

DESIGN + ACCESS STATEMENT



STEYNING CRICKET CLUB (SITE)
CHARLTON STREET, STEYNING, BN44 3LE

CLIENT: STEYNING CRICKET CLUB



REFINE + RESOLVE ARCHITECTS

PROJECT: 416 - 25 - STEYNING CRICKET CLUB - NEW PAVILION

Registered Office: Swift House, Ground Floor, 18 Hoffmanns Way, Chelmsford, Essex, England, CM1 1GU
Company No: 9118078





IMAGE: AERIAL PHOTOGRAPH OF SITE CONTEXT

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STEYNING CRICKET CLUB - NEW PAVILION

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INTRODUCTION + OVERVIEW

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RIBA
Plan of Work
2020

The RIBA Plan of Work organises the process of briefing, designing, constructing, maintaining, operating and using a building into eight stages. It is a framework for all disciplines on construction projects and should be used solely as guidance for the preparation of detailed professional services and building contracts.

Stage Boundaries:
Stages 0-4 will generally be undertaken one after the other.
Stages 4 and 5 will overlap in the **Project Programme** for most projects.
Stage 5 commences when the contractor takes possession of the site and finishes at **Practical Completion**.
Stage 6 starts with the handover of the building to the client immediately after **Practical Completion** and finishes at the end of the **Defects Liability Period**.
Stage 7 starts concurrently with Stage 6 and lasts for the life of the building.

Planning Note:
Planning Applications are generally submitted at the end of Stage 3 and should only be submitted earlier when the threshold of information required has been met. If a Planning Application is made during Stage 3, a mid-stage gateway should be determined and it should be clear to the project team which tasks and deliverables will be required. See Overview guidance.

Procurement:
The RIBA Plan of Work is procurement neutral – See Overview guidance for a detailed description of how each stage might be adjusted to accommodate the requirements of the Procurement Strategy.

ER

Employer's Requirements

CP

Contractor's Proposals

Core RIBA Plan of Work terms are defined in the RIBA Plan of Work 2020 Overview glossary and set in **Bold Type**.

Further guidance and detailed stage descriptions are included in the RIBA Plan of Work 2020 Overview.

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	0	1	2	3	4	5	6	7
	Strategic Definition	Preparation and Briefing	Concept Design	Spatial Coordination	Technical Design	Manufacturing and Construction	Handover	Use
	Projects span from Stage 1 to Stage 6; the outcome of Stage 0 may be the decision to initiate a project and Stage 7 covers the ongoing use of the building.							
Stage Outcome at the end of the stage	The best means of achieving the Client Requirements confirmed If the outcome determines that a building is the best means of achieving the Client Requirements , the client proceeds to Stage 1	Project Brief approved by the client and confirmed that it can be accommodated on the site	Architectural Concept approved by the client and aligned to the Project Brief The brief remains "live" during Stage 3 and is developed in response to the Architectural Concept	Architectural and engineering information Spatially Coordinated	All design information required to manufacture and construct the project completed Stage 4 will overlap with Stage 5 on most projects	Manufacturing, construction and Commissioning completed There is no design work in Stage 5 other than responding to Site Queries	Building handed over, Aftercare initiated and Building Contract concluded	Building used, operated and maintained efficiently Stage 7 starts concurrently with Stage 6 and lasts for the life of the building
Core Tasks during the stage	Prepare Client Requirements Develop Business Case for feasible options including review of Project Risks and Project Budget Ratify option that best delivers Client Requirements Review Feedback from previous projects Undertake Site Appraisals	Prepare Project Brief including Project Outcomes and Sustainability Outcomes , Quality Aspirations and Spatial Requirements Undertake Feasibility Studies Agree Project Budget Source Site Information including Site Surveys Prepare Project Programme Prepare Project Execution Plan	Prepare Architectural Concept incorporating Strategic Engineering requirements and aligned to Cost Plan , Project Strategies and Outline Specification Agree Project Brief Derogations Undertake Design Reviews with client and Project Stakeholders Prepare stage Design Programme	Undertake Design Studies , Engineering Analysis and Cost Exercises to test Architectural Concept resulting in Spatially Coordinated design aligned to updated Cost Plan , Project Strategies and Outline Specification Initiate Change Control Procedures Prepare stage Design Programme	Develop architectural and engineering technical design Prepare and coordinate design team Building Systems information Prepare and integrate specialist subcontractor Building Systems information Prepare stage Design Programme Specialist subcontractor designs are prepared and reviewed during Stage 4	Finalise Site Logistics Manufacture Building Systems and construct building Monitor progress against Construction Programme Inspect Construction Quality Resolve Site Queries as required Undertake Commissioning of building Prepare Building Manual Building handover tasks bridge Stages 5 and 6 as set out in the Plan for Use Strategy	Hand over building in line with Plan for Use Strategy Undertake review of Project Performance Undertake seasonal Commissioning Rectify defects Complete initial Aftercare tasks including light touch Post Occupancy Evaluation	Implement Facilities Management and Asset Management Undertake Post Occupancy Evaluation of building performance in use Verify Project Outcomes including Sustainability Outcomes Adaptation of a building (at the end of its useful life) triggers a new Stage 0
Project Strategies might include: - Conservation (if applicable) - Cost - Fire Safety - Health and Safety - Inclusive Design - Planning - Plan for Use - Procurement - Sustainability See RIBA Plan of Work 2020 Overview for detailed guidance on Project Strategies								
Core Statutory Processes during the stage: Planning Building Regulations Health and Safety (CDM)	Strategic appraisal of Planning considerations	Source pre-application Planning Advice Initiate collation of health and safety Pre-construction Information	Obtain pre-application Planning Advice Agree route to Building Regulations compliance Option: submit outline Planning Application See Planning Note for guidance on submitting a Planning Application earlier than end of Stage 3	Review design against Building Regulations Prepare and submit Planning Application See Planning Note for guidance on submitting a Planning Application earlier than end of Stage 3	Submit Building Regulations Application Discharge pre-commencement Planning Conditions Prepare Construction Phase Plan Submit form F10 to HSE if applicable	Carry out Construction Phase Plan Comply with Planning Conditions related to construction	Comply with Planning Conditions as required	Comply with Planning Conditions as required
Procurement Route Traditional Design & Build 1 Stage Design & Build 2 Stage Management Contract Construction Management Contractor-led								
Information Exchanges at the end of the stage	Client Requirements Business Case	Project Brief Feasibility Studies Site Information Project Budget Project Programme Procurement Strategy Responsibility Matrix Information Requirements	Project Brief Derogations Signed off Stage Report Project Strategies Outline Specification Cost Plan	Signed off Stage Report Project Strategies Updated Outline Specification Updated Cost Plan Planning Application	Manufacturing Information Construction Information Final Specifications Residual Project Strategies Building Regulations Application	Building Manual including Health and Safety File and Fire Safety Information Practical Completion certificate including Defects List Asset Information If Verified Construction Information is required, verification tasks must be defined	Feedback on Project Performance Final Certificate Feedback from light touch Post Occupancy Evaluation	Feedback from Post Occupancy Evaluation Updated Building Manual including Health and Safety File and Fire Safety Information as necessary

OVERVIEW

This Design + Access Statement is intended to provide an overview of the proposed project detailed within this application. The statement will explain how consideration has been applied to the proposal. It will also display an understanding of the feasibilities in direct context to the proposed site as well as national and local context.

We have prepared this submission to provide a narrative of the clients design journey from early ideas and intentions through to a developed design. The applicant hopes this will set the stage for continued discussions during the application process with the LPA. The main point is the principle of the development to which seeks to enable the sustainable redevelopment of the site to deliver a new high quality cricket pavilion and the necessary ancillary spaces and facilities to serve its membership and the wider community.

The statement has been prepared in accordance with the requirements of the Town and Country Planning (General Development Procedure) (Amendment) (England) Order 2010.

The content of the statement has been presented to closely follow the advice provided under section 6 of the Communities and Local Government (CLG) Guidance.

This document provides a guide to the proposed form and nature of the development envisaged for the site. It explains the thinking behind the final proposal, and the principles on which they are based.

It has been laid out to highlight and justify the required principles by breaking the statement down into separate sub titles that accurately address each point and will simplify the breakdown of information further ensuring that important points are addressed and easy to locate.

INTRODUCTION + OVERVIEW

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STEYNING CRICKET CLUB - NEW PAVILION

INTRODUCTION

R+R Architects Ltd have been appointed by Steyning Cricket Club to take forward a proposal for a new contextually informed cricket pavilion with ancillary sports facilities at the site known as; Steyning Cricket Club, Charlton Street, Steyning, West Sussex, BN44 3LE.

Through a combination of an extensive consultation process with the client group and a series of consultatio and engagement meetings, which include the immediate neighbours, a detailed design has emerged, with a firm proposed direction for the site. An approach has now been prepared that seeks to create a contextually responsive high quality pavilion and the necessary ancillary sports facilities that will provide a much improved and needed replacement sports and social provision on the site.

The proposal consists of two main buildings, linked by a green roof canopy with hard and soft landscaping to connect the relevant spaces. The building is proposed to be fully assessible with wide corridors and a lift system to support access to the first floor President’s Lounge. There is also an functional storage area to the rear with a focus on a more integrated design approach for service areas.

There is an overall traditional design approach with regards to the scale and forms that ties the scheme into the surrounding context in an appropriate and sensitive manner whilst seeking to bring through a contemporary aesthetic and layout with the buildings positioning and finishes. The proposal makes direct reference to the local character and material palette.

Sustainability is key to the development with on-site generation as well as high performance technologies such as; Photovoltaic tiles, battery storage, ASHP, MVHR, insulated modular build systems, rainwater harvesting and solar control and IGU glazing systems. The green roof of wild-flower and sedum also adds biodiversity and ecology gains and the development will consider other planting opportunities as part of the proposal.

R+R Architect Ltd have been instructed to develop and submit a Planning Application.

The following Design and Access Statement forms part of that submission alongside a set of architectural drawings and statements.

This is our first planning application submission of this nature on this site.



001

SITE LOCATION

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IMAGES ARE TAKEN FROM GOOGLEMAPS AND THE GREENBELT MAP ONLINE

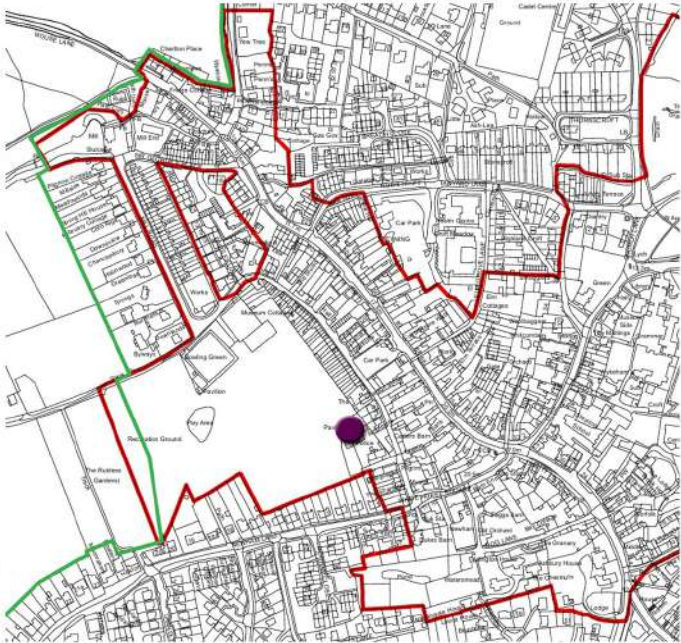
SITE - AERIAL CONTEXT
Left: (Image 1) Aerial Photo 1
Below: (Image 2) Aerial Photo 2
Right: (Image 3) SDNP and Conservation Area Location Map

SUMMARY
The site is situation to the west of the town centre and is located within the conservation area of Steyning. To the west is the SDNPA boundary.

It is bordered by established built form to the south and east of the site with further development a short distance to the north which include; residential, commercial, retail and sports uses.

Directly west of the site is the MPF village green, a key open space which supports a range of activities, the cricket club itself and the wider community.

The site is currently in use for the existing club and the ancillary facilities that support its function and uses.



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STEYNING CRICKET CLUB - NEW PAVILION



SITE LOCATION

LEFT: Diagram Existing Site Plan - Scale 1:500

This page illustrates the existing spatial layout of the site.

The immediate context to the east is a mix of 2 and 2.5 storey residential dwellings with some commercial enterprises as well. Directly adjacent to the site is open green space, which is the village green know as the Memorial Playing Field (MPF) as well as the police station to the south.

Within the MPF there are a range of sports provisions that support the local community and beyond. To the north and south the MPF is bordered again by residential dwellings and other commercial operations. Further west is the gateway into the South Downs National Park (SDNP) which provides a fantastic backdrop to the setting.

The surrounding built form provides a very varied typology to the area, with the site falling within the conservation area.

The existing site to be developed has no meaningful openness to speak of and is considered to be previously developed land making it the ideal location to reduced any potential impact as the site already demonstrates an existing condition reflective of the proposed use.

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STEYNING CRICKET CLUB - NEW PAVILION

IMAGE 01.03-001 - EAST FACING



Content:
Aerial Photographs 01.03-001 - 01.03-004 of the site and its surrounding context taken from googlemaps (3D view)

IMAGE 01.03-002 - WEST FACING



IMAGE 01.03-003 - SOUTH FACING



IMAGE 01.03-004 - NORTH FACING



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STEYNING CRICKET CLUB - NEW PAVILION



IMAGE 01.04-001



IMAGE 01.04-002



IMAGE 01.04-003



IMAGE 01.04-004



IMAGE 01.04-005

Content:

Study sheet of photographs reference 02.03-001 - 02.03-005

Documentation of the existing site, the current built form and material palette.

The main club house is a single storey building with separate changing facility located to the east of the cricket pitch and creases. There are also practice nets and a storage compound ancillary to the clubhouse which support the function of the facility.

The club is regularly accessed by vehicles, both customers and deliveries with the main parking and loading area to the south of the club house and changing room.

The site materials are mainly white UPVC cladding to the club house and brickwork to the changing facility. The main build is of a flat roof construction with the changing rooms having a more traditional hipped-pitched roof finished in cedar shingles.

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STEYNING CRICKET CLUB - NEW PAVILION

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PHYSICAL CONTEXT

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PHYSICAL CONTEXT:

[LEFT] Massing Model images 02.01-001 - 02.01-007 to observe the immediate built form, scale and density.

The context consists of predominantly 2 and 2.5 storey buildings with a mix of residential, commercial and retail uses. There is also a police station of which is deemed to be a historic asset locally which offers interesting design cues.

In contrast, the adjacent land provides a good level of openness, with sports provision and opportunities complementing the playing field with any new developments orientation needing to respond to the MPF.

PHYSICAL CONTEXT

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STEYNING CRICKET CLUB - NEW PAVILION



IMAGE 02.02.001



IMAGE 02.02.002



IMAGE 02.02.003



IMAGE 02.02.004



IMAGE 02.02.005

Content:

Study sheet of photographs reference 02.02.001 - 02.02.005 (Mix of sources including googlemaps)

Context study of housing types and build density on adjacent sites or in very close proximity. The analysis has focused on the immediate vicinity as the representative character of this part of Steyning as this is how the buildings would be seen in context.

It is clear to see there is a varied design typology as well as an array of styles.

The proposed site criteria will be informed by its locality. Therefore the proposed development will need to take considerations from existing and established developments. The new scheme does not necessarily need to copy the styles of the existing but there will influence the final proposal at the site.

A material palette of brickwork, dark roofing tiles or slates and the use of weatherboard-ing or render and flint will be utilised within the final design along with metal cladding systems.

Even though the street scene is a mix of 2 and 2.5 storey buildings, consideration will be taken when looking at possible levels, as the site is in adjacent to open green space and residential properties, so impact on the area is going to be critical in finalising scale. However balance will also be made to support the sport provision and securing the community opportunities the new development can bring.

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STEYNING CRICKET CLUB - NEW PAVILION





Content:

Study sheet of photographs reference 02.04-001 - 02.04-010

Documentation of surrounding materials adjacent to the site or in very close proximity.

There is a clear presence of brickwork, flint and brick detailing as well as wood cladding and framing systems. There is also render present locally, but not in widely used.

Similarly, there are metal systems for structural use as well as cladding which provide a durable addition to the buildings.

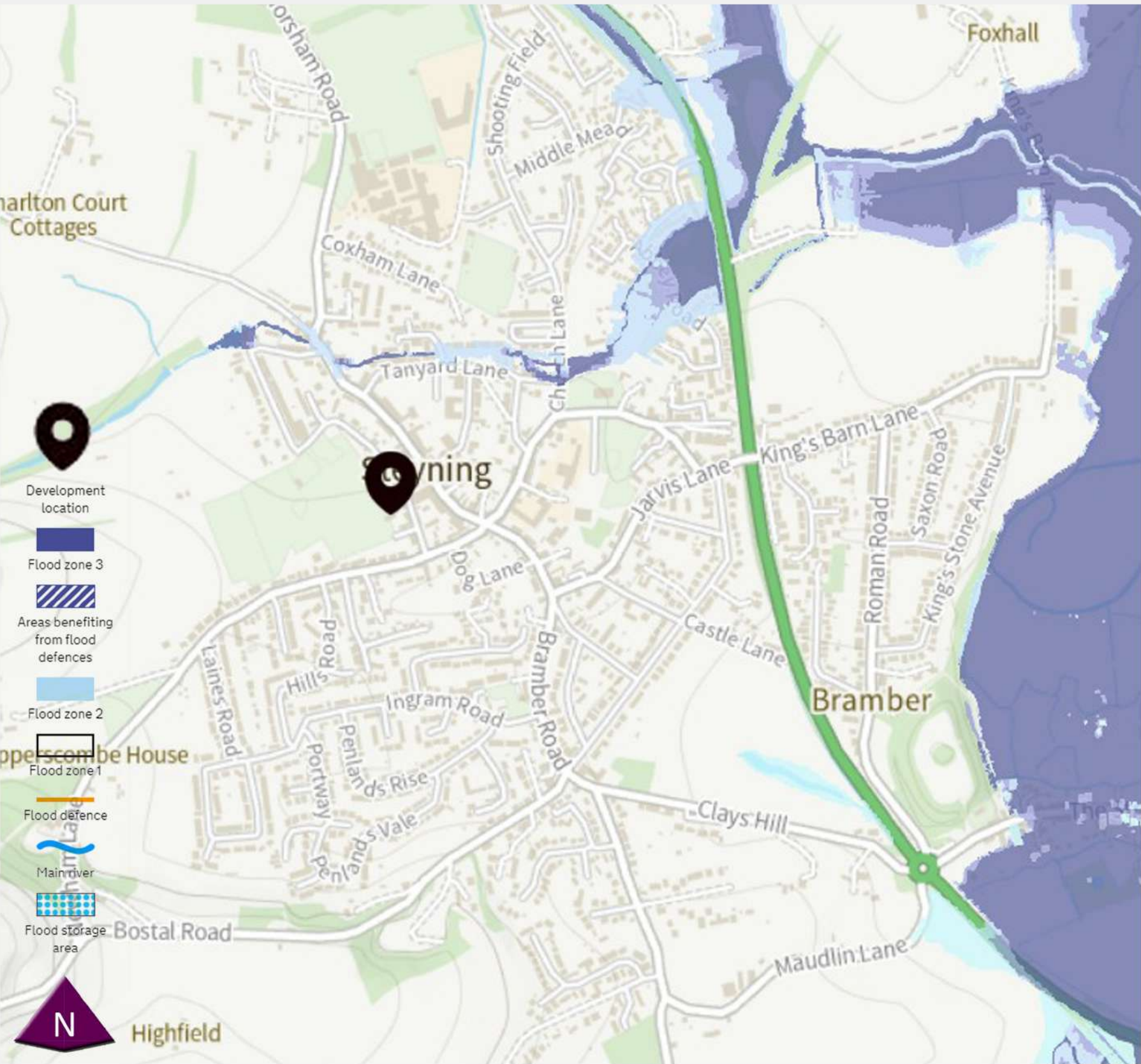
PHYSICAL CONTEXT

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STEYNING CRICKET CLUB - NEW PAVILION



FLOOD PROBABILITY MAP



<https://flood-map-for-planning.service.gov.uk/summary/>

SITE - CONSTRAINTS

ENVIRONMENTAL AGENCY - FLOODING

Left: Map information dated 26.03.24

FLOOD ZONE 1

Land and property are in flood zone 1 and have a low probability of flooding

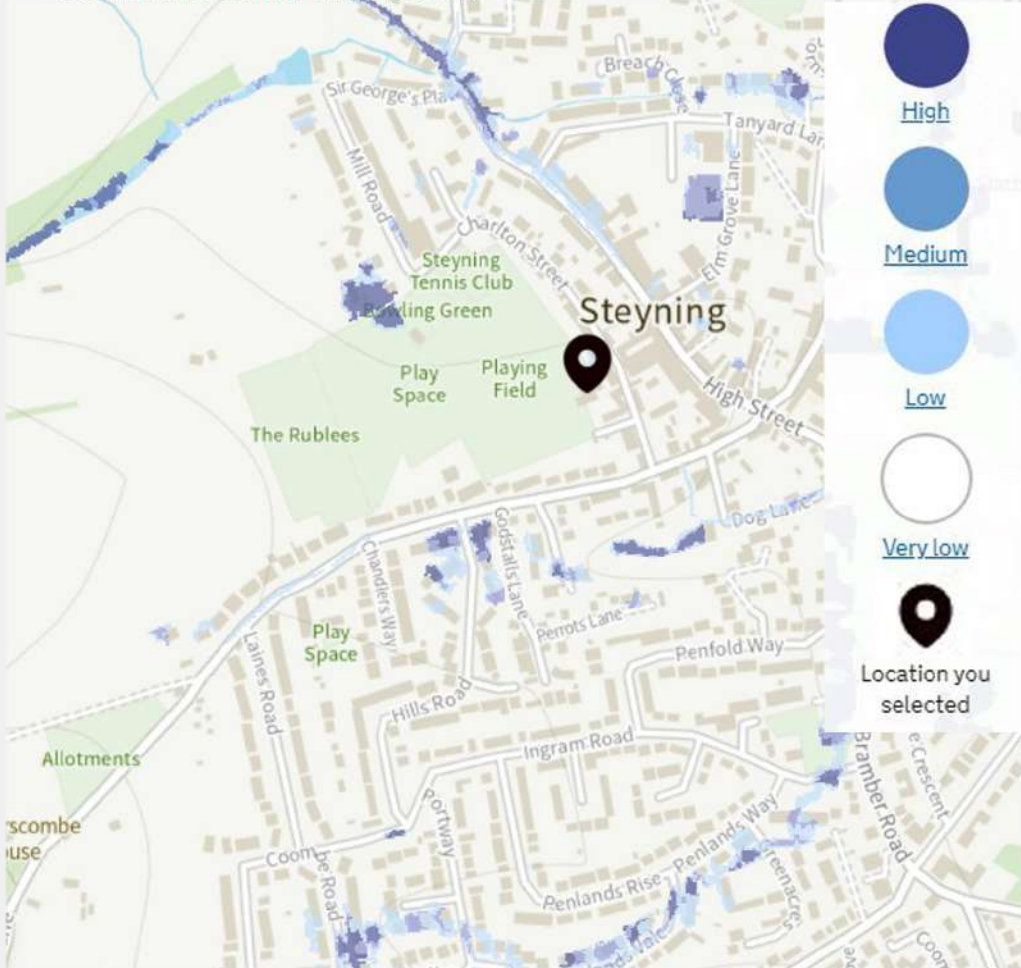
It is unlikely that this site will need to do a flood risk assessment as the development is;

- 1. In flood zone 1 and ;
- 2. Smaller than 1 hectare

However the site does not appear to be affected by sources of flooding from rivers and the sea, or from surface water drains.

This is merely a due diligence desktop exercise to ascertain the likleyhood of potential flooding to th site. A more detailed report can be provided if the LPA feel this is necessary.

Below: Risk of surface water flooding.



PHYSICAL CONTEXT

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STEYNING CRICKET CLUB - NEW PAVILION



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ACCESS

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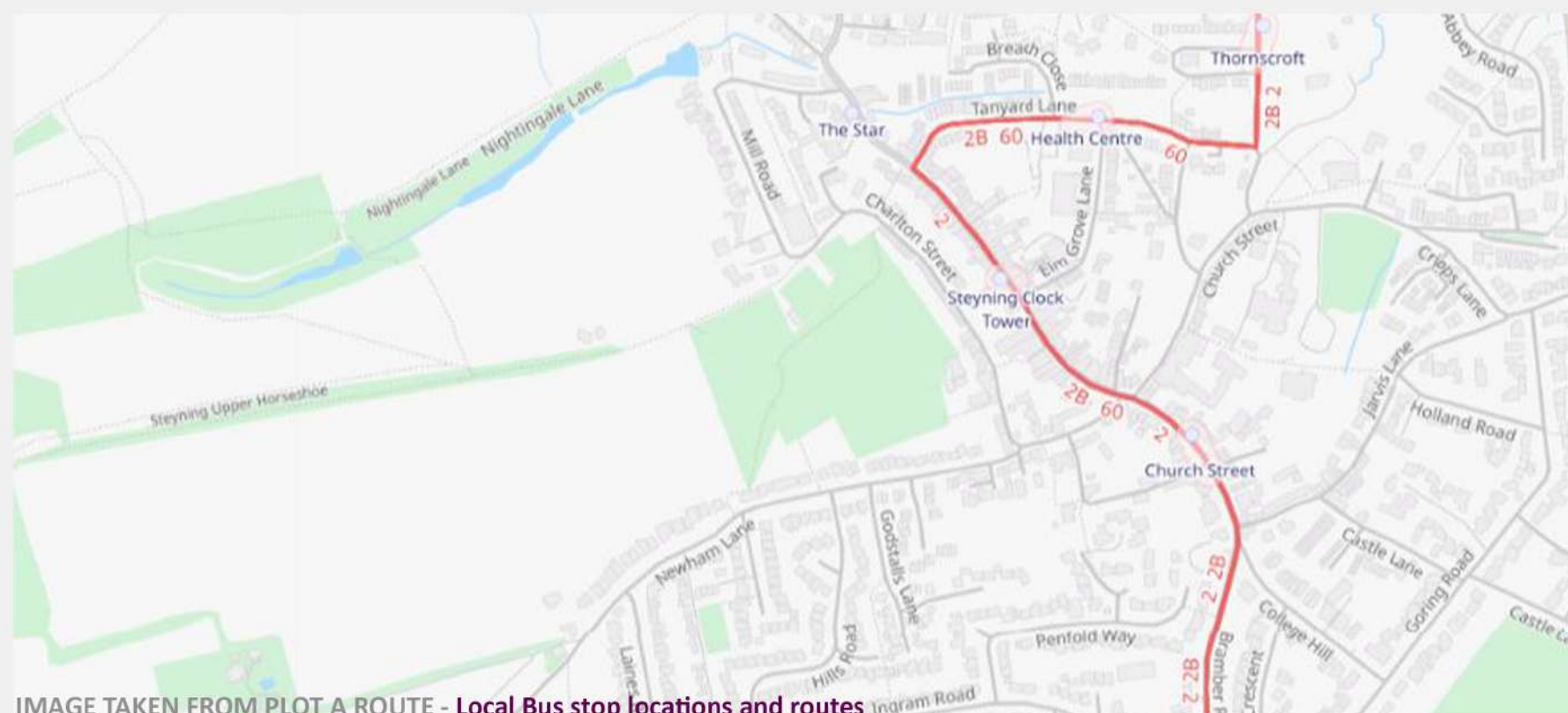


IMAGE TAKEN FROM PLOT A ROUTE - Local Bus stop locations and routes

LEFT TOP: Image to show the active travel connectivity to the site via footpaths and established infrastructure networks.

LEFT BOTTOM: Image to show the access options available via the nearest bus stop. This will provide connections to the surrounding villages as well as Shoreham and Brighton including mainline train networks. It is considered that the distance to the bus stop is achievable by nearly all age groups via quiet roads and footpaths.

The proposal seek to deliver 10 covered and secure cycle spaces in a visible location within the development to further support active travel.

Strong entrance language has been designed on the front facades of the new building with clear landscaping in place to reinforce its location. The layout of the new pavilion is designed so that there are appropriate levels of transparency to directly view the frontage and main access points which provides visibility and security. The design of the landscaping, access and circulation spaces ensures adequate provision has been made for to make the scheme inclusive for people with disabilities and those less able bodied.

The proposed buildings are classified as accessible and adaptable. They can facilitate an entry level wheelchair useable space to provide complete inclusion of accessibility. The access and movement both to and from and within the buildings has been carefully considered to adopt all relevant policies and standards. Through the application of these standards and policies the proposal will be provided with level access to all public entry areas.

There are suitable access arrangements for emergency vehicles and refuse collection including storage, recycling, separation and collection as part of the existing condition.

STEYNING CRICKET CLUB - NEW PAVILION

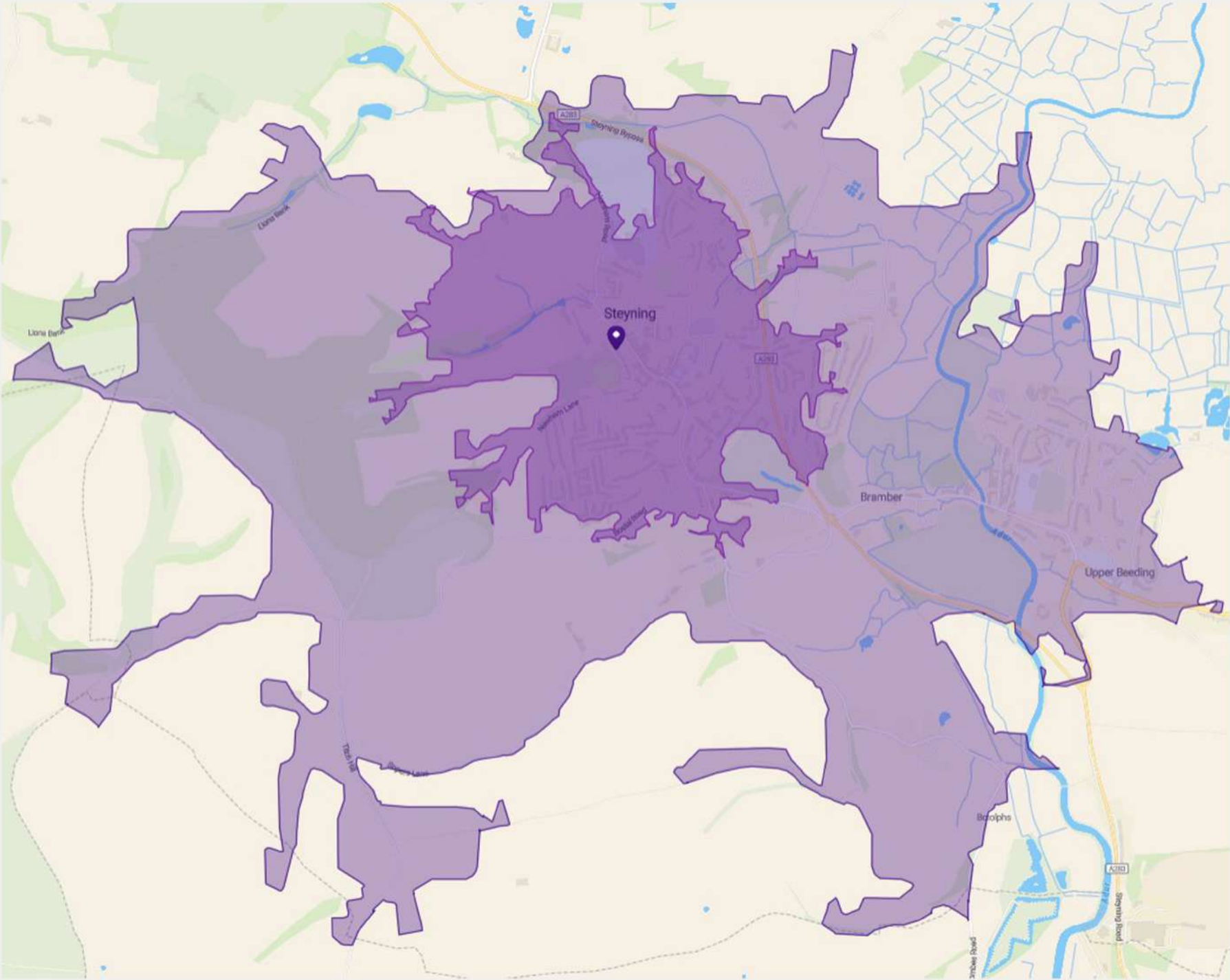


IMAGE TAKEN FROM SMAPPEN - Walking and cycling coverage within 15 minutes of the site

- 15 min BN44 3LE,
- 15 min BN44 3LE,

ACCESS

LEFT: Image to show the achievable coverage for both walking and cycle for a duration of 15 minutes to and from the club. (Note the software only picks a central point to Charlton Street, with the site being on the MPF rather than Charlton Street itself).

Notably the majority of Steyning is within a 15 minute walk catchment, with the villages of Bramber and Upper Beeding accessible, when cycling, within the 15 minute catchment.

Therefore the location is deemed to be sustainable and accessible and active travel should be a key promotional tool as part of the development..

ACCESS

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STEYNING CRICKET CLUB - NEW PAVILION

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USE

The application has considered and responded to the surrounding spatial layouts of the immediate neighbouring context and the requirement to deliver a much needed and vastly improved cricket pavilion, with changing facilities and a greater focus on sports and social provision for the wider community and those membership benefits.

A key driver has been to create a development that sit comfortably within the site and responds to the local constraints and limitations, whilst delivering an improved, considered and functional development.

It has been important to make best use of this site, with good infrastructure and transport links close by whilst promoting active travels as part of the new development.

The proposed layout will be designed to meet the current Sports England and ECB standards and guidance in terms of size and internal arrangement. An important element in any new building is long term flexibility and adaptability. The plan form offers spaces that can be adapted to support a range of opportunities as the local needs dictate. Key areas such as the entrance level and external landscaping are fully wheelchair accessible with a lift also provided to make sure that full building assessability is achieved.

Amenity provision is a crucial element within the proposal and this is provided with a public open landscaped front seating area. The proposal will be easily read as being of a high quality that will sit comfortably within this setting and act as a transitional form between the dense built up area and the open space into the National Park.

Given the existing use of the site and the immediate context, the development to improve and replace the existing building and uses will sit comfortably within the landscape and the organisation of the space will enhance the opportunities of the building and the facilities.

The proposal will be in accordance with both national and local policies and the site layout makes efficient and best use of the site, whilst maximising club members and the wider communities opportunities. It is felt this approach will encourage positive regeneration of the area and assist with delivering economic growth and sport provisions in this well-connected location.

USE



05

BRIEF

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BRIEF

The applicant’s target is to deliver a high quality sustainable proposal for a new cricket pavilion and changing facilities that reflects and responds to the immediate context and setting whilst also understanding the identified needs for improved sports and social provisions.

It is to make best use of the site and its positioning in relation to the town and the neighbouring villages. The current package includes a detailed proposal for the construction of a new facility that delivers on the brief of the client whilst seeking to address the priority concerns raised by the immediate neighbours and lesser concerns detailed by other stakeholders.

These objectives have been developed and expanded throughout the initial design process over the past 12 months in order to advance a scheme that meets the project’s goals and ambitions. Work has also gone into feasibility on a finance level and the end delivery is a conservative balance of many factors which include; economic, environmental and social, but mainly responding to the identified need for a vastly improved facility that create an iconic piece of architecture.

The immediate area is a mix of residential, commercial, retail and sporting uses with the existing condition being of varied scales and designs. It is considered that being close to such a diverse range of uses and narratives provides exciting opportunities for this site as well.

In assessing the development opportunity presented at; Steyning Cricket Club, the surrounding context and area has been considered and evaluated to propose a traditionally scale and formed build type presented with a contemporary aesthetic. The proposal will be unique whilst also reflecting elements of the locality and creating a high-quality development within the setting by drawing on local materials and decorative detailing, whilst acknowledging modern technologies and design movements.

The schemes must have a coherent architectural language that sits comfortably within its context and helps to create a strong sense of place and stitches into the local community. The club seeks a proposal with an easily recognisable quality and character and strong inter relationship with regards to massing, form and material whilst balancing internal and external spaces.

The national strategy suggests, among other things, that new development should reduce energy consumption and create high quality contextual design to enrich and enhance local character, identity and place. Therefore this proposal will respond and encompass those strategies to delivery a well resolved development.

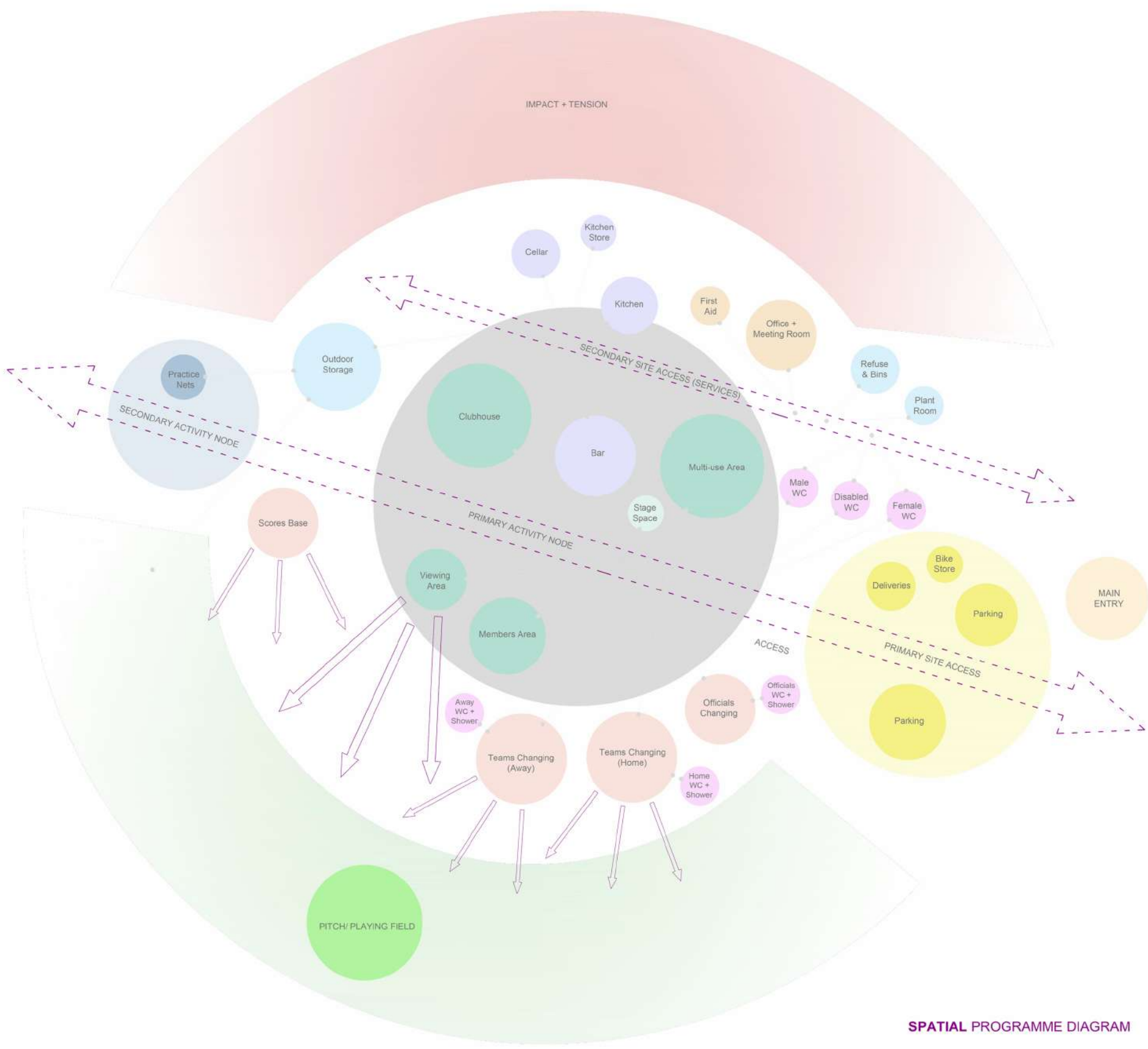
The target is for the application is to make better use of the site and to deliver an aesthetically pleasing built form whilst addressing the needs of the club and its members and enhancing sports opportunities for the wider community.

BRIEF



SPATIAL BRIEF

	Training/Performance Area
	Carpark/Deliveries
	Clubroom
	Members Lounge
	Multi-use/ Community Space
	Bar
	Outside Viewing/ Seating
	Access Core (Holding Space)
	Team Changing (Home & Away)
	Kitchen
	Office & Meeting Room
	Officials Changing
	Scores Base/ Scoreboard
	Stage Space
	Male/Female/Disabled Toilets
	Team Toilets & Showers
	Officials Toilets & Showers
	Cellar
	Outdoor Storage
	Bike Storage
	Stores/ Plant Room
	First Aid
	Cellar
	Kitchen Storage
	Refuse + Bins



SPATIAL PROGRAMME DIAGRAM

COLOUR KEY:

	Training Area
	Access
	Primary Activity Spaces
	Supporting Primary Activity Spaces
	Secondary Activity Spaces
	Primary & Secondary Facilities
	Private Spaces
	Main Storage

BRIEF

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SUSTAINABILITY + ENVIRONMENT

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SUSTAINABILITY CHECKLIST

Is this application for residential or non-residential development?

NON-RESIDENTIAL
(SPORTS)

This checklist forms part of the sustainability statement for this application and is submit this with all stages of the application phases for new residential or commercial units

Has an Architect been instructed that has experience in designing and delivering sustainable buildings?

X

YES

NO

N/A

Is the site a historic building, listed building, within a conservation area or an area of archeological potential?

X

YES

NO

N/A

Have sustainable design principles been incorporated into the final planning proposal?

X

YES

NO

N/A

Sustainable Design Principles – To be Implemented

Landscape-Led Design

YES

Orientation and Form

YES

Energy Efficiency

YES

Renewable Technologies

YES

Fabric First Approach

YES

Indoor Air Quality

YES

Water Management

YES

Materials and Finishes

YES

Adaptable and Future-Proof Design

YES

Waste Management

YES

Will the building seek to achieve an Energy Efficiency Rating of A or equivalent

X

YES

NO

N/A

Will the building seek to achieve an Environmental Impact (CO2) Rating of A or equivalent

X

YES

NO

N/A

Use Less Energy

The first step addresses reduction in energy use, through the adoption of sustainable design and construction measures.

In accordance with this strategy, this development will incorporate a range of energy efficiency measures.

Enhanced Building Fabric

The heat loss of different building elements is dependent upon their U-value. A building with low U-values provides better levels of insulation and reduced heating demand during the cooler months.

The new build elements will incorporate high levels of insulation and high performance glazing to exceed Part L1.2 2023 targets and notional building specifications, in order to reduce the demand for space heating.

Air Tightness

Heat loss may also occur due to air infiltration. Although this cannot be eliminated altogether, good construction detailing and the use of best practice construction techniques can minimise the amount of air infiltration. To aid in this, the Accredited Construction Details will be adopted for the thermal bridging.

The proposed development will aim to achieve Part L Building Regulations (2023) target air permeability rate of 5m3/m2 at 50Pa through good detailing and draught proofing in each section of the development.

Supply Energy Efficiently

The second step takes into account the efficient supply of energy, by prioritising decentralised energy generation. The feasibility study showed that there are no existing district heating networks within close proximity of the site that are feasible for connection.

Use Renewable Energy

The third strategy covers the use of renewable technologies.

A feasibility study was carried out for this development and a range of renewable technologies were analysed. The analysis included a biomass heating system, ground source heat pumps, air-source heat pumps, photovoltaics, solar thermal and wind turbines.

The analysis identified individual solar photovoltaics and air source heat pumps as suitable technologies for inclusion in the proposed development.

Daylight

The development has been designed to maximise daylight in all habitable spaces as a way of improving the health and wellbeing of its occupants.

All of the habitable rooms, such as social area, will benefit from full height windows to increase the amount of daylight within the internal spaces.

The above are measures expected to substantially reduce the need for artificial lighting whilst delivering pleasant, healthy spaces for occupants.

High Efficacy Lighting

The development intends to incorporate low energy lighting fittings throughout the habitable spaces. All light fittings will be specified as low energy lighting, and will accommodate LED, compact fluorescent (CFLs) or fluorescent luminaries only.

Thermal Mass

During peak summer periods the thermal mass of the building will absorb and store excess heat. The building will release its heat in the cooler evenings to allowing for cooler internal spaces dampening the peak diurnal weather conditions.

Ventilation

In order to provide fresh air and the dissipation of heat in the habitable areas, it is proposed that each wet room will have an individual extractor fan installed. Passive ventilation of the building will also be possible by providing openable windows that allow for cross ventilation, should occupants wish to use this.

Photovoltaic Panels

Four types of solar cells are available on the market at present and these are mono-crystalline, poly-crystalline, thin film and hybrid panels. Although mono-crystalline and hybrid cells are the most expensive, they are also the most efficient with an efficiency rate of 12-20%. Poly-crystalline cells are cheaper but they are less efficient (9-15%). Thin film cells are only 5-8% efficient but can be produced as thin and flexible sheets.

Photovoltaics are considered a suitable technology for this development for the following reasons:

- The development provides a large enough space for the installation of PV panels, giving the opportunity to locate them in an efficient position at this development.
- PV arrays are relatively easy to install when compared to other renewable systems.
- PV panels provide a significant amount of CO2 savings, and can be added to in the future.
- Based on the reasons above, photovoltaics would be a suitable renewable technology for the proposed development.

Location of Photovoltaic Panels

An appropriate location for the proposed photovoltaic panels was identified once the site constraints were taken into account. It is proposed that PV panels, laid on the south facing roof surface will allow for good electricity generation.

Air Source Heat Pumps (ASHP)

Air source heat pumps (ASHPs) employ the same technology as ground source heat pumps (GSHPs). However, instead of using heat exchangers buried in the ground, heat is extracted from the external ambient air.

ASHP is considered a suitable technology for the development for the following reasons:

- It is a high efficiency system for the proposed development.
- It requires less capital cost than GSHP and other renewable technologies.
- It also doesn't require a large section of land for installation unlike GSHPs.

The efficiency of heat pumps is highly dependent on the temperature difference between the heat source and the space required to be heated. As a result ASHPs tend to have a lower COP than GSHPs. This is due to the varying levels of air temperature throughout the year when compared to the relatively stable ground temperature. The lower the difference between internal and external air temperature, the more efficient the system.

Based on the reasons above, ASHP is considered suitable for the proposed development.

The Location of the Development and Sustainable Travel

How will this development encourage occupiers to use other means of transport than their private car?

Safe cycle and pedestrian routes around the site and to local facilities

YES

Close to local schools, shops and services

YES

Close to frequent bus routes

YES

Secure cycle storage provisions

YES

Minimising car parking

YES

Other (Please specify)

Working with Nature - Enhancing Biodiversity

What measures will be taken to enhance ecological value of the site?

Planting of native species

YES

Installing bird/bat boxes

YES

Green/brown roofs

YES

Pond(s)

NO

Other (Please specify)

Managing Surface Water runoff

What measures will be taken to reduce surface water runoff?

Green/brown roofs

YES

Rainwater harvesting including water butts

YES

Minimise paved areas

YES

Permeable hard surfaces

YES

Filter strips and swales

NO

Other

Reducing Energy Demand and Carbon Dioxide Emission

How will we reduce the energy demand of your development?

Building design making best use of solar energy

YES

Site layout minimising potential for passive solar gain

YES

Reducing air leakage and limiting thermal bridging

YES

Insulating above Building Regulation requirements

YES

Energy efficient lighting

YES

Light sensors

YES

Passive ventilation

YES

ASHPs and white goods

YES

Landscaped/plants to provide wind shelter and avoid overshadowing

YES

Other (Please specify)

Selecting Construction Materials with Low Environmental Impact

It is our target that the development utilises a minimum of 20% sustainable, re-used or recycled building materials in the construction. How will you reduce the environmental impact of the construction materials used in this development?

It is intended that the proposed development will make use of off-site and internal construction modules with the timber coming from an approved sustainable source. There is also a consideration to reuse waste concrete materials within the development networks

The new building will also offer PV displays as well as air source heat pumps and rainwater harvesting systems.

Managing Construction Site Pollution and Waste

10) Do we intend to have the site or your company registered with the Considerate Contractors Scheme (www.ccscheme.org.uk)

X

YES

NO

N/A

What measures are you taking to minimise waste?

The new building will make use of off-site manufacturing in a controlled environment. Where possible, existing materials on site, will be reused within the development.

What measures are you taking to minimise air, water and noise pollution from the construction site

As above all manufacturing will be off site and hours of operation will not be during unsociable hours.

As above, off-site manufacturing is prioritised. A CMP will be provided, as a condition of approval that will detail the strategy to manage air, water and noise as well as outlining construction hours



SUSTAINABILITY

The NPPF has a presumption in favour of sustainable development. Key to the National Policy is the supply of buildings to meet the needs of present and future generations, assist the delivery of economic growth and an enhancement of our natural and built environment. The three roles of sustainable development should not be considered in isolation, because they are mutually dependant.

This proposal represents a sustainable development that not only supports the enhancement of sports provision on the site, it also assists in the broadening of the local economy and delivers a high quality building that will also create a safe environment for future generations to be physically active and to socialise whilst providing employment opportunities. Therefore, in-line with the National Framework, the proposal offers a well designed facility to improve and enhance the character, local context and community of the area.

Sustainability begins with the development of an accessible site within close proximity to local services and amenities. The development of this site will make best use of the infrastructure and connectivity that is available in the area whilst promoting active travel opportunities.

SUSTAINABILITY + ENVIRONMENT

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STEYNING CRICKET CLUB - NEW PAVILION



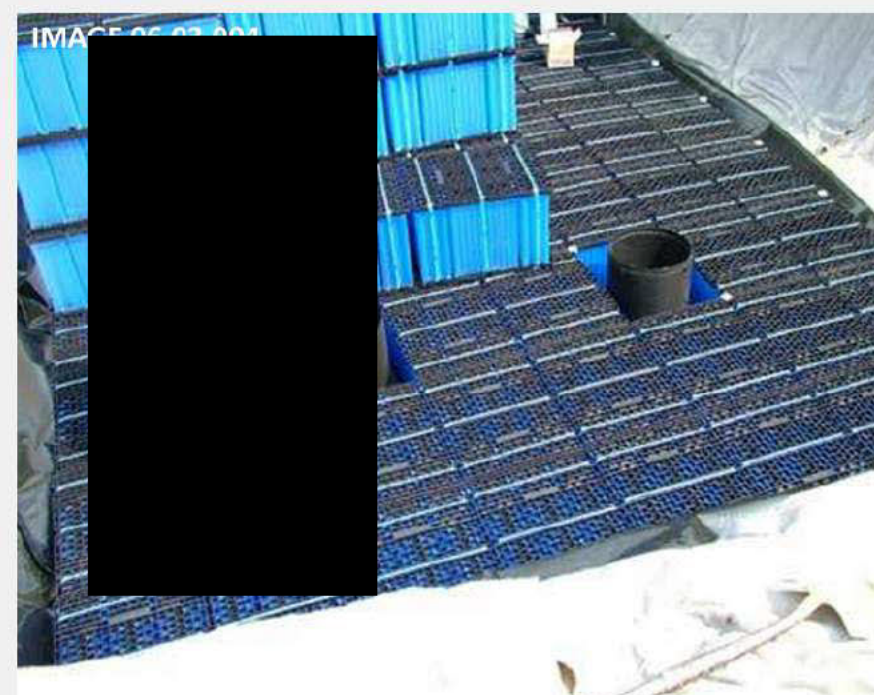
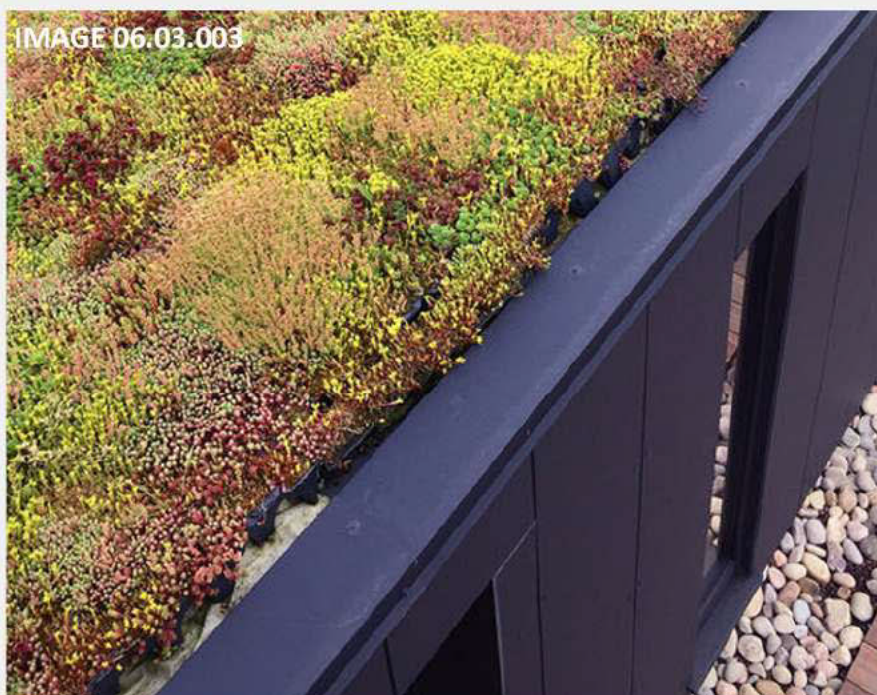
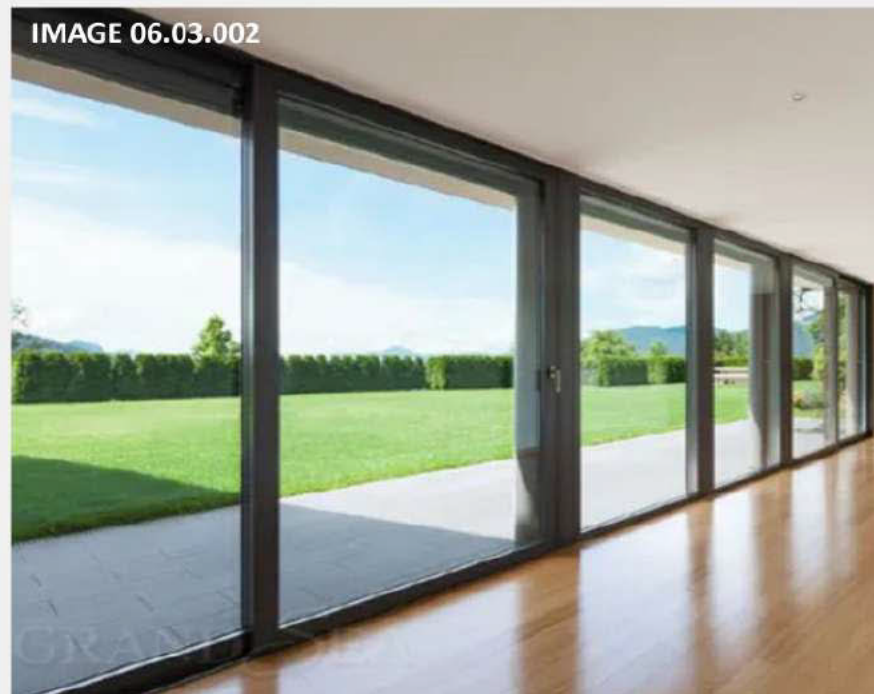


IMAGE 06.03.001 - Module systems and off-site manufacturing
IMAGE 06.03.002 - High Performance Glazing Systems
IMAGE 06.03.003 - Sedum and wildflower roofing system with an edge detail
IMAGE 06.03.004 - SUDS Design and rainwater harvesting systems

SUSTAINABILITY

The proposal will encompass a fusion of traditional and contemporary architecture and 21st century design and technology as well as reflecting modern day needs. Site specific economics provided early influence to both the design and construction methods. These considerations are all driven by the requirements of the NPPF.

When considering the energy use of a building there are two tiers of action required to improve sustainability. The primary goal is to reduce the energy required and the proposal achieves this in a number of ways. The external fabric of the proposal will consist of a high U value external skin which will also provide extensive acoustic benefits.

High levels of glazing have been introduced to increase daylight within the building but also provide a backup for natural ventilation is required. There is also an external canopy/wrap that provides solar shading and assists in reducing thermal gain. Note the glazing will also have solar controls as well.

It is perceived that the development will utilise a minimum of 20% sustainable building materials within the construction of the final scheme. Recycled aggregates, taken from the demolition of the existing buildings, will be used for external bases which will reduced the quantity of material removed from the site.

Off-site and modular systems will also be employed within the development to reduce waste.

It is important that this development makes good contributions to biodiversity and the local ecology.

The service areas and canopy will all have green roof systems that will assist with surface water catchment. There are also thermal and acoustic benefits to this type of roofing finish as well as the opportunity to offer high levels of environmental improvements to the area. It was considered that a wild flower and sedum option would be the most appropriate within this setting as it provides a multitude of ecology and biodiversity benefits.

Water is an important factor in assessing the sustainability of any proposal and the developed design includes the use of water efficient measures such as restrictors on taps, dual flush toilets and water saving shower heads to achieve a sustainable usage rate. The proposal will also include rainwater harvesting in the form of waterloc soakaways to allow for irrigated without the need to use fresh water.

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IMAGE 06.04.001



IMAGE 06.04.002



IMAGE 06.04.003



IMAGE 06.04.004



IMAGE 06.04.001 - Heritage slate tile PV installation
IMAGE 06.04.002 - On-site battery storage (product TBC)
IMAGE 06.04.003 - Air Source Heat Pump ASHP installation (product TBC)
IMAGE 06.04.004 - Mechanical Ventilation and Heat Recovery System MVHR (product TBC)

SUSTAINABILITY

The need to achieve a high level of sustainability will be fundamental and integral to the final design and will be introduced on site via renewable's in the form of roof mounted photo-voltaic heritage slate tiles as well as battery storage to support the function of the building.

Heating will be provided via air source heat pumps (ASHP) coupled with a mechanical ventilation and heat recovery system (MVHR) will be installed. This will allow a greater control of heating and cooling throughout the building use. Additional cooling systems may also be intergrated.

Features such as the final lighting system will be specified to be efficient low energy units to minimise the day to day energy usage along with all white goods and electrical installations required for the day to day running of the building.

There will also be a focus on management and cultural use of the new buildings which will be explored through the operations and management plan.

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