



**East Sussex County Council
Hookstead Resource Centre,
Goldsmiths Avenue,
Crowborough,
East Sussex.
TN6 1RG**

SUPPORTING INFORMATION & ACCESS STATEMENT

November 2017

For

East Sussex County Council
County hall
St Annes Crescent
Lewes
East Sussex.
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1.0 Description

1.1 Description

The replacement of existing defective timber windows with PVCu timber effect units to all elevations and the provision of a storm porch to the rear, east elevation, at Hookstead Resource Centre, Goldsmiths Avenue, Crowborough.

The previously installed windows were constructed with stained timber frames and double glazed units. These windows were nearing the end of their useful life, with many double glazed units defective. In addition, the windows were of poor thermal capacity, which experienced significant heat loss in winter months and overheating in the summer.

The previously installed timber windows have been replaced with Timber effect PVCu double glazed units. These incorporate a dark rosewood timber effect profile (to match that existing) and to the south/west elevations, solar control glazing.

The windows/doors will retain the existing structural openings and match the existing elevational fenestration in the majority of locations. Opening casements has been changed from side hung to top hung and incorporate safety restrictors, in compliance with current Building regulations.

In addition, following a Client operational review, a new storm porch to the rear, east elevation has been provided. This porch generally matches that previously approved for the main front entrance canopy and incorporate a flat, felted roof, PVCu fascia's and Aluminum double glazed automatic sliding doors and enclosing walls beneath the roof structure. The aluminum units have been finished in a RAL colour to match the replacement windows.

2.0 Historic Use

The Hookstead Resource Centre has provided both residential and day care facilities to the elderly since 1992, when planning consent was granted for the Conversion of Home for the Elderly to Resource Centre for the care of the elderly, under planning application ref WD/92/2596

The previous use of the building comprised:



Basement Floor– Ancillary plant rooms, service accommodation and 4 vehicle garage

Ground Floor – West and North Wings – Class D1 Non Residential Institutions

East Wing – Class B1 – Offices & part D1 Non- residential Institutions

First Floor – West and East Wings – Class B1 – Offices

Second Floor – West and East Wings-Class B1 Offices

Bungalow – B1 Offices

In 2013 planning permission was granted for the partial change of use from residential C2 use and Non Residential D1 use to Non Residential D1 use and B1 Office use, under planning application ref WD/2013/2038

3.0 Current use

The current use (approved under WD/333/CC dated 25TH November 2016), due for occupation in January 2018 comprises

- First and second floor accommodation Use Class C2 Residential Institutions
- Ground floor accommodation west wing use Class B1 offices
- Ground floor accommodation east wing use class D1 Non Residential Institutions
- Rear Bungalow from Use Class C2 Residential Institution
- Basement accommodation will remain as existing

The new C2 Residential accommodation at first and second floor levels will be used to re-locate three separate services in the county, provided in detached residential bungalows. 2 No in Crowborough and 1 No in South Chailey.

This accommodation will be accessed via a refurbished main front entrance and new fire evacuation lift situated off the common central waiting area at ground floor level.

It will further have internal access to the ground floor meet and greet/activity room and dining/activity area, training kitchen, ICT suite and associated accommodation to the ground floor east wing.

The ground floor west wing will provide accommodation for the Crowborough registry office, incorporating a ceremony room and associated interview, waiting and administrative rooms, which currently occupy the first floor east wing of the premises. The registration services will be a self-contained unit, within the premises, with no access to the remaining accommodation.



The Drop in office/support office at ground floor east wing, will allow ESCC staff access to the ESCC network, to allow remote working.

The rear bungalow would be converted into a 2 Bed supported residential unit, subject to future agreement.

4.0 Parking Areas

Access to the car parking areas will remain unchanged, being from Goldsmiths avenue. This access is sufficiently wide as to permit two way passing.

The existing on site car parking provision of 36 No spaces, plus minibus space, has been increased to 46 No spaces, plus minibus space. Comprising 2 No disabled parking bays, 4 No garage spaces, 40 No standard car parking spaces, plus minibus space.

The on-site car parking arrangements now provide minibus parking/drop off and turning head facilities within the site confines

5.0 Pedestrian Approach

Pedestrian approach has remained unchanged, being primarily from Goldsmiths Avenue, but also directly from the access onto Beacon Road.

Change of use areas will be subject to Part M of the Building regulations (Access to and use of buildings)

The existing main entrance will be upgraded to incorporate automatic opening doors and DDA compliant lobbies. Again, the entrance to the meet and greet day centre accommodation will be upgraded to incorporate automatic opening doors.

A revised access to the ground floor ESCC corporate and drop in rooms will be provided in compliance with DDA.
