

Rother District Council

Bexhill Town Hall Development

August 2020

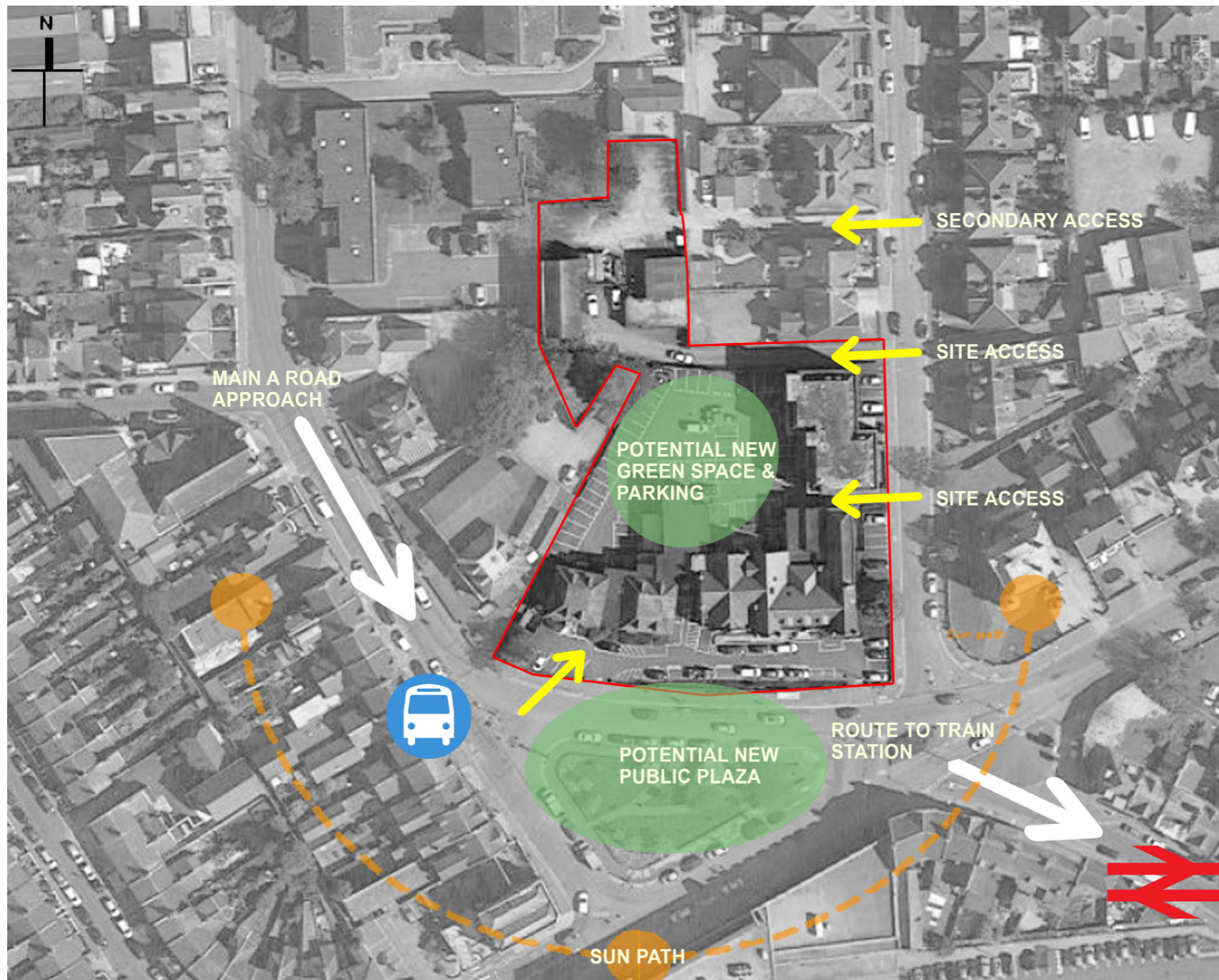


RX ARCHITECTS



Contents

• Introduction	Page 1
• Achieving Carbon Neutral Development	Page 2
• Proposed Workspace Ideas	Page 3
• Existing Site	Page 4
• Proposed Option A	Page 5-6
• Precedents	Page 7
• Proposed Option B	Page 8-9
• Precedents	Page 10
• Summary	Page 11



Site Analysis

Introduction

This document provides a summary overview of the concept design option proposed for the redevelopment of the Rother District Council Town Hall site. After carrying out an initial analysis of the existing site, and exploring various approaches we have now refined to two options which have been prepared to offer an overview of the potential the site may provide. Each looks at variations, combining some residential uses and some commercial, but both have an emphasis of public and private space, and sustainability.

Option A provides a mixed use scheme including a full renovation and adaptation of the existing town hall including new top floor extension, a new purpose built office building to the west, an apartment development providing flats to the rear and conversion of Amherst Road to 14 flats.

Option B provides a mixed use scheme including a full renovation and adaptation of the existing town hall, a new purpose built office building to the west wrapping around to the north creating a central courtyard and includes proposals to redevelop the Amherst Road building to convert it into residential flats. By shifting all parking to the north of the site, the central space between the buildings becomes a landscaped pedestrian courtyard.

This presentation provides plans, areas, cost summary and imagery to explain each option for consideration for initial discussion and viability analysis.



Historic photo of the Town Hall site & public square



Unveiling of the Henry Lane Memorial 25th June 1898.



1. EXISTING TOWN HALL

– Ultra low energy Retrofit –

The UK government is seeking to reduce carbon emissions by 80% from 1990 levels by 2050. 80% of our current building stock will still be in use in 2050. Therefore, if we are going to make a difference it is vital that we ensure sustainable retrofitting of our existing buildings.

The existing building is 125yrs old in parts and with many extensions added over time the energy consumption from heating, lighting and technology will be huge. To tackle this the Town Hall will need a “deep retrofit” to ensure the building meets the targets set for 2050.

To do this we propose using the ENERPHIT standard which is the passive house equivalent for existing buildings. This methodology seeks to reduce running costs to ultra-low levels, provide exceptionally good levels of air quality and dramatically improve the thermal comfort, health, and wellbeing of those building users.

Our design strategy strips back later additions and seeks to retrofit the remaining Town Hall building to retain the character and history of this landmark building within Bexhill.

2. POST COVID 19 OFFICE

– The importance of wellbeing -

We are witnessing an unprecedented global crisis that will drive a fundamental change in how we work.

What was considered best practice will change and organisations will need to adapt. This is an opportunity for Rother to provide a very different workplace and set a benchmark for others to follow. Social distancing now needs to be factored in.

Also working from home allows a better work/life balance and reduces travel/commuting time, to and from work. This improves an organisation's sustainability and hence home working must be taken seriously. Over time the office will become less focussed on desk-based work and the ‘Hub and Club’ model will become increasingly common place.

the physical office will be seen as an extension of our lives, a place to learn, socialise and connect

All generations are eager to see this as a catalyst to accelerating sustainability and so the trend for greener, more ecological buildings and behaviours will only continue.

75% of millennials consider a company's social and environmental commitments fundamentally important when deciding where to work

Workspaces should be flexible and inspiring environments, providing space for individuals as well as teams and providing for various activities from meetings and discussions to workshops and quieter and more contemplative time. Modern organisations require more creative solutions and thoughtful architectural responses with the focus being on spaces for collaboration and interaction rather than concentrated individual working that can be done from home or close to home.

3. CARBON NEUTRAL OFFICE

– A healthy workplace and culture -

The use of four buildings accounts for approx. 40% of the UK's carbon emissions and their construction generates 60% of all UK waste

UK Green Building Council (UKGBC)

Strategic Environmental Targets:

New Office Space: BREEAM excellent rating and less than 20kg of CO₂/m² per year

Existing Office space: EnerPHit retrofit standard

New Residential: Passive house standard.

These targets will enable Rother to meet on site commitments to 2030 and 2050 targets and can be met by looking at the following elements.

1. Reduce operational energy demand by at least 75%, before UK offsetting.
2. Reduce embodied carbon by at least 50-70%, before UK offsetting.
3. Reduce potable water use by at least 40%.
4. Achieve core health and wellbeing targets.
5. Use low carbon heating, for example heat pumps.
6. Offset remaining carbon emissions by contributing to UK renewable energy projects that work towards decarbonising the national and/or local grid.
7. Leave the site with significantly enhanced biodiversity and more green cover than before development.

4. FLOOR SPACE FACTORS

Brief to provide minimum 150 full time employees in the new commercial space.

150 people at 11sqm per person = 1650sqm. (11-12sqm per person is average)

Assume 18% circulation = 360sqm.

Total office building target NIA = 2000sqm

Within the space allocated for the 150 people this could be broken down as

Personal Workspace 70%

Shared social settings 20%

Formal meetings and service space 10%

OFFICE FLOOR PLATE SIZE

DAYLIGHTING AND FRESH AIR

Our office plates are approximately 15m wide which is the optimum width for a natural daylight, column free space hence maximum flexibility for customisation and greater leasing ability. Natural lighting and ability to cross ventilate increases thermal comfort and wellbeing of the office users.



Top left : Nord Architects, Office Project
 Bottom left : ECE Architecture, Holiday Extras Office
 Bottom middle : Hecker Guthrie Architects, Evolution 7 Office space
 Top middle : Suppose design, Airbnb's Tokyo Office
 Top right : NBBJ Architects, Alley24
 Bottom right ; Nord Architects, Office Project

PROPOSED WORKSPACE IDEAS





EXISTING SITE

Key

- | | |
|------------------------------|-------------------------------------------|
| 1. Existing Council Offices | 6. Rother District Citizens Advice Bureau |
| 2. Bexhill Jobcentre | 7. Sainsbury's |
| 3. Autolec Motor Factors | 8. The Town House Pub |
| 4. Royal British Legion Club | 9. St John's Centre |
| 5. Park Area | |



Buildings to be demolished



Buildings to be retained





PROPOSED OPTION A

Proposed new commercial building
Comprising of office space over 5 floor levels.

Total Building Area = 2094 sq m (22,540 sq ft)

Proposed new residential building
Comprising of flats over 3 levels. 4 x 2 bed flats per floor = 12 x 2 bed flats total

Total Building Area = 993 sq m (10,688 sq ft)

Existing Town Hall building retained and refurbished/adapted
Demolition of low quality rear parts, demolition of western converted houses. Full refurbishment including re arranging internal layout to create more efficient and better quality spaces. Full retention of main Chamber & balcony. New top floor glazed addition to roof

Building Areas:

Existing = 2412 sq m (25,962 sq ft)

To be demolished = 1157 sq m (12,454 sq ft)

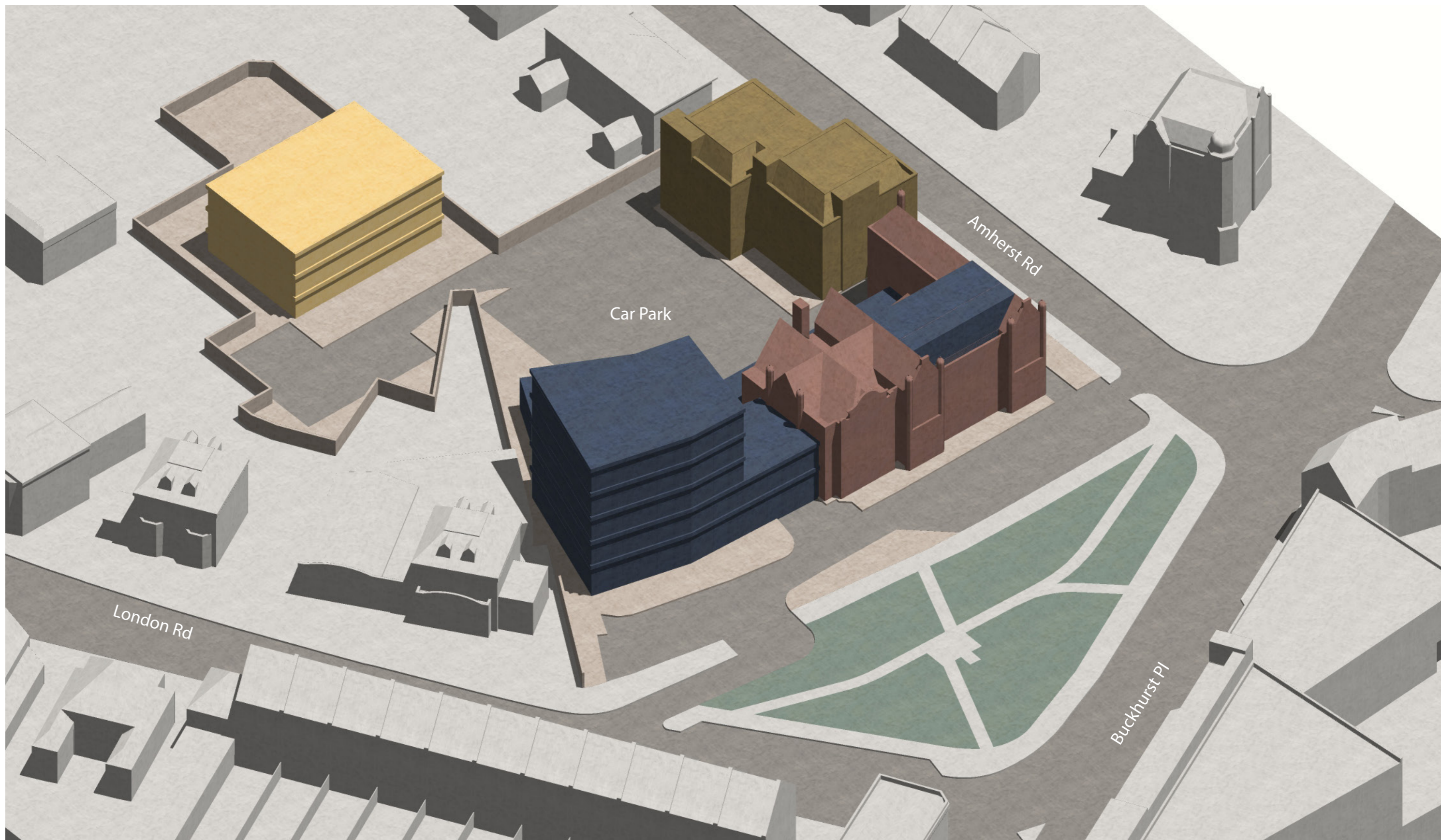
To be added = 140 sq m (1,506 sq ft)

Total Building Area on completion = 1395 sq m (15,016 sq ft)

Existing building - Amherst Rd
To be adapted and converted into residential units - Comprising of 4 x 1 Bed, 8 x 2 Bed & 2 x 3 Bed flats
14 Flats total

Total Building Area = 1171sq m (12,605 sq ft)





PROPOSED OPTION A

Existing Town Hall building retained and refurbished/adapted
 Demolition of low quality rear parts, demolition of western converted houses.

Proposed new commercial building
 Comprising of office space over 5 floor levels.

Proposed new residential building
 Comprising of flats over 3 levels. 4 x 2 bed flats per floor = 12 x 2 bed flats total

Existing building - Amherst Rd
 To be adapted and converted into residential units - Comprising of 4 x 1 Bed, 8 x 2 Bed & 2 x 3 Bed flats, 14 Flats total





Top left : Alison Brooks Architects, Quarterhouse
Bottom left : Alison Brooks Architects, Acordia
Middle : Glenn Howells Architects, English National Ballet
Top right : Munkenbeck + Marshall Architects, Jerwood Space
Bottom right ; Levitt Bernstein Architects, Council Housing

PRECEDENTS





PROPOSED OPTION B

Proposed new commercial buildings -
 Comprising of office space over 5 floor levels on street front. Single storey rear western link. Two storey rear northern Commercial building

Total Building Area = 2543 sq m (27,372 sq ft)

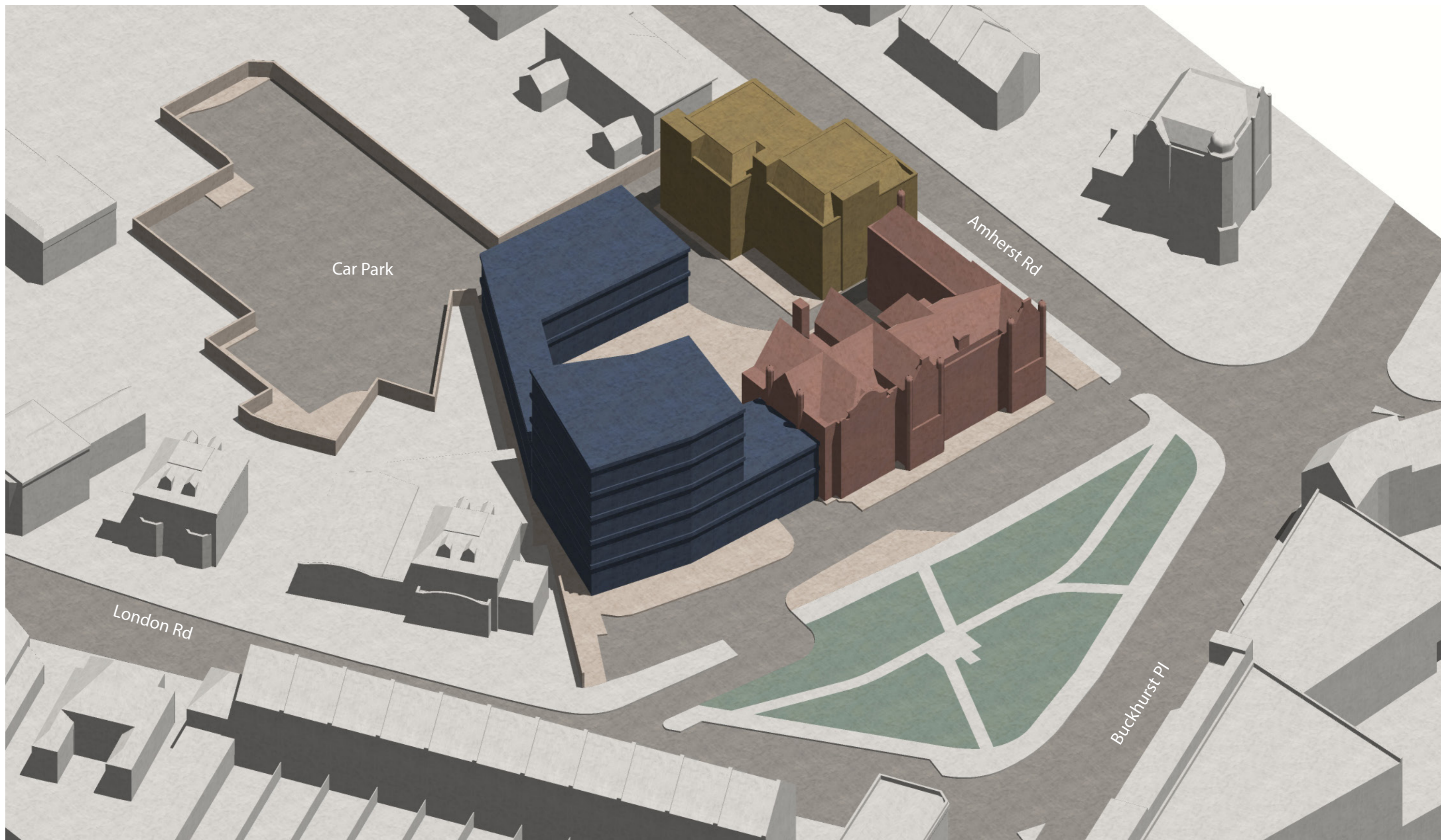
Existing Town Hall building retained and refurbished/adapted
 Demolition of low quality rear parts, demolition of western converted houses. Full refurbishment including re arranging internal layout to create more efficient and better quality spaces. Full retention of main Chamber & balcony.

Building Areas:
 Existing = 2412 sq m (25,962 sq ft)
 To be demolished = 1157 sq m (12,454 sq ft)

Total Building Area on completion = 1255 sq m (15,016 sq ft)

Existing building - Amherst Rd
 To be adapted and converted into residential units -
 Comprising of 4 x 1 Bed, 8 x 2 Bed & 2 x 3 Bed flats
 14 Flats total

Total Building Area = 1171sq m (12,605 sq ft)



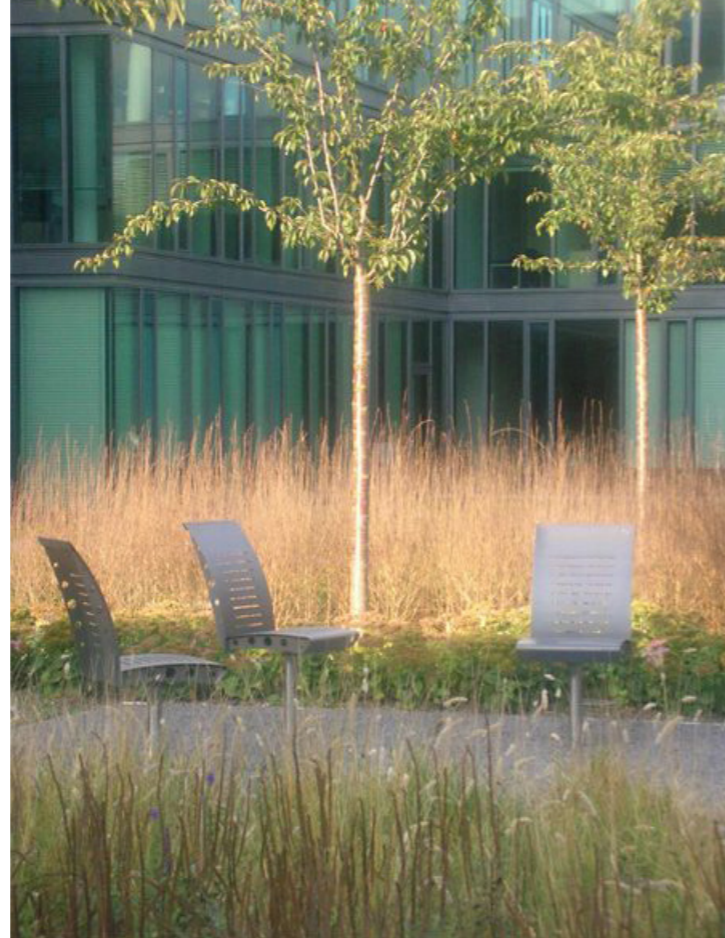
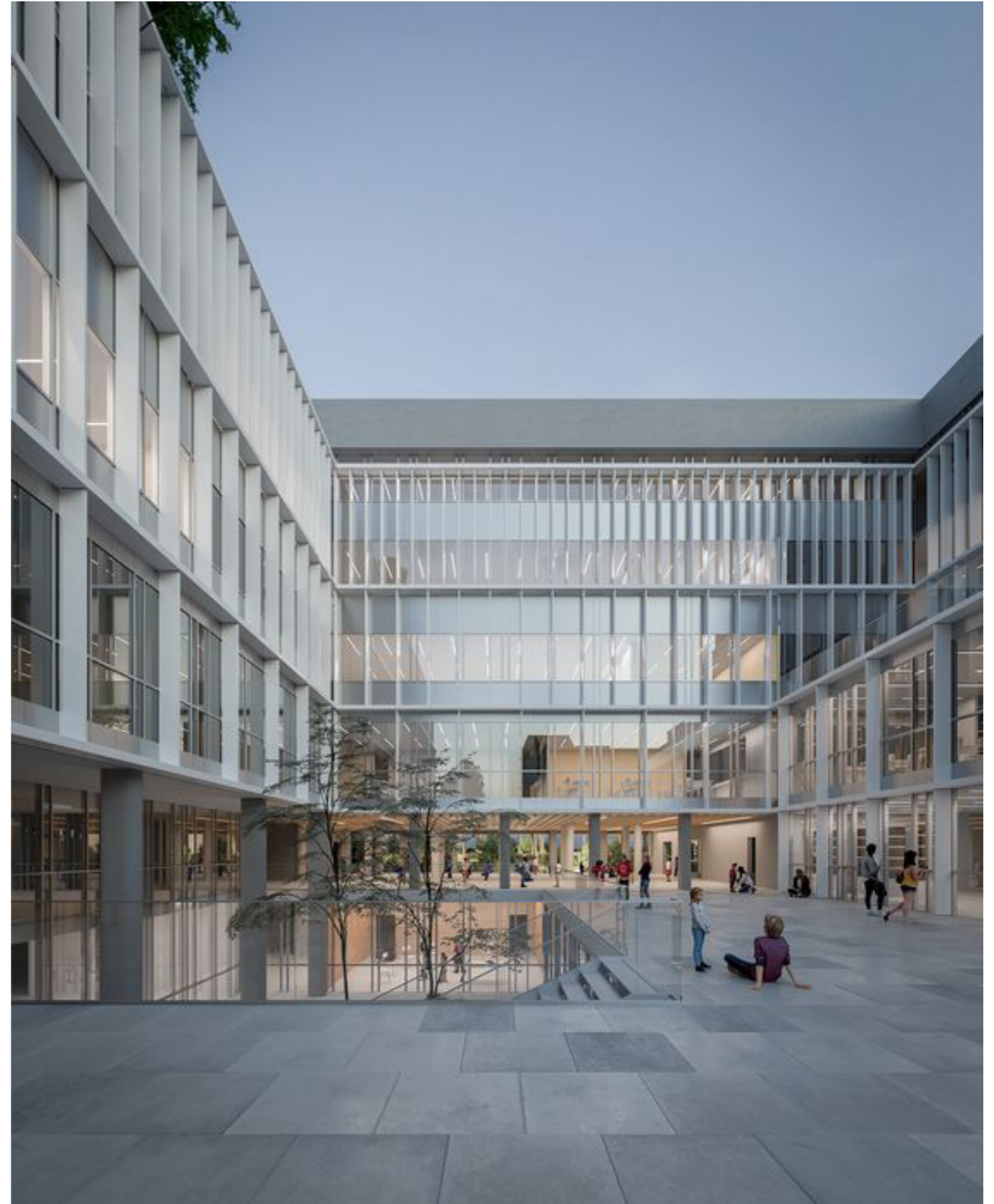
PROPOSED OPTION B

Existing Town Hall building retained and refurbished/adapted
 Demolition of low quality rear parts, demolition of western converted houses.

Proposed new commercial buildings comprising of office space over 5 floor levels on street front. Single storey rear western link. Two storey rear northern Commercial building

Existing building - Amherst Rd
 To be adapted and converted into residential units - Comprising of 4 x 1 Bed, 8 x 2 Bed & 2 x 3 Bed flats, 14 Flats total





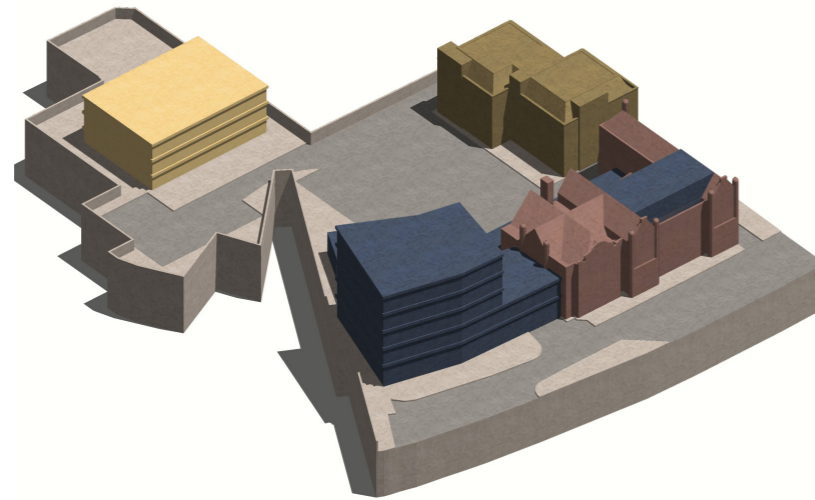
Top left : ACG Architects, Stamford Road
Bottom left : ACG Architects, 11-15 Bartholomew Street
Bottom middle : WBP, Rheinwerk II, Bonn
Right : Cobalt Architects, Institut Saint Dominique

PRECEDENTS



SUMMARY

PROPOSED OPTION A



Commercial Areas
New Build : 2094m²
Refurbished/Extension: 1395m²
Total : 3489m²

Residential Areas
New Build : 993m²
Refurbished : 1171m²
Total : 2164m²

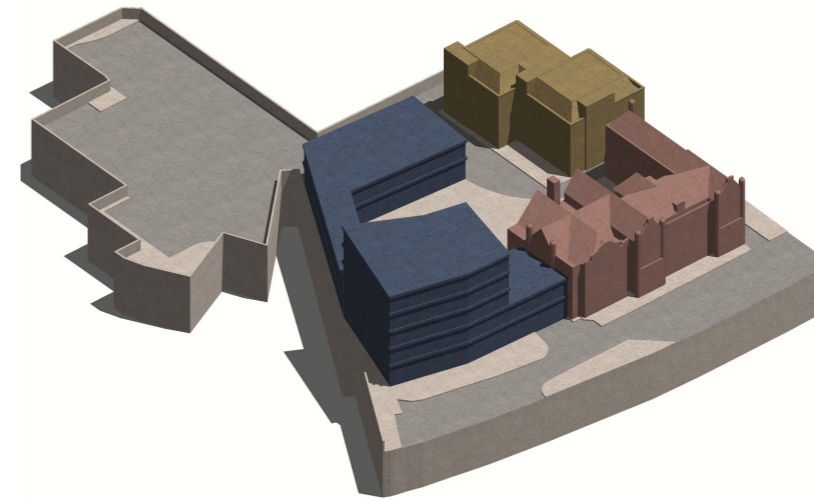
Residential Units Total : 26
New Build
12 x 2 bed Flats

Renovation
4 x 1 bed Flats
8 x 2 bed Flats
2 x 3 bed Flats

Cost Estimates
External Works and General Facilitating Works : £855,000
Commercial Building : £6,176,000
New Residential : £2,391,000
Amherst Road Refurb : £2,537,000
Town Hall Works : £3,274,000

TOTAL : £15,233,000

PROPOSED OPTION B



Commercial Areas
New Build : 2543m²
Refurbished 1255m²
Total : 3798m²

Residential Areas
New Build : 0m²
Refurbished : 1171m²
Total : 1171m²

Residential Units Total : 14
Renovation
4 x 1 bed Flats
8 x 2 bed Flats
2 x 3 bed Flats

Cost Estimates
External Works and General Facilitating Works : £855,000
Commercial Building : £7,500,000
Amherst Road Refurb : £2,537,000
Town Hall Works : £2,845,000

TOTAL : £13,737,000

