**Introduction**

Mumbles Community Council is looking to reimage the future for the Ostreme Centre, having served countless members of the local community since it’s founding in the 1970’s the centre has begun to outgrow the building it occupies and there is now an opportunity to build upon its success to create an even better community centre for the people of Mumbles.

“The renovation and extension of the Ostreme Centre will create an exemplar of accessibility, flexibility and sustainability for village halls in Wales”

MMC’s vision is to create a vibrant and active centre that embodies their commitment to sustainable low-energy construction whilst providing greatly improved facilities for the Mumbles community. Their core aims for the project are summarised below.

A number of proposed options have been explored to date and these have been distilled down to two overarching proposals centred around the location of the existing stage.

**Option 1:** Exploring the possibility of relocating the stage and reducing its scale to free up space for additional facilities

**Option 2:** Looks at the impact of retaining the stage where it is and how this might create new opportunities.

These two options are displayed here for the community to view and everyone is invited to share their comments and opinions on the proposals.

**What the centre currently looks like**

Some of the results of initial public consultation that have been incorporated into the initial design proposals

**Should we renovate or rebuild?**

- Only small renovations
- Moderate renovations
- High levels of changes
- Knock down and rebuild

**How can we make the inside more flexible?**

- More natural light
- More accessible space
- More usable space

Some of the project aims:

01. A place that serves the community of Mumbles

02. A place of belonging and local pride

03. A place that brings the people of Mumbles together

04. Recognition of the Ostreme Centre’s history and a resource for the future

05. A place that is alive

06. Adaptive to changes

07. A place that is welcoming to all

08. Built using natural and local materials with input from the local community

09. Energy efficient and comfortable

10. “The greenest village hall in Wales”
Location of entrance is not clear when viewing from street
Steps in terrace exclude wheelchair users from making full use of the external space
Main entrance is lacking impact and is uninviting
Tight corridors make circulation constrained and uninviting
Main stage is full of character but is underutilised and constrains circulation

Opportunity: to infill section or extend outwards / improve existing entrance
Constraint: Christmas tree is a well known feature
Constraint: Entrance is iconic and well liked but is constrained and in need of repair
Constraint: Overlooking windows from neighbouring properties may make extending up difficult
Opportunity: south facing roof would provide space for photovoltaics
Opportunity: to insert doors to provide flow between inside and outside
Constraint: Extending facade would encroach on attractive and well loved landscaping
Opportunity: to relocate entrance steps closer to pedestrian crossing
Constraint: Uninviting entrance lacking visibility to the public
Opportunity: to relocate parking to street to free up space on site
Opportunity: to insulate roof to greatly improve thermal efficiency
Opportunity: to make landscaping more accessible to all users
Opportunity: to extend out from the front of the building to create additional space and create more welcoming entrance
Opportunity: to enhance and improve already attractive landscaping

Challenges to address
OPTION 1 - Relocate Main Stage

Option 1 - Proposal

The proposal for Option 1 is to reduce the scale of the stage and relocate it to the opposite side of the hall to create a new generous and welcoming entrance foyer that everything can be accessed from.

To achieve this the modern 1970's additions to the building will be modified or removed to allow for the building to be extended to create additional community facilities as well as a dedicated office space at first floor for Mumbles Community Council and Council Chamber for improved public access to council meetings.

Much of the existing building including the main hall will be retained but the new extensions will create a refreshed look to the building whilst offering an improved entrance experience and external terrace spaces. Accessibility will be improved throughout with wheelchair access provided to the external landscaping and first floor facilities.

The building will use sustainable materials such as timber, stone and slate and will feature two gable ended pitched roofs, in keeping with those of the surrounding buildings.

What it might be made form

- Welsh Stone
- Hempcrete
- Timber Shingles
- Timber Cladding
- Natural Materials
- Natural Clay Plaster
- Welsh Slate

View from pedestrian crossing on Newton Street
OPTION 1 - Relocate Main Stage

Majority of existing building retained

Existing Building

Remove modern additions to reveal original hall

Construct new elements alongside and front to provide necessary additional floor space and circulation

Double height space over entrance for ample daylight

Generous multipurpose council chamber with public viewing

Dedicated office space for Mumbles Community Council

Green roof with air source heat pumps or similar carbon saving technologies

Extensive solar PV panels on south facing roof pitch

Wind catchers to provide natural ventilation to main hall and first floor spaces

Level access to entrance from pavement for wheelchairs and bicycles

Welcoming entrance foyer with seating, kitchenette and views up to council chamber

Multipurpose community room with views and access out to terrace and planting

Clear circulation axis from pedestrian crossing through to main hall

Kitchen/bar for serving hall, foyer and art room

Relocated art room with views out to planting and access to side terrace

New demountable stage located to rear of the hall for improved flexibility

Dedicated facilities for stage including changing rooms and green room

Covered external terrace with space for additional seating and activities

Proposed First Floor Plan

Proposed Ground Floor Plan

1. Relocated entrance steps for improved access and entrance visibility
2. Level terrace for full accessibility and improved suitability for different activities
3. Terraced planting to create green edge with street facing bench
4. Level access to entrance from pavement for wheelchairs and bicycles
5. Welcoming entrance foyer with seating, kitchenette and views up to council chamber
6. Multipurpose community room with views and access out to terrace and planting
7. Clear circulation axis from pedestrian crossing through to main hall
8. Kitchen/bar for serving hall, foyer and art room
9. Relocated art room with views out to planting and access to side terrace
10. New demountable stage located to rear of the hall for improved flexibility
11. Dedicated facilities for stage including changing rooms and green room
12. Covered external terrace with space for additional seating and activities

Building Diagrams

1. Existing Building
2. Remove modern additions to reveal original hall
3. Construct new elements alongside and front to provide necessary additional floor space and circulation

Scale 1:100 at A1
What it might feel like

The following images begin to give a sense of the look and feel of the main entrance foyer area and some of the materials that might be used throughout the new internal spaces.

The relocated stage will free up space for a generous spill out area with a range of seating to allow people to meet and socialise. A tea and coffee point will be incorporated to allow people to help themselves to hot drinks before and after activities and classes.

All of the spaces would be accessed from the central space making navigating the building more intuitive whilst a dedicated reception will provide a warm welcome to the building.

Materials will be selected for their sustainability and will help create a feeling of warmth and comfort for users of the building. These may include things like cork flooring, timber paneling and wood fibre acoustic insulation.

Existing features such as the Victorian railway columns will be retained and incorporated into the new proposals.

What it might be made from

Hempcrete  Timber Shingles  Natural Materials  Natural Clay Plaster
Option 2 - Proposal

Option 2 sees the stage retained in its current arrangement and location with some minor alterations to make it function better.

Like Option 1, the 1970's additions will be removed or modified to allow the building to be extended. A new circulation spine will then be constructed along the Castle Avenue side of the building leading from the front to the back to provide improved access throughout the building and will allow people to pass freely from the front of the building to the main hall at the rear.

Like Option 1, Option 2 will provide a range of new and improved facilities and will ensure accessibility throughout, including the improved external terraces and first floor spaces.

Externally, Option 2 is similar in form and scale to Option 1 and will use similar combination of stone and timber with the possibility of metal cladding to the massing on the southern side facing the police station.

What it might be made form

- Welsh Stone
- Hempcrete
- Metal Cladding
- Timber Cladding
- Natural Materials
- Natural Clay Plaster
- Welsh Slate

View from pedestrian crossing on Newton Street

- Level access for wheelchairs and cyclists
- Relocated steps to provide easier access from pedestrian crossing to main entrance
- Improved entrance through front door
- Terraced planters to soften edge of terrace along street
- New bench along terrace edge
- Reconfigured level terrace to provide access to all users
- New extension to provide additional facilities with access to terrace
- Timber solar shading to prevent heat gain
- New extension to provide additional first floor space
- Windcatchers for natural ventilation to provide low carbon cooling
OPTION 2 - Retain Main Stage

Proposed First Floor Plan
- Generous multipurpose council chamber with public viewing
- Separate public access stair and lift from reception below
- Dedicated office space for Mumbles Community Council
- Green roof with air source heat pumps or similar carbon saving technologies
- Extensive solar PV panels on south facing roof pitch
- Windcatchers to provide natural ventilation to main hall and first floor spaces

Proposed Ground Floor Plan
- Relocated entrance steps for improved access and entrance visibility
- Upper level terrace for full accessibility and improved suitability for different activities
- Terraced planting to create green edge with street facing bench
- Level access to entrance from pavement for wheelchairs and bicycles
- Welcoming entrance foyer with seating, kitchenette and views up to council chamber
- Multipurpose community room with views and access out to terrace and planting
- Generous and active circulation and gathering space along side of existing building
- Kitchen/bar with dedicated tea and coffee point for users
- Existing stage retained in its current location with minor modifications
- Dedicated facilities for stage including, changing rooms and green room
- Relocated art room with north facing rooflights for good quality natural daylight
- Internal spillout space from main hall with small external terrace for additional seating
What it might feel like

The newly constructed circulation spine will be open, light and airy and will provide views to the outside along its length. The generous double height of the new entrance space will create a dramatic first impression of the building and will include an open stair leading up to the council chamber which will be immediately visible upon entering the building.

The spine will provide a continuous link from the front of the building to the rear where there will be a spill out zone for the main hall.

Different types of seating will be provided along the length of the spine to encourage the crossing of paths between different user groups, whilst providing a place for people to relax and socialise.

A dedicated reception space will be provided to aid users and a warm and natural palette of materials will be selected to create a relaxing atmosphere whilst lessening the building’s impact on the environment.

What it might be made from

- Hempcrete
- Timber Shingles
- Natural Materials
- Natural Clay Plaster

Proposed view of the main entrance foyer

Key Plan