

# NEW KEYSTONE CENTRE, ELDON WAY, LITTLEHAMPTON

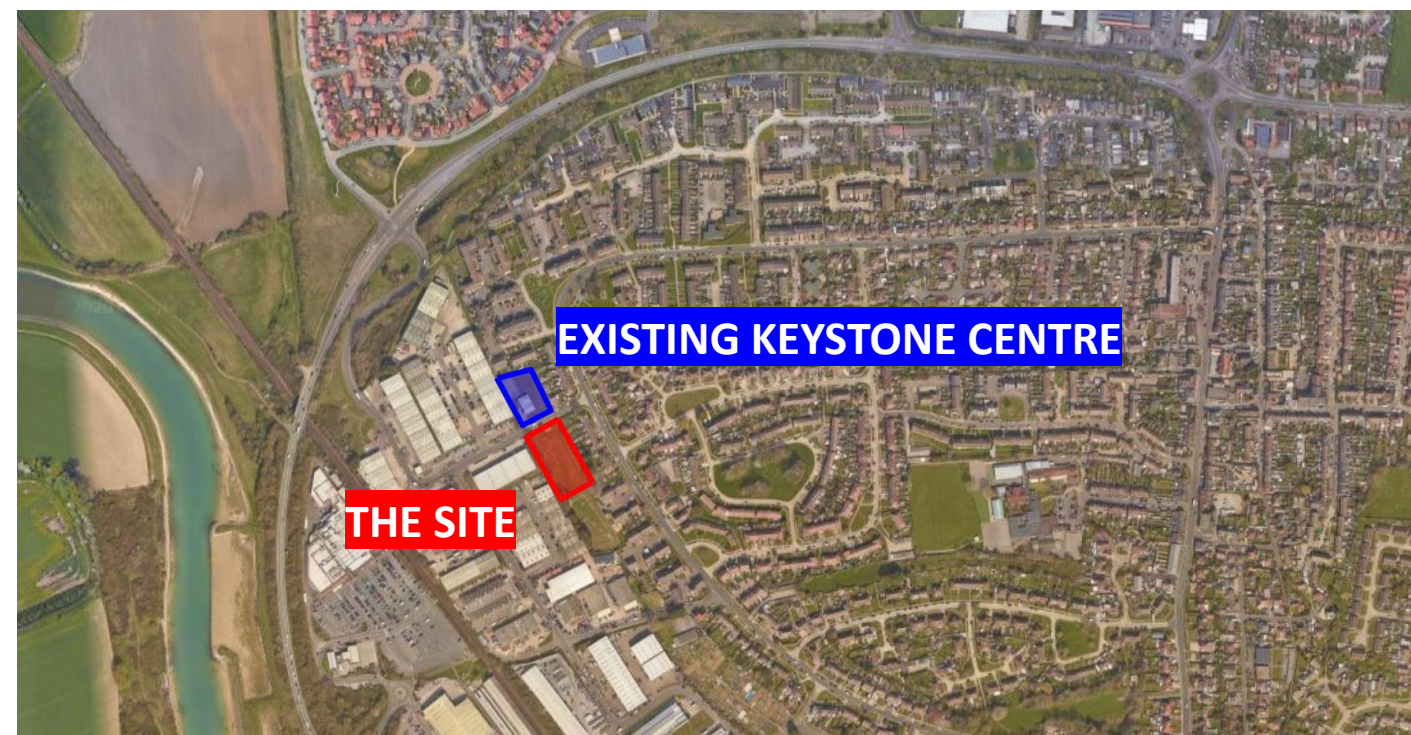
CONCEPT DESIGN

## PART 1: THE BRIEF AND INITIAL FINDINGS



## SUMMARY OF THE BRIEF

- A proposed multiuse youth facility with the aim of providing access to training and employment opportunities for young people and community space for other organised activities.
- The building should establish a setting which inspires the local community and celebrates their achievements.
- Predominantly used by young people which can also cater for other community groups.
- Flexible, multifunctional spaces protect the long-term use of the building to ensure it can accommodate a wide range of needs for all community groups.
- It should inspire those that use it, providing a positive environment which is welcoming and where users feel safe.
- Ambition for building to be energy self sufficient.
- The proposed site is south of the existing Keystone Centre located on Eldon Way.
- The site is currently classed as public open space.
- Site acts as a gateway to the community from Eldon Way.





THE EXISTING KEYSTONE CENTRE

1



HOW CAN THE BUILDING ADDRESS EXISTING OPEN SPACES

2



CREATING A SENSE OF ENTRANCE/ARRIVAL

3



HOW CAN THE BUILDING ADDRESS OUTDOOR PROVISIONS









MOVEMENT



CONTEXTUAL PHOTOGRAPHS

-  PRINCIPAL ACCESS TO SITE
-  VEHICLE ROUTES
-  PEDESTRIAN ROUTES
-  NO EXISTING SAFE CROSSING



CLIMATE AND KEY VIEWS



1



2



3



KEY VIEWS



PREVAILING WIND



DENSE VEGETATION [SCREENING]



SUN PATH



POTENTIAL SOUND AND VISUAL IMPACT ON LOCAL AREA



1



2



3



- POTENTIAL HIGH IMPACT
- MINIMAL IMPACT
- ROADS
- BUILDINGS
- RESIDENTIAL CURTILAGE

## PART 2: THE BUILDING [CONCEPT]



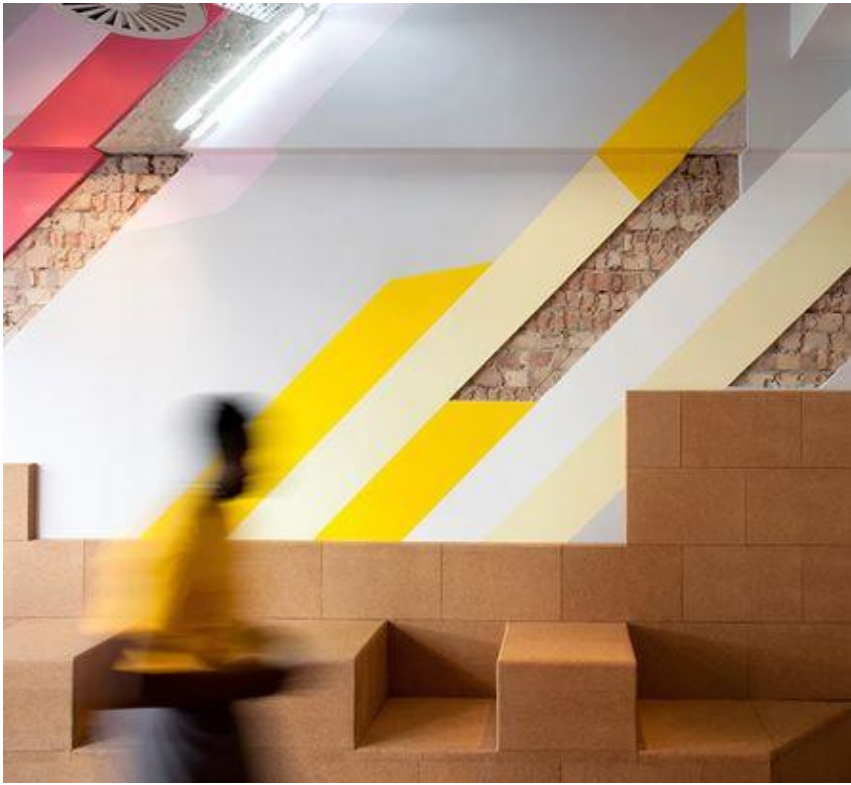
EXAMPLE IMAGES



**INSPIRING**  
**ENERGY**  
**UPLIFTING**  
**EXCITING**  
**COLOURFUL**



EXAMPLE IMAGES [INTERIOR]



**YOUTHFUL**  
**COMFORTABLE**  
**FUN**  
**FLEXIBLE**  
**OWNERSHIP**





SITE ANALYSIS

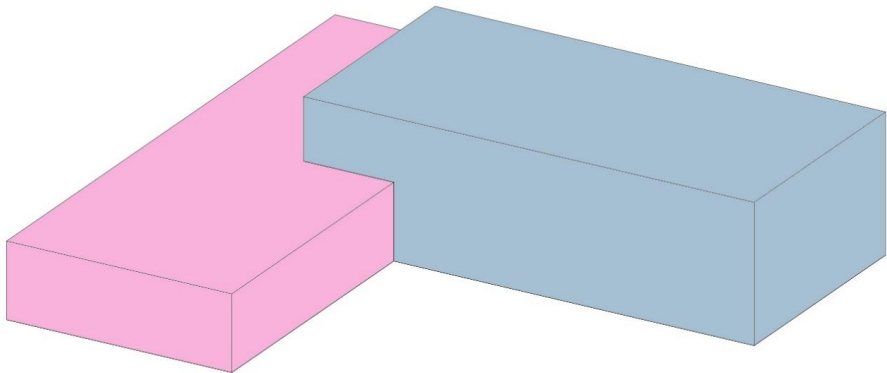


- PLAY PROVISION
- TWO STOREY
- SINGLE STOREY
- ACCESS FROM BUILDING
- PRINCIPLE ACCESS
- ROUTES MAINTAINED



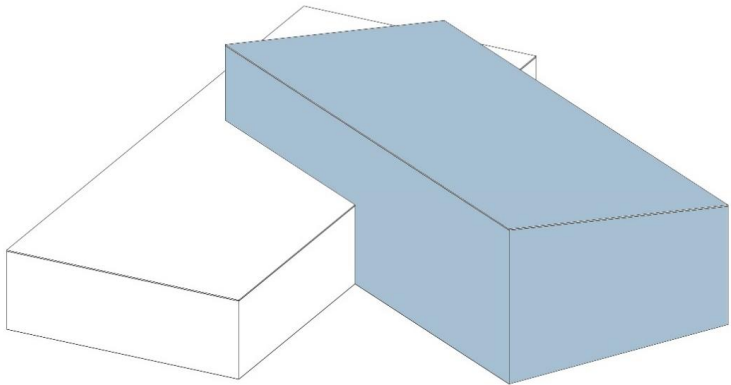
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MASS



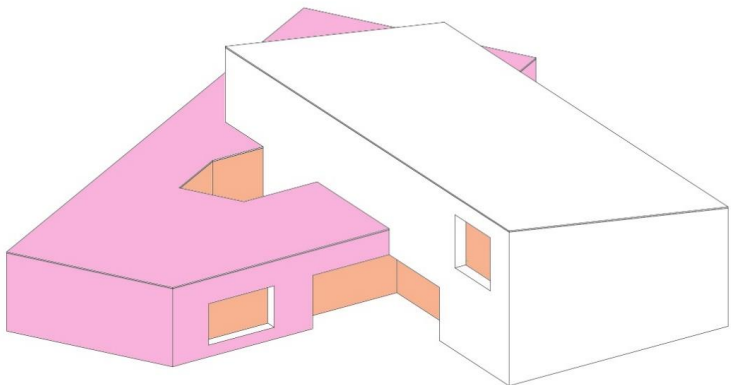
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ORIENTATION [SOLAR]



3

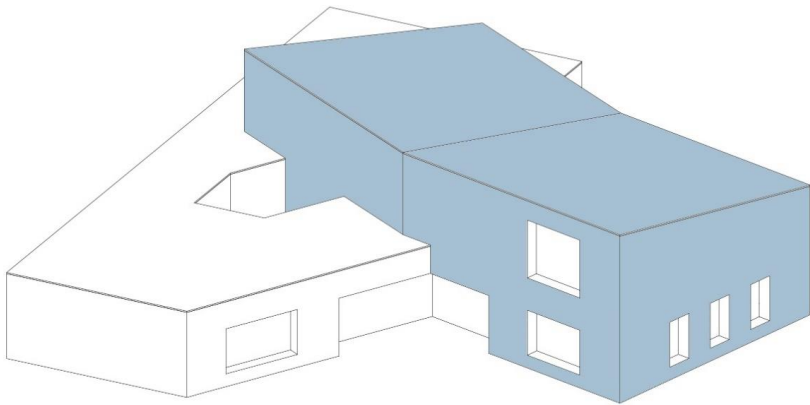
ENTRANCE/OPENINGS





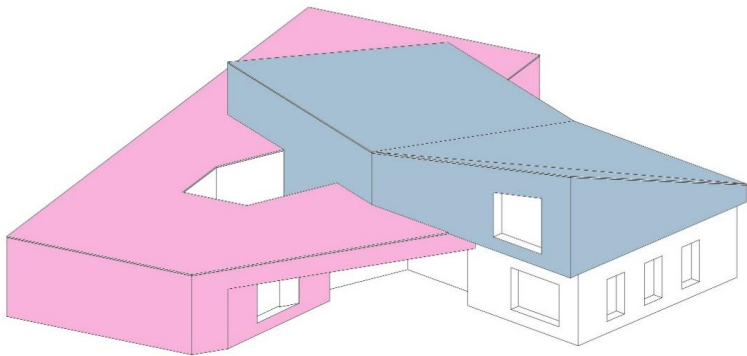
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ORIENTATION  
[OVERLOOKING]



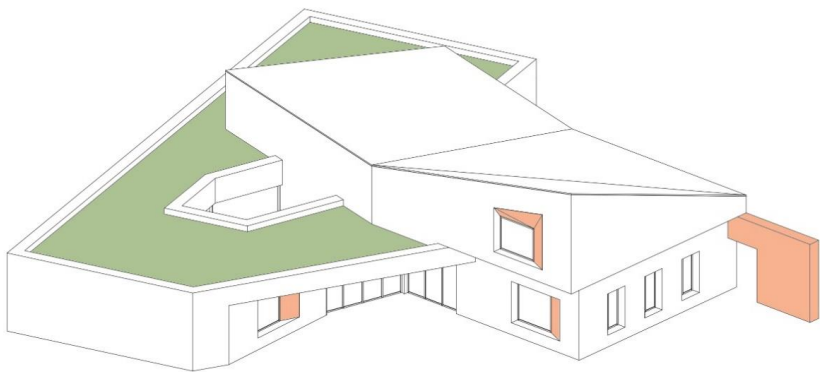
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FORM



6

DETAIL





CONCEPT MASTERPLAN



GROSS FLOOR AREAS OF BUILDING

GF – 325 m2  
FF – 100 m2 [MEZZANINE]

TOTAL 425 m2

- 1. CAR PARKING
- 2. EXISTING PLAY PROVISION RELOCATED
- 3. ACCESS THROUGH SITE MAINTAINED
- 4. GRASS BUND RETAINED AND ADDRESSED BY BUILDING
- 5. OPEN SPACE

- PRINCIPLE ACCESS TO SITE
- VEHICLE ROUTES
- PEDESTRIAN ROUTES
- BUILDING ADDRESSING SITE

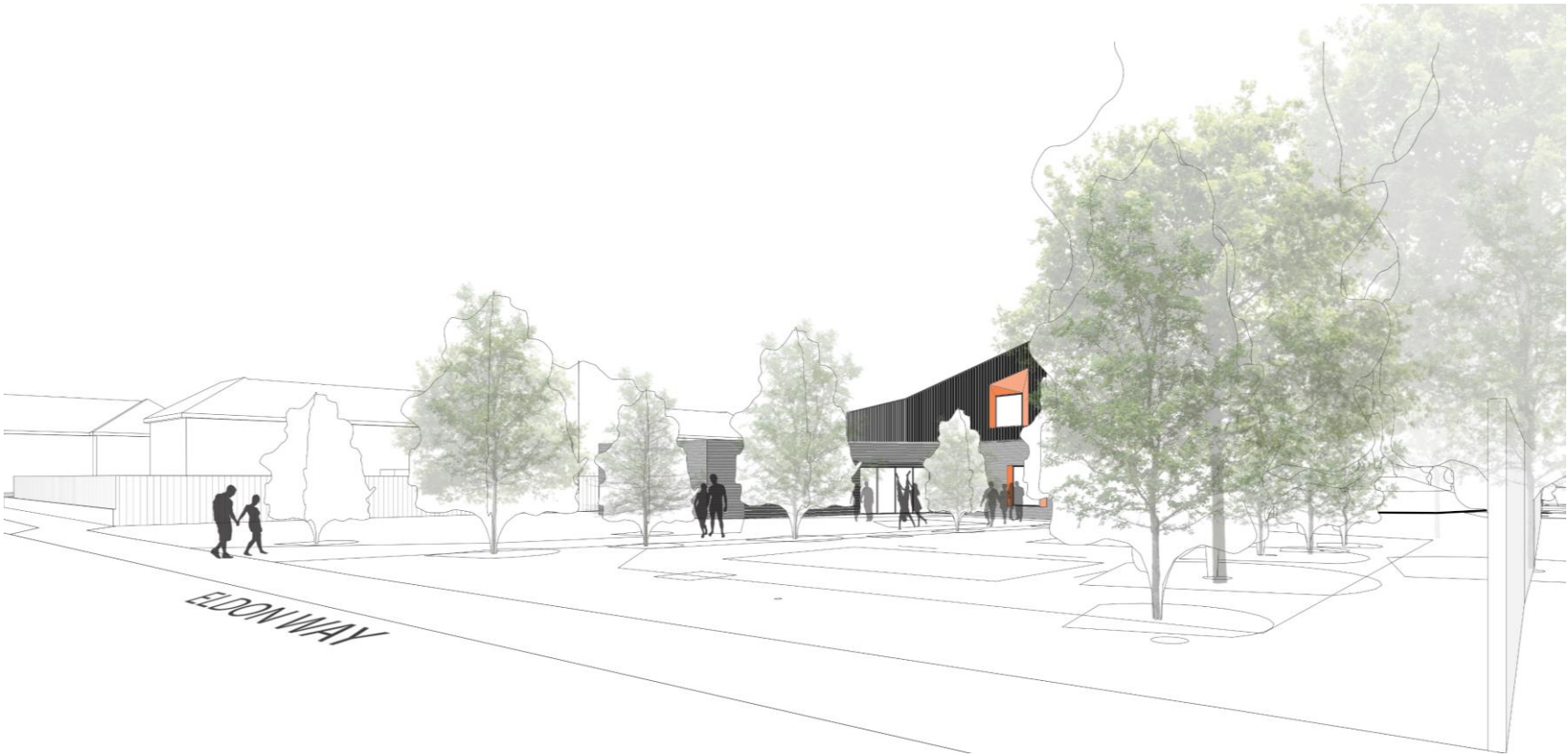


3D PERSPECTIVES

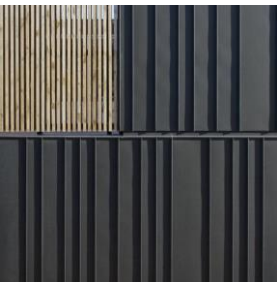
APPROACH FROM CLUN ROAD



APPROACH FROM INDUSTRIAL ESTATE ON ELDON WAY



MATERIAL PALLET





VIEW FROM ELDON WAY



## INFORMAL FEEDBACK FROM ADC PLANNING

### Planning Officer

- Site would need to address loss of Public Open Space [POS].
- Development would benefit local residents and community at large.
- The two-storey element is in keeping with the surrounding two-storey dwellings and its position and orientation have taken into account of residential amenity in terms of overlooking and distance to boundaries.
- Whilst the design and materials do not reflect other buildings in the local area, it has a low profile.
- Landscaping will help to soften its appearance and blend into its setting.
- Parking to accord with Arun Parking Standards Supplementary Planning Document [Jan 2020].

### Parks Officer

- Access to rear of the site should be maintained for maintenance
- Landscaping should take into consideration existing BMX area to the south.



## PART 3: REFINED CONCEPT MASTERPLAN





SITE PLAN – NOT TO SCALE

SITE PLAN

- 1 – PROPOSED PEDESTRIAN CROSSING
- 2 – PLAY AREA
- 3 – CAR PARKING AREA
- 4 – SIDE ACCESS
- 5 – REVISED MOUND
- 6 – OUTSIDE PERFORMANCE AREA
- 7 – PATH TO BMX TRACK

PARKING

ADC – ADVICE

ASSEMBLY AND LEISURE USES REQUIRES 1 SPACE PER 22SQM FOR LARGE SCALE PLACES OF ASSEMBLY SERVING MORE THAN A LOCAL CATCHMENT = 19.5 SPACES

PROPOSED

14 SPACES TOTAL  
[2 DISABLED]

ON STREET PARKING AS EXISTING BUILDING IS FOR CHILRDEN

ACCESS TO REAR

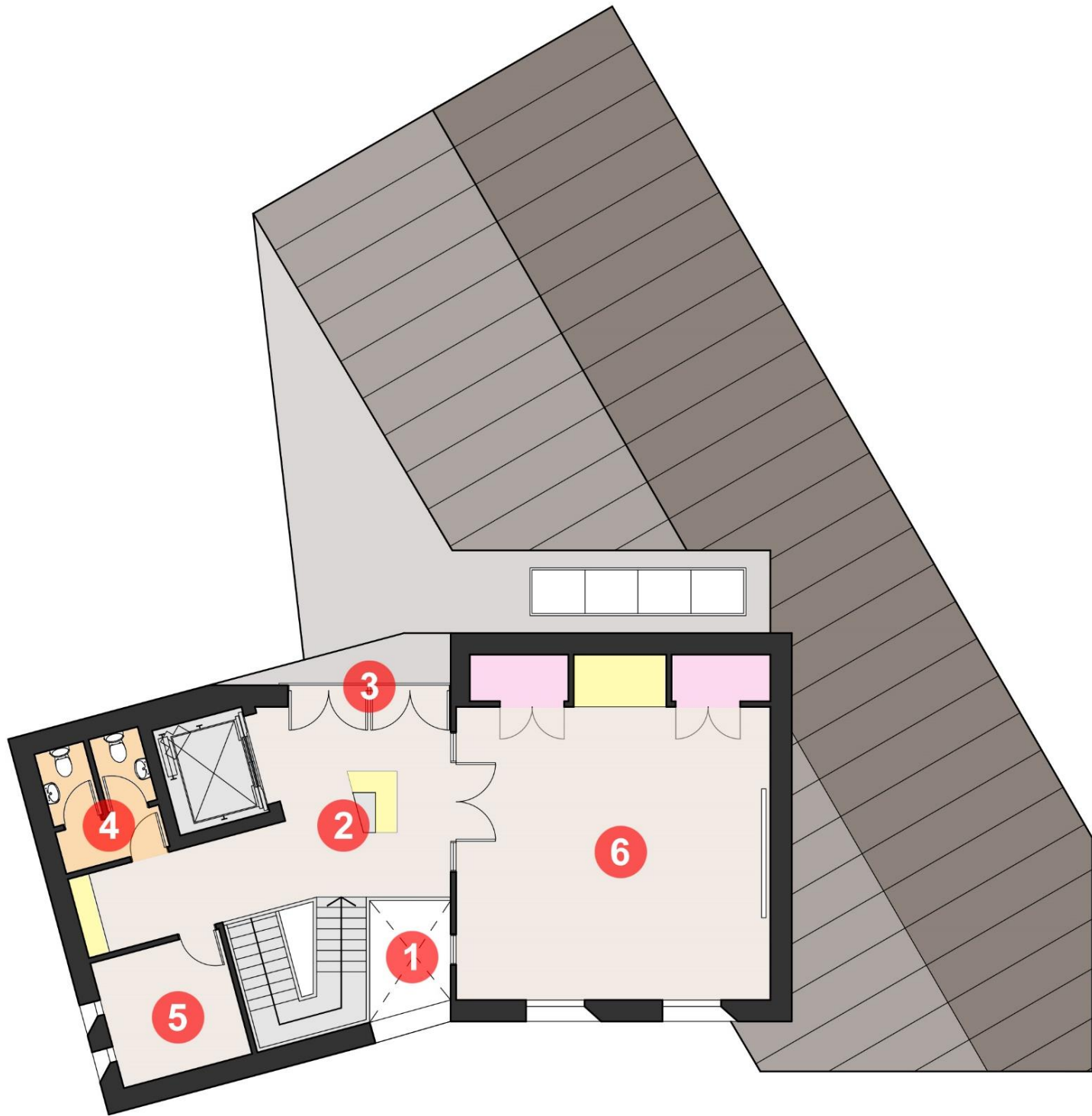
GATED ACCESS TO REAR. WIDTH BETWEEN BUILDING AND BOUNDARY = 4.2M





GROUND FLOOR PLAN– NOT TO SCALE







FIRST FLOOR PLAN – NOT TO SCALE



GROUND FLOOR REFERENCE PLAN – NOT TO SCALE

**FIRST FLOOR**

- 1 – VOID TO GROUND FLOOR
- 2 - LANDING
- 3 - JULIET BALCONY
- 4 – TOILETS
- 5 – SMALL MEETING ROOM/OFFICE
- 6 – MULTIFUNCTIONAL SPACE

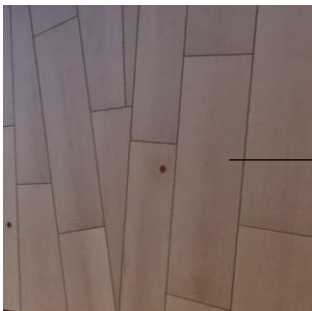
-  BREAKOUT SEATING AREAS
-  STORAGE



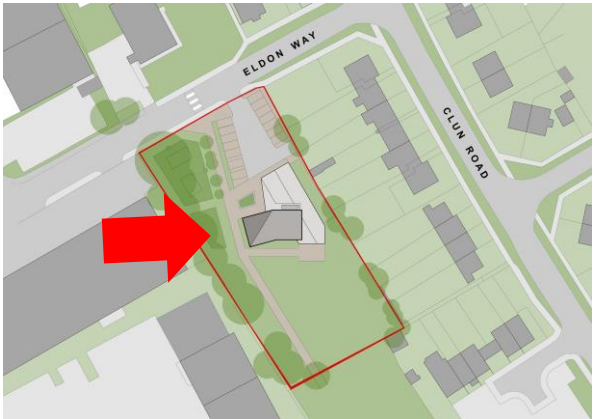
MATERIAL PALLET

MATERIALS RESPOND TO THE SURROUNDING RESIDENTIAL STREETS OF CLUN ROAD AND LATHAM CLOSE:

- RED BRICK / RED MULTI
- BROWN CONCRETE ROOF



ZINC TO FIRST FLOOR AND ROOF



VIEW FROM PLAYGROUND

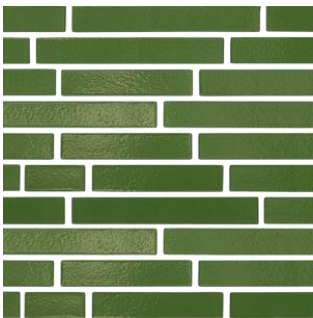
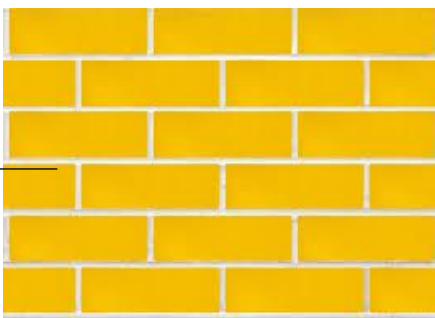


GROUND FLOOR MATERIALS TO BE VANDAL RESISTANT

EAST ELEVATION – NOT TO SCALE

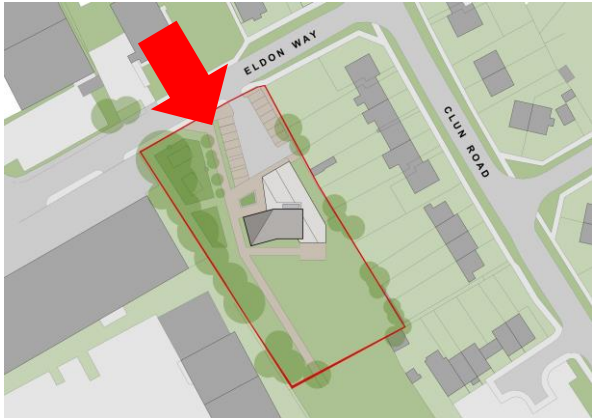


LONGFORMAT FACING MULTI BRICK

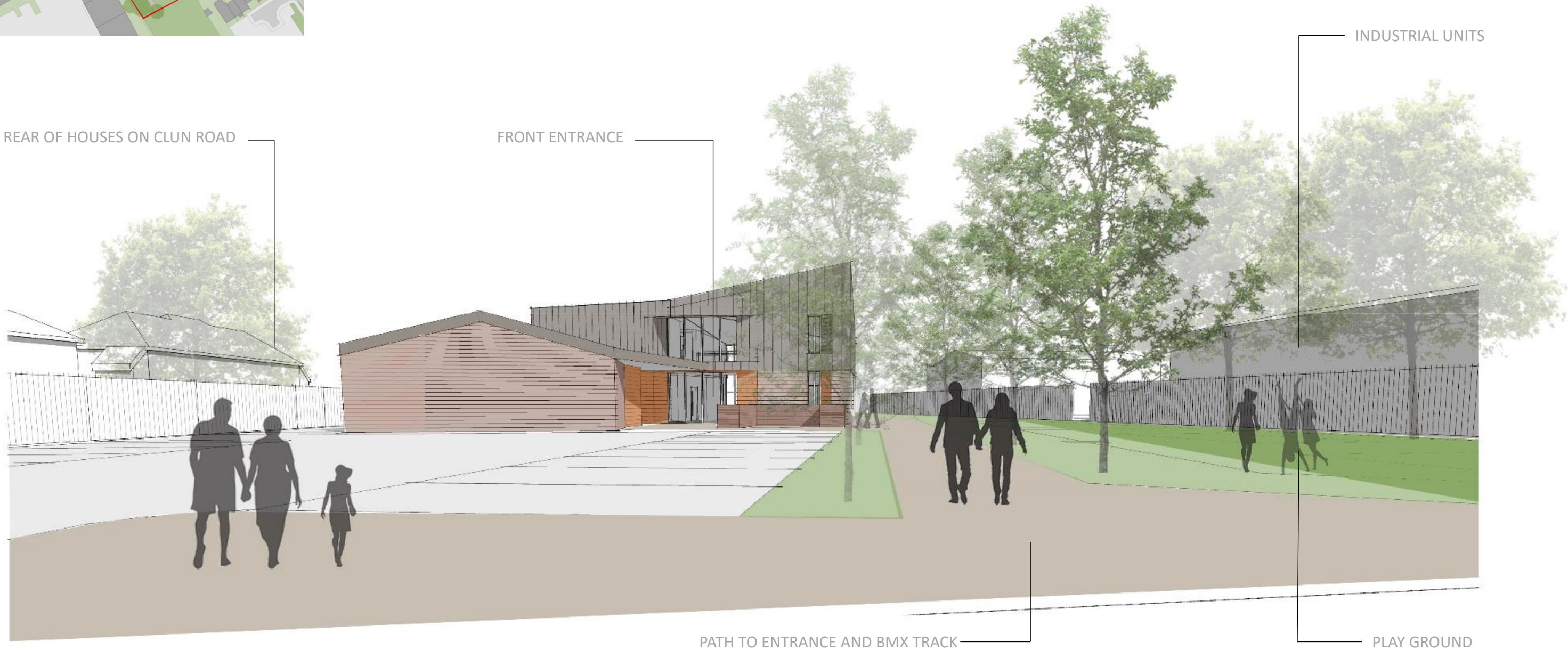


GLAZED BRICK TO FRONT ENTRANCE





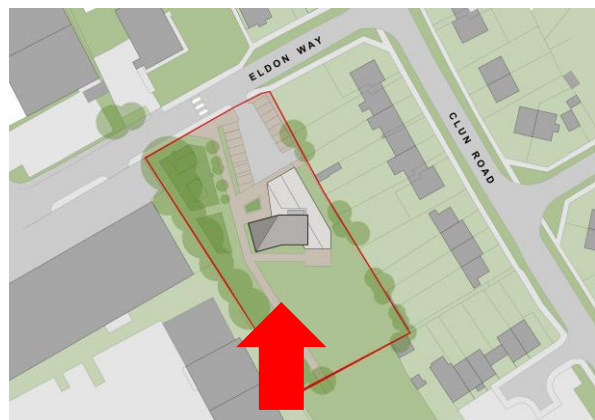
VIEW FROM ELDON WAY





## SUSTAINABILITY

- INTEGRATED SOLAR PANELS ON REAR ELEVATION.
- HEAT RECOVERY SYSTEM – REMOVES HOT AIR FROM ONE SPACE AND USES THE EXHAUST AIR TO HEAT AREAS THAT REQUIRE WARMTH.
- ADDITIONAL INSULATION, BEYOND BUILDING REGULATION STANDARD. CURRENT WALL THICKNESS 500MM TO ALLOW FOR THIS.



VIEW FROM THE SOUTH





PERSPECTIVE VIEW TOWARDS FRONT OF BUILDING

