

007

DESIGN PROCESS

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





DESIGN PROCESS

In order to bring forward a proposal that meets the brief, a clear design process has been followed that includes a number of key stages and project principles.

CONSULTATION

There is a significant demand and need for an improved sports and social facility and this is putting increased demands on the club to support range of groups locally as well as the wider area.

The applicant has been committed to engaging with key stakeholders and local groups as well as the immediate neighbours at the early stages of the design process in order for their comments and views to be taken on board to inform the brief and the concept phase. Thus this application is a result of those discussions and consultations as well as wider influences such as; political, economical, environmental and social trends. As a result this application seeks to develop the site and deliver a sustainable building to address the long and short term needs of the client group and the wider community.

NATIONAL AND LOCAL POLICIES

The design proposal will conform to all relevant policies and regulatory conditions as required. The main issues that are affecting this proposal are; principle of development, impact on neighbouring properties and the SDNP, mass, supporting active travel, access, landscaping, orientation, amenity and aesthetics as well as the functional needs of the facility.

Emergency access is an established condition and will be improved within the final design strategies as well as being clearly marked and appropriately guarded in accordance with building regulations, in particular Parts M & K.

LOCATION

The application site is positioned so that there is access to local facilities as well as vehicle and bus access into the wider region. Further a field there is also connectivity into London via Shoreham-on-Sea stations. Active travel is also a key developer locally and the developed scheme should utilise this accessibility in creating a proposal that maximises and makes best use this location.

This part of Steyning is split between residential, commercial, retail and sport provision in its makeup and the application seeks to enhance the sports needs within the proposal. The wider surrounding context is mixed in terms of size and scale which provides a robust base line to support a range of design strategies.

The proposal has sort to make appropriate references to its setting and respond in an architect-ural approach that ties and links the context and area needs together.

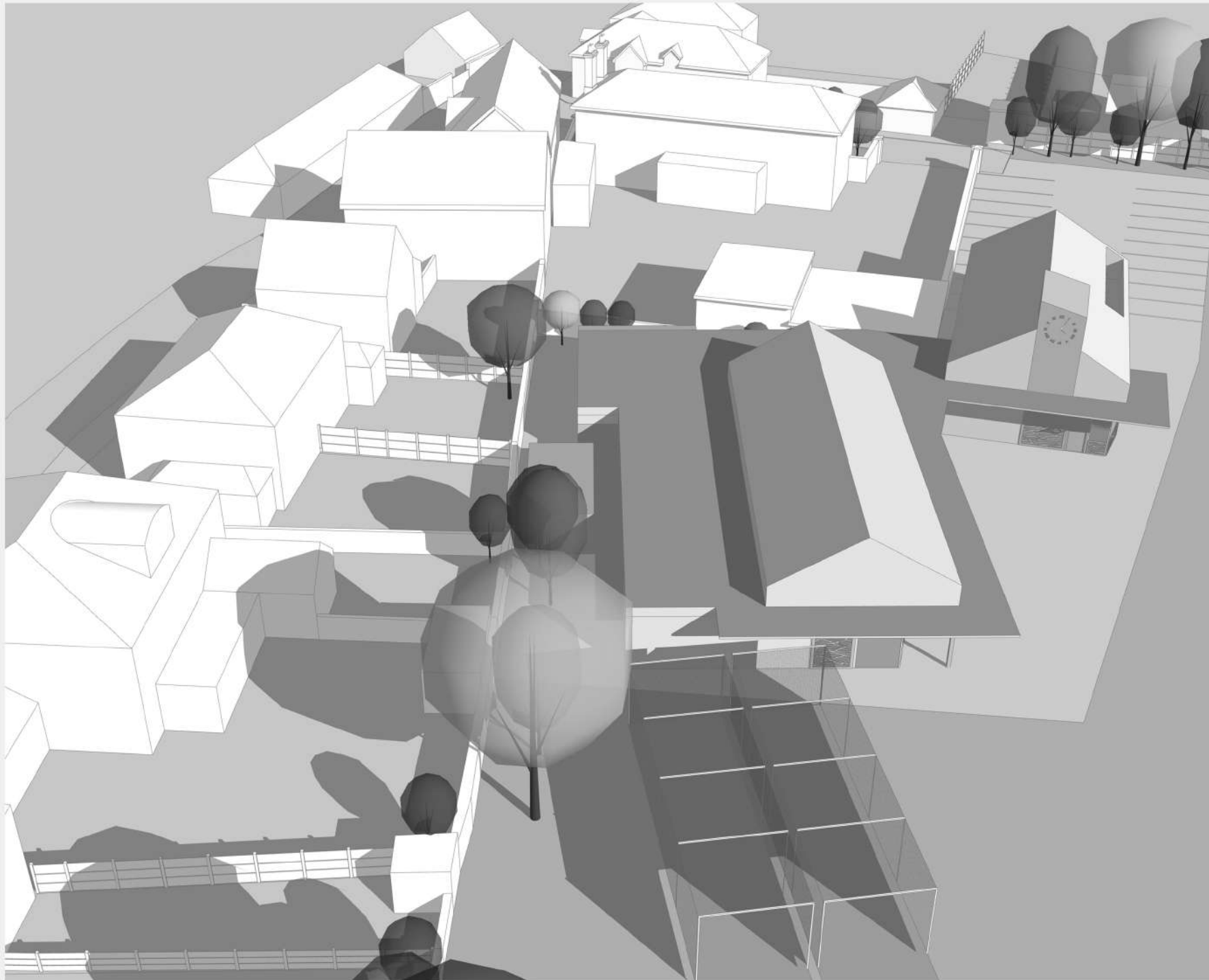
- Interfaces - Tension Points
- Access - Movement
- Orientation - Position+Views+Openings
- Massing - Structures
- Anchoring - Identify key nodes
- Response - Environment+Interaction

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STEYNING CRICKET CLUB - NEW PAVILION





DESIGN PROCESS

The existing context presents the site as a transition space between the linear arrangement of housing to the east and the open countryside and national park to the west. The site itself is previously developed land with a long established existing sports and social condition which sets a clear direction for both the positioning of the proposal and its landscape arrangements as well as the future use.

The entrance aspects of the new development will require careful consideration as this will also be the main interface with the open space as well. The area to be developed currently has a limited level of high quality landscaping, so there are clear opportunities for improvements to both the hard and soft zones as well as introducing biodiversity and ecology gains as part of the fabric of the building.

SOCIAL AND ECONOMIC CONTEXT

The proposed design should seek to respond to the needs of the local area. There is currently a significant demand for the existing sports provision as well as the social aspects of the club. Therefore the development should focus on creating a well resolved building that supports these community needs whilst making sure the new programme for the development optimises opportunities and supports a sustainable growth for the clubs future.

The proposal should be of a high quality to continue the revitalisation and growth of this part of the town. Where possible the development should seek to use local companies and suppliers to provide a short-term boost to employment within the area.

DESIGN PRINCIPLES

The proposal will be developed with the following objectives in mind:

The proposal must:

- Respect its setting.
- Achieve a development that is of a high quality.
- Create a coherent and consistent architectural language.
- Achieve a development which is appropriate in scale and design.
- Respond to the character of its context and make use of local materials.
- Ensure efficient use of land.
- Make best use of the site and its opportunities.
- Comply with local and national guidance.
- Embody sustainable living.
- Understand the landscape settings.
- Form a clear language and sense of place.
- Aid in creating a sense of community.
- Provide a fully accessible facility.
- Deliver a safe environment.
- Create a carbon zero pavilion and a sustainable development.
- Consider its contextual relationships with neighbours and reduce impact.
- Review the proposal against current guidance.
- Bring improvements to the site; sports and social provisions, visually, biodiversity, ecology etc

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5.0 DESIGN PROCESS - INFLUENCES AND IDEAS

Left & Above: Photographs and images to illustrate the suggested proposed form, styling and materials.

The proposal seeks to take influences from the form of a traditional single storey rural building with function, scale and mass. The design route will seek to balance this approach with pavilion design strategies whilst presenting a more contemporary wrap.

Simple framing of the openings , decorative detailing, clear entrance language and clean and well proportioned facades. Brickwork and flint detailing are a common feature of the conservation area and will work well to soften the buildings appearance within its setting.

This type of design will set an individuality to the building which is hope will sit comfortably on the site and will compliment the range of design typologies within the area and act as a transition development into the countryside beyond.

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STEYNING CRICKET CLUB - NEW PAVILION



008

LAYOUT

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MASSING IMAGE - 08.01.001



MASSING IMAGE - 08.01.002

LAYOUTS

The early stages of the brief and design development considered a number of options during the preliminary design process in relation to the overall layout that aimed to address stakeholder concerns whilst maximising the opportunities of the site to deliver the client brief.

The orientation and protecting of neighbouring amenity in terms of privacy and outlook has been a key factor in site layout and delivery as well as addressing the frontage of the new pavilion and the changing rooms.

The proposed forms have been selected to reflect those within the existing setting with the intention of nestling the new building comfortably within the landscape.

The new pavilion and changing facility are positioned to minimise its wider impact by locating the development within a similar footprint to the existing built up area. It is felt that this method will maintain the semi-rural pattern of the area, with a subtle stitching into the fabric of the area.

The proposal comprises of 2no. detached buildings delicately connected via a wrap or canopy. The flat roof areas flow from built form to canopy and are topped with a sedum and wildflower green roof system to reduce their impact visual impact from the neighbours vantage point, whilst encouraging biodiversity and ecology gains.

The spacing around the buildings are generous and allow for clear separation between public and private areas, both for access and socialising. The development has sort to significantly reduce its impact from the previous submission, by removing the large first floor and additional roof from the pavilion and limiting any first floor space to the use of the roof area on the changing block only. The applicant feels this will significantly improve the impact of the development on the amenity of the surrounding neighbours in terms of privacy, outlook and rights of light.

The ground floor of the pavilion contains the main social spaces which are positioned to the front of the building with all the ancillary uses to the rear and to the southern end towards to the police station. Along with the proposed fabric, this should significantly reduce any noise impact currently experienced by neighbours. Additional changing facilities are also provided at the southern end of the pavilion so that they are separate but in close proximity to the main player changing rooms located in the second building.

The first floor of the changing room contains the Presidents Lounge which is a small space that is ancillary to the home team players and scorer's that can also be used to support other small local teams and groups that require a private self contained area.

There will be an external landscaped area to support the functions of the club and the wider community, which a generous amount of covered space.

The buildings are organised to meet all the current space standards, access regulations, Sports England and ECB guidance. The of whole development is fully accessible and designed to allow for it to be fully wheelchair accessible and allow for single entry level living.

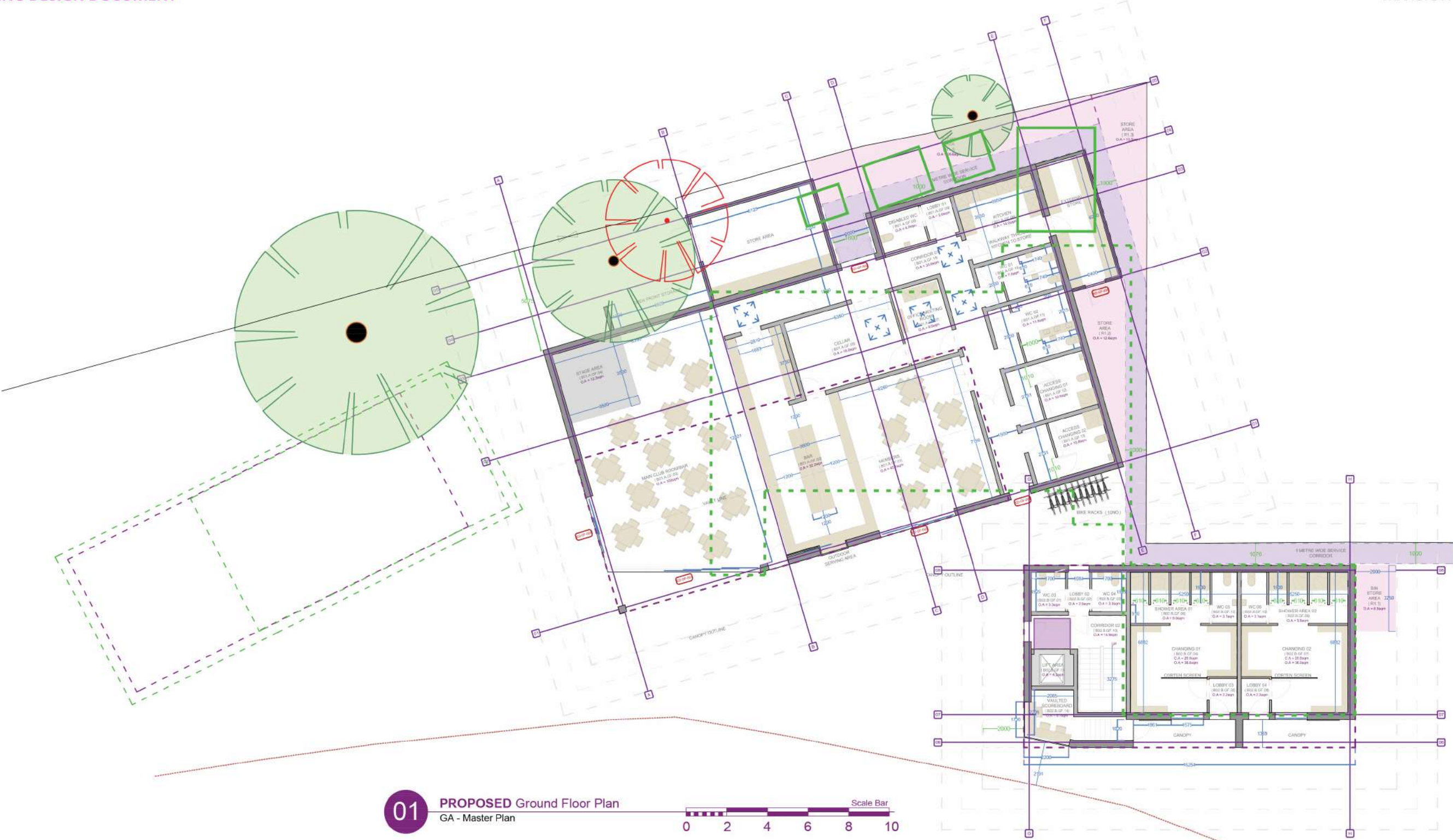
Careful thought has gone into the layout of the proposal to produce a high-quality scheme that maximises the potential of the site whilst being mindful of the impact on the surrounding area. The pavilion is arranged to give a strong presence at the front and back to create a self-policing environment that offers the right mix of openness and security.

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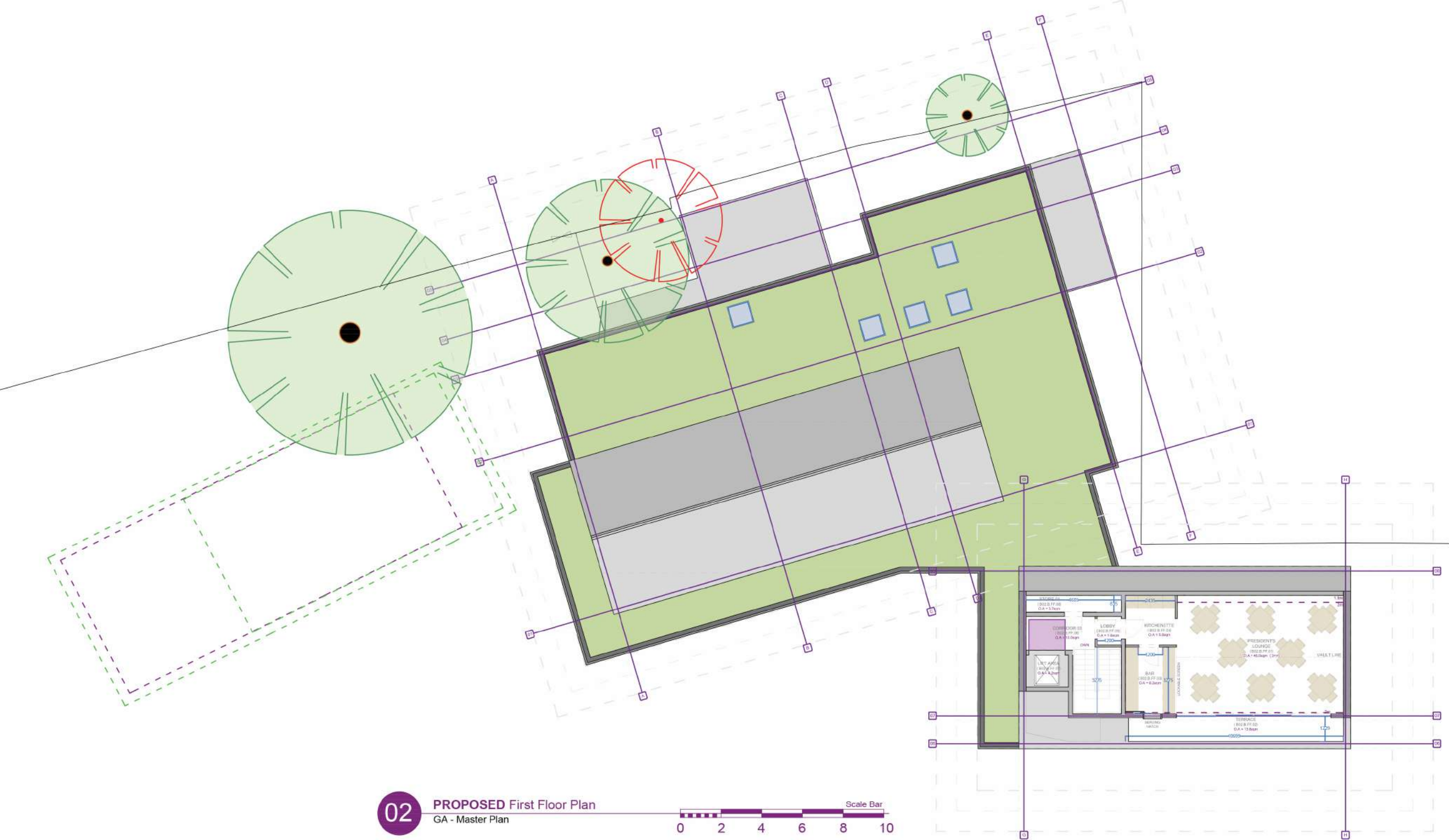
LAYOUTS

Building layout showing the ground floor plates that complies with national guidance (inc Sports England and ECB) and standards as well as Part M

Drawing Scale 1:200 on A3

LAYOUT

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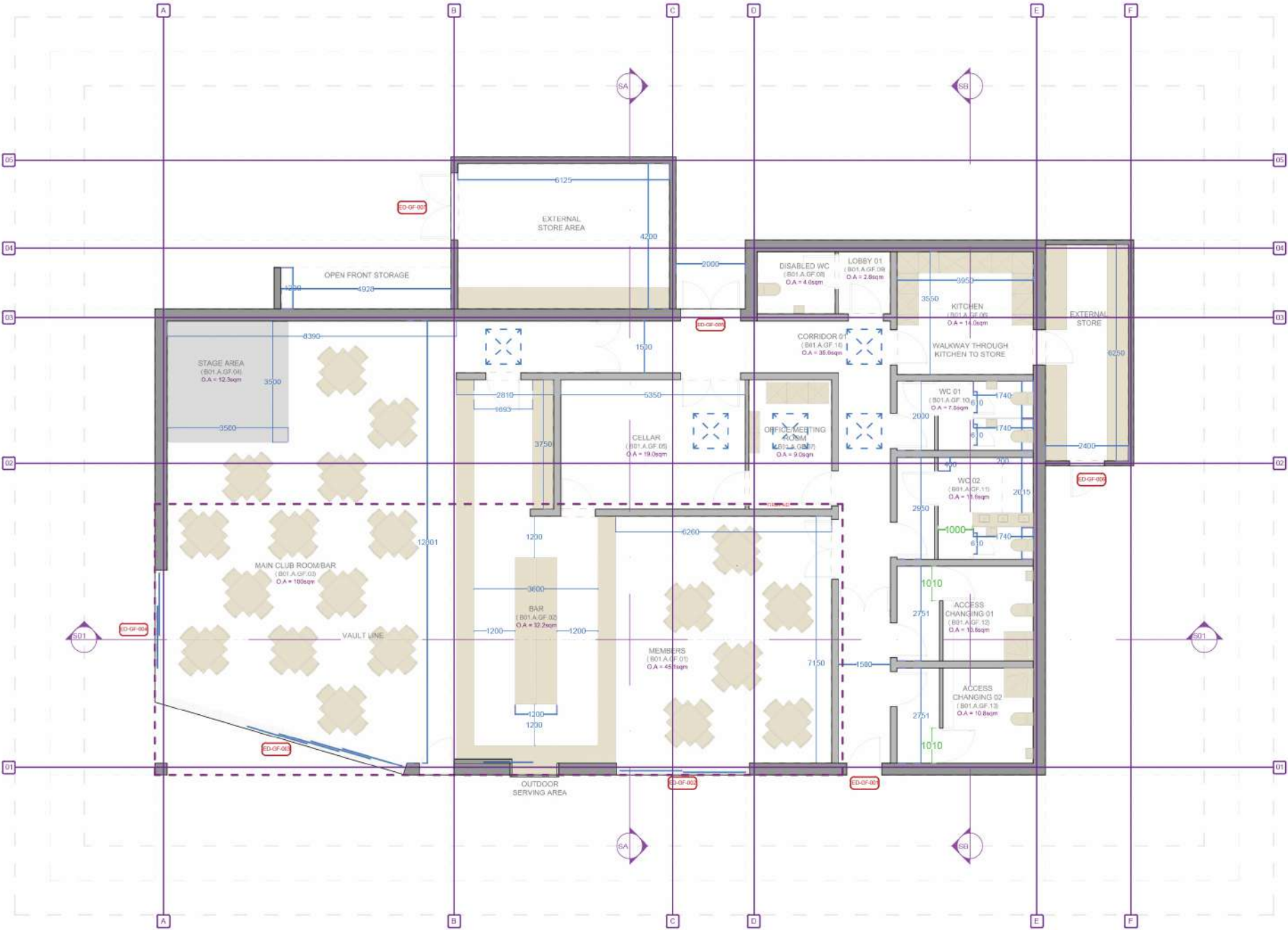
LAYOUTS

Building layout showing the first floor plate that complies with national guidance and standards as well as Part M

Drawing Scale 1:200 on A3

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B01 GROUND FLOOR - TYPE A

Reference no.	Room Name	Total Area (sqm)
B01.A.GF.01	Members	41.5sqm
B01.A.GF.02	Bar	40.4sqm
B01.A.GF.03	Main Club Room/ Bar	100sqm
B01.A.GF.04	Stage Area	12.3sqm
B01.A.GF.05	Cellar	19.0sqm
B01.A.GF.06	Kitchen	14.0sqm
B01.A.GF.07	Office/ Meeting Room	9.0sqm
B01.A.GF.08	Disabled WC	4.0sqm
B01.A.GF.09	Lobby 01	2.6sqm
B01.A.GF.10	WC 01	7.5sqm
B01.A.GF.11	WC 02	11.6sqm
B01.A.GF.12	Access Changing 01	10.8sqm
B01.A.GF.13	Access Changing 02	10.8sqm
B01.A.GF.14	Corridor 01	35.6sqm

01 PROPOSED Ground Floor Plan
GA - B01
GIFA - 331.0sqm (not inc external storage)
Level - TBC

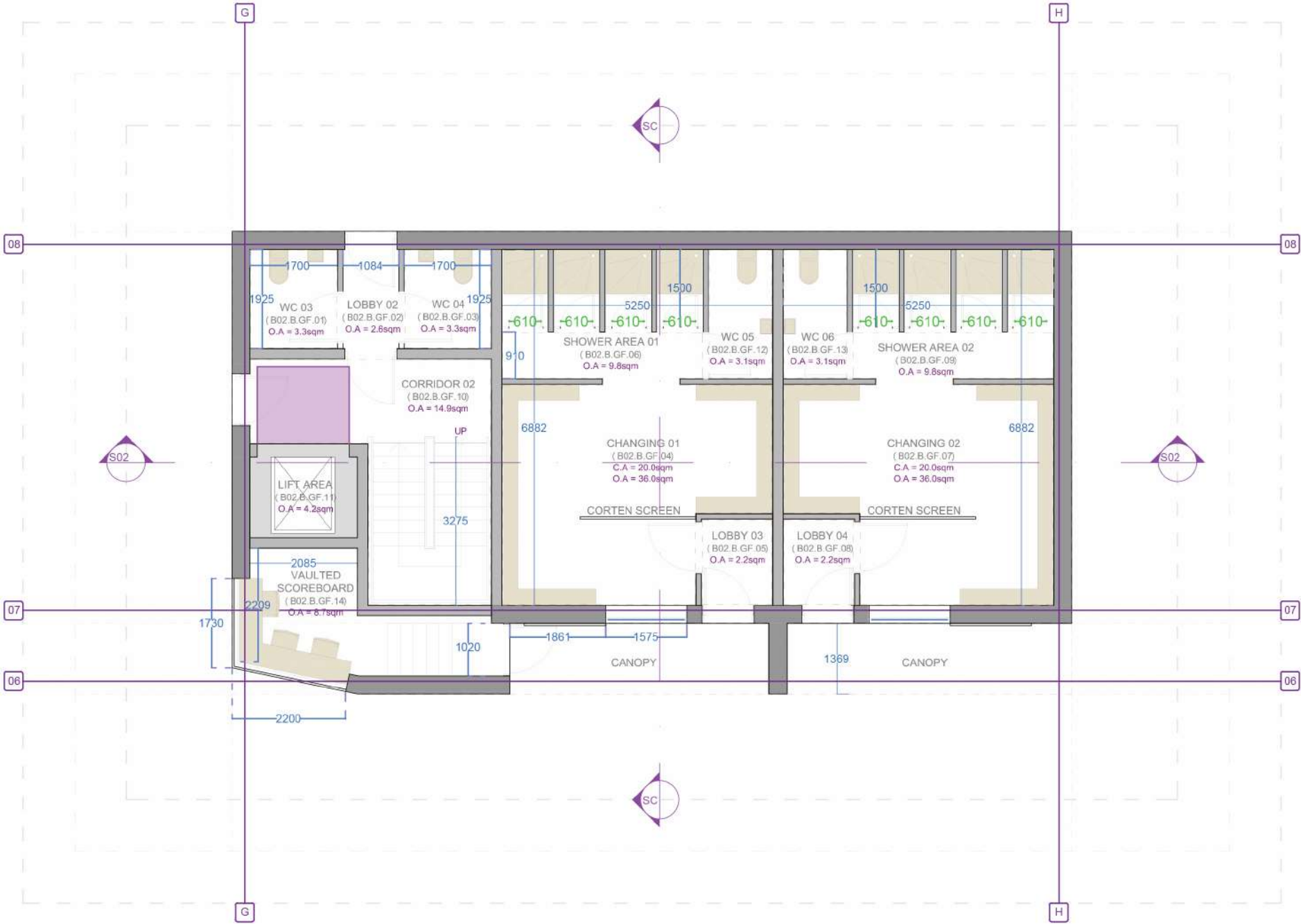
LAYOUTS

Building layout showing the ground floor plate that complies with national guidance (inc Sports England and ECB) and standards as well as Part M

Drawing Scale 1:150 on A3

LAYOUT

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B02 GROUND FLOOR - TYPE B

Reference no.	Room Name	Total Area (sqm)
B02.B.GF.01	WC 03	3.3sqm
B02.B.GF.02	Lobby 02	2.6sqm
B02.B.GF.03	WC 04	3.3sqm
B02.B.GF.04	Changing 01	20sqm
B02.B.GF.05	Lobby 03	2.2sqm
B02.B.GF.06	Shower Area 01	9.8sqm
B02.B.GF.07	Changing 02	20sqm
B02.B.GF.08	Lobby 04	2.2sqm
B02.B.GF.09	Shower Area 02	9.8sqm
B02.B.GF.10	Corridor 02	14.9sqm
B02.B.GF.11	Lift Area	4.2sqm
B02.B.GF.12	WC 05	3.1sqm
B02.B.GF.13	WC 06	3.1sqm
B02.B.GF.14	Scoreboard	8.7sqm

03 PROPOSED Ground Floor Plan
GA - B02
GIFA - 114.0sqm
Level = TBC

Scale Bar
0 1 2 3 4 5

LAYOUTS

Building layout showing the ground floor plate that complies with national guidance (inc Sports England and ECB) and standards as well as Part M

Drawing Scale 1:100 on A3



B02 FIRST FLOOR - TYPE B

Reference no.	Room Name	Total Area (sqm)
B02.B.FF.01	President's Lounge	40.2sqm
B02.B.FF.02	Store 01	3.7sqm
B02.B.FF.03	Bar	8.2sqm
B02.B.FF.04	Kitchenette	5.8sqm
B02.B.FF.05	Lobby 05	1.6sqm
B02.B.FF.06	Corridor 03	13.0sqm
B02.B.FF.07	Lift Area	4.2sqm

04 PROPOSED First Floor Plan
GA - B02
GIFA - 86.0sqm
Level = TBC

Scale Bar
0 1 2 3 4 5

LAYOUTS

Building layout showing the first floor plate that complies with national guidance and standards as well as Part M

Drawing Scale 1:100 on A3

009

BUILT FORM + APPEARANCE

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BUILT FORM + APPEARANCE

Through an extensive design development process, a proposal has been advanced that has considered and appropriately responded to the client brief, local conditions and setting. The proposal has been analysed in the context of constraints and opportunities and proposes a built form and scale that respects its potential impact on the neighbouring sites and surroundings. The application has drawn reference from the surrounding area in terms of reinforcing the local character and respecting both the immediate and wider context.

In accordance with the National Planning Policy Framework the proposed scheme promotes a high-quality design enhancing the existing sport and social provisions as well as bring improvements to the aesthetic of the proposed form.

The immediate context is a of a varied style with the neighbouring sites being of a more piece mill design. The wider context is generally traditional in style with a variety of pitched roof forms that sit well within the conservation area.

The proposed new pavilion and changing facility presented as two strong traditional forms with a connecting canopy which adds a contemporary dimension to the scheme. The buildings will have a full pitched roof system with the main ridge line running side to side terminated in robust flint gables. This presents a contextually appropriate roof form for the development which helps keep the proposal referencing the established typologies within the local area.

The overall mass of the pavilion is further broken up with the use of cut-outs and recesses under the canopy which also provides protection to the user. The simple and conservative entrance language forms a clear access point to both the pavilion and the changing block.

The styling, form, scale and detailing of the proposed buildings reflects the immediate context which helps ground the materiality of the scheme whilst the proposed use supports the regeneration and improved identity of the area.

The build seeks to promote robust materials and skilled trades with decorative detailing both with the brickwork, the flint, the slate work and the metal panelling.

There is a strong order and organisation to the fenestration that is generated by the horizontal arrangement of key elements around the building, which helps create a sense of rhythm through the aesthetics and arrangement within the site.

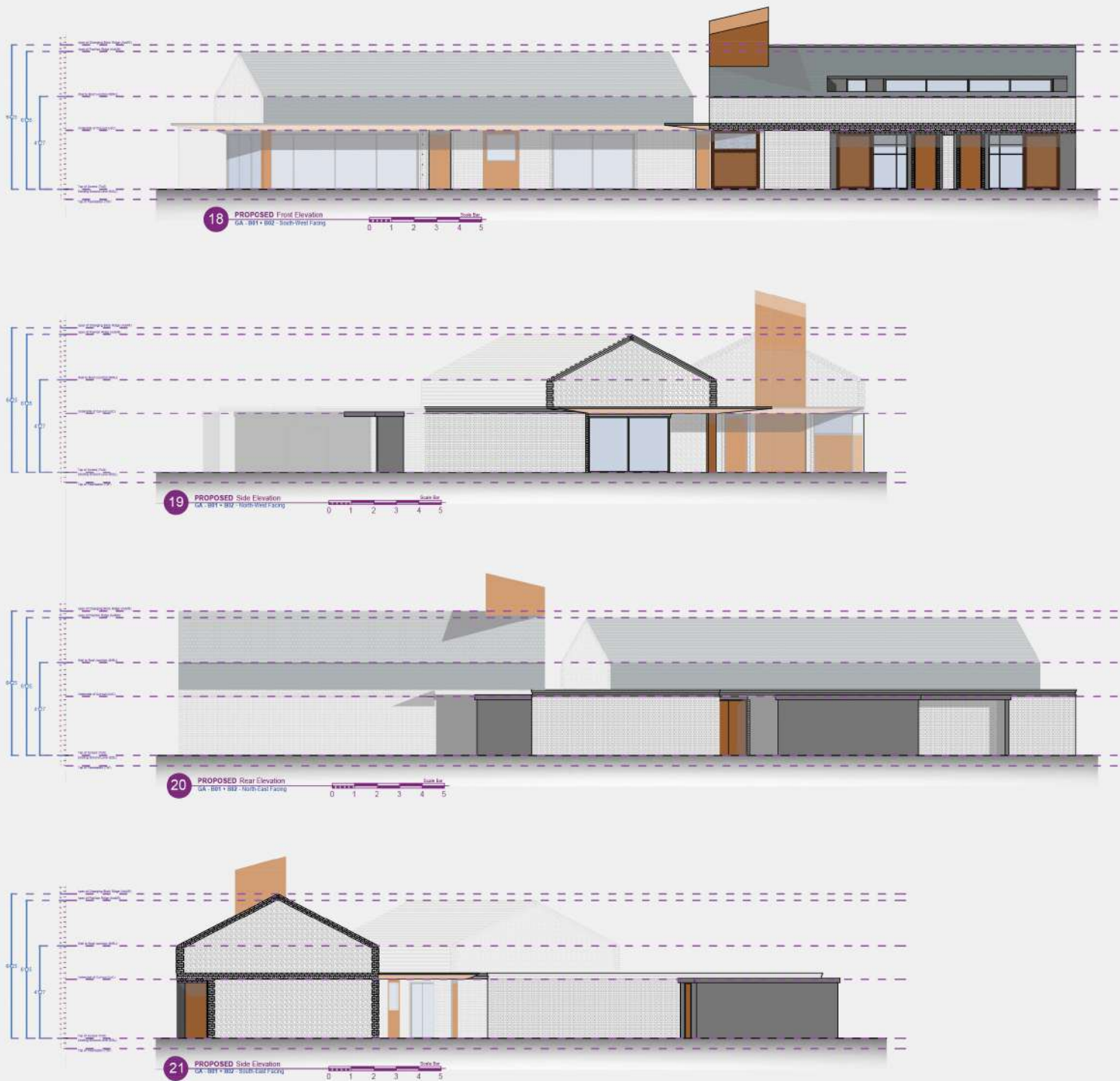
The front of the proposed build will have good sized glazed areas to create an interaction with the outside spaces. The position of the crease is also reflected within the design of the pavilion with an angled facade that runs parallel to the crease and lines centrally for the best viewpoint. These elements combined allow for additional social space to be created within the proposal without creating excessive mass whilst maximising the spectator experience.

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STEYNING CRICKET CLUB - NEW PAVILION





BUILT FORM + APPEARANCE

The fabric of any building must consider and inform the aesthetic, technical performance, form of construction and future maintenance. A range of robust high quality traditional looking materials have been selected to provide a durable palette that responds to the surrounding context and allows for a degree of variation and detail within the elevational design whilst being contextually appropriate.

An approach of using a dark slate roofing system has been chosen to demonstrate a high quality approach with the slates then also being dressed over the upper wall section above the canopy.

The fenestration is framed with powder coated aluminium framed glazing and will include high performance energy efficient double glazing. Decorative brickwork elements have been introduced to further visually demonstrate the quality of the scheme and to also provide rythm to the facades and to add detail and interest to the elevations. The brickwork bonds and details are key to reference the historical relevant of this conservation area as well as promoting highly skilled trades.

The major materials proposal within the design are the brick elements and the flinth end gables. This provides a good variation in how the elevations are separated, whilst not being too fussy.

The choice of brick has allowed for an individual quality whilst still referencing the hues and colours of the neighbouring housing. In addition, the brickwork allows for a texture to the proposal.

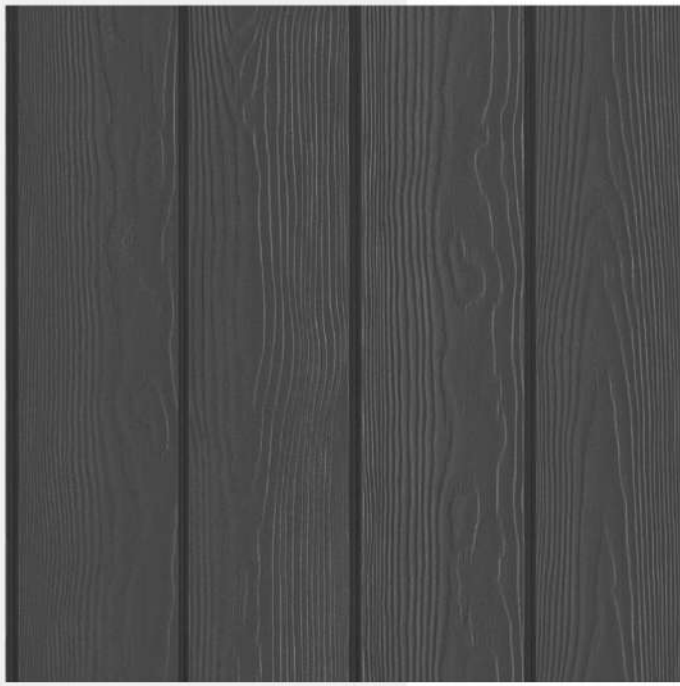
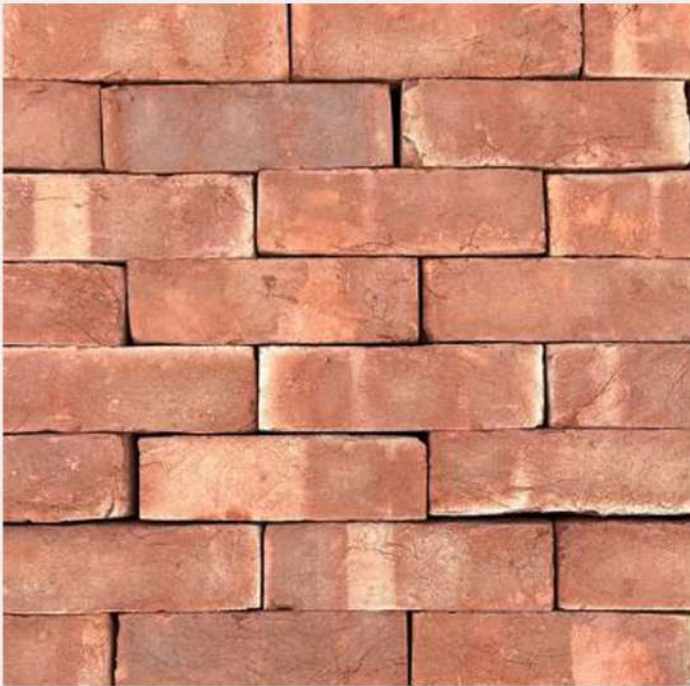
A timber clad soffit is also proposed to soften the application of materials in a comfortable and reassuring manner and to achieve variation in the aesthetic.

Each elevation within the design is responsive to its individual requirements. The rear and side elevations have less glazing in order to limit the impact on the neighbouring properties and to provide privacy and protection.

The front elevations maximise the engagement with the MPF sand national park beyond and make the most of the superb outlook through the introduction of the strongly ordered fenestration. The front elevation also maximises the outlook available but also ties into the front landscaping to provide strong entrance language.

The overall design approach is one that is respectful of the surrounding domestic scale and responds in an appropriate way to create a proposal that balances both the maximising of the potential for the site, whilst minimising the impact on the neighbouring properties. The overall scale and mass is reduced though a combination of a considered material palette and careful modelling of the built form to create a well layered, well detailed high-quality proposal that sits comfortably within the site and the wider context.

BUILT FORM + APPEARANCE



- BUILT FORM AND APPEARANCE**
- This sheet will outline the schedule of the proposed materials for the new development
- MATERIAL 001 - Heritage Red Brickwork (Supply to be confirmed)
 - MATERIAL 002 - Traditional flint work (Not re-fab panels)
 - MATERIAL 003 - Vertical Cedral Click - Black (Storage areas + reveal)
 - MATERIAL 004 - Slate roofing system (Supply to be confirmed)
 - MATERIAL 005 - Western Red Cedar canopy soffit
 - MATERIAL 006 - PPC aluminium door and windows systems RAL 7016 Anthracite
 - MATERIAL 007 - Corten decorative protective panels.

BUILT FORM + APPEARANCE

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STEYNING CRICKET CLUB - NEW PAVILION

110

LANDSCAPE

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LANDSCAPE

The landscape design is a critical component within the overall development proposal. All landscaping both soft and hard will provide overall coherence, softening of the appearance of the built forms, providing useable outdoor space for recreation and enhance the relationship of the building within its setting.

The proposed landscaping will create a clear edge to all hard standing areas which will add a defined transition line and further layering to change in landscape condition.

The landscape will provide high quality useable outdoor space with a mixture of grass areas and hard but permeable surfaces. It is important to provide a variety of spaces for different uses and this will have the potential for extending the use of these areas for a prolonged period of the year offering accessible spaces.

It is hoped the introduction of the sedum and wildflower roofing system will provide areas for biodiversity to flourish and it is hoped that this will in turn provide ecology gains.

With biodiversity net gains becoming a key design feature of future development, this scheme will improve the sites credentials and there is also the opportunity for additional trees as per the ecology report, if suitable locations can be agreed.

Areas of hard landscaping are to be constructed in permeable surface to limit surface water runoff. The surface material is to be confirmed, but the texture and colours are to be chosen to harmonize with the material palette of the main built form and its setting.

The careful and considered nature of the landscape design will aid in creating a sustainable and biodiverse scheme that ties into the local environment and provides high quality and useable spaces. It is critical that the landscape connects the site to its setting in a sensitive way.

This is our vision and aspiration for the landscaping and we would seek for this to be conditioned as part of a positive decision to allow more community buy in from the likes of local green groups and the community orchard.

LANDSCAPE

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SECURITY

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IMAGE 11.01.001



IMAGE 11.01.002



IMAGE 11.01.003



IMAGE 11.01.004

SECURITY

Images 11.01.001 to 11.01.004 are examples of PAS24 and high security systems and hardware.

The proposed development will seek to enhance security on the site by increasing the quality of the installed systems and surveillance.

The proposal has been designed with layouts and levels of glazing that enable policing of the immediate areas with control systems added to restricted parts of the development.

The development will employ low level, wildlife friendly, lighting which will be provided to keep and create a safe and open environmental with good visibility with downlighting also used.

All windows, doors and security mechanisms will be compliant with Part Q of the Approved Building Regulations Document.

CCTV systems will also be explored and where possible integrated with the emerging Town Councils systems on the MPF.

The development will seek to achieve the gold award as guided by the SBD for Commercial Guide 2023



SECURITY

112

CONCLUSION

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CONCLUSION

Throughout this Design and Access statement and along with the associated drawings, documents and reports, we believe that we have identified our case and highlighted the positive effect this application can have by delivering a high quality facility to support local cricket and the wider community.

An extensive design development process has been undertaken over the past 12 months and the proposal has evolved following an assessment against planning policy, a consideration of the surrounding context, impact on neighbours and key stakeholders and the developed design brief. This extensive process has helped inform and guide the subsequent application.

This proposal, in accordance with the NPPF seeks to redevelop previously developed land to deliver an improved facility to support the existing sports provision and the wider social aspects of the community in a sustainable and accessible location. There is a substantial demand and pressure for a new cricket pavilion and up-to-date sports facility within this part of Steyning.

The scheme is mindful of its position within the landscape as well as within the conservation area and seeks to utilise the site that already supports an existing sport and social condition.

The proposed design has responded to the local need and a scheme has been developed that offers a unique proposal that is reflective of the local context as well as delivering the sports provision highlighted to be in need to allow the continued sustainable growth of local cricket.

The design has created a well refined high-quality facility that offers an inclusive scheme which is fully accessible with an optimised internal programme that is vastly superior to the existing club.

The proposal consists of traditional forms and of a scale reflective of the immediate context, with a clear traditional approach in regards to the aesthetic and layout. This produces a scheme that is reflective of the local character and is appropriately designed to add interest, rhythm and layering within the site.

The buildings are to be constructed from a contextually appropriate, robust, traditional and referential material palette that will offer enough variation and detail to create a proposal that ties into the areas shared identity whilst raising the quality of the clubs facility.

The scheme delivers highly sustainable buildings, with the pavilion focusing on achieving a target of carbon zero, with the changing facilities and ancillary sports spaces targeting energy efficiency and high quality design.

Overall the proposal to develop this site has been considered in detail and is reflected in the intention to deliver a sustainable application. In light of the above, it is our view that the local area can support the proposal through the facilities and opportunities highlighted within the design and access statement, and on this basis the applicant respectfully requests the Local Planning Authority support this application.

CONCLUSION



AI generated, photomontage design works and photoshop enhance visual of the new pavilion.

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RIBA





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REFINE + RESOLVE ARCHITECTS