



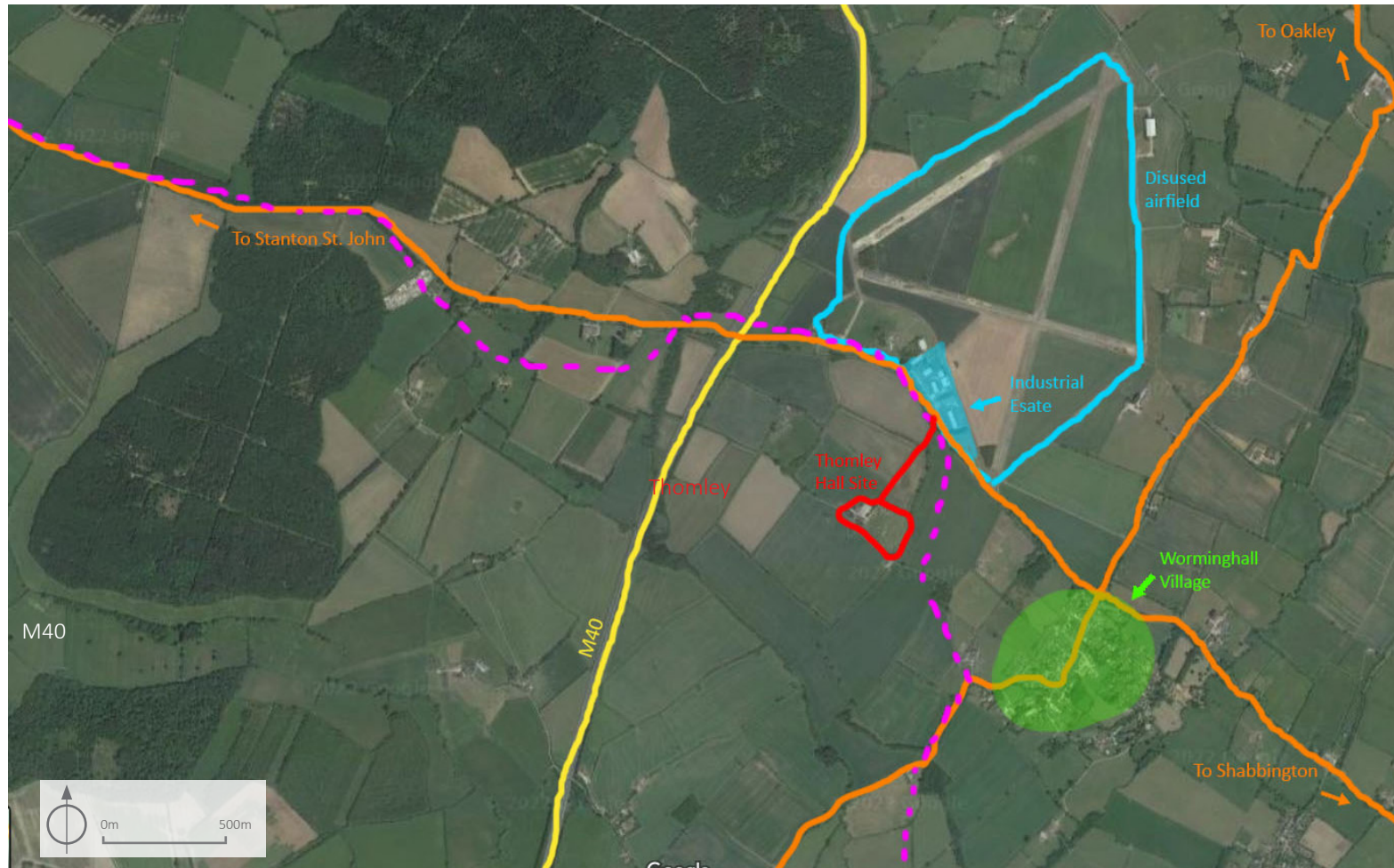
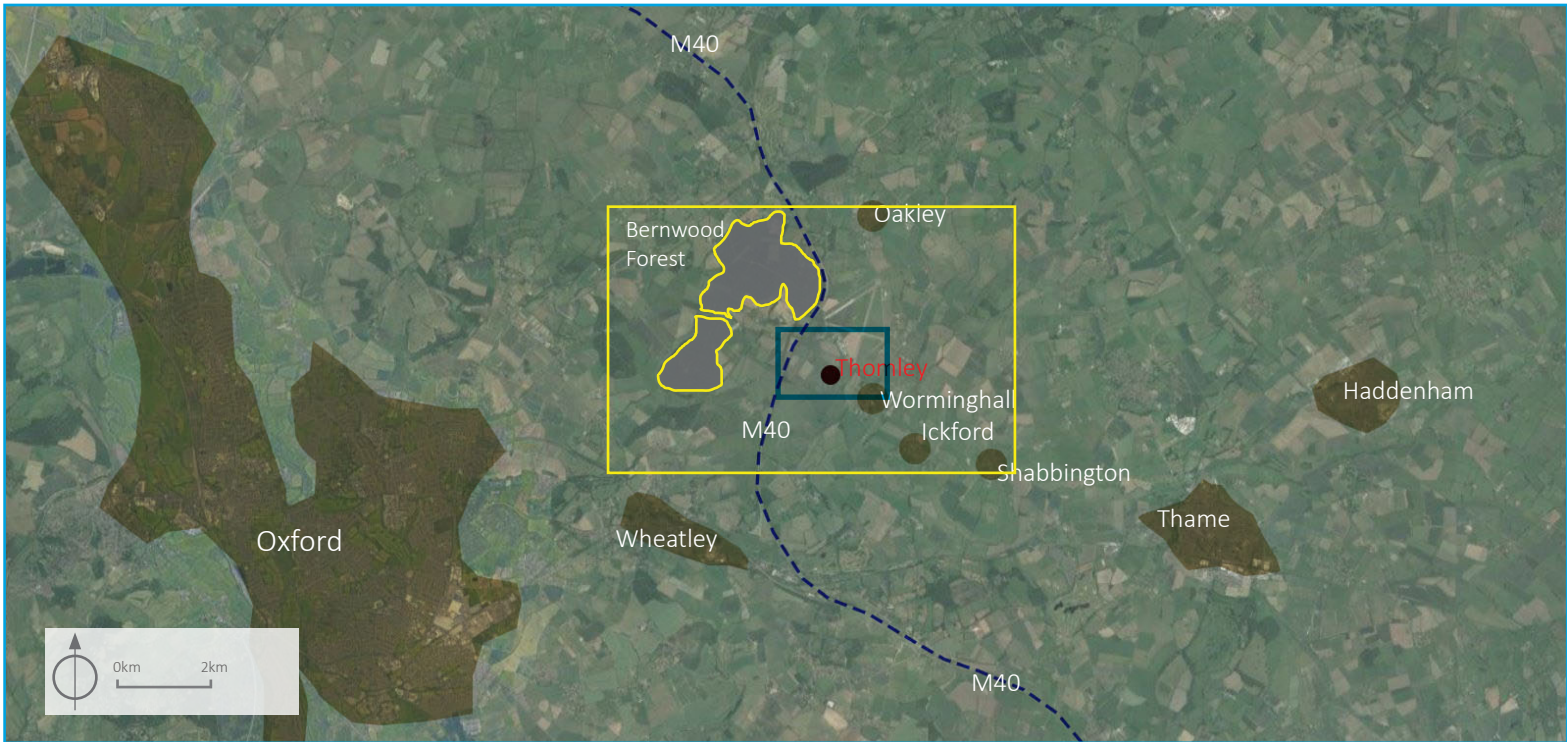
Site Wide Masterplan- Pre-app

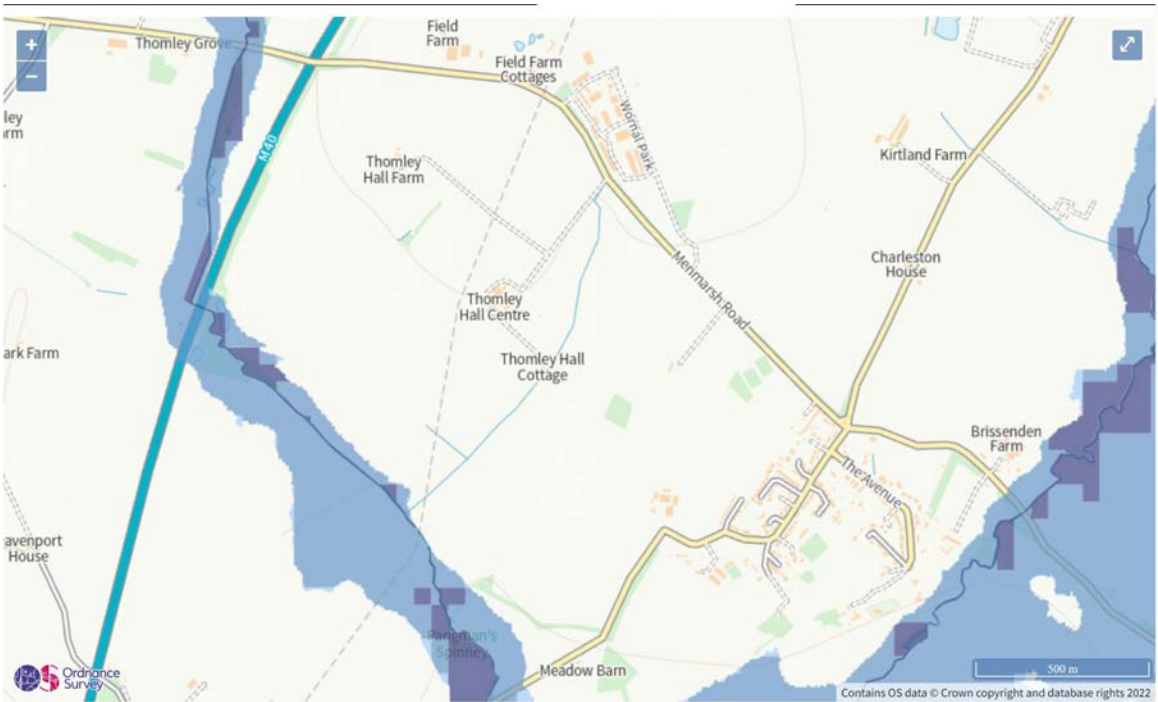
Thomley

March 2022

SRA | ARCHITECTS

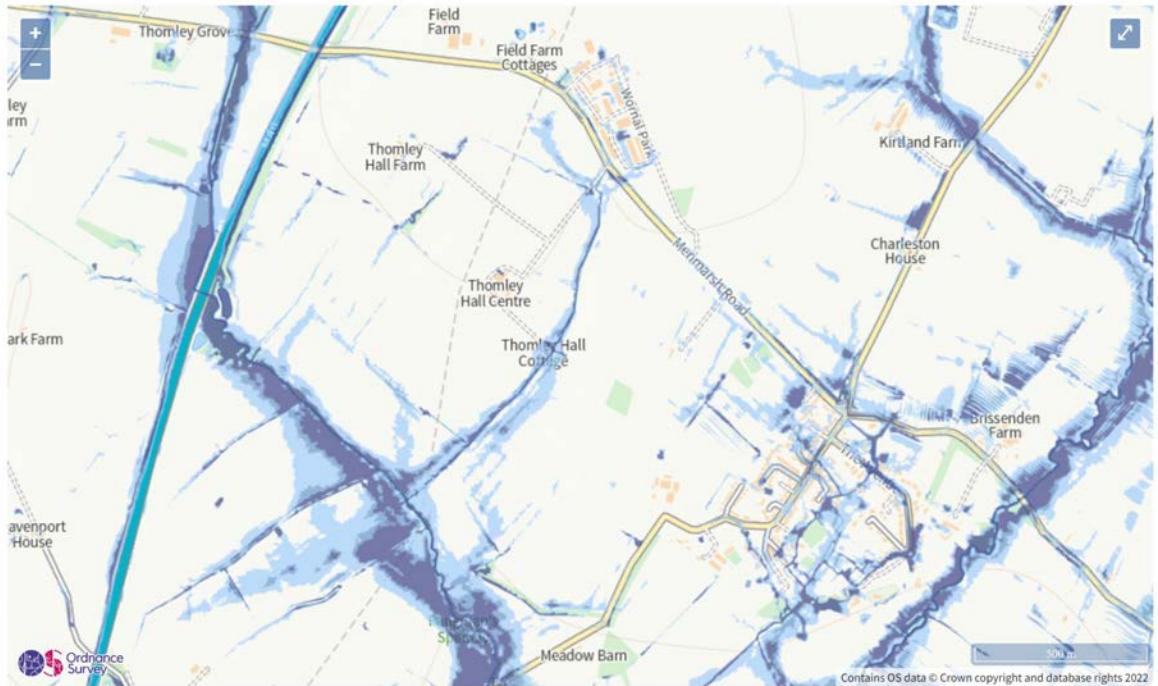
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Extent of flooding from rivers or the sea

High Medium Low Very low



Extent of flooding from surface water

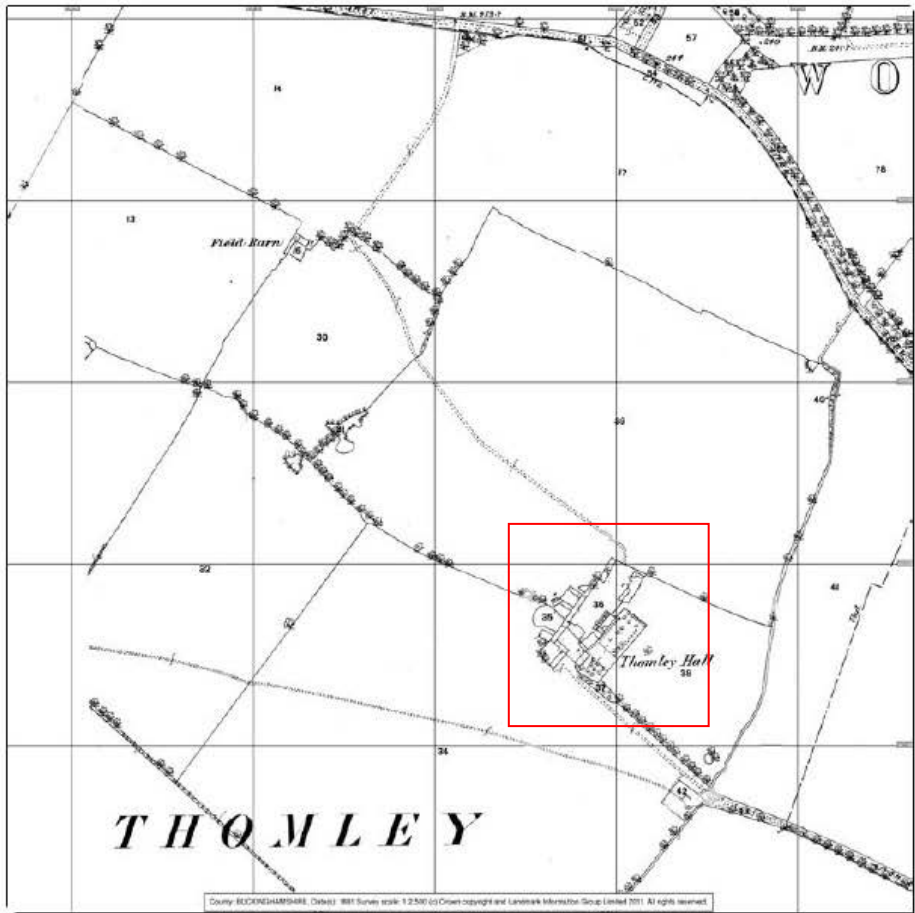
High Medium Low Very low



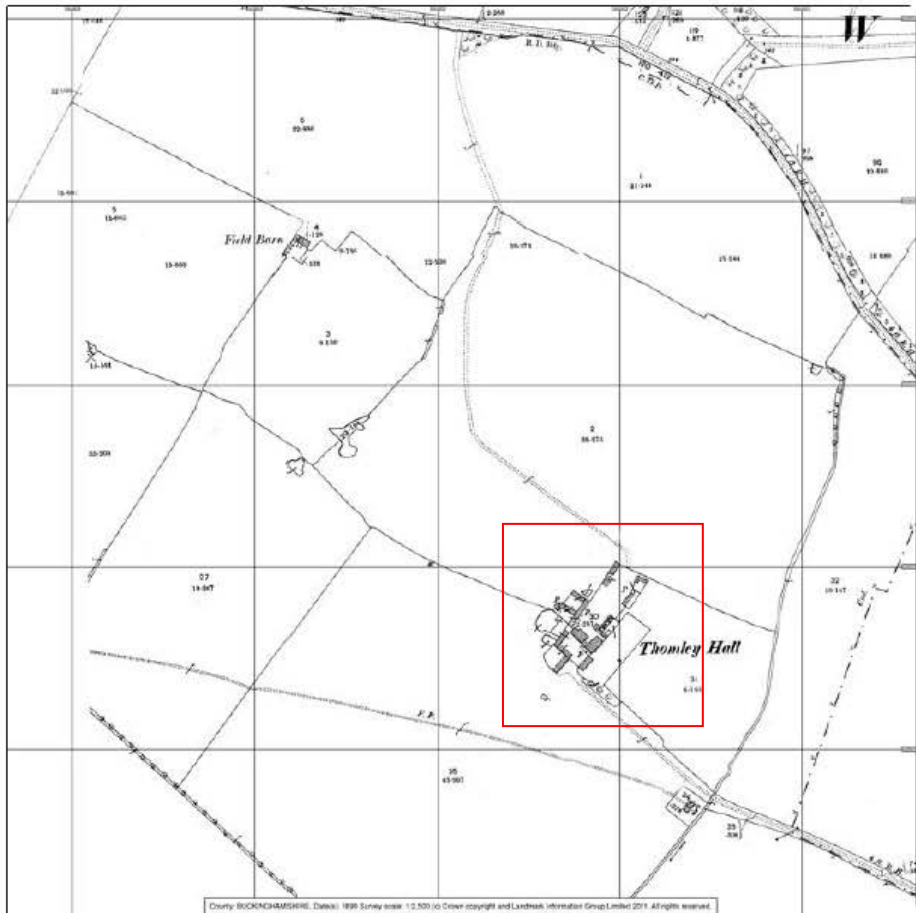
- KEY:
- Access road
 - Overhead electrical power lines
 - Pylon
 - Septic tank
 - Prevailing wind

The earliest historic maps found show the listed barn and manor house along with numerous outhouses. A few more outhouses were added over the years but it wasn't until the 1974 OS Map where we can see many of the structures that are in use today, and structures that were recently demolished such as the large barns and old dining hall.

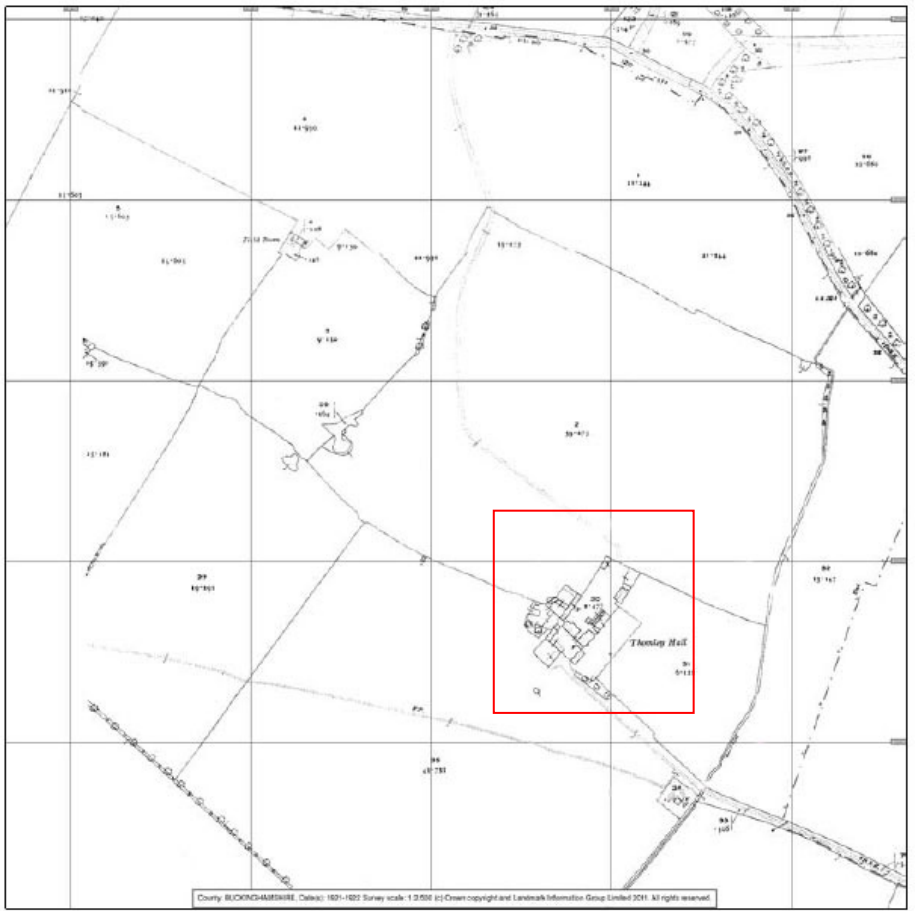
The access road as it is today was also an addition in the mid 20th Century



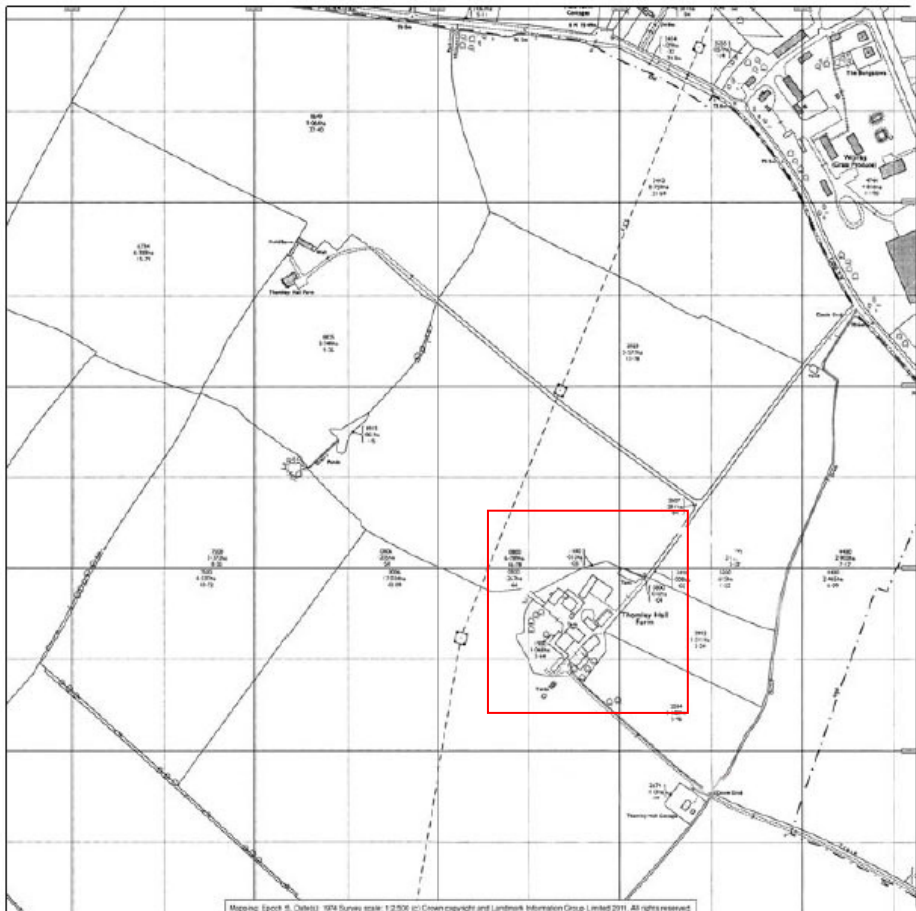
1881



1899



1921



1974



17th Century Grade II Listed Barn

Thomley Hall is accessed from Menmarsh Road- an unnumbered road which connects Worminghall and Stanton St. John.

The majority of the access road from the highway to Thomley is a single track, with no passing places. As the access road nears the junction with Menmarsh road, it widens to a double width which is sufficient to allow two vehicles to pass.



1



2



3



4

Social Context

The Thomley Hall Centre LTD (Thomley) was conceived in 1997 and Thomley Farm was identified as a suitable place to build a fully accessible play centre in 2000. Thomley was officially opened in July 2001 and was registered as a Charity in November 2001. We acquired the freehold in 2011.

Thomley’s Vision is to enhance the lives and experiences of disabled people, their families and our community.

We achieve this through our mission of providing a lifelong learning and leisure centre for people of all abilities and disabilities predominantly from Buckinghamshire and Oxfordshire; friendly, trained and experienced staff who understand our visitors’ needs; a safe, secure, stimulating and non-judgemental environment; and, activities which enhance the lives of our visitors by developing confidence, inclusion, life skills and social skills through leisure, learning and support.

We see 12,000+ visits each year in normal times by people with disabilities and 18,000+ visits by non-disabled parents, carers, siblings, friends and the wider community. We are open 5-6 days per week (Tuesday through Sunday) with programming tailored to specific disabled groups (i.e. pre-school children, school-aged children, young people, adults) as well as regular open days and special events.

Economic Context

Thomley contributes to the local economy by:

- Providing full-time paid employment to 14 FTE members of staff and supported by 14 volunteers.
- Delivering a Life Skills programme which is an entry-level life skills course accredited by the National Open College Network for young people with disabilities (aged 16-25) who are working towards awards in Independent Living and future employment.
- Providing work to local professionals- e.g. workshop facilitators, contractors, tradesmen
- Enabling employees from local companies e.g. Thames Water to make a difference by volunteering at Thomley.
- Duke of Edinburghwork placements
- Supporting families with funding information to seek grants for their children.

“A lack of early support & intervention maybe exacerbating the numbers of disabled children who reach crisis point and need more complex interventions. This increases problems for the child & family and is more costly than early intervention”.
- Aiming High for Disabled Children

The impact of Thomley’s work reduces the ‘economic burden’ of disability by:

- Minimising crises by providing continued support through a person with disabilities life.
- For non-disabled parents/carers/siblings ,improving overall mental and physical wellbeing by creating short-break opportunities, offering practical support in their caring role and expanding/consolidating support networks.
- For the non-disabled community — developing a fuller understanding of people with disabilities needs, helping them be better prepared to meet those needs in the community.

Funding

Thomley has developed a robust fundraising strategy, together with an external fundraising consultant. This strategy aims to develop and maintain a diverse mix of funding approaches and minimise financial risk to the organisation should national and local funding streams change.

This strategy is implemented by the Chief Executive , Operations Manager and fundraising consultant who between them seek financial support from trusts, foundations, government, corporates, legacies, major donors, community initiatives, individuals, events, and other centre revenue.

Wherever possible, Thomley seeks unrestricted funds that can be directed towards highest priority needs. Thomley does however manage a number of restricted funds, both for revenue and capital projects. Thomley endeavours to secure multi-year funding so to confidently plan for future years.

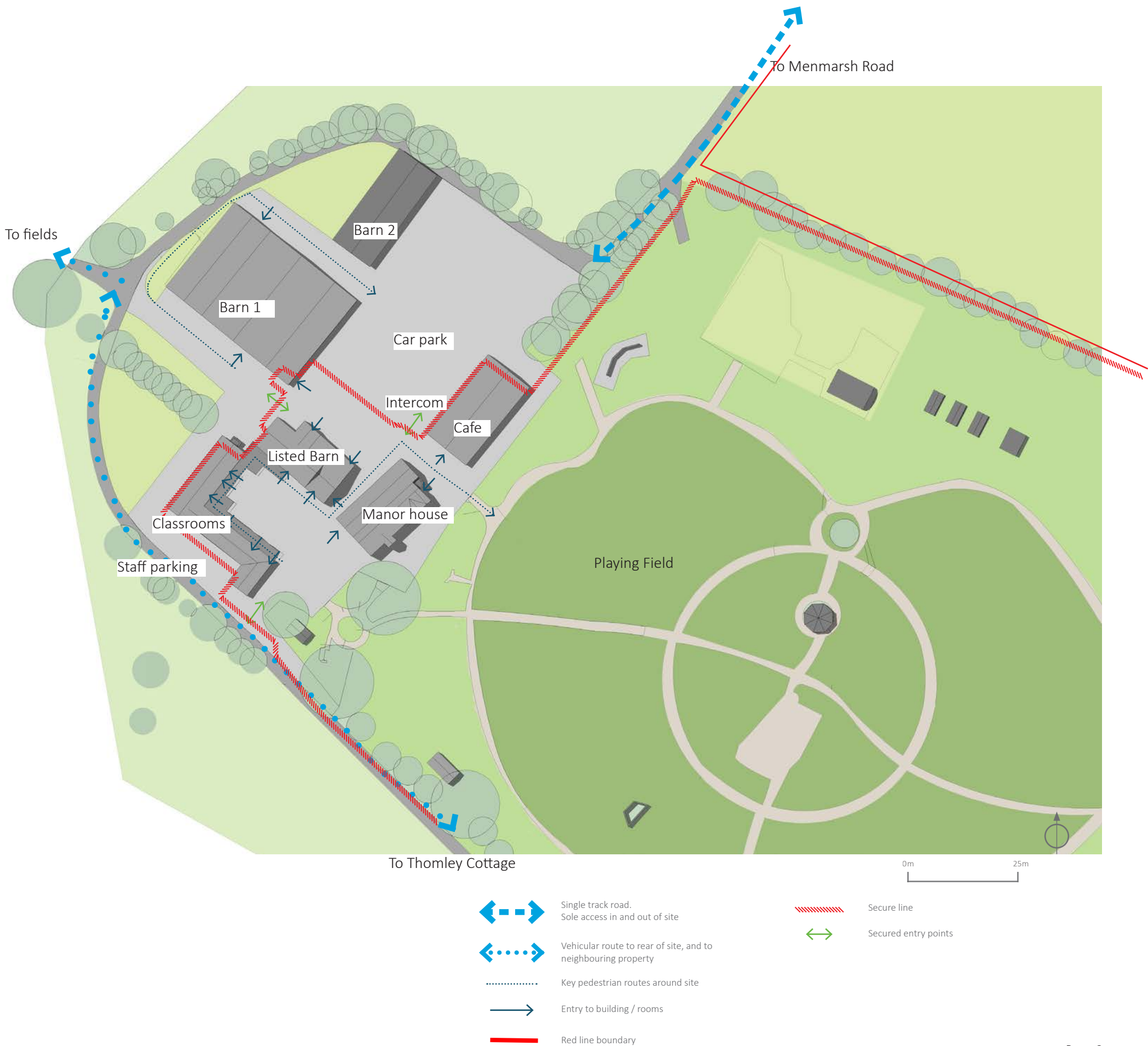
Thomley implements a reserves policy. The trustees intend to hold cash reserves at any one time equivalent to the estimated essential running cost of the Centre for the ensuing quarter. The cash reserves are under regular review by the trustees to ensure that they are sufficient to satisfy the reserves policy.



On entering the main Thomley site, a large area for car-parking is available for staff and visitors. The surface of this is currently in poor condition, and it is not lined so is not used efficiently.

The access road connects to another access road that circles around the Thomley site- providing vehicle access to the rear of the site, to neighbouring fields, as well as access to a neighbouring property - Thomley Cottage.

There is a secure line around most of the facilities at Thomley and visitors can only gain access via a staffed intercom from the car-park. This level of access control provides parents and carers with peace of mind knowing that those in their care have the freedom to enjoy the facilities in the knowledge that they will remain safely within the site perimeter.



Thomley Hall Activity Centre provides a very specialised and rare facility to families with disabled children from Oxfordshire and beyond.

Disabled people don't have the same opportunities as their non-disabled peers to engage in activities that will help them attain the life skills they need in making the transition to adulthood. This means they miss essential experiences that their non-disabled peers take for granted. For disabled people, the building of this foundation can take longer and requires additional support to achieve a healthy transition.

Thomley enhances the well-being of disabled people through delivering activities that helps develop the skills they need to run their day to day lives.

Outdoor Spaces

1. Outdoor seating area to cafe
2. Playground
3. Covered outdoor sensory trail
4. Playground (Toddler equipment)
5. Picnic area
6. Equipped playground (eg. swings, trampolines, roundabout)
7. Construction skills yard
8. Playing field with cycle track, fort, allotments, zip wire, climbing wall, sandpit, go karts, camping pods, BBQ

Indoor Spaces

- | | |
|----------------------------|----------------------------------|
| 1. Reception | 8. Chill-out room |
| 2. Cafe & kitchen | Construction Room |
| 3. Admin | Imagination Room |
| WCs | 9. Large Sensory Room |
| Teen Den | 10. Music Room |
| Small sensory room | 11. Construction Skills workshop |
| 4. Serviced offices on L1? | 12. Life Skills- classroom |
| 5. Soft Play | 13. Gym |
| 6. WCs | Life Skills- kitchen / food prep |
| 7. Art Room | |





1. Access Road from Menmarsh Road to the Thomley site.



2. Existing car-park with views of Pavillion, Listed Barn, Barn 1 and Barn 2



3. Existing car-park with views of Pavillion and Manor House



4. View of Barn 1 and Barn 2 from the Manor House



1. The Manor House and recently constructed Pavillion Cafe



2. View of the Listed Barn



3. Outdoor playscape and garden



4. Pavillion cafe and car-park.



1. View towards rear of Barn 2



2. View towards Barn 2, along side of Barn 1



3. View towards Barn 1 across site proposed for Life Skills building



4. View along bungalow along rear access road leading to Thomley Cottage



1. View of Barn 1



2. View of North West side of Listed Barn



3. View of rear of red-brick bungalow classrooms



4. View of rear of listed barn and manor house



8. View of Barn 1 and the now demolished Barn 2



7. View of manor house, listed barn and Barn 1 from reception.



6. New build cafe and reception



5. View of manor house and new-build cafe from camping pods area



New build camping pods

Thomley is a charity that provides safe and inclusive leisure facilities and life skills training for disabled people of all ages.

Most of the buildings used by the charity are existing buildings that have been adapted to provide their services. This includes:

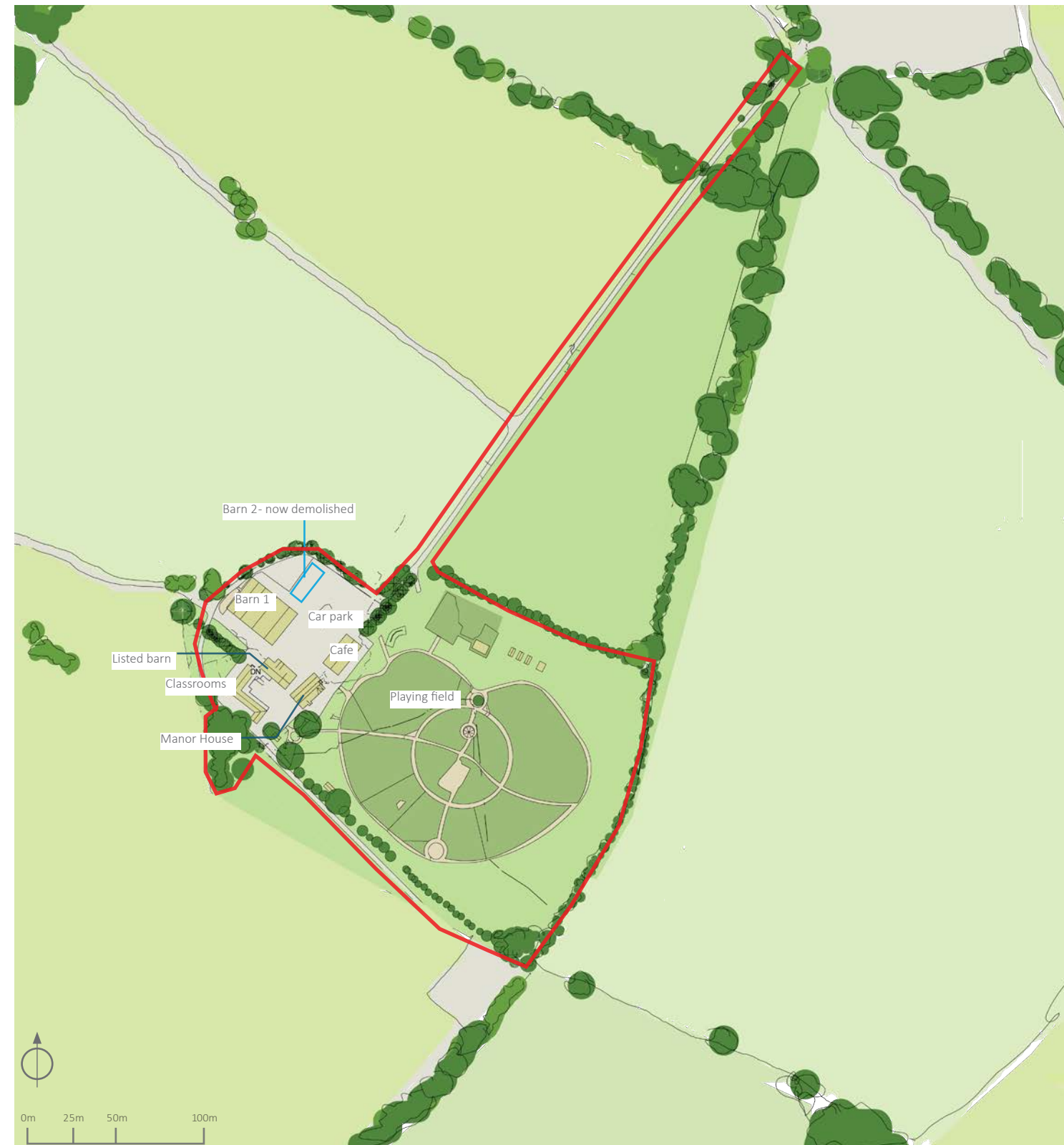
- The Manor House- a three storey traditional Victorian farmhouse which accommodates offices, WCs, a gym and a teaching kitchen
- The listed barn which accommodates soft play facilities,
- A bungalow which houses classrooms, and various play rooms,
- Barn 1- A large barn which is used for teaching construction skills, life skills as well as a music room, and storage space.
- The Pavillion - a purpose built cafe and kitchen used to host events and meetings, as well as providing food and drinks for visitors and staff.
- A large area of the site provides open space for outdoor play with equiped play areas, paths for cycling, walking, gardening and camping.
- Carparking is provided on the hard-standing between and around the edges of the site for staff and visitors.

As many of the spaces being used are not designed for their current purpose, Thomley would to develop the site to provide facilities that support the charities objectives but that can also provide an income to help the charity to self sustain.

The proposed works are:

- To apply for Change of Use on Barn 1 from agricultural to education.
- To redevelop Barn 2 (now demolished) to provide workshops for local businesses which also offer construction and other life skills training. To explore the possibility of lettable office space on the first floor.
- To resurface the car-park, with white lining so that it is used more efficiently.
- To provide passing places on the access road.
- To develop the playing field creating more enriching spaces such as sensory gardens, story-telling areas, waterplay, a maze, woodland, and mounds.
- To develop a new build 'Life Skills Centre' with two classrooms- one to be teaching kitchen, with ancilliary spaces.
- To replace an existing shed with a larger shed/barn to accomodate storage of maintenance equipment.
- To provide over-flow parking.
- To redevelop Barn 1 (currently used for construction and life skills) to a purpose building leisure facility housing a multi-purpose sports house (5-a-side sized), a small hydrotherapy pool, a small gym, soft play and associated changing spaces, WCs, staff area and plant.

If approved, it is anticipated that works will take place between Q4 2022 with the last phase of work commencing in 2027, funding permitting.



The charity started running its services at Thomley in 2002. In that time, there has been a number of planning applications - of varying scales and significance.

The most significant was in 2014 which saw the construction of a new pavilion cafe and the demolition of two large barns and a portacabin.

- P02/N0316 – Alteration to existing planning permission P01/N0530 to include boiler room, approved 27 June 2002.
- P06/W1204/RET – Installation of single storey portacabin for use as a quiet room or music room for children with disability. RETROSPECTIVE, refused 18 January 2007 (inappropriate siting, obtrusive appearance and design, detrimental impact on rural character of Green Belt).
- P07/W0156/RET – Change of use of land for relocation of temporary single storey portacabin for a period of 5 years (retrospective), approved 28 March 2007.
- P/07/W0633/RET – Retrospective application for play equipment for disabled children. Installation of a sand pit and a 1km long rural cycle track, and mini soccer pitch, allowed 8 November 2007.
- P/10/W0037 – Change of position of sandpit granted on application P07/W0633/RET and new gazebo over, approved 9 March 2010.
- P/13/S1514/FUL – Removal of Shed, installation of a wooden gazebo for purpose of shelter, installation of bike shed, extension of a cycle and wheelchair track and installation of outdoor play equipment, approved 16 August 2013.
- [P14/S0479/FUL – Demolition of two existing open barns and existing dining room. Relocation of existing portacabin. Erection of new dining hall building and new fencing to secure the site, approved 14 April 2014.](#)
- P/17/S0426/DIS – Discharge of condition 3 on application ref. P14/S0479/FUL Demolition of two existing open barns and existing dining room. Relocation of existing portacabin. Erection of new dining hall building and new fencing to secure the site, approved 14 March 2017.
- P/18/S1198/FUL – Installation of multi use games area (MUGA), supported by additional Tree Protection Information (25 April 2018) and ecology information (24 April 2018), allowed 15 June 2018.
- P/18/S0964/FUL – Installation of play train as outdoor play equipment, approved 19 June 2018.



2014: View of car-park with open barns



2014: View of car-park with open barns, Barn 1 and Barn 2 are to the rear



2022: View of car-park with Dining Hall and demolished barns/portacabin (discharged 2017), Barn 2 was demolished in early 2022. The listed barn and manor house has a much more prominent place within the setting now.



Thomley 2014
Large Barns dominated the site and were proposed for demolition as part of the proposal for the cafe.



Thomley 2017
The Pavilion cafe was constructed and the two tall barns and old dining hall were demolished. This opened up the site and especially improved the setting of the listed barn. A secure fence was installed and the areas in yellow became games areas, equipped play, outdoor seating- as well as the large playing field.



Thomley 2022
Barn 2 was demolished in early 2022 and the site cleared.

Development in the Green Belt

Clause 138 of the NPPF states:

Green belt serves 5 purposes:

- (a) to check the unrestricted sprawl of large built-up areas;
- (b) to prevent neighbouring towns merging into one another;
- (c) to assist in safeguarding the countryside from encroachment;
- (d) to preserve the setting and special character of historic towns; and
- (e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

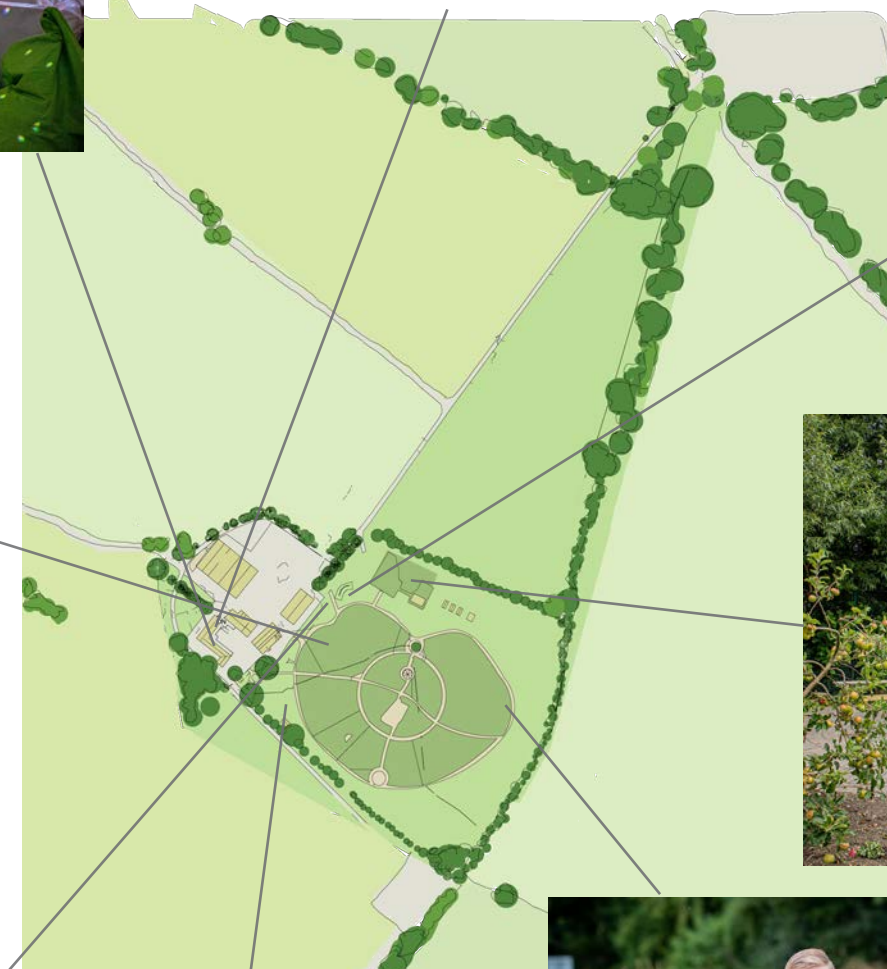
As Thomley is an isolated farmstead and with the majority of it's land devoted to providing outdoor sport and recreation, there is low risk of unrestricted sprawl, encroachment and merging with neighbouring towns. Most of the site is surrounded by trees, which provide shelter to the farmstead.

Development to date has helped to enhance the setting and in particular the historic buildings. The proposed development seeks to continue this by improving the quality of the landscaping and replacing existing poor quality and degraded structures with buildings of a similar scale and massing.

In addition, there are very special circumstances in the unique and rare services offered by Thomley to disabled people and to families with disabled children within Oxfordshire and beyond.

The proposed developments seeks to enhance the services offered to enable greater independence and improve the mental and physical well-being and prospects of a disadvantaged community.

Finally, the proposed developments will also help to bring in much needed funding to the charity taking a big step towards self-sufficiency, as well as providing employment opportunities for local people and workspace for businesses. It is the charities hope that business will form a synergy with the charities objectives and be able to support the charities work to provide life skills and experience to disabled young adults.



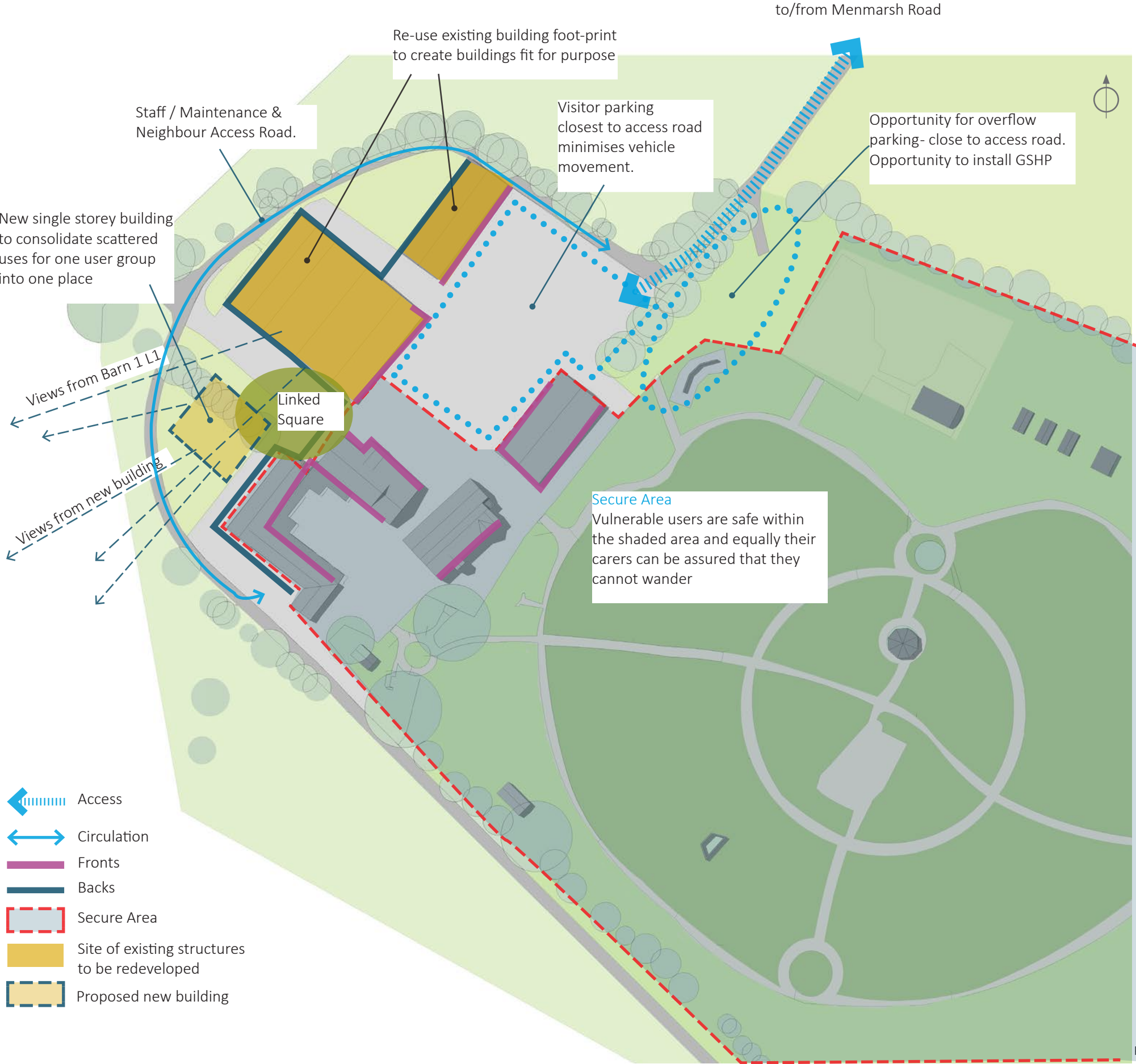
Access
Access around the site is constrained by the narrow road, and further constrained by the need to keep certain areas secure and safe for some of Thomley’s visitors. It was felt that visitor parking should be located in a place that minimised vehicle movement to the West and south of the site.

Siting of the Proposed buildings
2 of the three proposed buildings are simply replacing existing barns, using the same footprint and similar massing. It is proposed that the materiality and forms used in these buildings is sympathetic to the existing agricultural architectural language.

A triangle of land on the South West corner is proposed for the self-contained life-skills building. As this facility is quite separate from the main Thomley Centre, and outside of the secure line- there is no requirement for direct links to the existing buildings.

Views to the south offer opportunity for enhanced landscaping and outdoor space, and there is also an opportunity for a landscaped ‘square’ between the LSB and the proposed Barn 1 leisure building.

Opportunities for Sustainable Development
The proposed redevelopment of areas of the playing field - both for over-flow parking and enhanced play-space offers an opportunity for installing sustainable strategies - such as Ground Source Heat Pump and soakaways.



The masterplan is proposed to have a phased delivery and can be sub-divided into the following components- all of which are discussed in more detail on the following pages.

Q4 2022

1. Barn 1 Change of Use (Retrospective)

From agricultural to classroom and workshop. This is temporary use until Barn 2 and the Life Skills building are developed.

2. Barn 2 Development

A two storey building with workshops and welfare space on the ground floor and offices on the first floor.

3. Car-park re-surfacing

The existing car-park area is to be re-surfaced, white-lined and landscaped to provide space for 50 cars, two mini-buses and a loading/deliveries area.

2023

4. Outdoor play space

Distinct play areas to enhance the outdoor playing field are proposed with some new shelters and play equipment, as well as landscaping designed to engage and delight.

5. Life Skills Building

A new building with classrooms and areas for older, more independent learners.

2024

6. Over-flow parking

Grass-crete or similar surface on a corner of the playing field to provide over-flow parking for any events at Thomley.

2027

7. Storage Shed

The demolition of barn 1 and removal of containers will create a need for storage space. It is proposed to replace an existing shed with a larger one to house maintenance equipment.

8. Barn 1 Development

A 1 and 2 storey building providing indoor leisure and play facilities- hydrotherapy pool, gym, small sports hall, soft play with associated changing and plant areas.



Proposals

Phase 1: Barn 2 Redevelopment.

Barn 2 development

The existing Barn 2 has already been demolished as it was structurally unsound and the site has been cleared.

Thomley propose to replace it with a similar size/shape building with the aim of leasing units to businesses that may provide on-site training to Thomley users. The businesses would help to enhance the facilities currently offered at Thomley, as well as providing a rental income with the aim of helping Thomley to become self sufficient.

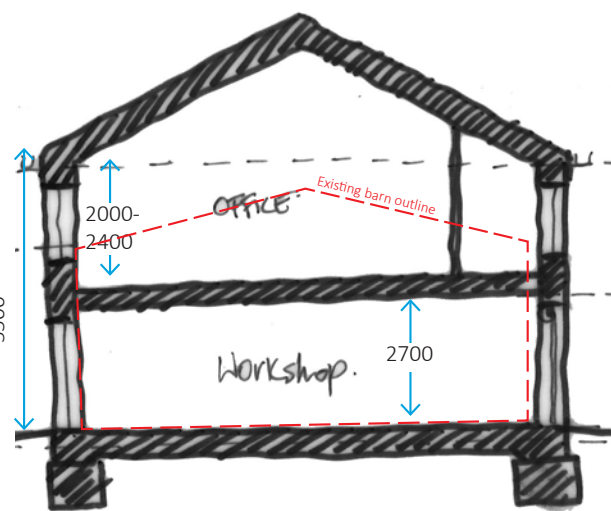
At ground level, 3-4 workshops are proposed with roller shutter doors to the rear, and pedestrian access to the front.

On Level 1, 4 offices are proposed- access from a stairs/lift in a centrally located core which will provide welfare facilities such as WCs and teapoint.

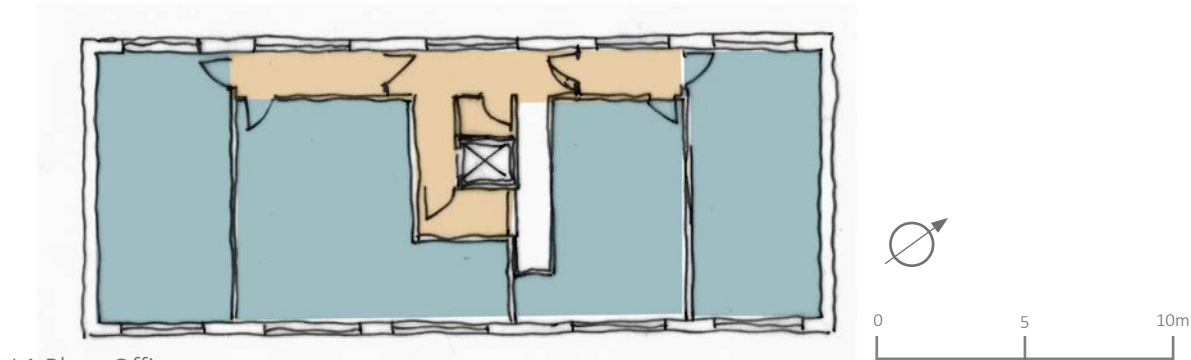
A modest 2 storey building

The existing barn measured 27 x 9m with an eaves height of 3.6m above external ground level. It was felt that the previous structure was squeezed between the access road and Barn 1, so the proposed building will be slightly shorter but a little deeper with a footprint of 25 x 10m

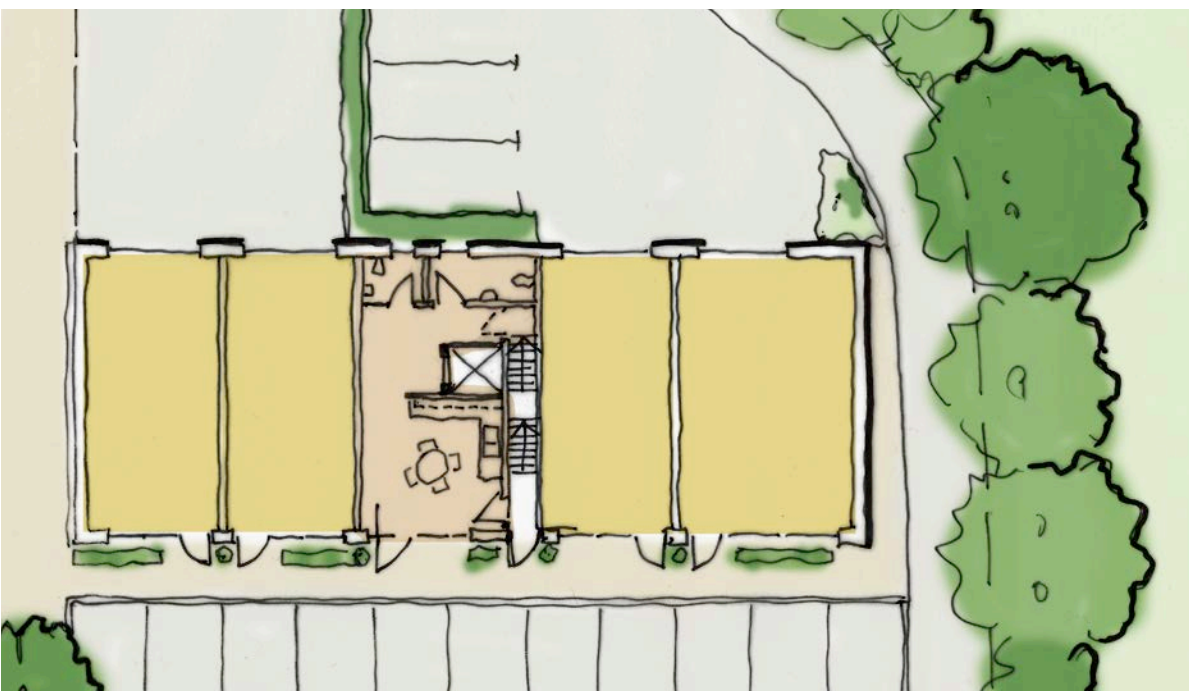
The existing barn had an eaves height of 3.6m- the proposed two storey building will be taller- with a proposed eaves height of 5.5m. The same roof pitch is proposed, and with high quality timber cladding proposed and improvements to the external ground surrounding, the proposed will be an improvement on the previous structure.



Indicative two storey development



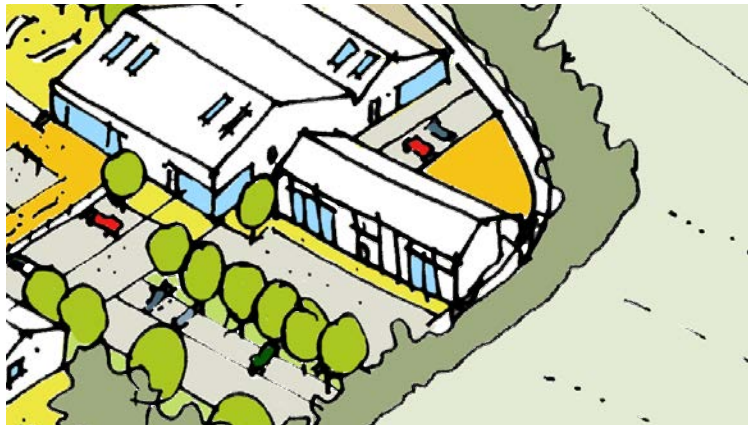
L1 Plan- Offices



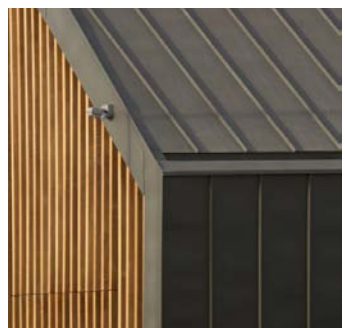
Ground Floor Plan - Workshops and Welfare bay

- Communal Areas- welfare / circulation
- Workshop
- Office

Precedents
From top: RAU Harnhill, larch cladding with mix of horizontal and vertical, horizontal larch cladding and frame detail around window, standing seam roof with timber cladding.



Sketch aerial view of Barn 2 workshops in context



The surface of the main car-parking area is extremely poor. It also does not have any white lining therefore parking is haphazard and inefficient, although currently adequate for how Thomley is used.

The proposed masterplan will provide the following:

- Visitor Spaces
- 2 minibus spaces
 - 42 standard parking spaces (2.5 x 5m)
 - 6 accessible parking spaces (2.5 x 5m plus 1.2m around)
 - 1 loading / deliveries bay

In addition to improved hard-land-scaping, the area is proposed to be softened with trees and shrubs around the car-parking area.

- Staff/Tenant Spaces
- The rear of the site will also accommodate parking associated with staff and the proposed developments

- Barn 2 Workshops- 6 spaces
- Life-skills Building- 3 tutor spaces and drop off/turning circle.
- 7 staff spaces behind classroom building.
- Barn 1 Leisure- 8 spaces

- Overflow Parking
- A further 27 spaces, which would be surfaced with grasscrete or similar is proposed for over-flow parking in the corner of the playing field.



Existing visitor parking

Outdoor play enhancements

Thomley propose to develop the centre of their existing outdoor playspace with distinct areas providing a variety of textures, themes and activities.

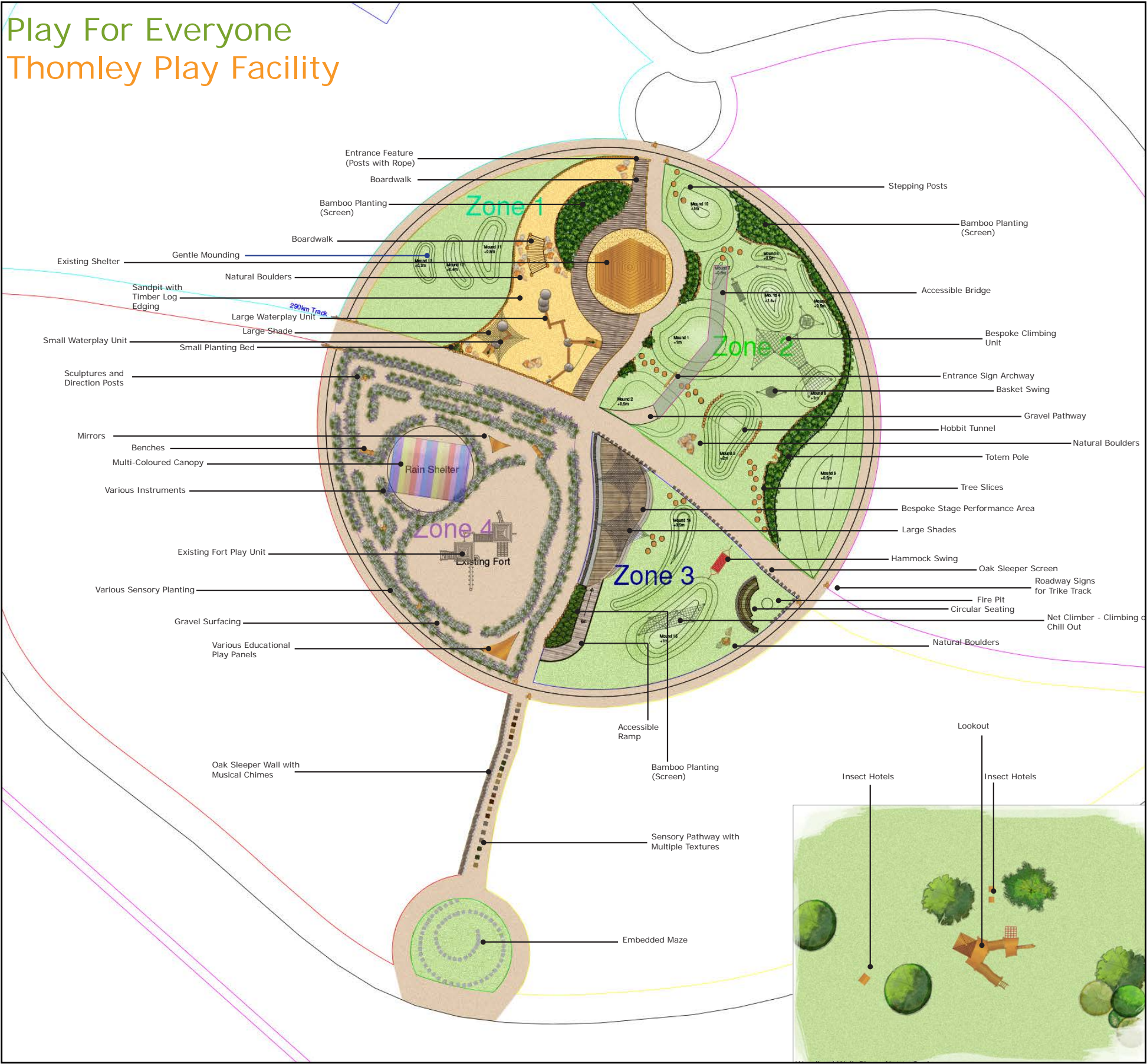
The indicative design shown here has been developed by a specialist company, Russell Play and shows a number of key components designed to enrich and engage visitors to Thomley.

- Zone 1- Waterplay
- Zone 2- Mounds
- Zone 3- Storytelling
- Zone 4- Maze

Additionally a woodland lookout and sensory path leading to an embedded maze add to the variety of outdoor spaces that would be offered.



Aerial View of Thomley Play field, as existing



Russell Play Proposals



Play For Everyone
Thomley Play Facility

Precedent Images:



Example Waterplay Unit



Example Waterplay Unit



Example Waterplay Unit



Decked Boardwalk



Seating



Example Waterplay Unit



Multiple Instruments



Totem Poles



Post With Rope



Suggested Planting - Maze



Multiple Instruments



Multiple Instruments



Multiple Instruments



Multiple Instruments



Multi-Coloured Canopy



Holed Stone Feature



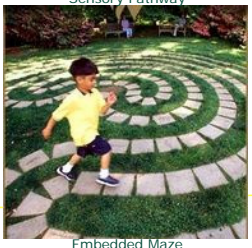
Multiple Instruments



Oak Sleeper Wall with Musical Chimes



Sensory Pathway



Embedded Maze



Lookout



Lookout



Bird Boxes



Bird Feeders



Bug Houses



Insect Hotels



Net Climber - Climbing or Chill Out



Hammock Swing



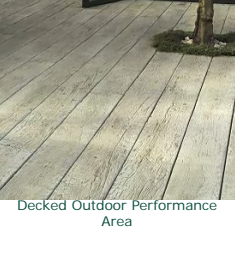
Storytelling



Fire Pit



Circular Seating



Decked Outdoor Performance Area



Oak Sleeper Screen



Natural Boulders



Basket Swing



Bamboo Planting (Screen)



Bespoke Net Climbing Unit



Hobbit Tunnel



Proposals

Phase 4: Life Skills Building

A purpose built learning space.

There is currently a classroom, chill-out area, staff office and 1-2-1 room in an enclosed area at the rear of Barn 1. A separate food preparation classroom is within Thomley Hall- behind the secure line. This proposal brings these two key learning spaces together in a separate purpose built building that is unconnected to some of the secure spaces.

Who is it for

The learners that use these classrooms tend to be older teens and young adults who are learning general life skills to enhance their independence in the world. Their needs might be quite different to some of the younger or more vulnerable users at Thomley which is why a separate self-contained building outside of the secure line is proposed. Parking is not required for these users - it is expected that most will be dropped off by their guardians, or will travel by minibus.

Site

This is proposed to be sited on a triangle of land on the South-West of the site. Ultimately, it will link with the proposed Barn 1 redevelopment with potential for outdoor food events (catered for by the students) in the landscaped area between the Life Skills Building and Barn 1.

Massing & Materiality

Indicative plans are sketched to test the feasibility of the brief in this location. The building will be a modest, single story building with a pitched roof similar to the adjacent classroom bungalow, and other bungalows in the area.

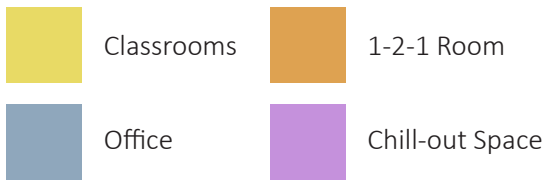
Materiality will draw from the surrounding buildings - red-brick, timber cladding and slate tying it in with the adjacent buildings.



Indicative Plan for Life Skills Building



Sketch aerial view of Life Skills Building in context



Precedents



Proposals

Barn 1 redevelopment

Mixed leisure centre

The redevelopment of Barn 1 proposes to offer sports and leisure facilities for Thomley visitors:

- Pool
- Hydrotherapy pool with fully accessible changing areas, hoists.
 - 1 changing places room
 - 2 accessible changing rooms
 - Communal changing rooms
 - Standard shower cubicles & WCs
 - Pool Plant room
 - Pool equipment store

- Other sports
- Multi-use Activity hall (Badminton Court size)
 - Gym (relocated from manor house into larger space)
 - 2 accessible changing rooms
 - 2 communal changing rooms

- Other facilities
- Double height soft play area
 - Reception with seating and area for vending machines
 - staff office
 - general building plant room.

The sketch plans use the existing footprint of Barn 1 however this may evolve during design development as the brief evolves and plan efficiency improves.



Sketch aerial view of Barn 1 Leisure Building in context



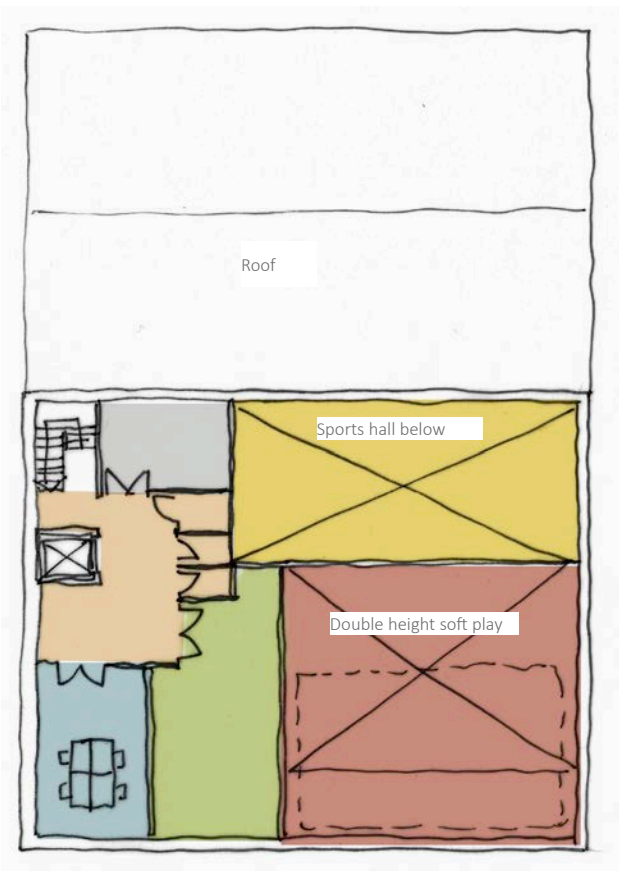
Ground Floor



1. Indicative view from cafe



2. Indicative view from west towards



Level 1

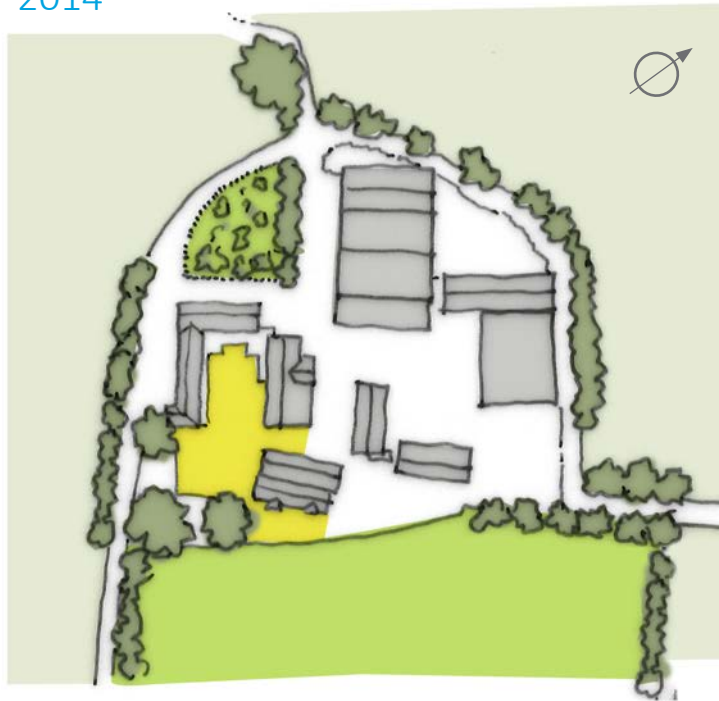


- Hydrotherapy Pool
- Small sports Hall (Badminton)
- Double Height Soft Play
- Gym
- Office
- Changing Areas / WCs
- Storage / Plant
- Reception / Seating

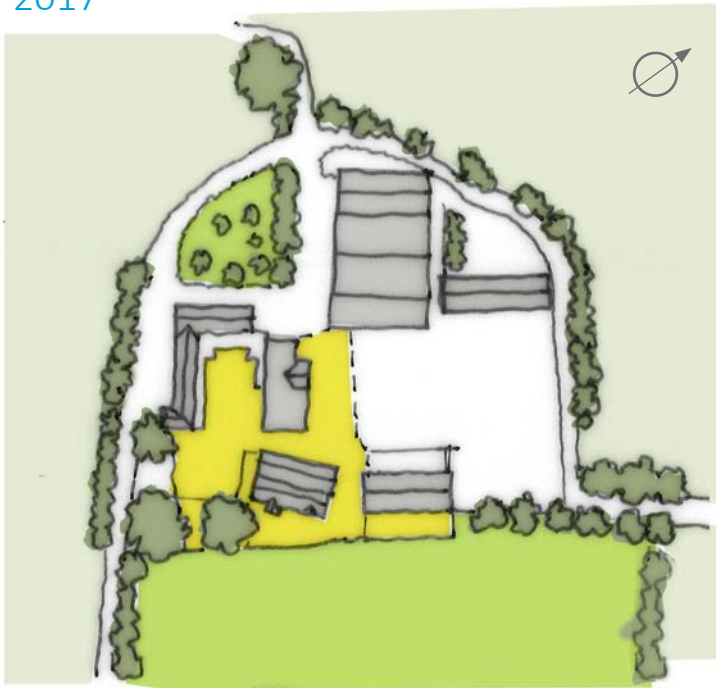
1. Cafe
2. Manor House
3. Listed Barn & Stables
4. Classrooms
5. Barn 2 Workshops
6. Barn 1 Leisure Centre
7. Life Skills Building
8. Enhanced Playing Field
9. Re-surfaced, lined, landscaped car-park
10. Overflow parking
11. Storage Shed



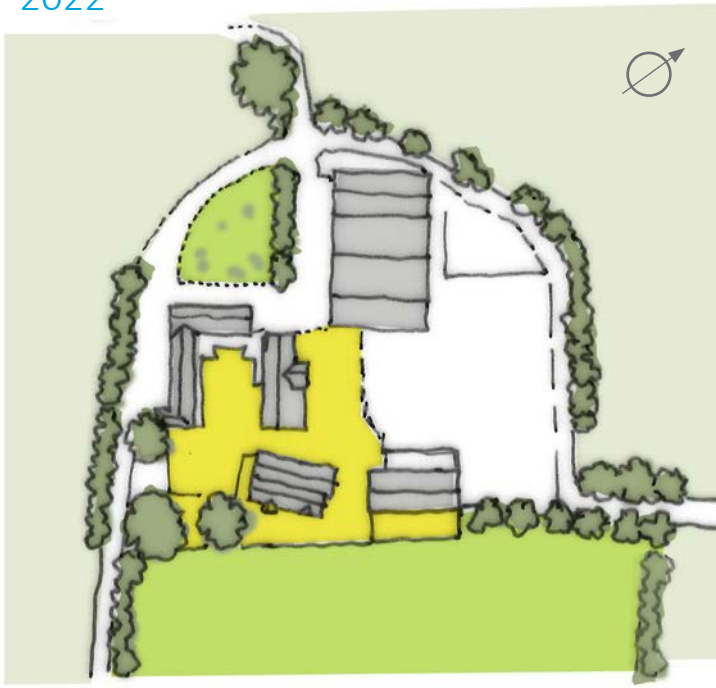
2014



2017



2022



2014 Areas	GIA (sqm)	Height (m)	
		Eaves	Ridge
Listed Barn	175	3.8	8
Classrooms	209	2.8	5.5
Manor House	594	4.8	8.3
Barn 1 (Linked)	730	3	6.3
Barn 2	203	3.6	4.75
Large open barn	409	<i>unknown but these were the tallest structures</i>	
Medium open barn	133		
Dining Hall	125		
Total	2,578		

Note
Areas of upper levels of existing buildings are based on ground floor foot-print taken from 2021 topographic survey
Areas of buildings demolished in 2017 are approximate.

2017 Areas	GIA (sqm)	Height (m)	
		Eaves	Ridge
Listed Barn	175	3.8	8
Classrooms	209	2.8	5.5
Manor House	594	4.8	8.3
Barn 1 (Linked)	730	3	6.3
Barn 2	203	3.6	4.75
Large open barn	409	<i>unknown but these were the tallest structures</i>	
Medium open barn	133		
Dining Hall	125		
single storey			
Cafe	222	5	8.5
Total	2,133		

2022 Areas	GIA (sqm)	Height (m)	
		Eaves	Ridge
Listed Barn	175	3.8	8
Classrooms	209	2.8	5.5
Manor House	594	4.8	8.3
Barn 1 (Linked)	730	3	6.3
Barn 2	203	3.6	4.75
Cafe	222	5	8.5
Total	1,930		

2028/9 Areas	GIA (sqm)	Height (m)	
		Eaves	Ridge
Listed Barn	175	3.8	8
Classrooms	209	2.8	5.5
Manor House	594	4.8	8.3
Barn 1 (Linked)	730	3	6.3
Cafe	222	5	8.5
Barn 2 workshops	436	5	7.5
Life Skills	170	2.8	5
Barn 1 Leisure	905	5.5	7
Total	2,711		

Comparison
The proposed development represents approximately a 5% increase in the overall GIA of the farmstead since 2014.

The works since then and proposed here represent the charity's objective to deliver outstanding facilities and services to it's visitors and community, whilst at the same time moving towards self sufficiency in its funding.

2028/2029



Access

The site is accessed from Menmarsh Road. The junction is 13.5m wide and the access road is 4.8-6.1m wide for 20m where it then narrows to a 2.8m wide single track road for a further 380m. There are a number of speed bumps along the road and currently only one opportunity for vehicles to pass (at the junction with the access road to Thomley Cottage). It is proposed to widen the road in 2 more places to create additional passing places.

Current Trip Generation

Thomley’s rural location is an attraction for many visitors – it’s size and openness which allows it to offer the type of facilities it does would be difficult and more costly to locate in a more urban/served setting. However equally- Thomley’s rural location is also a reason why some people do not visit there – the drive-time is also a barrier.

Thomley is a destination and most people tend to spend the day – arriving typically at around 10am and leaving around 3:30pm. This tends to avoid peak traffic on the highway and in local towns and villages. It is anticipated that staff, those using the workshops, would arrive earlier and leave later so this would spread out traffic.

A visitor survey undertaken in 2021 (See Appendix) provides some insight on where visitors are travelling from and why they come to Thomley. 65% of Thomley’s visitors travel from a 15 mile radius. Due to its rural location, there is no public transport and even if there were, public transport may not be feasible for some visitors due to the nature of their disabilities. As many of Thomley’s visitors are people with autism, sharing transport is often not an option and it is anticipated that individual transport will remain their preferred modes of transport.

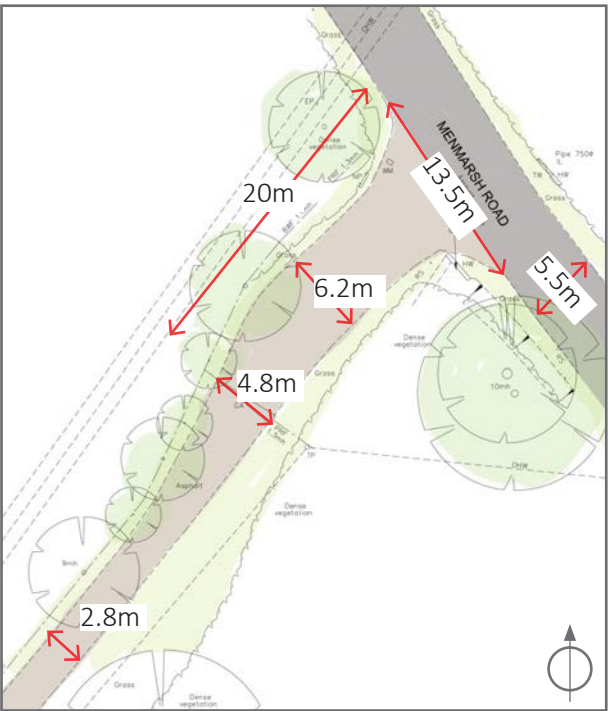
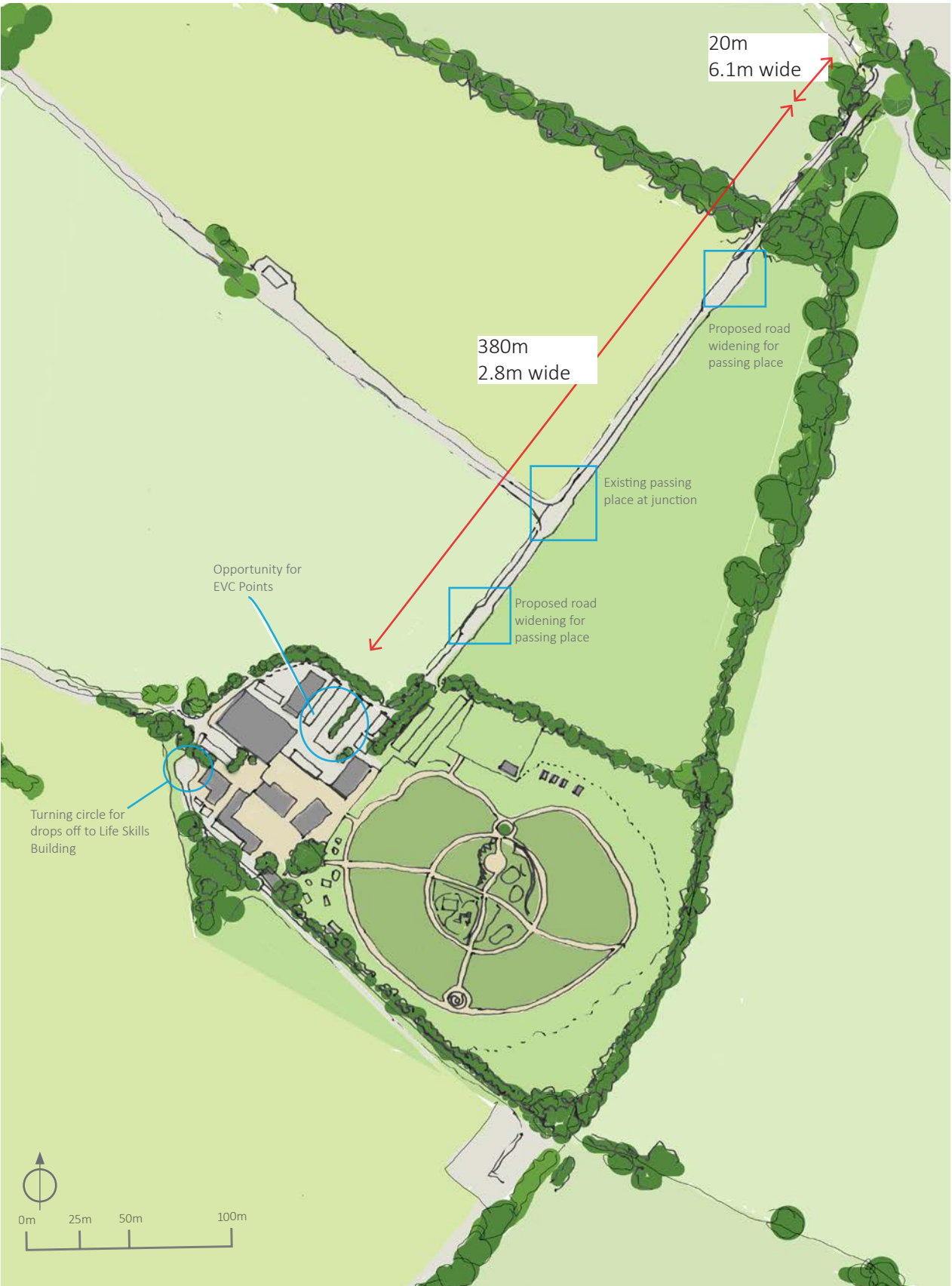
Most visitors travel to Thomley by private car/minibus with:

- A parent or carer
- Their families / friends
- School

It is anticipated that the proposed leisure facilities will attract a similar type of visitor that uses the existing facilities at Thomley, thus a similar type of trip generation. The life skills building will attract a slightly more independent visitor who is likely to be dropped off and picked up by a parent/carers/friend, a taxi or travel via a school minibus.

Thomley staff and those renting the serviced offices travel by private car and it is anticipated that those using the proposed workshops will do the same.

With the recent increase in electric car use, Thomley proposes to install some electric charging points to support any families/staff that wish to switch to electric cars.



Key dimensions at Access Road junction with Menmarsh Road



View of Access Road junction with Menmarsh Road.



View of single track section of access road

This drawing indicatively maps out the utilities as located on the Services Searches undertaken by Glanville.

Incoming Water ■■■■■

The Thames Water plans shown only main distribution as far as the highway. The Topo Survey identified the Water Meter (at the junction of the Highway and Access Road) and the Water Valve (in the car-park) so the blue line drawn here connects the two.

If digging is to take place in this area, a more detailed survey is recommended.

Incoming Power ■■■■■

Searches conducted with SSEN and National Grid show no assets directly on the site.

The yellow lines shown here are from UKPN plans. These had historic B&W plans overlaid on more recent colour plans and were quite difficult to read. The precise location of over-head lines were confirmed in the Topographic survey. Cables drop to underground at the edge of the car-park.

If digging is to take place in this area, a more detailed survey is recommended.

Incoming Telecommunications ■■■■■

The orange lines represent the location of BT cables. Cables are overhead along the access road and the location is confirmed with the Topo survey.

The cables are underground from the North East side of the Pavillion and plotted here indicatively based on the BT plans.

If digging is to take place in this area, a more detailed survey is recommended.

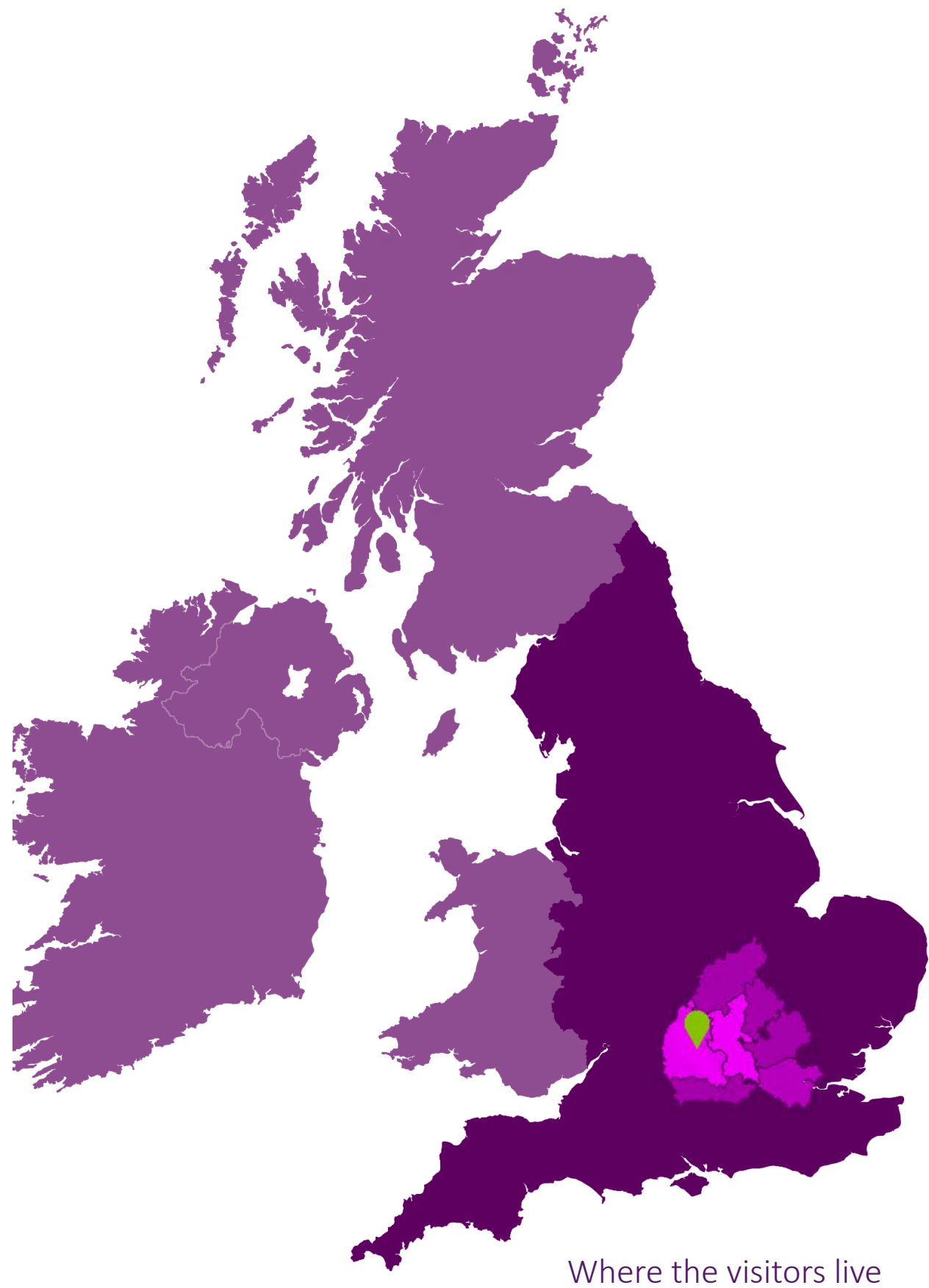
Drainage ■■■■■

As Thomley's drainage is handled privately, the location of sewer pipes has not been mapped by any utilities provider. The brown line plotted here estimates drainage runs based on the location of manholes.

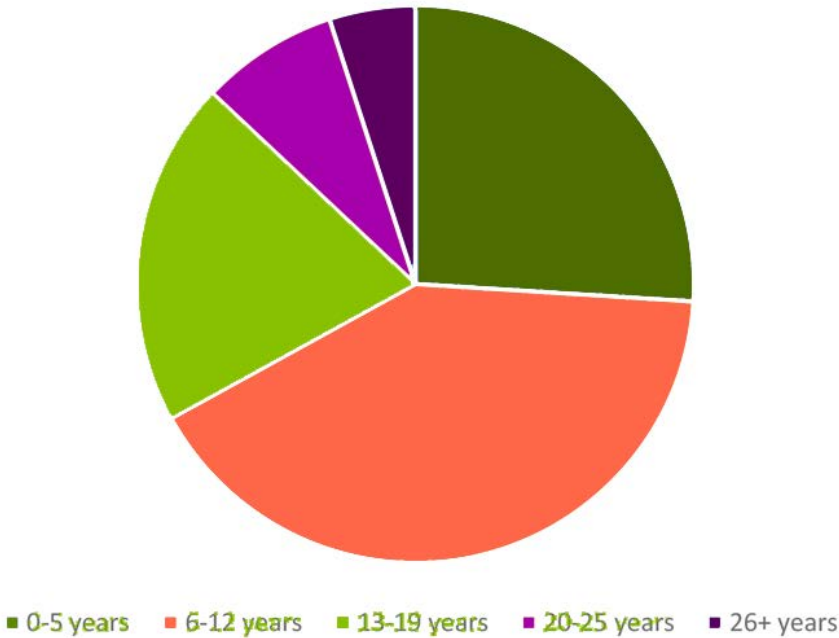
A more detailed survey is recommended prior to any excavations.

There is no incoming gas services onto the site

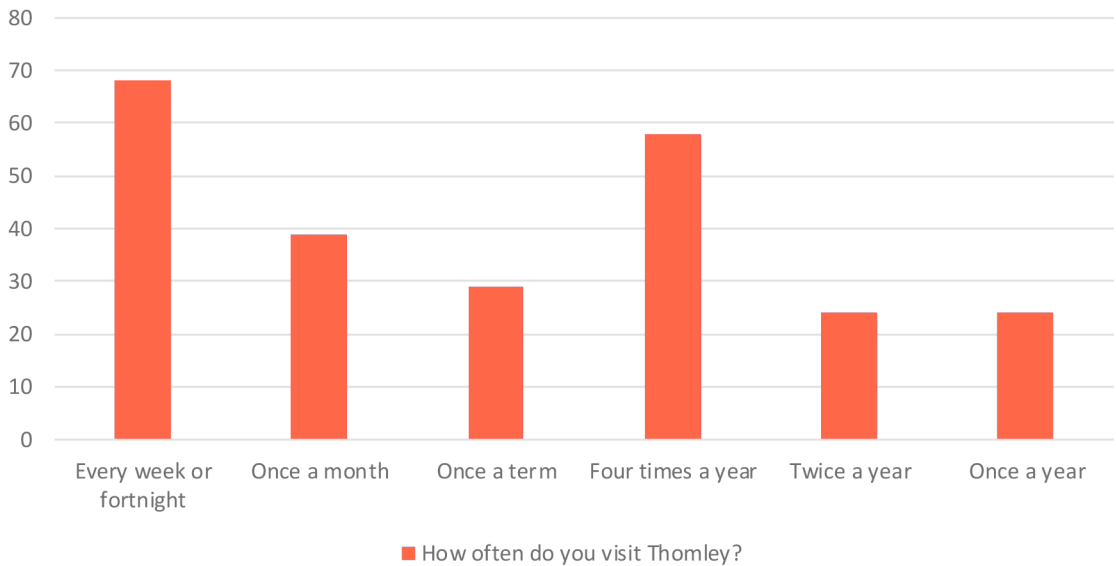




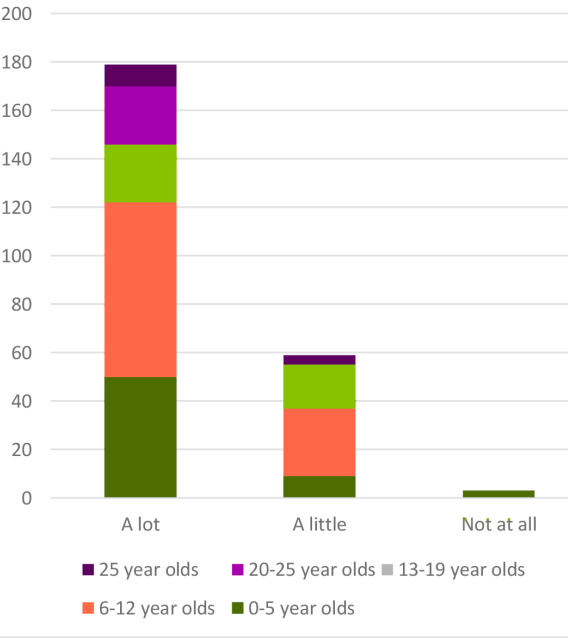
Age of visitors



Frequency of visits



How well does Thomley contribute to building confidence?



'As a parent or carer, how does Thomley contribute to you...'



What visitors would like to see at Thomley



South Oxfordshire Local Plan 2035

There are a number of relevant planning policies to be considered in the development of this proposal.

The proposal aims to meet the following objectives from the Local Plan 2035

STRAT 1: Overall Strategy

Part of the overall strategy is to protect and enhance the countryside- particularly areas within the Oxford Green Belt- by ensuring that development outside of towns and villages relate to very specific needs.

Thomley performs a very specific and special role within its local and wider community providing much needed and very important facilities for the disabled community.

STRAT6: Green Belt

The nature of activities at Thomley and the community that it serves can be categorised as very special circumstances. Since the charity started providing services at Thomley in 2002 there has been a few structural changes:

- Demolition of the large Dutch Barns (2017)- 542sqm
- Demolition of the old dining hall (2017)- 125sqm
- Construction of The Pavillion Cafe (2017)- 222sqm
- Demolition of Barn 2 (January 2022)- GIA 203 sqm

EMP11: Tourism

The proposed redevelopment of Barn 1 to provide leisure facilities aims to enhance the existing leisure facilities at Thomley.

65% of Thomley’s visitors are from a 10-15 mile radius and most come for a day (10am to 3:30pm). Thomley’s rural location and varied facilities make it a destination, although a recent visitor survey (see Appendix) suggested that the rural location was also a reason why people *don’t* travel to Thomley.

The recent addition of camping pods which allows visitors to stay overnight or longer makes Thomley a tourist destination as much as a local facility and the proposed Barn 1 Leisure Development will increase its attractiveness as a specialist and rare day-trip or short holiday destination for the disabled community.

TRANS4 & TRANS5: Transport Statement & Proposals

A significant change to the current transport implications is not envisaged until the Barn 1 development is completed

which is likely to be circa 2028. In the meantime, works will be undertaken to significantly improve the access and parking for existing visitors.

Please refer to the Transport Statement and strategy further on in this document.

ENV1: Landscape and Countryside

Thomley aims to enhance the landscape and natural setting of its surroundings. Part of this will be through the maintenance and increase of biodiverse soft landscaping within the farmstead setting. Improvement of the hard-landscaping will enhance the visual appearance of the site. The play field will form an important part in educating Thomley visitors about agriculture, biodiversity, plants and an appreciation for the natural world.

Where trees are proposed to be removed, replacement trees will be planted.

ENV3- Biodiversity

Most of the proposed development is within the footprint of existing structures and hard-standing and is unlikely to impact priority habitat and species.

The site of the life skills building is not hard-standing, and will require clearance of grass, plants and some trees. Thomley proposes to replace this lost green area with high quality and bio-diverse soft landscaping.

SSSI- impact risk zones waterperry wood and shabbington woods.

ENV6- Historic Environment

On neighbouring land, to the North West of the Thomley site there is a deserted medieval village which is a scheduled ancient monument (List No. 1006295). The land is currently used for agricultural purposes and the proposed development will not impact the monument.

ENV7- Listed Buildings

1. Proposals for development, including change of use, that involve any alteration of, addition to or partial demolition of a listed building or within the curtilage of, or affecting the setting of a listed building will be expected to:
 - i) conserve, enhance or better reveal those elements which contribute to the heritage significance and/or its setting;
 - ii) respect any features of special architectural or historic interest, including, where relevant, the historic curtilage or

context, such as burgage plots, or its value within a group and/or its setting, such as the importance of a street frontage or traditional shopfronts; and
iii) be sympathetic to the listed building and its setting in terms of its siting, size, scale, height, alignment, materials and finishes (including colour and texture), design and form, in order to retain the special interest that justifies its designation through appropriate design, with regard to the South Oxfordshire Design Guide.

2. Development proposals affecting the significance of a listed building or its setting that will lead to substantial harm or total loss of significance will be refused unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that demonstrably outweigh that harm or loss or where the applicant can demonstrate that:

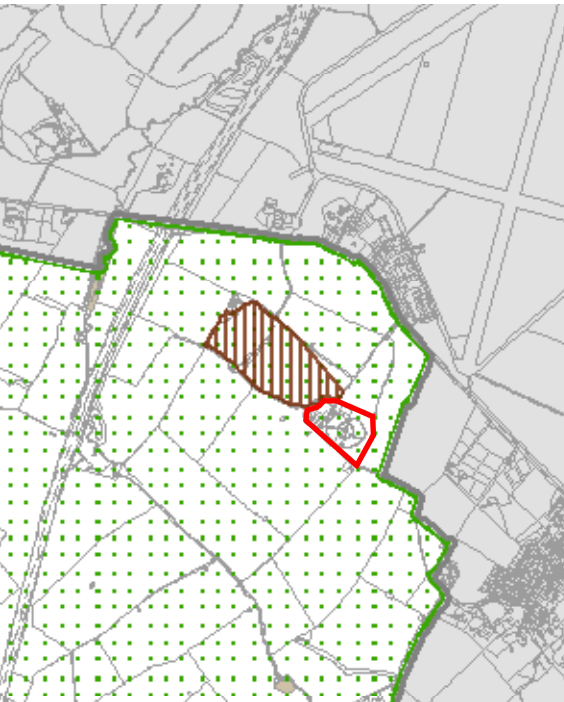
- i) the nature of the heritage asset prevents all reasonable uses of the site; and
- ii) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- iii) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- iv) the harm or loss is outweighed by the benefit of bringing the site back into use.

3. Development proposals that would result in less than substantial harm to the significance of a listed building will be expected to:

- i) minimise harm and avoid adverse impacts, and provide justification for any adverse impacts, harm or loss of significance;
 - ii) identify any demonstrable public benefits or exceptional circumstances in relation to the development proposed; and
 - iii) investigate and record changes or loss of fabric, features, objects or remains, both known and unknown, in a manner proportionate to the importance of the change or loss, and to make this information publicly accessible.
4. Changes of use will be supported where it can be demonstrated that the new use can be accommodated without any adverse effect on the significance of the building and its setting

ENV9- Archaeology and Scheduled Monuments

1. Development must protect the site and setting of Scheduled Monuments or nationally important designated or undesignated archaeological remains.
2. Applicants will be expected to undertake an assessment of appropriate detail to determine whether the development



Extract from Adopted Policy Map, illustrating Thomley's location within the green belt (STRAT6) and adjacency to a scheduled monument (ENV9)



Listed Barn and stables within the Thomley site.



North West elevation - landscape improvements are proposed here.

site is known to, or is likely to, contain archaeological remains. Proposals must show the development proposals have had regard to any such remains.

3. Where the assessment indicates archaeological remains on site, and development could disturb or adversely affect archaeological remains and/or their setting, applicants will be expected to:

- i) submit an appropriate archaeological desk-based assessment; or
- ii) undertake a field evaluation (conducted by a suitably qualified archaeological organisation), where necessary.

4. Nationally important archaeological remains (whether scheduled or demonstrably of equivalent significance) should be preserved in situ. Non-designated archaeological sites or deposits of significance equal to that of a nationally important monument will be assessed as though those sites or deposits are designated.

5. Where a proposed development will lead to substantial harm to or total loss of significance of such remains consent will only be permitted where it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss.

6. Where a development proposal will lead to less than substantial harm to the significance of such remains, this harm will be weighed against the public benefits of the proposal.

7. For other archaeological remains, the effect of a development proposal on the significance of the remains, either directly or indirectly, will be taken into account in determining the application.

8. In exceptional cases, where harm to or loss of significance to the asset is considered to be justified, the harm should be minimised, and mitigated by a programme of archaeological investigation, including excavation, recording and analysis. Planning permission will not be granted until this programme has been submitted to, and approved by, the Council and development should not commence until these works have been satisfactorily undertaken by an appropriately qualified organisation. The results and analysis of findings subsequent to the investigation should be published and made available to the relevant local and county authorities.

DES1: Delivery High Quality Development

1. All new development must be of a high quality design that:
 - i) uses land efficiently while respecting the existing landscape character;
 - ii) enhances biodiversity and, as a minimum, leads to no net loss of habitat;
 - iii) incorporates and/or links to a well-defined network of Green

and Blue Infrastructure;

iv) is sustainable and resilient to climate change;

v) minimises energy consumption;

vi) mitigates water run-off and flood risks;

vii) takes into account landform, layout, building orientation, massing and landscaping;

viii) provides a clear and permeable hierarchy of streets, routes and spaces to create safe and convenient ease of movement by all users;

ix) ensures that streets and spaces are well overlooked creating a positive relationship between fronts and backs of buildings;

x) clearly defines public and private spaces;

xi) provides access to local services and facilities and, where needed, incorporates mixed uses, facilities and co-locates services as appropriate with good access to public transport;

xii) provides a wide range of house types and tenures;

xiii) respects the local context working with and complementing the scale, height, density, grain, massing, type, and details of the surrounding area;

xiv) secures a high quality public realm that is interesting and aesthetically pleasing; and designed to support an active life for everyone with well managed and maintained public areas;

xv) does not differentiate between the design quality of market and affordable housing or the adjacent public realm;

xvi) is designed to take account of possible future development in the local area;

xvii) understands and addresses the needs of all potential users by ensuring that buildings and their surroundings can be accessed and used by everyone;

xviii) creates safe communities and reduces the likelihood of crime and antisocial behaviour as well as the fear of crime itself; and

xix) ensures a sufficient level of well-integrated and imaginative solutions for car and bicycle parking and external storage

2. Where development sites are located adjacent to sites that have a reasonable prospect of coming forward in the future, integration with the neighbouring site should form part of the proposal's design.

3. Where the Council is aware that adjacent or closely related sites with similar delivery timescales are coming forward together, coordinated, integrated and comprehensive masterplan will be required to be prepared across all the sites.

DES2: Enhancing Local Character

1. All new development must be designed to reflect the positive features that make up the character of the local area and should both physically and visually enhance and complement the surroundings.

2. All proposals for new development should be informed by a contextual analysis that demonstrates how the design:

i) has been informed by and responds positively to the site and its surroundings; and

ii) reinforces place-identity by enhancing local character.

3. Where a Character Assessment has been prepared as part of a made Neighbourhood Development Plan, a proposal must demonstrate that the positive features identified in the Assessment have been incorporated into the design of the development.

4. Where there is no local Character Assessment a comprehensive contextual analysis of the local character should be prepared as part of an application. This should identify the positive features that make up the character of the area. The proposal must demonstrate that these positive features have been incorporated into the design of the development.

5. Proposals that have the potential to impact upon a Conservation Area or the setting of a Conservation Area should also take account of the relevant Conservation Character Appraisal.

DES8: Promoting Sustainable Design

1. All new development, including building conversions, refurbishments and extensions, should seek to minimise the carbon and energy impacts of their design and construction.

Proposals must demonstrate that they are seeking to limit greenhouse emissions through location, building orientation, design, landscape and planting taking into account any nationally adopted standards and in accordance with Policies DES10: Carbon Reduction and DES7: Efficient Use of Resources.

2. All new development should be designed to improve resilience to the anticipated effects of climate change. Proposals should incorporate measures that address issues of adaptation to climate change taking account of best practice. These include resilience to increasing temperatures and wind speeds, heavy rainfall and snowfall events and the need for water conservation and storage.

3. All new development should be built to last. Proposals must demonstrate that they function well and are adaptable to the changing requirements of occupants and other circumstances.

4. The Council will not refuse planning permission for buildings or infrastructure of an outstanding or innovative design which promote high levels of sustainability or help raise the standard of design, as long as they fit with the overall form and layout of their surroundings.

5. A sensitive approach will need to be taken to conserve the special character of designated and non designated heritage

Proposals

Feasibility of additional field

There may be an opportunity to aquire the 7 acre field next to the Thomley site.

This could potentially accommodate the over-flow parking requirements without the need to use some of the playspace near the climbing wall.

However, the sheer area of land also creates opportunities for sustainable, productive and bio-diverse re-use of the land.

Parking

The plan here shows 50 over-flow car-parking spaces in the corner of the field closest to the Thomley site.

If more parking was needed, this could be comfortably accommodated. A permeable surface, such as grasscrete as well as tree/ shrub planting around would reduce the visual impact of a car-park- particularly when not in use.

Sustainable drainage

Currently Thomleys waste water is sent to a Septic tank and removed from site to be treated elsewhere.

This field, which has a very gentle slope presents an opportunity for the construction of reed beds drainage.

Energy Production

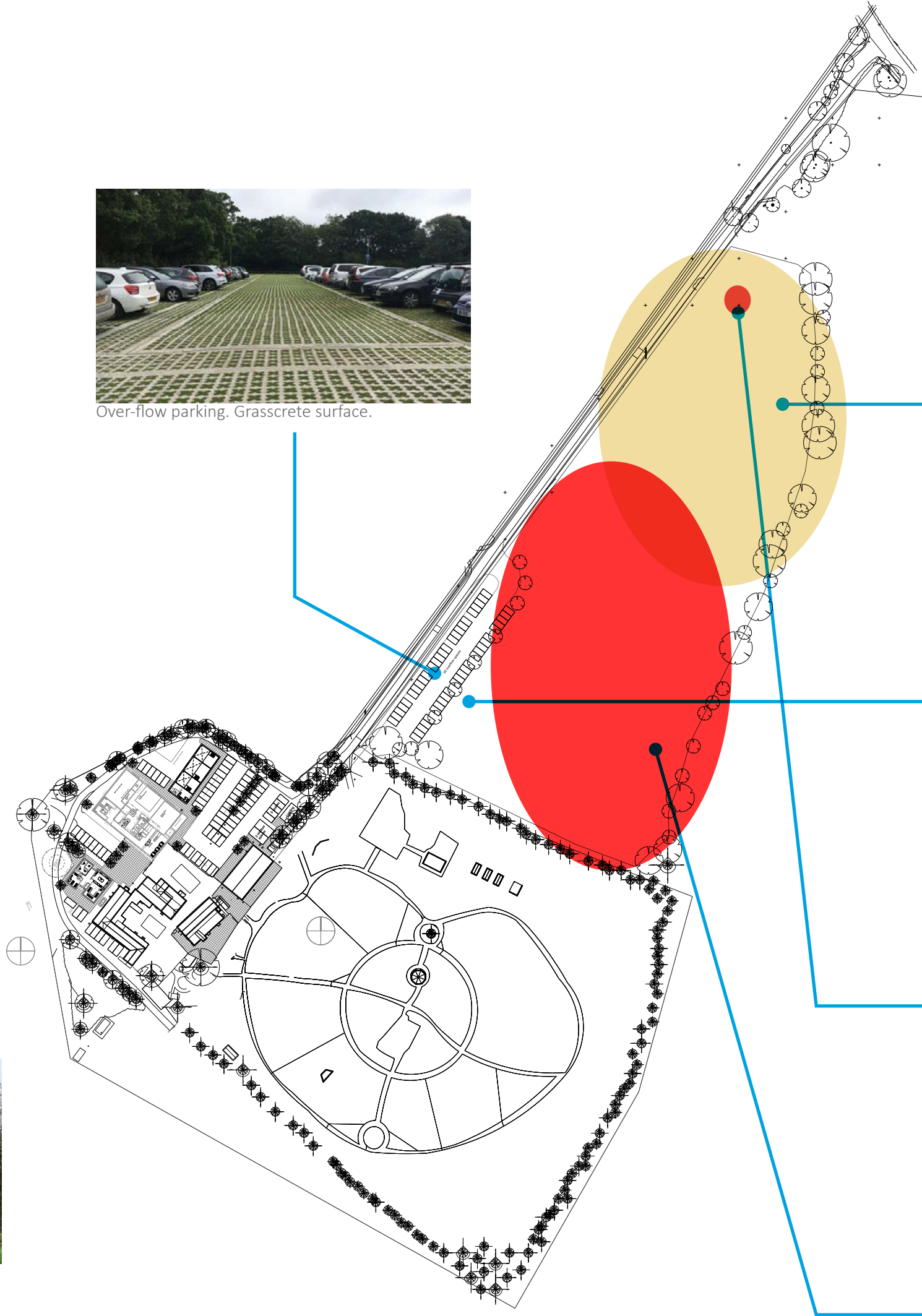
The land could also be used for energy production- for example Ground Source Heat Pump (GSHP), wind or solar power.

Rewilding

Anything left over could simply be re-wilded, returning some biodiversity to a heavily farmed region.



Over-flow parking. Grasscrete surface.



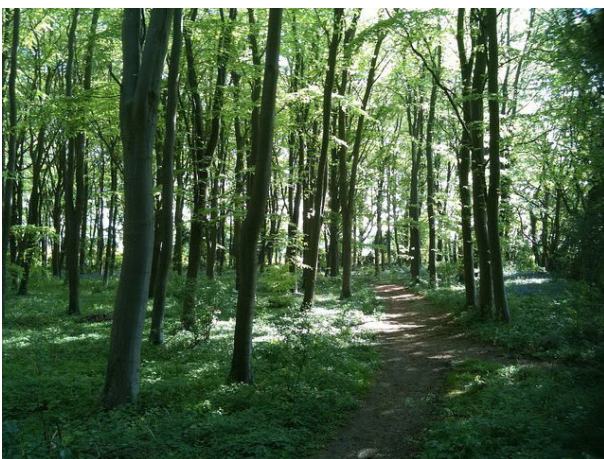
Sustainable drainage- Reed beds / wetlands



Energy production- Geothermal, could be under the car-park



Energy production- wind

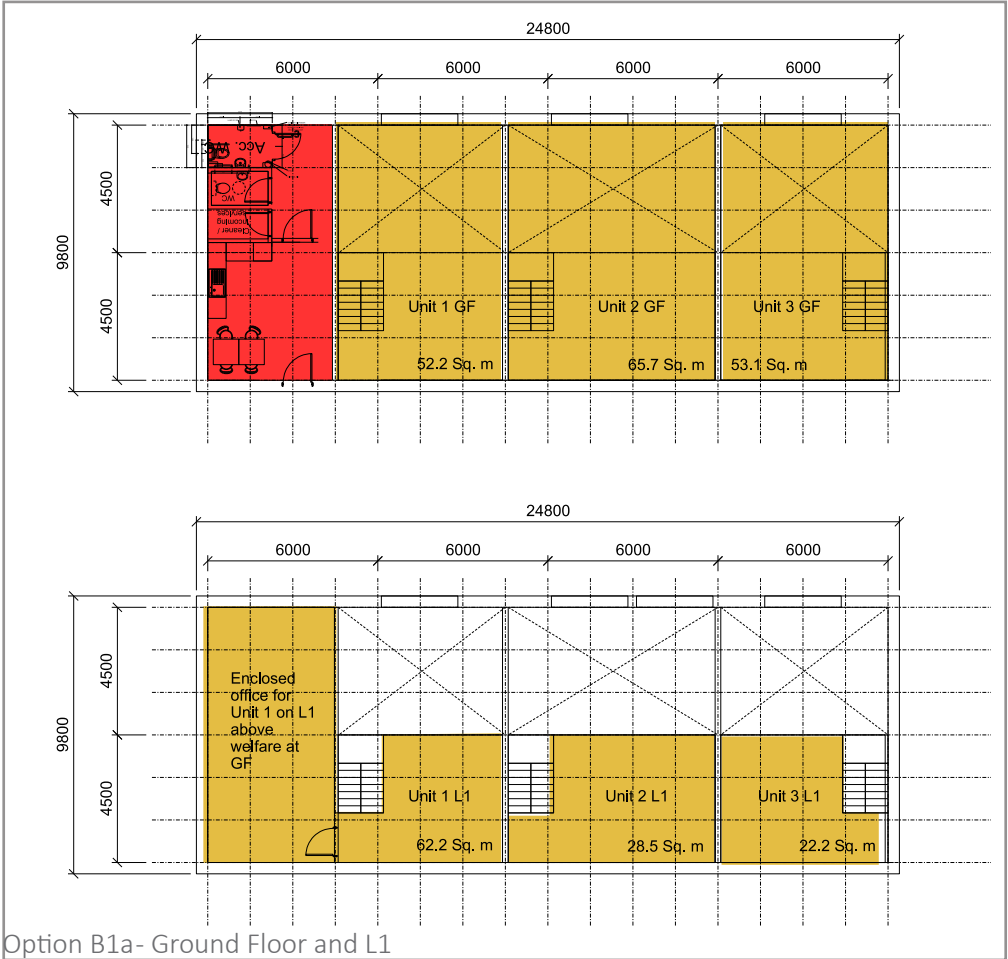
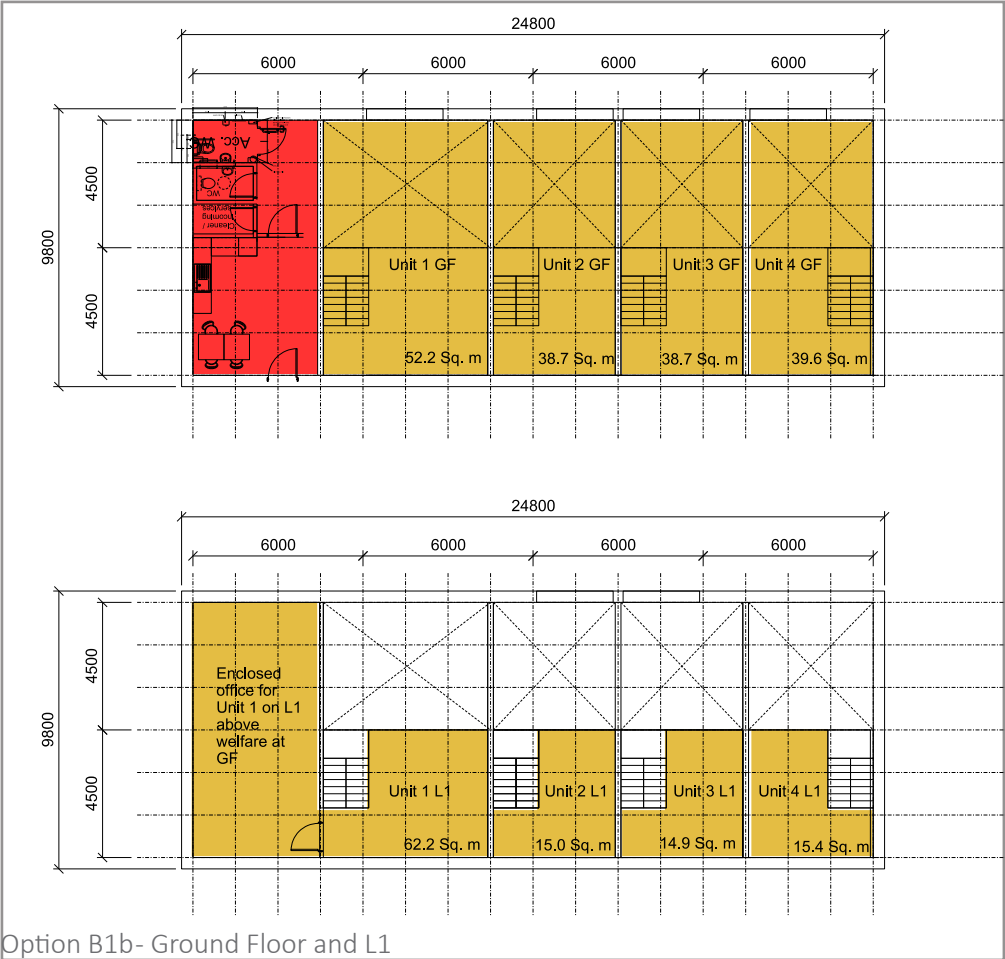


Re-wilding: New woodland

Option B1
This explores a 1.5 storey building which has workshop units and a mezzanine level on L1.

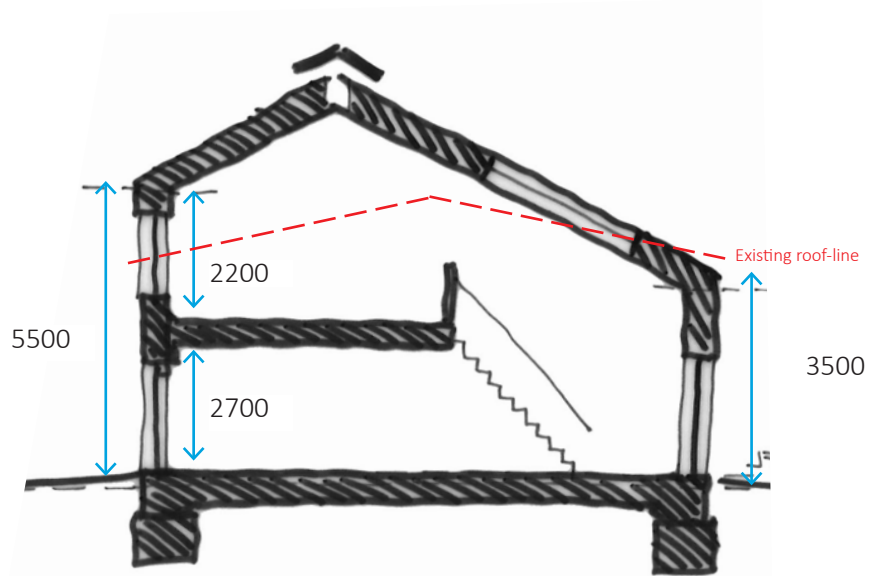
The welfare bay is 4.5m wide, leaving the rest to be split between 3-4 workshop units. Above the welfare space, additional space can be provided for one workshop.

Option B1a shows 3 units with a wider one in the centre which has space for two roller shutter doors.
Option B1b shows how this could be converted into 4 units.



Communal Areas-
welfare / circulation

Workshop



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