

## **RECOMMENDATIONS TO TAYLOR WIMPEY OXFORDSHIRE AND THE ANSON TRUST FOR CHANGES TO THE LAYOUT OF THE PROPOSED COMMUNITY BUILDING**

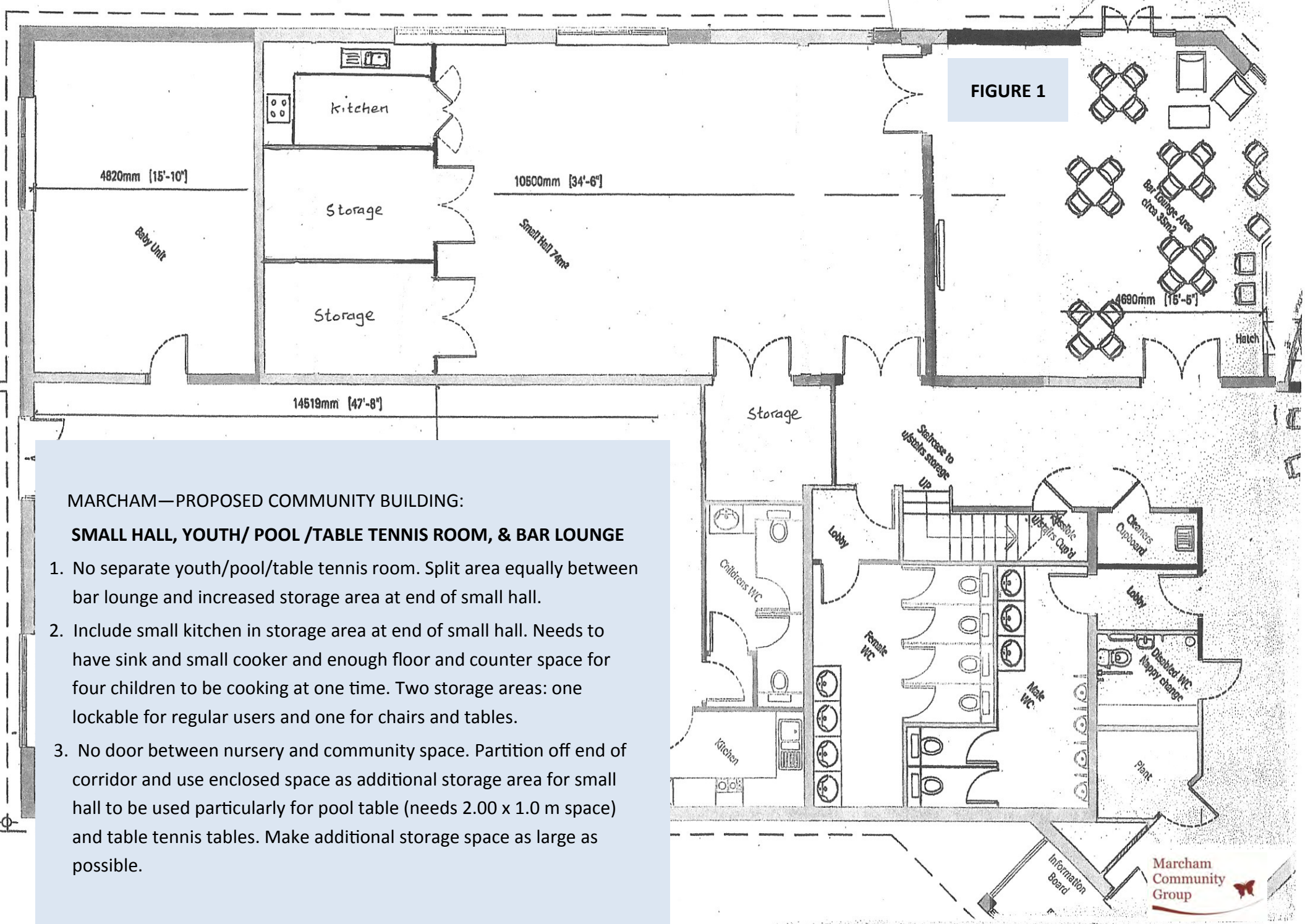
Marcham Community Group held a second Users Forum on 9 May 2012, this time to consider the layout of the community building as proposed in the planning application submitted by Taylor Wimpey for the Anson Trust (planning reference P12/V0854). It had become evident that some aspects of the layout needed modification. Taylor Wimpey explained that its very tight commercial timetable meant it had not had time to refine the internal layout submitted with the application.

In preparation for the Users Forum, some local groups had drawn up alternative layouts. The Forum looked at and discussed all the suggestions and came to a consensus on a number of recommendations. These are shown in the attached layout plans that are based on plans discussed at the Forum and the comments made then. Annotations on the plans give details of the proposed changes.

The plans are intended to show what the User Forum considered to be a better use of the available space within the given footprint. They need proper professional input to check that the suggestions are feasible and improve the details.

There are separate plans for the small hall, youth/pool/table tennis room and bar lounge (Figure 1) the main foyer and kitchen and the serving bars (Figures 2 and 3) and the stage and changing rooms area (Figure 4).

May 2012



**FIGURE 1**

**MARCHAM—PROPOSED COMMUNITY BUILDING:**  
**SMALL HALL, YOUTH/ POOL /TABLE TENNIS ROOM, & BAR LOUNGE**

1. No separate youth/pool/table tennis room. Split area equally between bar lounge and increased storage area at end of small hall.
2. Include small kitchen in storage area at end of small hall. Needs to have sink and small cooker and enough floor and counter space for four children to be cooking at one time. Two storage areas: one lockable for regular users and one for chairs and tables.
3. No door between nursery and community space. Partition off end of corridor and use enclosed space as additional storage area for small hall to be used particularly for pool table (needs 2.00 x 1.0 m space) and table tennis tables. Make additional storage space as large as possible.

MARCHAM—PROPOSED COMMUNITY BUILDING

**BAR SERVING AND STORAGE SPACE**

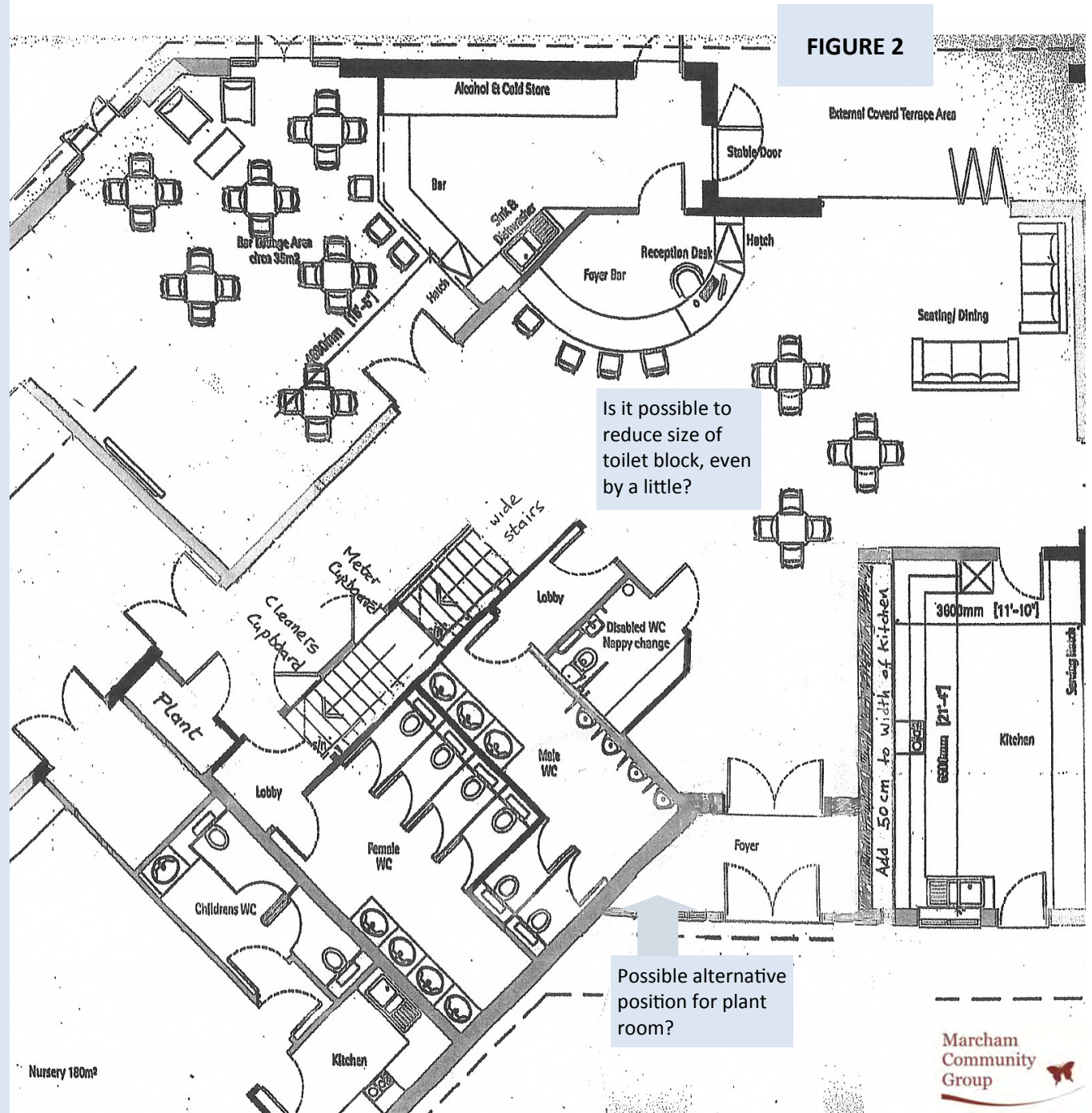
We understand that the Sports and Social Clubs would like advice on how best to organise this area. One requirement is wall space for the bar optics display.

**MAIN FOYER AND KITCHEN**

1. Remove plant room, cut off corner of disabled toilet, and move inner entrance doors to pinch point.
2. Widen kitchen by 50 cm.
3. Partition off part of the additional storage space for the small hall to make a plant room. Have a separate meter cupboard in a restricted height cupboard under the lower part of the stairs. (Do these give enough plant space?) Note that remaining additional storage space for small hall must be big enough to take pool table (needs 2.00m x 1.00m) and table tennis tables.

Note also that the plant room should only contain controls it would be relatively easy to move if, in the future, the door between the two halves of the building needed to be reinstated. If this is not a feasible, consider building a plant room in the triangle of the entrance lobby between the two double doors.

1. Straight stairs with sufficient width for retrofitting a wheel chair lift.
2. Move cleaners cupboard to full height cupboard under the stairs. (Is this space big enough?)



## MARCHAM—PROPOSED COMMUNITY BUILDING

### MAIN FOYER

As previous layout (Figure 2) except that disabled toilet rotated and extended to include a shower.

This layout as not discussed at the Users Forum although there was one mention of possibly making the disabled toilet into a wet room.

MCG recommends including the shower if it is feasible to do so.

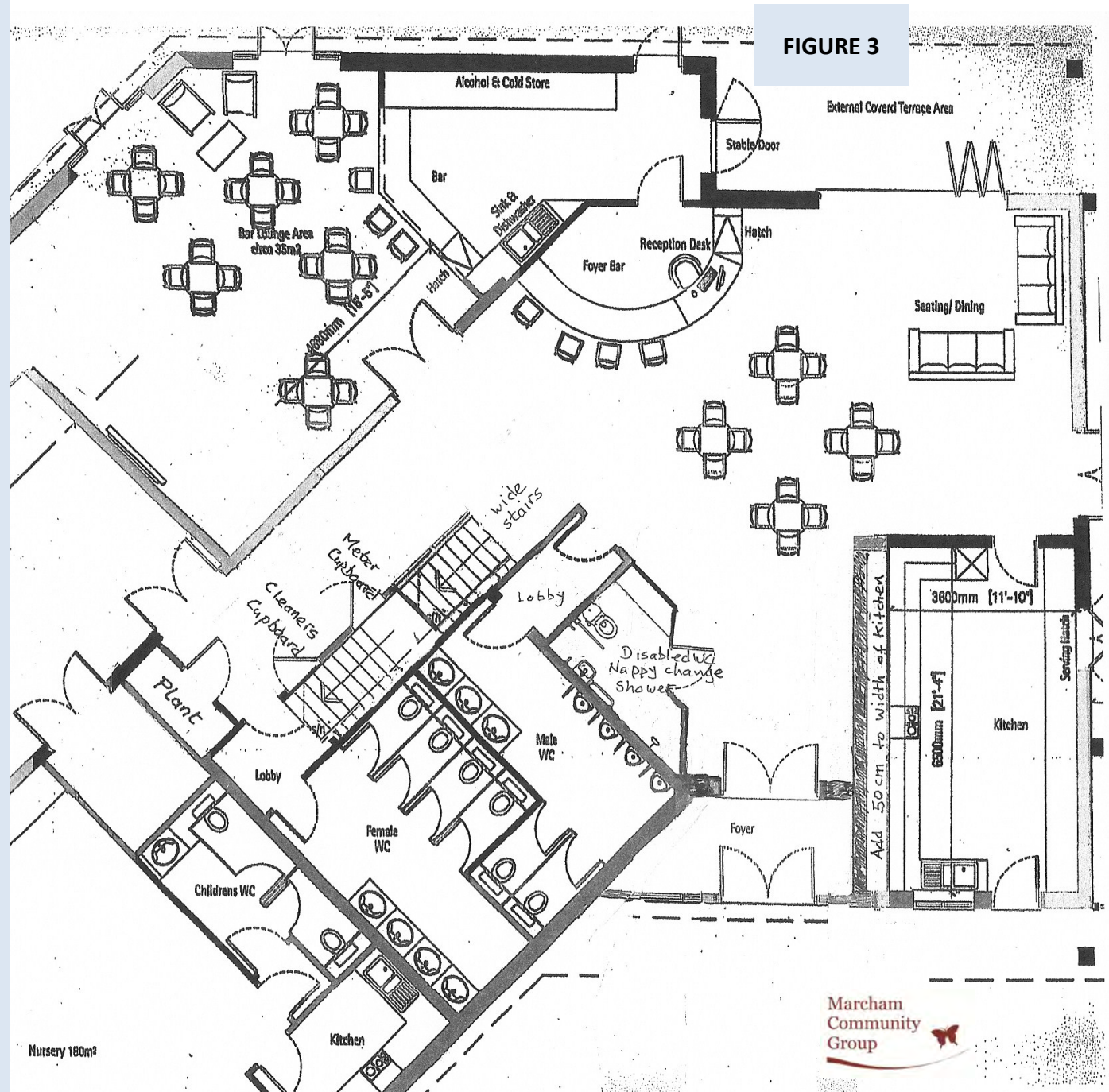


FIGURE 4

**MARCHAM—PROPOSED COMMUNITY BUILDING:  
SPORTS CHANGING ROOMS AND STAGE ACCESS**

1. Rotate both team changing rooms, arranging them end to end along the end wall of the building. Move the officials changing room to the north storage area next to the north team changing room. This opens up a space between the changing rooms and the stage.
2. Divide the space between a committee room and an internal storage area, arranged so that there is access to both sides of the stage from the back. This addresses one of the main flaws in the original design: access to the back of the stage from one side only and no way inside the building for performers to move between stage left and stage right.
3. This arrangement also gives lockable access to both of the sports changing rooms and their toilets from the committee room/back stage area. If there is a technical reason for rotating one or both changing rooms to have the showers in the centre, the internal layouts of the changing rooms will need to be modified to allow doors to be put in appropriate locations to maintain this access.
4. The new arrangement makes it unnecessary to have access to the stage from the storage areas to the north and south of the hall.
5. The ladder access to the loft is moved to the new internal storage area.
6. Can we provide a high window to illuminate the committee room?

