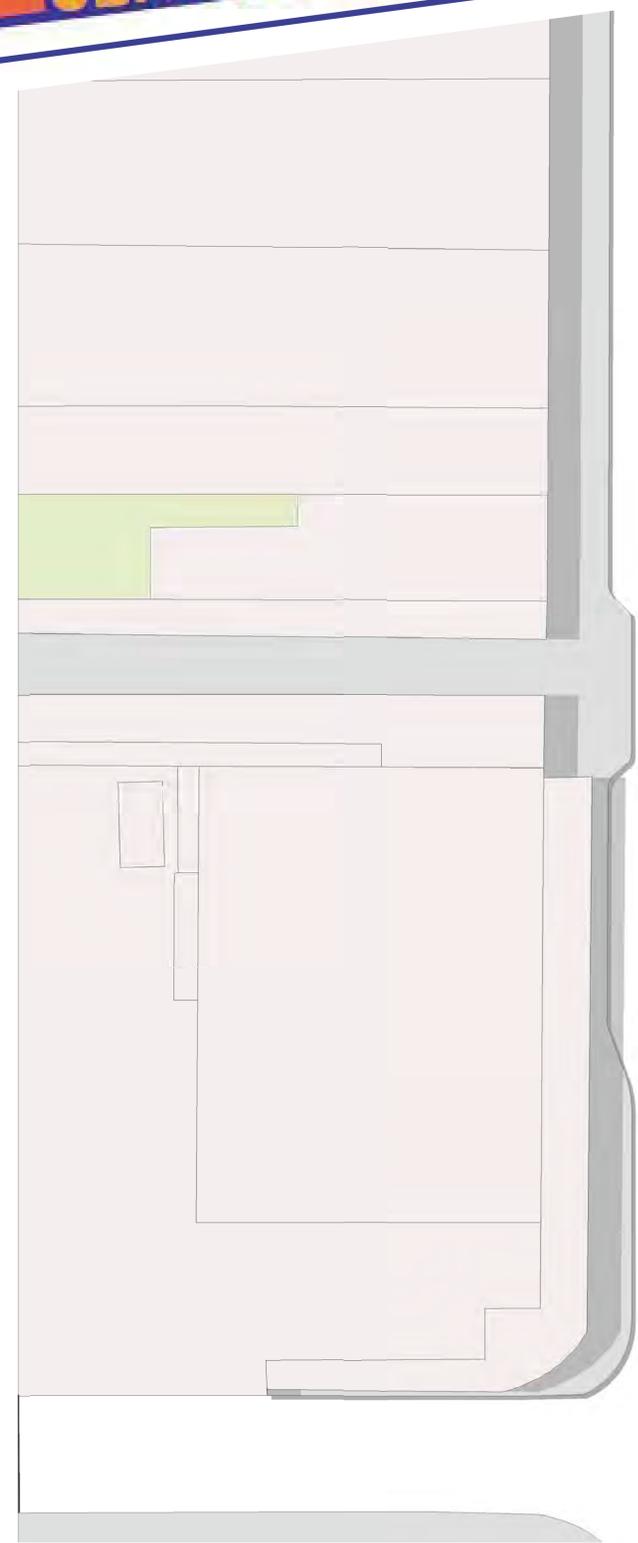
The purpose of this engagement session is to show the community our plans to see if the community feel we have included the priorities within the design and see if more can be achieved.



THE SITE PLAN



BM3





SITE PLAN FEEDBACK



THE SITE PLAN

The existing building is retained with a new extension – this has been positioned to gain cost efficiency and improve facilities and access through the building.

What are your thoughts on the site plan?

Please add any comments to a post-it and stick it to this board.

Q1. Sense of arrival – is the new entrance visually prominent, secure and engaging?

Q2. External space – it is important that the space is usable, safe and secure and able to accommodate all for a wide array of activities. Have we achieved this?

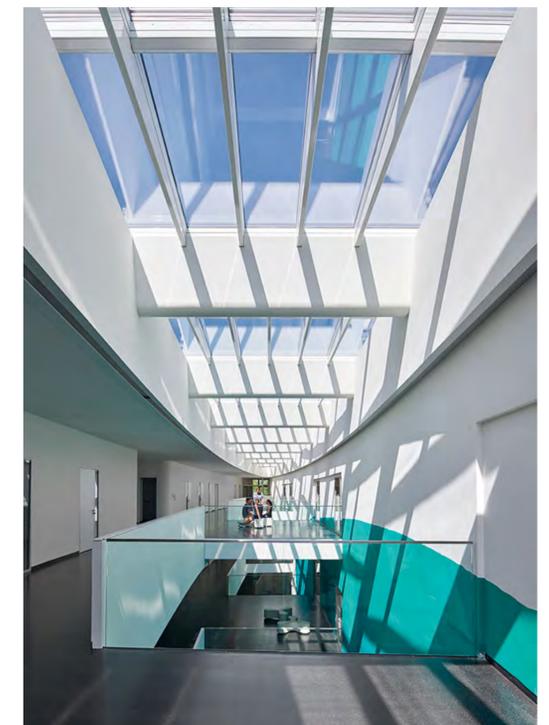
Q3. Other comments or observations?



Community Courtyard Space ideas



Community Art/ Sculpture



New Entrance -
Connecting Old to New



GF PLAN FEEDBACK



THE GROUND FLOOR PLAN

We have designed a reception area and a mix of space based on Stakeholder requirements and efficient building design.

What are your thoughts on the plan?

Please add any comments to a post-it and stick it to this board.

Q4. What do you think about the internal space, does it deliver multi-functional space that can be adapted to future requirements?

Q5. Other Considerations:

- Are all Groups represented? If not; are there other groups, stakeholders that should be considered?
- Do you use the building now and why?
- If you don't, why?
- Will multi use space and shared facilities be required?
- Bar/Kitchen/Café – are these really necessary and will they be regularly used? Are they positioned in the best place?
- Is there anything missing or that would dis-encourage you from using the new facility?

There will be a feature staircase within the double height atrium space that provides access to all floors.

The atrium will provide a 'light touch' between the old and the new, whilst also providing natural light to the centre of the building.





FIRST FLOOR PLAN



BM3

ARCADIS Design & Consultancy for natural and built assets

By Department Legend

- BK LUWO
- Circulation
- Film Oxford
- OARC
- OKA
- Shared Bookable Space
- Storage
- WC





FF PLAN FEEDBACK



THE FIRST FLOOR PLAN

Following feedback from Stakeholders the existing first floor is not significantly amended but upgraded and updated. We have also worked alongside Film Oxford to create a new specialist creative Film/ TV facility within the new building.

What are your thoughts on the plan?

Please add any comments to a post-it and stick it to this board.

Q6. We have incorporated new measures to improve accessibility for all including disabled users and access for buggies, wheelchairs and additional toilets. Is this fit for purpose?

Q7. We have included an atrium, gallery space and places to meet and dwell. Do you think these will be used and how?

Q8. Other comments or observations?



Simple window design and brick work detailing to frame the ground floor element to the community centre and proposed housing.



SECOND FLOOR PLAN



BM3

ARCADIS Design & Consultancy for natural and built assets

By Department Legend

- Circulation
- Fusion Arts
- Roof Garden
- Storage
- WC





SF PLAN FEEDBACK



THE SECOND FLOOR PLAN

We have worked with Fusion Art to create a new, multi-function studio space with lots of space and natural light, the area spills out on to a large second floor community balcony.

What are your thoughts on the plan?

Please add any comments to a post-it and stick it to this board.

Q9. On this floor and others have we addressed the need for great aesthetics and spaces with natural light, maximising orientation?

Q10. Orientation of this space means we can incorporate solar PV panels on the roof and we are considering ground source heat pumps and thermal upgrades to the existing building. Is there more that can be done to reduce energy consumption and carbon impact?

Q11. Other comments or observations?

The Council and Arcadis want to use this opportunity to shape the new building, services and activities it enables, with full engagement from the Community.

This is the first of two planned sessions designed to seek community views about the scheme and incorporate ideas and comments whether positive or negative about our plans.

Please provide feedback.



THE STREET SCENE





THE STREET SCENE



THE STREET SCENE

We have retained the existing building and restored its heritage assets, removing the kitchen block and positioning a new extension sensitively alongside, it to frame and enhance the former School House dating back to 1866.

What are your thoughts on the Street Scene?

Please add any comments to a post-it and stick it to this board.

Q12. Would the design deliver a positive statement for the area and improve the visual amenity along Princes Street?

Q13. On this, and generally do you feel we have retained and enhanced the community vibe of the centre?

Q14 Selection of external materials – do you think these should be reproduced/ based on the existing building or should they be of their time? What materials would you like to see?



Sawtooth roof design to allow natural light into the second floor and hold solar panels that will provide electricity to the centre.

Dark cladding is proposed to the upper floor of the community centre to provide a striking facade that is highly visible from the Cowley road.