

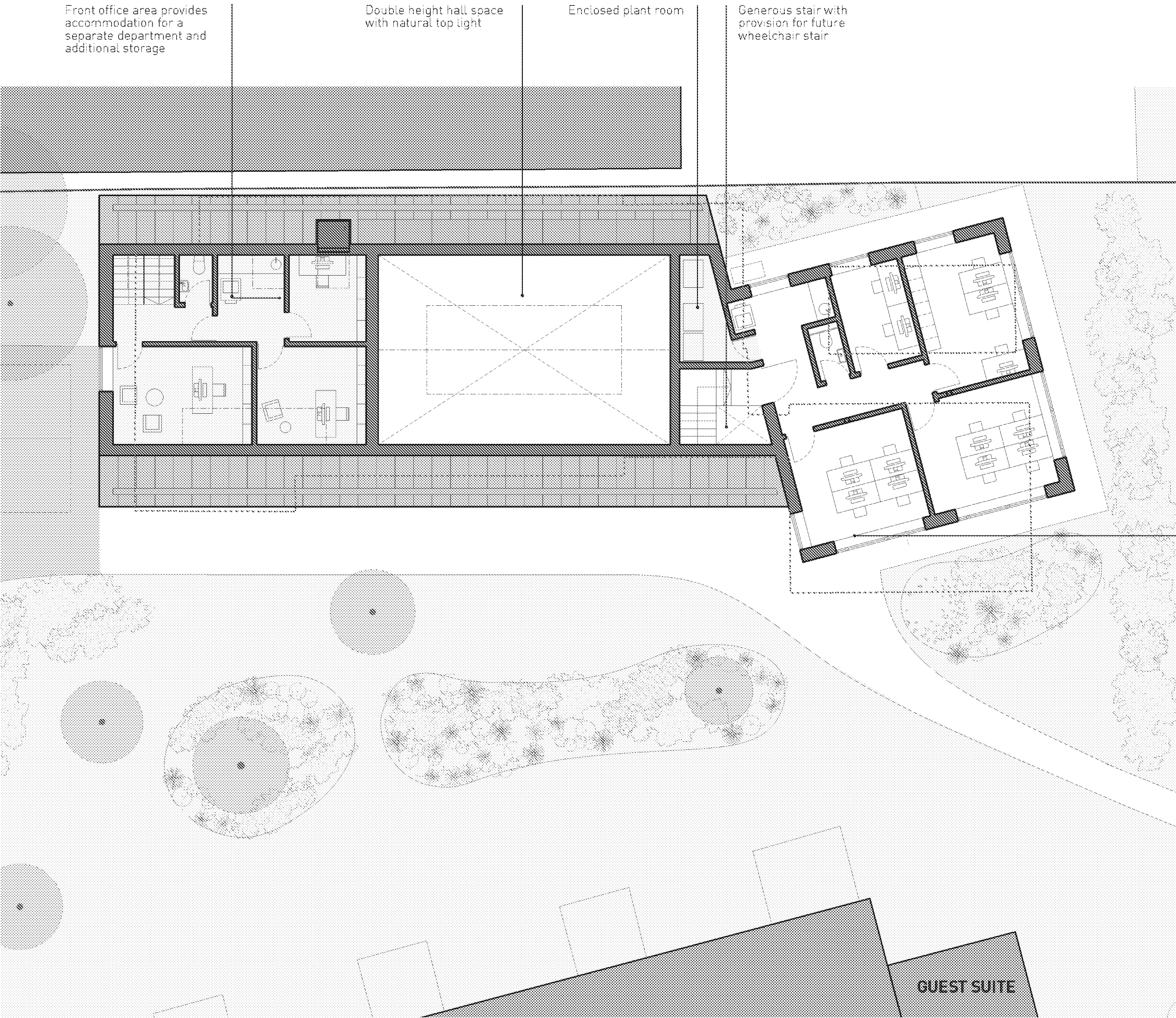


5.4 Proposed - ground floor plan

Plans have been designed in accordance with current building regulations. Please refer to notes on the plan.

Accessibility
All communal entrances have been designed to comply with part M making the building fully accessible to disabled users at ground floor level.





5.5 Proposed first floor plan

The first floor of the building is dedicated to office space for the staff team. There is some office provision over the entrance to the hall making use of the available space. The hall is a generous 1.5 storey height with operable roof lights to provide a welcoming space with generous daylight and natural ventilation.

The two separate first floor office areas each have their own toilet and tea point facility. Different departments are intended to be arranged within the different zones. The current office accommodation also allows for future growth of the staff team, therefore future proofing the building for the next 20-30 years.

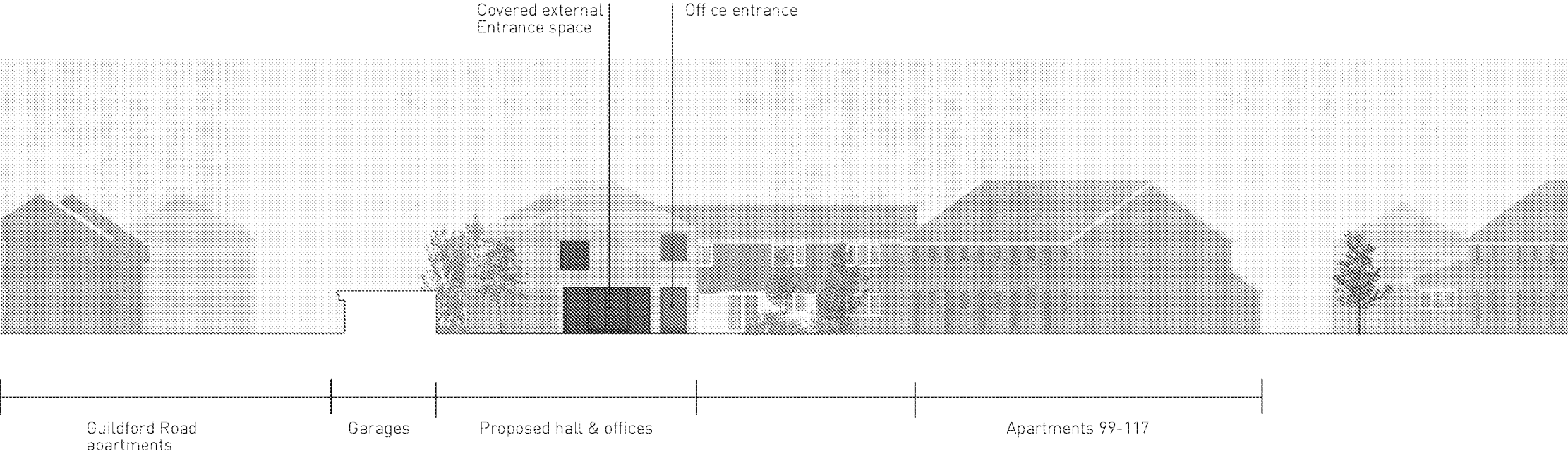
Accessibility

All staircases have been designed to comply with part K and escape routes are in line with part B. As there is a large amount of office provision on the ground floor with access to a disabled WC and kitchen a lift has not currently been included within the proposal. The main office stair has however been designed that should a wheelchair stair-lift be required in the future it could be installed.

Windows to office spaces looking beyond the apartments opposite and over guest suite roof.

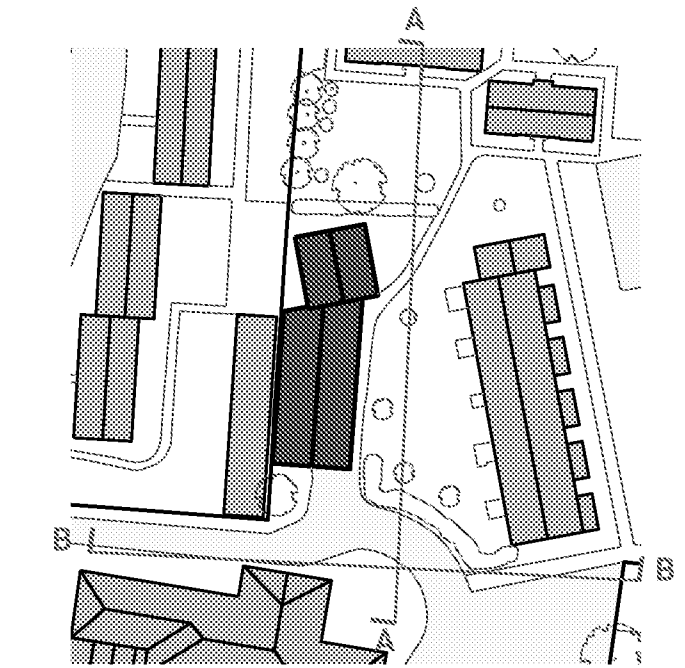
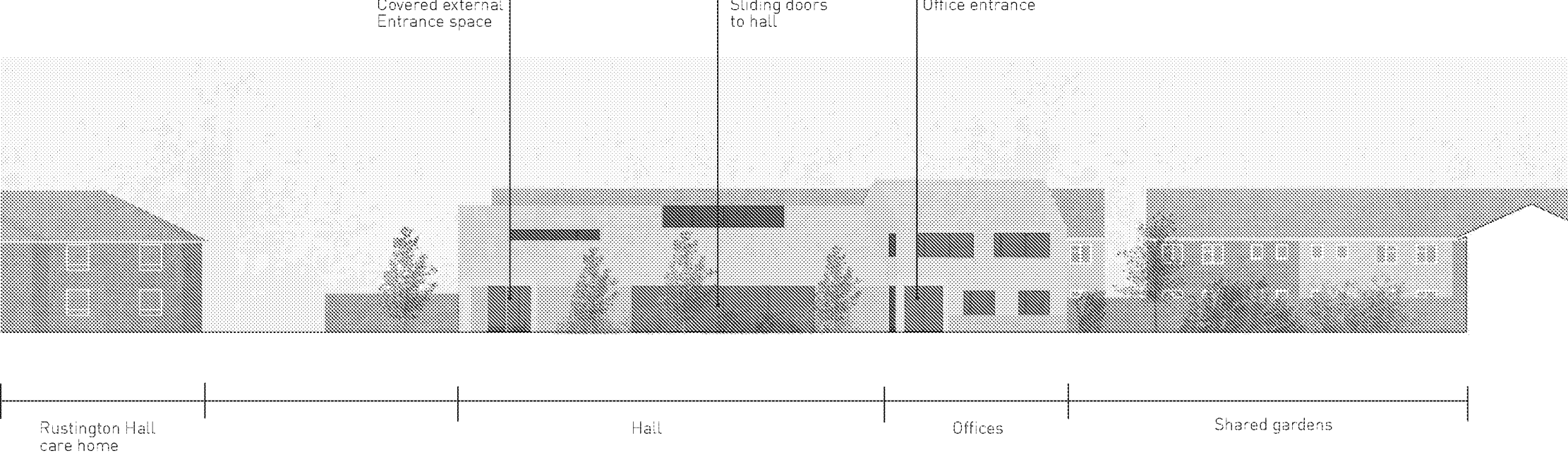
5.6 Proposed elevations - south & east

A. South Elevation

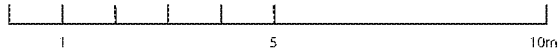


External elevations showing the proposed massing for the building within the surrounding context.

B. East Elevation

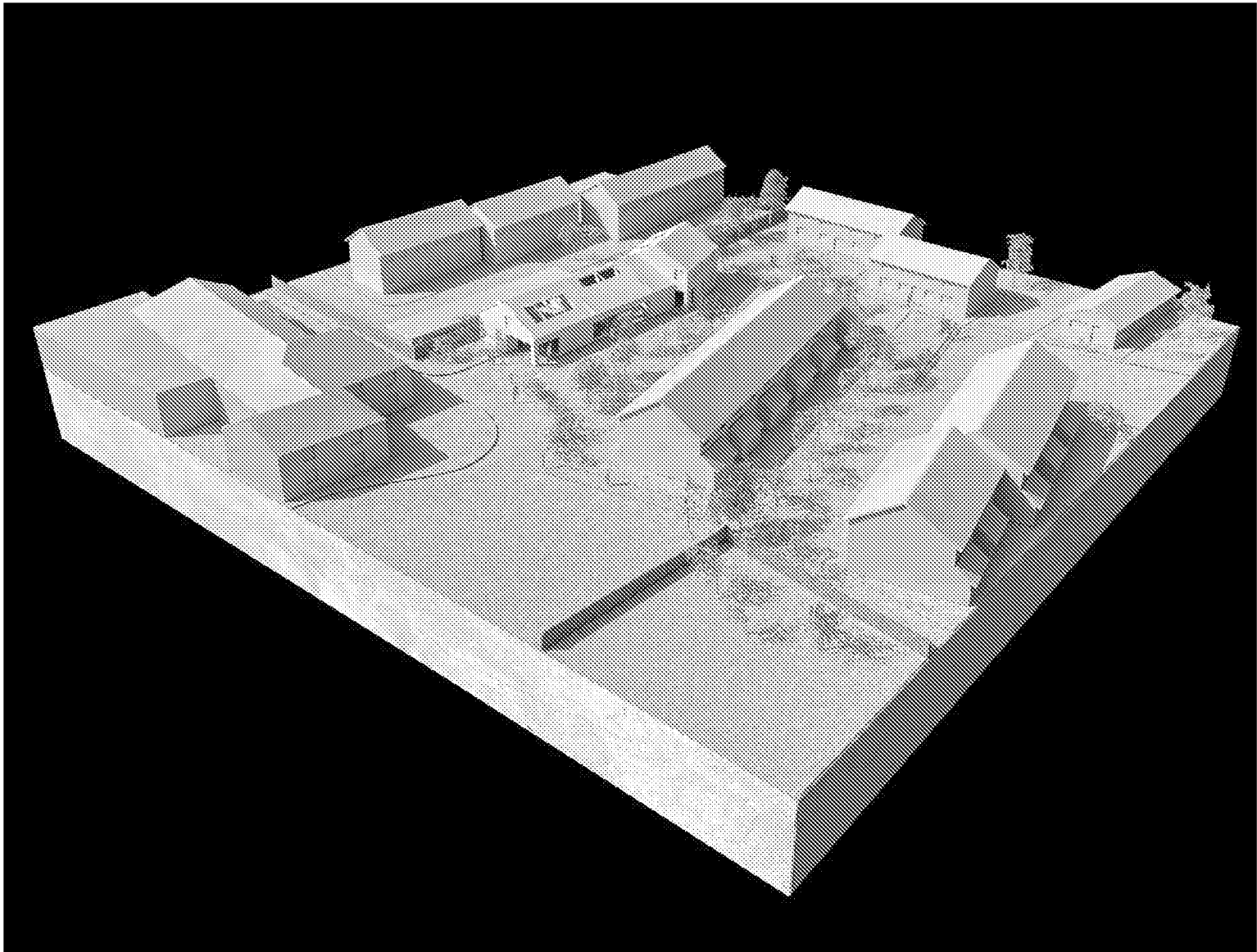


View location

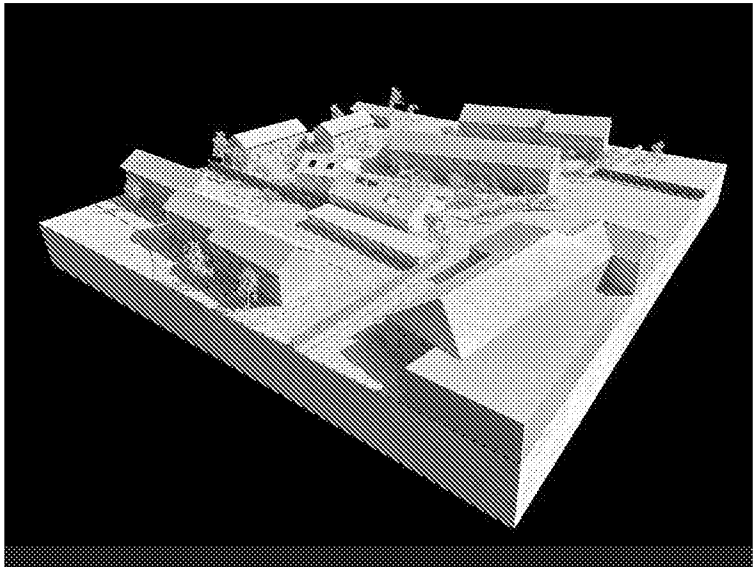


5.7 Proposed scale & massing model

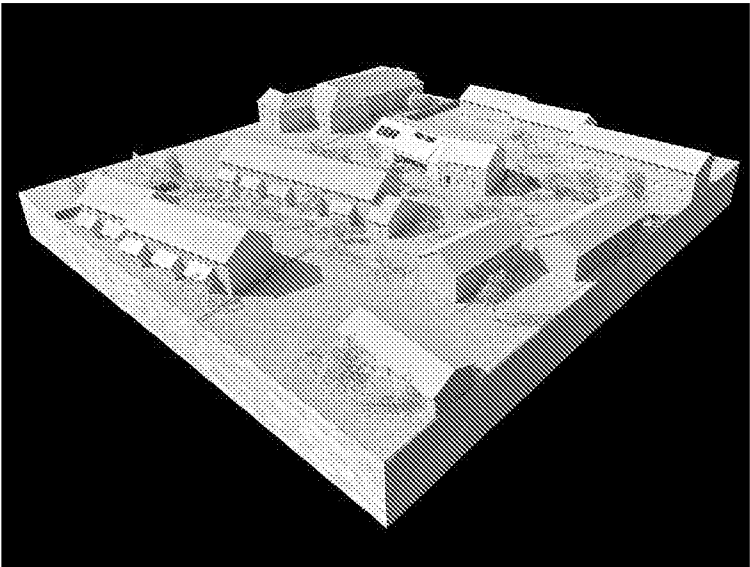
Architectural models have been used to test the design within its context and to communicate the overall building form to the residents on the site and the wider community.



1.



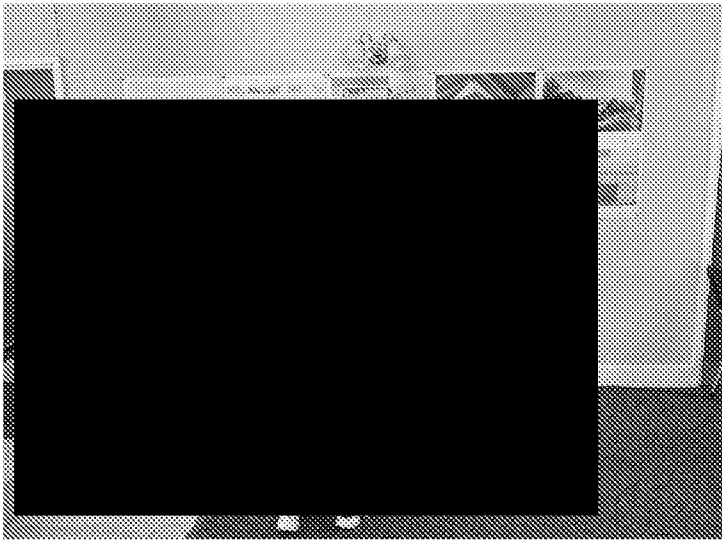
2.



3.

Model Views:

- 01. North west
- 02. North east
- 03. South west



6.1 Public consultation- engagement with the community and local stakeholders

The following methods were used to involve local residents and key stakeholders:

- A drop-in engagement and consultation event for the residents on the site and key stakeholders including members of the parish council was held within the existing Booker Hall on Tuesday 20 April 2021 between 10 am and 4pm. A presentation, drawings and an architectural model were produced to illustrate the proposal. Feedback forms were collected.
- A second drop in engagement and consultation event was held on the 15th July 2021 between 4pm and 7pm for neighbouring residents on Guildford Road who’s properties back on to the new building and for any parish council members who were unable to attend the first event. Feedback forms were collected.

Event attendance

A total of approximately 40 residents on the site attended the first event and 4 councilors from Rustington parish.

At the second event 4 neighbouring residents from the apartments behind on Guildford Road attended and 2 councilors were in attendance.

Feedback - Oakhurst residents

Oakhurst Gardens residents were very positive about the new building. All residents agreed that the existing buildings were in need of upgrade and welcomed the new building with excitement at the prospect of having a new communal space to use. This includes residents of flats 99-117 directly opposite the hall who appreciated that the front section of the building was kept as low as possible to minimise the impact on their properties and also welcomed the plant screening.

Some positive comments below:

- “I like everything; absolutely stunning. Very well designed with a modern approach. A lovely extension to Oakhurst.” Suzie Roberts resident
- “Very impressive - light spacious and airy. Maximum use of green aspects with solar panels etc.” Richard Ingram resident
- “Makes very good sense to amalgamate on-site offices into one building.”

Residents living opposite the new hall were very in favour of the proposed landscaping to give their external areas more enclosure and further screening.

Feedback - parish council

Parish council members who attended the events and were able to express a pre-determined view were in support of the building with some expressing it was a positive addition to the local community. Additional comments were as follows:

- It was suggested that the neighbours on Guildford Road were consulted and a secondary consultation event was scheduled.
- Windows at first floor looking towards Guildford Road residents were flagged as a potential issue due to overlooking.
- The centralising of facilities to make a community hub was favoured.
- The combination of flint and brick was well received
- Increased mass of the building was raised as a potential concern but is overall sympathetic.
- More tree planting where possible

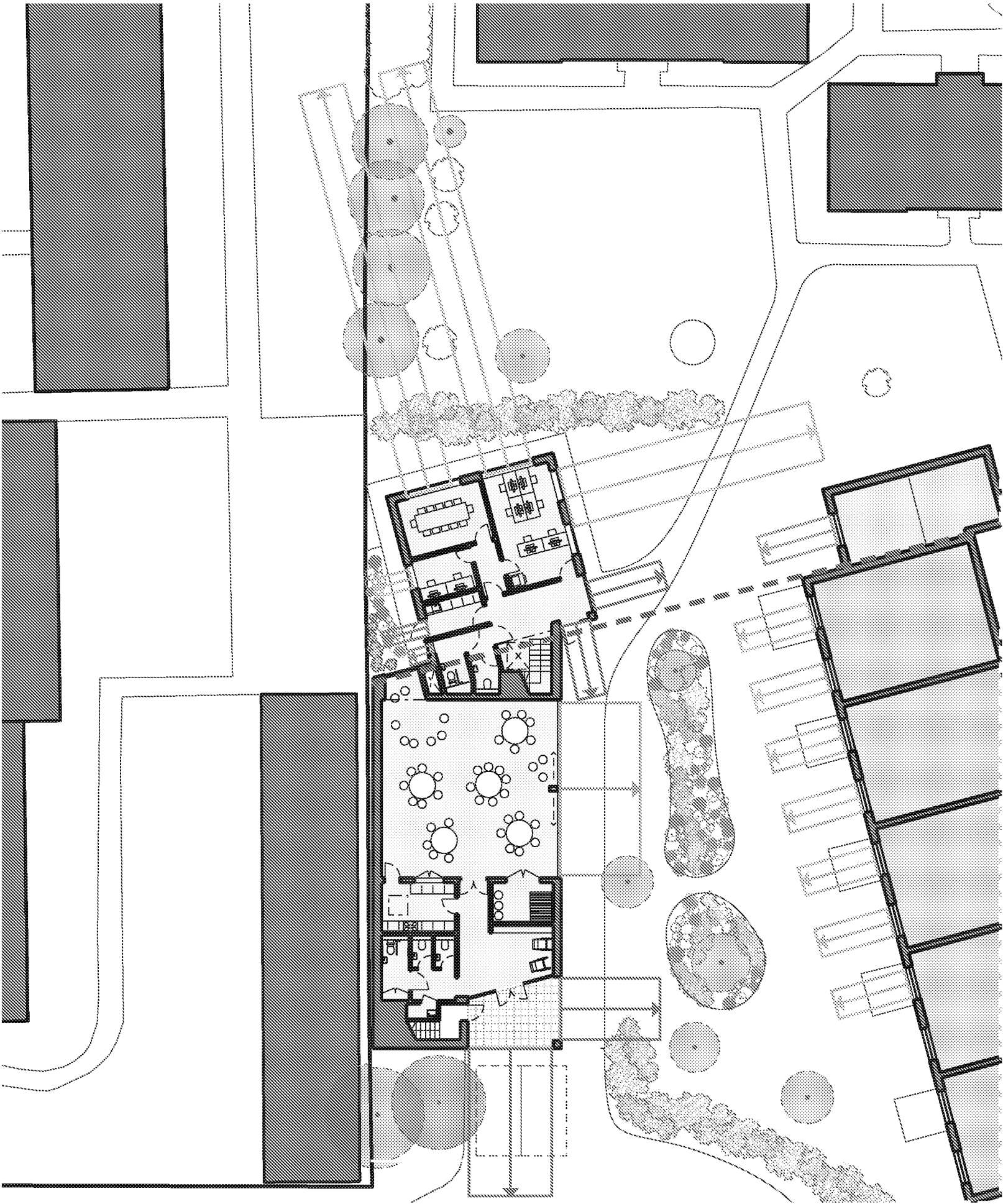
In response to feedback from the parish councilors the windows on the Guildford Road boundary have been made obscured glazing and the landscaping has been increased.

Feedback - Guildford Road neighbours

Neighbours on Guildford road were generally positive about the scheme and all who attended were in support of the proposal. Feedback comments below:

- “I like the new look and modern design...It will be nice to have the area tidied up” Sue Wadey, Guildford Road resident
- “First floor windows should be obscured. Adequate fencing to the boundary should be included, knotweed tidied up and stag beetles to be considered” Jon Millhouse, 18 Guildford Road resident
- “Like the choice of brick and flint, we want to ensure the stag beetles and fox set is considered during the works” Gwen Millhouse, 18 Guildford Road resident

Residents were assured that the knotweed along the boundary and presence of highlighted species would be dealt with sensitively and following the correct protocols advised by an ecologist.



7.1 Outlook diagrams - ground floor

The existing accommodation building no 99-117 situated to the east of the new hall houses separate apartments at ground and first floor. The apartment arrangements have habitable rooms looking on to the shared garden space to the west of them. The entrance to each apartment is situated on the east side. Each apartment at ground floor has a small outdoor space where some residents have tables and chairs and some pot plants.

The new proposal for the hall building looks to keep the building form low and as close as possible to the existing building volume.

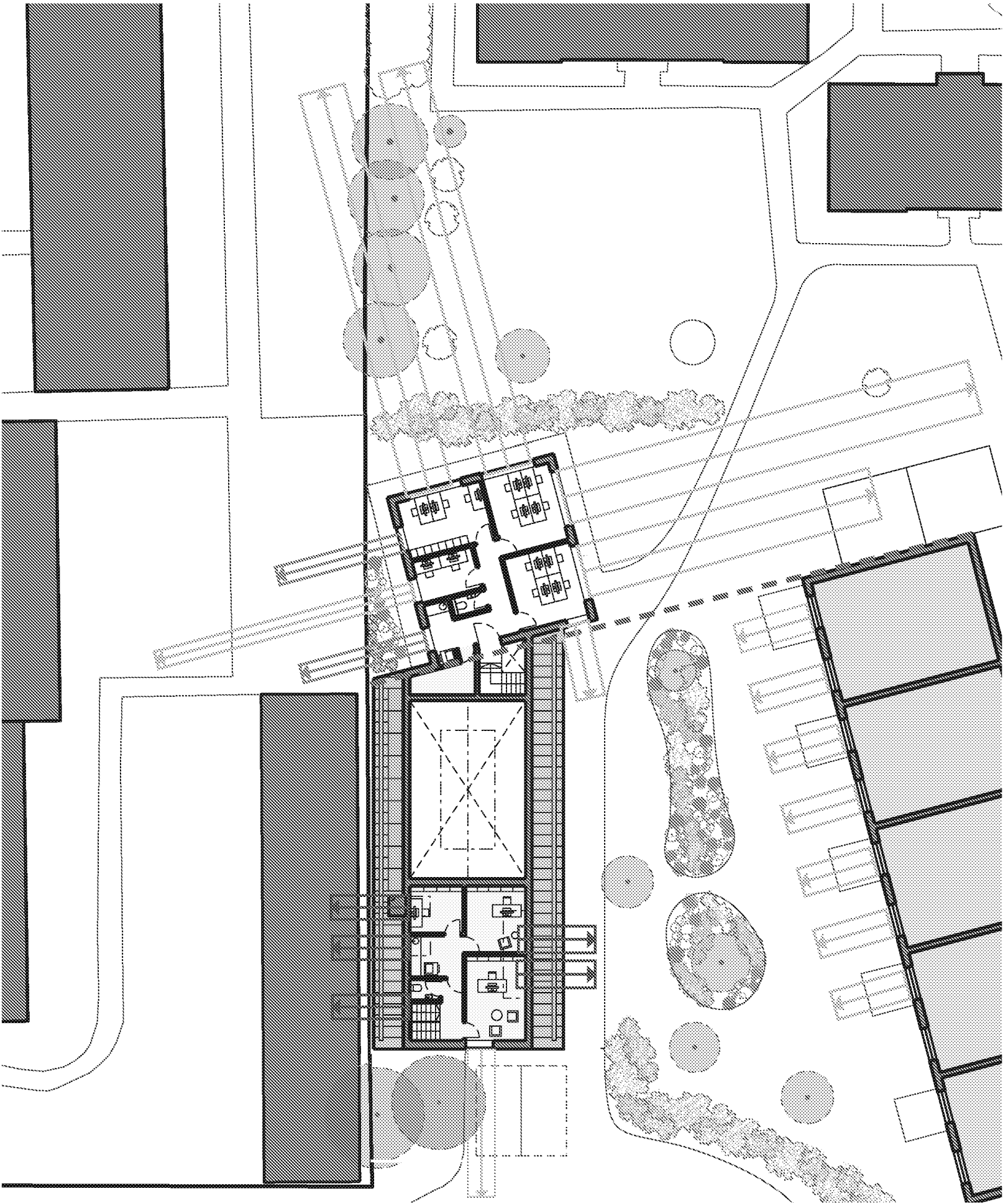
Office spaces for staff which will be occupied daily have been arranged within the building so that there is no direct overlooking present.

The hall has a large area of glazing to East elevation to provide natural daylight. The hall will be used intermittently and to mitigate any perceived overlooking a zone of central planting provides increased privacy to residents.

Some increased overshadowing is caused to the guest suite at the northern end of the apartment building however as this part of the building is not in constant occupation and the distances between buildings meet the requirements set out in the Arun SPD guidance this is deemed to be an acceptable situation.

The rows of apartment buildings within this part of the site all have stepped volumes. By their inherent design the apartment buildings do look directly into each others windows, the shared green spaces are successful and well maintained by each resident. The new hall building responds to this building pattern with its stepped volume.

- Window to non-habitable room
- Window to habitable room
- Window to habitable room with intermittent occupation



7.2 Outlook diagrams - first floor

The layout for the first floor flats is broadly the same as the ground floor. Entrances are positioned on the east side of the building and habitable rooms are present on the west side. Currently the first floor apartments look onto the roof of the existing hall building.

To mitigate the impact on these residents the proposed building retains a low eaves height and raises the ridge to accommodate the required functions of the hall and offices. This retains a similar outlook for residents, looking onto the roof of the proposed hall.

Only two rooflights are present at the southern end of the hall building on the east side to avoid any direct overlooking into the existing apartments.

The main office building is pushed to the northern part of the site so that windows do not directly overlook any existing apartments. Windows on the eastern side are proposed to be obscured glazing to minimise overlooking to the residents on Guildford Road. One window is present at first floor to a habitable office space and this is currently proposed as unobscured as the distances are acceptable in accordance with the Arun design guidance.

Pulling the office section of the building away from the western boundary means that windows can be incorporated on this side of the building to provide good quality office spaces with natural daylight. Predominantly the non-habitable rooms have been placed on this side of the plan to avoid overlooking to the neighbouring residents on Guildford road.

-  Window to non-habitable room
-  Window to habitable room
-  Rooflight with view to the sky
-  Window with obscured glazing

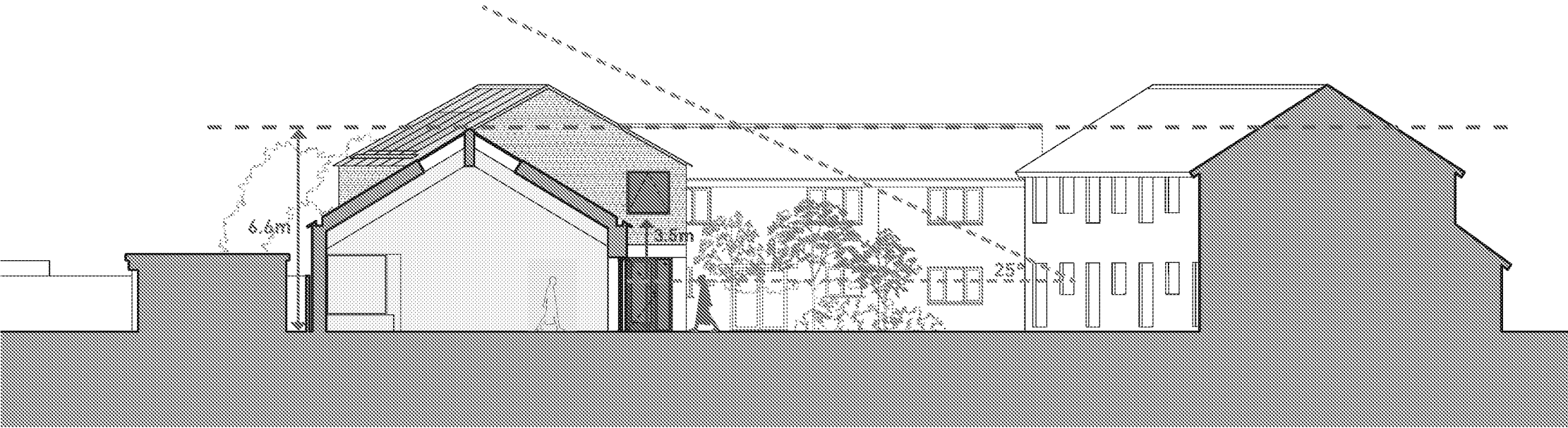
7.3 Outlook from neighbouring dwellings & building heights

These diagrams illustrate the adherence to the 25 ° rule from the points that the building is closest to its neighbours.

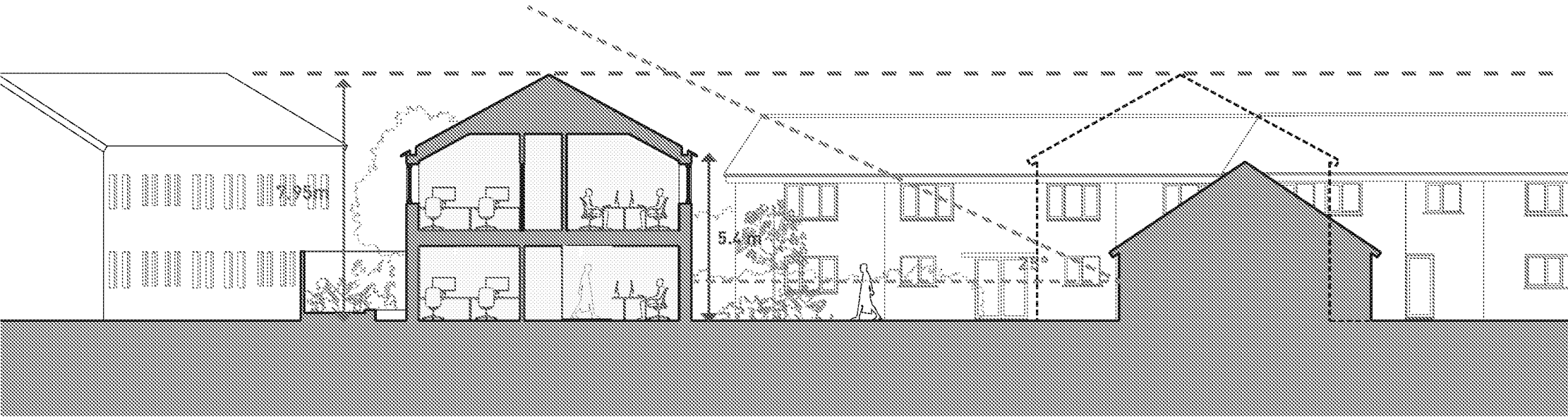
Section A is taken from the point at which the eastern residential building is closest to the hall. Applying the 25 ° rule from the closest ground floor window illustrates that the line exceeds the height of both the front hall section and rear office building by some margin.

Section B is taken through the office building and the guest suite at the northern part of the site. Applying the 25 ° rule here from the window of the guest suite illustrates that the line exceeds the height of the proposed office building by some margin.

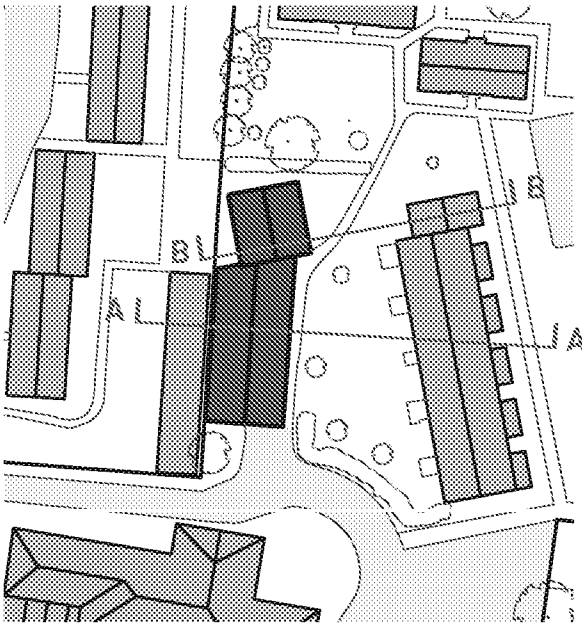
The rear office building has the same ridge height as the opposite accommodation buildings for continuity across the site.



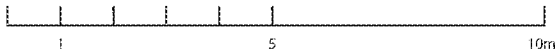
Section A - Through hall building and apartment building opposite showing building heights and adherence to 25° rule



Section B - Through office building and guest suite opposite showing building heights and adherence to 25° rule



Key plan



8.1 Existing material character



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The prevailing material character of the site features brick of varying red and brown tones relating to the age of each building. Concrete window surrounds, areas of render and hung tiles are present on the older buildings to the north of the site.

The existing buildings across the site, particularly to the north, are generally made from basic building materials such as hung tile, render and brick with Upvc windows and plastic downpipes.

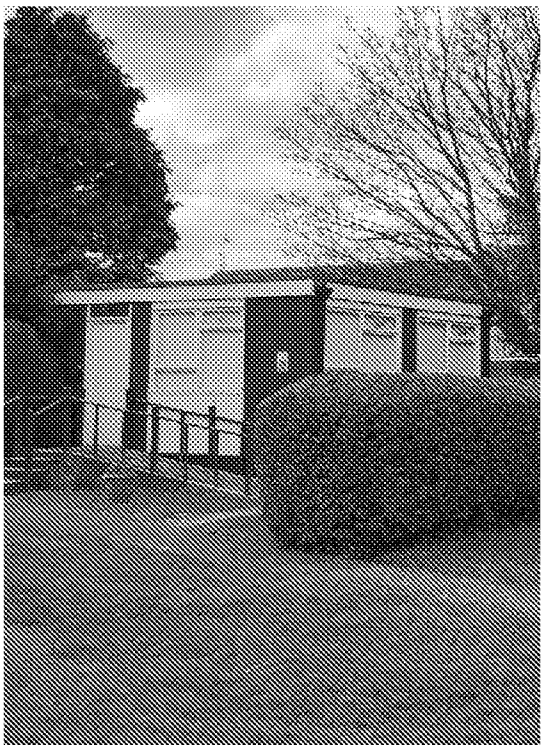
Flint boundary walls can be found on the site close to the Booker Hall.

The current hall building has its an individual material character which stands our against the existing buildings however the external materials used give the current hall a temporary appearance. The Upvc weather boarding and a corrugated metal roof have not aged well.

It is felt that the site as whole would benefit from the introduction of some high quality materials of alternative colour tones which would start to break up the repetitive nature of the site.



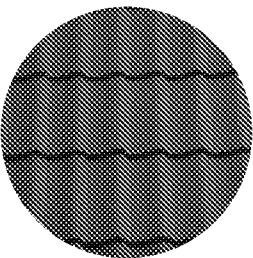
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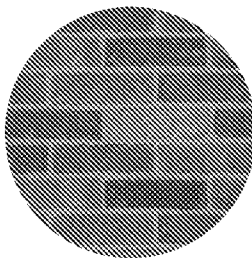
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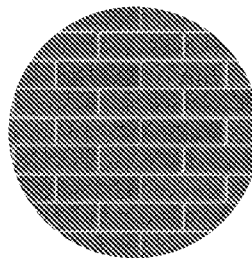
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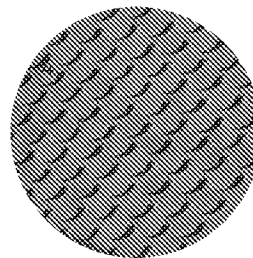
Pan tiles



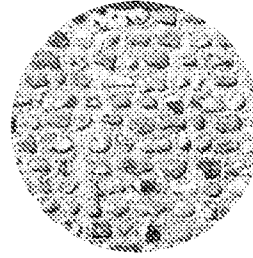
Red brickwork



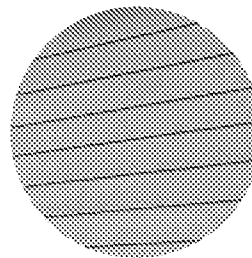
Dark brickwork



Hung tiles

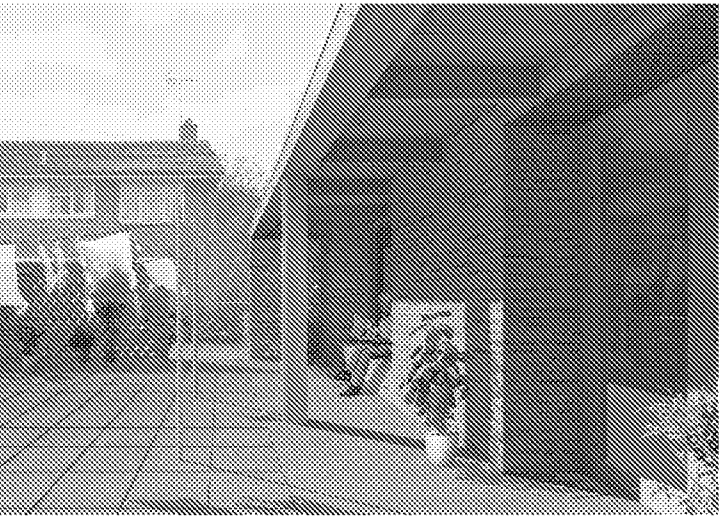
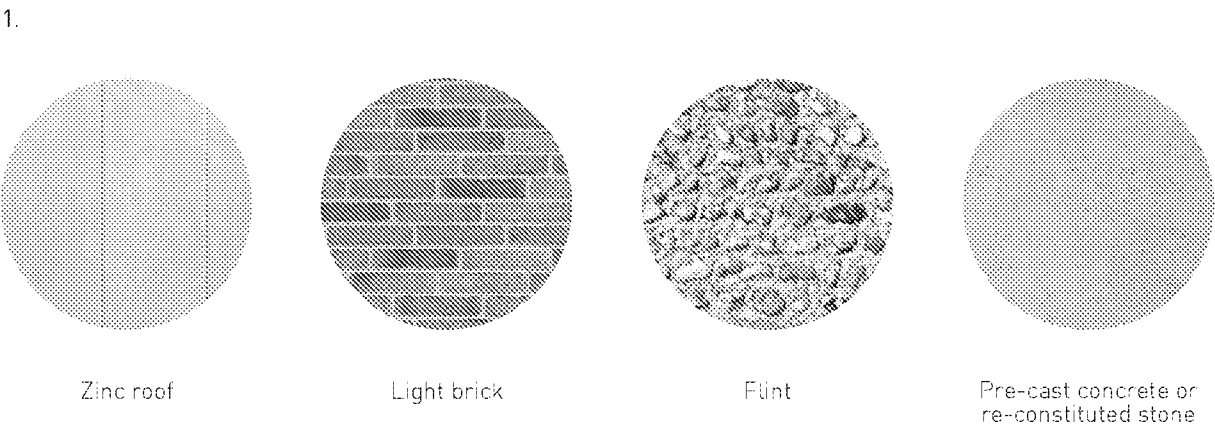
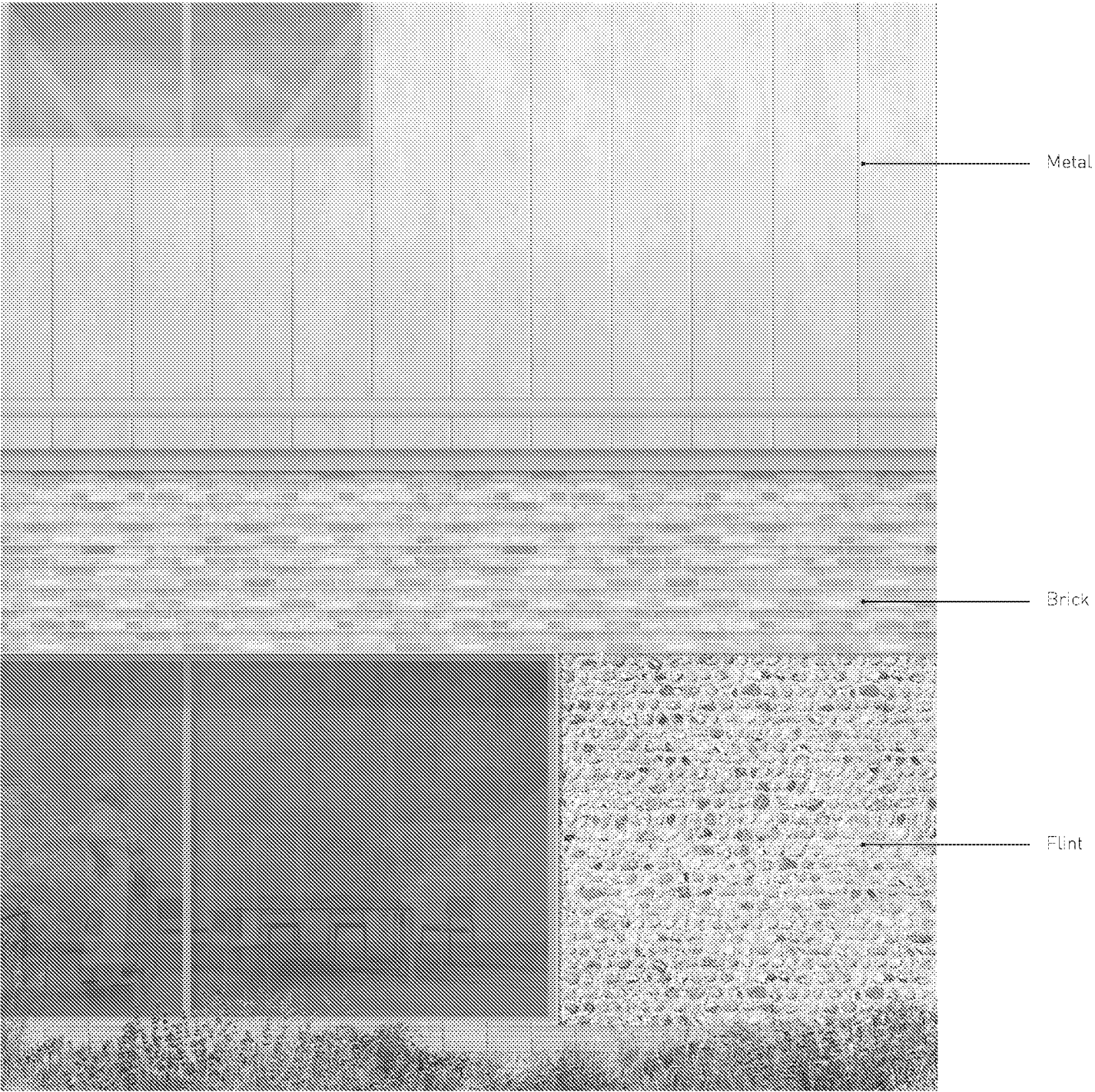


Flint



Weatherboarding

- 01. Looking north past the guest suite
- 02. Sheltered housing accommodation
- 03. Looking south towards the guest suite
- 04. Existing weatherboarded hall
- 05. Existing audio studio
- 06. Flint boundary walls presnet on site



4. Similar material palette proposed for the laundry building that received planning (R/227/20/PL)

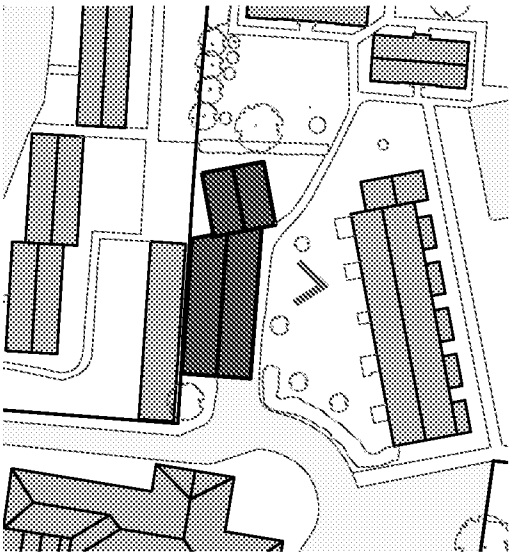
8.2 Proposed - material character

The proposed hall and office building takes reference from the more historic flint walls found on the site but also local landmark buildings by incorporating the use of flint. Sussex flint is used widely on historic buildings around Rustington village and is a vernacular construction method.

The new hall is proposed as flint at ground floor and a high quality handmade bricks at first floor level with the same grey/sandy colour tone as the flint beneath. The roof is proposed as metal standing seam. Not only is this a highly robust material it also helps to differentiate the hall building from the surrounding residential buildings on the site.

Windows are proposed as powder coated metal framed and gutters are recessed to give the building a modern expression. The use of flint on the hall gives it a civic presence and comparisons can be drawn with other landmark buildings in the local area such as East Preston Community hall and the Parish Church of St Mary the Virgin on Station Road.

The same brickwork and roof materials are also proposed for the new laundry building on the site that received planning permission in March 2021 (image 4). The architectural strategy is to unite these two communal buildings with a material character which distinguishes them from the existing dated residential buildings and starts to sensitively modernise the site.



View location

- 01. Proposed east elevation material study
- 02. East preston community centre
- 03. Vernacular flint walls
- 04. Laundry building approved for planning