

Welcome to Adur District Council's consultation event, displaying our proposals for the redevelopment of Ashcroft House, Kingston Lane, Shoreham with new and modern sheltered housing accommodation for older people.

Have your say on our plans

As part of our commitment to community engagement, Adur District Council has arranged this consultation event to provide you with an opportunity to view our draft plans for the site and provide your comments, prior to the submission of a planning application.

Please provide your feedback by midnight on **Thursday 7th April** by:

- Completing the form available during the consultation exercise
- Completing the form available on our project website adur-ashcroft.consultationonline.co.uk
- Emailing your comments to ashcroftconsultation@adur-worthing.gov.uk
- Calling us on **0800 298 7040** and leaving a message – a member of the project team will call you back



Residents were moved out from Ashcroft House in 2020 as the building was unable to meet modern standards of fire safety. Since then, the Council has explored options for refurbishment of the existing block or redevelopment of the site to provide high quality, modern social housing. These options were discussed with residents of the block and bungalows in spring 2021.

The preferred development route includes demolition of the main block and construction of a new, modern block of 43 flats for older people. Alongside this, the eight bungalows will be modernised and made more energy efficient in line with Adur District Council's climate aims.

Pilgrim Gardens, Evington



Our Aims

As an authority, we are bringing forward this scheme in order to:

- Increase the number of homes available to older people on the Council's housing register, potentially releasing larger homes for families in need
- Provide older people with their own self-contained flat and normal tenancy rights and promote independent living.
- Provide and maintain a balanced community ranging from those with a care need to virtually none
- Offer a 'home for life' as far as practically possible
- Act as a resource to the local community
- Provide cost effective housing and better value for money for the local authority.

What is sheltered housing?

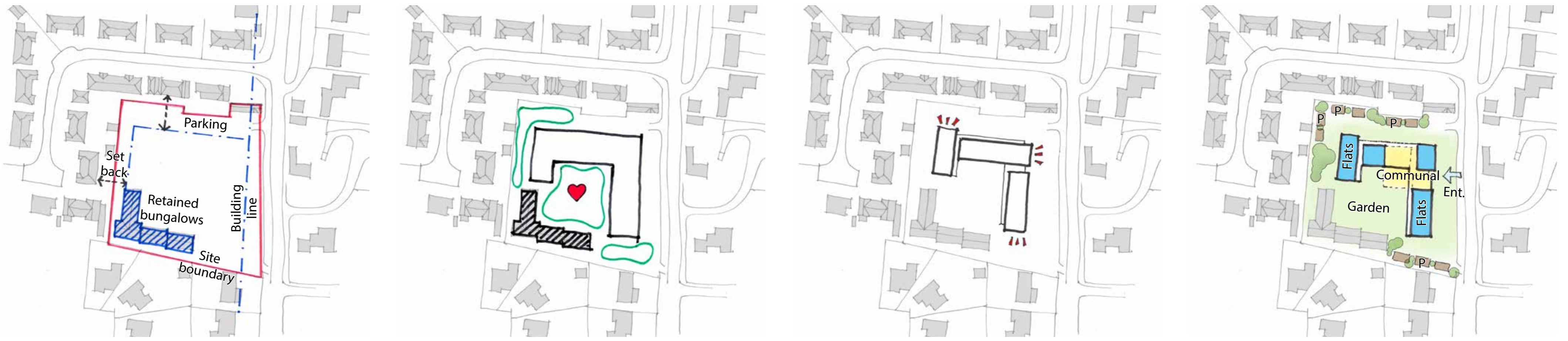
Sheltered housing is specialist housing designed for older people with some support needs. Sheltered housing is ideal for people who want to live independently and be part of an active and friendly community, knowing that there is help on hand if they need it.

Sheltered housing is for people who can live independently. It is not for people who are unable to look after themselves or people who need to move into a residential care. Sheltered housing does not provide personal care and it is not the same as a nursing home.

The accommodation in a sheltered housing scheme is usually a number of individual homes which all have their own front door. Each home has a bedroom and a living room, or a combined bedroom and living area (referred to as a studio flat), along with a kitchen area and bathroom/toilet.

Support is provided to people in sheltered housing by Sheltered Housing Officers. All Council schemes have the security of a 24-hour emergency call service, as well as regular contact from the Housing Officer. Most sheltered housing schemes are for those who are at least 55 years old.

Design Principles Diagrams



Extent of development

- The new building will be set back from the existing bungalows and from the properties adjacent to the site boundary.

Developing the building footprint

- The proposed form is designed to shape generous gardens, providing a variety of amenity spaces for residents, from formal communal terraces to activity and recreational garden areas.

Articulation

- The linear blocks can be further articulated to create a more domestic scale, roof forms can slip to create moments of architectural expression.

Building Uses

- This diagram illustrates the exciting opportunity to have dual aspect apartments and communal amenities accessible from both the main entrance and the residents' garden.

Ground Floor Plan

Our proposals seek to redevelop the Ashcroft House site with a new and high-quality sheltered housing scheme comprising 43 apartments, approximately 21 parking spaces, community facilities and communal garden spaces.



Ashcroft House First and Second Floor Plan



A daylight/sunlight assessment has been carried out in accordance with The Building Research Establishment (BRE) report, "Site layout planning for daylight and sunlight" which summarises the impacts of the proposed development at Ashcroft, Kingston Lane, Shoreham-by-Sea on the surrounding properties potential to receive daylight and sunlight.

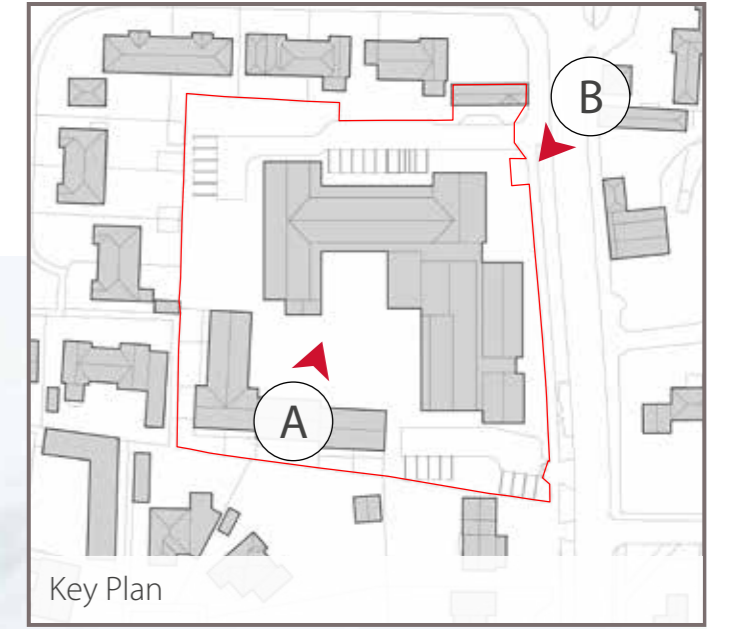
The results of the assessment demonstrate that under the guidance contained within Appendix I of the BRE Report, it is considered that the proposed development will have a "negligible" impact on surrounding properties. As a consequence, it is considered that daylight, sunlight and overshadowing will be not be a constraint upon the development of this site.



Precedent Images

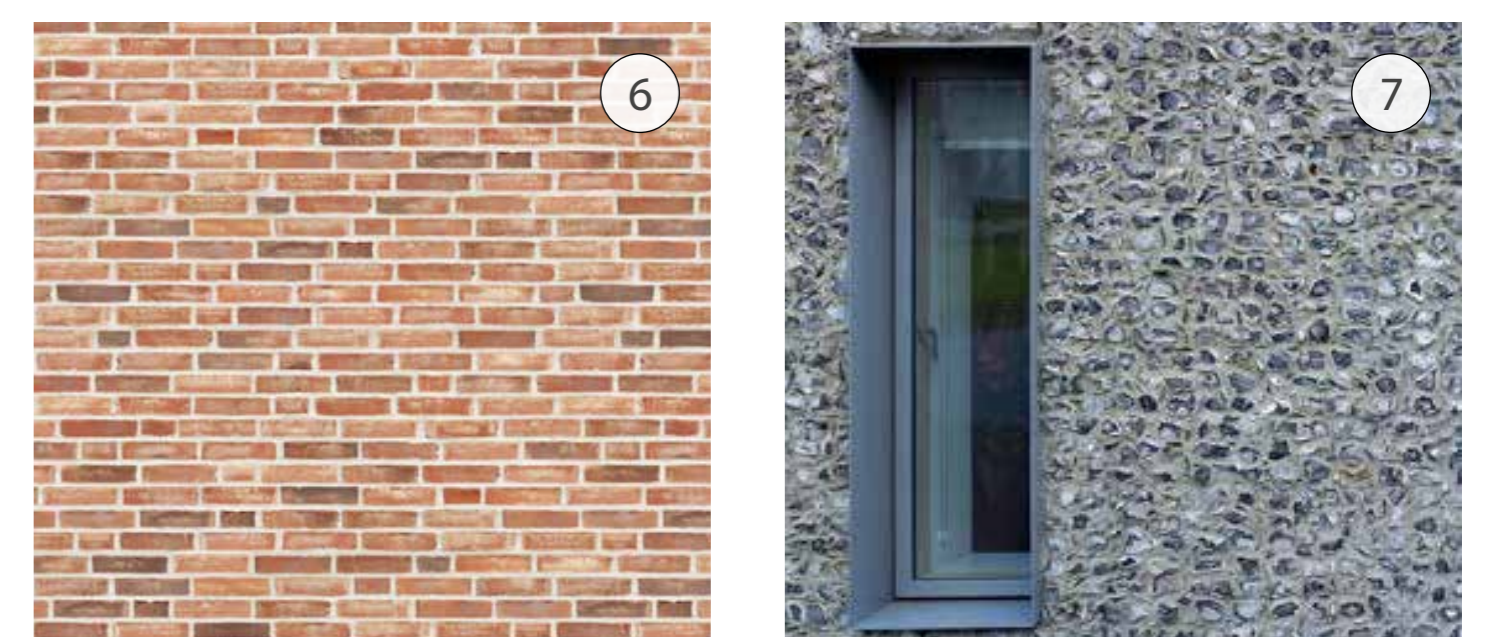


A. View of the Garden and Residents Lounge



B. View of the Main Entrance from Kingston Lane

Materials being considered



1. Grey slate tiled roof
2. Clipped eaves detailing with PPC metal guttering and RWP's
3. Aluminium Timber composite window frames
4. Reconstituted stone surrounds
5. PPC vertical metal railings
6. Facing brickwork
7. Flint detailing

Landscape proposals include a new communal courtyard space for the residents, the design follows a geometric theme, with a sequence of spaces that respond to the new architecture. These spaces include generous planting beds, orchard style tree planting, seating and a feature lawn and will be framed by a clear legible path network.

A rich green structure of planting will provide a soft buffer between the architecture and the new courtyard spaces, a rich planting scheme will include sensory and wildlife attracting species that will blossom and change through the seasons.

The proposals provide an opportunity to retain a number of the existing trees and a new vehicular access with parking has also been provided.

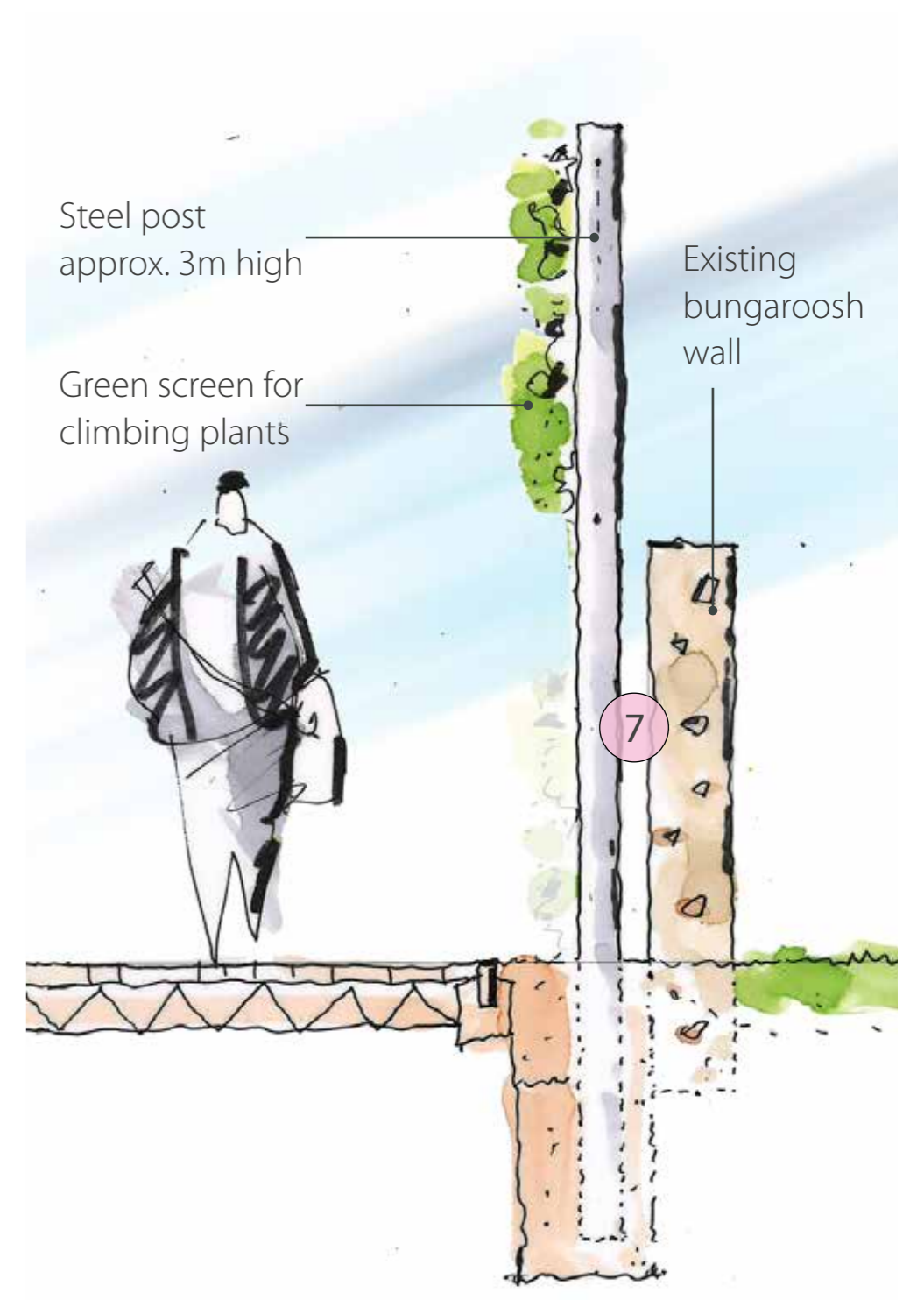


Schedule:

1. Central courtyard space follows a geometric theme, with a sequence of three soft landscaped squares connected by paths.
2. Existing trees to be retained.
3. Parking and vehicular access. (Note: subject to engineers and arboriculturist review)
4. Soft landscape buffer.
5. Entrance area.
6. Soft landscape grass with buffer planting.
7. Existing bungaroosh wall and proposed new screen

The proximity of the Ashcroft site to the coast will be considered when selecting the proposed trees and shrub planting for the new landscape.

Images for illustrative purpose



Illustrative section of Bungaroosh Wall and new screen

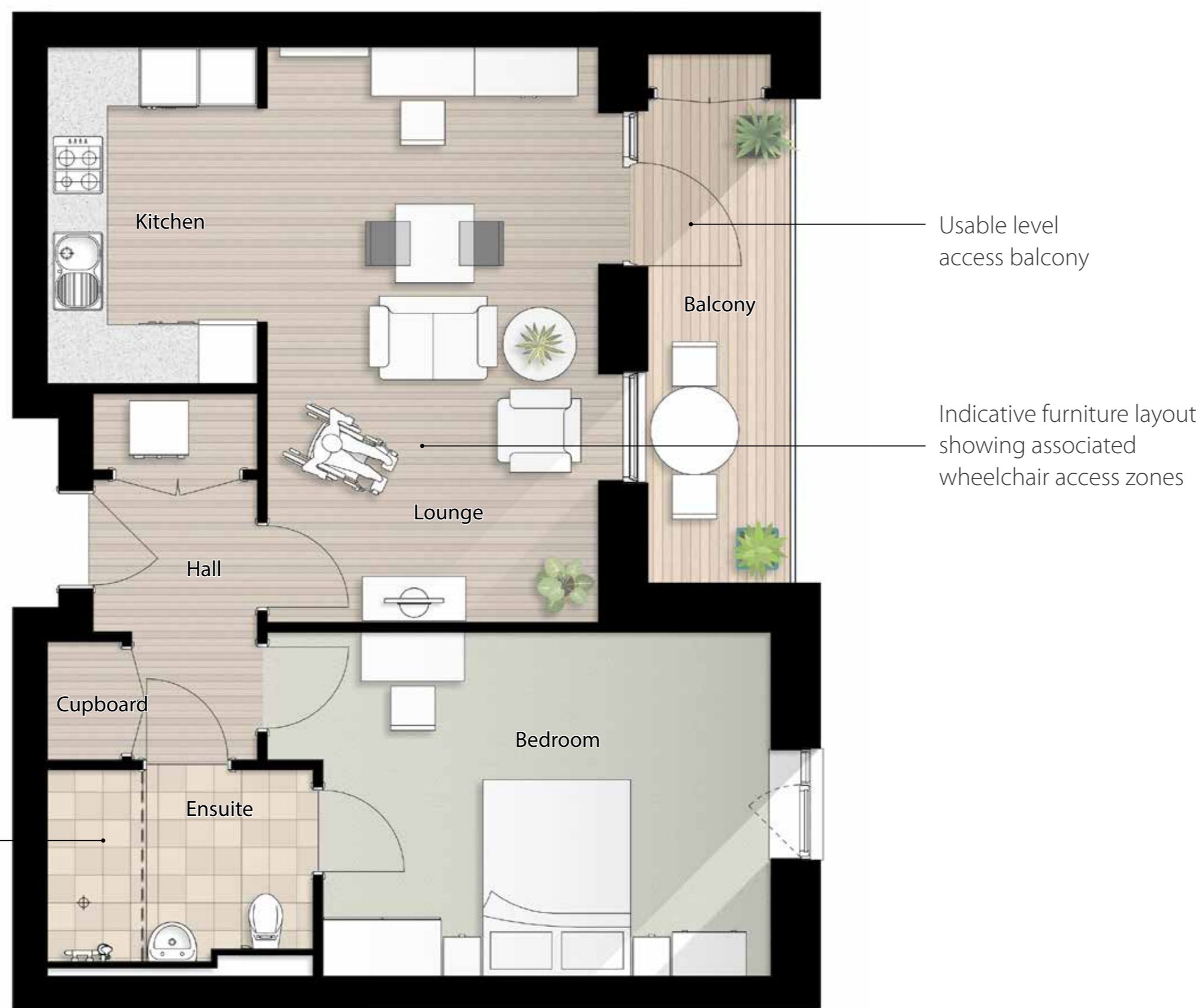


Precedent Images

1 Bed - 54.3m²
(35 dwellings)



1 Bed - 56.4m²
(8 dwellings)



Images for illustrative purpose

HAPPI

The 2009 report by the Housing our Ageing Population Panel for Innovation contains case studies with details of design features and provide some information about how the schemes are integrated with the wider community.

View the HAPPI report to find out recommendations made by the authors to design housing for older people.



Recommendations from the 'HAPPI' report that have been included are:

1. Generous internal space standards designed to accommodate flexible layouts and potential for open plan layout
2. Potential for full height windows to maximize natural light and ventilation
3. Layout could incorporate an external balcony or winter garden with sufficient space for tables, chairs and plants
4. Generous storage is provided adjacent to the front door
5. Balconies and outdoor space
6. Adaptability and 'care ready' design
7. Positive use of circulation space
8. Shared facilities and external shared surfaces and 'home zones'
9. Plants, trees, and the natural environment
10. Energy efficiency and sustainable design



Cecil Norris House developed by Adur Homes

Liam Russell Architects (LRA)

Key Benefits



Bringing a Council-owned site back into use for housing after more than two years vacant



Delivery of 43 homes for older people on Adur District Council's housing register, helping them move to more suitable accommodation and freeing up family-sized homes



Provision of homes at affordable, social rent levels with security of tenure for residents



Designed in accordance with the HAPPI principles, setting a new benchmark for Council-owned sheltered housing sites



Retention of most trees of significance on the site and ecological enhancement of the green surroundings



Delivery of a low-carbon, gas-free scheme, adopting enhanced energy efficiency standards and utilising a communal Air Source Heat Pump for heating



A common lounge within the building, offering a new community meeting space for local events and workshops in Southwick



A modern guest room with ensuite facilities, to allow friends and relatives to stay often and close

Energy and Sustainability

Adur District Council are committed to providing new low carbon homes to help meet the UK's climate change targets. Our strategy has followed the energy hierarchy to ensure that the Ashcroft development reduces carbon emissions and drives up building performance:

Reduce the need for energy (be lean)

A 'fabric first' approach will ensure a well-insulated building with high levels of air tightness will reduce energy usage. Also, active measures such as low-energy lighting, mechanical ventilation with heat recovery and energy efficient appliances will reduce this further.

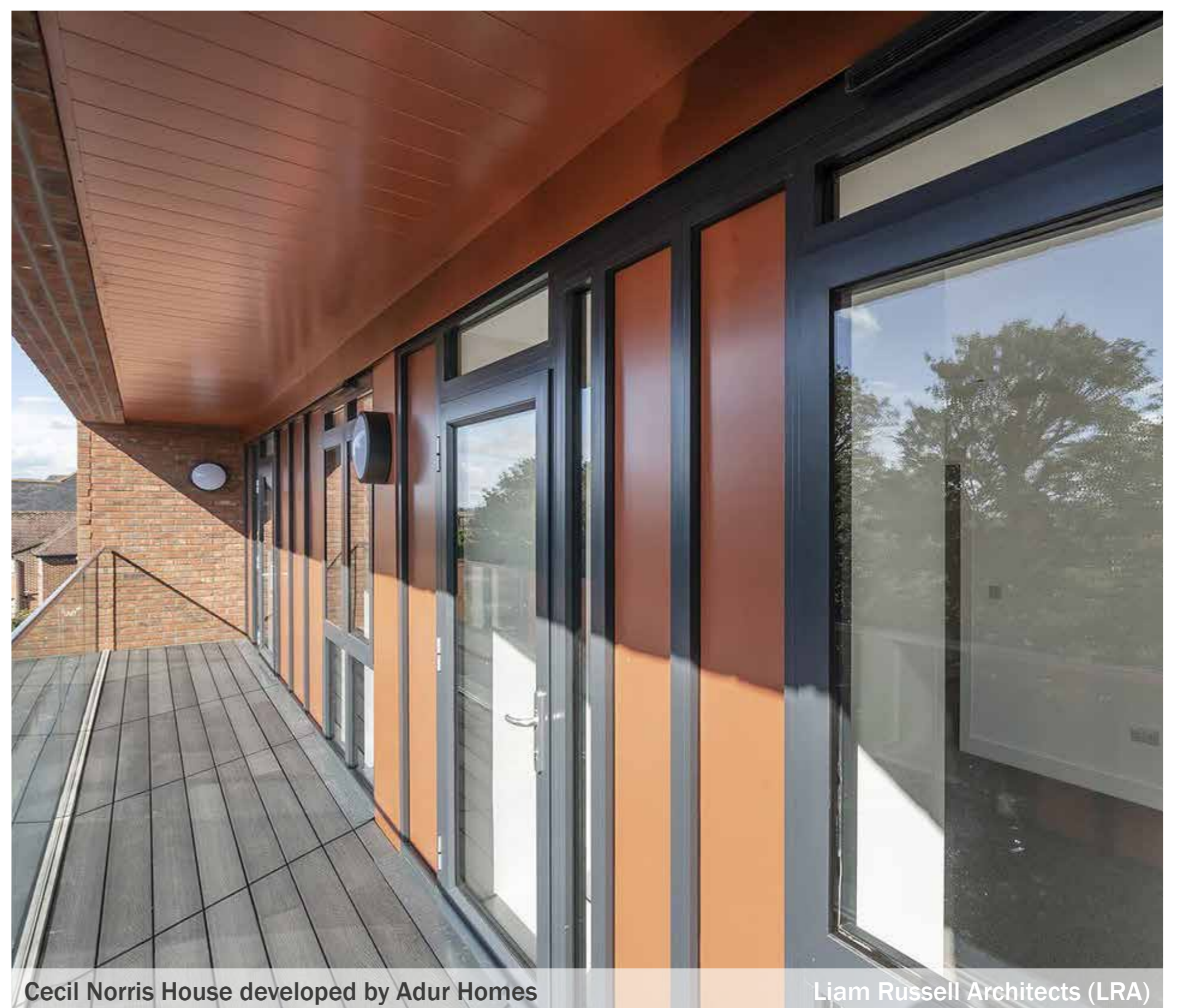
Supply energy efficiently (be clean)

Low carbon heating and hot water will be communally distributed in the form of Air Source Heat Pumps (ASHP) and Heat Interface Units (HIU) to each apartment.

Use renewable energy (be green)

ASHP are considered a renewable energy when in heating mode, since the majority of the energy is taken from the air itself using the heat pump to use a smaller amount of electrical energy to provide suitable temperatures.

The use of these technologies in combination with a thoughtful passive design, improved levels of insulation and improved air permeability will allow the building to achieve a reduction in carbon emissions compared to an equivalent Part L 2022 compliant building.



Cecil Norris House developed by Adur Homes

Liam Russell Architects (LRA)

Next Steps

- April 2022 - We will use the feedback we receive at consultation to continue working up the design of the scheme
- May 2022 - We will prepare all drawings and surveys needed for a planning application
- June 2022 - We will submit the planning application, and local people will have at least 21 days to provide comments to the Council's planning department

If the planning application is successful we will look to contract a builder in Autumn 2022 and hope to start construction work early 2023