

Design & Access Statement

774_Barn Cottage Scout Hut

July 2024

Barn Cottage Lane,
Haywards Heath,
West Sussex,
RH16 3QW

New mixed-use purpose-built community centre with use-by-day nursery together with joining path to existing pavilion with modified brick banding, confirmation of brickwork detailing and minor internal alterations.

This document must be read in conjunction with the full plans associated to this application.

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01| Introduction and Brief

We propose a new community centre that is a single-story and designed for mixed-use purposes. It includes storage space in the roof and a play hall in the centre. The building has a Gross External Area (GEA) of 255 square meters, which features a communal lobby, restroom facilities, a main hall, a meeting room, and a kitchen.

The new building is separate from the current pavilion, but it suggests a new route to connect the structures and enable entrance to the playing fields. The site will also undergo landscaping to create even access into the building, move the existing youth shelter and trash cans, and eliminate the current boundary railings. The centre will also provide a day nursery facility with an outdoor play area.

Following pre-application discussions with case officer Steven King in 2017, an outline sketch scheme was presented, the general feedback was that the community centre in principle would be acceptable, but it was stipulated that windows and doors should front the street.

This design has now been revised in 2023 to a revised scheme that provides a similar standard of space with less hardstanding and materials that relate more closely to the existing buildings within the context.

A need for a community centre and associated facilities has been identified and Ecotecture has been appointed to prepare a scheme of much higher architectural design quality which will create a hub and identity in the local area of Bentswood.

The main goals were to provide level access to the building, link the existing building with a transitionalary structure to ensure the building's curtilage is secure and safe, and create a layout which is both purpose-built and flexible to meet the needs of a growing community.

The revised proposal for the new building is adjacent to the existing pavilion located on the Bentswood Green which borders Barn Cottage Lane and America Lane. The Green is located in the heart of the Bentswood area and is in close proximity to the America Lane shopping parade and Hanbury football stadium.

Local partners of the Bentswood community have identified a need for a new building to provide extra space to accommodate events and activities. These will include yoga classes and scout meetings, community events, craft fairs, children's parties and charity events and a day nursery.



CGI image of initial proposal
Ecotecture



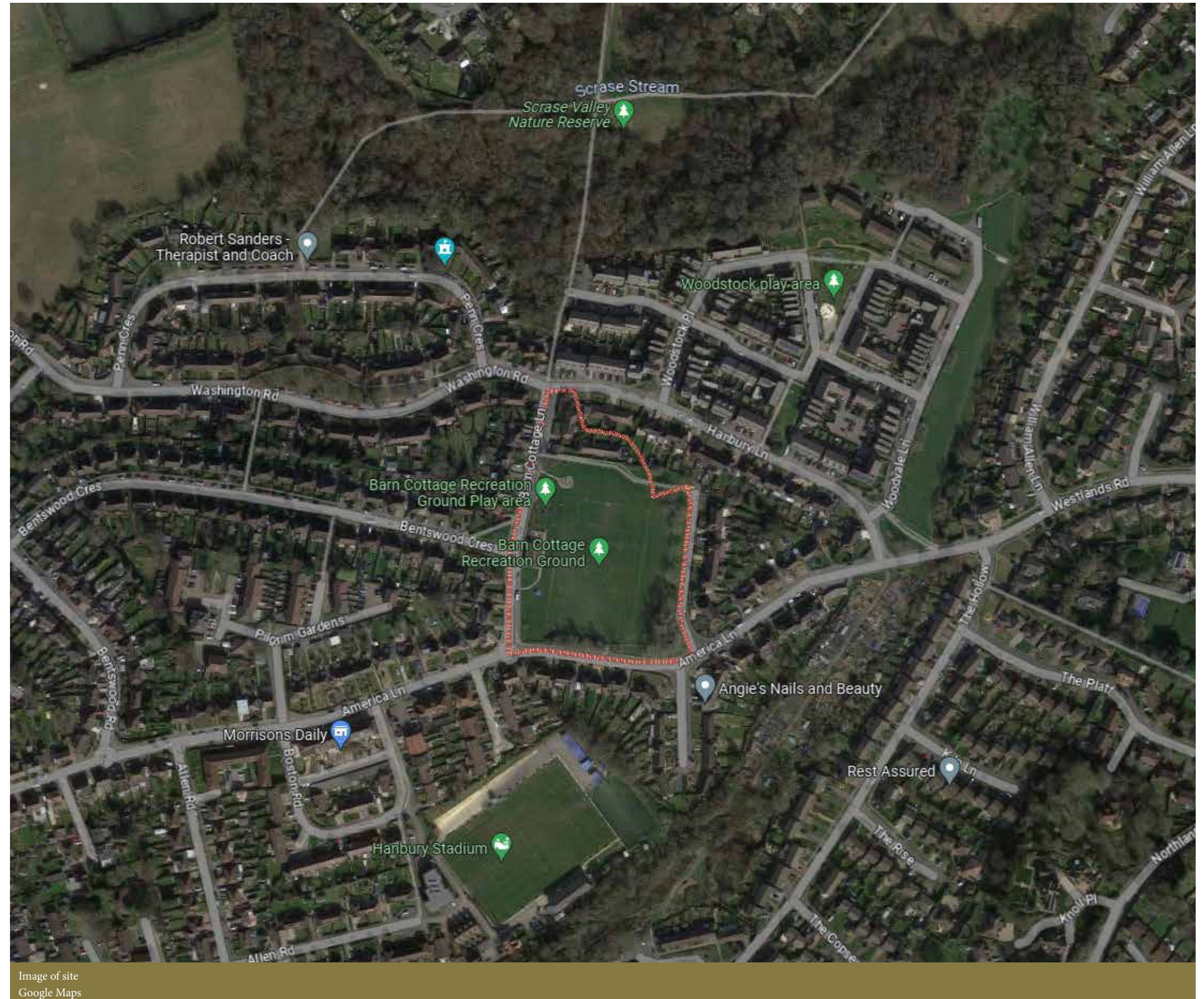
CGI image of current proposal
Ecotecture

The site is a community green with a football pitch, an existing brick pavilion which hosts a local nursery, a children's playground and some areas with clusters of trees. The site area is approximately 14,204m² (1.4 Hectares).

The surrounding context comprises a parade of local shops, a café, a football club and residential dwellings. The site is well maintained and used by the local community but lacks identity. The existing pavilion is a brick building which no longer provides enough space, nor is adequate to meet the needs of a growing community.

The proposal of a new community centre will provide sufficient space for all the community needs and will create a new hub and identity for the local area. The new centre proposal is to build adjacent to the existing pavilion, following the street line to provide a new active frontage to Barn Cottage Lane, and link the two buildings with a transitional path to ensure that the buildings are securely connected, but still clearly identified as two separate entities.

The new building presents itself as contemporary barn form, which is materially engaging and creates a new focal point from both Barn Cottage Lane and America Lane.



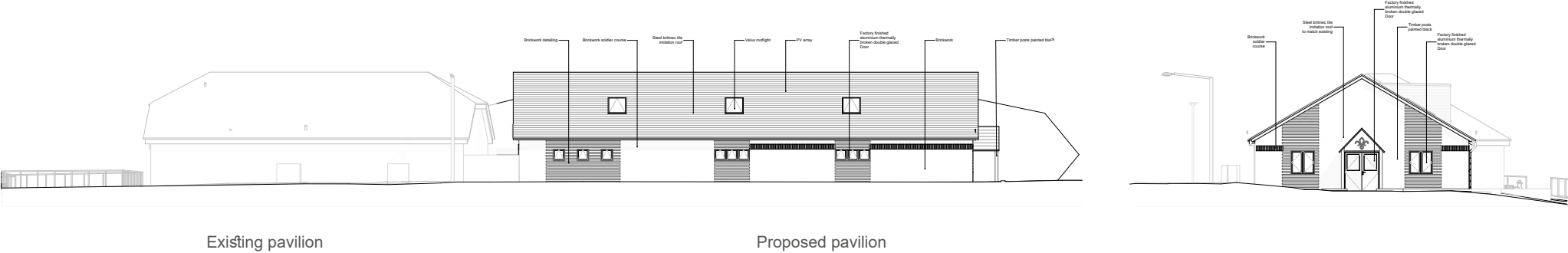
The new centre is formed of a simple rectangle masonry ground floor with a double pitch roof which is gabled at both ends. The space in the roof provides the centre with much-needed storage space for the centre and houses the PV equipment.

Careful consideration has been given to the scale of the proposed new centre, the ridge height of the new building is level with the existing but does not dominate the site or exceed the ridge heights of the surrounding residential context.

The new centre proposes to follow the existing street line to provide a new frontage via an accessible ramp and create some interest along Barn Cottage Lane. Level access continues from inside the building out onto the new hardscaping, allowing a person in a wheelchair to gain access throughout the whole of the ground floor and outside spaces.

The new centre and existing pavilion are to be joined together with a path which will be designed with a contemporary yet robust feel. The building is predominantly faced in brick to match the existing pavilion and the surrounding context, but the façades are broken up with some areas of 3d relief brick detailing to add texture and rhythm to the long facades.

The southern gable houses the main entrance to the buildings and has a timber porch entrance with 3D relief brickwork detailing around the windows. This façade will be mostly visible to passers along America Lane and on approach to the centre, providing a new softer identity for the green.



West elevation of proposal.
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Proposed pavilion entrance
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View of new entrance (Southern Elevation).
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The main hall provides a half-vaulted light space with double opening doors to the east and south elevations, providing access to the green. The hall also has high-level windows on the western elevation to provide the play hall with light. The main hall also benefits from Velux windows to provide natural light and ventilation.

Adequate storage is provided to house the sporting and social equipment associated with all the activities happening in the centre.

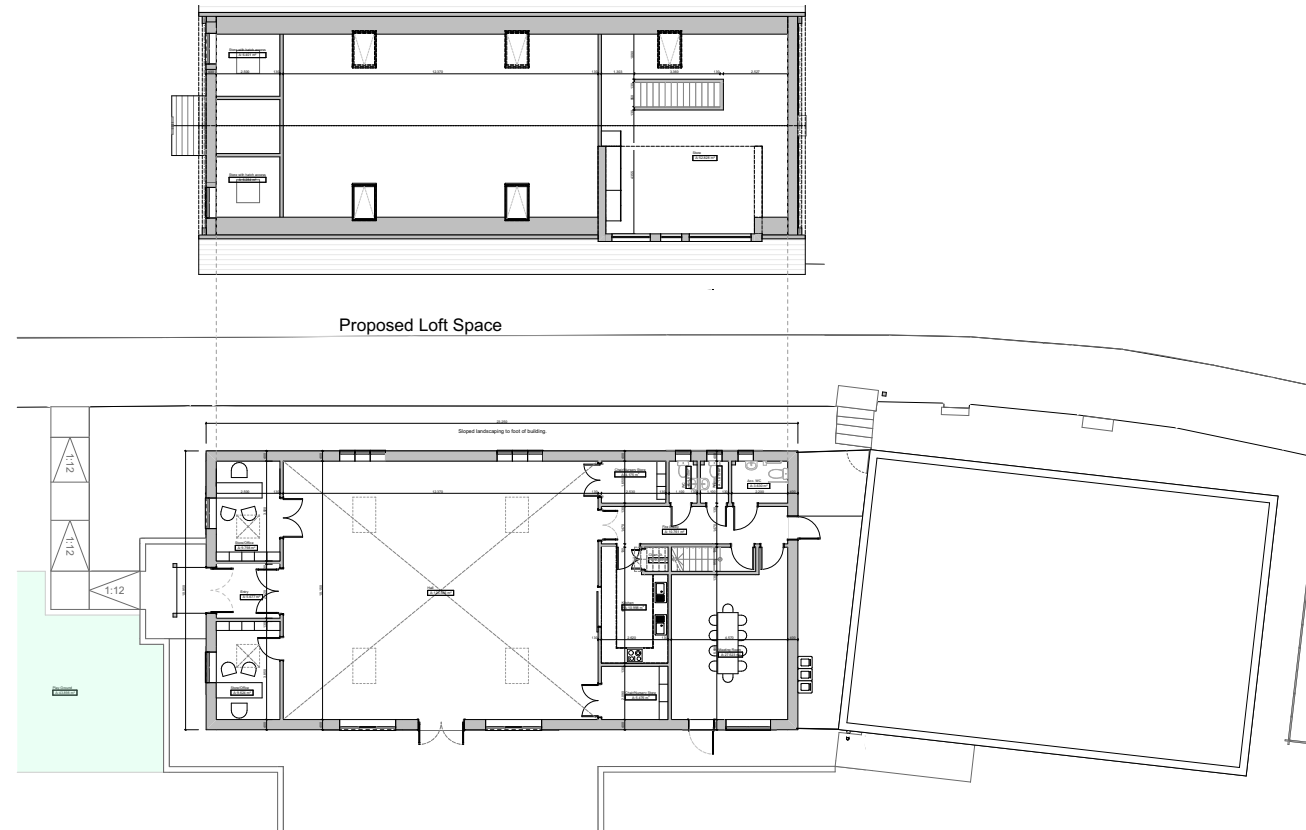
There is ground floor storage with direct access onto the hall, which lends itself well to football and cricket equipment, and vast storage in the loft will provide a space for furniture and other equipment which is not used continuously.

A row of self-contained unisex toilets provides all-inclusive use and will be low-maintenance and take up less space than separate facilities. The disabled access WC will include child and parent changing facilities.

The existing nursery is currently housed in the neighbouring pavilion on Barn Cottage Recreation Ground, the new centre will provide a facility to relocate into the new building when it is constructed.

The nursery will need access to the ground floor (hall, storage, toilets and office space) of the new community centre which is intended for mixed use with scouting and other community activities.

A designated outdoor play area to the south will also be used by the nursery. Low and high-level PIR lighting will be considered during the technical design to help with surveillance and access during sundown hours.



Proposed ground floor and loft storage plan (NTS).
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Proposed highlevel windows on western elevation.
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View of east elevation
Ecotecture

The proposed centre will adopt similar materials to match the local surrounding context and existing pavilion, but introduce 3d relief design elements to express architectural playfulness.

Black aluminium windows that will be robust and withstand a reasonable degree of wear are being used in the building.

As maintenance is a key factor in this scheme, a palette of materials is being used like fair-faced concrete in the playing hall painted white, hard wearing wood flooring in the playing hall and the offices, easy-to-clean durable vinyl flooring in the WCs and conference room so it stands the test of time on this community building.

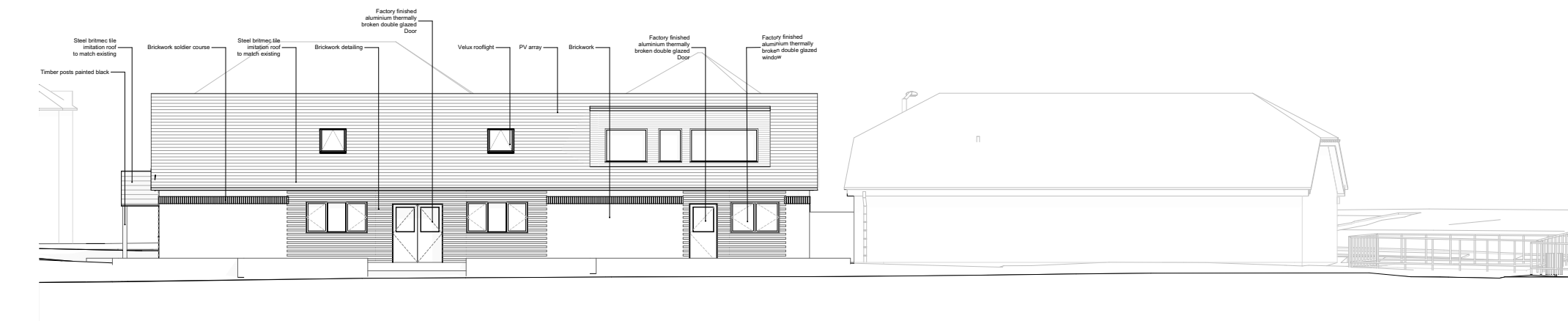
The bricks used in the proposed building will closely match those used in the existing pavilion. Solid brick detailing will be included to create a similar look and feel to the pavilion, ensuring that the two structures are visually tied together using the same material language.

The roof is clad in robust galvanised steel, tile effect roofing offers superior resistance to weathering, corrosion, and impacts ensuring that the roof is economical and easy to replace and matches that of the existing pavilion.

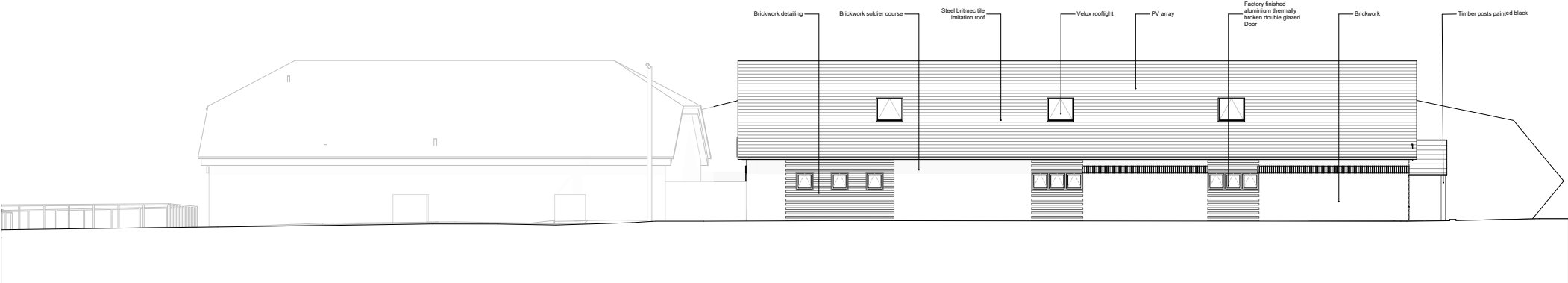
The interior of the building proposes a utilitarian, low tech and robust look, with bare-facing blockwork walls, easy to maintain and will withstand wear and tear expected from a building of this nature.

Parking

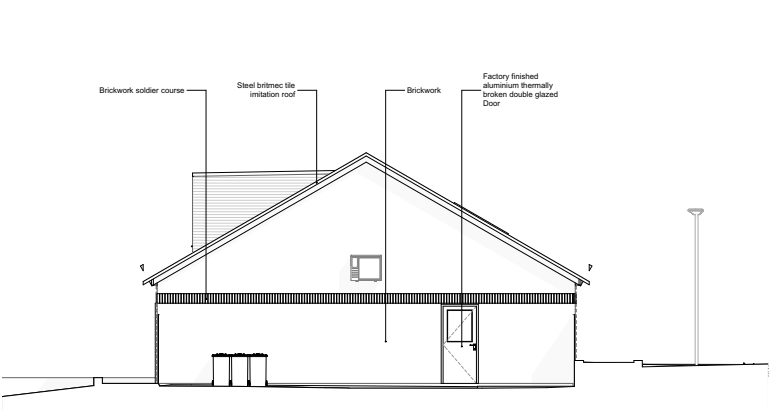
There are no parking arrangements associated with this application. however, consideration of adequate bike parking will be explored in the technical design stages.



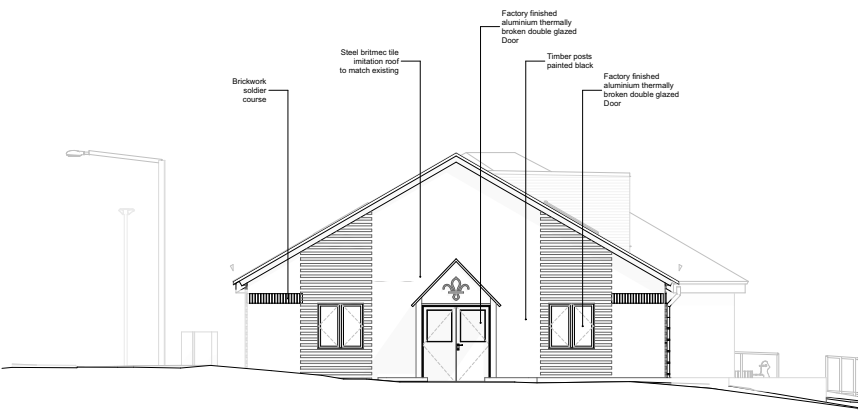
Proposed Rear (East) Elevation



Proposed Street (West) Elevation



Proposed Right (North) Elevation



Proposed Left (South) Elevation

04 | Noise Impact

The noise levels that will exist within the usable areas of the centre will include:

- Classes
- Meetings
- Events
- Sporting clubs
- Social events

Average and maximum noise levels across the site are expected to be relatively low and generally not intrusive to the local residents of Barn Cottage Lane and America Lane.

The new main entrance frontage has a lobby with a considerable distance between the entrance and the play hall and the high-level windows will remain closed for long periods, only opened in times when external temperatures are high this will help to create a noise buffer from the main hall to the houses opposite Barn Cottage Lane. The doors to the south and east façade both open out onto the green, keeping any noise local to the green curtilage.

The external wall construction will consist of facing brick, a full-filled cavity and inner blockwork. This will provide a good sound insulation performance around the whole building.

Events and timetables will be planned within sociable hours and any out-of-hours events will be agreed with the local authority. Some of the activities that currently take place in the existing pavilion, will be able to utilise the new centre, which will be of a higher specification in terms of building fabric, which in turn provides much better acoustic containment.

It is viewed that the current noise levels will be improved for the residents along Barn Cottage Lane. The new centre will provide a buffer between the residential houses and the playing field, helping to minimise travelling sound from football matches.



View of east elevation
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