



# Seymour Centre Public meeting

2nd February 2022



**make**

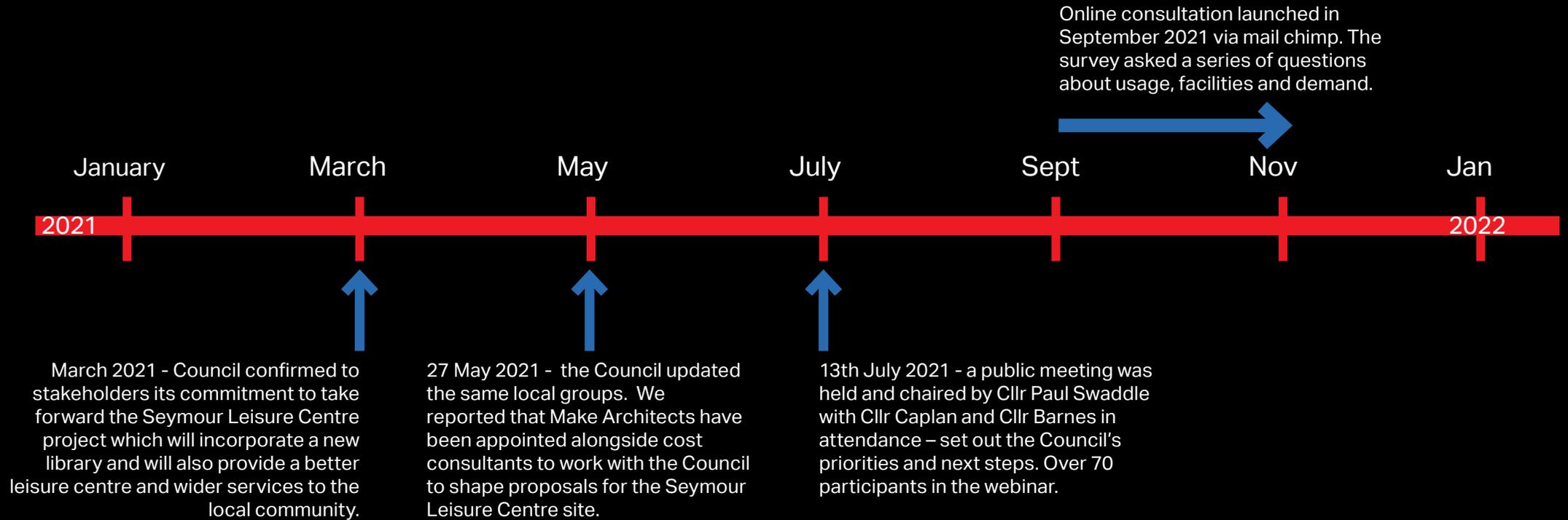
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City of Westminster

# **Community engagement**

# Engagement so far at Seymour Centre



# Community survey

The questionnaire was hosted online via smartsurvey and consisted mainly of multiple-choice questions in order to understand aspirations for Seymour Leisure Centre. There were also opportunities to leave open comments within the survey. Fieldwork period 7th September to 17th October.

## **Survey themes include:**

- Reasons for using Seymour Leisure Centre
- Views on proposed improvements
- Views on how facilities should be used and the importance of them
- Demographic information

## **The survey was promoted via a number of channels including:**

- Posters at Seymour Leisure Centre and Marylebone Library.
- Emails
- Social media
- Newsletters – resident, libraries and leisure
- Targeted emails from Leisure and Libraries teams to known contacts and users
- Partner promotion requested from Marylebone Mums and Dads, Marylebone Association and Marylebone Society

# Community survey

## Headlines

- 640 people responded to the questionnaire
- 615 of the respondents have a child who also uses the centre
- 2 thirds of respondents were already centre users
- The majority of respondents said they would use a library at Seymour Centre

## *Further information examined:*

- What would encourage non-users to visit the centre
- What is the local need for Leisure and Library Services

# Community survey

## Key Findings

### Health & Fitness

- Swimming pool a great community asset and hugely appreciated by users (committed swimmers and parents with children)
- Swimmers requested enhanced swimming facilities, they were the most represented group in the survey
- Respondents asked for improved sports hall and new fitness studios facilities to attract a more diverse range of users
- Sports halls are in great demand in the area
- Need to engage with community based on health data

### Library Facilities

- The refurbishment project presents an opportunity to consolidate library provision at Seymour Leisure Centre
- Although library services are welcomed a holistic community offer with a range of uses could be more attractive to the community
- A family hub/community resource was strongly welcomed

### Mixed use spaces

- Studios and break-out rooms could have dual purposes for physical activities, arts and health and wellbeing
- Affordable mixed-use spaces would be welcomed by respondents to the survey (meeting rooms etc)

### General points

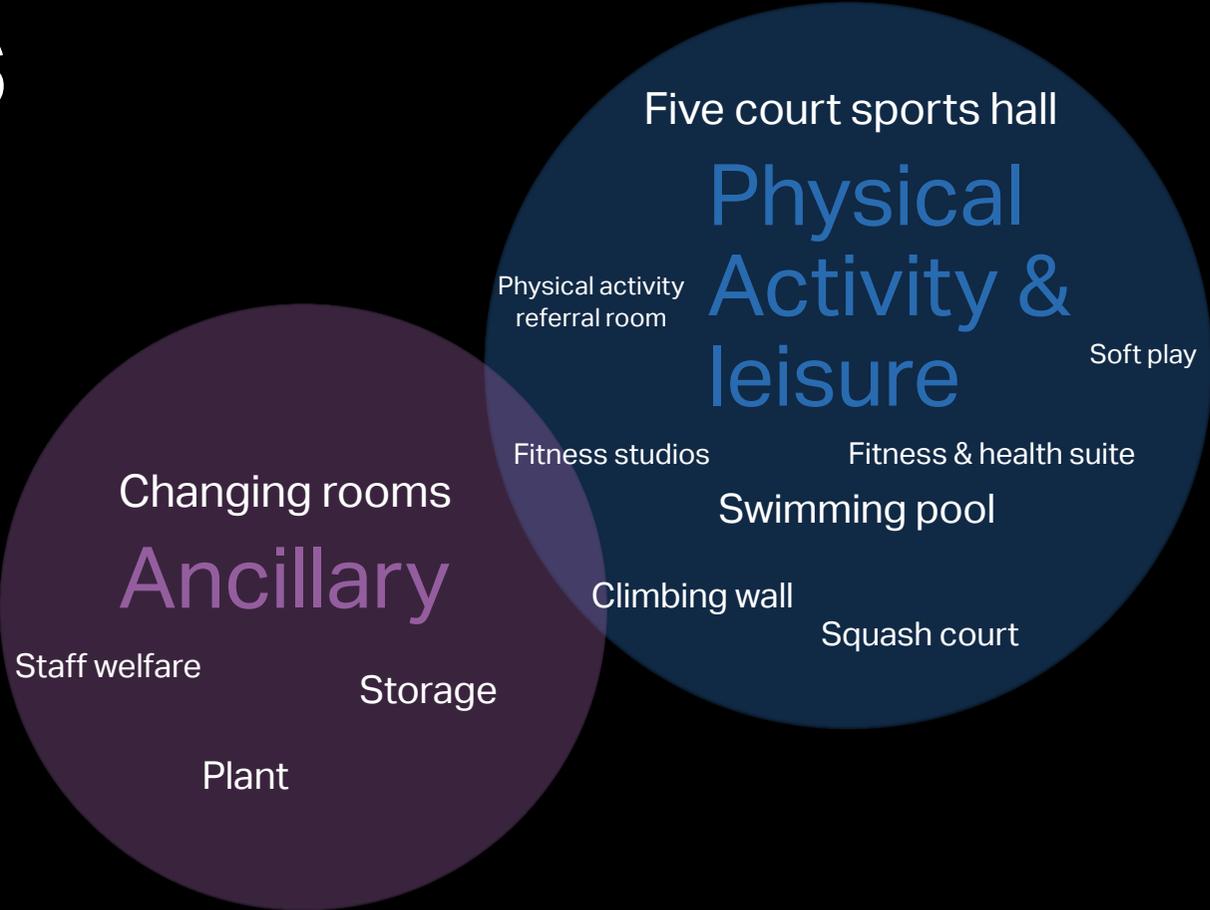
- Changing facilities in need of modernisation
- Both the management and cleanliness of the centre needs improvement
- Soft play is regarded as an attractive offer by families with children
- A café is generally regarded as a 'nice to have' but opportunity to purchase refreshments is welcomed

# **Design Principles for Seymour Centre**

- Reconfigure all existing spaces to maximise usage**
- Consolidate Marylebone Library into a purpose built new family hub**
- Flexible use community facilities that welcome a diverse range of user groups**
- Comprehensive improvement of all existing leisure and changing facilities**

# Aspirations

# Existing uses



# Proposed uses



# **Aspirations**

- A fresh post-Covid vision**
- Enhanced health & wellbeing offer**
- Flexible multi-functional space**
- A multi-service hub**
- Respect the building's heritage value**
- Target Net zero carbon**
- Access for all**

# Planning Pre-Application 01 feedback

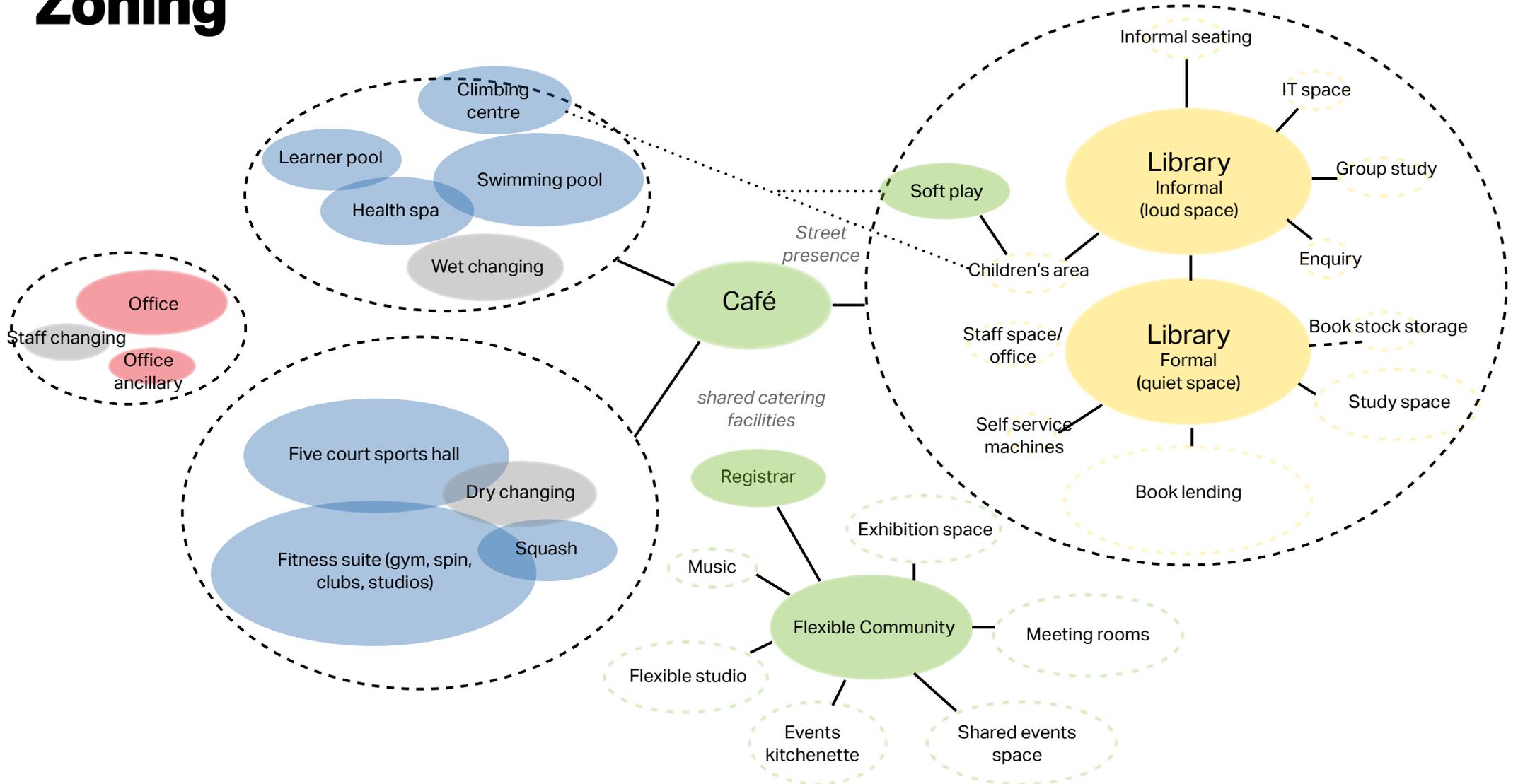
## Summary

In order to understand what changes the Local Planning Authority would find acceptable for Seymour Leisure Centre (as a listed building) we held a meeting with the responsible officers. The feedback we received was as follows:

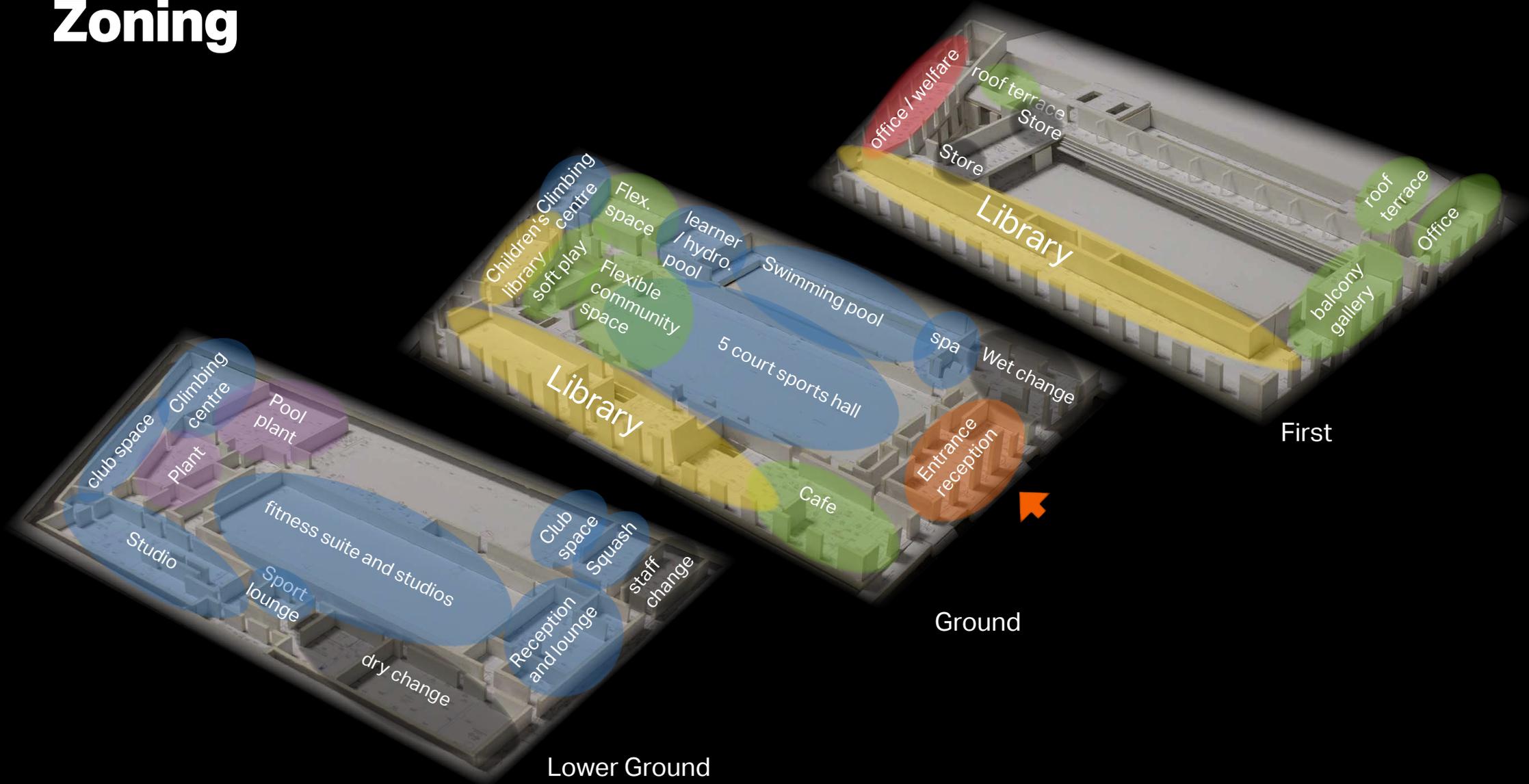
- Supportive of the general refurbishment of the building, the restoration of the balcony, environmental and sustainable measures.
- Supportive of a learner pool and upgrades to the second swimming pool.
- Supportive of a winter garden in the courtyard space.
- Removal of existing pool tank to create space for leisure uses would be accepted with relevant heritage justification.
- Full mezzanine within the main hall a 'non starter' as per advice from Historic England.
- Inclusion of library would require a formal change of use.
- Recommendation to further engage with Historic England and 20th Century Society.

# Initial concepts

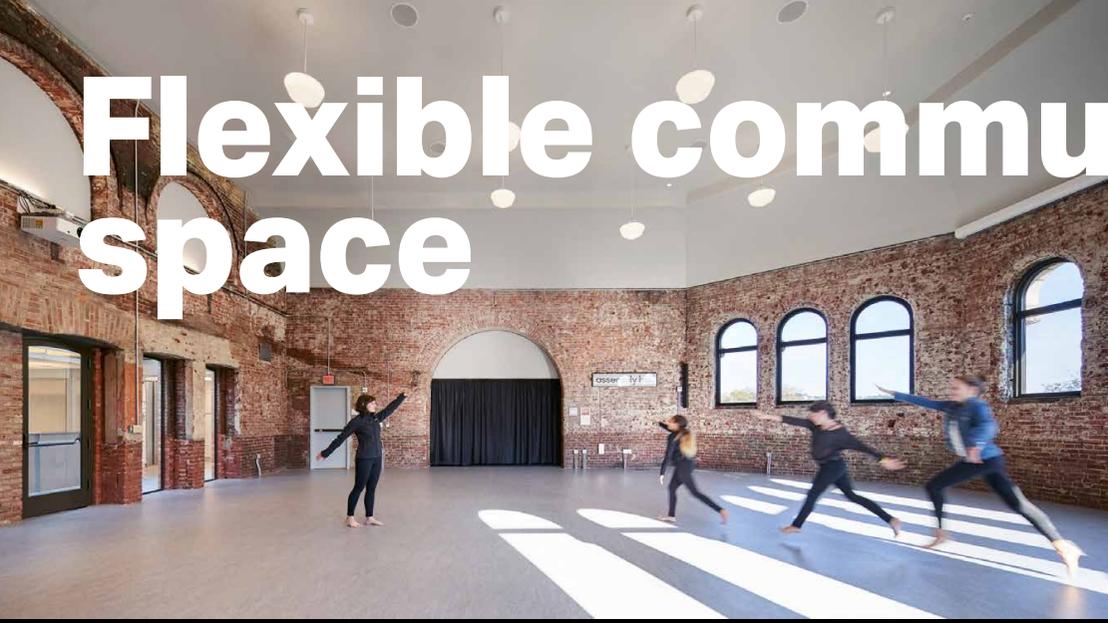
# Zoning



# Zoning



# Flexible community space



# Opportunities

## The Public Wash House



Original public wash house



Today

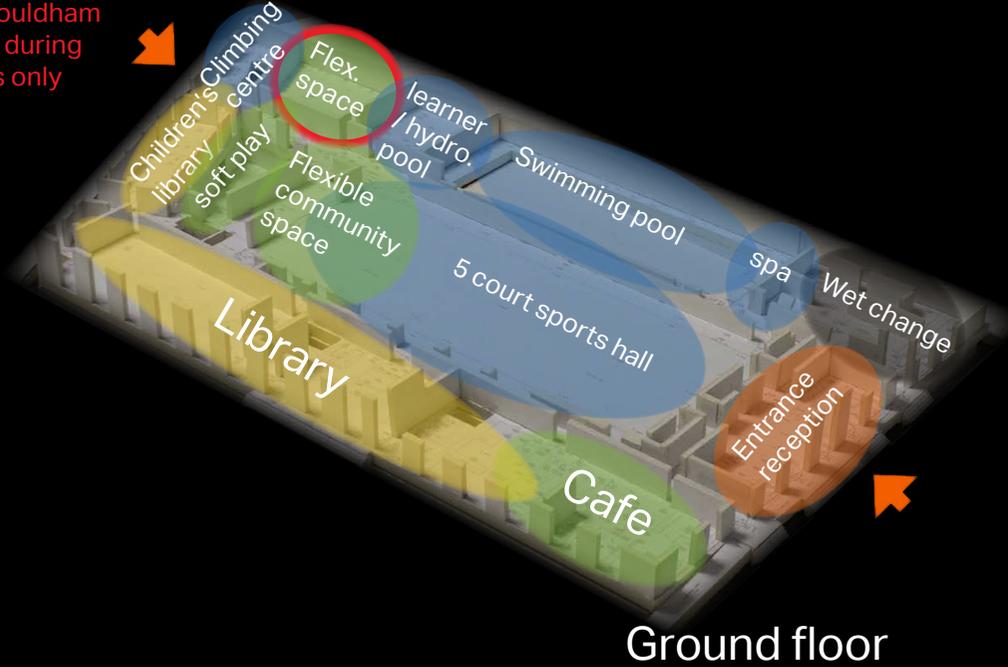


Flexible community space



Flexible space at Plumstead Library

Dedicated access via Shouldham Street during events only



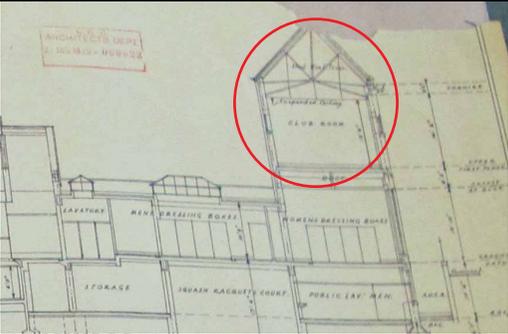
Ground floor

# Opportunities

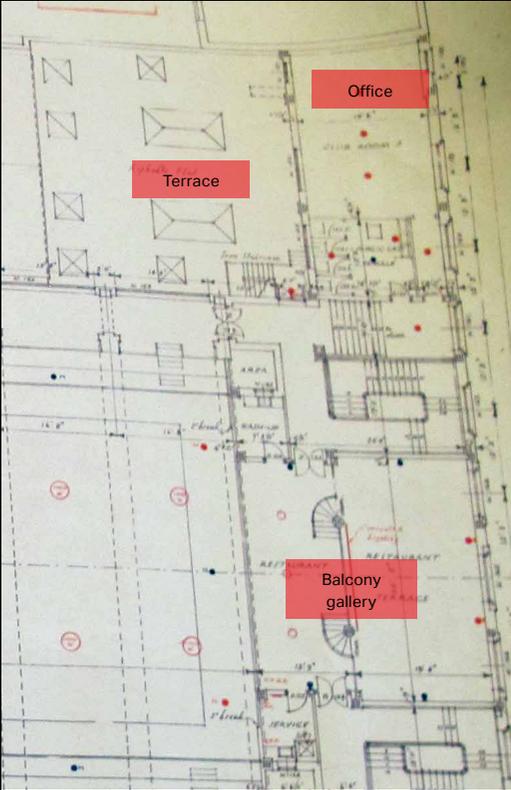
## Balcony



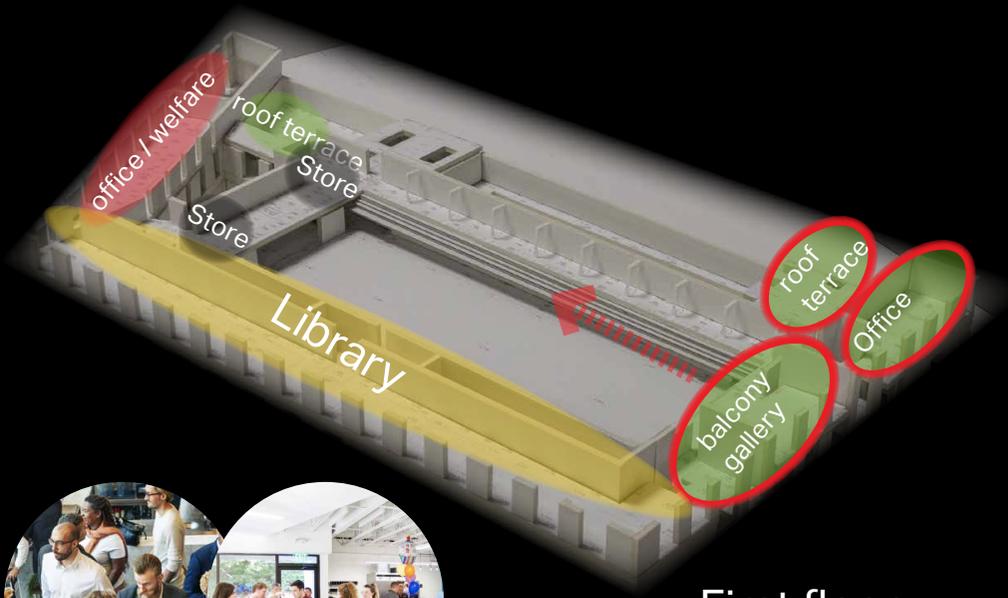
Former balcony restaurant and terrace



Former club room



First floor plan

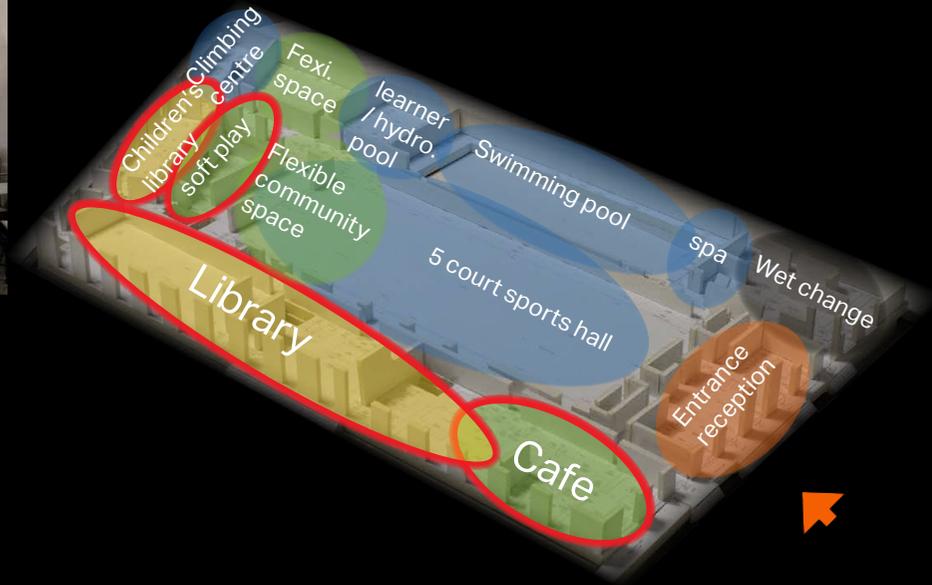


First floor



# Opportunities

## Café, library & soft play



Street presence



Ground floor

# Cafe & library

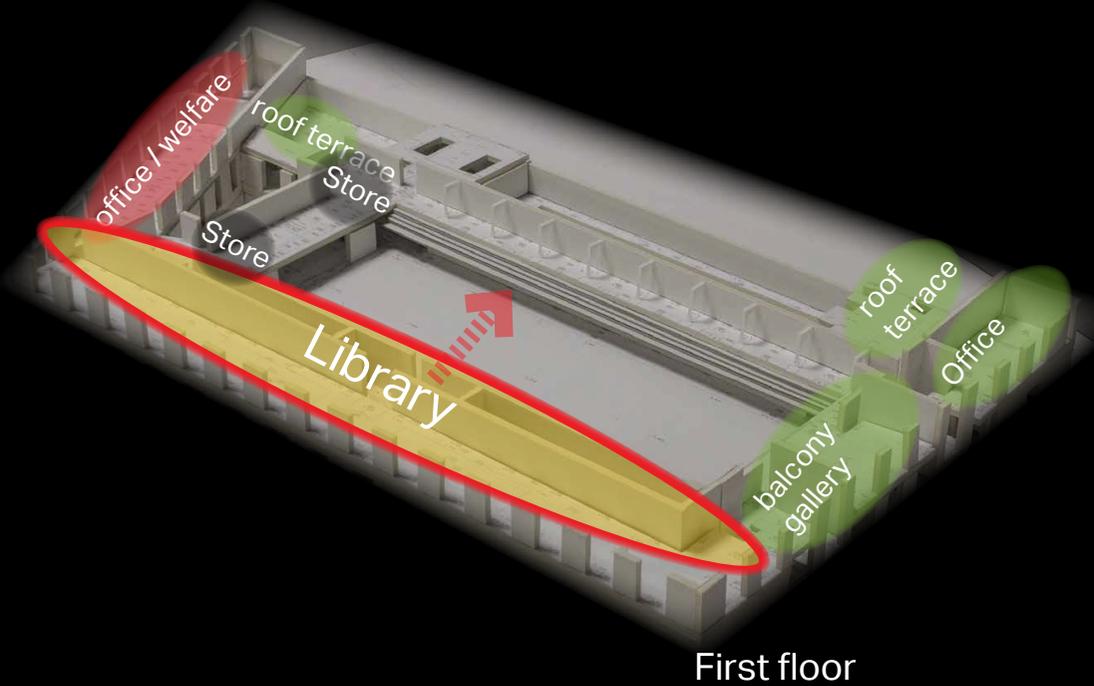
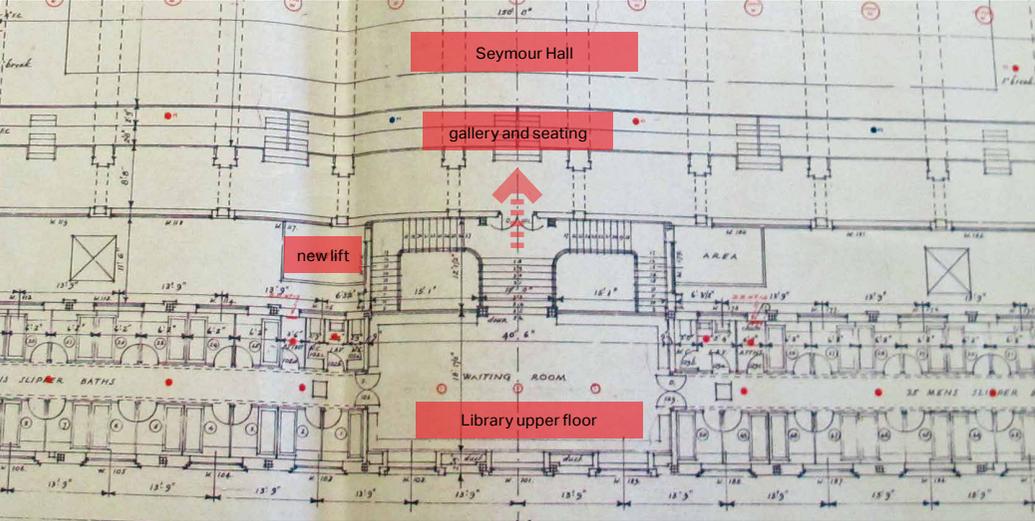


# Children's Library & soft play



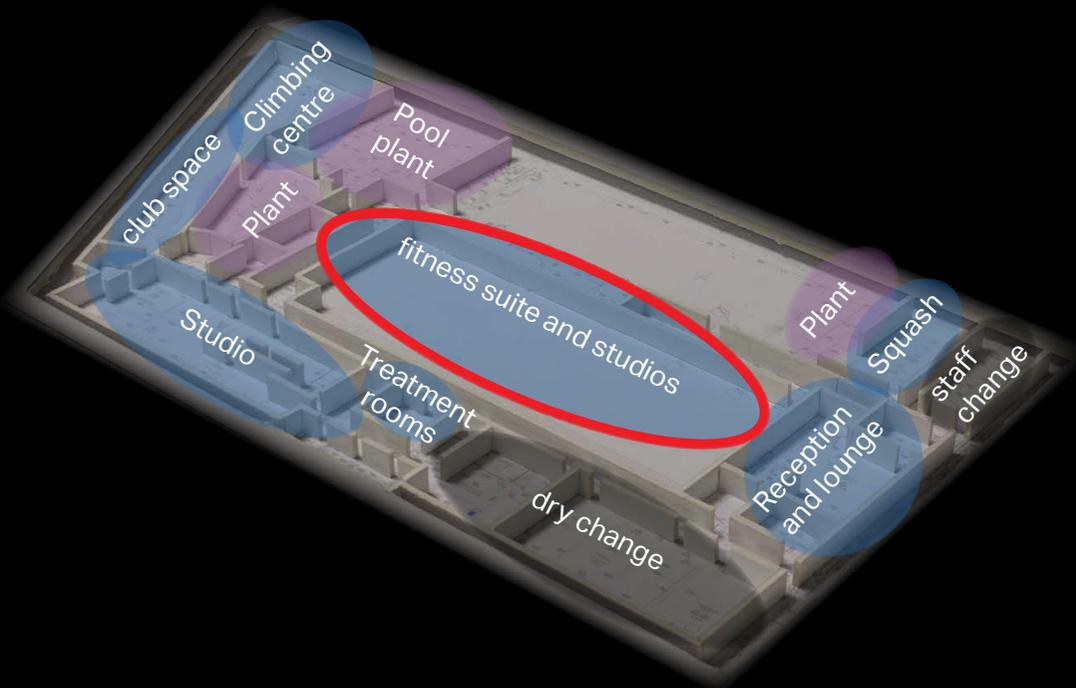
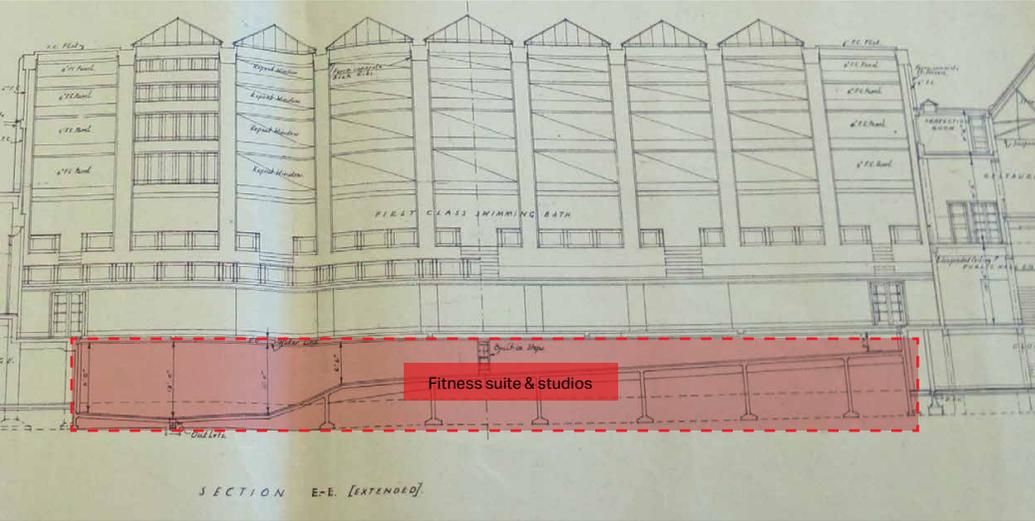
# Opportunities

## Library upper floor



# Opportunities

## Old pool tank

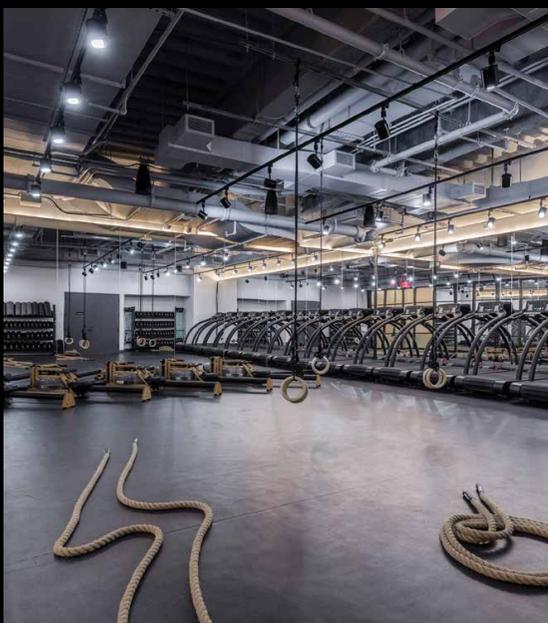


Lower Ground



# Fitness suite & studios

TAKE YOUR  
TRAINING TO  
THE NEXT LEVEL



# Next steps

Stakeholder design workshops



January

February

March

April

May

June

July

2022

**Community design workshops**

advertised to interested participants (respondents to the survey/centre users/local residents)



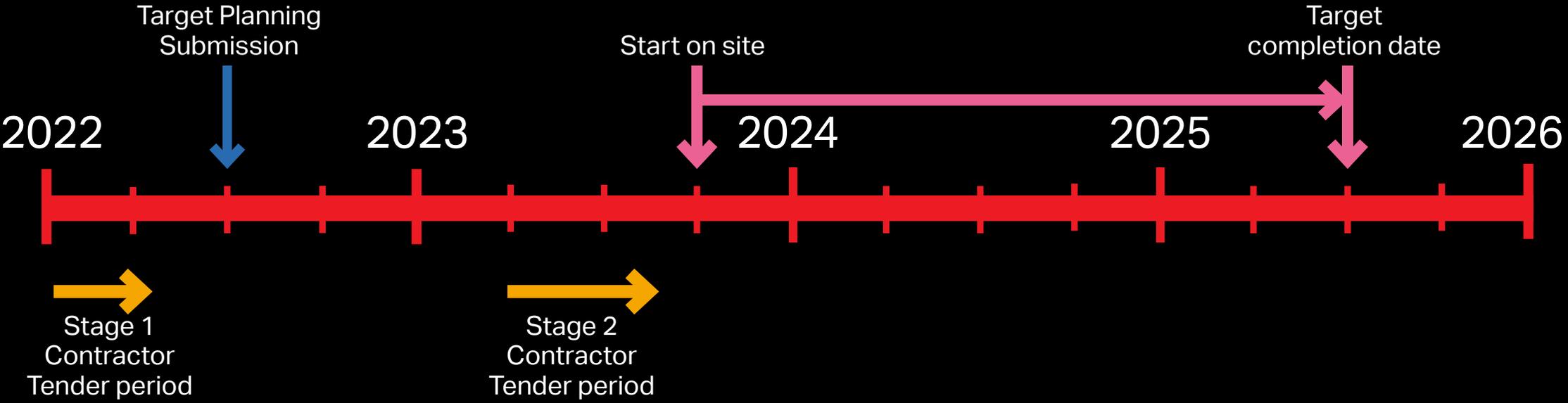
**Tuesday 18th January 2022,  
6pm – Virtual Public Meeting**



Pre-Planning consultation sessions held across the local area



# Project programme





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