

# Churchgate Centre, Hitchin Community Space Provision



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# Purpose of this document

This document sets out the scope, approach, and deliverables for the provision of community space within the Churchgate Regeneration Zone. Its purpose is to guide the design process by identifying opportunities and constraints, assessing existing provision in Hitchin Town Centre, and testing options for community and leisure space provision in the Churchgate Regeneration Zone.

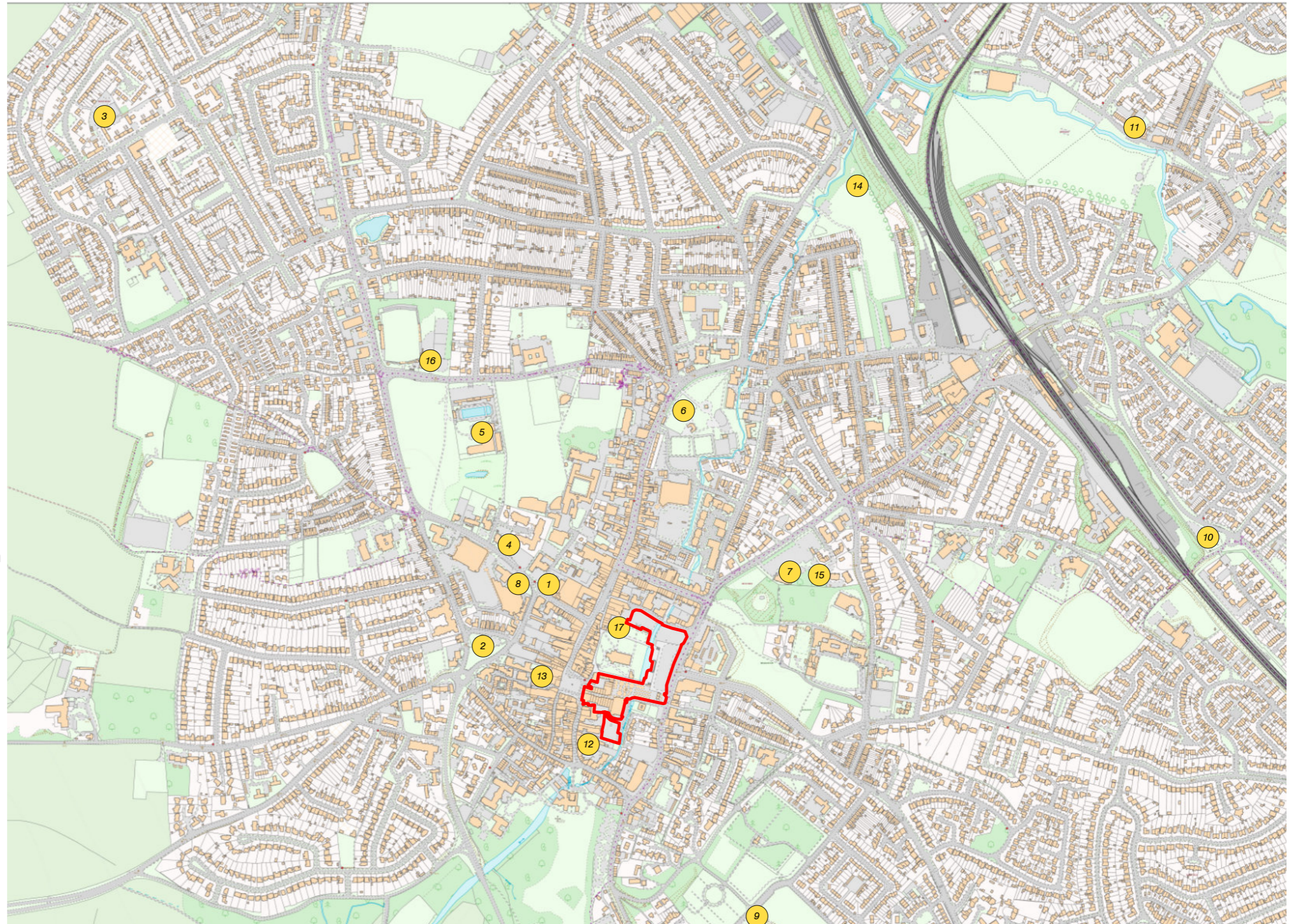
The document provides a framework for exploring 'Basic, Standard, and Premium' levels of provision, supported by area schedules, precedent imagery, and design narratives. It is intended to support engagement with stakeholders, inform cost planning, and establish a clear direction for the next stage of the regeneration project.

This document is set in the context of work done to date, which has been summarised in the Summary Report, June 2025.

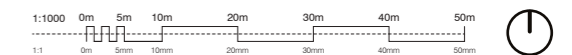
# Existing Community & Leisure Space

# Existing Community Space

The network of community spaces in Hitchin spans the civic core, with the Town Hall, North Hertfordshire Museum, Library, and Market forming a cluster in and around the historic centre, complemented by neighbourhood-level community centres, faith halls, and open spaces in surrounding residential areas.



- 1 Site Boundary
- 2 Hitchin Town Hall & North Hertfordshire Museum
- 3 Hitchin Library
- 4 Westmill Community Centre
- 5 Christchurch
- 6 Hitchin Swimming & Fitness Centre (50 m Lido)
- 7 Bancroft Recreation Ground
- 8 Queen Mother Theatre
- 9 Hitchin Quaker Meeting House
- 10 St Johns Community Centre
- 11 St Michaels Mount Community Centre
- 12 Walsworth Community Centre
- 13 Signing Rooms
- 14 Shared Space Hitchin
- 15 Triangle Community Garden
- 16 Hitchin Thespians
- 17 The Canary Club
- 18 Church House



**Churchgate Regeneration Zone**

Hitchin Town Centre

November 2025

# Existing Community Space

Together, these facilities offer a broad mix of formal and informal gathering points, from large-scale event halls to small meeting rooms and flexible outdoor spaces



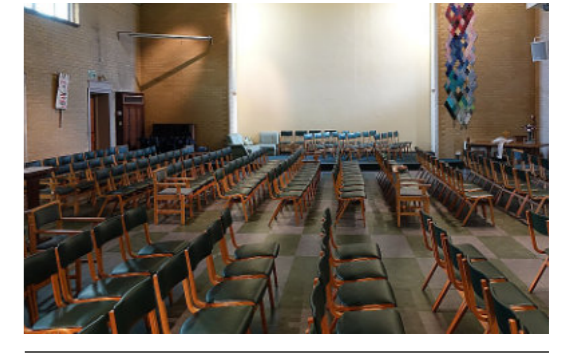
1. Hitchin Town Hall



2. Hitchin Library



3. Westmill Community Centre



4. Christchurch



5. Hitchin Swimming & Fitness Centre



6. Bancroft Recreation Ground



7. Queen Mother Theatre



8. Hitchin Quaker Meeting House



9. St Johns Community Centre



10. St Michaels Mount Community



11. Walsworth Community Centre



12. Signing Rooms



13. Shared Space Hitchin



14. Triangle Community Garden



15. Hitchin Thespians

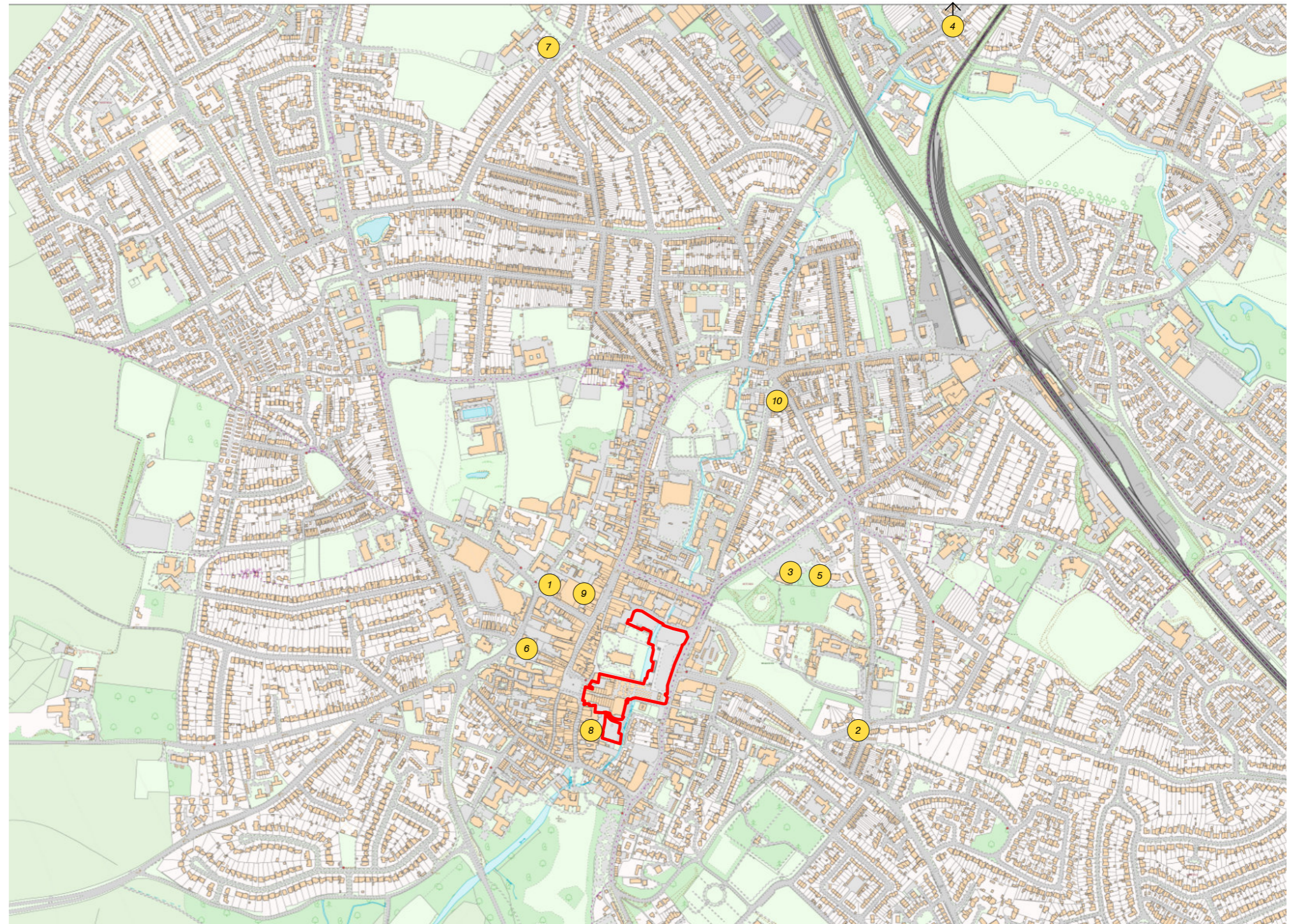


16. The Canary Club

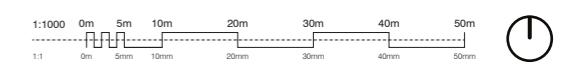
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- 17 Church House

# Existing Leisure Space

The network of leisure and cultural spaces in Hitchin is concentrated within and around the historic town centre, with venues such as the North Hertfordshire Museum, British Schools Museum, Queen Mother Theatre, Factory Playhouse, Market Theatre, and Make Space Studio Gallery providing a varied cultural offer. These are supported by smaller creative studios, galleries, and performance spaces that contribute to the town's distinctive arts identity.



- Site Boundary
- 1 North Hertfordshire Museum
- 2 British Schools Museum
- 3 Queen Mother Theatre
- 4 The Factory Playhouse Theatre
- 5 Hitchin Thespians
- 6 Make Space Creative Workshops Studio Gallery
- 7 Haleshott House of Art
- 8 Market Theatre
- 9 Little Rascals Indoor Play & Party Centre
- 10 Club 85



**Churchgate Regeneration Zone**

Hitchin Town Centre

November 2025

# Existing Leisure Space

Together, they form a compact and accessible cluster of destinations that cater to a wide range of interests, from visual arts and heritage to live theatre and hands-on workshops.



1. North Hertfordshire Museum



2. British Schools Museum



7. Haleshott House of Art



3. Queen Mother Theatre



4. The Factory Playhouse Theatre



8. Market Theatre



9. Little Rascals Indoor Play & Party



5. Hitchin Thespians



6. Make Space Creative Workshops Studio Gallery



10. Club 85 (Live Performance Venue)

- 1 North Hertfordshire Museum
- 2 British Schools Museum
- 3 Queen Mother Theatre
- 4 The Factory Playhouse Theatre
- 5 Hitchin Thespians
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- 8 Market Theatre
- 9 Little Rascals Indoor Play & Party Centre
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# Opportunities

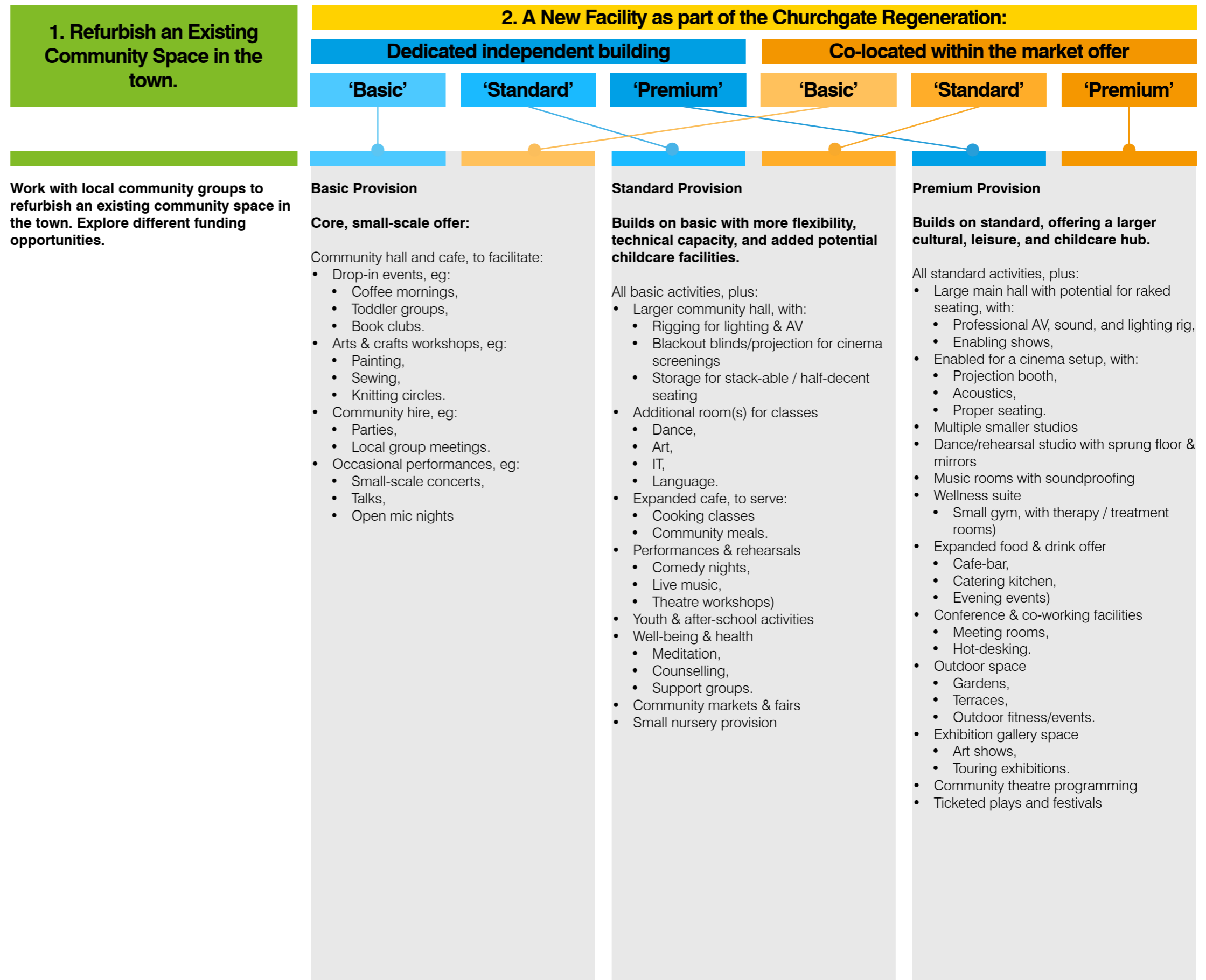
# Community Space Opportunities

The first option for a community space is the refurbishment of the existing community space in the town.

The second option is a new facility as a dedicated independent building **or** co-located within the market offer.

There are basic, standard or premium variations of the second option which are explored throughout this document.

This page illustrates an overview of the potential options as a brief for the different sized spaces, which are detailed over the following pages.



# A Dedicated New Community Space

Basic Provision  
Standard Provision  
Premium Provision  
Summary

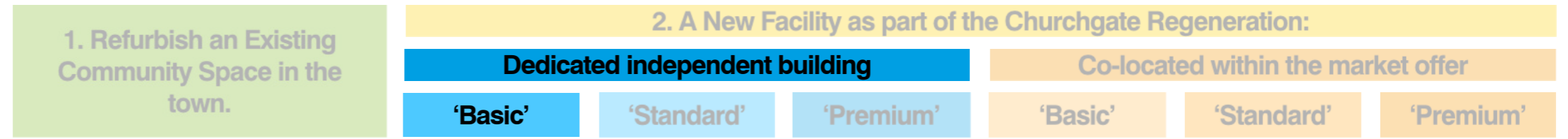
# Basic Provision

A compact, adaptable single-room facility with storage, simple kitchenette or tea point, and flexible layout. Ideal for neighbourhood groups, workshops, or pop-up events.

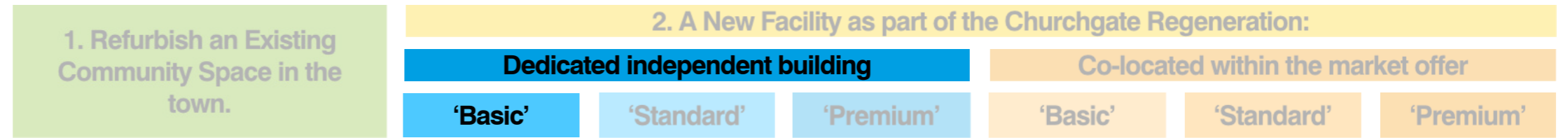
There is potential space for a cinema equipped with a pull-down screen or portable projector, blackout curtains, and simple lighting for casual screenings.

**Precedent: Garway Community Centre**  
(Herefordshire) A Passivhaus-design village hall with cafe, meeting rooms, and low-energy tech.

The Garway Community Centre in Herefordshire, completed in 2018, is a Passivhaus-certified building designed to serve as a sustainable, multi-functional hub for the local community.



# Basic Provision



## Basic Provision Brief

Size: 300-500 m<sup>2</sup>

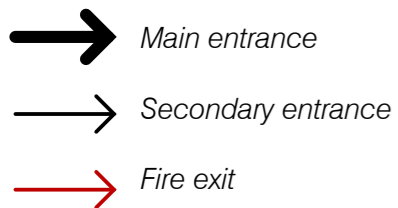
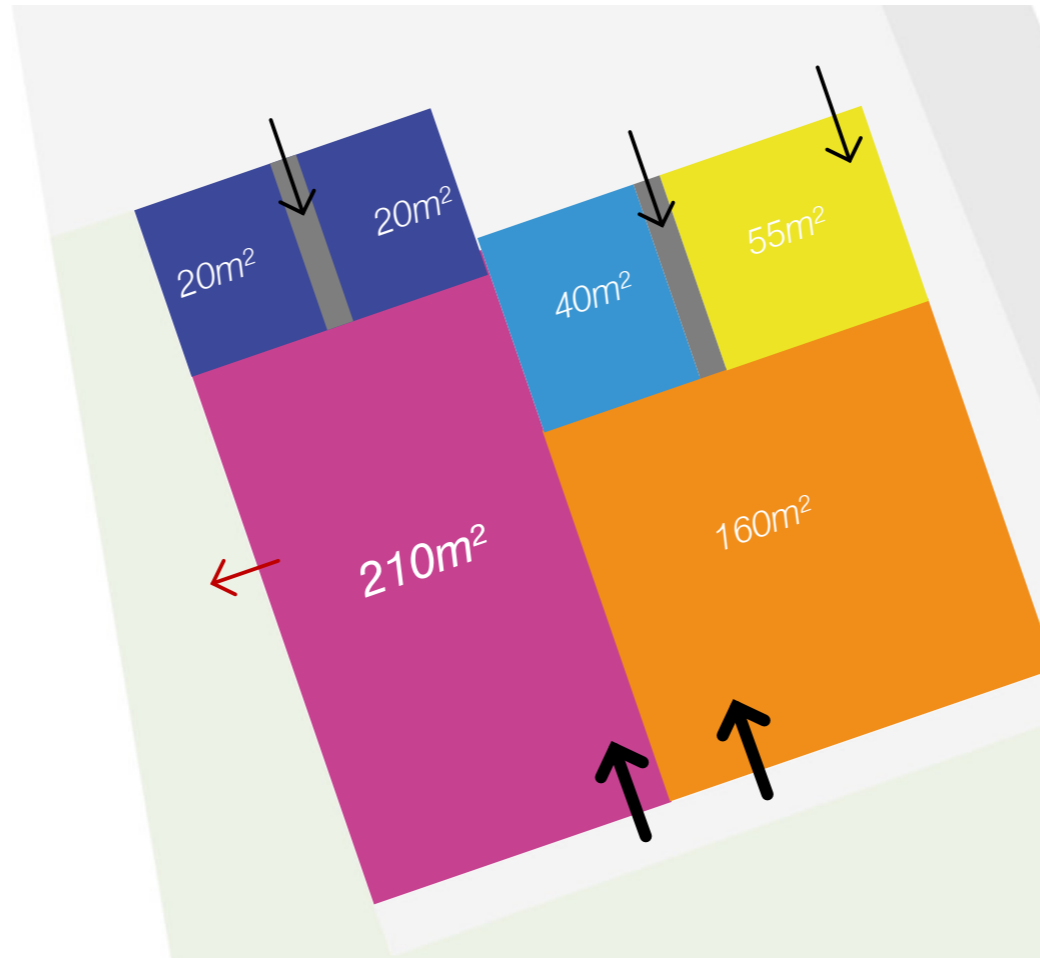
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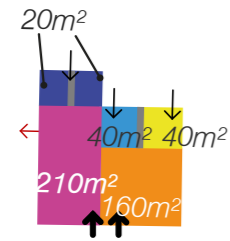
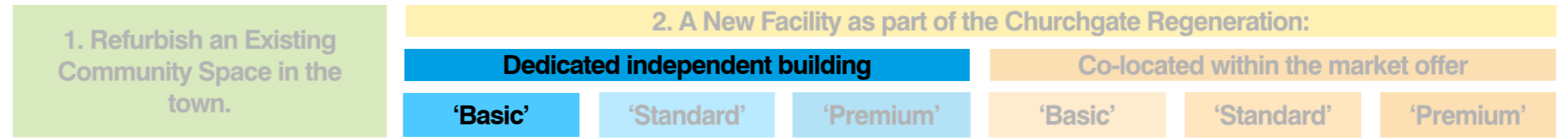
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Summary Table	
Function	Area (m <sup>2</sup> )
Multi-functional Main Hall	210
WC	40
Cafe	160
Kitchen	55
Consultation & Treatment rooms	40
Circulation	8
<b>Total</b>	<b>513</b>



# Basic Provision On Site



The site can accommodate the same room areas directly within the layout in Building A.



Ground Floor

- Main entrance
- Secondary entrance
- Fire exit

**Summary Table**  
Function

	Multi-functional Main Hall	210
	WC	40
	Cafe	160
	Kitchen	55
	Consultation & Treatment rooms	40
	Circulation	8
<b>Total</b>		<b>513</b>



**Churchgate Regeneration Zone**

Hitchin Town Centre

November 2025

# Standard Provision

A larger hall with a break-out meeting room, modern kitchenette/servery, accessible WCs, AV setup, and some outdoor spill-out. Suitable for classes, small performances, community film nights, or talks. It should incorporate a portable stage or screen, provision to hang a lighting rig, and flexible seating with decent storage provision.

**Precedent: Sands End Arts and Community Centre** (London) Designed by Mæ, this modern facility features a cluster of large rooms around a courtyard, sliding walls to create bigger event spaces, café, acoustic CLT timber interiors, and RIBA Stirling Prize shortlist recognition.

1. Refurbish an Existing Community Space in the town.



2. A New Facility as part of the Churchgate Regeneration:

**Dedicated independent building**

'Basic' 'Standard' 'Premium'



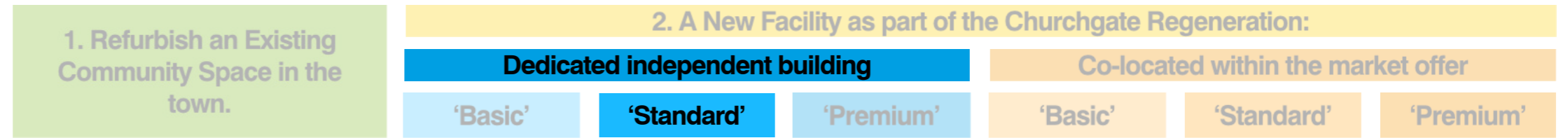
Co-located within the market offer

'Basic' 'Standard' 'Premium'



- 1 nursery courtyard
- 2 nursery play area
- 3 lodge
- 4 nursery office
- 5 common room
- 6 lobby
- 7 arts yard
- 8 café
- 9 café kitchen
- 10 main hall
- 11 storage
- 12 existing seed bank
- 13 courtyard
- 14 community garden
- 15 South Park

# Standard Provision



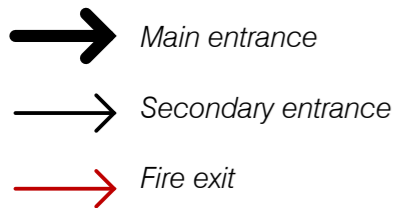
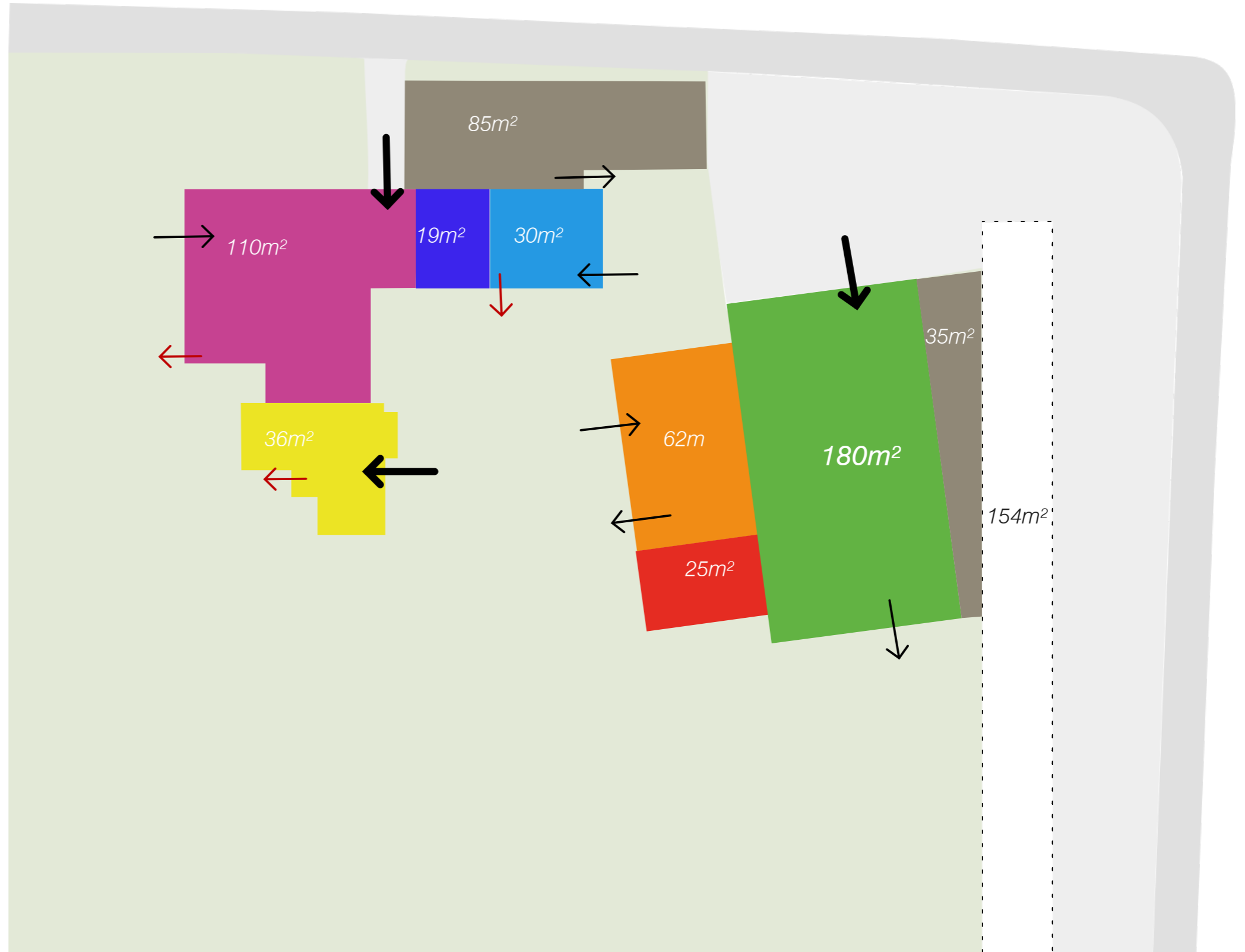
## Standard Provision Brief

Size: 400 – 600 m<sup>2</sup>

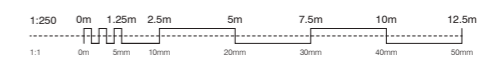
A larger hall with a break-out meeting room, modern kitchenette/servery, accessible WCs, AV setup, and some outdoor spill-out. Suitable for classes, small performances, community film nights, or talks. It should incorporate a portable stage or screen, provision to hang a lighting rig, and flexible seating with decent storage provision.

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Summary Table	
Function	Area (m <sup>2</sup> )
Multi-functional Main Hall	180
Common Room	30
The Lodge (Ground & First Floors)	36
Nursery	110
Nursery Office	19
Cafe	62
Cafe Kitchen	25
Storage/ WC/ Plant	120
<b>Total</b>	<b>582</b>
Existing Seed bank	154



# Standard Provision On Site

1. Refurbish an Existing Community Space in the town.

2. A New Facility as part of the Churchgate Regeneration:

Dedicated independent building

Co-located within the market offer

'Basic'

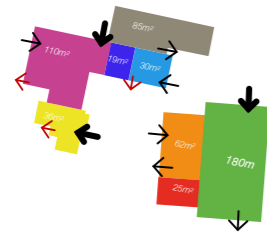
'Standard'

'Premium'

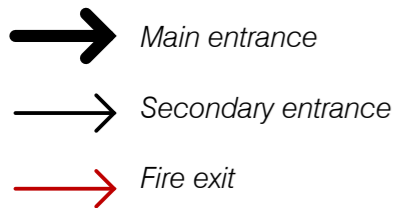
'Basic'

'Standard'

'Premium'



The site can accommodate the same room areas directly within the layout in Building A.



Summary Table	
Function	Area (m <sup>2</sup> )
<span style="color: green;">■</span> Multi-functional Main Hall	180
<span style="color: blue;">■</span> Common Room	30
<span style="color: yellow;">■</span> The Lodge (Ground & First Floors)	36
<span style="color: purple;">■</span> Nursery	110
<span style="color: darkblue;">■</span> Nursery Office	19
<span style="color: orange;">■</span> Cafe	62
<span style="color: red;">■</span> Cafe Kitchen	25
<span style="color: grey;">■</span> Storage/ WC/ Plant	120
<b>Total</b>	<b>582</b>
<span style="border: 1px dashed black; display: inline-block; width: 10px; height: 10px;"></span> Existing Seed bank	154



Ground Floor



**Churchgate Regeneration Zone**

Hitchin Town Centre

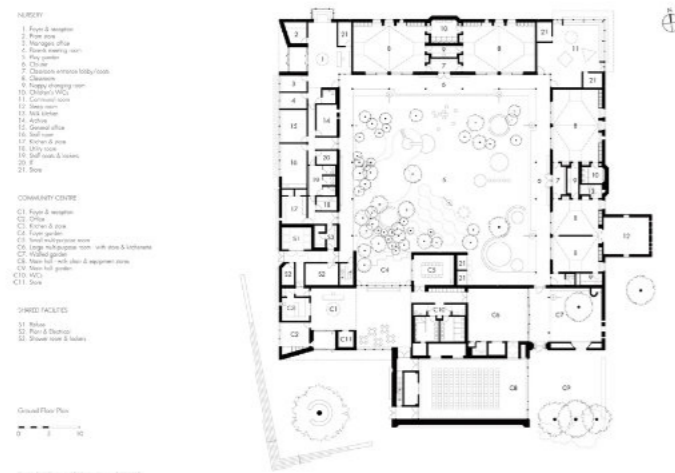
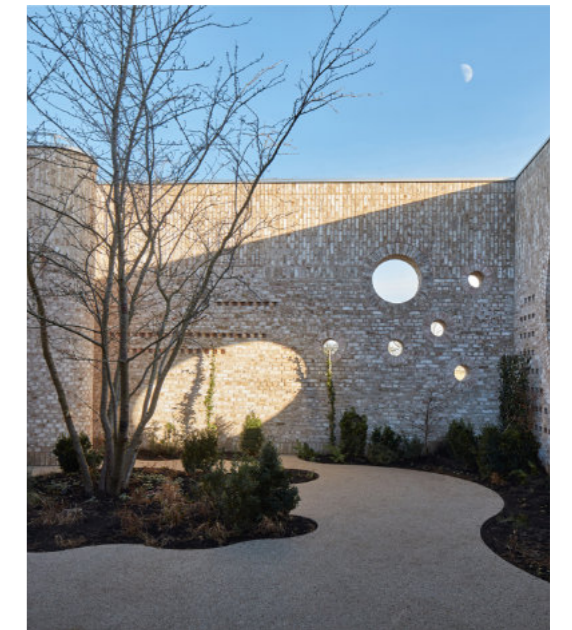
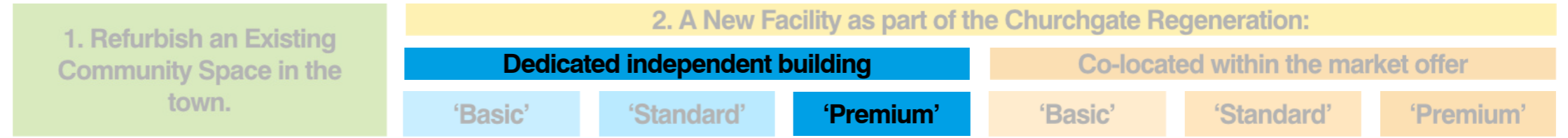
# Premium Provision

November 2025

A high-quality community facility featuring a large, acoustically adaptable main hall, flexible meeting rooms, a modern kitchenette/servery, accessible WCs, and outdoor spill-out spaces. Suitable for a wide range of events including performances, screenings, talks, and community gatherings. The design incorporates provision for a portable stage or screen, the ability to hang a lighting rig, and flexible seating arrangements with adequate storage.

**Precedent: Storey's Field Centre**

(Cambridge), Storey's Field Centre is a modern community hub designed by MUMA. Completed in 2018, the centre serves as the civic heart of the new community, offering a variety of spaces for cultural and social activities. The building features a 180-seat main hall with adjustable acoustics, two multi-purpose rooms, a nursery, and landscaped gardens. The design emphasises high-quality materials, natural ventilation, and a strong connection to the surrounding landscape



# Premium Provision

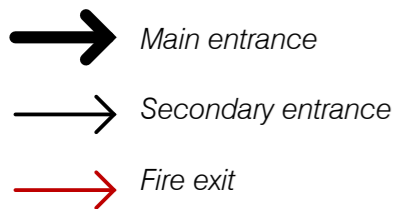
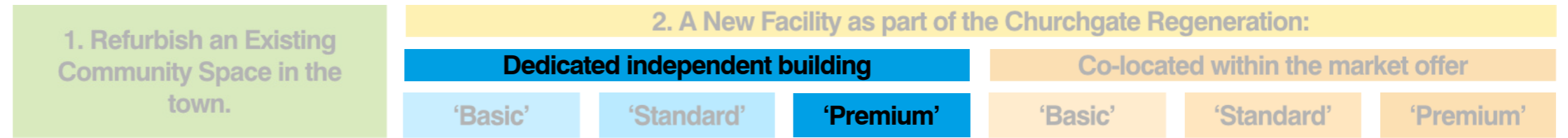
## Premium Provision Brief

Size: 600 – 1000 m<sup>2</sup>

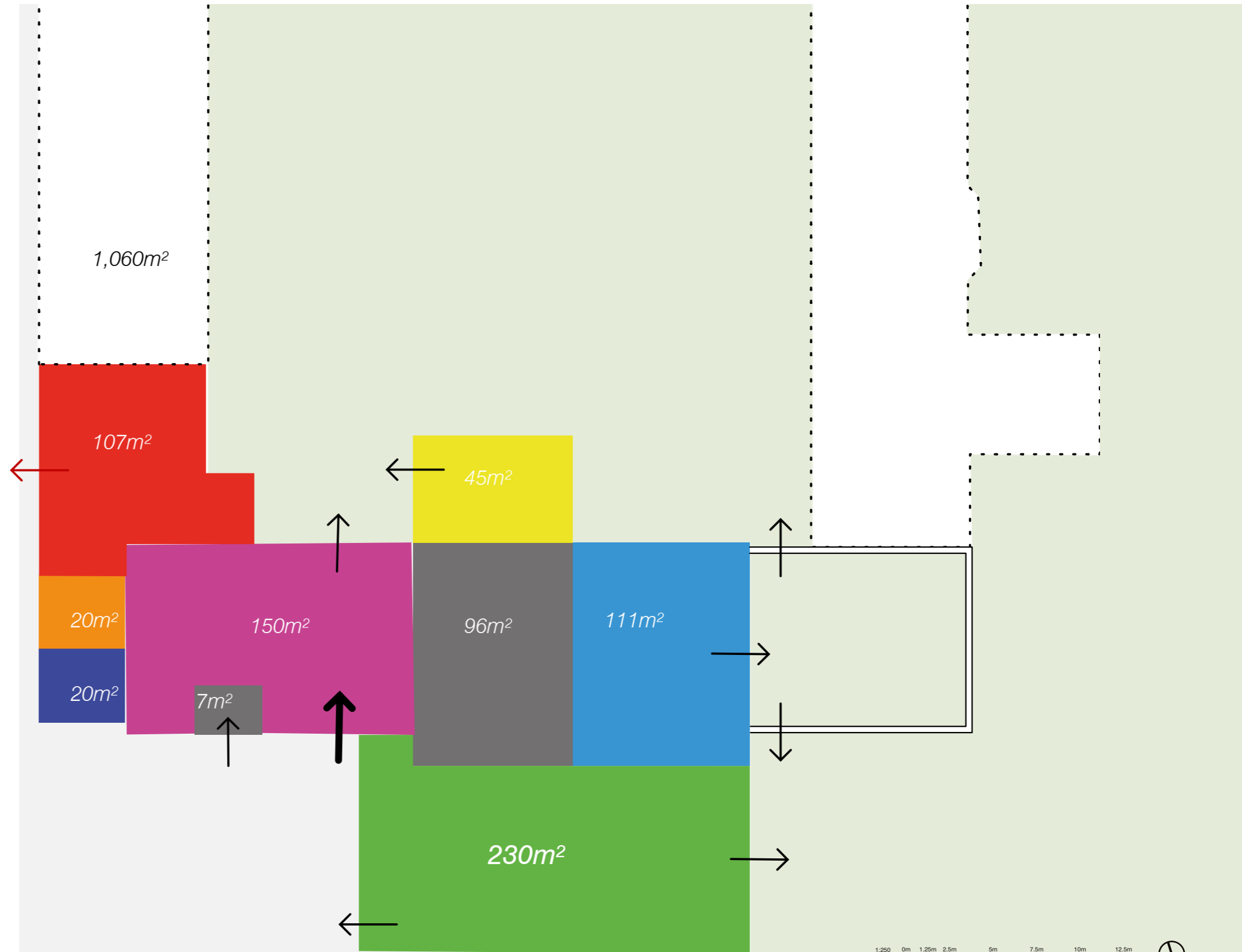
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Summary Table	
Function	Area (m <sup>2</sup> )
Main Hall	230
Multi-purpose Room 1	111
Multi-purpose Room 2	45
Foyer	150
WCs, storage, plant	103
Office	20
Kitchen	20
Shared spaces with nursery	107
<b>Total</b>	<b>786</b>
Nursery	1,060



# Premium Provision On Site

1. Refurbish an Existing Community Space in the town.

2. A New Facility as part of the Churchgate Regeneration:

Dedicated independent building

Co-located within the market offer

'Basic'

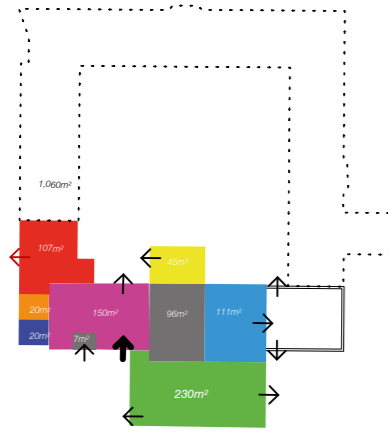
'Standard'

'Premium'

'Basic'

'Standard'

'Premium'



The site can accommodate all of the 'main spaces' room areas directly within the layout in Building A.

Premium functions (Nursery, shared spaces with nursery and kitchen) can be accommodated within Building B.

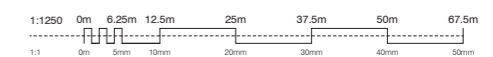
160m² of nursery area is lost but could be placed on an upper level.



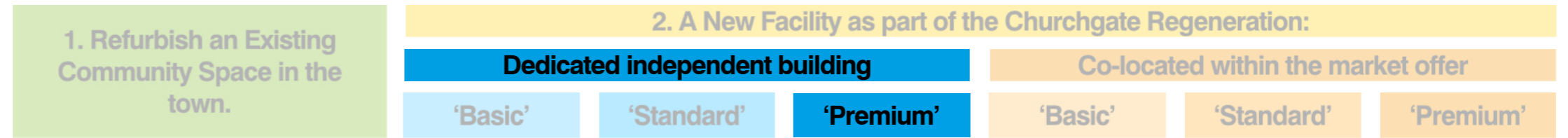
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Kitchen	20
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<b>Total</b>	<b>786</b>
Nursery	1,060



Ground Floor



# Premium Provision Larger Scale



## Standard Provision Brief Size: 1000+ m<sup>2</sup>

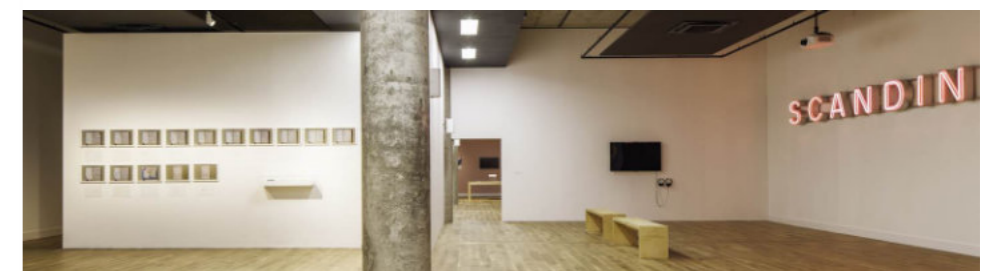
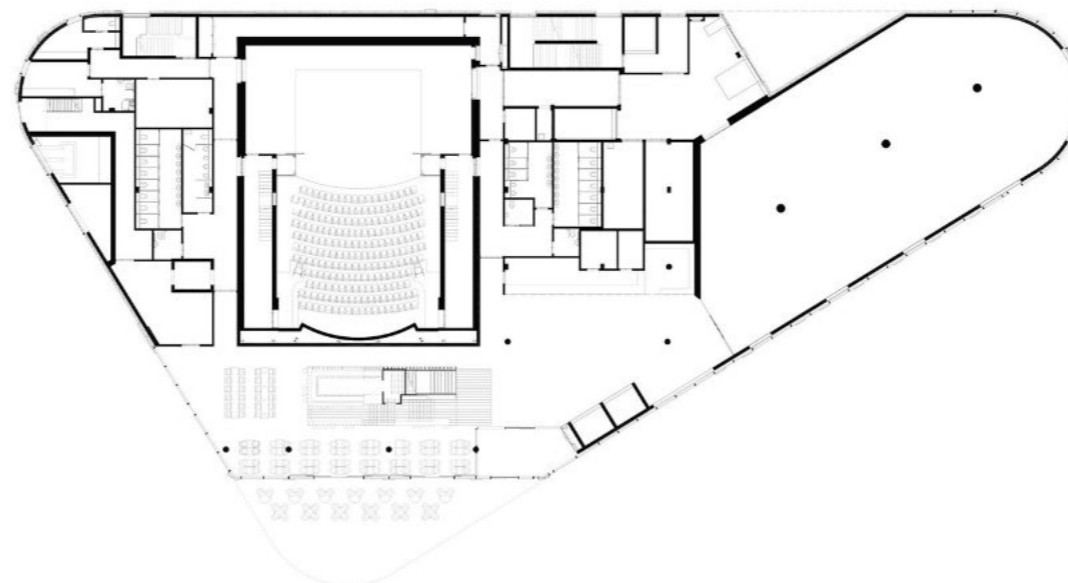
A spacious, high-spec venue offering a main hall with stage, blackout capability, professional lighting and AV, several studios or breakout rooms, café or bar, rehearsal/co-working spaces, and strong indoor-outdoor connections. Fully equipped for theatre and cinema, with scope for raked seating, backstage areas, acoustic treatment, and technical performance infrastructure. Suitable for a wide range of cultural, community, and commercial uses, from live theatre and music to screenings, talks, and creative workshops.

### Precedent: HOME

(Manchester) Opened in 2015, this £25 million arts centre combines theatre, film, and visual arts under one roof. It features a 500-seat theatre, 150-seat studio, five dedicated cinemas, gallery space, rehearsal rooms, café bar, and vibrant community programming. Designed as a flexible cultural hub, it demonstrates how professional performance infrastructure can sit alongside public social spaces to create an accessible, high-profile destination for arts and community life.



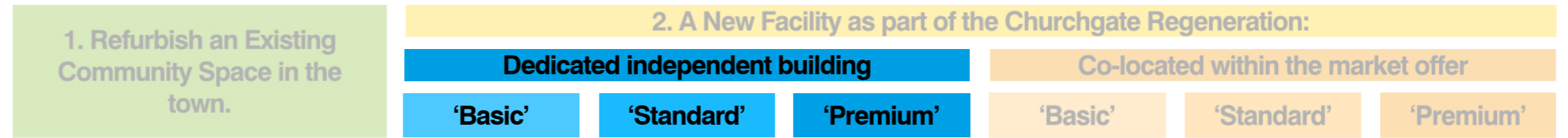
The total area is 6,500 m<sup>2</sup>, with the main theatre measuring 700 m<sup>2</sup>. Additional spaces include a studio theatre, gallery, cinemas, café/bar, and rehearsal/digital facilities. This is larger than what would be built on site and represents a more premium example of a high-spec cultural hub.



Summary Table	
Function	Area (m <sup>2</sup> )
Main Theatre	700
Studio Theatre	200
Gallery Space	500
Cinemas	1000
Cafe/ Restaurant/ Bar	700
Rehearsal & Digital Facilities	500
Ancillary space (Foyer, circulation, Wcs, offices plant, storage)	2,900
<b>Total</b>	<b>6,500</b>

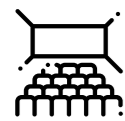
\*Note: Building too large for comparative diagram.

# Summary Key Findings



## Core Similarities in Design

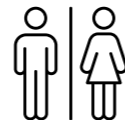
A successful community space is built on a shared foundation. At its core sits a main hall of around 200 sqm, supported by essential elements such as WCs and plant, cafe or catering facilities, nursery or early years provision with potential for wider health functions, office and admin space, and circulation areas that double as foyers and informal social zones. What changes between a basic, standard, or premium centre is not the overall template, but the scale, the number of additional rooms, and the degree of flexibility.



### Main Hall as the Anchor Space

All three schemes include a multi-functional main hall around 180–230 sqm, making it the central space for events and community use.

This size range is consistent, suggesting the hall is the baseline element that defines the building type.



### Support Facilities (WC / storage / plant)

Every version includes dedicated WC and plant/storage areas.

The proportion varies (40 sqm in basic, 120 sqm in standard, 103 sqm in premium), but the principle of supporting the hall with necessary back-of-house space is constant.



### Cafe Provision

Each design provides a cafe and/or kitchen element.

While areas differ, the café is always present as a key community/social feature.



### Nursery / Early Years Space

Both the standard and premium options integrate a nursery function (110 sqm standard, 1,060 sqm premium).

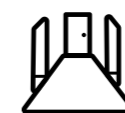
Even the basic includes “consultation/treatment rooms” that hint at similar community health/early years provision on a smaller scale.



### Administrative / Office Space

Each tier has some form of office/administrative area (basic: consultation/treatment rooms 40 sqm, standard: nursery office 19 sqm, premium: office 20 sqm).

Shows a baseline need for staff support and management space.



### Circulation / Shared Space

All include circulation/foyer/shared areas for movement and informal gathering (basic: 8 sqm circulation, standard: common room 30 sqm + lodge 36 sqm, premium: 150 sqm foyer + 107 shared nursery space).

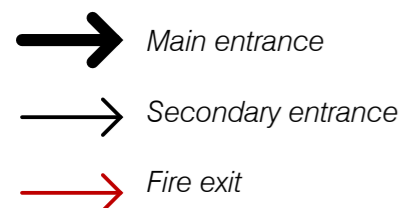
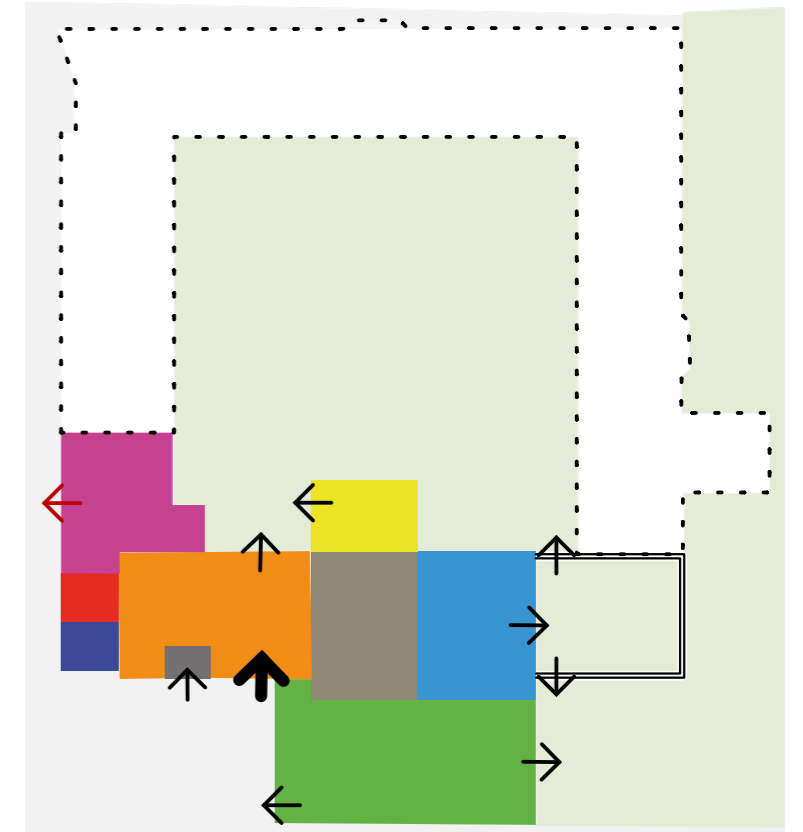
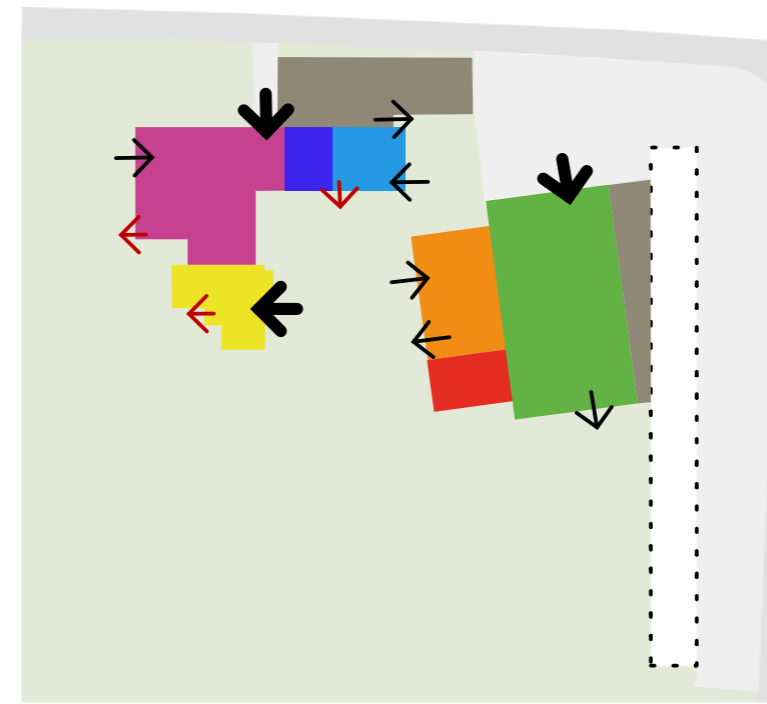
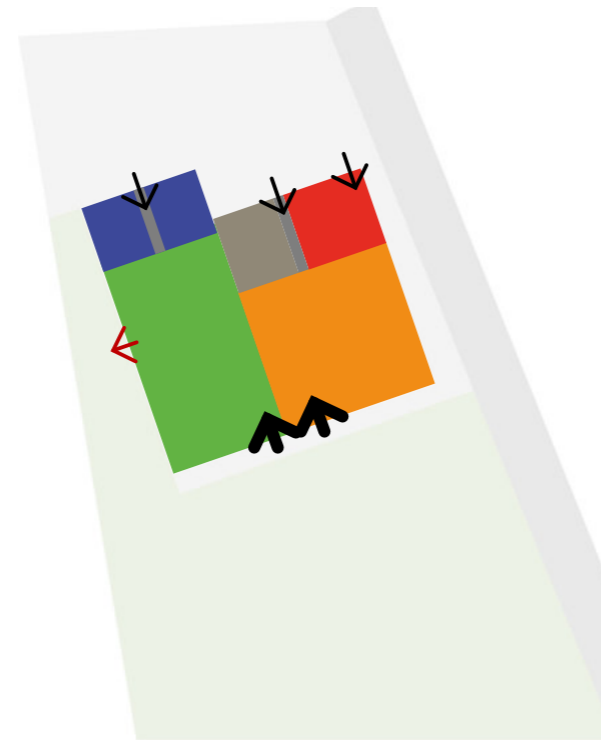
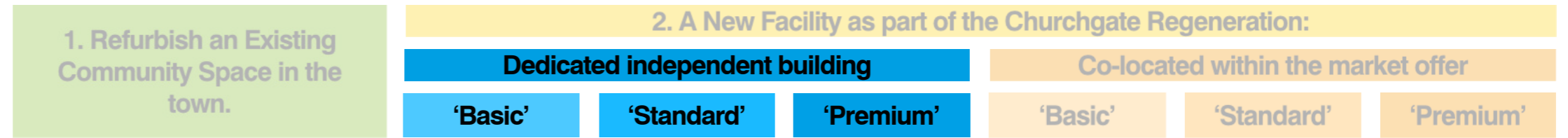
Scale increases with the level of provision, but the concept of shared/common space is consistent.

# Summary Key Findings

**The shared DNA across basic, standard, and premium is:**

- A main hall - 200 sqm as the anchor
- WCs and plant rooms
- Cafe/catering facilities
- Nursery/early years/community health functions
- Office/admin space
- Circulation/foyer/shared social space

The difference between tiers comes in the scale, number of additional rooms, and the level of flexibility provided, but the building “template” is the same.



Function	Area (m <sup>2</sup> )
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WC	40
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Kitchen	55
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<b>Total</b>	<b>513</b>

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Multi-functional Main Hall	180
Common Room	30
The Lodge (Ground & First Floors)	36
Nursery	110
Nursery Office	19
Cafe	62
Cafe Kitchen	25
Storage/ WC/ Plant	120
<b>Total</b>	<b>582</b>
Existing Seed bank	154

Function	Area (m <sup>2</sup> )
Main Hall	230
Multi-purpose Room 1	111
Multi-purpose Room 2	45
Foyer	150
WCs, storage, plant	103
Office	20
Kitchen	20
Shared spaces with nursery	107
<b>Total</b>	<b>786</b>
Nursery	1,060

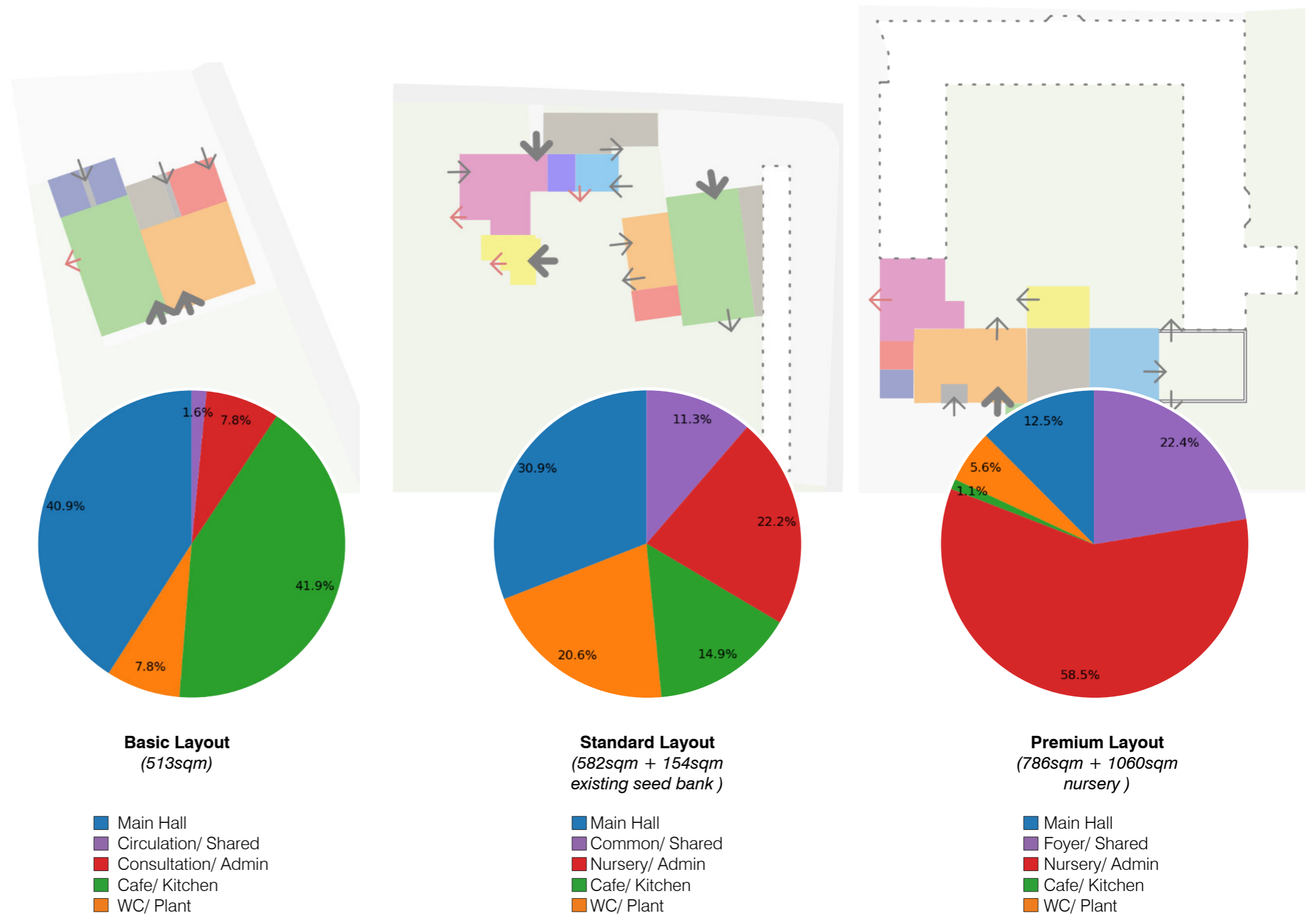
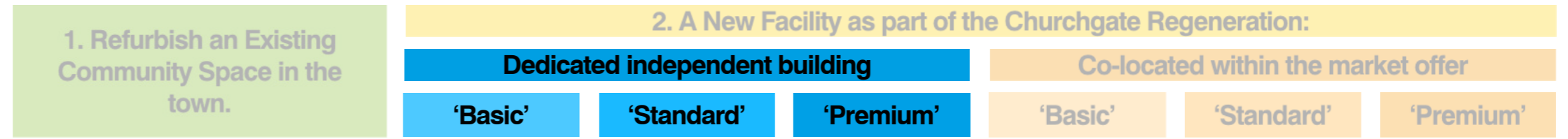
# Summary

## Key Findings

**The shared DNA across basic, standard, and premium is:**

- A main hall - 200 sqm as the anchor
- WCs and plant rooms
- Cafe/catering facilities
- Nursery/early years/community health functions
- Office/admin space
- Circulation/foyer/shared social space

The difference between tiers comes in the scale, number of additional rooms, and the level of flexibility provided, but the building "template" is the same.



# Co-located with a Covered Market Space

Community–Market Space: What Can Happen?

Tŷ Pawb

Union Market

Cambridge Street Collective

Saluhall Market

Wolves Lane Centre

Other Examples

# Market Hall Community Space

This design combines a lively retail ground floor with flexible, community-focused upper levels. The ground floor features market stalls and independent shops for shopping and dining, while the upper floor offers adaptable spaces for local use - including a demo kitchen, dance and yoga studios, rehearsal rooms, and multi-use areas for art, craft, and events.

## Community-Market Space: What Can Happen?

**Markets & Food:** everyday stalls, independent shops, rotating street food vendors, seasonal food festivals, and a cafe/bar as the social anchor.

**Food Learning:** teaching kitchen for cooking classes, food heritage workshops, pop-up restaurants, community meals, and nutrition programmes.

**Arts & Culture:** exhibitions, studios for artists and makers, dance/yoga classes in mirrored rooms, small theatre and music rehearsals, cinema nights, craft fairs, and cultural festivals led by local groups.

**Community Life:** public talks, resident meetings, well-being and fitness sessions, youth clubs, nursery or early years provision, senior programmes, and counselling or advice drop-ins.

**Skills & Education:** creative workshops (art, sewing, pottery), language or digital skills classes, gardening and sustainability workshops, and business training for traders.

**Outdoor/Shared Spaces:** community gardens, rooftop or terrace events, outdoor screenings, and gardening sessions linked to food growing and the market.

**Social Support:** food banks, community kitchens, affordable meals, health pop-ups, and spaces for volunteering.



Churchgate Regeneration Zone  
Hitchin Town Centre

November 2025

# Market Hall Community Space Tŷ Pawb

A lively arts centre and market that combines food stalls with galleries, studios, performance spaces, meeting rooms, and a learning centre. It runs exhibitions, concerts, community radio, and multicultural events including art, music, and food led by local people.

**Start on site:** February 2017

**Completion:** April 2018

**Gross internal floor area:** 3,705m<sup>2</sup>  
(ground floor: 3,050m<sup>2</sup>, First floor: 655m<sup>2</sup>)

This shows how market activity can be combined with studios, offices, performance spaces, and nursery or learning functions.

1. Refurbish an Existing Community Space in the town.

2. A New Facility as part of the Churchgate Regeneration:

Dedicated independent building

Co-located within the market offer

'Basic'

'Standard'

'Premium'

'Basic'

'Standard'

'Premium'



# Market Hall Community Space Tŷ Pawb

1. Refurbish an Existing Community Space in the town.

2. A New Facility as part of the Churchgate Regeneration:  
 Dedicated independent building  
 Co-located within the market offer  
 'Basic' 'Standard' 'Premium' 'Basic' 'Standard' 'Premium'

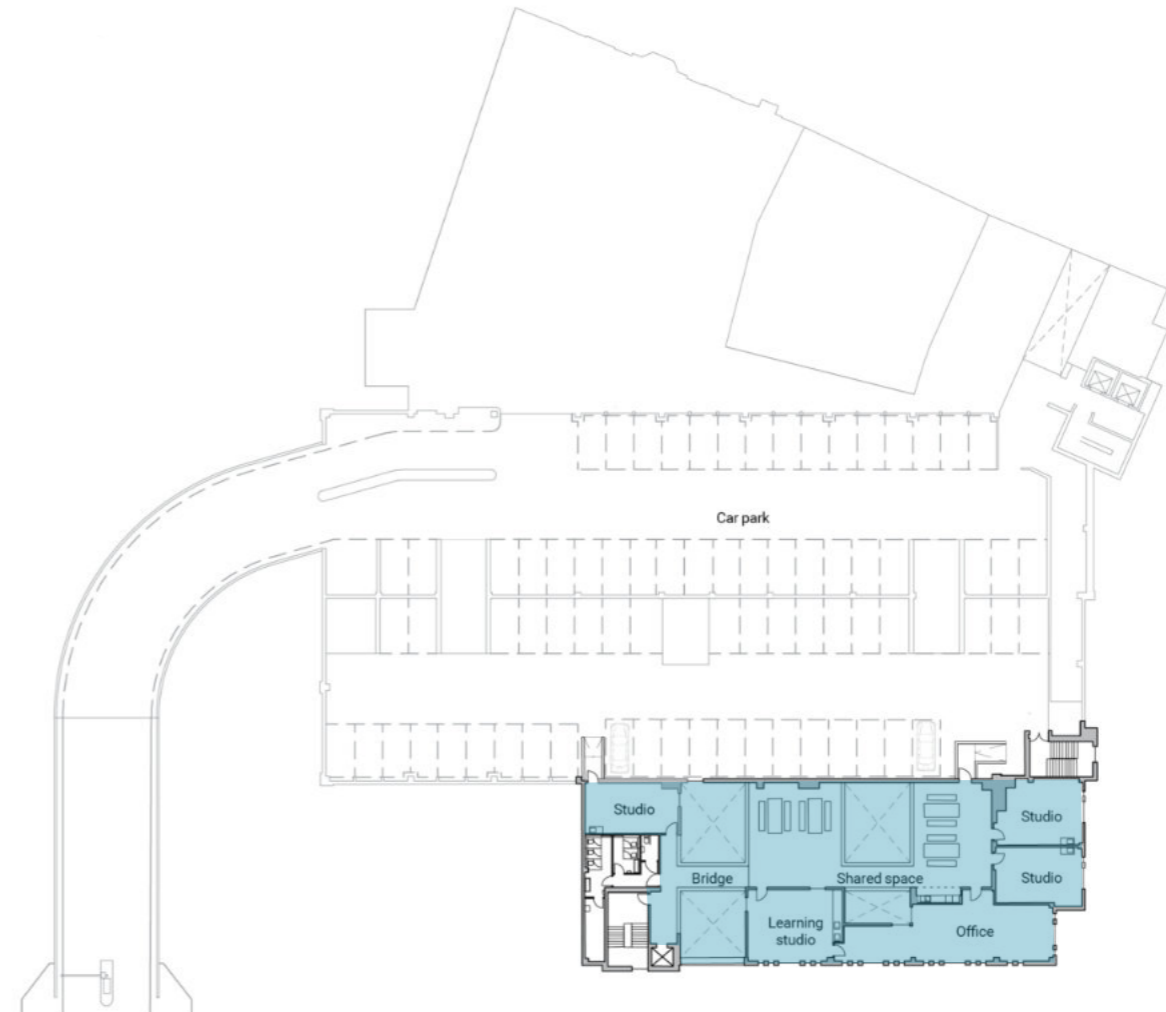
The ground floor mixes food stalls with cultural/ community uses, while the upper floor provides space for studios, meeting rooms, and education. Although larger, it is a useful reference for how commercial, creative, and social spaces can work together.

- Market/ food hall
- Gallery/ performance
- Studio/ shared-space/ Office

## Ground Floor



## First Floor



# Market Hall Community Space Union Market

A modern food hall with vendors, shared seating, and event spaces. It often hosts cultural and community events, though some highlight the need to keep it accessible to the original neighbourhood.

**Start on site:** 2007

**Completion:** 2012

**Ground Floor Market Hall floor area:**

1,858m<sup>2</sup> (40+ vendors)

**Upper Floor Dock 5 event space floor area:**

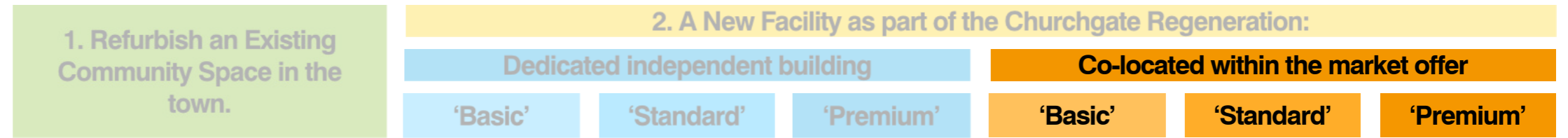
1,115m<sup>2</sup>

**Total floor area:**

2,973m<sup>2</sup>

*Does not include external terraces or ancillary areas*

Union Market, with its Dock 5 event space, combines a lively ground floor market with a flexible upper level community space, showing how commercial, cultural, and social uses can coexist in one scheme.



# Market Hall Community Space Union Market

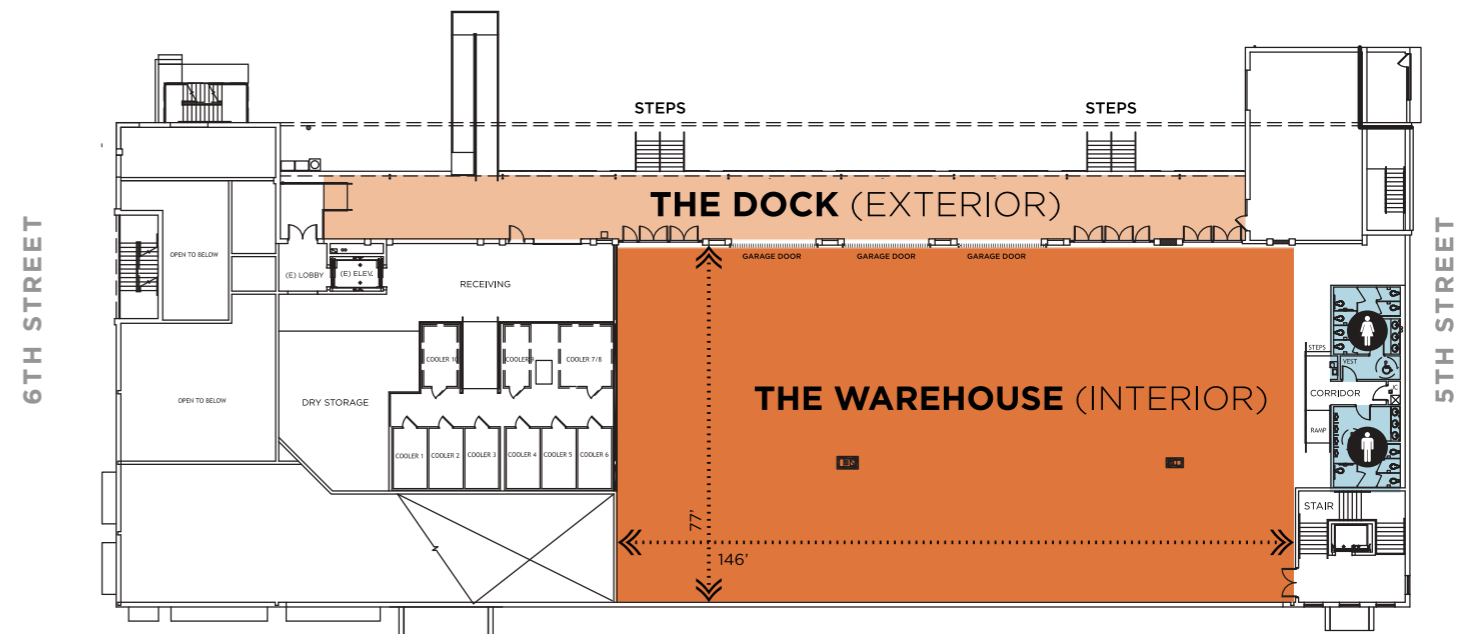
1. Refurbish an Existing Community Space in the town.

2. A New Facility as part of the Churchgate Regeneration:  
 Dedicated independent building  
 Co-located within the market offer  
 'Basic' 'Standard' 'Premium' 'Basic' 'Standard' 'Premium'

**Ground Floor:** vibrant market with food stalls, independent vendors, and communal dining, serving as the core commercial and social hub.



**First Floor (Dock 5):** flexible event and community space for performances, workshops, exhibitions, and gatherings, complementing the market below.



**Churchgate Regeneration Zone**  
Hitchin Town Centre

# Market Hall Community Space Cambridge Street

The Cambridge Street Collective was converted from the existing structure of the former Cambridge Street Market and The Apollo building in 2023.

It is a vibrant market and food hall with over 20 vendors, bars, and dining spaces, combined with community-focused facilities such as a cookery school, rooftop terraces, and event spaces. It hosts live music, family events, and monthly markets, blending commercial and social activity in one venue.

**Start on site:** July 2023  
**Completion:** May 2024  
**Gross internal floor area:** 2,500m<sup>2</sup>

Cambridge Street Collective is relevant to our scheme because it combines stalls with community functions, and Leonard Design have worked on the project. While it focuses on food vendors rather than pop-up markets, the activities require similar flexible spaces.

November 2025

1. Refurbish an Existing Community Space in the town.

2. A New Facility as part of the Churchgate Regeneration:  
Dedicated independent building  
Co-located within the market offer

'Basic' 'Standard' 'Premium' 'Basic' 'Standard' 'Premium'



# Market Hall Community Space Cambridge Street

1. Refurbish an Existing Community Space in the town.

2. A New Facility as part of the Churchgate Regeneration:  
 Dedicated independent building  
 Co-located within the market offer  
 'Basic' 'Standard' 'Premium' 'Basic' 'Standard' 'Premium'

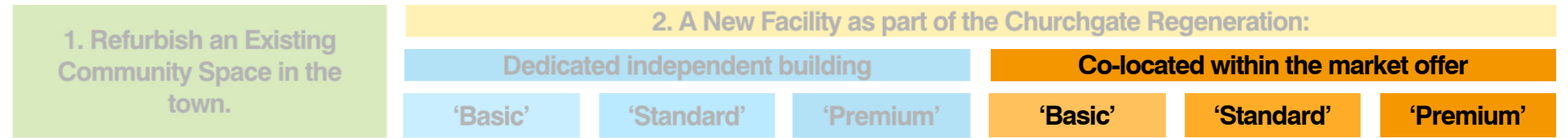
**Ground Floor:** food hall with over 20 vendors, bars, and communal dining; core market and social hub.

**First Floor:** extension of ground floor and community-focused spaces including a cookery school and flexible event spaces, hosts live music, family events, and monthly markets.

**Second Floor / Rooftop:** terraces, bar, and private dining areas



# Market Hall Community Space Saluhall Market



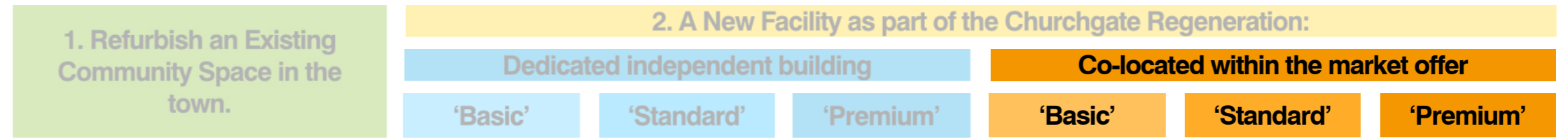
A Scandinavian-style food hall with a Cookery Skola where visitors can join cooking classes in a well-equipped teaching kitchen above the main market.

**Start on site:** 2022  
**Completion:** April 11 2024  
**Gross internal floor area:** 2,500m<sup>2</sup>

While it is a food hall instead of a traditional market, it is relevant to our scheme because it demonstrates the need for flexible spaces to accommodate multiple vendors and community activities. Its upper-floor cooking school shows how community-focused functions can be integrated alongside commercial functions, requiring similar spatial arrangements to a pop-up market and event space.



# Market Hall Community Space Wolves Lane Centre



Not a traditional market but a community space with a café, shared kitchen, garden, classroom, and hall used for food markets, music events, and gardening workshops.

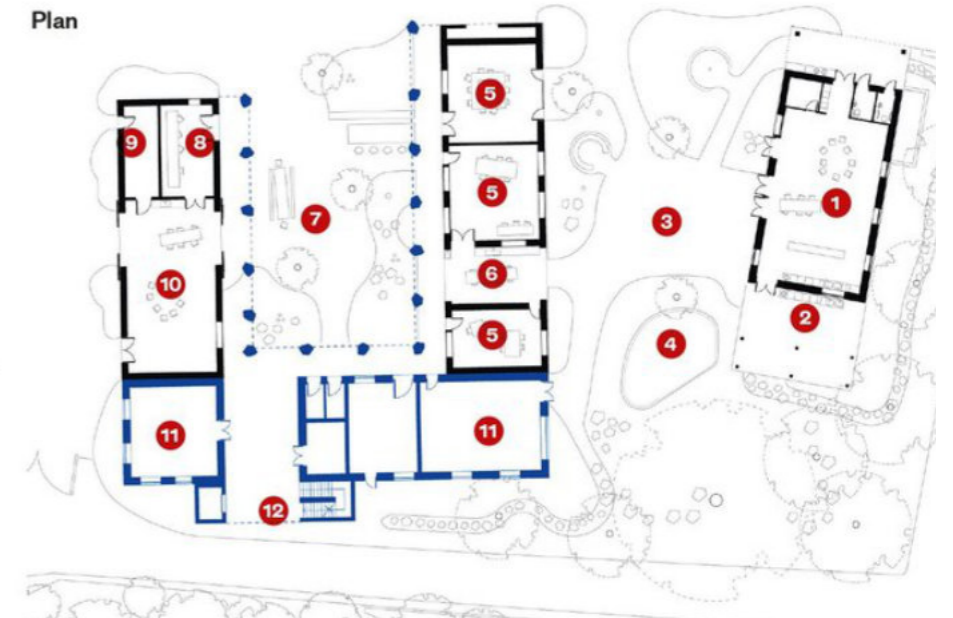
**Start on site:** Early 2023  
**Completion:** June 2025  
**Gross internal floor area:** 470m<sup>2</sup>  
**Land area:** 3.5 acres (and growing)

A smaller-scale UK project that combines food growing, education, and community uses. Its strong focus on community involvement and flexible shared spaces makes it highly relevant to our scheme, showing how food, learning, and social activities can be integrated in a local setting.

This precedent differs from the others as its main focus is community use, with food growing, workshops, and education at its core. Market activity is secondary, supporting rather than leading the programme.



- 1 Community hall
- 2 Deck
- 3 Events yard
- 4 Irrigation pond
- 5 Office/classroom
- 6 Outdoor kitchen
- 7 Working yard
- 8 Workshop
- 9 Cold store
- 10 Warehouse
- 11 Office/classroom (phase 2)
- 12 Stair to second floor (phase 2)



# Market Hall Community Space Other Examples

1. Refurbish an Existing Community Space in the town.

2. A New Facility as part of the Churchgate Regeneration:

Dedicated independent building  
'Basic' 'Standard' 'Premium'

Co-located within the market offer  
'Basic' 'Standard' 'Premium'

Revitalised Indoor Market



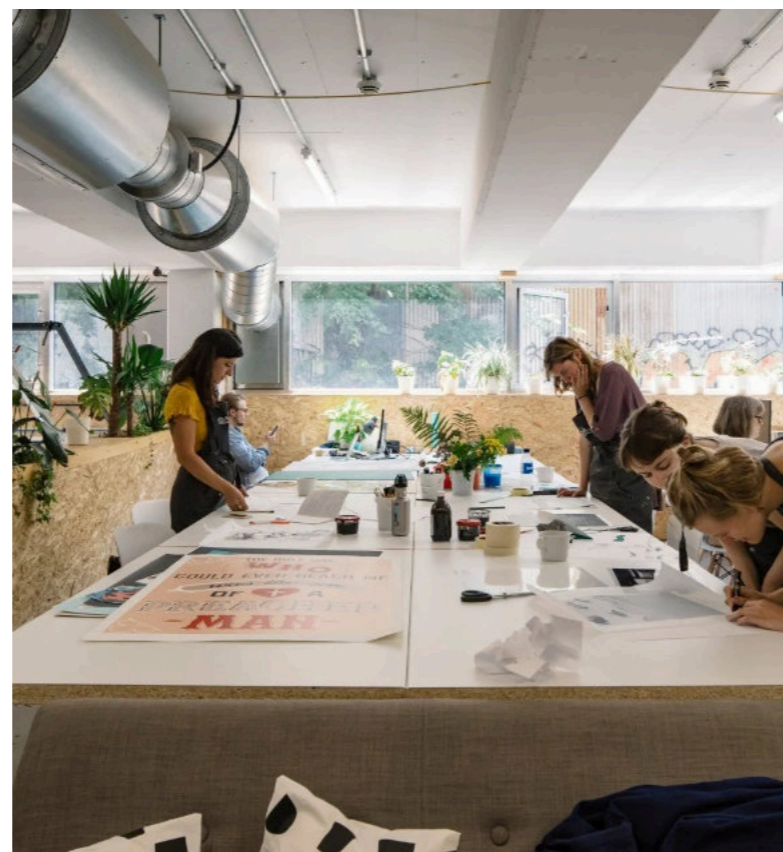
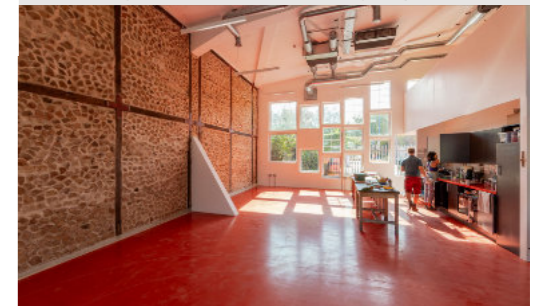
Reusing Existing Infrastructure



Reusing areas of Shopping Centres



Creating New Community Space




# Example Layouts

- Existing
- Dedicated Facility Layout
- First Floor Market Layout




# Example Layout Dedicated Facility

The community space could be located in the block adjacent to Churchyard Walk. With the community space on a first floor with a community cafe & kitchen addressing the public square.

The rest of the building can be used for commercial purposes, with the community cafe hub occupying the lowest footfall area.

-  Main entrance
-  Secondary entrance
-  Fire exit

**Summary Table**  
Function

-  Main Hal
-  Multi-purpose Room 1
-  Multi-purpose Room 2
-  Cafe
-  Kitchen
-  WC
-  Storage/BOH
-  Consultation-type rooms
-  Shared Workspace
-  Circulation
-  Other Class E Uses



**Ground Floor**

A potential ground floor could comprise of:

- Community cafe hub, facing onto the new public square, saving the commercial offers for the highest footfall areas,
- Kitchen to support the cafe operation,
- WC's,
- Servicing route,
- Storage,
- Central stair & lift up to the community hall spaces.



**First Floor**


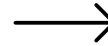

A potential first floor could comprise of:

- Community hall spaces, with windows overlooking the public realm,
- Storage space.













# Example Layout First Floor of Market

Ground floor market with community hub located on the first floor.

Shown here is the premium option with three dedicated community halls plus a community kitchen which can be used for classes, events and functions. The rest of the building can be used for commercial purposes, with the community cafe hub occupying the lowest footfall area.

-  Main entrance
-  Secondary entrance
-  Fire exit

**Summary Table**

Function
 Main Hal
 Multi-purpose Room 1
 Multi-purpose Room 2
 Cafe
 Kitchen
 WC
 Storage/BOH
 Consultation-type rooms
 Shared Workspace
 Circulation
 Other Class E Uses
 Covered Market



### Ground Floor

- A potential ground floor could operate as a joint community cafe hub, including the following:
- Covered market with the highest of Market Place
  - Kitchen to support the cafe operation,
  - WC's
  - Central stair and lift up to the community space provision.
  - Servicing route,
  - Storage,
  - Central stair & lift up to the community hall spaces.



### First Floor

- A potential first floor could comprise of:
- Community hall spaces, with windows overlooking the public realm,
  - Storage/overflow open-plan seating area to provide overflow to the ground floor market as well as potential private hire for community groups,
  - Community kitchen for classes, education etc.
  - WC's,
  - Servicing via the service yard,
  - Storage.

# Summary

# Summary

A redevelopment of the Churchgate Regeneration Zone has the opportunity to provide community space at the heart of the town. Three overarching options have been explored: 1. Refurbishing or supporting an existing space within the town, of which many currently exist and operate; 2. Provide a dedicated facility in the

redevelopment; 3. Co-locate a facility with a new covered market, strengthening the offer and creating a community heart in the centre of town.

## 1. Refurbish an Existing Community Space in the town.



## 2. A New Facility as part of the Churchgate Regeneration:

### Dedicated independent building



### Co-located within the market offer



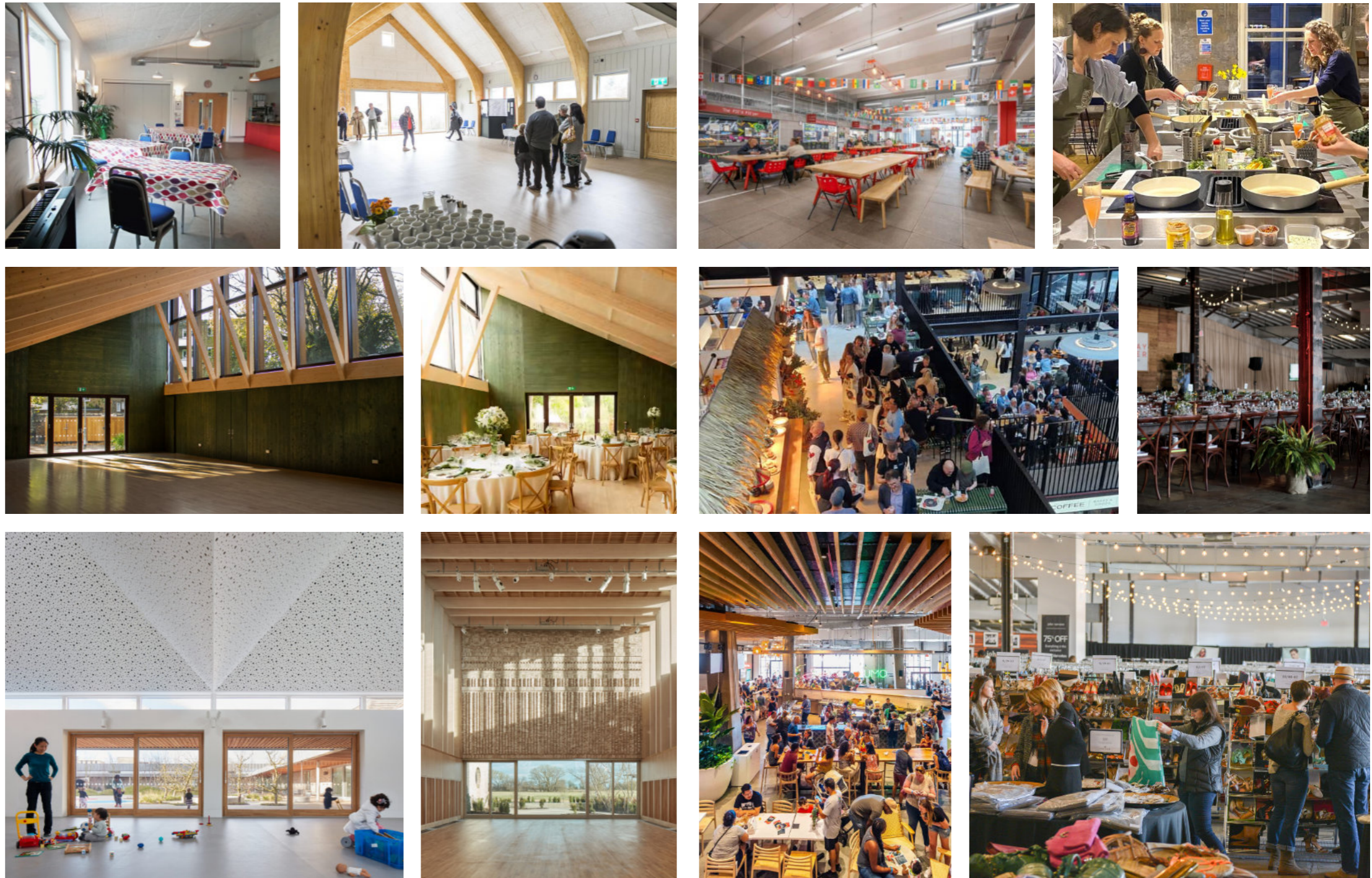
# Summary

## 1. Refurbish an Existing Community Space in the town.



## 2. A New Facility as part of the Churchgate Regeneration:

Dedicated independent building			Co-located within the market offer		
'Basic'	'Standard'	'Premium'	'Basic'	'Standard'	'Premium'



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