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# Upgrading the Gooseacre Community Facilities

Please let us have your views by Friday 19 March



Radley is facing a 50% growth in its population numbers as the Lawns and NW Radley sites are built over the next few years. The parish council expects to receive about £1.5m in payments from developers under the Community Infrastructure Levy (CIL) scheme. The sum of £400k has been allocated provisionally to upgrade the village hall, pavilion and other community facilities at Gooseacre.

The Gooseacre facilities are an important part of Radley's life as a community and we think it right that they should benefit from part of the money available. We need to consider what scope there is to expand the facilities. We would also like to give the area a bit of a facelift and to see whether there are things that could be done to adapt and add to the facilities so they are better suited to modern needs and expectations.

We set out below some preliminary ideas for you to consider. We emphasise that they are preliminary thoughts only and not firm plans. We will commission professional advice and develop firm plans once we have a better understanding of what people want. There will be an exhibition and further consultation when detailed plans have been drawn up.

**We want to know what use you make of the facilities and to hear your views on what should be done.** Please complete the questionnaire [here](#) when you have read this leaflet. It should not take more than a few minutes.

## Gooseacre as it is now



The plan above shows the existing facilities. The playing field, pavilion and playground are managed by the Parish Council and the village hall by the Village Hall Committee. The whole area is held under a long lease from Radley College, due to expire in 2037. Radley College will consider extending the lease once we have decided on a plan for the future.

The playing fields to the south of the area outlined in red are not part of this project. They are owned privately and currently let under a separate agreement to the Radley Youth Football Club. The landowners are hoping to get planning consent to build houses there so their availability for recreational use in the long term is uncertain.

## Rebuild or renovate?

A first question which we need to look at is whether we should renovate the buildings we already have or demolish them and start from scratch.

We will need to commission structural surveys of the two existing buildings to understand fully the opportunities for **improving and possibly extending** them, and the potential costs. Our preliminary assessment is that very worthwhile improvements to the usability, layout and décor could be achieved for around £500k, the larger part of which could be funded from our earmarked CIL budget of £400k.

**Demolition and new build** would give us a contemporary building, purpose-built to meet the requirements of today's residents and designed to meet their stylistic preferences. Solar heating capability and high energy efficiency standards could be built in. A new building which provided facilities on a similar scale to those we have at present would, however, cost in the order of £1m. A major local

fund-raising drive together with substantial grant funding would be needed to make up the difference from our CIL budget.

## Possible new build - some ideas / 1

Area layout and outdoor facilities



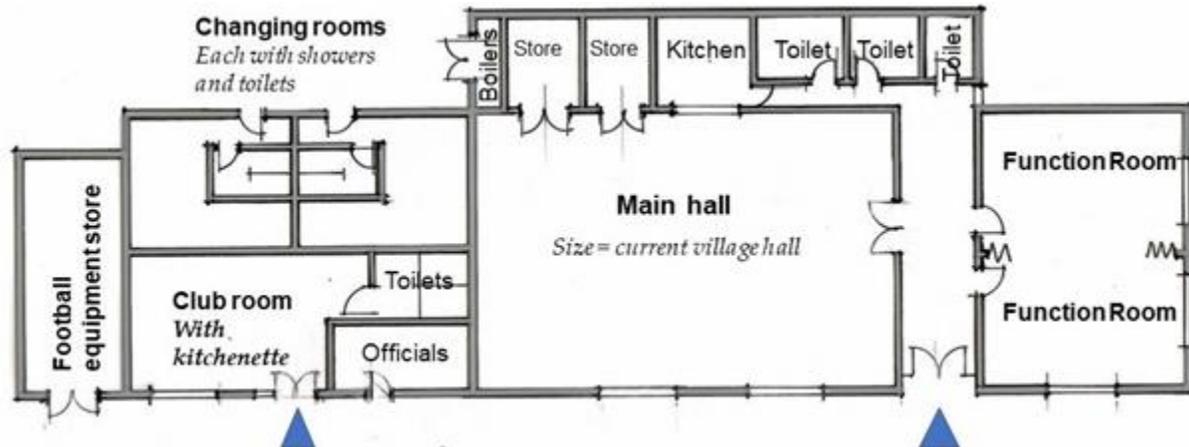
If we were to build a wholly new combined village hall and pavilion, we would propose siting it where the pavilion now stands (coloured dark blue on plan above). This site has a south facing aspect offering good views over the playing field and opportunities for solar heating and energy generation. The existing village hall could remain in use through the construction period.

The area plan above shows a games area and kick wall on the footprint of the existing hall. A full-size football pitch is retained. A small car park and new access for deliveries and disabled use has been added alongside the proposed new building and the capacity of the existing car park has been increased from 35 to 55 cars. An outdoor gym is proposed at the far side of the new building.

## Possible new build -some ideas / 2

Floorplan for a new combined village hall/pavilion

A possible floorplan for the new building is shown below. This plan shows a building with a footprint matching the area shaded dark blue on the area layout plan above. The main hall is the same size as the existing village hall.



The plan also includes an additional function room of 70m<sup>2</sup>, twice the size of the existing committee room and somewhat larger than the Church Room, which will help to meet the needs of Radley's growing population. The sports facilities are accessed separately and include a good amount of storage space, changing rooms with direct access from outside as recommended by the FA and a club room/kitchenette from which the club may serve refreshments. The two parts of the building would operate completely separately day-to-day but could be used together for major events.

The photoshopped image below gives an idea of what the new building might look like.



# Possible renovation - some ideas for the village hall / 1

The existing village hall has a sound structure and a newly-felted roof which, with good maintenance, may be expected to last for 30 years. The internal space could be modified to allow for a wider range of uses. Redecoration inside and out and new landscaping could smarten up its appearance. Insulation could be added to improve its energy efficiency.

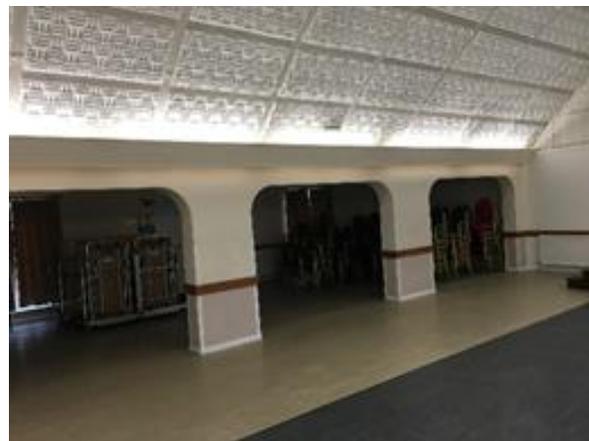
Some ideas for improving the building are described and illustrated below.

**Main hall interior.** The second, photo-shopped, image below shows what the hall might look like with a new ceiling created part-way down the dome allowing for better heat retention and insulation, different lighting and the addition of a window in the west wall.



**Main hall extension.** Better use might be made of the extension area alongside the main hall. With some adjustments, part of the space could be used as a café area and part as a store/ green room. We could:

- Enclose the area behind the right hand pillar to create a separate store/ green room.
- Remove the left-hand pillar to integrate the extension area with the main hall.
- Add a lantern rooflight in the extension area to add light and height.
- Replace the existing chairs with lightweight, multiple stacking ones thus saving space.



## Possible renovation - some ideas for the village hall / 2

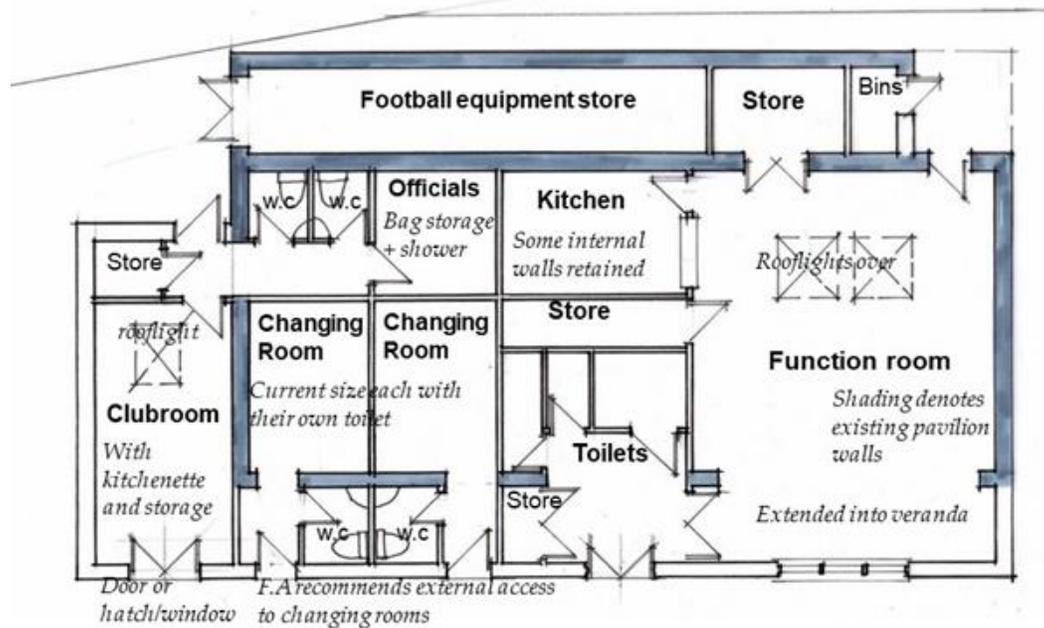
**Committee room.** The committee room is currently not much used separately from the main hall. It would be possible to create a brighter room better suited to use independently of the main hall by relocating the storage cupboards to the other end of the room and removing the double doors currently giving access to the main hall. Glazed external doors or a window could be added in the south wall.



**Exterior.** The appearance of the exterior of the building might be improved through small changes, redecoration and landscaping. For instance, in this photoshopped depiction of the south elevation, the exterior wall has been painted, two French doors added, and a terrace and a bin store provided.

## Possible renovation - some ideas for the pavilion

**Renovating the pavilion.** The floor plan below shows the existing pavilion with a small extension added at the west end, the south wall moved outwards to include what is now the veranda, and some re-organisation of the internal space. The shaded lines show existing external walls.



These changes would provide

- Physical separation between sports and non-sports areas
- A large function room and modernised kitchen area capable of being let separately from the sports facilities
- A new sports clubroom with kitchenette in an extension at the west end of the building
- New changing rooms with external access as recommended by the FA.

## Possible renovation - some ideas for the outside space

**Renovating the external space.** Many of the ideas illustrated earlier for what we might do with the outside space if we go for a new build option would also be possible if we decide to go for a renovation option. It would be a priority to extend and resurface the village hall car park, creating 55 car parking spaces in place of the current 35. Other changes could include the addition of a small car park and new vehicle entrance to the east of the pavilion for disabled access and deliveries, and a kick wall and outside gym in the space to the west of the pavilion. However, we do not think there would be space for a new tarmacked games area alongside the playground.

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**THANK YOU FOR YOUR TIME**

**NOW PLEASE CLICK [HERE](#) AND  
COMPLETE OUR QUESTIONNAIRE**