

DESIGN & ACCESS STATEMENT

ELEVATIONAL ALTERATIONS & ASSOCIATED EXTERNAL WORKS

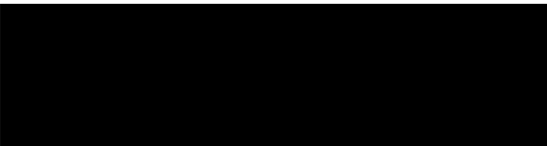
**FOR:
STORE PROPERTY INVESTMENTS LIMITED**

NOVEMBER 2017

ISSUE 2



SIMPSON HILDER ASSOCIATES LIMITED
67a HIGH STREET
LYNDHURST
HAMPSHIRE
SO43 7BE



Our Ref: 8511 – Samuel Wickens Community Centre, Rustington

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1.0 INTRODUCTION:

- 1.01 This Design & Access Statement has been prepared in connection with the proposed refurbishment of an existing building in the Waitrose car park, Rustington. The aim of the statement is to identify the applicant's aspirations for the site and to outline how the application proposals reflect these aims in light of the site context and the relevant planning policy.
- 1.02 The application is submitted on behalf of Store Property Investments Limited, who has secured the site with the view to refurbish the building to provide D1 uses consisting of a museum, visitors centre and a community hall.
- 1.03 This application seeks to gain permission for elevational and internal layout alterations to bring the building back to life. The proposed building will be called the Samuel Wickens Centre. These proposals are explained in detail throughout this Design & Access Statement.

2.0 SITE ASSESSMENT & CONTEXT:

Location:

- 2.01 The existing building currently occupies an area of just over 260m² at the southern end of the Broadmark Lane Car Park, Rustington (see map and aerial photograph in Figures 1 & 2).
- 2.02 The site is surrounded by residential properties to the east and south with the British Red Cross directly to its western boundary. To the north is the main existing building entrance fronting onto the Broadmark Lane Car Park, primarily used as the Waitrose car park.
- 2.03 Broadmark Lane is one the primary circulation routes in Rustington providing a strong connection between the A259 and the beach front.
- 2.04 With the benefit of the central location and proximity to residential communities this existing building provides a great site for a museum, visitor's centre and community hall for tourists and local residence to boost the local heritage and community presence.

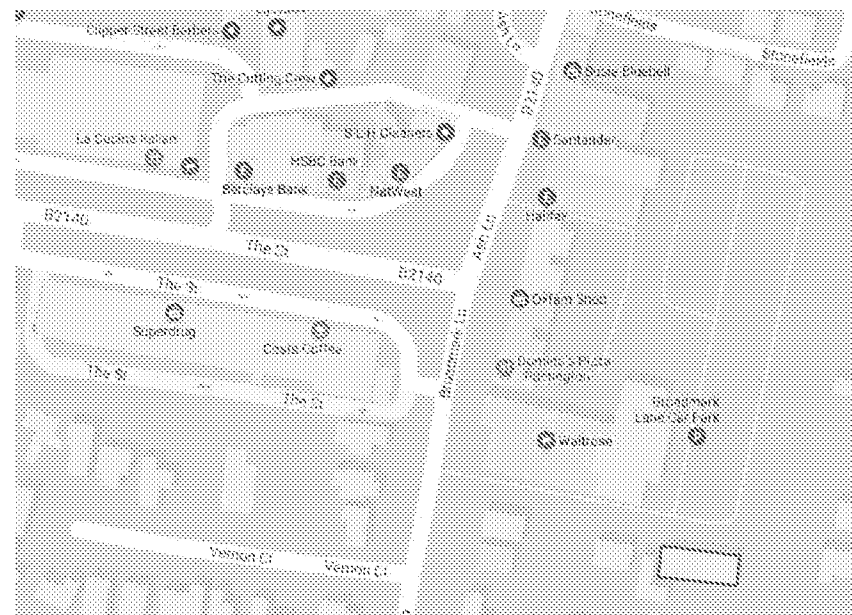


Fig 1: Site Location



Fig 2: Aerial view

Surrounding Environment

- 2.05 Rustington is a village and civil parish within Littlehampton in the Arun District of West Sussex. Located approximately at the midpoint of the West Sussex coast the A259 runs along the north border of the village creating connections westward to Littlehampton, Bognor Regis and Chichester, and east towards Worthing and Brighton.
- 2.06 The overall building mass of Rustington is fairly low level with the majority of the area comprising of 2-3 storey houses.
- 2.07 Site is also in close proximity to other amenities such as restaurants, coffee shops, banks, Waitrose and the Parish Church of Saint Peter & Saint Paul.



Fig 3: Site Surroundings Map

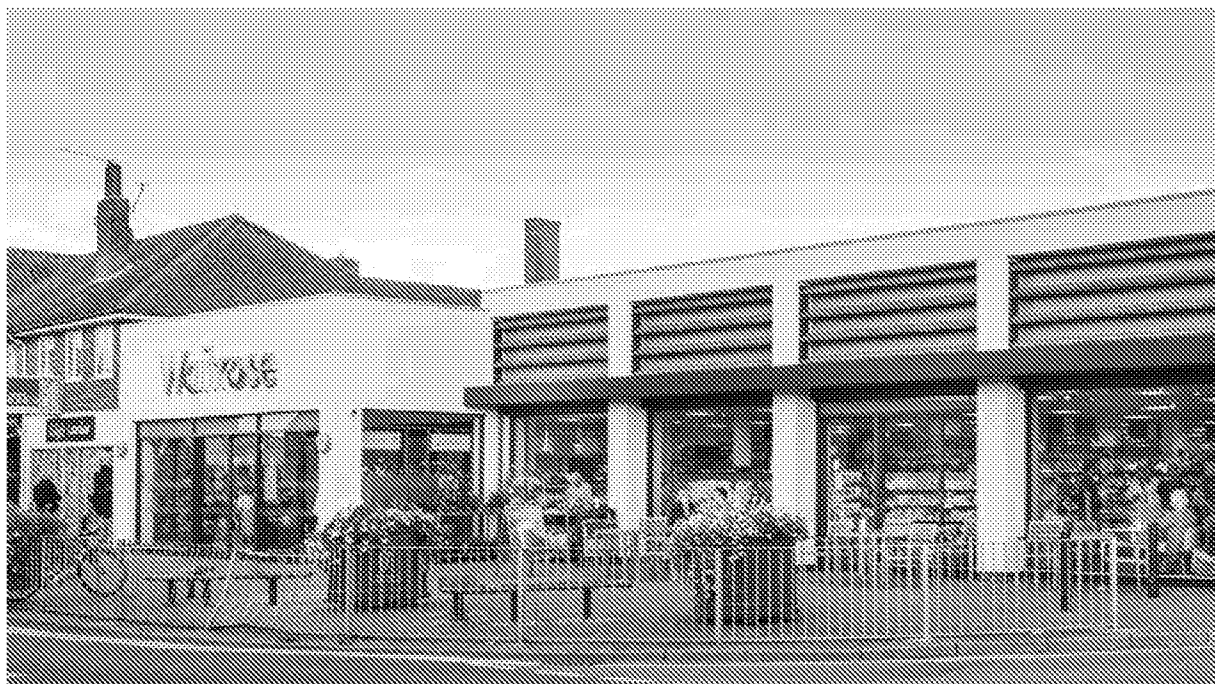


Fig 4: Waitrose, Rustington

Description of the Site

- 2.10 Until recently, the existing building has been used as a community centre.
- 2.11 The site has vehicular access through the Broadmark Lane Car Park entrance which is connected to Broadmark Lane shown in figure 7.
- 2.12 The site is flat with only marginal differences in levels.
- 2.13 The site has a garden towards the rear of the building.

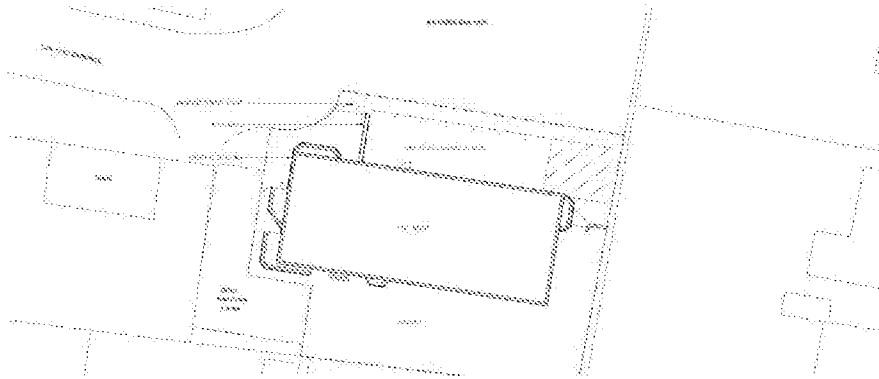


Fig 5: Existing Site Plan

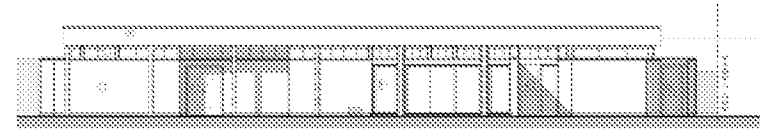


Fig 6: Existing North Elevation

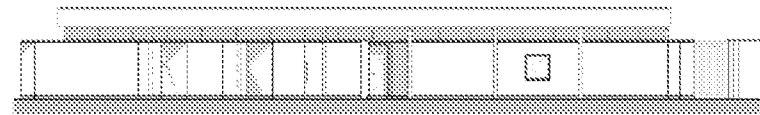


Fig 7: Existing South Elevation

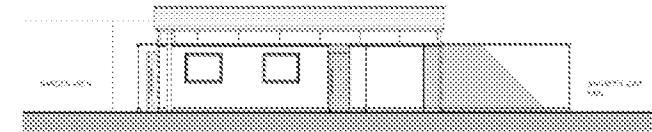


Fig 8: Existing East Elevation

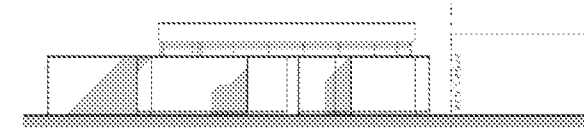


Fig 9: Existing West Elevation

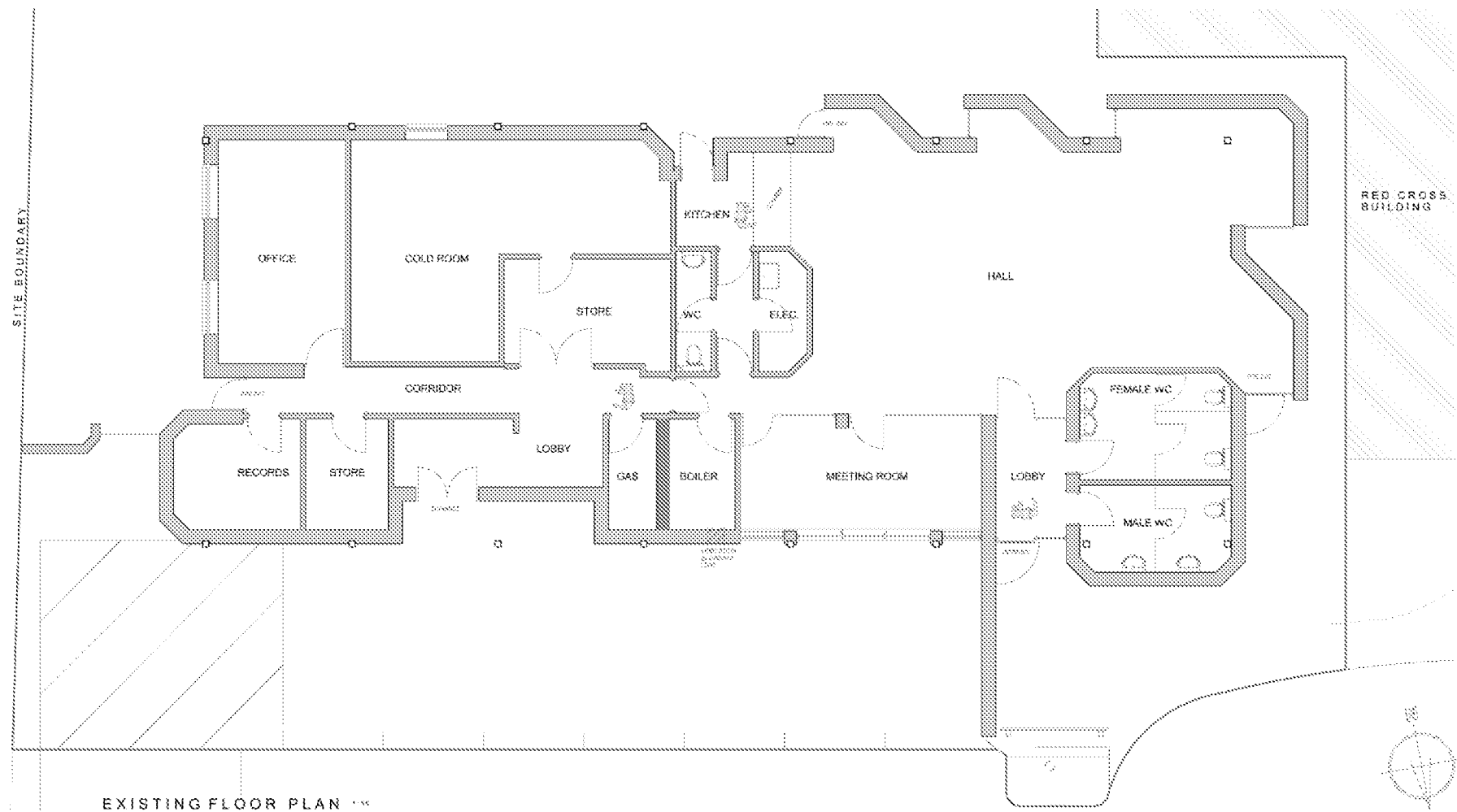


Fig 10: Existing Floor Plan

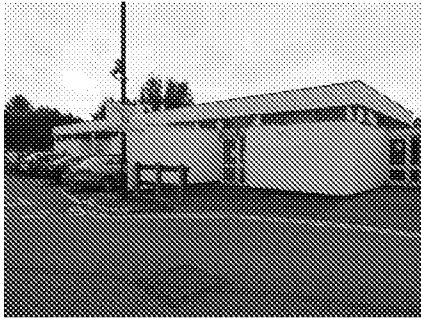


Fig 11.

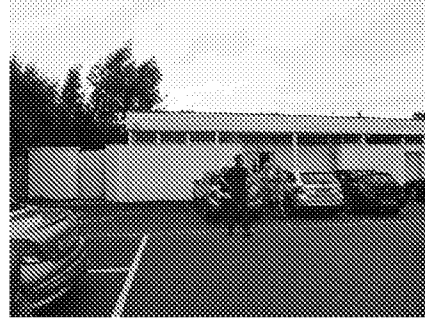


Fig 12.



Fig 15.



Fig 13.

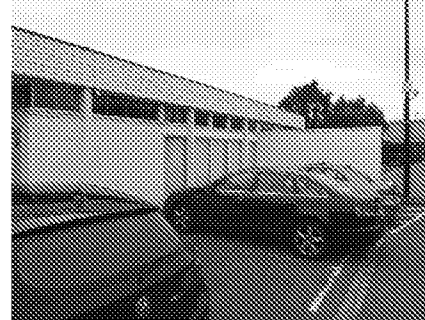


Fig 14.



Fig 16.

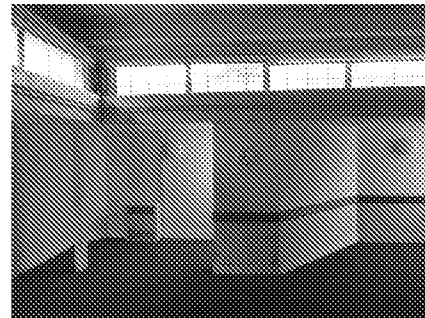


Fig 17.



Fig 18.

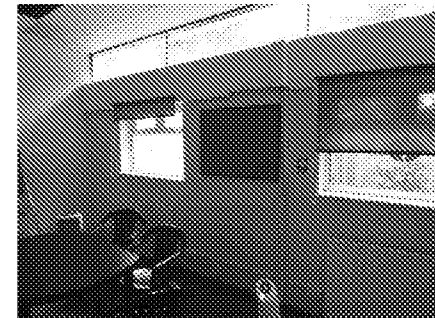


Fig 19.

3.0 ESTABLISHING THE DESIGN SOLUTION

Site Plan

- 3.01 The scheme is driven by the requirement to upgrade the existing and internal services of the building and to undertake internal alterations to accommodate 3 separate community uses.
- 3.02 The proposed site plan now incorporates a new drop off area for the new facilities along with a parking space if needed by the community hall. Planters and benches will be added to increase the local ecology in the tarmac heavy car park. This will boost the appearance of the newly refurbished Samuel Wickens Centre.
- 3.03 The large wing wall that protrudes out of the front elevation of the building is to be demolished to open the centre as it currently blocks the view of two-thirds of the building as visitors access the car park. This will further boost the presence of the proposed SWC building.
- 3.04 The side gates are to be repainted / replaced to match existing.

Layout

- 3.05 The proposed floor layout is largely influenced by the needs for the museum and the community hall. The visitors centre will act as a reception controlling the circulation into the museum and hall spaces.
- 3.06 The kitchen layout has been updated to make room for a store for use for the overall centre.

Appearance

- 3.07 It is proposed that the building uses one main entrance into the centre with a new canopy to provide a sheltered entrance and boost the presence of the new Samuel Wickens building.

- 3.08 It is proposed that the existing façade be re-clad in a Siberian Larch timber cladding with new uPVC Anthracite windows or similar to modernise the overall appearance of the building.
- 3.09 The existing external columns will be repainted from white to dark grey to match the new proposed windows
- 3.10 The fascia will be re-finished with new dark grey horizontal timber panelling or similar to match the new dark windows and external columns.
- 3.11 With these new elevation changes the Samuel Wickens building will have a much stronger sense of identity within the car park. In conclusion to these changes, the form of the building from the front will change minimally with the new materials taking up the majority of the works.

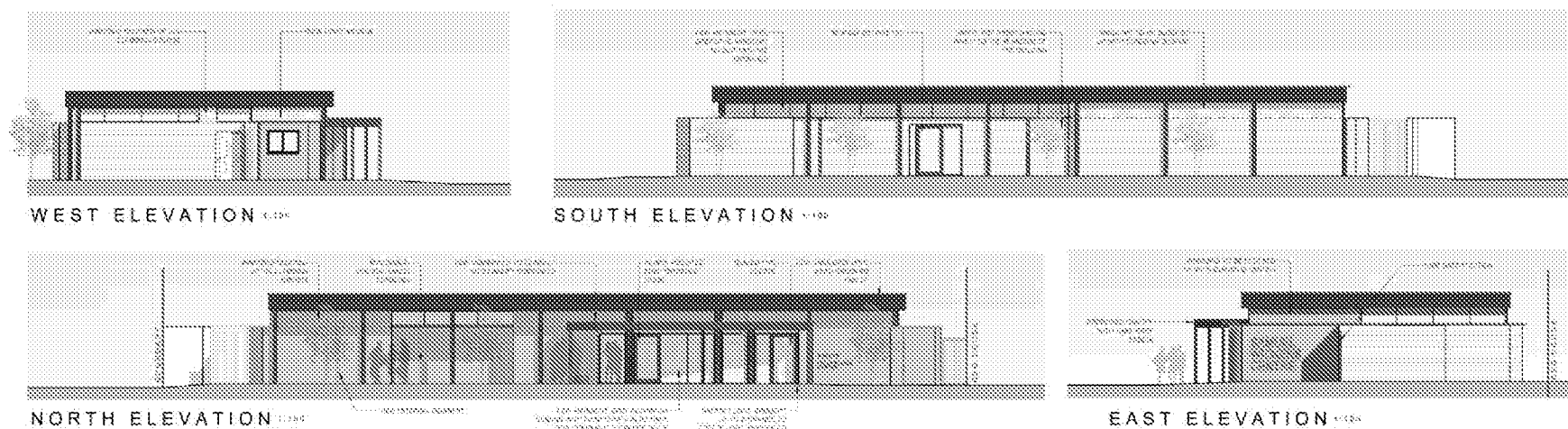


Fig 21: Proposed Elevations

4.0 SUSTAINABILITY

- 4.01 The existing building will be re-used, increasing its life-span and therefore reducing the Co2 impact of the scheme.
- 4.02 Improved insulation to the roof, walls, windows and doors.
- 4.03 All new internal services reducing energy consumption in the building.

5.0 CONCLUSION

- 5.01 The planning application seeks permission for the refurbishment and associated external works of the existing building. The proposals will create a space for the community and promote the heritage of Rustington with new facilities and a new modern façade.