

# SEYMOUR CENTRE

## NEWS

### UPDATE ON PLANS TO REFURBISH THE SEYMOUR CENTRE



**Welcome to the second edition of the Seymour Centre newsletter. This newsletter is intended to keep you informed about plans for the transformation project at the Seymour Centre.**

Westminster City Council is proposing to transform the Seymour Centre by remodelling the building and improving the leisure and sports facilities, as well as bringing in new uses like a permanent home for Marylebone Library, a new central location for the Registrars' Service, and other community spaces.

In June and July, we held consultation events to share early concepts of how the transformed Seymour Centre could look with the community. Thank you to everyone who engaged with us at these events. We have summarised your feedback in this newsletter alongside more information about the next steps for the project and how you can continue to stay involved.

### WILLMOTT DIXON CONSTRUCTION APPOINTED TO HELP TRANSFORM THE SEYMOUR CENTRE



Following a competitive tender process, Willmott Dixon Construction have been appointed to join the Council's project team, which includes Make Architects, specialist engineers, a Project Manager, cost consultants, and planning consultants. Willmott Dixon have been appointed to review and input into the designs to help finalise them ahead of the construction works.



City of Westminster

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## THANK YOU FOR YOUR FEEDBACK!

Thank you to everyone who engaged with us during latest phase of consultation which took place in June and July. We met with over 160 people at our various events and heard from many more through our comment cards, survey, email address, and phone line.

Some of the key themes which came through from the events is summarised below – and we have tried to answer the most frequently asked questions on page 3 of this newsletter.



Most people supported refurbishment and were pleased that the original building is being **retained and remodelled to make better use of 'dead space'**.



People overwhelmingly **supported the efforts to make the building fully accessible** and wanted to learn more about how this would be achieved.



There was broad support for **bringing in community uses**, especially for families with young children.



Some people were concerned that a basement gym might not be well lit or ventilated. We can reassure people that **there will be some natural light in parts of the new gym**, which is made possible by the lightwells, and high-quality LED lighting will be installed throughout, and that **mechanical ventilation will ensure a flow of fresh air**. The basement location also means it will be easier to maintain an ambient temperature for people working out here.



The reduction of the pool from c. 31m to 25m was a cause for some concern, although others understood that widening the pool surrounds will **make the pool more accessible to people** with mobility issues and that a 25m four-lane pool is the Sports England standard.



Some people were concerned the project was attempting to 'do too much' in one space and worried the project could mean an overall loss of sports and leisure space in the building. We are pleased to confirm that there will actually be a small **increase in sports and leisure space** overall since the new uses are largely being accommodated by bringing areas of the building into use which are currently not well-used (e.g. old storage or plant spaces).

## WHO WE'VE MET WITH

We have also been meeting with key stakeholders, including those groups and clubs who currently use the Seymour Centre. This has been very helpful, with each club telling us more about how they use the centre now and what their requirements are for the future.

Since June 2022, we have met with:

- ▶ Serpentine Running Club
- ▶ British Sub-Aqua Club
- ▶ Amber Beauty Salon
- ▶ Xen-Do Martial Arts
- ▶ Koryo Taekwondo Academy
- ▶ Marylebone Badminton Club
- ▶ Marylebone Association
- ▶ Marylebone Mums and Dads

If you are a member of a group or club and want to meet with our project team to discuss your use of the centre, please do get in contact (details of how to do so are on the back page).



Sketch image of the new reception area



Sketch image of the new sports hall

## YOUR QUESTIONS ANSWERED

### **Q. How can you fit so much into the existing building?**

There is a lot of "dead" space in Seymour Centre which is currently not publicly accessible, like storage spaces or old plant and maintenance areas. It is by bringing these spaces into use that we can bring in new uses.

### **Q. Will there be a loss in sports and leisure space?**

There will be no loss of sports and leisure space.

### **Q. Why is the new pool just 25m, instead of c. 31m as it is currently?**

We are proposing to design the pool to meet Sports England guidance, which means it will be 25m in length and designed to be more accessible.

### **Q. Will the basement gym not be dark and poorly ventilated?**

Currently the fitness facilities are located over several floors and in disparate locations within the building. By using the large space beneath the sports hall instead, we can offer a consolidated fitness offer.

Some of these spaces will have access to natural light via the lightwells around the perimeter of the building and daylight LED fixtures will ensure all spaces, even those without access to natural light, will be bright and evenly lit. Mechanical ventilation will be provided throughout.

### **Q. Why are you including the library?**

The existing Library lease is ending, and the Council has long promised to provide a permanent home for the Library in Marylebone. By consolidating the spaces in the centre we are proposing, we will not only provide larger sports and leisure spaces but we can also accommodate the Library. This will also increase footfall which we hope will lead to more local people using and benefiting from the facilities.

### **Q. Why are you including the Registrar's office?**

We believe that by bringing the service to Seymour, we will make it more accessible to a greater number of people while also providing much better facilities than they have now. It is also an opportunity to bring a range of Council services together into one building which is more efficient.

### **Q. Will the centre be open during construction?**

The centre will be closed throughout the duration of the construction phase.

### **Q. When will the centre close?**

Subject to achieving planning permission, we would expect this to be sometime next year.

### **Q. When will the refurbished centre open?**

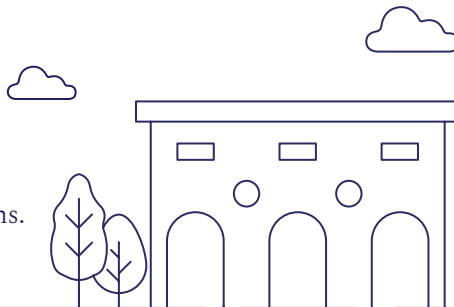
We currently estimate that the newly refurbished centre will open in 2025.

### **Q. What will happen to my membership?**

Questions about membership should be directed to Everyone Active. They can be reached on [everyoneactive.com/contact-us](https://everyoneactive.com/contact-us)

## INDICATIVE PROJECT TIMELINE

- March 2021**  
Council announced our commitment to bringing the Seymour Centre transformation forward at a public webinar.
- May - October 2021**  
Early engagement around people's priorities for the refurbished centre, including public webinars and a digital survey.
- January - February 2022**  
Public webinars held to present the survey findings and provide an update on the project.
- June - July 2022**  
Public consultation to present the early concept designs to the community and gather feedback. This included three in-person events, a webinar, online survey, and meetings with key stakeholders.
- August 2022**  
Pause for project team to review and consider feedback, using this to inform the design work.
- September 2022**  
Public consultation to present detailed designs to the community and gather feedback.
- Autumn 2022**  
Planning application submitted to the Local Planning Authority.
- Spring 2023**  
Planning decision expected.
- 2024**  
Construction work begins.
- 2025**  
Refurbished Seymour Centre re-opens.



## DATES FOR YOUR DIARY

In September, we will be presenting our detailed plans to the community to hear your feedback before we submit a planning application later in the year. We will also share how the feedback we've had so far has helped to shape the plans.

We want to make sure you have every opportunity to see the plans, meet with our design team and ask any questions you have. That's why we are holding a mixture of in-person and online events where you can drop in and learn more, in addition to launching a new survey so you can share your thoughts even if you cannot join us for an event.

### In-person events will take place at:

- ▶ Saturday 10 September, 12.30 – 3.30pm, at Seymour Leisure Centre, Sports Hall, W1H 5TJ
- ▶ Tuesday 13 September, 1– 4pm, at Seymour Leisure Centre, Studio 2, W1H 5TJ
- ▶ Wednesday 14 September, 4 – 7pm, at 35 Church Street, NW8 8EU
- ▶ Wednesday 21 September, 12 – 3pm, at 35 Church Street, NW8 8EU

### Online events will take place at:

- ▶ Monday 19 September, 12 – 1pm
- ▶ Tuesday 20 September, 6 – 7pm

## CONTACT US

### Website

[westminster.gov.uk/leisure-libraries-and-community/seymour-centre-project](https://westminster.gov.uk/leisure-libraries-and-community/seymour-centre-project)

### Email

[seymourproject@westminster.gov.uk](mailto:seymourproject@westminster.gov.uk)

### Letters\*

Corporate Property Team,  
Level 13, 64 Victoria Street,  
London SW1E 6QP

*\*with many Council staff working remotely, we recommend you email any queries or concerns you have to ensure they are responded to in a timely manner.*

## WESTMINSTER CONNECTS

### Website

[westminster.gov.uk/coronavirus](https://westminster.gov.uk/coronavirus)

### Phone

020 7641 1222



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