

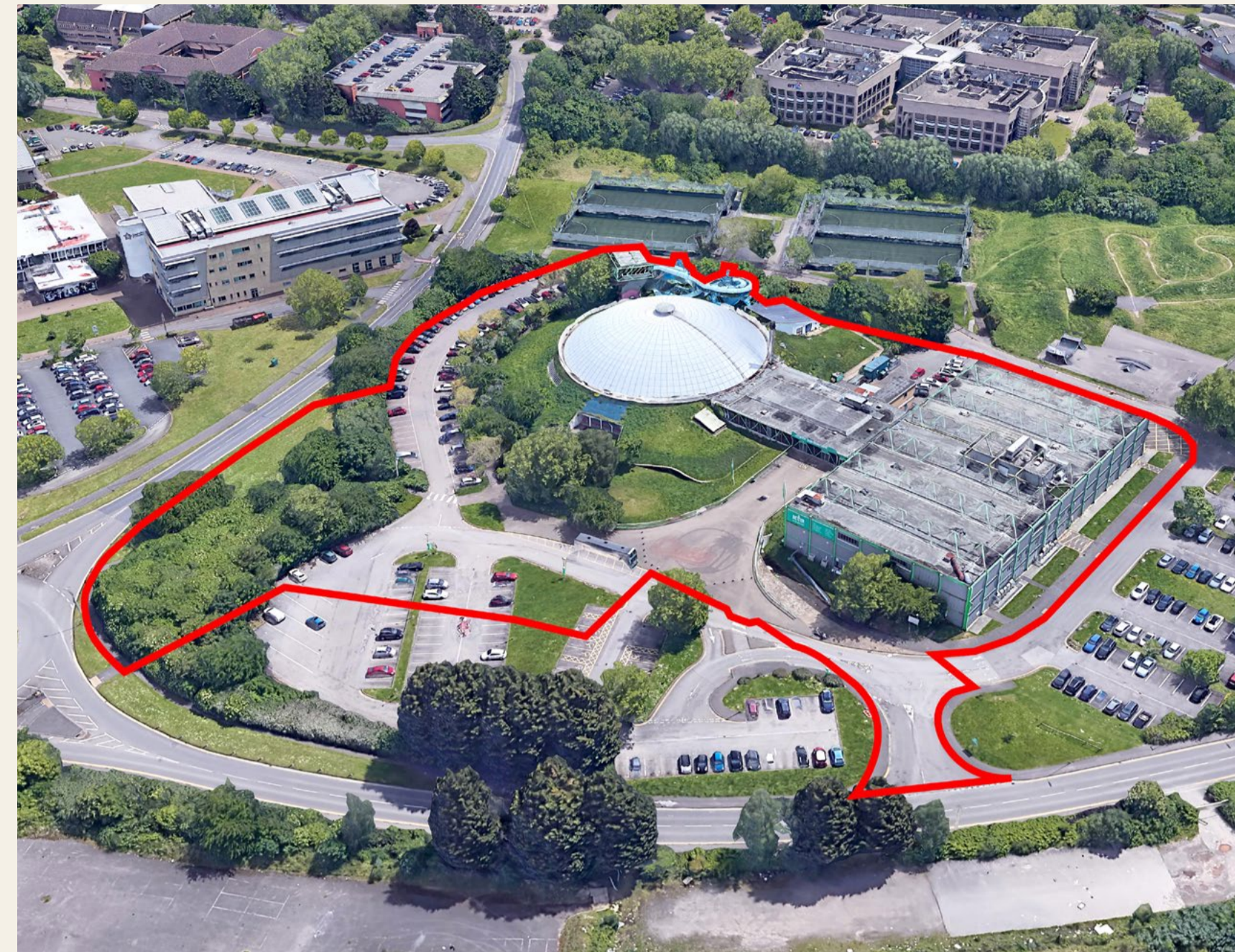
WELCOME

SevenCapital is bringing forward proposals to refurbish and reopen Swindon Oasis as part of a wider mixed-used regeneration which would deliver up to 710 new homes, new employment space, and public realm.

ABOUT SEVENCAPITAL

SevenCapital is one of the largest and fastest-growing, privately-owned property groups in the UK with a strong track record of delivery across the country. Our portfolio spans 10,000 residential homes and apartments and is worth in excess of £2.1 billion. At SevenCapital, we are specialists in urban regeneration.

We have a reputation for realising the potential of underused locations by delivering high-quality residential homes and mixed-use developments through sensitive design. We own, manage and deliver developments from end-to-end to ensure high standards and quality at every stage.



THE PROPOSALS: We understand the importance of the Oasis and the strong community desire to see this local asset reopen. Our plans would deliver against this ambition.

REFURBISH AND REOPEN THE OASIS
SECURING ITS FUTURE FOR GENERATIONS TO COME

CREATE A DYNAMIC NEW NEIGHBOURHOOD
FEATURING HIGH QUALITY HOMES AND GREEN SPACES

DRIVE ECONOMIC GROWTH IN SWINDON
AS PART OF A MAJOR INVESTMENT INTO THE TOWN

CREATE NEW JOB OPPORTUNITIES
WITH TWO NEW COMMERCIAL UNITS

A RENEWED DESTINATION

Creating sustainable and attractive places for communities to live, work and thrive is the key driver behind all our developments. Our plans have been developed with this approach and represent a real opportunity to deliver a renewed Oasis that is once again a major destination for Swindon, as part of a wider placemaking approach.

1

REOPEN OASIS

Securing its future for generations to come as a major local destination

2

TAKE A PLACE MAKING APPROACH

to deliver a vibrant, dynamic and memorable place

3

CREATE A NEW NEIGHBOURHOOD

Featuring high quality living and new green spaces

4

DRIVE LOCAL ECONOMIC GROWTH

As part of a major investment into the town which will boost visitor numbers into Swindon

5

SUPPORT JOB CREATION

With two major new commercial opportunities



Proposed masterplan



CGI of proposed pool area

A PLACEMAKING APPROACH

We understand the strong community desire to see the Oasis reopen. This lies at the heart of our proposals. However, to deliver the complex refurbishment works needed to meet this ambition, significant investment is needed.

SevenCapital have developed proposals to unlock this vital investment by taking a wider view. By delivering an exciting placemaking strategy – to include new homes and commercial spaces – we can unlock the investment required to refurbish and reopen the Oasis. The reopened Oasis will be at the heart of the placemaking strategy, ensuring the new neighbourhood is vibrant and anchored by a bespoke leisure destination.

Connectivity with the wider area, train station and town centre will ensure the new place – including the Oasis – is permeable and attractive to both residents and visitors. This includes ensuring the development is visually appropriate and does not have a negative impact on the local transport network. For example, an upgraded junction is proposed to Hawksworth Way as part of the masterplan.

This proposal will improve traffic flow, enhance safety for all entering the site and facilitate efficient logistics operations. We have also worked to ensure the proposals embed a low-carbon approach, helping to maximise the energy efficiency of the regeneration. Through this approach, our proposals will not only enable the refurbishment of the Oasis, but also create a new place which celebrates and champions its position as a treasured local asset.



REOPENING SWINDON OASIS

Having opened in the mid-1970s, the Oasis Centre served as a focal point for the local community and the surrounding areas as a major leisure destination. It was a place for the community, friends and family to come together, play and enjoy.

The design of the original dome was ahead of its time. Unfortunately, the materials used to clad the dome were too rigid, and when the aluminium structure moved, this in turn created leaks. Several options have therefore been considered during the design journey, including encapsulating the dome within a secondary structure, or removing and replacing the dome with a new structure altogether.

The proposed option included in these proposals is to replace the covering of the dome, meaning the existing structure will be clad with a lightweight 'skin'. The flexible material that we have chosen to re-clad the dome will not break. Therefore, the issue of leaks and inefficient thermal performance will be eliminated, while the structural framework and architectural intention remain clear. The architecture, as seen in many examples, such as the Eden Project, will be a fitting evolution for this iconic structure.

SevenCapital recognises the importance of the Oasis Centre and has been working closely with Swindon Borough Council, Twentieth Century Society and Historic England to explore what proposals can be brought forward to see its restoration and reopening. Following a series of constructive meetings with these stakeholders, several Listed Building Consents have been achieved, including the re-cladding of the existing dome.



Our proposals have since been developed using the key principles of:

1. Respecting its heritage and historic value
2. Bringing the listed Oasis swimming pool area back into beneficial use
3. Placing Swindon Oasis on a sustainable footing

Against these key principles, our plans will see the refurbishment and ultimate reopening of a renewed Oasis.

A FUTURE-PROOFED OASIS

Swindon Oasis is an iconic architectural design, with its vibrant pool at its heart. Our plans use the basis of the original pool to create a modern wave machine, state-of-the-art aqua play and a much-needed teaching lane pool to create a high-quality leisure destination. Set beneath the restored dome structure, visitors would find a dynamic and exciting swimming facility, fit for the 21st century. From new slides to a modern wave machine, Oasis will once again be a major destination of which the community can be proud.

The plans would also dramatically improve the experience of those who visit the centre, ensuring that the Oasis is designed to meet the demands of modern-day users.

An array of new leisure spaces is also proposed, including a new bowling alley, indoor golf, state-of-the-art gym, and new café spaces. This would ensure that the Oasis is financially sustainable for future generations. While attracting visitors and spending into the heart of

Swindon, its restoration will also create job opportunities in a range of leisure-based roles. Energy efficiency and low-carbon energy sources are also at the heart of the regenerated Oasis' design. With the use of solar panel arrays and air-source heat pumps, these measures will reduce the carbon footprint of the centre and lower energy costs to put it on a sustainable financial footing.

However, due to the poor state of the leisure centre and the need to unlock the investment required to renew the Oasis, some changes to the wider leisure offering are needed.

The existing sports hall is not thermally efficient and would need very significant investment to repair and upgrade. In response, our plans include the provision of new, outdoor, all-weather pitches, known as Multi Use Games Areas. These will ensure a wider offering at Oasis, so it remains more than just a centre for swimming.



A NEW NEIGHBOURHOOD

To unlock the investment needed to refurbish and revitalise the Oasis, our proposals would deliver a dynamic new community, complete with homes, public realm, amenities and commercial spaces, which will be brought forward via an outline planning application. This means we are setting out the principles of the design, but the specific details are not yet set in stone and will be subject to further detailed planning consents.

Our plans would deliver a new neighbourhood of up to 710 new homes with a mixture of one and two bedroomed apartments. These high-quality apartments will be situated within blocks of six to ten storeys sensitively placed throughout the site. The Oasis would be the focal point within the proposed masterplan and our design offers much improved visual connections to the iconic dome structure. The design of the new homes will also be sensitive to the surrounding area, using appropriate materials which integrate with the existing landscape.

Connecting this new neighbourhood with the natural environment has also been a key driver of our approach to developing the proposals. Our plans would establish green corridors to maintain and enhance existing pathways/desire lines and encourage greater permeability. This will enable residents and visitors the opportunity to discover a natural environment in the heart of Swindon This includes creating green corridors throughout the site by maintaining and enhancing existing pathways. This will encourage greater permeability from the site into neighbouring areas, seamlessly integrating the new community with the wider Borough.

The new neighbourhood will be complemented by a range of new public realm and outdoor spaces, including new play areas, publicly accessible communal spaces and retained trees - maintained and enhanced by new planting to encourage biodiversity.



A CONNECTED SITE

While the new neighbourhood will benefit from exceptional transport connections, including via Swindon Train Station, up to 260 car parking spaces will also be provided for new residents. These measures will ensure that there would be no significant adverse detrimental impact on the existing road network.

The site also benefits from strong pedestrian and cycle links to the Town Centre and beyond, including the Western Flyer, which is a National Cycle Network Route. Set to the north of Swindon Oasis, the proposals also include creating new employment-generating uses which would support new jobs

These facilities will be complemented by sensitively designed landscaping to ensure that the development does not visually impact the Oasis, the new neighbourhood or the surrounding area. The perimeter will also benefit from additional tree planting to help conceal the facilities from the B4289 and businesses to the west of the site.

This new employment hub will be served by an upgraded road junction to Hawksworth Way, designed specifically for efficient HGV access, to improve traffic flow and includes pathways for pedestrians and cyclists, to effectively accommodate movements to and from the site. New parking spaces will also be provided, in line with a previously approved application for transforming the site for this use.

Once operational, these units will offer new long-term employment opportunities for local people. This significant investment will help to drive business activity in the area, helping to spur growth in Swindon's local economy.



Illustrative view of an upgraded junction



Plan diagram of pedestrian routes into the site

HAVE YOUR SAY

Ahead of submitting a planning application to Swindon Borough Council, we are keen to hear the views of the community on the proposals. You can fill out our questionnaire, available via the QR code, until Wednesday 27th 2024. You can then continue to get in touch with the project team by:

- Calling us: 0800 058 4427 (freephone)
- Emailing us: info@swindonoasis.co.uk

If you, or anyone you know, would benefit from hard copy information or accessible formats, these are available on request by using the details listed above or by speaking to a member of the team at the event today.

Next steps

Following this event and the consultation period, we will review the feedback received. This feedback analysis will then be used to inform the final design of the scheme for planning submission to Swindon Borough Council.



WE ARE HERE



SIGN UP FOR UPDATES

You can view these plans and comment on them on our website.



swindonoasis.co.uk