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Worthing Integrated Care Centre

Masterplan

May 2019



Architecture
PLB



Worthing Integrated Care Centre
Pre-Application Enquiry

2843_REF_610000

Revision History
First issue

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Contributors:

This report takes into account the particular instructions and requirements of our client. It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

Please note this document is designed to be printed double-sided on A3 paper.

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1.0 Introduction

Proposals for the Worthing Integrated Care Centre (WICC), have been developed on behalf of Adur and Worthing Council. This work has included consideration of the wider context of the site, covering the 'Civic Quarter'.

This work informed the design of the WICC, with a particular focus on:

- Placing the building in the most appropriate location
- Consideration of impacts on neighbouring properties, particularly residential uses
- Relating the building to an improved public realm
- Locating a multi-storey car park, with links to the WICC, with the potential for phased construction
- Improving routes through the site as a whole
- Protecting mature landscape features

The new facility will bring together a number of services and service providers under one roof, with the intention of creating an integrated model of care with huge benefits for the local population. These include:

- GP Surgery
- Community services
- Mental health services
- Drug and alcohol dependency services
- Dentistry
- Pharmacy
- Open plan office spaces, relocating disparate staff to encourage closer working

Currently, the brief requires approximately 7,100m² of gross area.

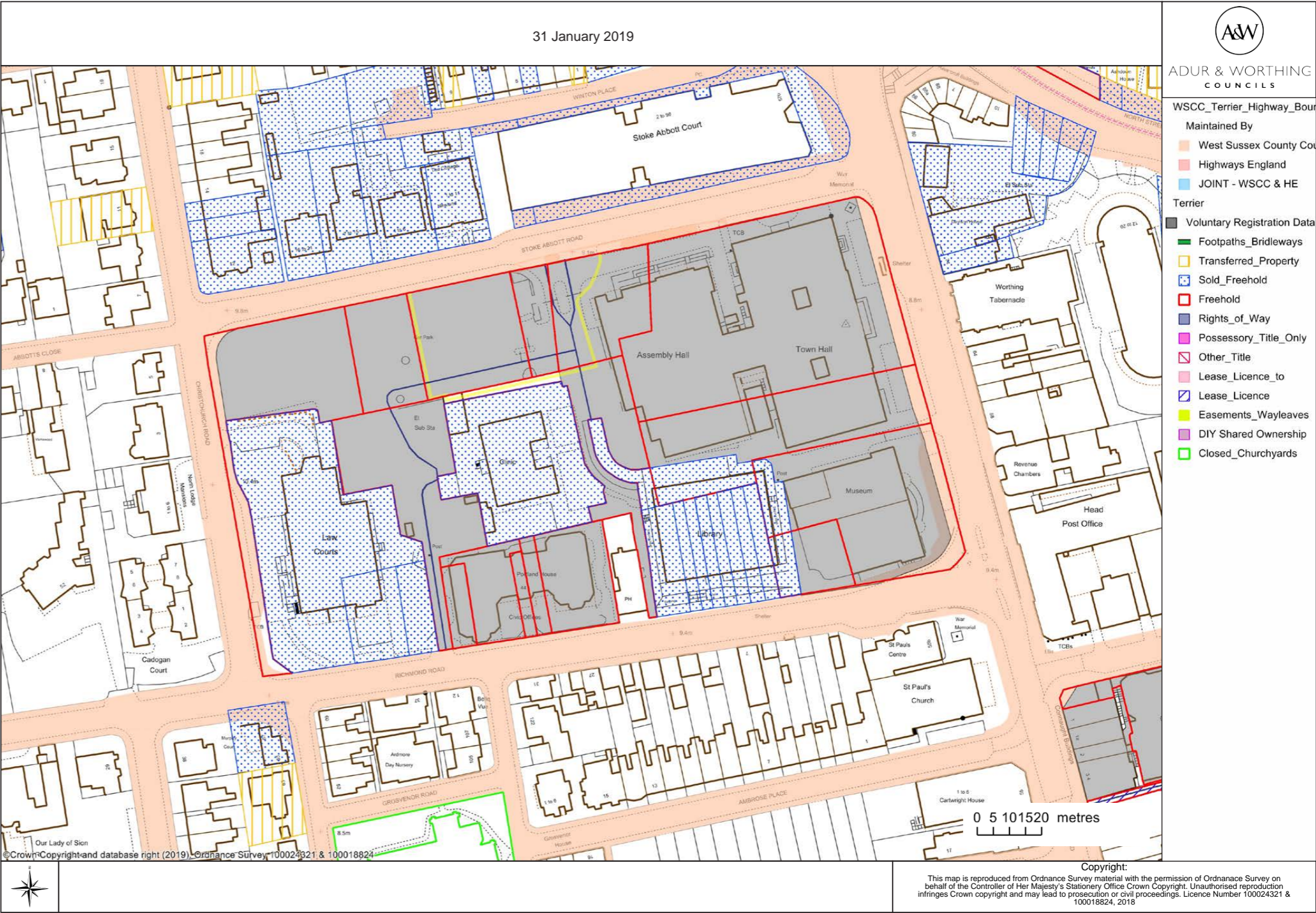


2.0 Civic Quarter

The adjacent plan shows the current ownerships in the locality.

The 'Civic Quarter' broadly consists of a single urban block. The area currently contains:

- Town Hall
- Assembly Halls
- Museum
- Library
- Civic Offices
- Law Courts
- Surface car parks



3.0 Site photos



View across the car park looking south east



View from the corner of Richmond Rd and Christchurch Rd



Housing fronting Christchurch Rd



View along Portland Rd looking north



View from the corner of Christchurch Rd and Stoke Abbott Rd

3.0 Site photos



View from the corner of Chapel Rd and Stoke Abbott Rd



View along Richmond Rd looking east



View towards Central Clinic looking north



Path between the Library and Assembly Hall looking west



Path to Richmond Rd looking south

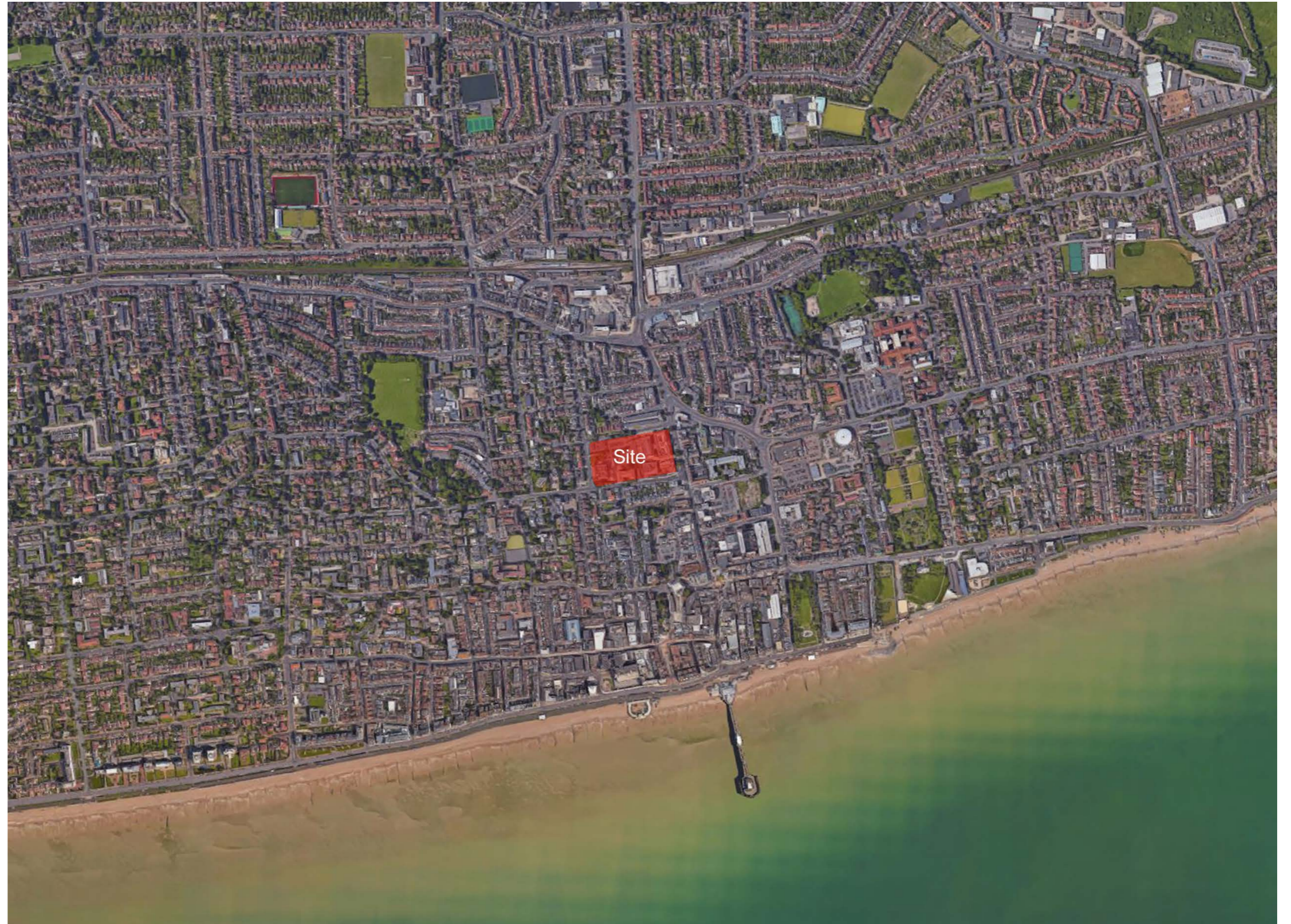


Path to Richmond Rd looking south

4.0 Analysis

4.1 Site location

The 'Civic Quarter' is located in a key position within the Worthing town centre. The site is approximately 0.5 miles inland, almost directly north of the Worthing Pier and seaside attractions and sits on the boundary between the town centre activity areas and the residential areas to the north, east and west.



4.0 Analysis

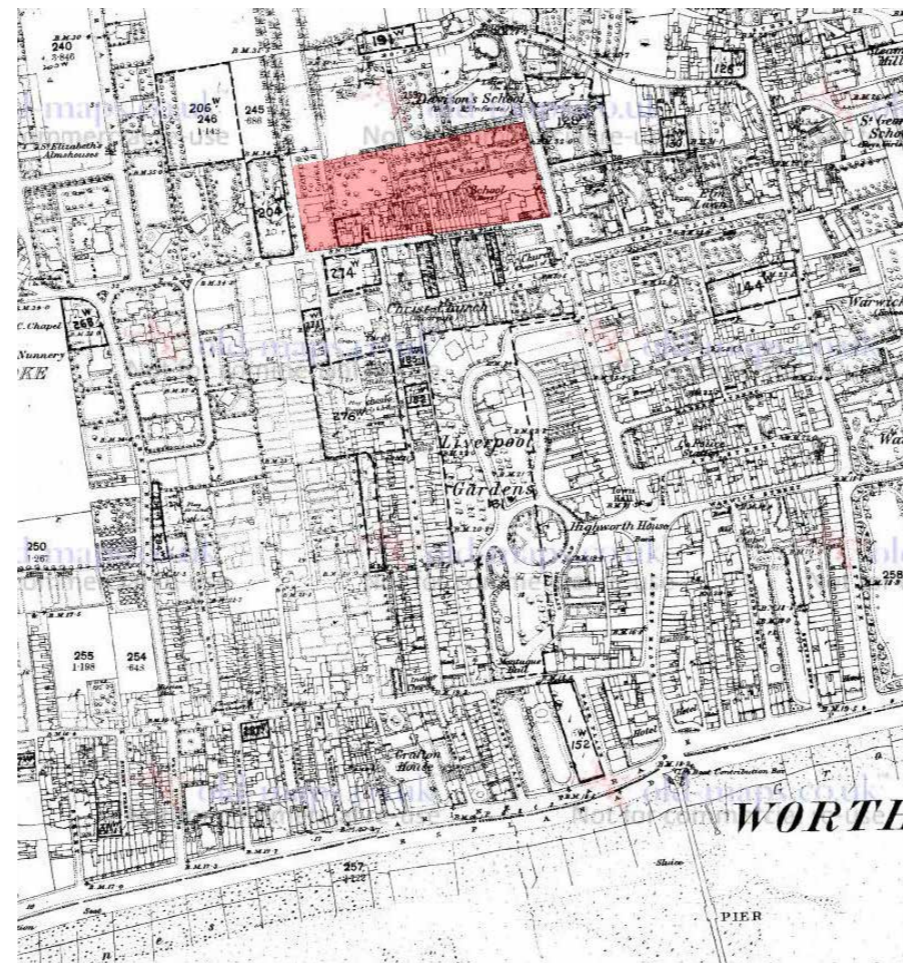
4.2 Historical maps

The maps show that development did not extend to the site until the start of the 20th century.

In the inter-war period, the mainly residential uses were beginning to be replaced by larger, civic buildings. The Town Hall and Museum appear on the 1938 map along with Central Clinic, with the rest of the site either vacant or used for housing.

By the mid-1960s, the site was developed close to its present day form, with the Assembly Hall arriving next to the Town Hall and the Law Courts in place. The library site has been cleared by this point.

It appears that the proposed site for the WICC, to the north/west corner of the quarter, has not been developed at any point.



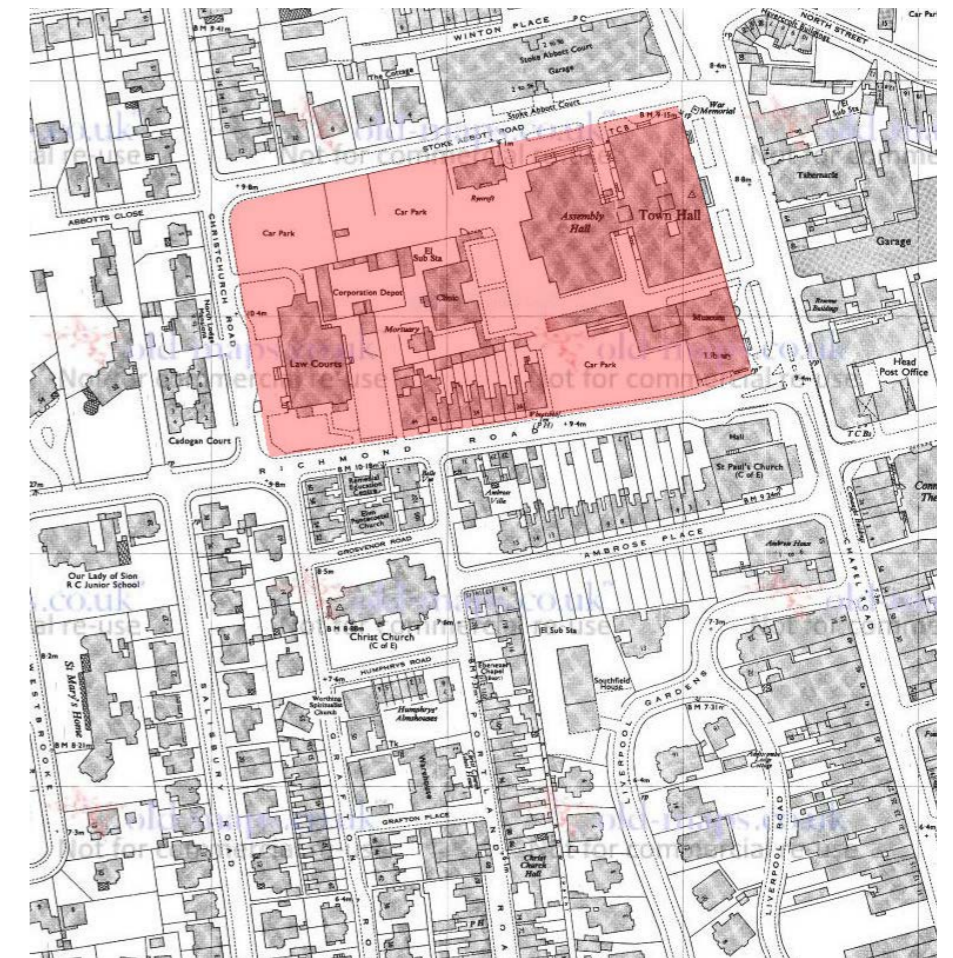
1876



1913



1938



1962-68

4.0 Analysis

4.3 Local amenities

The main retail area of the town centre is located to the south of the site, stretching out along the coast. The area to the north, east and west is largely residential, with key 'draws' being local supermarkets, the general hospital and the station.



4.0 Analysis

4.4 Transport links

The site is well served by public transport, as one would expect for this location. The mainline station is within a 10-15 minute walk and a number of bus stops (shown as yellow dots) are located on the surrounding streets.

The heart of the shopping area is within a 5 minute walk, with the coast approximately a 10-15 minute walk.



4.0 Analysis

4.5 Uses

This diagram illustrates the clear division of functions in the area. With the exception of the disused public house on Richmond Road, the site is entirely given over to civic uses.

The uses to the north and west are residential, with the exception of the language school on the corner of Christchurch Road and Stoke Abbott Road.



4.0 Analysis

4.6 Heights

Existing building heights in the area are relatively consistent. The majority of buildings are either 2 or 3 storeys. The larger civic buildings of the Town Hall, Assembly Hall and Law Courts have very tall floor to floor heights and large pitched roofs in most cases, meaning that they rise to the equivalent of 4 storeys.

The Assembly Hall roof, which rises to 16.2m, is the equivalent of 4.5 storeys. The clock tower of the Town Hall is a focal point within the area, rising to 24.7m (equivalent to 7 storeys). The tower of Christ Church also rises to 24.7m.



4.0 Analysis

4.7 Frontages

This diagram shows that, within the confines of the site, all existing buildings face outwards, fronting the surrounding streets.

This suggests that any future development should follow the same principle. The negative impact of this layout is that a large portion of the site is dedicated to 'back-of-house' functions, it is difficult to move through the site and there is a risk of safety issues/anti-social behaviour out of hours.



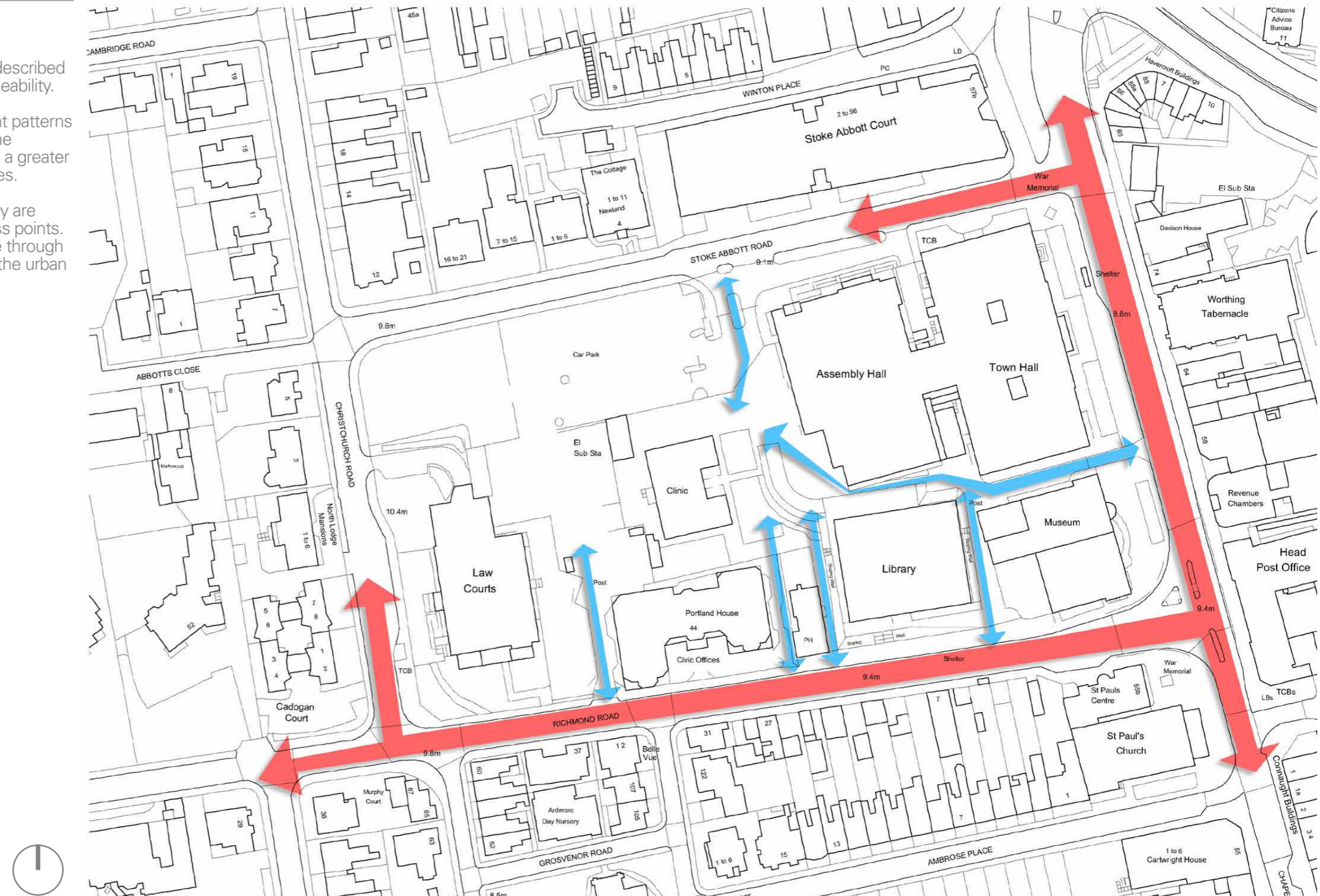
4.0 Analysis

4.8 Routes

Partly as a result of the building orientations described on the previous page, the site has poor permeability.

The red arrows illustrate the major movement patterns around the perimeter of the site, to access the existing functions. The north/west corner has a greater relationship to the surrounding residential uses.

The blue routes are largely unsuccessful. They are generally narrow footpaths or vehicular access points. There is no defined or attractive way to move through the site. This is problematic given the size of the urban block.



4.0 Analysis

4.9 Landscape features

The site and the surrounding streets contain a large number of mature trees.

There is a particularly strong avenue of trees along Stoke Abbott Road and Chapel Road. In the body of the site, there are some key trees which could form a focal point for an improved public realm. These are highlighted by the yellow dots.



5.0 Masterplan options

5.1 Options considered

Alternative arrangements have been considered for the location and arrangement of the WICC and associated multi-storey car park.

In each option, a new public route is shown running north/south, which the new buildings could front, along with improvements to the Assembly Hall. A focus on movements from Chapel Road, through an improved public realm along the east portion of Stoke Abbott Road, is also a key consideration.

The preferred option (3), places the WICC in the north/ west corner, with a set back to the front elevation, aligned with the law courts. This creates a public space to the building frontage, similar to the other civic buildings on the site, and reduces the impact on opposing residents.

A longer building footprint enables the WICC to connect Christchurch Road with a new public route running north/south through the site. This would also create a better relationship with the route from Chapel Road. The pharmacy could act as a frontage at the east or west end of the building.

The building footprint also creates the opportunity to shield the MSCP from view. This could be further enhanced by the introduction of retail space on the ground floor of the car park, fronting the new public route.



Option 1



Option 2



Option 3

5.0 Masterplan Options

5.2 Options appraisal

The initial masterplan options were assessed against a non-exhaustive list of considerations and scored low, medium or high.

Our view is that option 3 achieves the best balance against these considerations. In particular:

- A longer, lower building form will have less impact on the neighbours to the north of the site, will connect the key approaches from east and west, and partially hide the car park from view.
- Placing the WICC at a key corner of the site completes and compliments the existing arrangement of anchor buildings facing outwards, with servicing behind.
- Pushing the WICC back away from Christchurch Road creates a public space to the building frontage and reduces the impact on neighbours to the west.
- Placing retail uses along a new route running north south through the site will increase the desirability of this route and link to other initiatives, particularly the proposed improvements to the library and associated external spaces.

Design impacts and opportunities	Option 1	Option 2	Option 3
Impact on neighbouring residences due to new site uses	Medium	High	Low
Improvements in site permeability	High	Medium	High
Potential for prominent frontages for the WICC	High	Medium	High
Impact of MSCP on the character of the area	Medium	High	Low
Potential for good vehicular access to the MSCP	High	High	High
Potential impact on the area due to out of scale development	Medium	Low	Low
Potential for direct access from MSCP to WICC	Medium	Medium	High
Impact on existing trees	Medium	Low	Medium
Likelihood of MSCP requiring phased development	High	Low	High
Impact of MSCP on daylight/outlook within WICC	Low	High	Medium

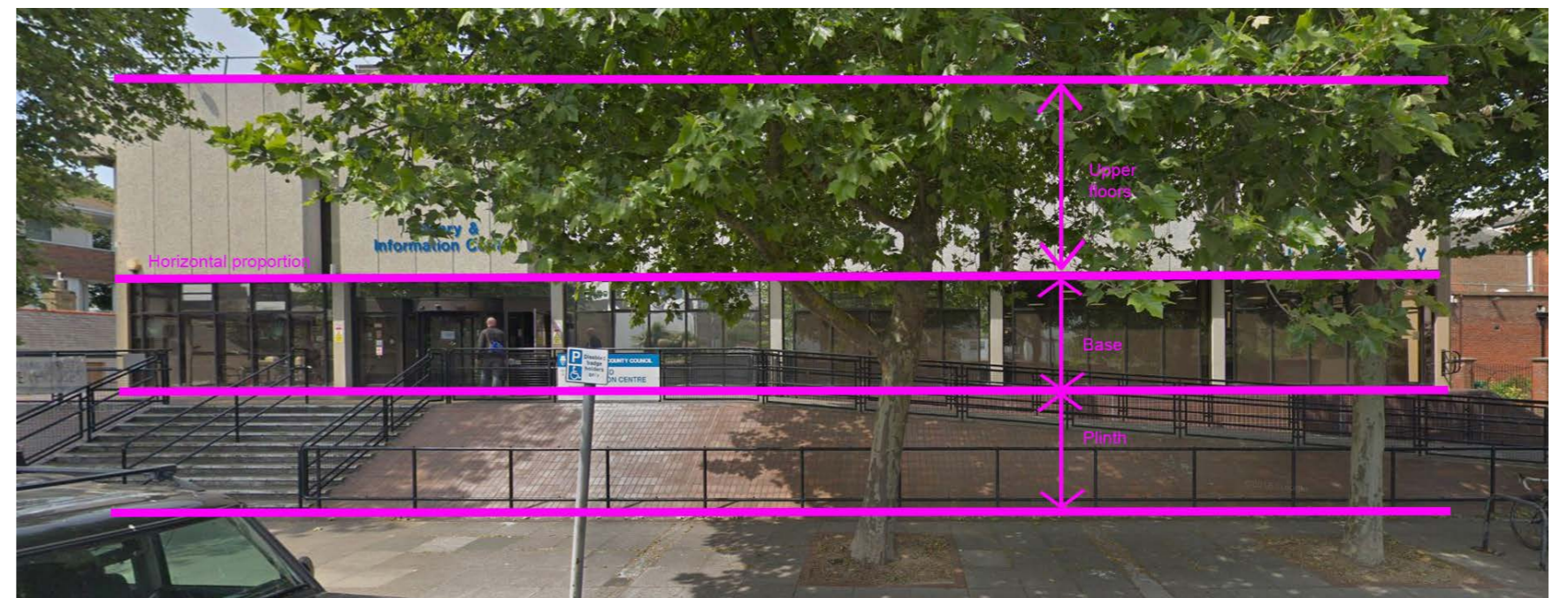
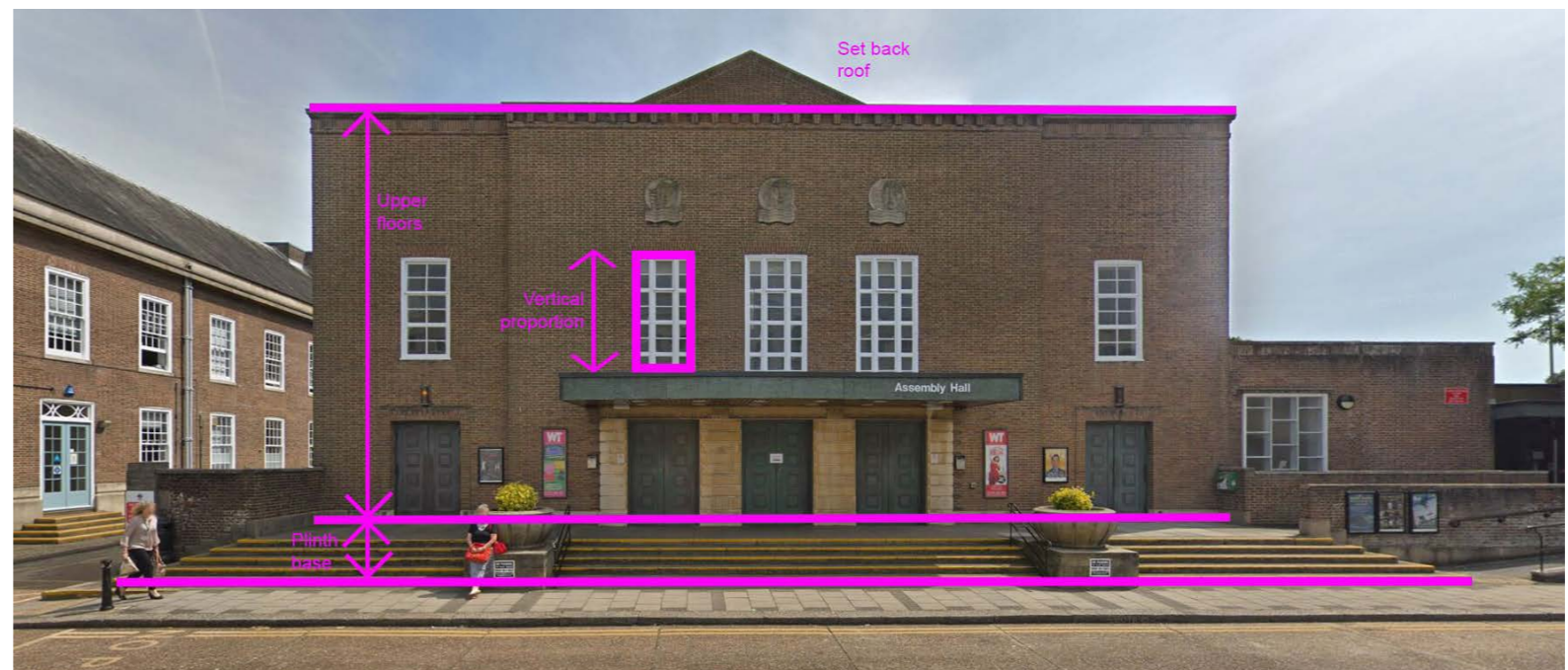
6.0 Analysis of local buildings

6.1 Massing and proportions

The size, mass and proportions of the most prominent local buildings have been assessed. Notwithstanding variations in building use and heights, we have identified some common threads.

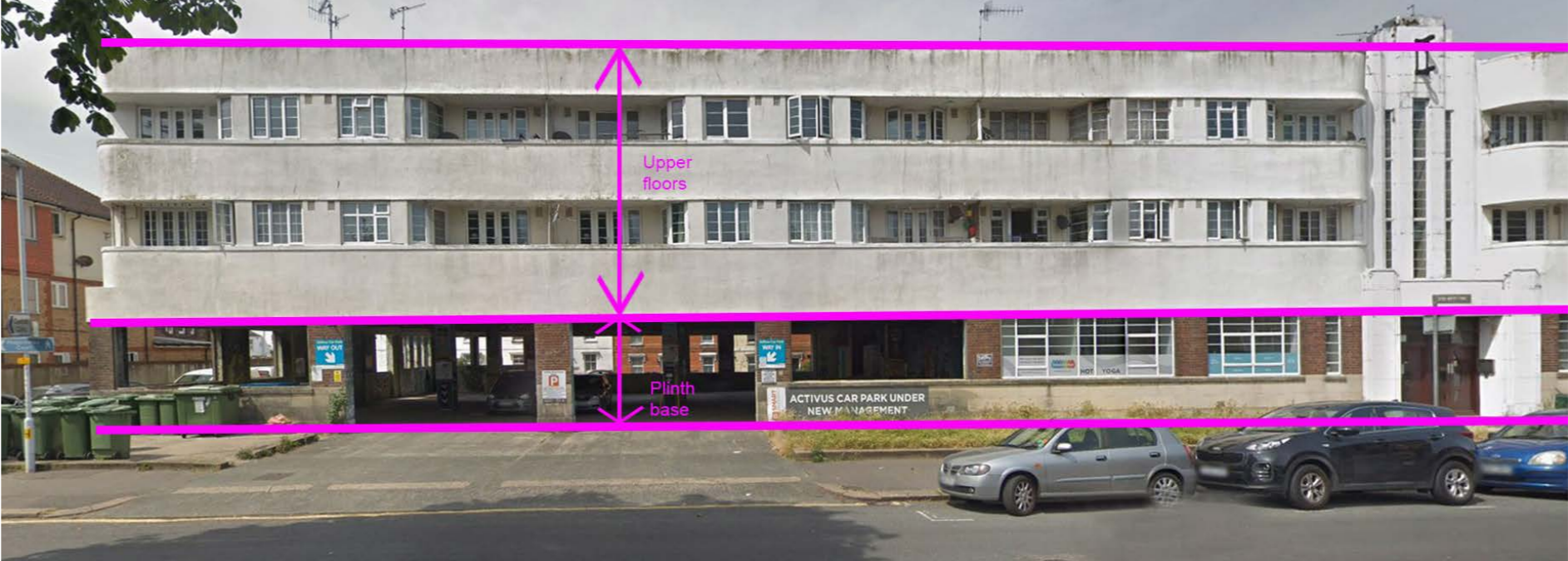
The public buildings in particular follow a similar arrangement and articulation. A plinth element is often employed, to varying degrees, which sets up a relationship with the public realm. Mass is placed above this plinth, often in a horizontal form, with the more contemporary examples using glass to create a floating effect to the upper storeys.

Window proportions vary, but in the most part are vertical in orientation.



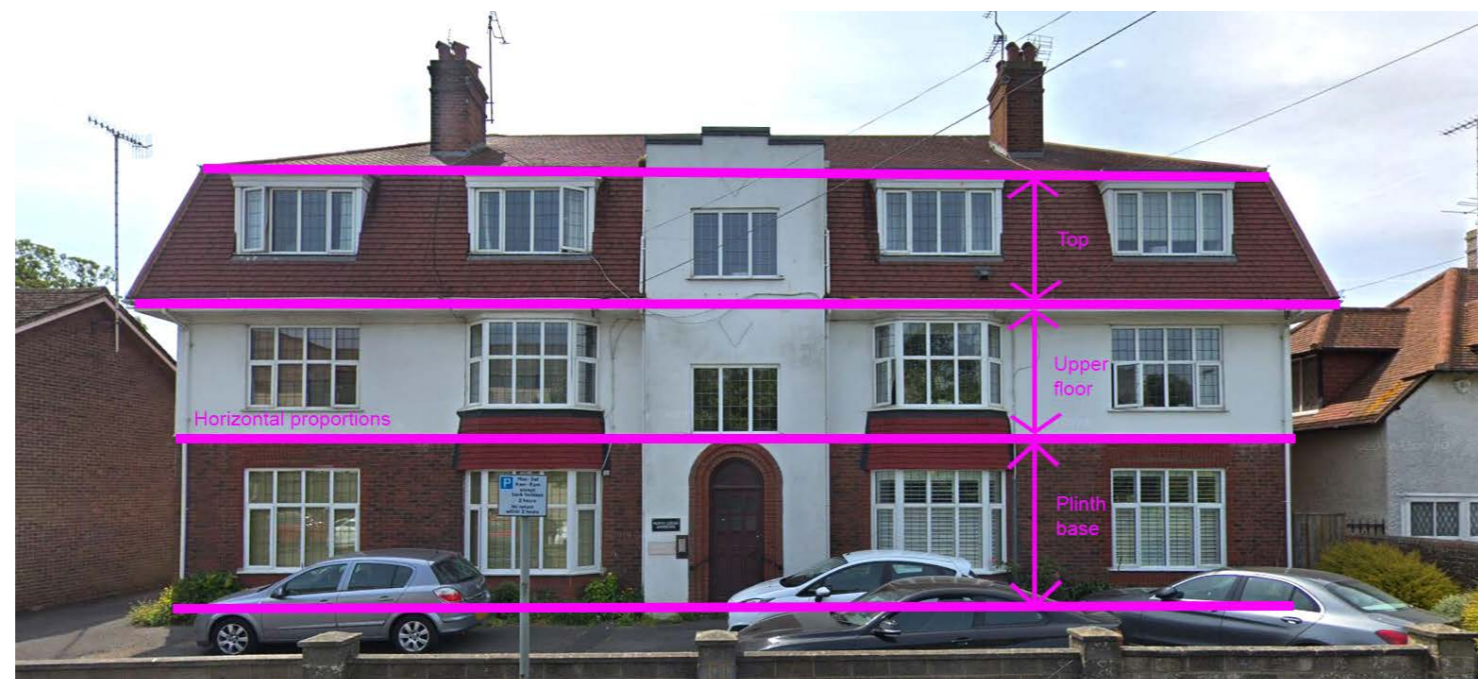
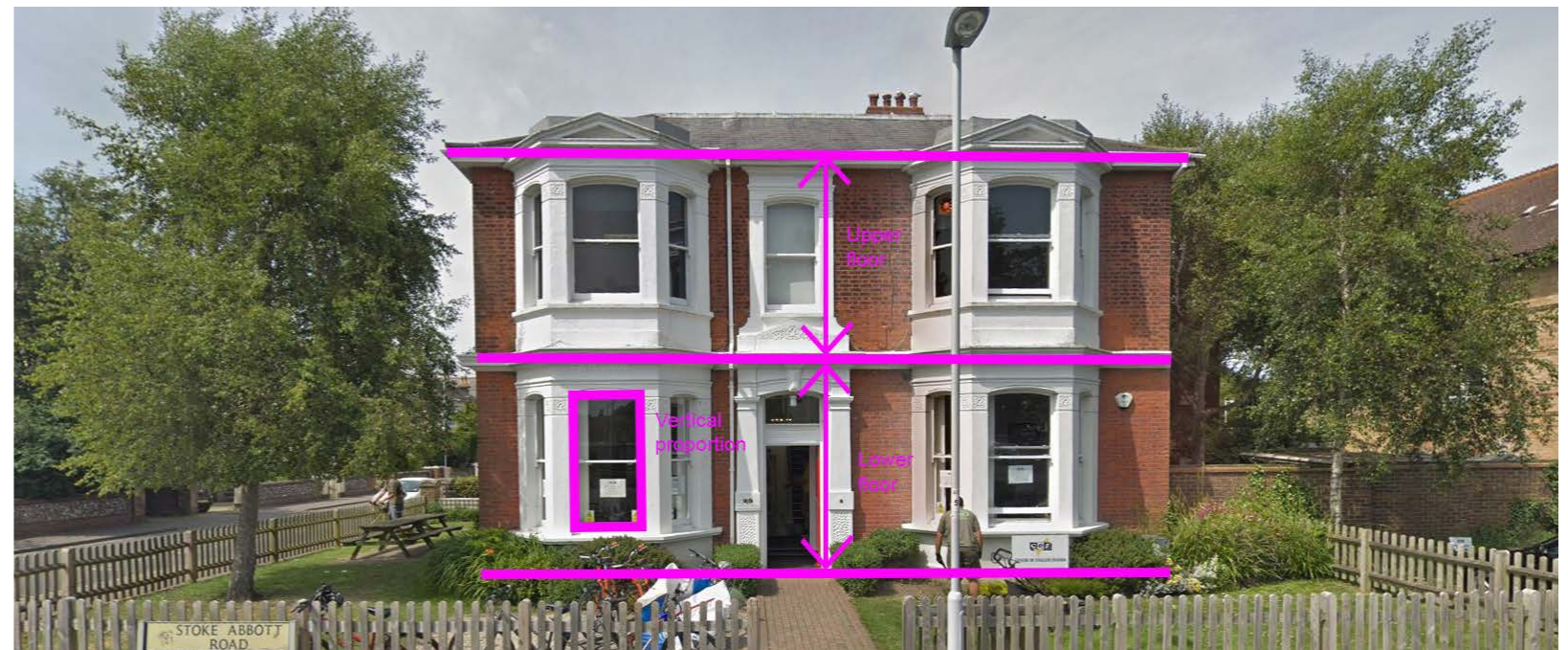
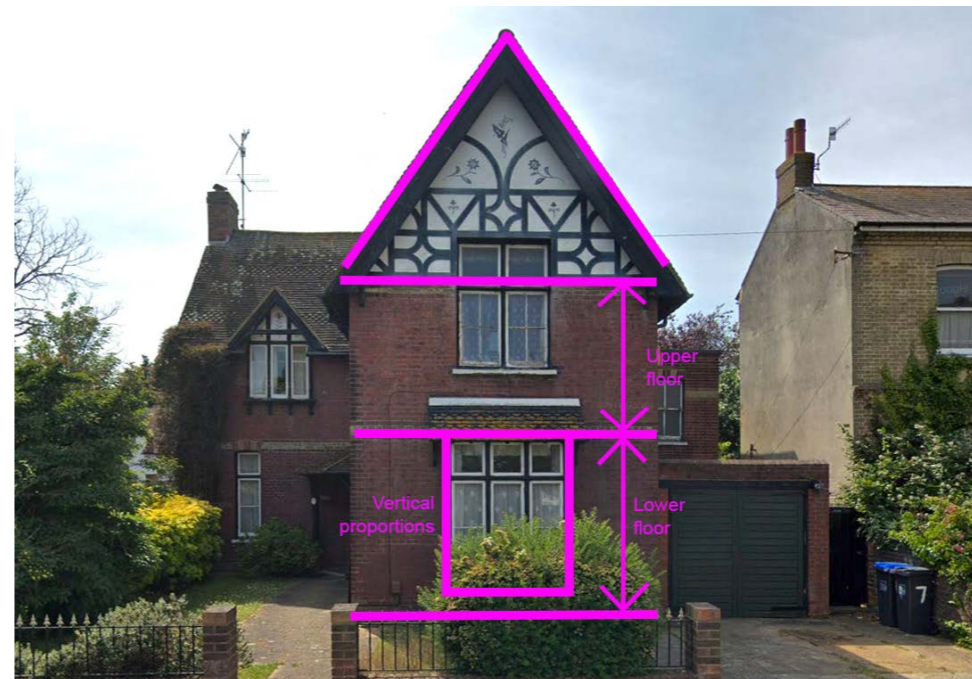
6.0 Analysis of local buildings

6.1 Massing and proportions



6.0 Analysis of local buildings

6.1 Massing and proportions



7.0 Massing strategy

7.1 Site plan diagram

The emerging strategy for the arrangement of the WICC and MSCP on the site has stemmed from the work completed at masterplan stage.

The proposal is to create a ground floor and public realm arrangement which responds to the geometry of the main routes to the building, taking into account the approaches from the north/south along Christchurch Road, the east from Chapel Road and the proposed route through the heart of the site from the south.

The upper floors of the building would be rectangular in form, as indicated by the pink dashed line, relating to the local orthogonal arrangement. The west end of the building is aligned with the law courts, reinforcing the building line and minimising the impacts on local residential properties. This area would form the main entrance and includes provision for a drop-off area and generous public realm on Christchurch Road.

Access to the MSCP could potentially be solely from Richmond Road, using the existing access point. Alternatively, access could be gained from Stoke Abbott Road, provided that conflicts with pedestrian movements can be designed out.



7.0 Massing strategy

7.2 3D form diagram

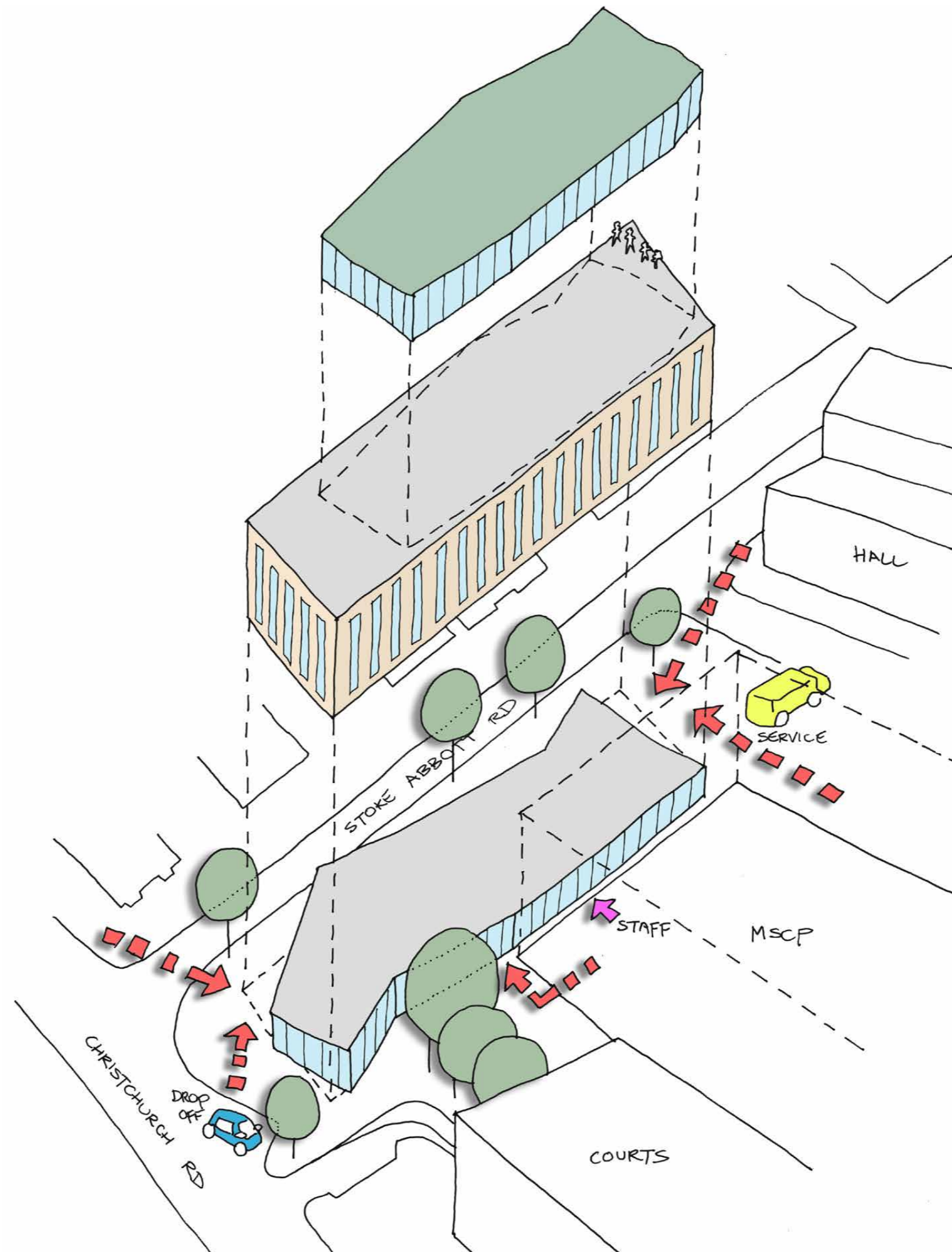
Following the analysis in section 6, a strategy has been developed for the arrangement of the proposed building.

A plinth element is proposed, which creates the ground floor accommodation, contained within a mainly glass clad storey. The form of the ground floor is sculpted to follow the geometry of the main routes to the building, as described in section 7.1.

The upper floors, housing the main bulk of accommodation, are seen as a simple linear form, floating over the ground floor. The window arrangement and material selection for this element could create a strong relationship with the surrounding buildings, employing vertical proportions and repetitive arrangements.

The top floor, housing office space and staff restrooms, reverts to the sculptural, geometric character of the ground floor. This reinforces the simplicity of the middle floors, and creates a form which is set well back from the building edges, reducing the impacts on neighbours and visibility from longer range views.

The currently briefed area of 7,100m² has been examined with the proposed form. This has driven the height of the building, which sits at 5 storeys, including the set back top floor. The MSCP, which is yet to be developed, could be a lower height, to respond to adjacent buildings and to be visually subservient to the WICC.



7.0 Massing strategy

7.3 3D massing in context

A computer model has been purchased, which covers the civic quarter and immediate surroundings. This has and will be used to test the appropriateness of the proposals in context.

This image shows a first pass at the form of the building, with a notional MSCP form also included.



8.0 Key views

8.1 Key view locations

The WICC and associated MSCP are located in a prominent, sensitive location in the heart of the town. The scale of development required to house the proposed quantum of space has generated a 5 storey solution, which will need to be carefully tested to ensure that the impacts on short and long range views are acceptable.

In the first instance, 5 views have been selected to test the proposals. These are shown on the adjacent plan and the sketches on the following pages.

It is expected that the final range of key views will be numerous, and will be agreed through consultation with the planning authority.



8.0 Key views

8.2 View 1- Christ Church



8.0 Key views

8.3 View 2- Richmond Road and Christchurch Road



8.0 Key views

8.4 View 3- Chapel Road and Stoke Abbott Road



8.0 Key views

8.5 View 4- North Street



8.0 Key views

8.6 View 5- Christchurch Road



9.0 Plans

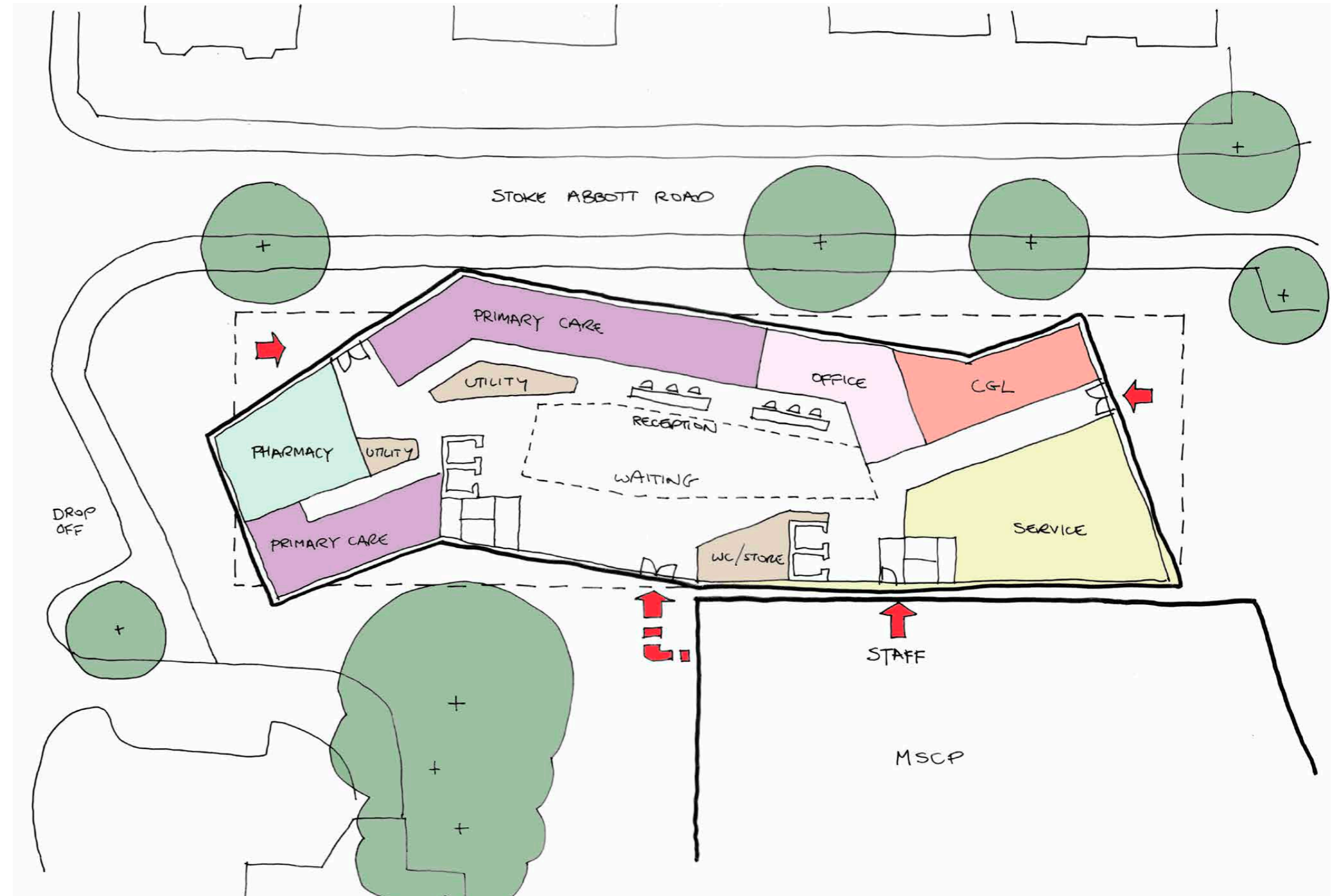
9.1 Level 00

The form of the ground floor responds to the various approaches to the building and relates to the existing mature trees around the site.

The main entrance is proposed at the corner of Stoke Abbott Road and Christchurch Road, with secondary entrance facing Chapel Road, the proposed route from the south, and the required link to the new MSCP.

The waiting area sits at the heart of the plan, with an open aspect to the existing trees to the south. Reception functions relate to this space and are located to provide views of the various entrances.

A pharmacy is located to the west frontage, with GP consulting spaces placed on the less public facades, with the opportunity for protective planting. To the east is located drug and alcohol services close to a discrete entrance, along with service/plant spaces.

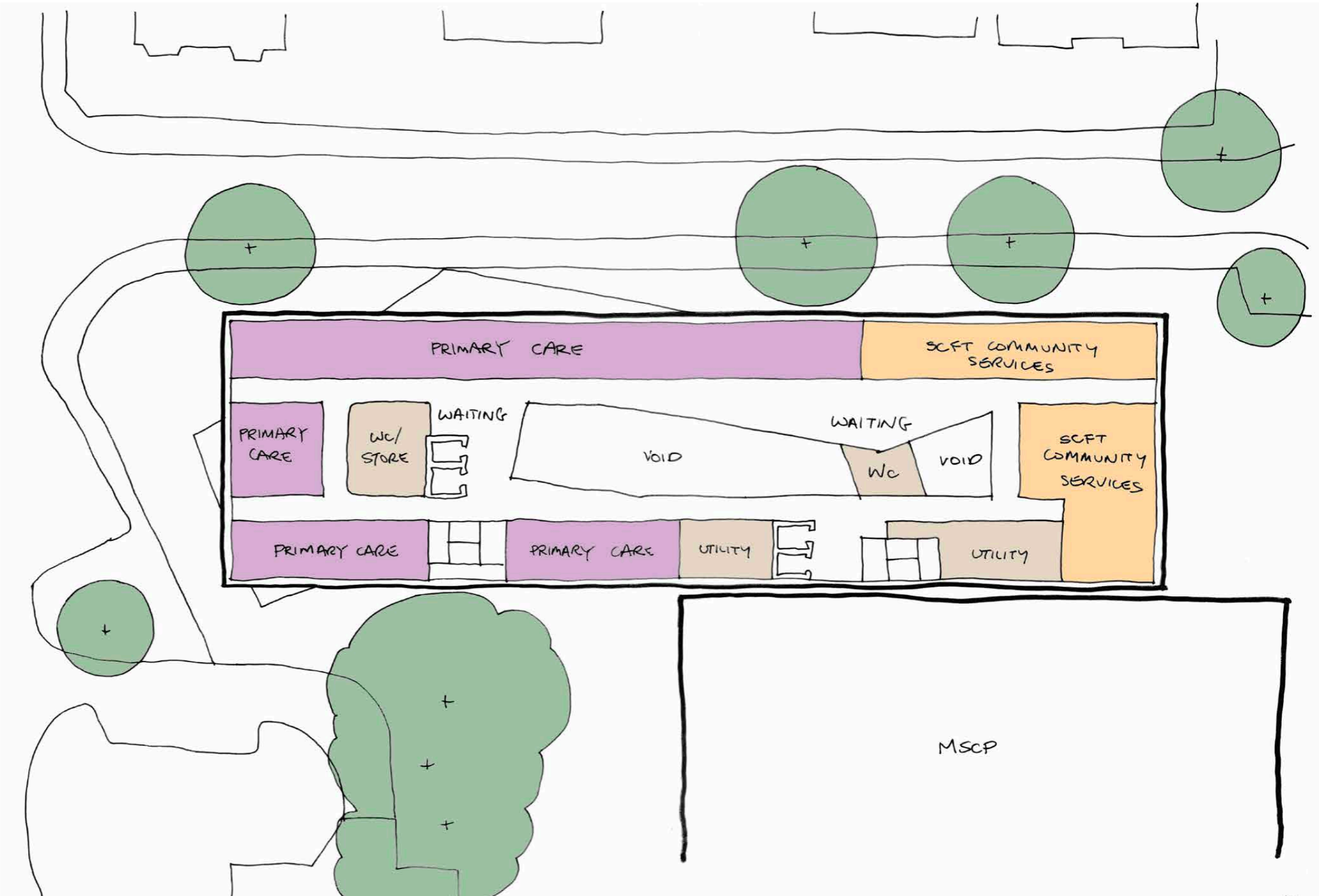


9.0 Plans

9.2 Level 01

The first floor houses the remainder of the GP consulting and support spaces, along with rooms for SCFT community services.

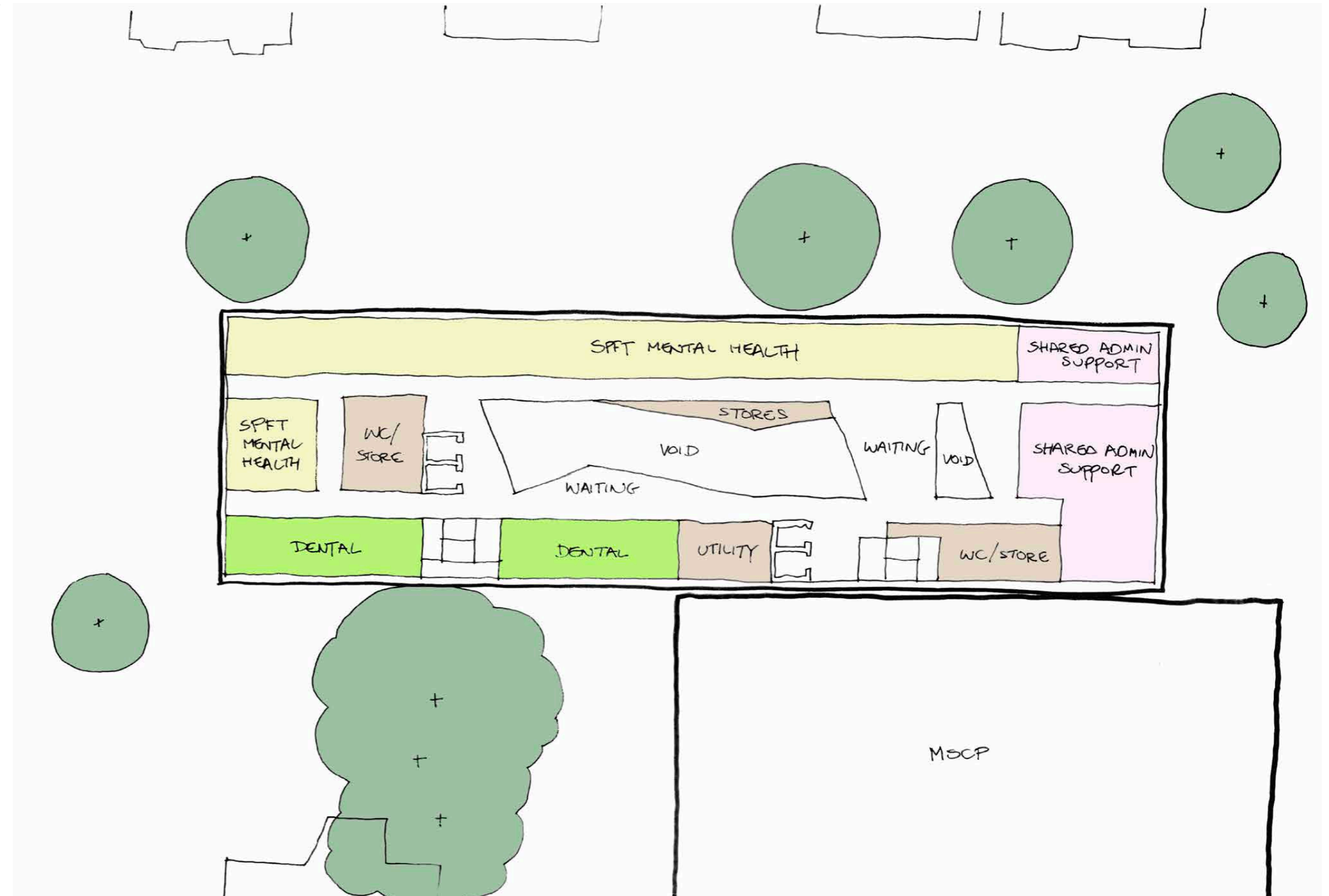
A large void is proposed at the heart of the building, relating to the geometry of the ground floor, and creating a series of interesting sub-waiting spaces up through the building. The lift and stair cores are located so as to relate to the void and waiting areas, to ensure visitors are orientated on each floor.



9.0 Plans

9.3 Level 02

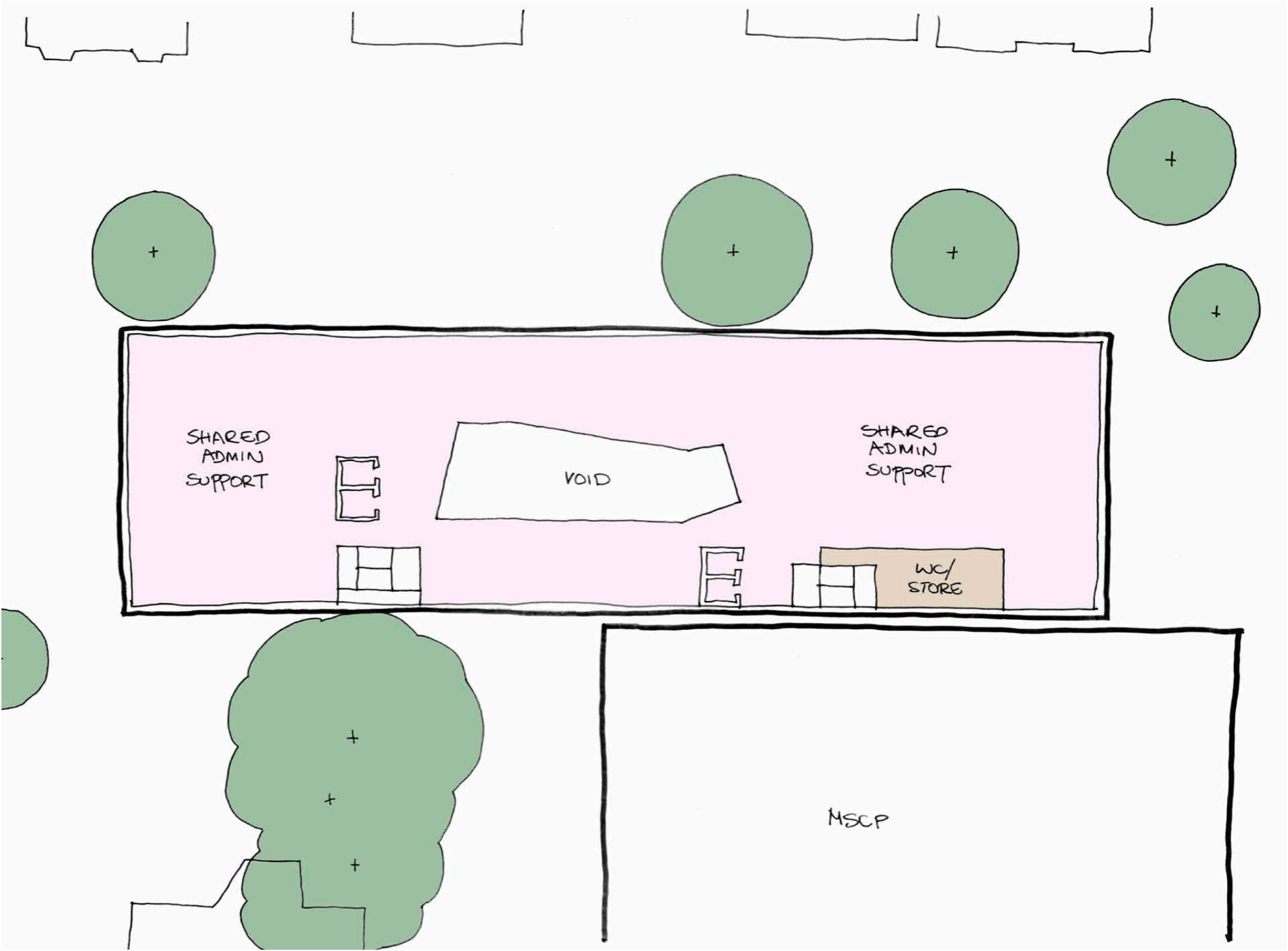
The second floor provides space for SPFT mental health services, largely in the form of interview rooms and group rooms. In addition, dental rooms are shown on this floor, along with some office space.



9.0 Plans

9.4 Level 03

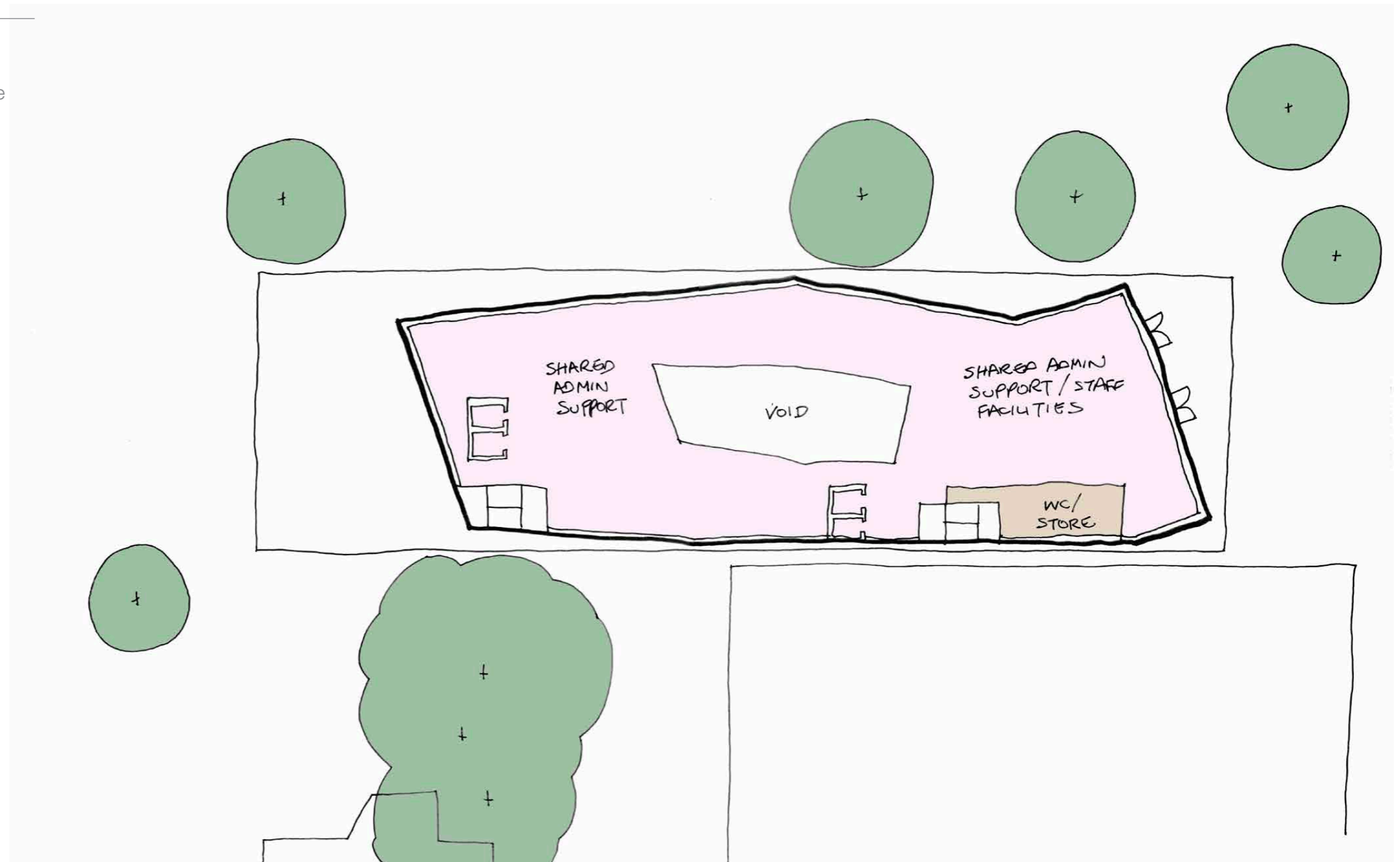
The third floor is given over entirely to office use.
The void is carried through from the floors below, to encourage daylight down through the building.



9.0 Plans

9.5 Level 04

The fourth floor reverts to the sculptural form of the ground floor and contains the balance of the office space, plus staff support/rest facilities. These could potentially open out onto a staff terrace.



9. Further development of the design concept for Worthing Integrated Care Centre

9.6 Perspective Sketch

This sketch indicates the evolution of the design concept this the Masterplan was originally developed



10.0 Transport

11.0 Notes

10.1 Transport

The new facilities will create a demand for a number of modes of travel to access the services on offer. The site is well served by public transport, with local bus routes and a train station within reasonable walking distance.

The demand for car parking will need to be assessed in the next stage. The building will house a large number of staff and an analysis of the need for critical car spaces, particularly for those staff working out in the community, will be carried out. In addition, some demand will be generated by building visitors.

This is combined with the removal of the existing surface car park, which is currently used by staff only during office hours and by the public out of hours.

The masterplan proposals include the creation of a multi-storey car park in the centre of the site. This will be shared between the WICC use and a wider demand for parking within the town centre. The size and form of this MSCP is yet to be developed.

Access to the MSCP will be a key concern. Potential options include a new access from Richmond Road to the south and/or access from Stoke Abbott Road, as existing. These options will be considered, with input from a highways consultant, in the next stage.

10.2 Servicing and Drop-Off

The sketch proposals show that a visitor drop-off can be placed on the Christchurch Road frontage, for which a generous forecourt area has been allowed.

Servicing areas are proposed to the east of the building, with access from Stoke Abbott Road. Detailed work will be needed to resolve how servicing movements can work with pedestrian movements in this area.

11.1 Notes and next steps

The purpose of this document is to provide an initial proposal for the WICC and associated car park and for potential improvements to the ‘Civic Quarter’ site as a whole.

The site presents an excellent opportunity, in terms of location, prominence and size. The scale of development will generate much interest from a number of parties and a full consultation process with key stakeholders will be necessary.

A number of factors will impact on the final design and masterplan strategy and the more detailed design work involved in developing proposals for the WICC. The following, non-exhaustive, list of issues will be addressed as design work progresses:

Investigations and consultations:

- Planning- particularly in relation to height, mass and impacts on the historic environment and neighbours
- Highways- to agree site access, parking and other requirements
- Capacity of existing services
- Rights of Light
- Existing ownerships, in particular the disused public house
- Restrictive covenants or other legal considerations
- Coordination with other council lead developments/improvements within the site area



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