An architectural sketch showing a central building with a dark roof and a red awning, surrounded by other buildings and a large green lawn. A road with a car and a bicycle is visible on the left. A large orange speech bubble is in the top left, and another is in the bottom right. The sketch uses black outlines for buildings and green for trees and grass, with some color washes for the lawn and the speech bubbles.

We have an exciting opportunity to refurbish and extend the Dorothy Holman Centre!

The proposed work to the Dorothy Holman Centre will revitalise the well loved space and enhance facilities for the next generation of community members. The extension and alterations will provide flexible-use spaces, additional toilet and changing amenities, improved accessibility and potential for a new pop-up cafe space facing onto Ferry Road.

These boards display the current design for the community centre and cover, **the brief, proposed floor plans and interior spaces, design considerations & proposed elevations.** The project is still at an early stage and we want to hear what **YOU** think of the proposals.

The Site & Brief

The **Topsham Community Association** and **Topsham Adventure Centre** are working together to revitalise brownfield land (site of former Scout Hut) in the heart of Topsham. Topsham Adventure Centre is a charity representing **1st Topsham Sea Scouts** and local youth disabilities charity **CEDA**.

Cafe Good Storage
 Two Halls Modern Kitchen
 Safeguarding
 Padel Sustainable Security
 Accessible Public Toilet
 Flood Protection
 Improved Environment Acoustics
 Separate Toilets

Planning
 A Full Planning application will be submitted in early Spring

Approval
 Full Planning approval would be expected in the Summer

Fundraising
 During the Summer / Autumn and Winter, we will be fundraising for the project

Construction
 We are aiming to start on site in the early part of next year with internal works completed during the quieter summer holiday period.

Completion
 We are aiming to complete the project in Autumn / winter 2027

2026

2027



Above: The Site in Context
 Google Earth imagery, 2022

Site Constraints & Opportunities

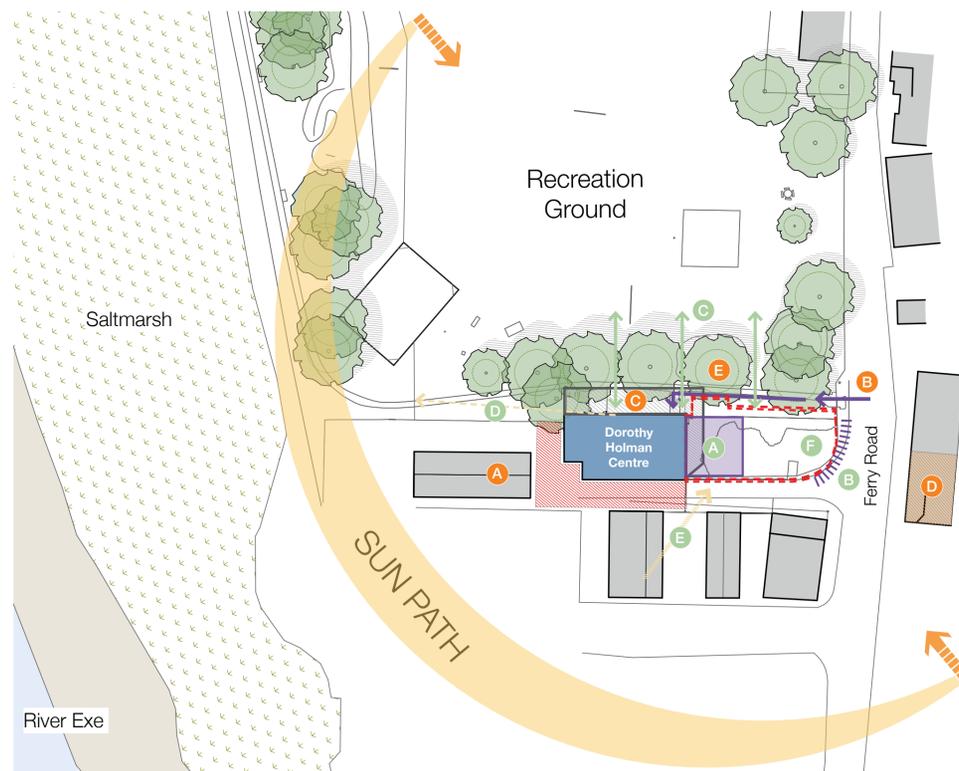
Site Boundary of 2016 Planning Permission

Site Constraints:

- A** Pumping Station - No Opportunity to Extend
- B** Access Through Park / No Road Frontage
- C** Dark / Shaded Frontage
- D** 2 and 3, Ferry Road - Grade II Listed Building
- E** Established Trees - RPA to be Respected

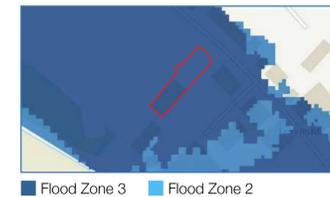
Site Opportunities:

- A** Opportunity to Extend
- B** Opportunity to Provide Street Frontage
- C** Potential to Improve Connection with the Park
- D** Potential River Views
- E** Potential for Increased Sunlight
- F** Opportunity for improved landscaping / public realm

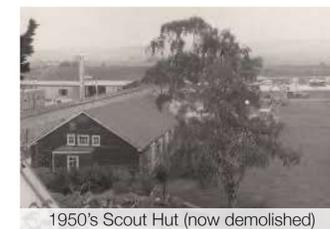


Above: Constraints & Opportunities Plan (Not to scale)

Entire Site Located in Flood Zone 3 - Mitigation measures to be designed in



Entire Site Located in Topsham Conservation Area



1950's Scout Hut (now demolished)



Dated Interior



Site Of Demolished Scout Hut



The Dorothy Holman Centre



Floor Plan & Interior Spaces

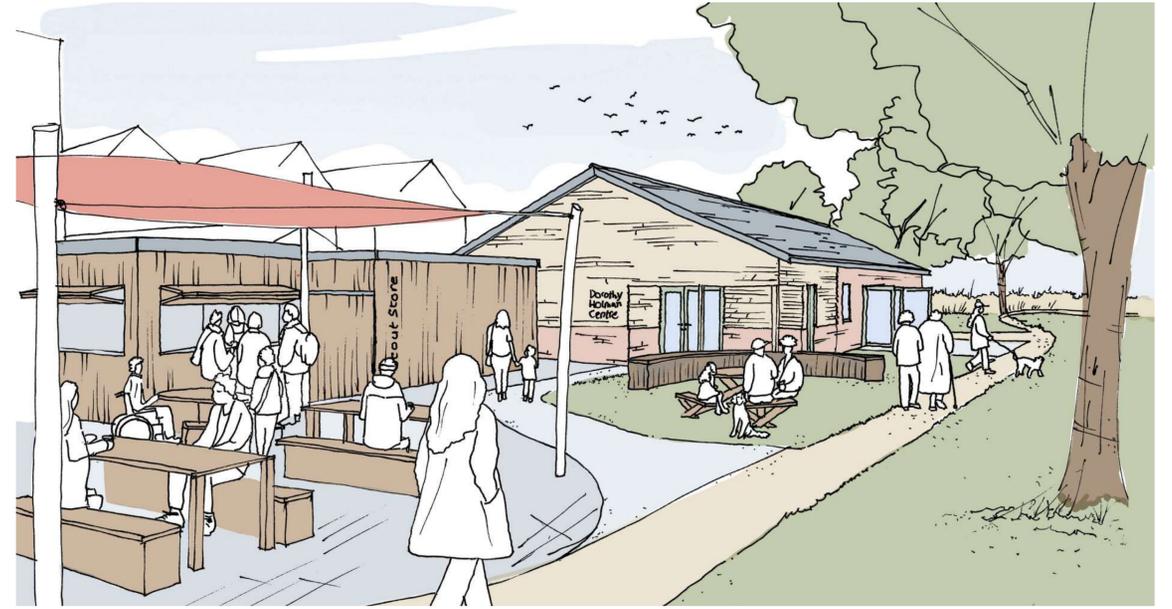
Building Design Principles

- A small extension to house an entrance, toilets and storage
- Existing internal walls demolished
- Existing space reconfigured to create two flexible use halls with retractable acoustic partition
- Storage wall provided off main hall for regular user groups
- Building insulation to be significantly upgraded
- Potential for PV array to reduce demand on national grid
- Building designed with accessibility as core principle
- Improved flood resilience with flood barriers on all thresholds
- Robust materials specified

Material Palette

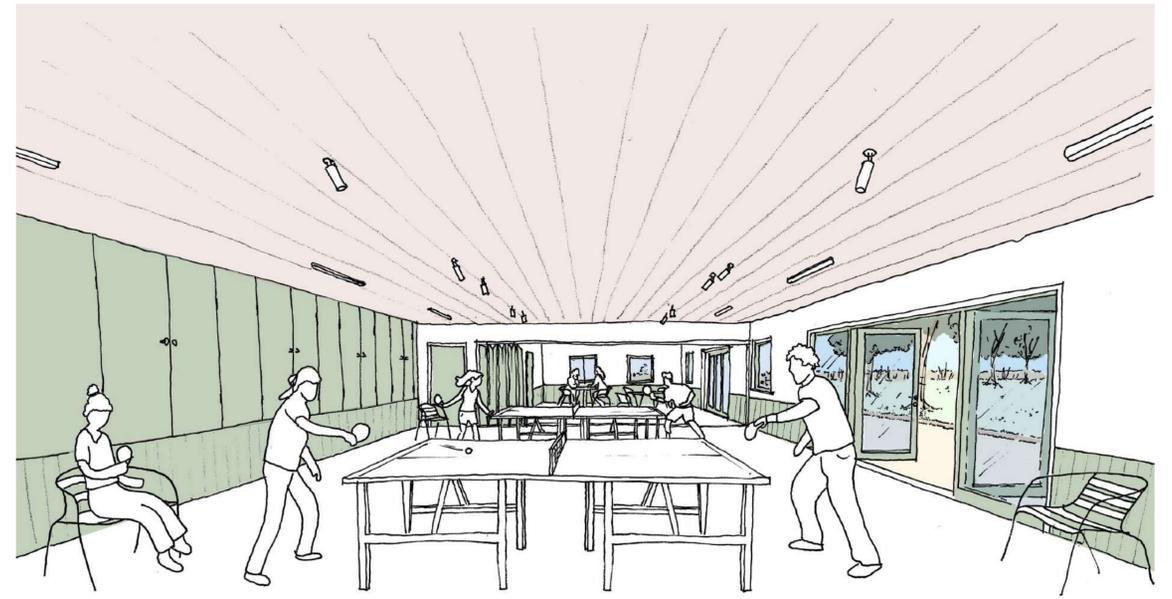
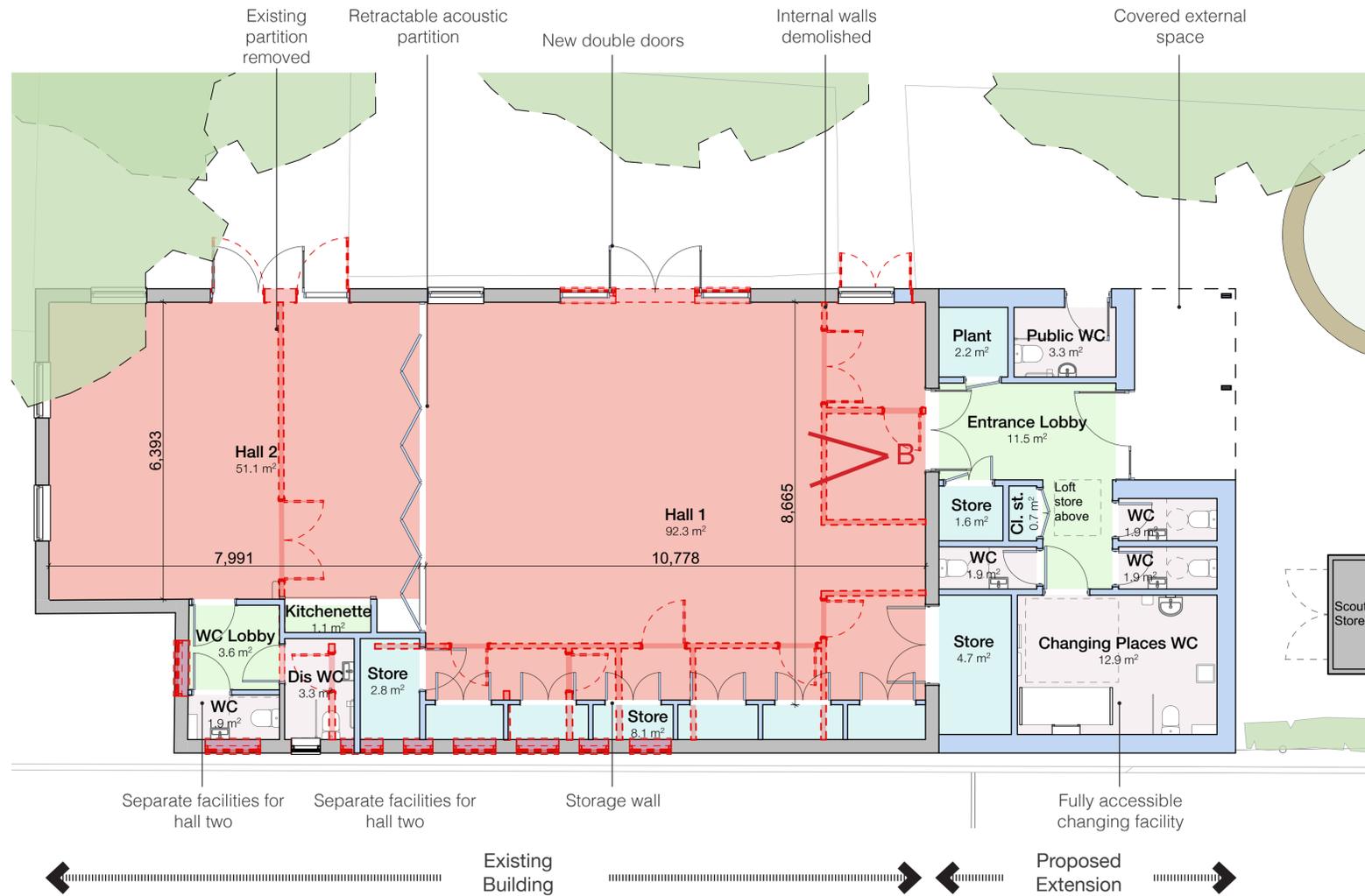


Tiles to match existing Timber Shingles Brickwork



A | View of Dorothy Holman Centre from Ferry Road entrance

Proposed Floor Plan



B | Interior view of flexible-use space



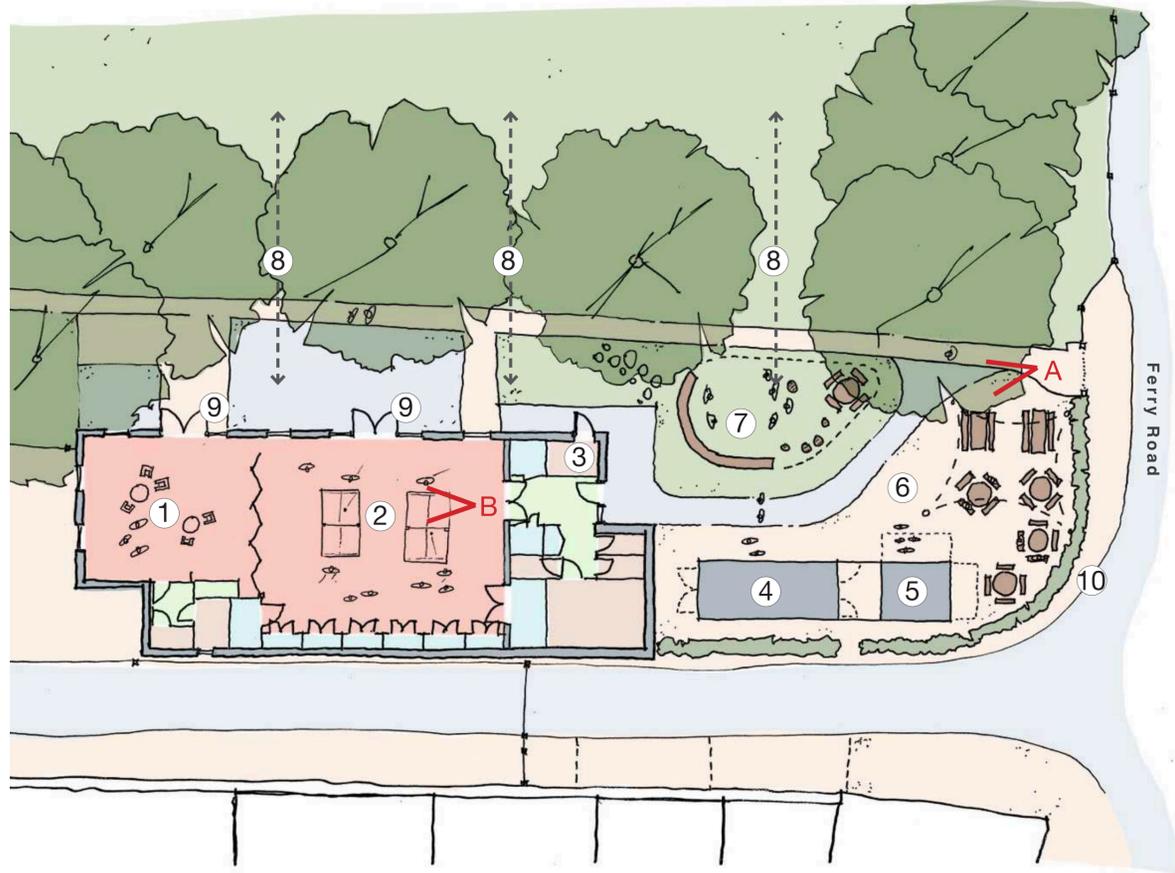
Precedent images



Design Considerations / Elevations

Design Principles

- Greater connection to The Recreational Ground
- Landscaped space created with good frontage onto Ferry Road
- Potential for Pop-Up Cafe and sunny outdoor seating area
- Public Toilet created
- Scouts store within clad shipping container



- 1 | Flexible-use space (50m²)
- 2 | Flexible-use space (92m²)
- 3 | Public Accessible Toilet
- 4 | Scouts store
- 5 | Pop-up cafe unit
- 6 | Cafe seating under suspended sail canopy
- 7 | Amphitheatre space
- 8 | Enhanced connection to Topsham Recreation Ground
- 9 | Large amount of natural light from new full height glazed doors
- 10 | Positive frontage onto Ferry Road



Proposed Elevation - View from Topsham Recreation Ground



Proposed Elevation - View from Ferry Road