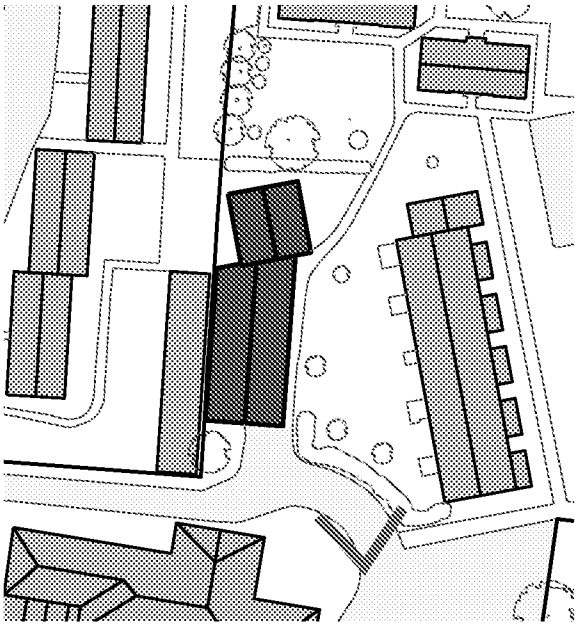


8.4 Exterior - hall building

The proposed hall and offices uses high quality local materials which are lighter in colour and tone than the surrounding buildings to create a piece of architecture which positively contrasts the surrounding residential buildings and enriches the site. The below extract from the Arun Design Guide supports this for landmark buildings which given the public nature of the building and location the new building could be considered as.

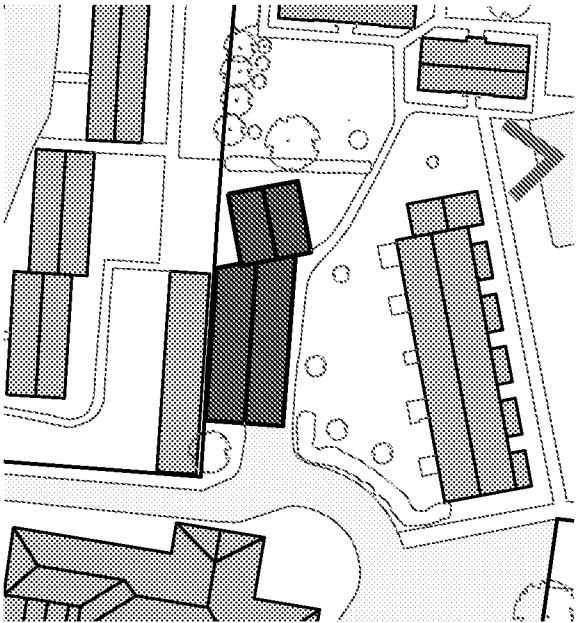
"Some infill development on prominent plots - for example, corner buildings or those in town and local centres - may take the opportunity for a bolder response through creation of landmark buildings or focal points which add to the legibility, richness and character of a place. This must not however come at the expense of relating well to existing buildings and features, which should be used to inform and enhance creative design." (P.01 Infill development)



View location

8.5 Exterior - office

By orientating the northern part of the new building containing the offices parallel with the residential buildings opposite it creates a welcoming facade to the northern part of the site where most residents are walking from and also the car park area used mainly by residents to the east. The northern part of the building has a greater amount of brick than flint to give a greater connection with the residential buildings to the north of the site.



View location

8.6 Offices - visuals

Office spaces located in the northern part of the building are designed as functional, well ventilated spaces. Introducing windows of varying sizes allows different degrees of ventilation to suit the time of year and individual user comfort within each space.

A welcoming lobby on the ground floor is proposed to provide an area for visitors and residents to wait and to promote staff interaction.



Cross laminated timber soffit

Openable windows of varying size for passive environment control



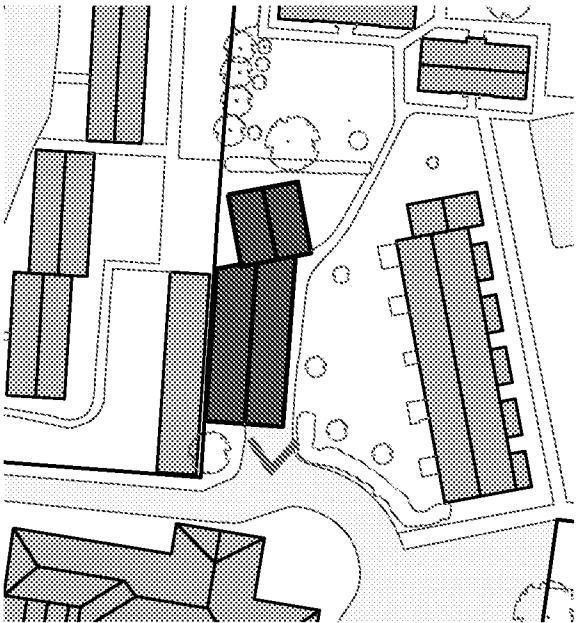
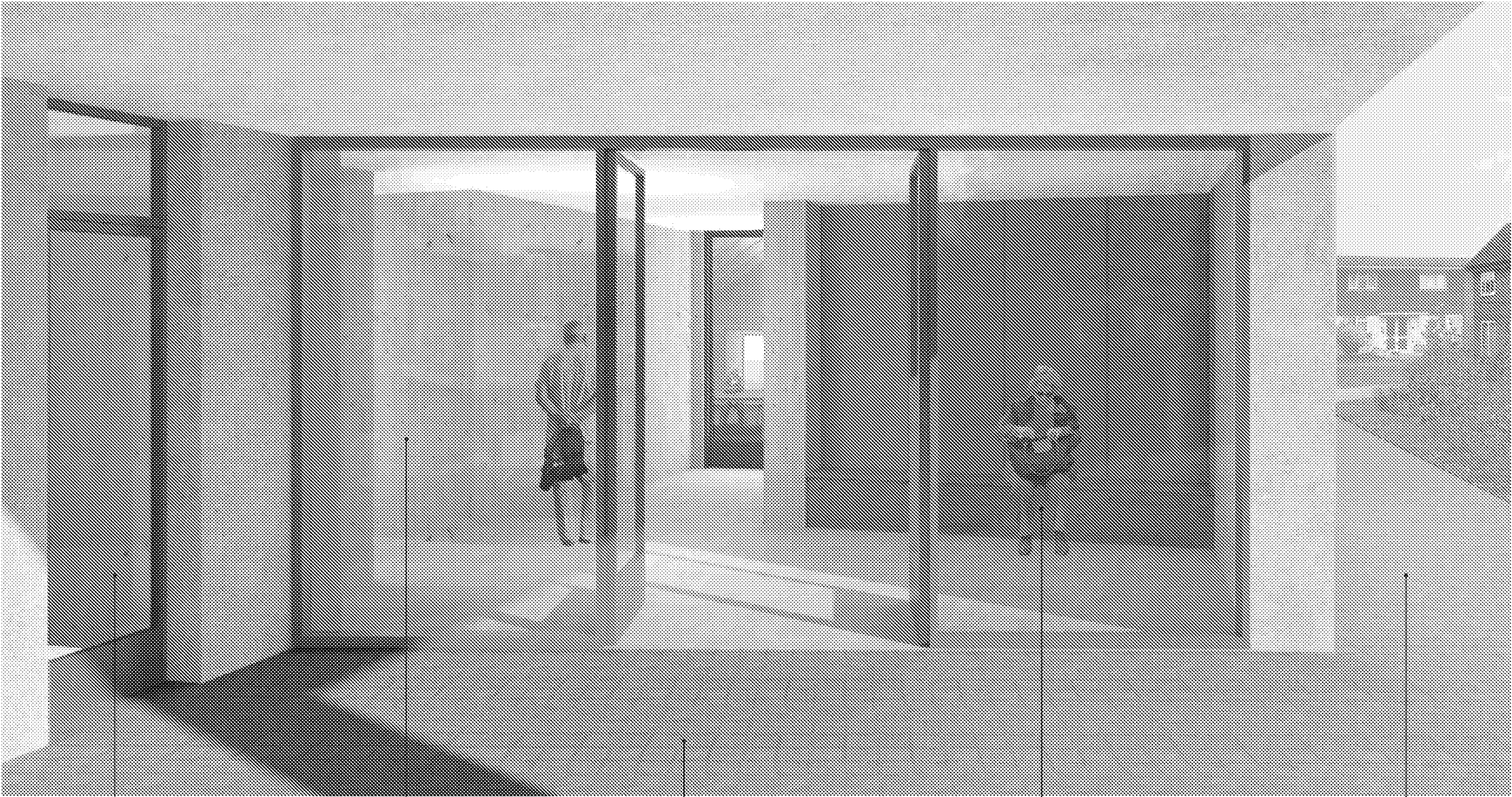
Main entrance to offices

Stairs to first floor offices

Natural landscape screening providing privacy to both residents and staff

8.7 Main entrance - visual

The entrance to the hall provides a generous covered external space for sheltering from the weather. One key consideration was to create an improved entrance sequence allowing people to gather, use the toilet and hang up coats on entering and exiting the hall.



View location

Staff entrance
to offices above

Warm inviting materials

Covered external area

Spacious entrance with
bench and coat hanging

Route through to
offices and wider site

8.8 Hall interior - visual

The interior of the hall provides a light, spacious and comfortable space that can host a wide range of functions for residents, staff, visitors and the public.

The intended construction method for the building is engineered timber - glulam and CLT (cross laminated timber) construction. This material forms the main structure of the building as well as the interior finish.

The diagonal beams/trussed structure creates a characterful interior space that feels warm and welcoming. Roof lights provide natural ventilation and additional top lighting.

Curtains and acoustic panels will help to maintain a pleasant acoustic atmosphere within the space for groups and events of varying sizes.



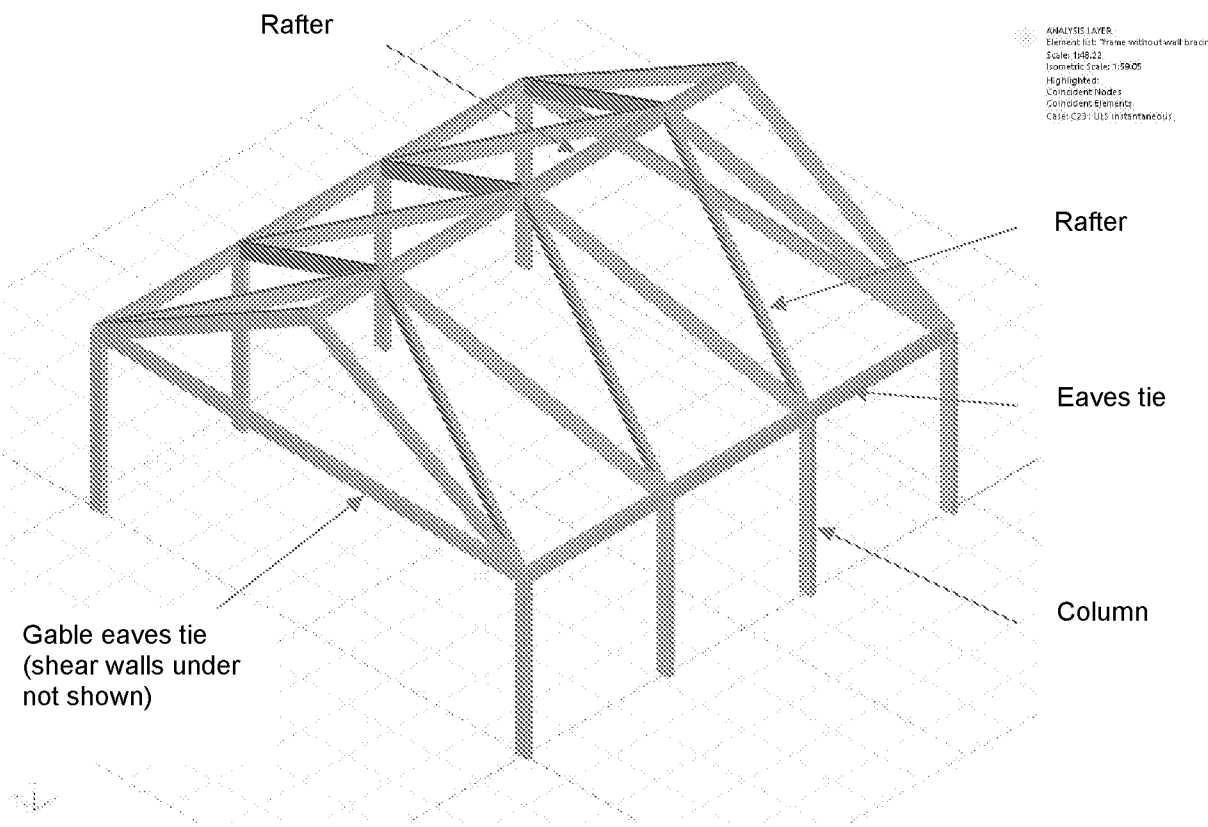


Fig.1 Analysis Model - Primary Elements Only

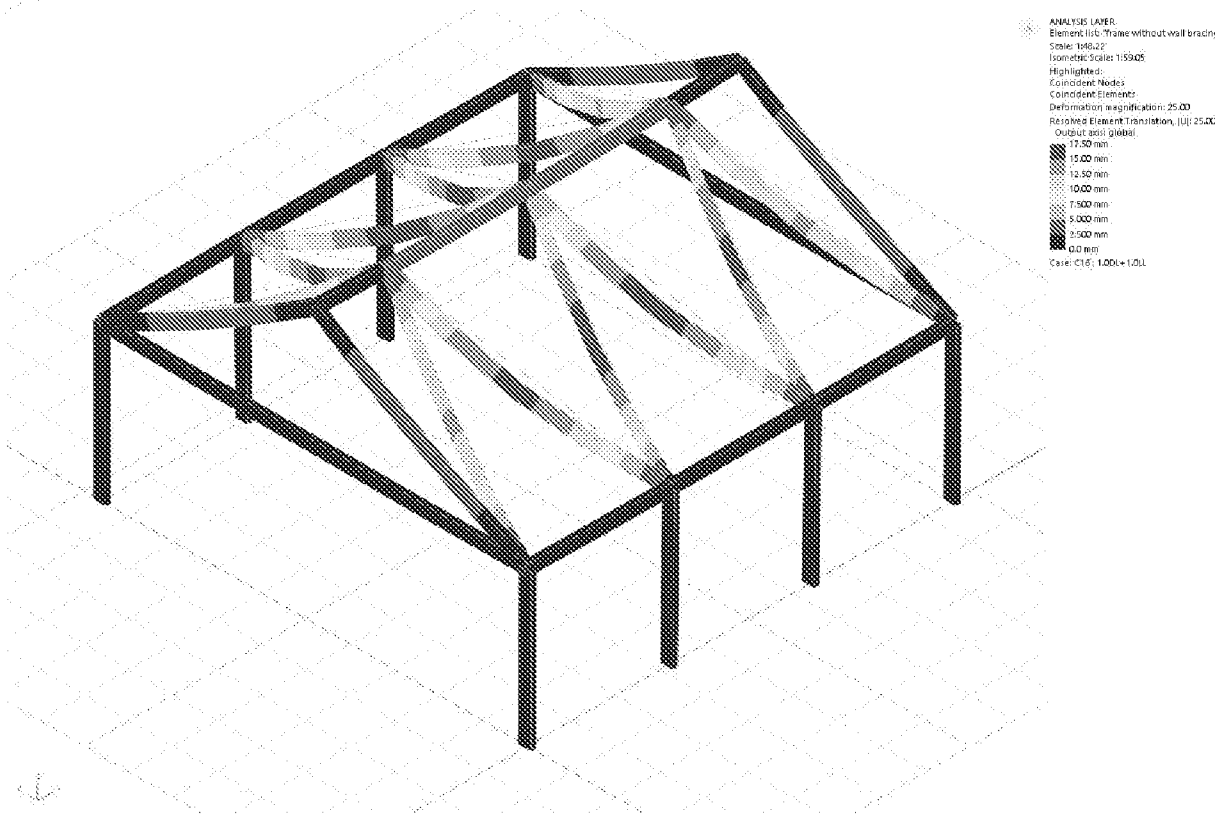


Fig.2 Analysis Model - Deflection Plot

9.1 Structural strategy

Please refer to the ancillary Structural Engineer’s Feasibility Study and report produced by engineers HRW included with this application.

3.1.2 Preliminary Structural Scheme
It is proposed to design the hall as a load-bearing timber frame structure, with cross laminated timber shear walls and roof deck. The more cellular office and ancillary accommodation could be formed as a frame or load-bearing wall construction. This is discussed in section 3.2. This feasibility study has focused on the hall structure, due to the preference for a visually expressed structure with no internal columns, or tie elements across the hall.

Due to the length of elements, high visual aspirations and importance of controlling movements in the timber frame, it is initially proposed to build the frame with engineered, glue-laminated timber (glulam). From our review, it may be feasible to build the frame in solid timber although it is noted that larger size solid timber elements are more difficult and expensive to procure, and current market shortages in supply are being experienced on other projects.

The structural proposal for the hall roof is to form a deep truss in the roof plane either side of the ridge. Glulam rafters zig-zag across the length of the hall to provide out-of-plane stiffness and act as the bracing of the deep truss. Glulam ridge and eaves elements form continuous lines of compression and tension respectively to distribute lateral loads to gable ties and stability walls, as the pitched roof tends towards flattening at the ridge and pushing the eaves in an outward direction. Refer to the plan markup in Appendix A.2 (SK02).

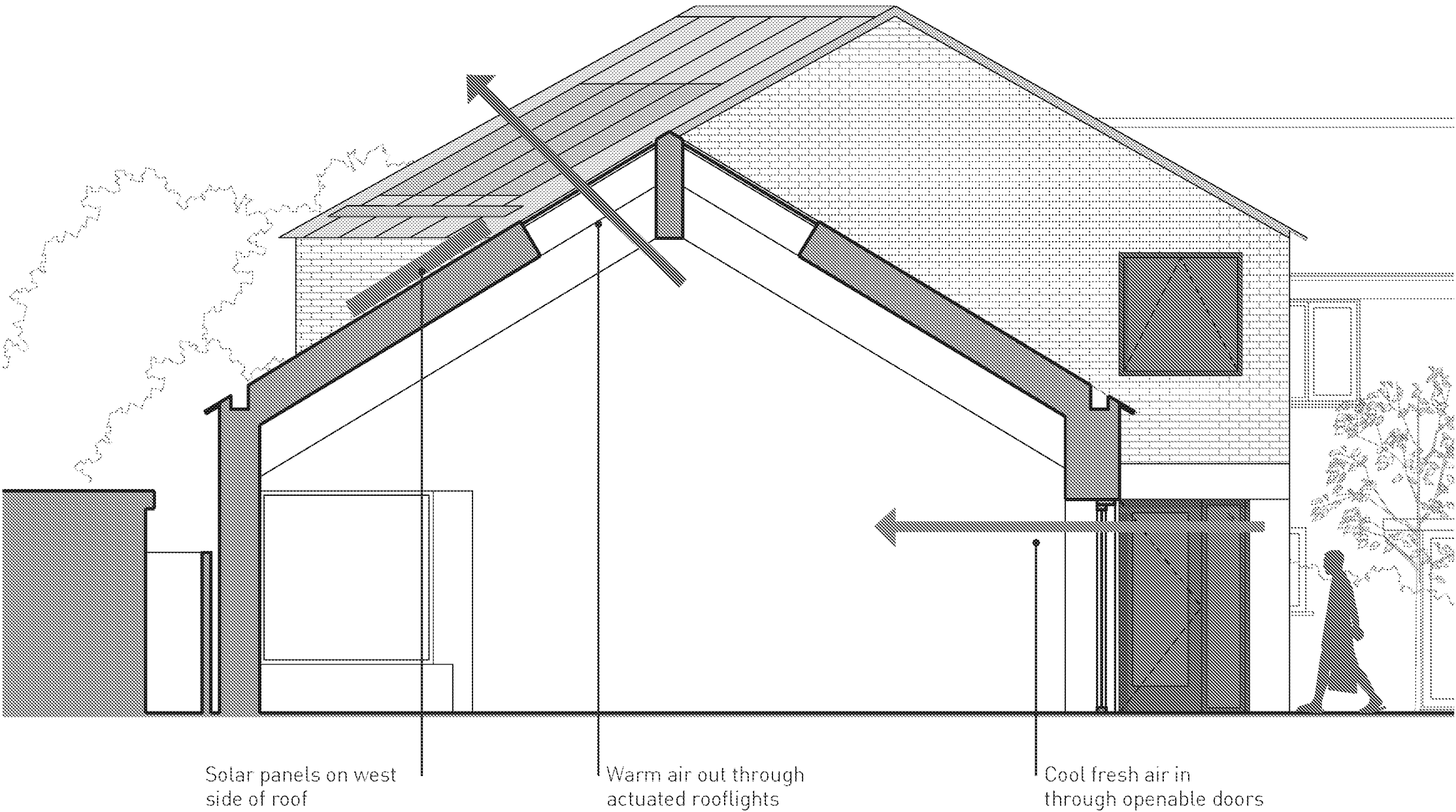
9.2 Environmental and servicing strategy

Energy Strategy

The new building presents a significant improvement to the performance of the existing buildings on the site. They will be designed to meet as a minimum , the current thermal requirements and energy efficiency criteria.

Low embodied carbon materials have been selected to reduce the environmental impact of the proposals where appropriate. Most notably the CLT and prefabricated timber structures proposed for the primary structure of the building.

Please refer to the ancillary service engineer’s report produced which outlines the renewable energy and ventilation strategy for the building prepared by Pope consulting included with this application.



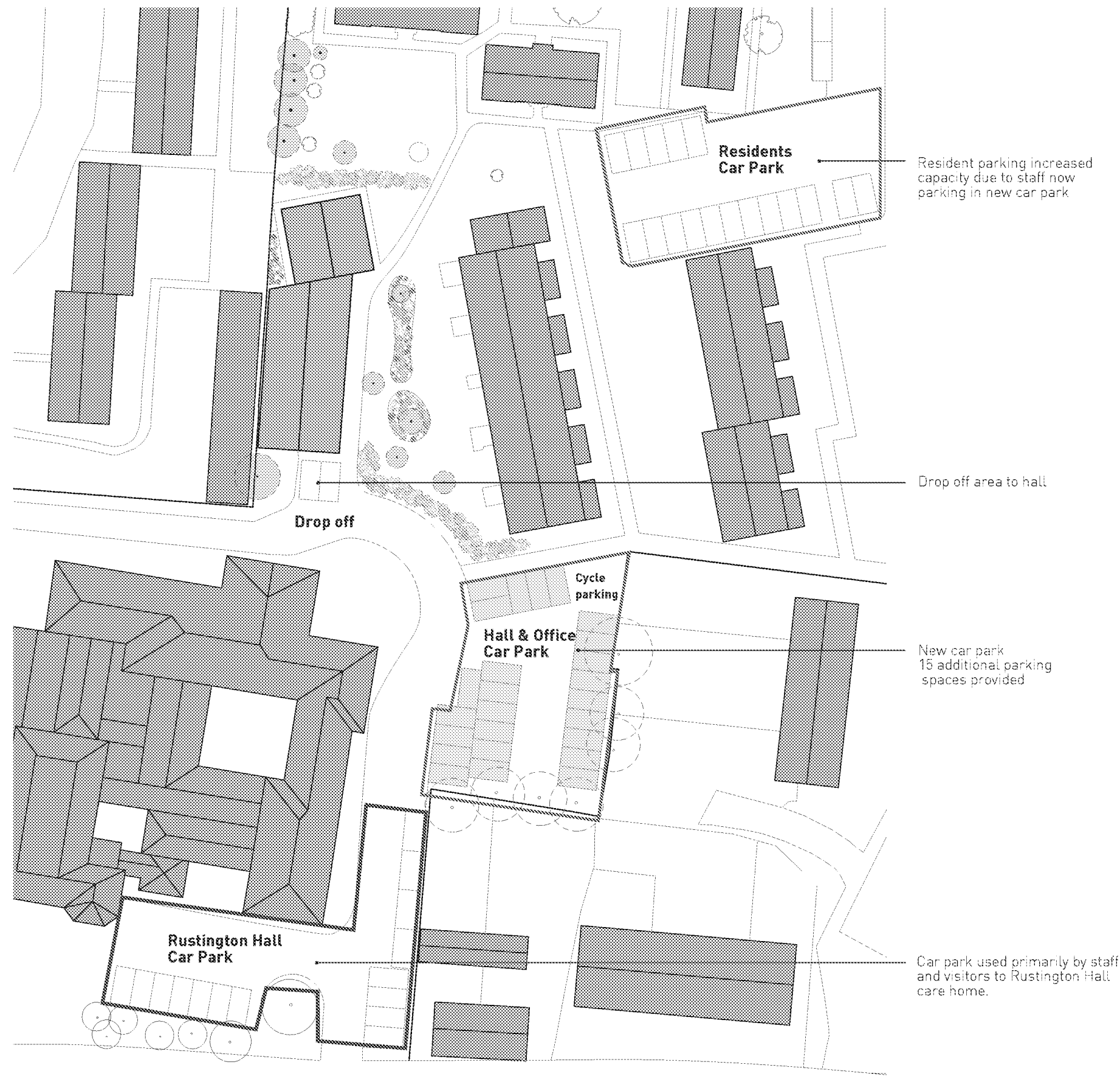
Solar panels on west side of roof

Warm air out through actuated rooflights

Cool fresh air in through openable doors

9.3 Parking strategy

Please refer to the ancillary Technical note prepared by Mode Transport for a detailed parking analysis, justification and layout included with this application.



10.1 Existing trees

There are several trees surrounding the existing buildings which over time have become too large for the location that they are planted in. This is due to a lack of pruning and the trees have now become too large for their close proximity to the existing buildings. Leaf fall is an issue on the current buildings and therefore any new proposals would face the same issues with maintenance of the both the tree and gutter blocking on the new building.

It is therefore proposed to remove two trees and three shrubs which have become overbearing in this location as arguably these trees are not in the correct positioning in such close proximity to the existing buildings. The trees intended for removal are in use class B and an arboricultural report has clarified that these are acceptable for removal.

Please refer to the ancillary Arboricultural information and tree protection plan prepared by Ramsay & co landscape architecture included with this application.

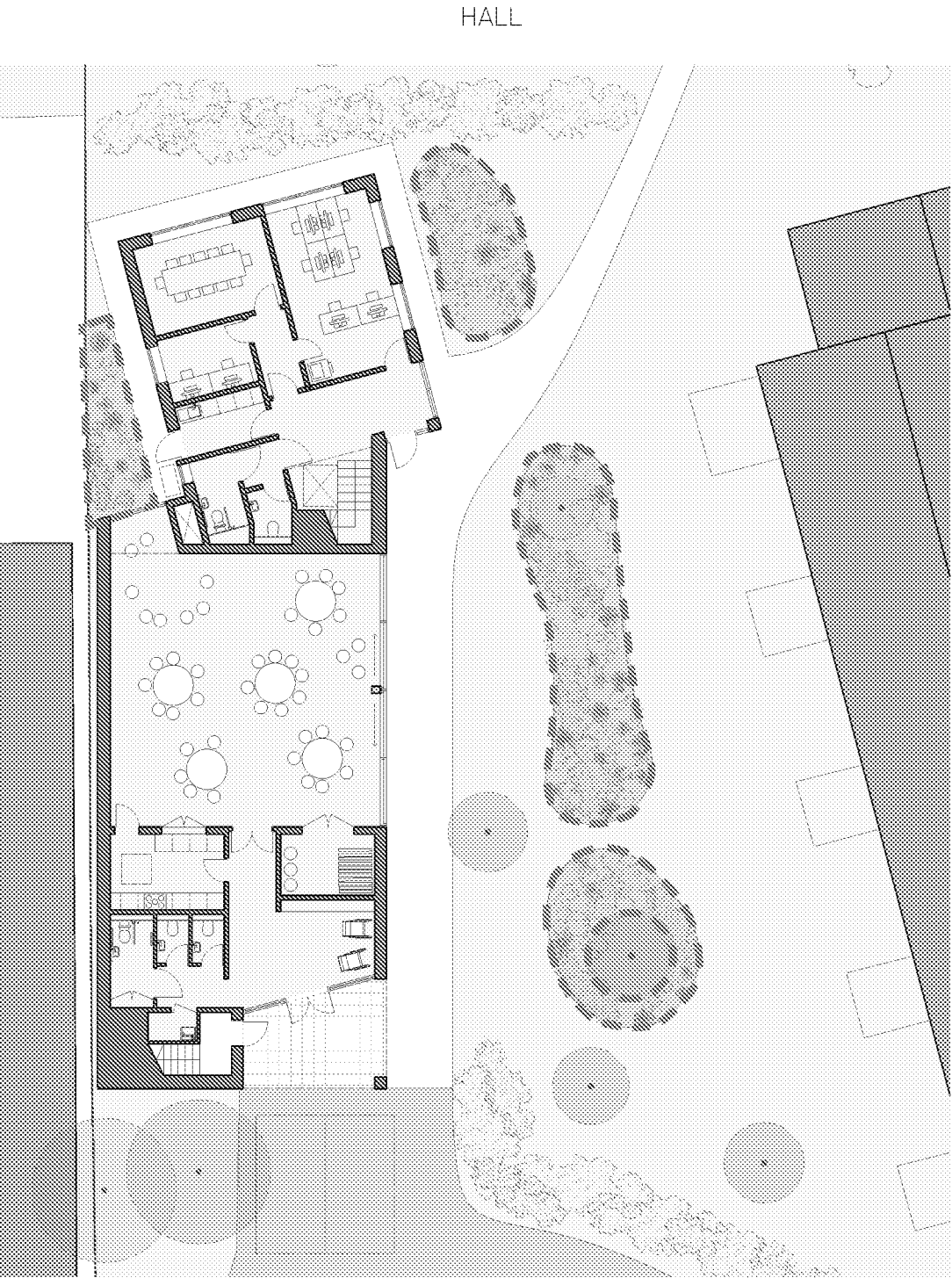
Japanese knotweed has been found along this boundary which further reinforces the need to remove the tree on the boundary so that the knotweed can be thoroughly removed during the site works.

To replace the vegetation that is being removed a new landscape design has been proposed including the planting of new trees in more appropriate locations to work with the new building.

The landscape design is described in more detail on the preceding pages.



-  New landscaping
-  Trees and shrubs proposed for removal



10.2 Ecology and biodiversity

Biodiverse planting

This area of the site currently consists of several large trees which have become overbearing within this area of the site, border hedging and expanses of grass. The area to the east of the new hall building is currently solely used as a thoroughfare. It is proposed to introduce biodiverse planting within this area to increase biodiversity across the site and to create a positive outlook and screening for both residents of neighbouring apartments 99-117 and users of the hall.

The new planted and landscaped area including additional planting in the car park area measures approximately 127m2. These areas have been introduced to encourage and promote biodiversity in this area of the site. It is proposed that a detailed planting layout and species list could be conditioned.

Ecology

Bird and hedgehog boxes will also be included within this new planted area to promote and encourage habitats for different species on the site, resident animals are a great source of enjoyment for the residents on the site.



PROPOSED



EXISTING



Cherry blossom

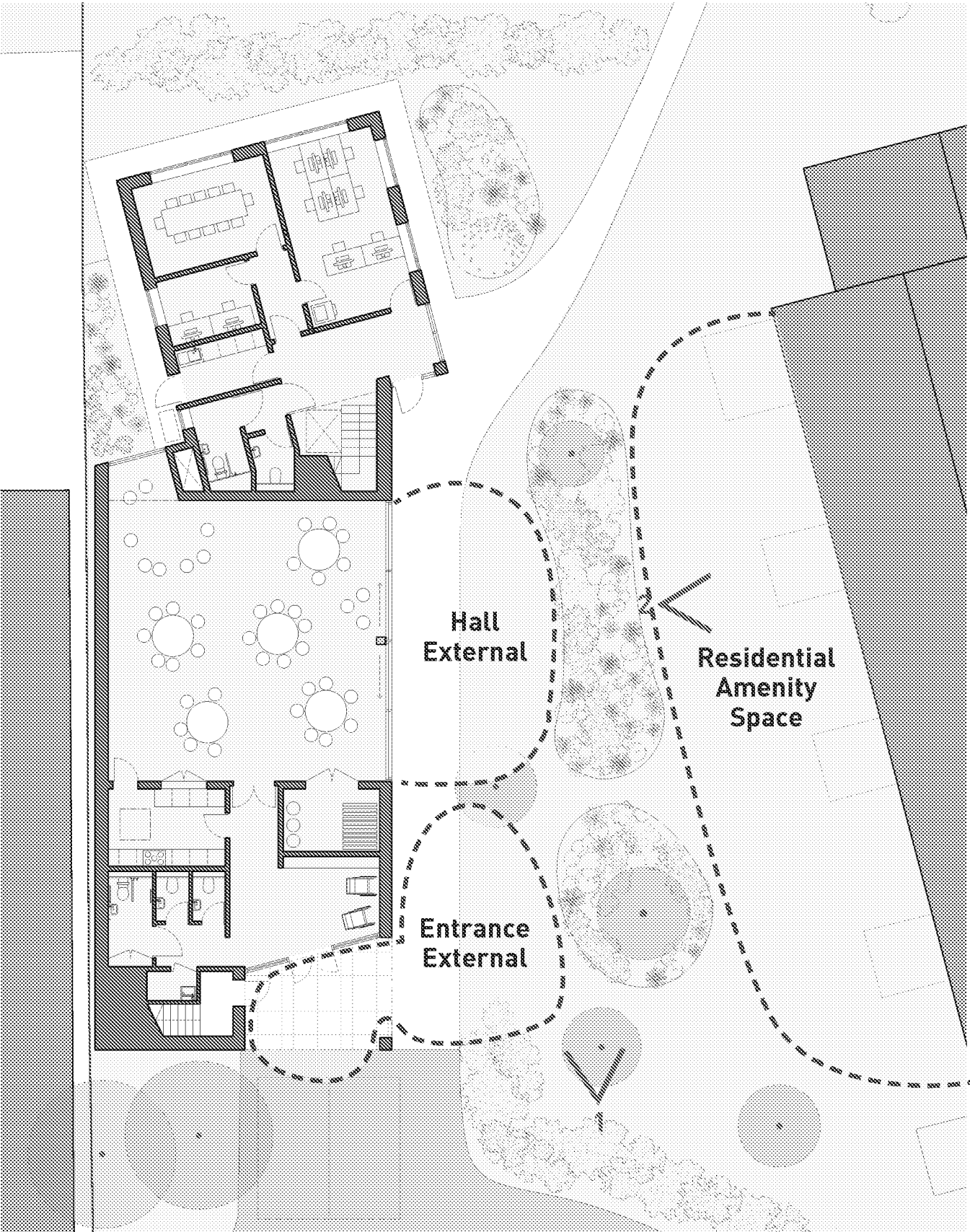
Acer

Buddleia

Oleander

Bird boxes

Hedgehog boxes



10.3 Amenity space

The proposed new landscaping is an integral part of the scheme, not only will it provide a lovely outlook for both residents and users of the new building but it also helps to clearly define separate zones of amenity space for the different users of this between space. Currently the ground floor apartments have an area of external space for patio furniture or plant pots. By introducing a planted buffer this helps to further define these spaces for individual use and gives a greater sense of privacy for these residents as this is a well used thoroughfare to access the northern parts of the site.

This planting zone also defines an area for hall users to potentially use during summer events but keeps this contained to avoid disturbance to residents opposite.



1.



2.

01. View north between apartments 99-117 and existing hall
02. View of western elevation of apartments 99-117.

11.1 Summary

Studio Scott Taylor have exercised a highly context-specific approach to the design of the proposed hall and office building which focuses on the opportunities of the site in order to create minimal impact on the established neighbourhood at Oakhurst Gardens. Overall the building is sympathetic to its surroundings

The building creates a centralised community hub which will greatly improve amenity and wellbeing on the site for all users: staff, visitors and residents.

Careful consultation has been undertaken to ensure that transparency is maintained and all key stakeholders have been a part of the design process.

We hope that you consider this building a positive contribution to the Oakhurst Gardens site as well as the wider Rustington community.

This design and access statement must be read in conjunction with ancillary reports, planning drawings and the planning statement prepared by Henry Adams.