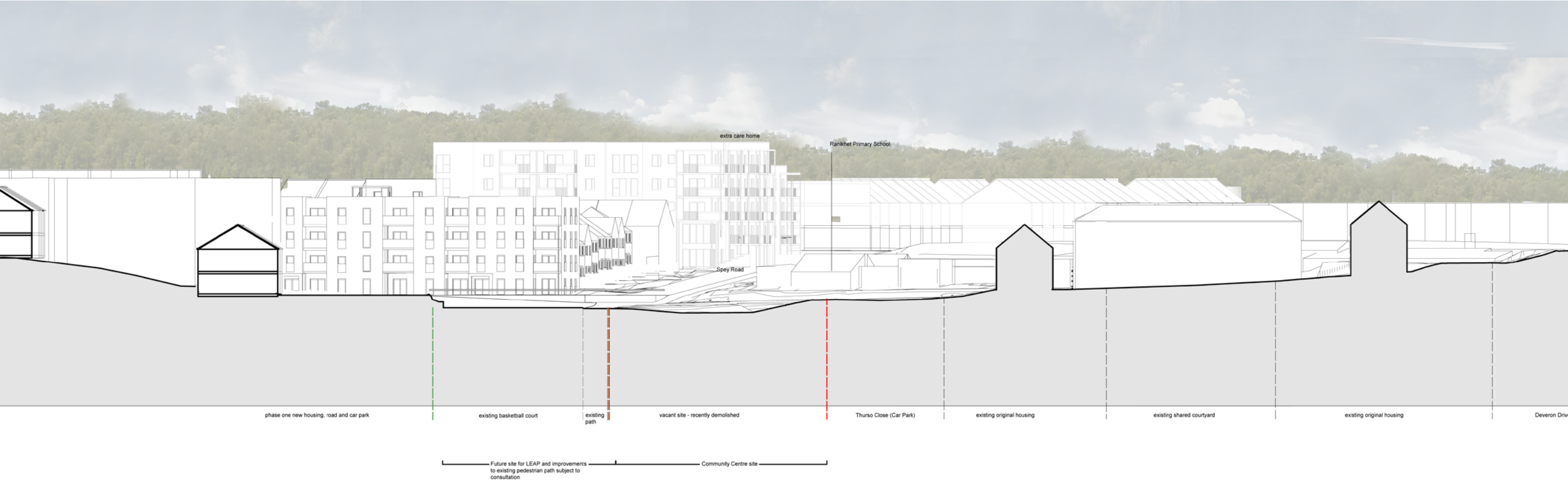
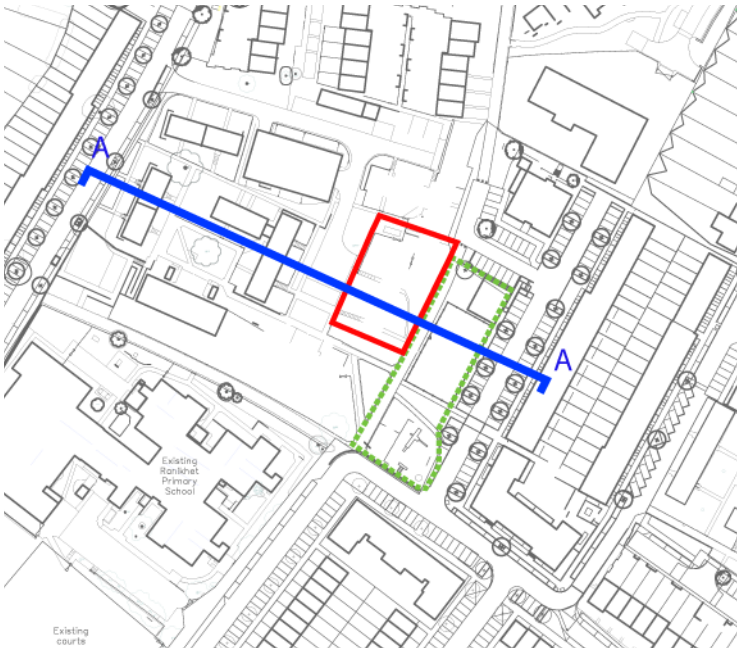


1.1 Assessment

Existing Context Section AA



Existing Section AA



Section AA Key Plan

1.1 Assessment

Site constraints

Site constraints - physical



KEY CONSTRAINTS

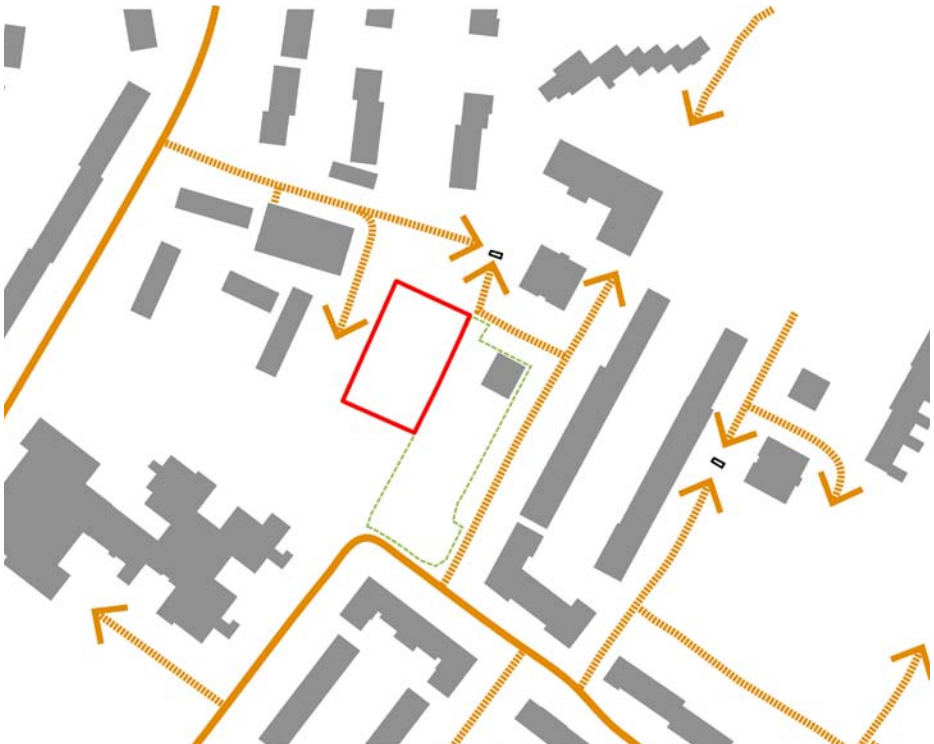
- | | | | |
|---|--|---|--|
|  | Application site boundary |  | level change across site |
|  | Site for LEAP subject to future consultation |  | Services (see next page for detailed plan) |
|  | Primary road |  | Sun path |
|  | Secondary road |  | Existing Buildings |
|  | Road block |  | Existing Primary School |
|  | Pedestrian route |  | Hoarding to recently demolished building sites |
|  | Pedestrian crossing point | | |
|  | Existing tree off site | | |



Site constraints - below ground services



Site Analysis



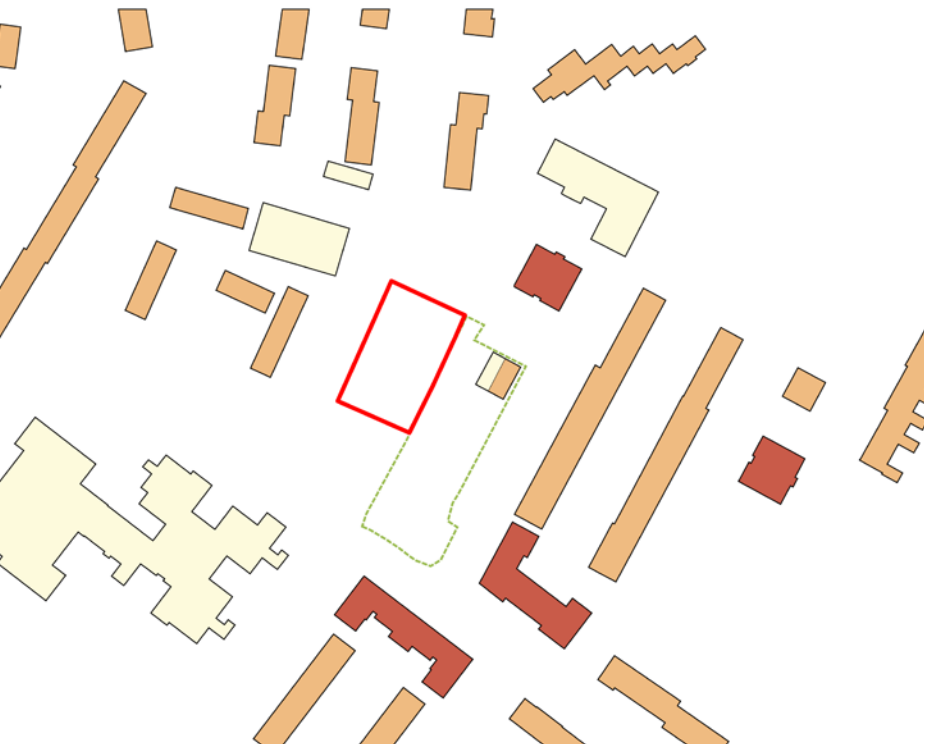
- KEY:
- Application site boundary
 - Site for LEAP subject to future consultation
 - Primary road
 - Secondary road
 - Road block

Vehicular Access



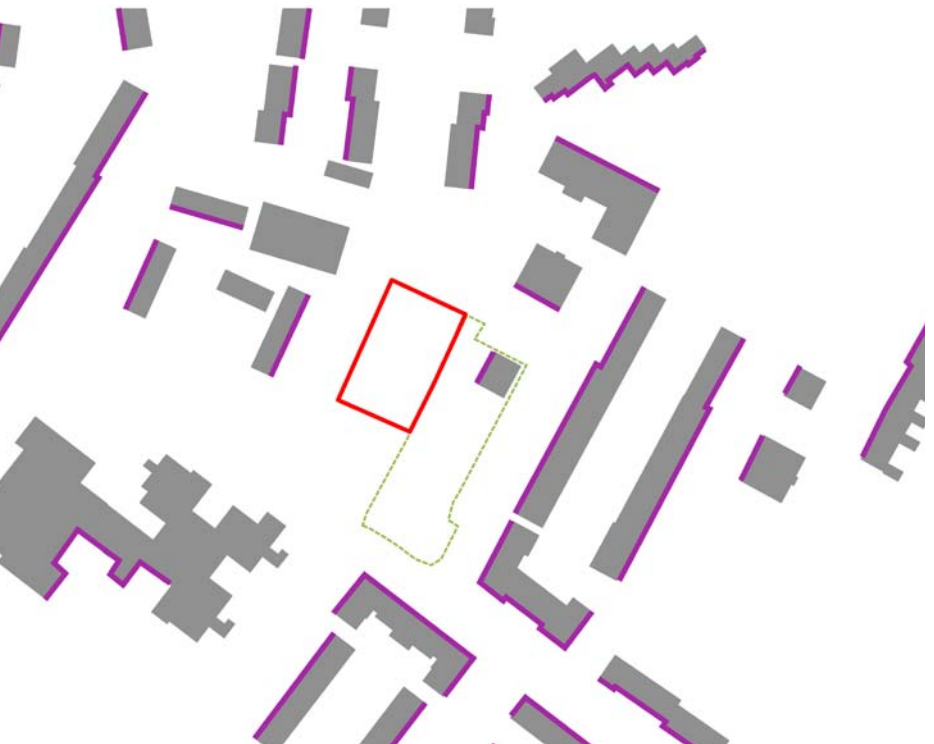
- KEY:
- Application site boundary
 - Site for LEAP subject to future consultation
 - Pedestrian route
 - Pedestrian crossing point

Pedestrian Access



- KEY:
- Application site boundary
 - Site for LEAP subject to future consultation
 - 1 storey building
 - 2 storey building
 - 3 storey building
 - 4 storey building

Building Heights



- KEY:
- Application site boundary
 - Site for LEAP subject to future consultation
 - Frontages

Building Frontage

1.2 Involvement

Residents have been consulted extensively through all stages of the Dee Park regeneration, and the Community Centre has been included in the masterplanning engagement process. There have been three public consultation events focusing on the location, brief and design of the Centre.

Event 1: 14 May 2016

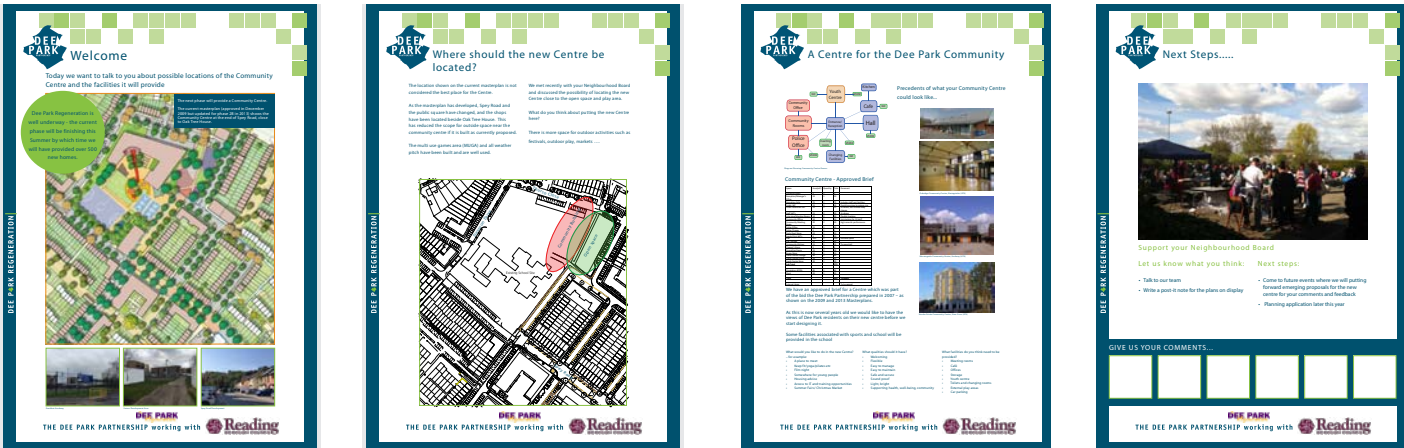
This took place as part of a Dee Park community event. In all, 60 people signed in and of these 26 completed a feedback form. Several people also contributed comments on post-it notes. Everyone discussed the boards with HTA and Catalyst and the general views were positive both for the Centre's new location and images of HTA designed community centres built in London and Basingstoke.

The verbal and written feedback has all been very positive. Everyone supported the proposed location of the Centre adjoining the open space at the heart of Dee Park: 'good

to have near a park' and 'the location is good', 'really well planned for a bright future'. 22 responses were 'yes' to the location and of the 4 "no's" 3 had positive comments so assume they meant to cross off the "no".

There are a wide range of suggestions for activities in or around the new Centre. Space for the activities include art and craft; Zumba; social club and licenced bar; room for birthdays; community café; activities for disabled and vulnerable young people, access and consideration for people with disabilities; more varieties of adult education; activities for over 5's; chapel; sports room.

Outdoor and sports activities include running around park spaces and green spaces; a bicycle park, and more to do at the play park. A skate park is very popular with young people and adults. One comment is the Centre might be too small, another that the hall needs to accommodate at least 150 people.



Event 1 exhibition boards



Event 1



Event 1

Event 2: 6 August 2016

This was part of another successful Dee Park community event and there were around 80 attendees. This was surprising given that this event fell within the holiday period. Again the feedback was generally very positive and in line with the May event comments which supported the new location and the facilities planned for the new Centre.

Event 3: 24 and 25 November 2017

This event was in the school hall, and was not associated with a community event. As a result attendance was low at 13 visitors, but everyone who came along was very positive. 'Love the idea, great use of space and bring together the community...' 'This development will help different people meet and build a stronger community'. Some commented on the appearance, which they liked, and two teenage boys were enthusiastic about being able to have access somewhere they could do their homework in peace; and were keen to use the kitchen and learn more about cooking.

Other stakeholders have also been consulted:

RBC Workshop 3 April 2017 to consider needs and requirements of different users of the community centre offices and facilities. Outcomes from this workshop identified potential users and their requirements have been incorporated into the final brief.

RBC Planning officer was consulted on 2 March 2017.



Event 3 exhibition boards



Event 3

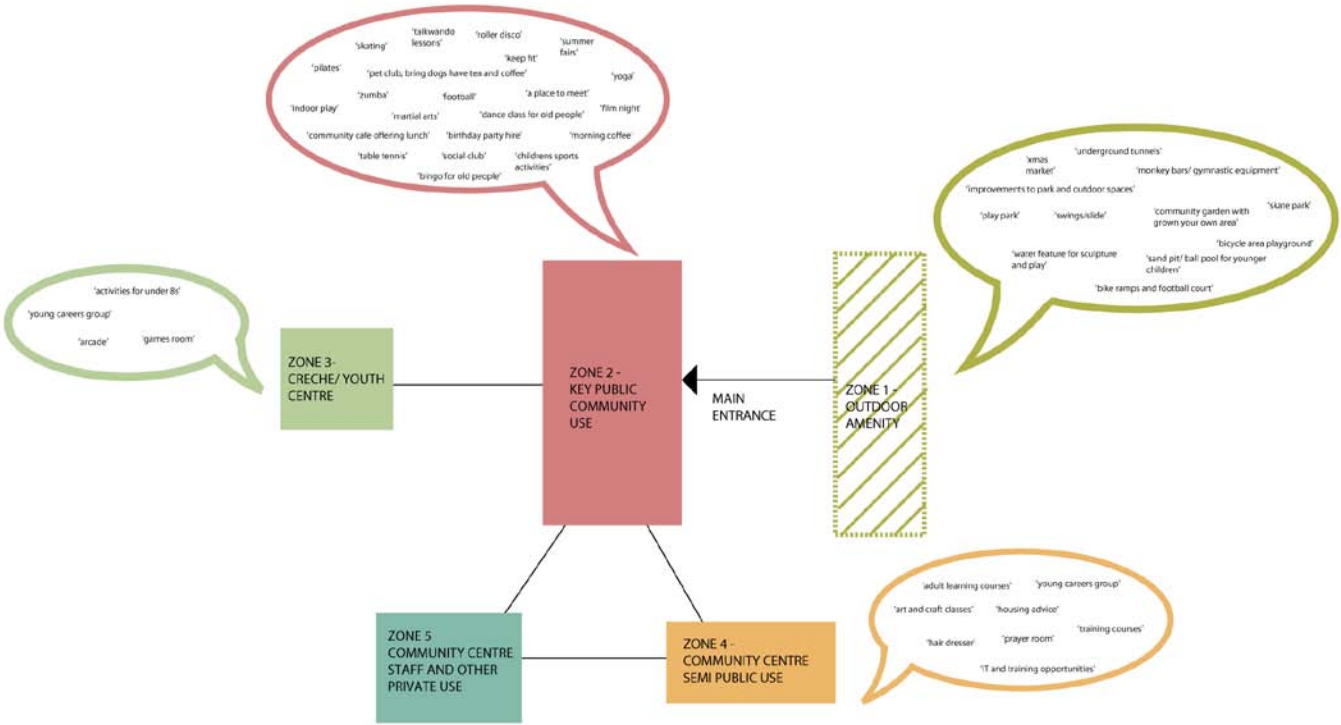


Event 3

1.2 Brief

The Community Centre brief has been developed in consultation with RBC in order to provide flexible and adaptable facilities which provide the following key functional spaces:
Café, hall, youth lounge, meeting and training rooms, offices for Catalyst and RBC staff, with supporting services and storage.

The original Centre indicated in the Dec 2009 Masterplan had been located on the lower two floors of a residential block at the end of Spey Road. Following extensive resident consultation it was agreed to locate the Centre opposite the open space, and for the new Centre to be a stand-alone building.



Zone	Spaces	Area(m2)	Quantity	Total	Comment	Total area zone
ZONE 1 Community Use-Key Public Zone	Entrance Lobby	5	1	5		Total Area: 300 Total (incl. 15% circ) 345
	Reception/Manager's Office	10	1	10		
	Reception Cafe	75	1	75	Includes staff rest facilities	
	Community Kitchen	15	1	15	To serve hall	
	Hall	100	1	100	Divisible space	
	Hall Storage	10	3	30		
	Public WC	15	2	30	Could be unisex to reduce size	
	Public accessible WC	15	1	15	As above, but include baby change	
	Sports Pitch WC's	5	2	10		
	Buggy Store	10	1	10		
ZONE 2 Youth and Other Public Use Zone	Youth Centre Lounge	40	1	40		Total Area: 80 Total (incl. 15% circ) 92
	Youth Centre Office	10	1	10		
	Youth Centre Store	20	1	20		
	Parks Dept Store	10	1	10		
ZONE 3 Community Use-Semi Public Zone	Consulting Room	15	2	30		Total Area: 90 Total (incl. 15% circ) 103.5
	Community Meeting Room	20	2	40	High acoustic performance	
	Interview/Meeting Rooms	10	2	20	Flexible booking	
	Public WC					
ZONE 4 Community Centre Staff and Other Private Use	Staff WC's	15	2	30	As above	Total Area: 125 Total (incl. 15% circ) 143.75
	Police Office	15	1	15		
	Police Change	5	1	5		
	Cleaner's Store	5	1	5		
	Plant	20	1	20		
	Community Office	50	1	50	Hot desking for 10 staff	
LEAP	Young childrens play		1			
	Meeting and events		1			
	Older childrens play		1		To be discussed	
Sub Total				575		

Comments on the brief requirements from Dee Park residents at consultation events 14 May and 6 August 2016

1.3 Evaluation

Having appraised the site, context, constraints and the brief, we have established that the siting of the Centre is critical to avoid moving below ground services, and also to be best placed for access during construction stage and when in use, with minimal disruption to the school, and to existing residents on Thurso Close and Glenmore Place. RBC and Dee Park Partnership were clear in their briefing that the new Centre was to be stand alone, and that with the given site constraints a part single and part two storey building would be required to meet the brief.

We have taken into account comments from residents where possible, and have made sure there is ample and flexible space (the hall and café can be opened up together for example so a larger space can be provided); there will be a lift and facilities for wheelchair users including mobility scooter store with charging points; and residents will be consulted again on the open space at a later date.

1.4 Design Development

In developing the brief a number of plan and location options have been tested and explored. A number of uses can be overlapped, and a final rationalisation of the plan has led to the proposal described below, which best meets the brief and residents' aspirations.

	COMMUNITY CENTRE BRIEF	CHC REQUIREMENTS	COMMENTS
FLEXIBLE	 HALL 100.0m²	 RANKHET CHILD MINDERS (AREA TBC) 20.0m²	RANKHET CHILD MINDERS TO PART OF HALL 9-4AM (TBC)
	 INTERVIEW ROOM X 2 9.9m²	 HEALTH VISITOR ROOM 9.7m²	
	 MEETING ROOM 1 20.0m²	 ADULT CLASSROOM (8 ADULTS) 20.0m²	LARGER ROOM REQUIRED FOR 12 ADULTS (26m²) approx.
	 MEETING ROOM 2 20.0m²	 STUDY ROOM 20.0m²	
	 CONSULTING ROOM X 2 15.0m²		
	 COMMUNITY OFFICE 50.0m²	 CHC STAFF 24.0m²	 HEALTH VISITORS STAFF 35.0m²
POSSIBLY FLEXIBLE	 YOUTH LOUNGE 39.9m²	 CRECHE BASIC TEACHING (16 children) 20.0m²	-BRIEF REVISED TO INCLUDE 2 OFFICE SPACES - 1 MASH OFFICE OFFICE SPACE FOR VISITING STAFF AND POLICE (8 PEOPLE) AND 1 COMMUNITY OFFICE FOR 6 PEOPLE CRECHE AND YOUTH TO MAKE USE OF SAME SPACE - CRECHE 9-4PM YOUTH 4-10PM
	 POLICE OFFICE 15.0m²		POLICE TO USE MASH OFFICE

NON FLEXIBLE	 CAFE 74.7m²
	 MANAGERS OFFICE 9.9m²
	 YOUTH STORE 20.0m²
	 PUBLIC ACCESSIBLE WC 15.0m²
	 PLANT 20.0m²
	 STAFF FEMALE WC 15.0m²
	 STAFF MALE WC 15.0m²
	 PUBLIC FEMALE WC 15.0m²
	 PUBLIC MALE WC 15.0m²
	 CLEANERS STORE 5.0m²
	 BUGGY STORE 10.0m²
	 COMMUNITY KITCHEN 15.0m²
	 HALL STORAGE 30.0m²
	 PARKS DEPT STORE 9.9m²