

Rolfe Judd

Architecture

Church Street West - Woking

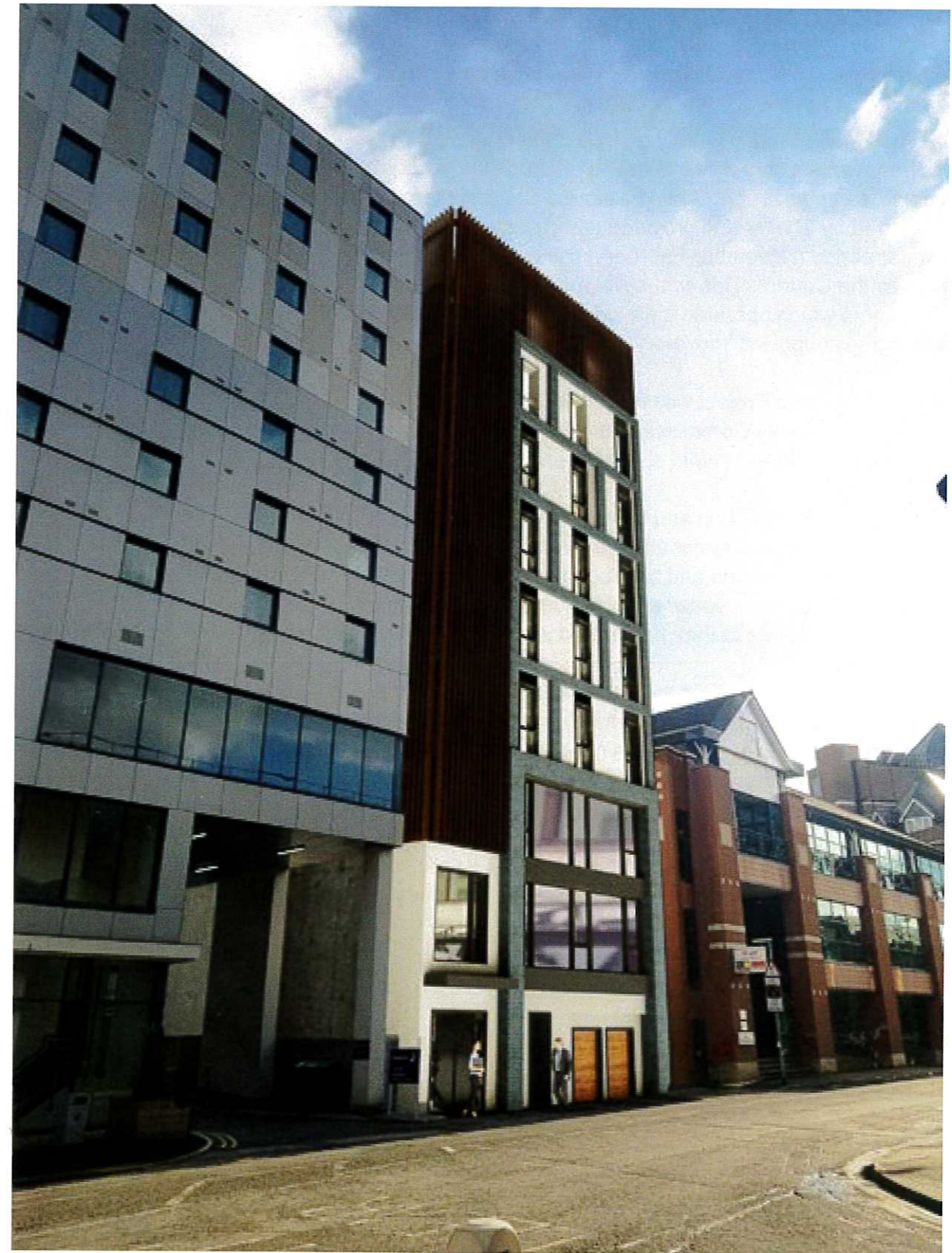
Stage 1 Pre-Application Document

May 2018

www.rolfe-judd.co.uk

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1.0 Introduction

About York Road Project

History and Ethos.

The Project was started many years ago by a number of passionate individuals from various churches in Woking offering sandwiches and soup to people 'sleeping rough'. This developed into a 'winter watch' project supported by Shelter and provided emergency accommodation over the winter period (November-February) using various properties loaned to us by the Council. This was developed further by the 'night watch' programme which operated for a longer period of the year and also offered some supported 'move-on' accommodation.

Eventually the York Road Project was formed in 2001 and was registered with The Charity Commission and thanks to Woking Borough Council a permanent night shelter opened in York Road.

YRP is passionate about Woking and being part of the community. YRP give priority for the accommodation to those people who have a local connection to the borough and although they will support other rough sleepers who are from elsewhere (but currently in Woking), YRP focus on reconnecting them to their home area where appropriate.

YRP has seen extensive growth in the past five years to meet the increasing numbers of rough sleepers which is a national situation. YRP believe that an end to end service is needed and YRP is best placed to provide this as they deliver all of the homeless provision in Woking under one umbrella.

Moving forward, the aim is to offer a 24 hour 365 days a year service. Having the day centre and the emergency accommodation in one building will make it financially viable to do so as staff will all be on one site. Currently YRP are closed between 4pm and 6pm Monday – Thursday, most of Friday and all day Saturday.

Services Provided.

Night Shelter - 11 bed 'direct access' emergency accommodation in York Road. If a person is homeless and there is a vacancy, it will be offered immediately. The Shelter is open from 6pm-8.30am 365 nights of the year and all day on Sundays. Clients can access accommodation, food, warmth and support for their situation. This is short term accommodation and a normal stay is around 21 nights.

Move on properties - there are five properties in and around Woking that offer a reduced level of support.

Guildford Road - 5 bed, high support accommodation. This property is for people facing multiple disadvantage and is the normal move on option from the shelter. Clients stay for up to 6 months.

Fairfax Road - 4 bed, medium support accommodation. 2 year licence.

Campbell Avenue - 5 bed low support accommodation. This property has an affordable rent and clients are supported into employment. 2 year licence.

Portugal Road - 4 bed low/no support accommodation. This property is specifically aimed at people in current employment and who no longer need support. 2 year licence.

Chapel Court - 2 bed low support accommodation in Milford. Clients with a local connection to Waverley Borough often come to Woking and it is then difficult to source accommodation. This property allows us to reconnect people to their home area.

Other Support Services Provided.

Recognising that accommodation alone does not address the issues behind a person's homelessness situation, YRP now provides other services to support clients:

YRP Outreach - Provide intensive support to clients who are rough sleeping or in the shelter. The team are not building-based so they can go to the client. They will offer ongoing support until the client is settled in accommodation following a 3 month handover period.

Indigo - Provides a service offering ongoing professional support for people with mental health issues and work with clients for as long as is needed.

The Prop Day Centre - The Prop is pivotal to everything we do at YRP. All of the day time services are based here allowing easy access for clients. The Prop opens at 7.30am Monday – Friday for rough sleepers so they can access showers, warmth and breakfast. The service then opens to all from 8.30am including those in settled accommodation. 3 workshop sessions are delivered daily including advice sessions, skills training and activities aimed at promoting self-esteem and confidence.

Statistics.

- YRP provides support to over 350 people each year.
- Over 20% are female
- 70% have mental health problems
- The primary age group is 35-44 which has dropped from 45-54 in the last five years,

2.0 Site Location & Context

Woking Town Centre



Site location & Accessibility

The site is located in Woking, Church Street West and benefits from the vicinity of Woking Train Station and it is served by a number of buses connecting it to the rest of the Borough and the wider surrounding area.



3.0 Site Boundaries

Site Boundaries

Northern

The site sits on Church Street West with red brick office buildings across the road rising to 3 stories above ground floor.

Western

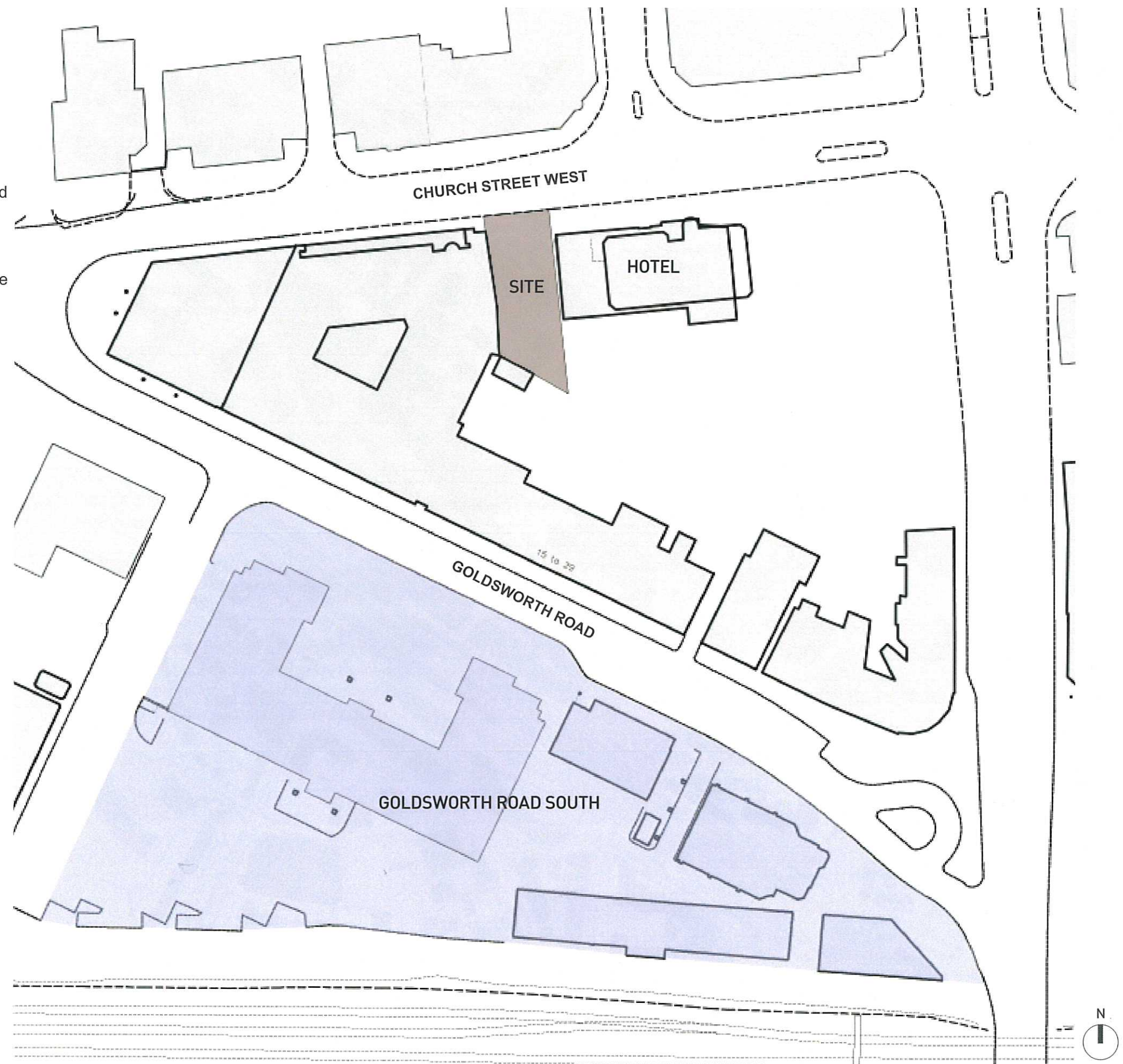
The existing building is adjoined to 6 Church Street West. This is a red brick office block rising to 3 stories above ground floor.

Southern

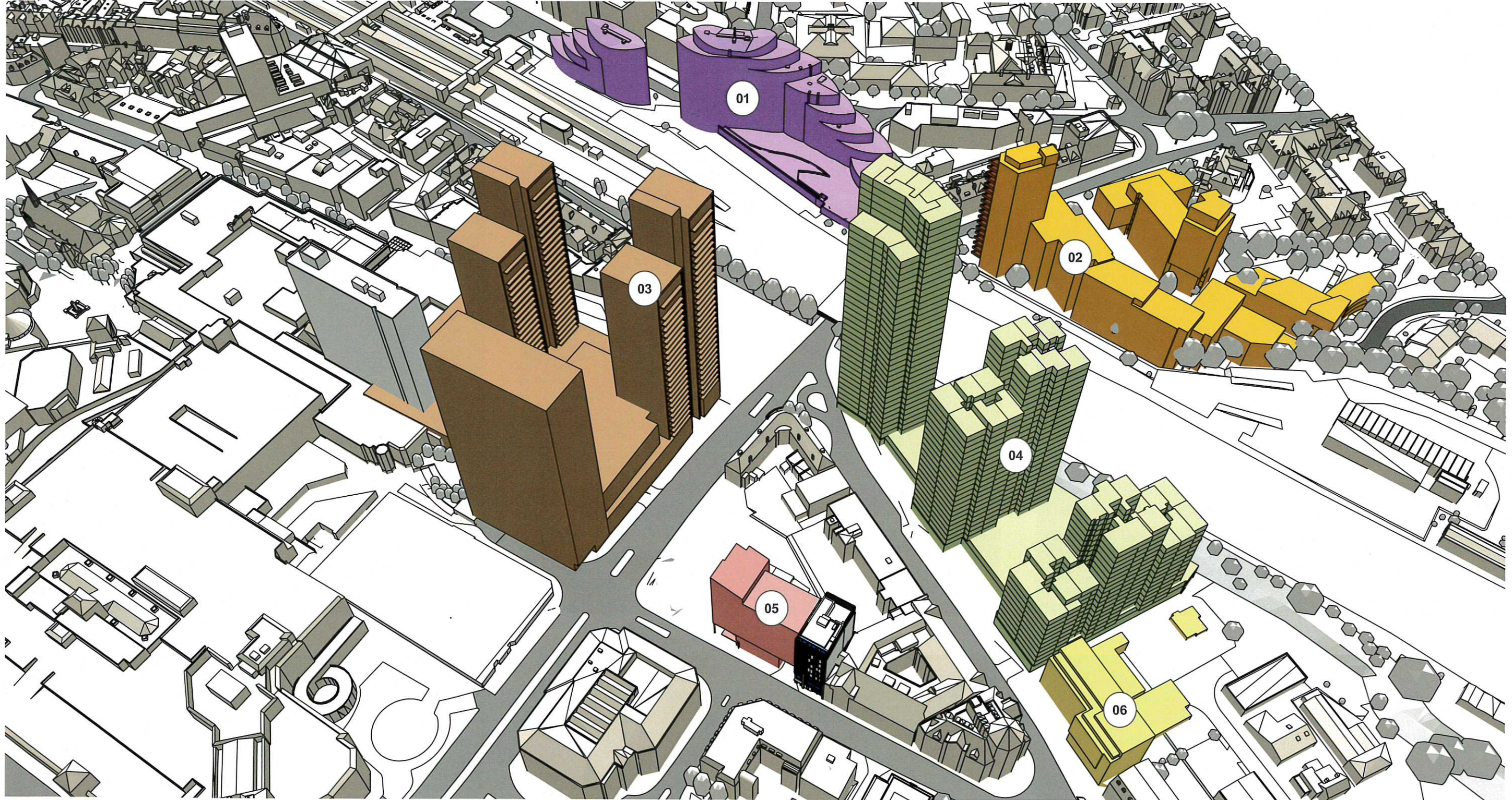
To the rear of the building is an electrical sub station which defines the site boundary.

Eastern

There is a hotel to the East of the site rising to 9 floors above ground floor. The adjacent facade of this hotel is set back by approx 400mm from the site boundary.

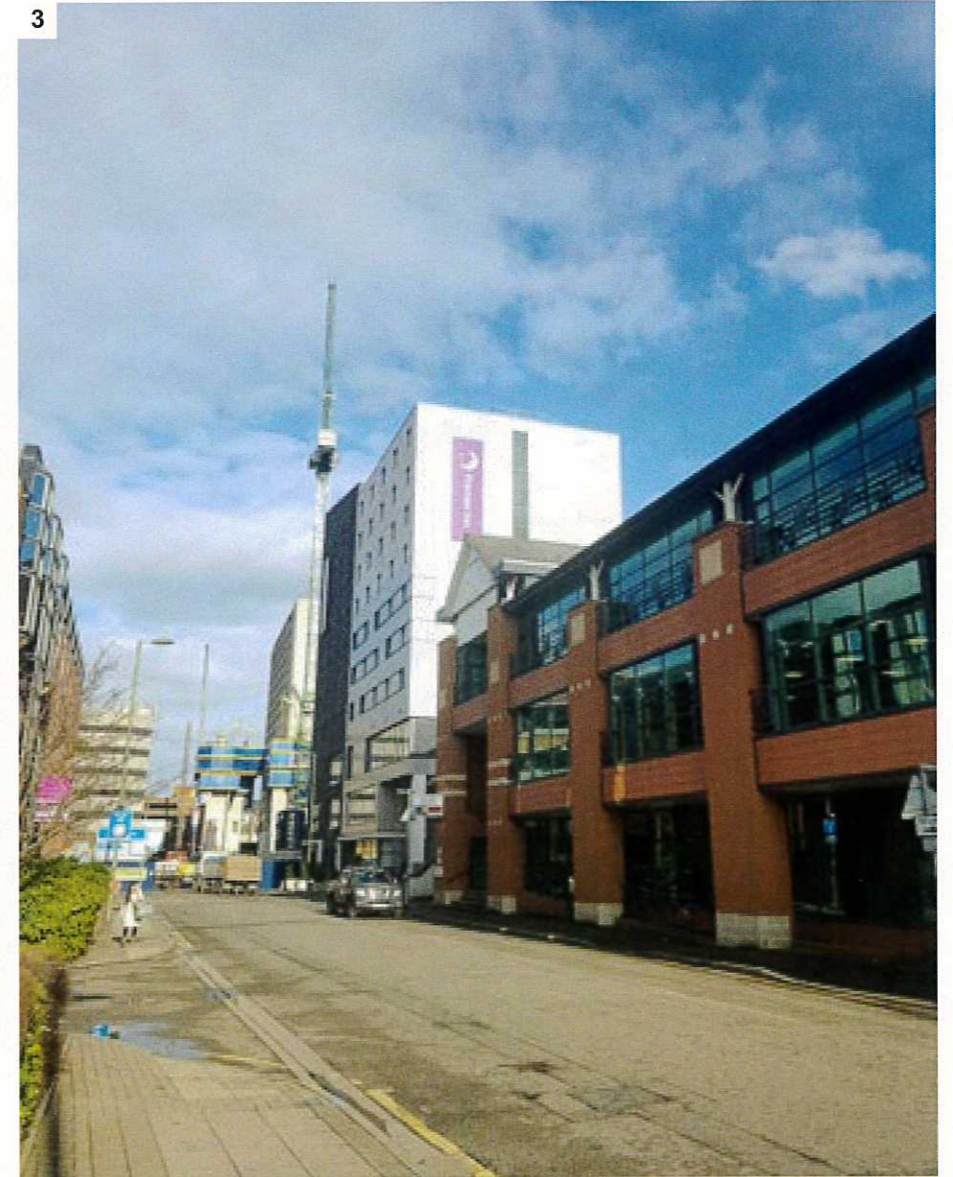


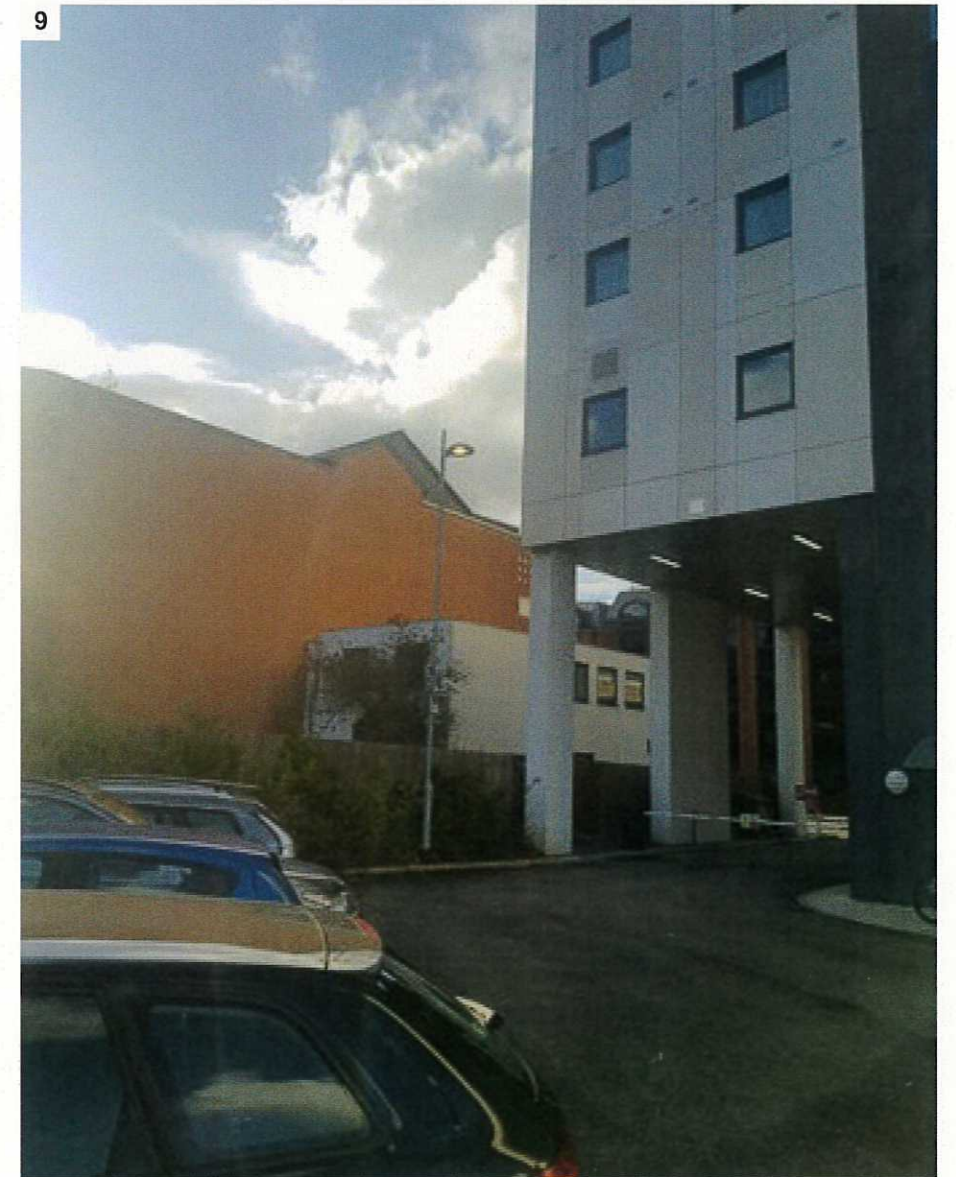
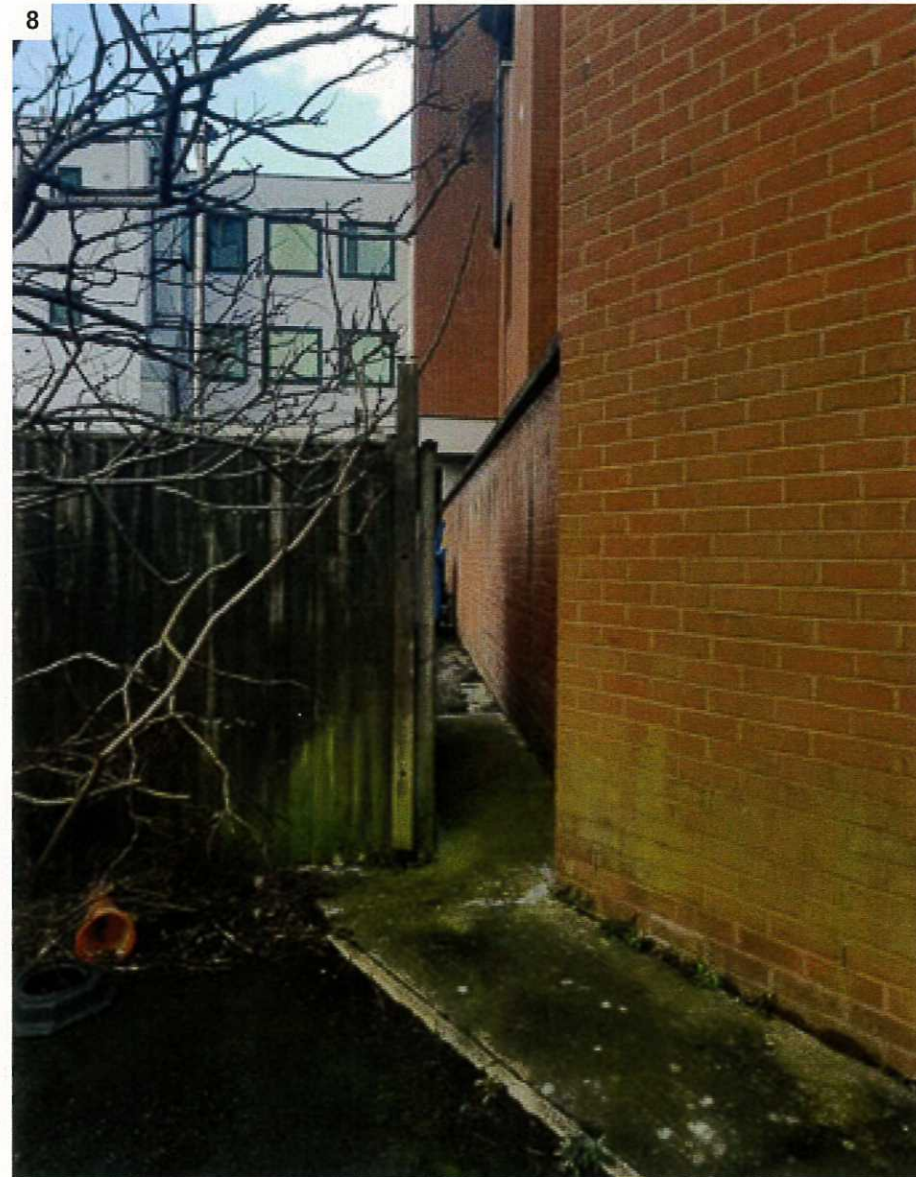
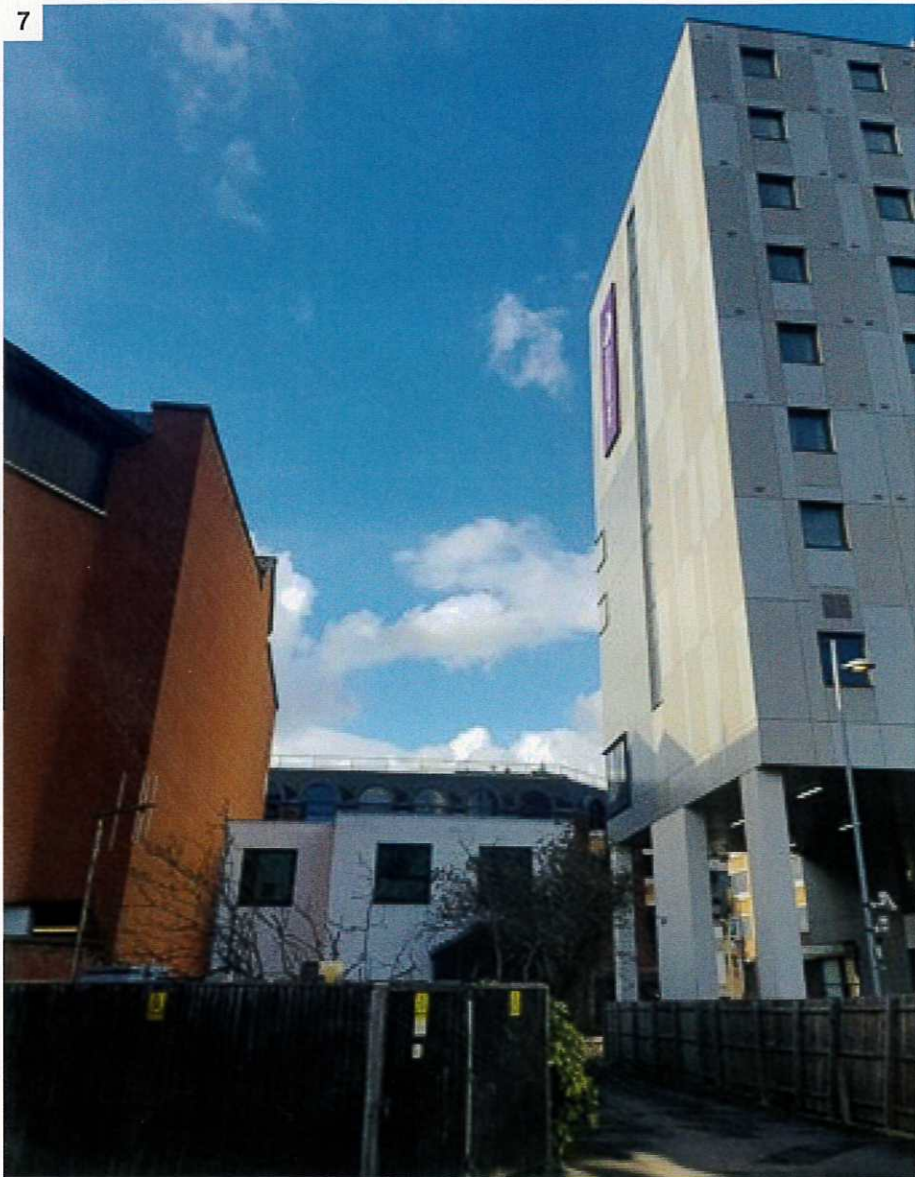
4.0 Nearby Developments



- 1) Centrium House. Built 2005
- 2) Olympian Heights. Built 2012
- 3) Victoria Way Development. Completion 2020
- 4) Goldsworth Road South. Planning granted 2016 for previous scheme
- 5) Premier Inn Hotel. Built 2013
- 6) Woking Fire Station. Built 2016

5.0 The Site in Context





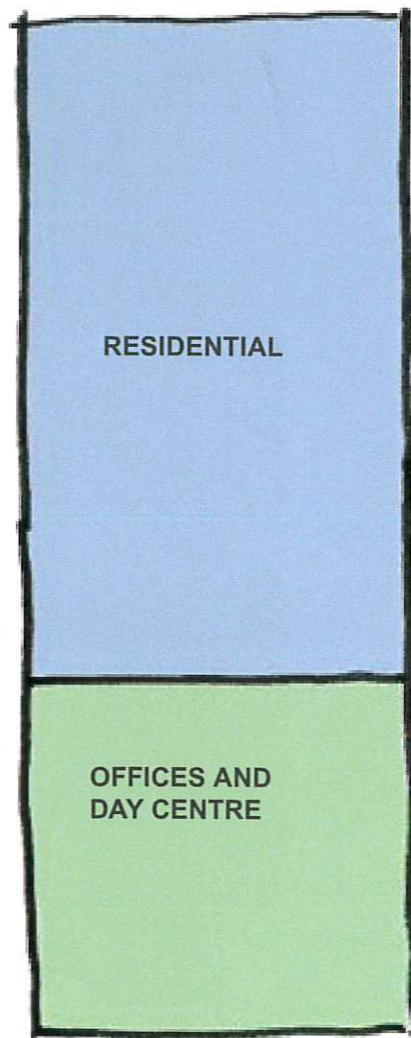
6.0 Existing Building Fabric



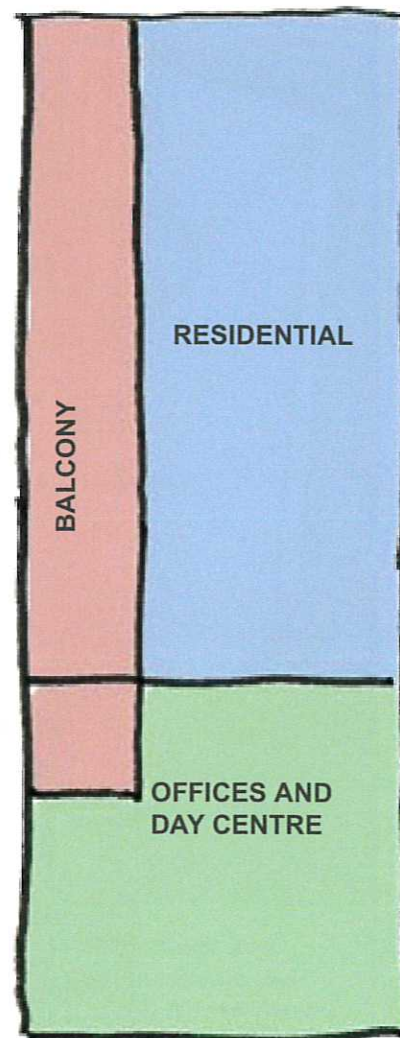
- 1) 32 Commercial Way, Woking
- 2) Provincial House. 26 Commercial Way, Woking
- 3) Cleary Court, 169, Church St E, Woking
- 4) The Lightbox. Chobham Rd, Woking
- 5) Woking Shopping Center. 24 Church St W, Woking
- 6) Goldvale House, 27-41 Church St W, Woking
- 7) Woking Fire Station. 42 Goldsworth Road, Woking
- 8) 6 Church Street West, Woking

7.0 Facade Interpretation

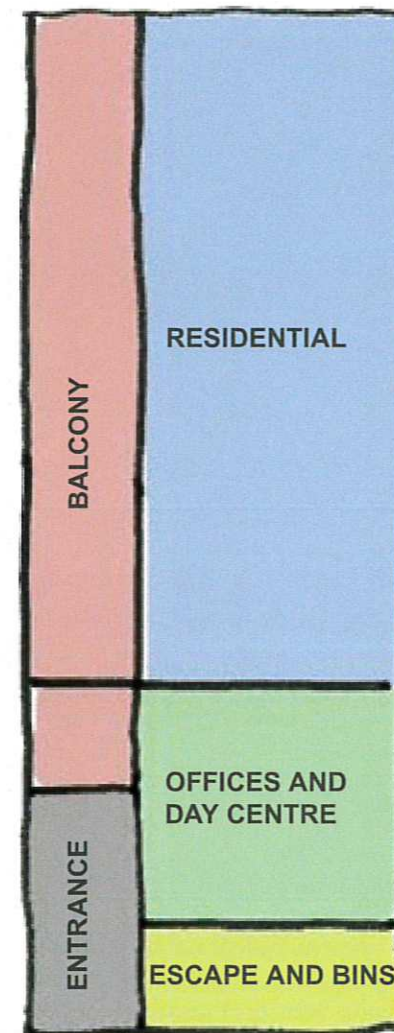
Facade is split between residential and office/day centre. The residential occupies the top six floors while the offices and day centre occupy the ground, first and second floors.



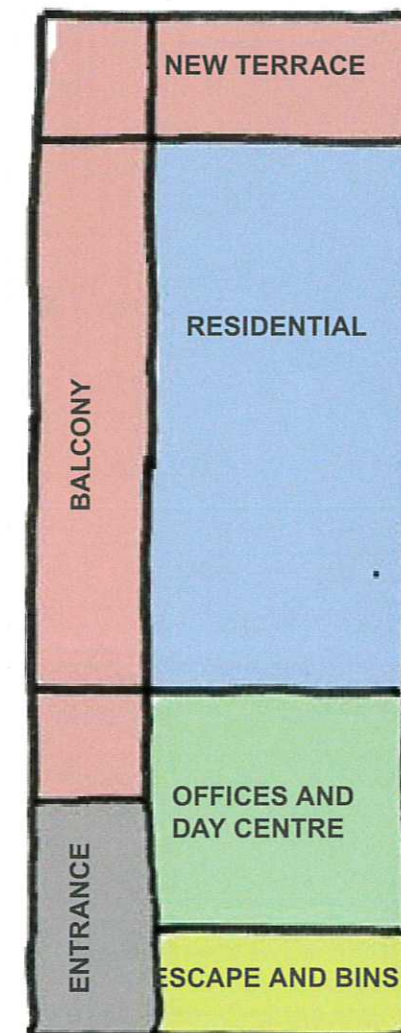
Balconies are introduced to give clients private outdoor space



Main Entrance and fire escapes/bin storage is defined.



Top floor set back is introduced. A vertical Brise Soleil will be placed in front of the balconies and the new terrace at 8th floor. This will act as a prevention to someone falling from these areas.



8.0 Facade Development

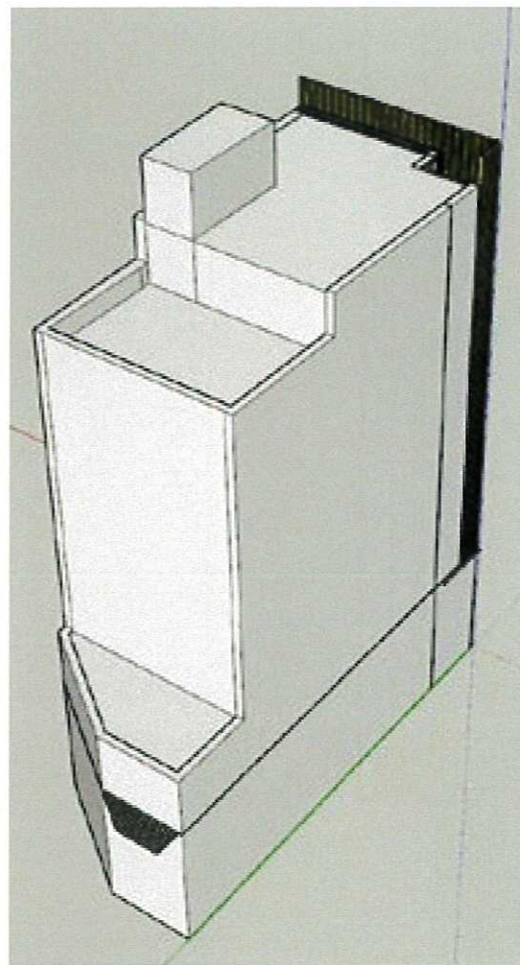
Defining Multiple Planes



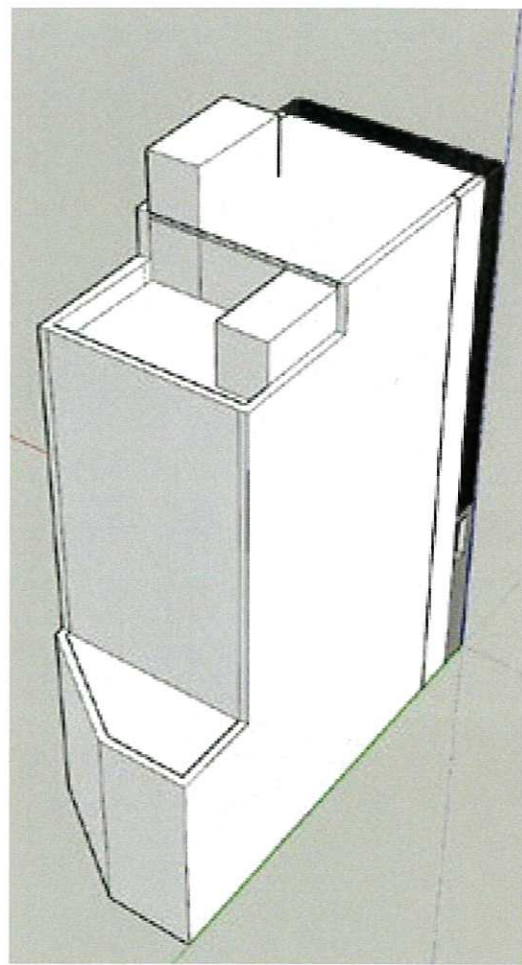
Defining Glazed Openings



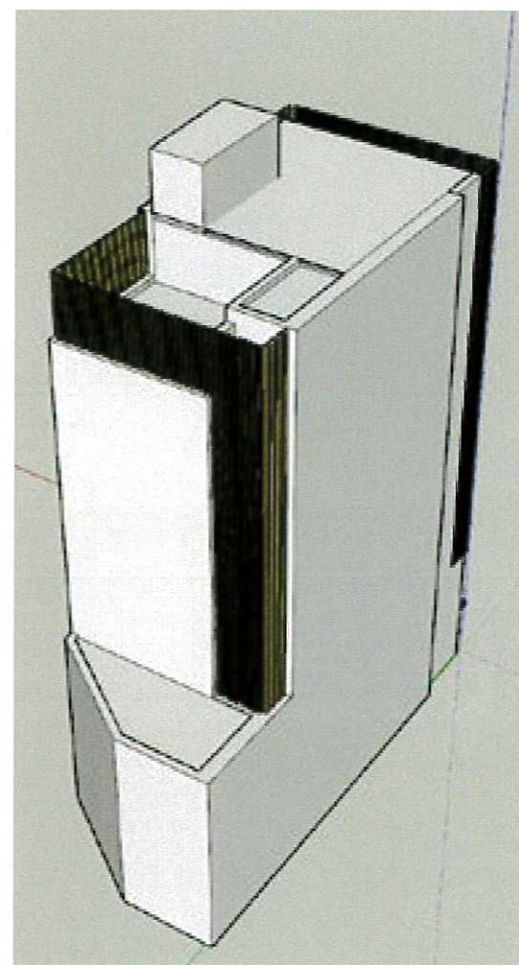
9.0 Design Development - Form



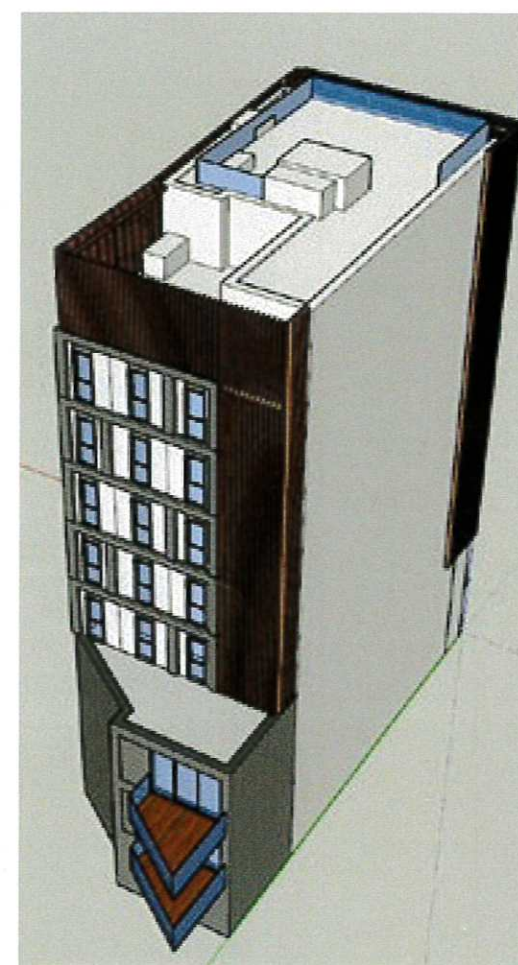
Massing at lower floors dictated by the shape of the site. We are using all the space available to us on these floors to achieve all the spaces required as set out in the brief.



Accommodation at 8th floor was reconfigured to accommodate the set back on the Church Street West facade. We are able to take some of the area from the roof garden which would have been designated to Plant, however, much of this plant can be located on the 9th level roof.

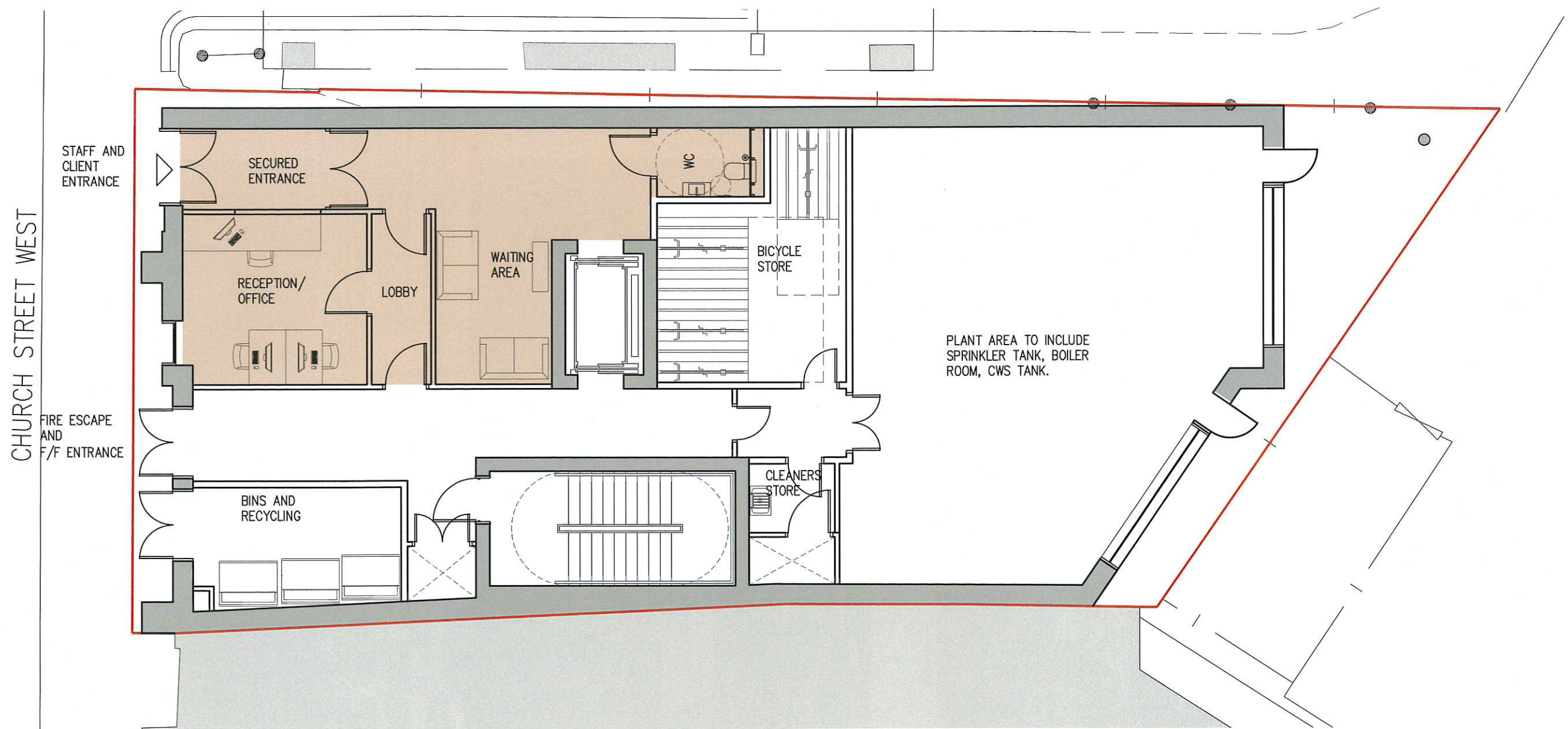


The Vertical Brise Soleil wraps around the building and keeping it as one continuous featured element of the building, connecting the two facades.



Access to the 9th floor roof is via a ladder and access hatch in lieu of extending the stair core. Balconies to the rear of the building at 1st and 2nd floor are shaped to fit the site boundary giving a larger and more enjoyable external space.

10.0 Proposed Scheme - Plans

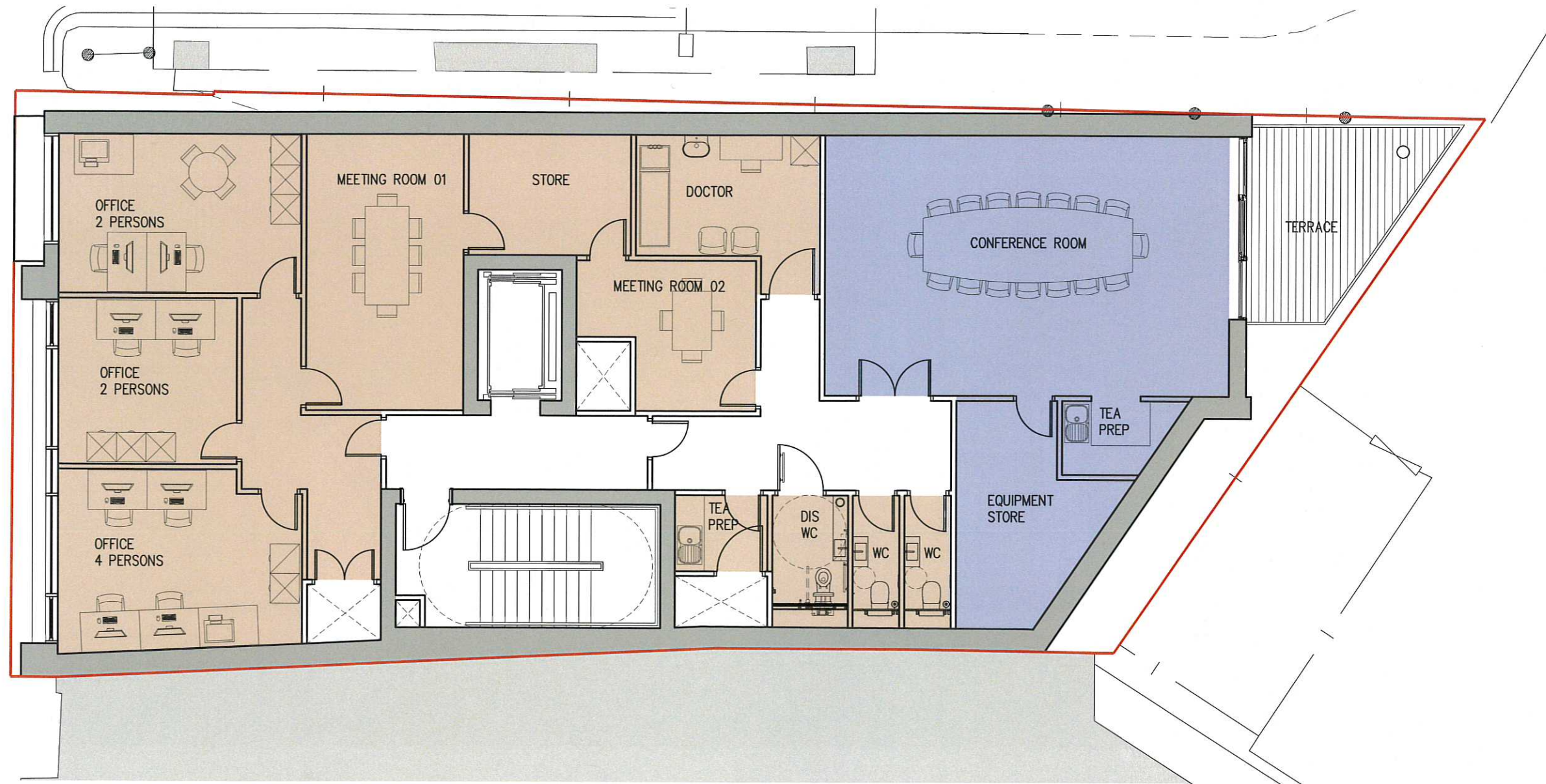


Ground Floor Plan
Scale 1/100

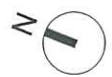


- KEY**
- DAY CENTRE
 - CONFERENCE SUITE
 - DIRECT ACCESS ASSESSMENT ACCOMMODATION (10)
 - OUTREACH ASSESSMENT FLAT (1)
 - LONGER TERM SUPPORTED ACCOMMODATION (5)
 - AFFORDABLE ACCOMMODATION (2)

CHURCH STREET WEST

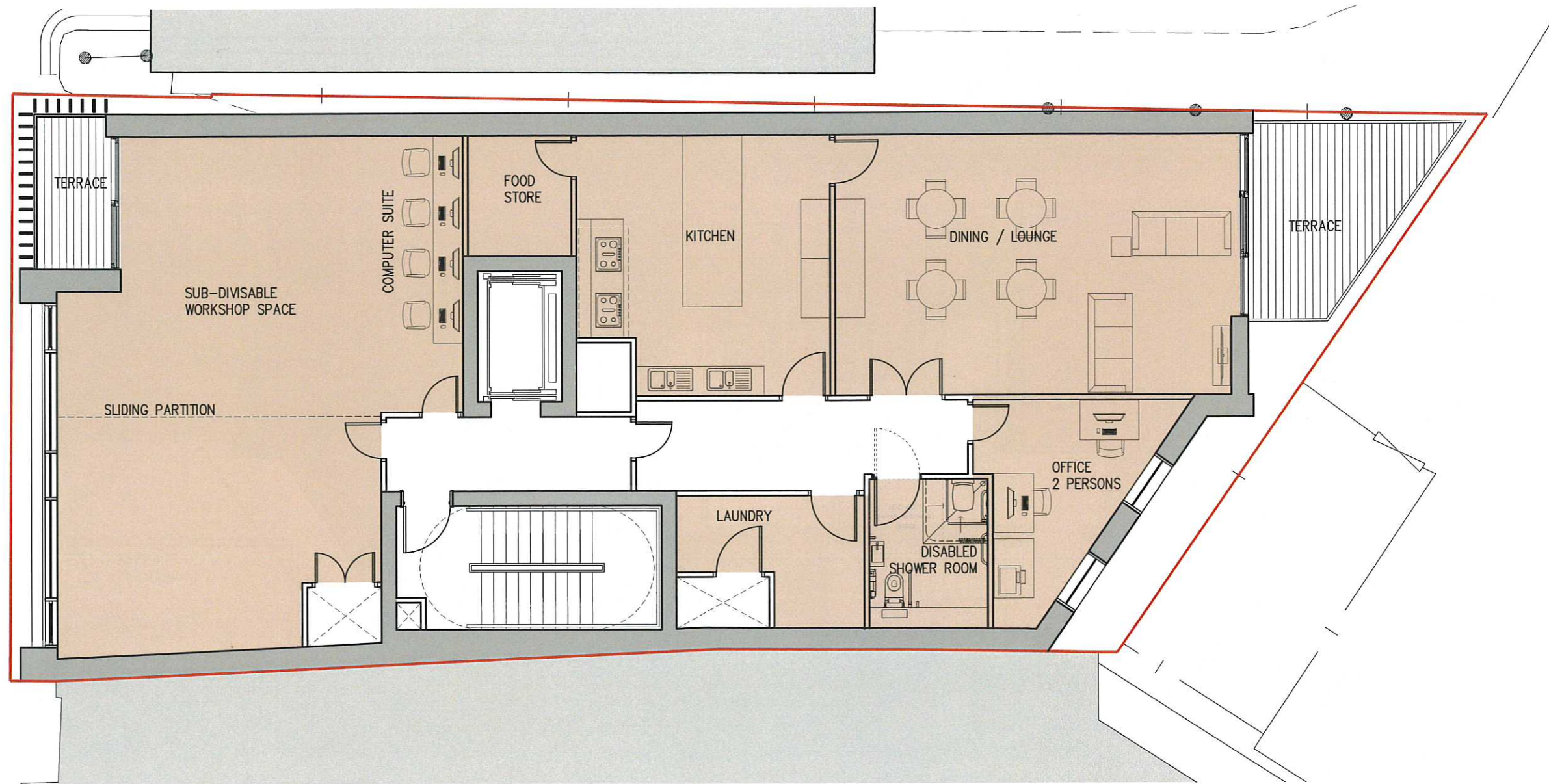


First Floor Plan
Scale 1/100



- KEY
- DAY CENTRE
 - CONFERENCE SUITE
 - DIRECT ACCESS ASSESSMENT ACCOMMODATION (10)
 - OUTREACH ASSESSMENT FLAT (1)
 - LONGER TERM SUPPORTED ACCOMMODATION (5)
 - AFFORDABLE ACCOMMODATION (2)

CHURCH STREET WEST

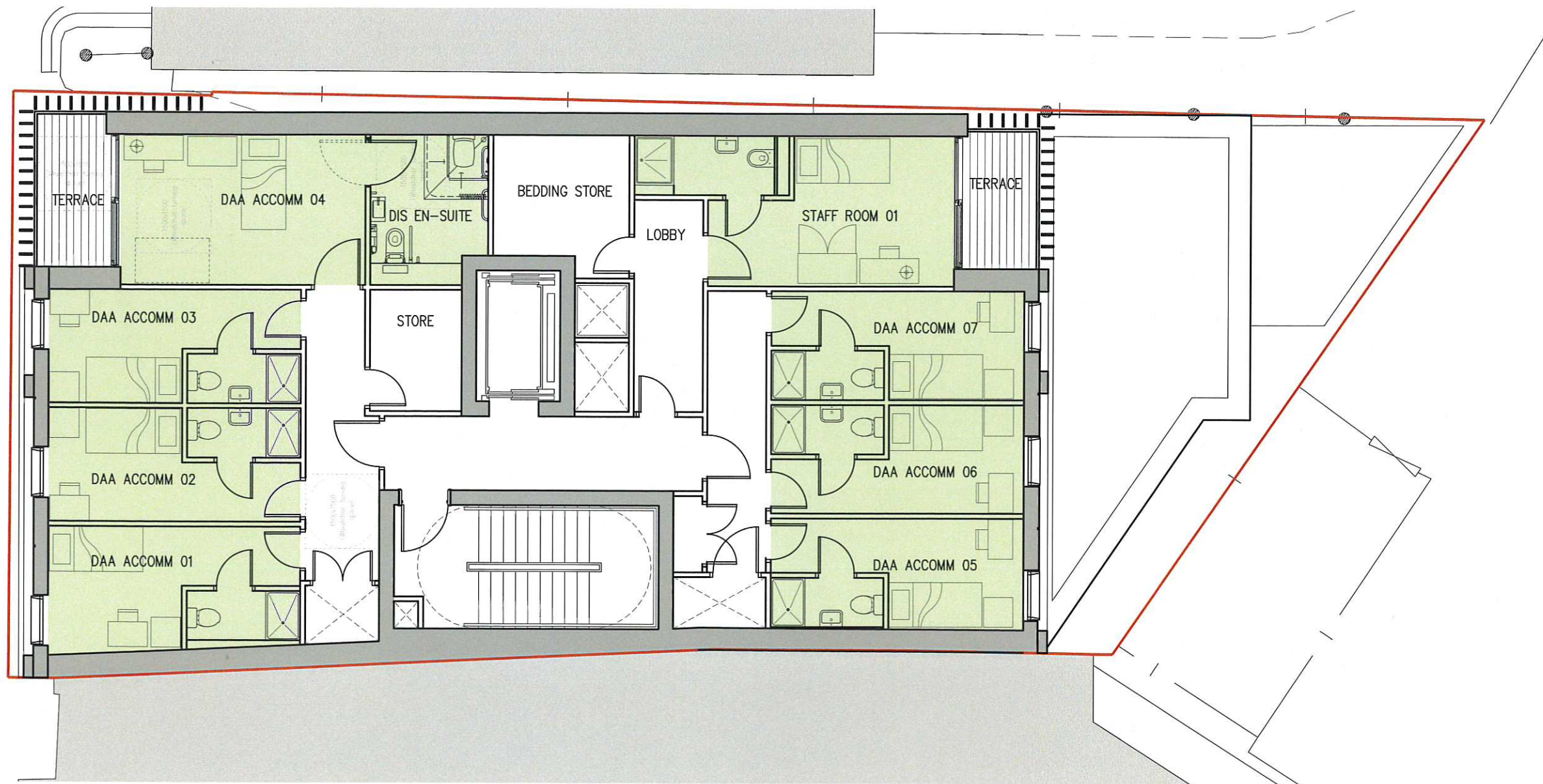


Second Floor Plan
Scale 1/100









- KEY**
- DAY CENTRE
 - CONFERENCE SUITE
 - DIRECT ACCESS
ASSESSMENT ACCOMMODATION (10)
 - OUTREACH ASSESSMENT FLAT (1)
 - LONGER TERM
SUPPORTED ACCOMMODATION (5)
 - AFFORDABLE ACCOMMODATION (2)

CHURCH STREET WEST

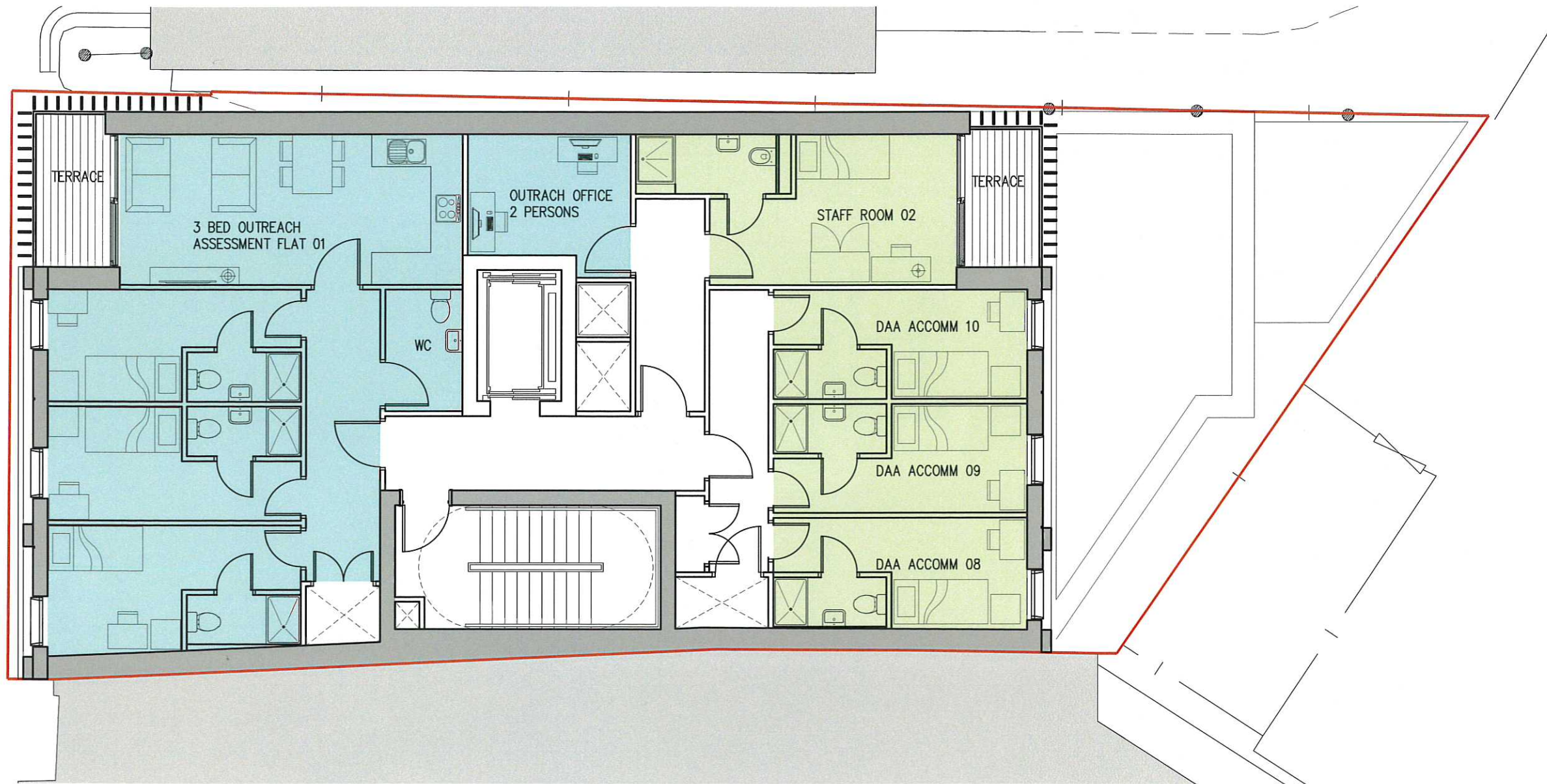


Third Floor Plan
Scale 1/100

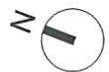


- KEY
-  DAY CENTRE
 -  CONFERENCE SUITE
 -  DIRECT ACCESS ASSESSMENT ACCOMMODATION (10)
 -  OUTREACH ASSESSMENT FLAT (1)
 -  LONGER TERM SUPPORTED ACCOMMODATION (5)
 -  AFFORDABLE ACCOMMODATION (2)

CHURCH STREET WEST

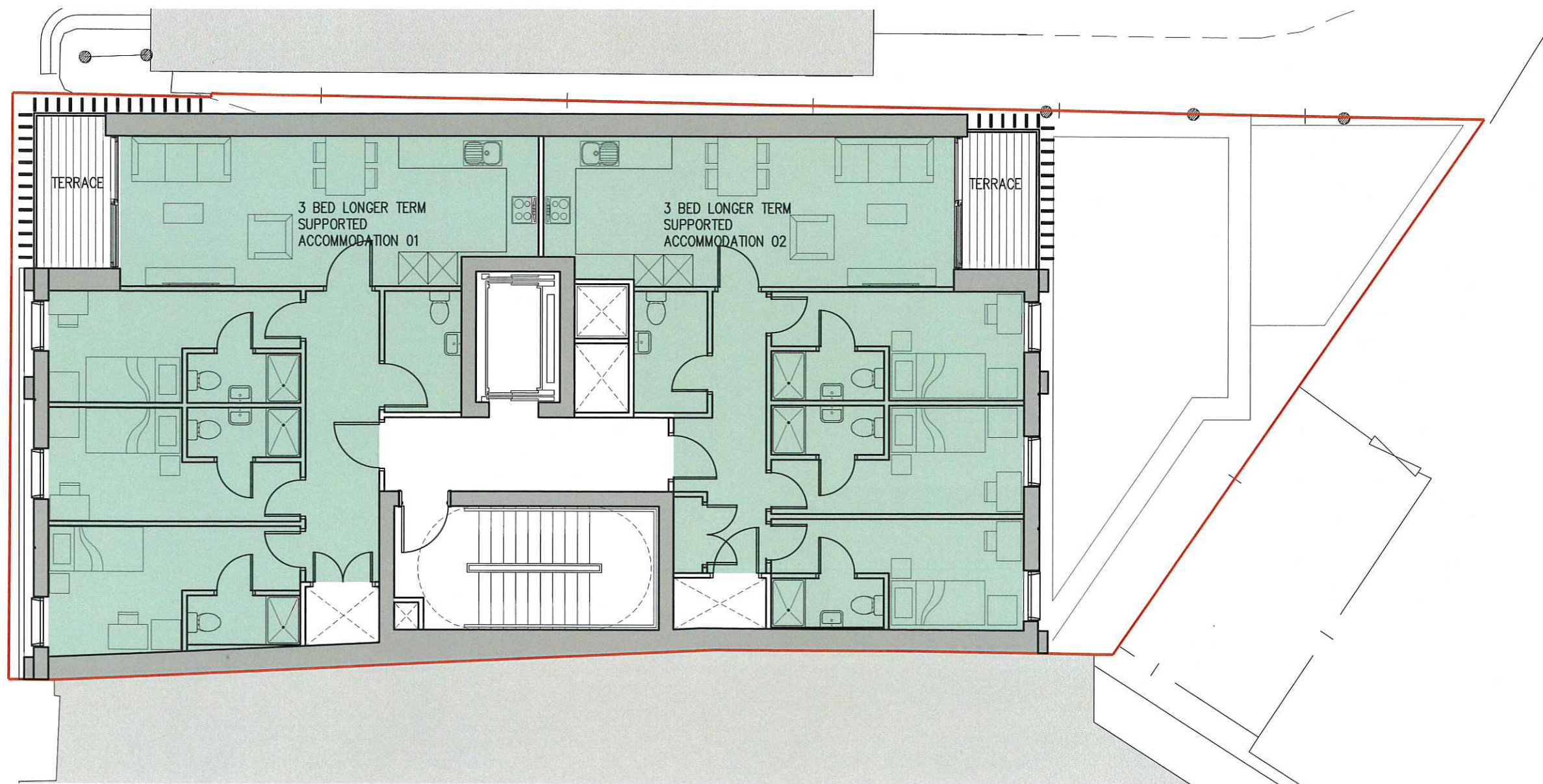


Fourth Floor Plan
Scale 1/100



- KEY**
- DAY CENTRE
 - CONFERENCE SUITE
 - DIRECT ACCESS
ASSESSMENT ACCOMMODATION (10)
 - OUTREACH ASSESSMENT FLAT (1)
 - LONGER TERM
SUPPORTED ACCOMMODATION (5)
 - AFFORDABLE ACCOMMODATION (2)

CHURCH STREET WEST

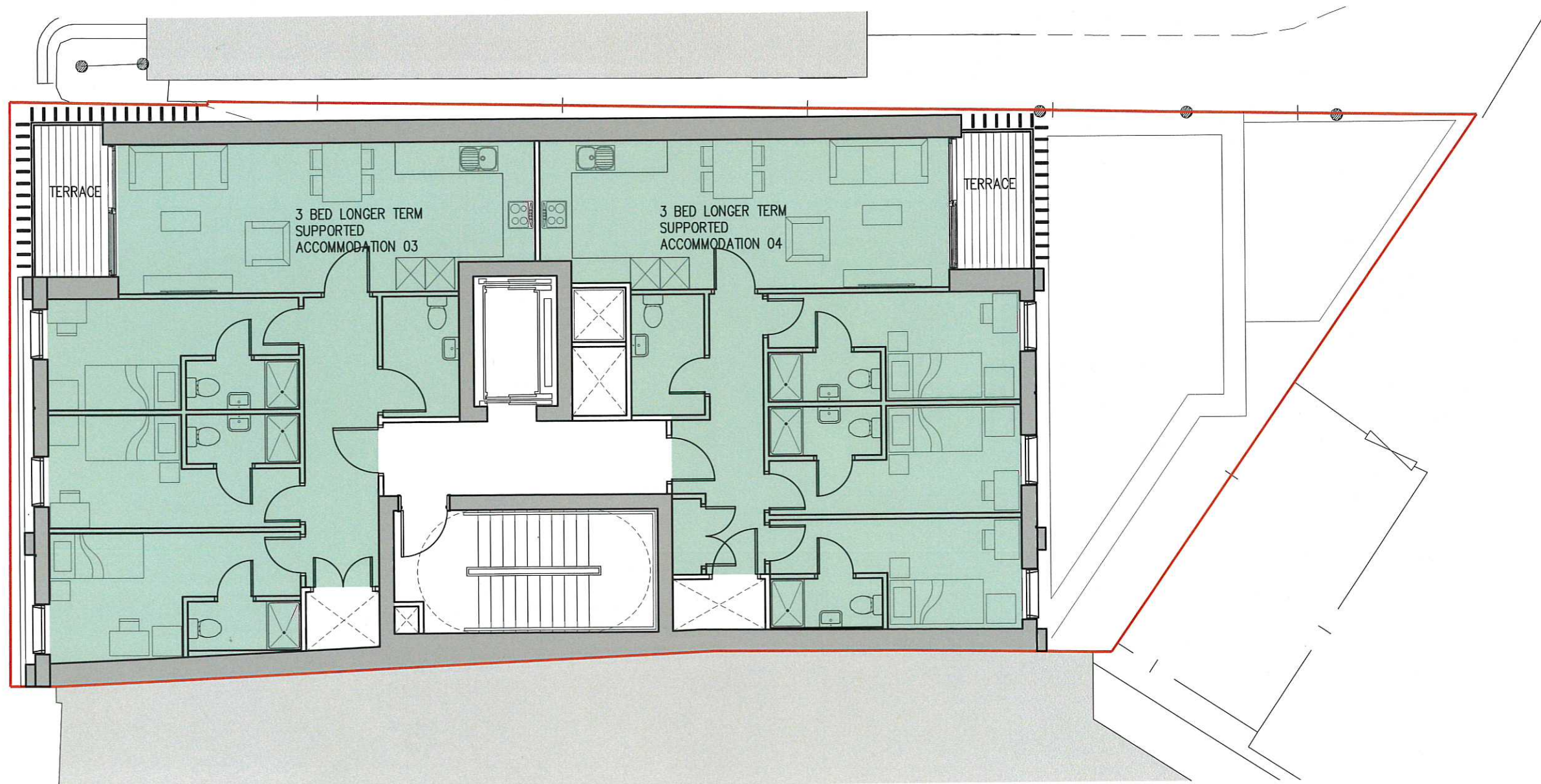


Fifth Floor Plan
Scale 1/100









- KEY
- DAY CENTRE
 - CONFERENCE SUITE
 - DIRECT ACCESS
ASSESSMENT ACCOMMODATION (10)
 - OUTREACH ASSESSMENT FLAT (1)
 - LONGER TERM
SUPPORTED ACCOMMODATION (5)
 - AFFORDABLE ACCOMMODATION (2)

CHURCH STREET WEST

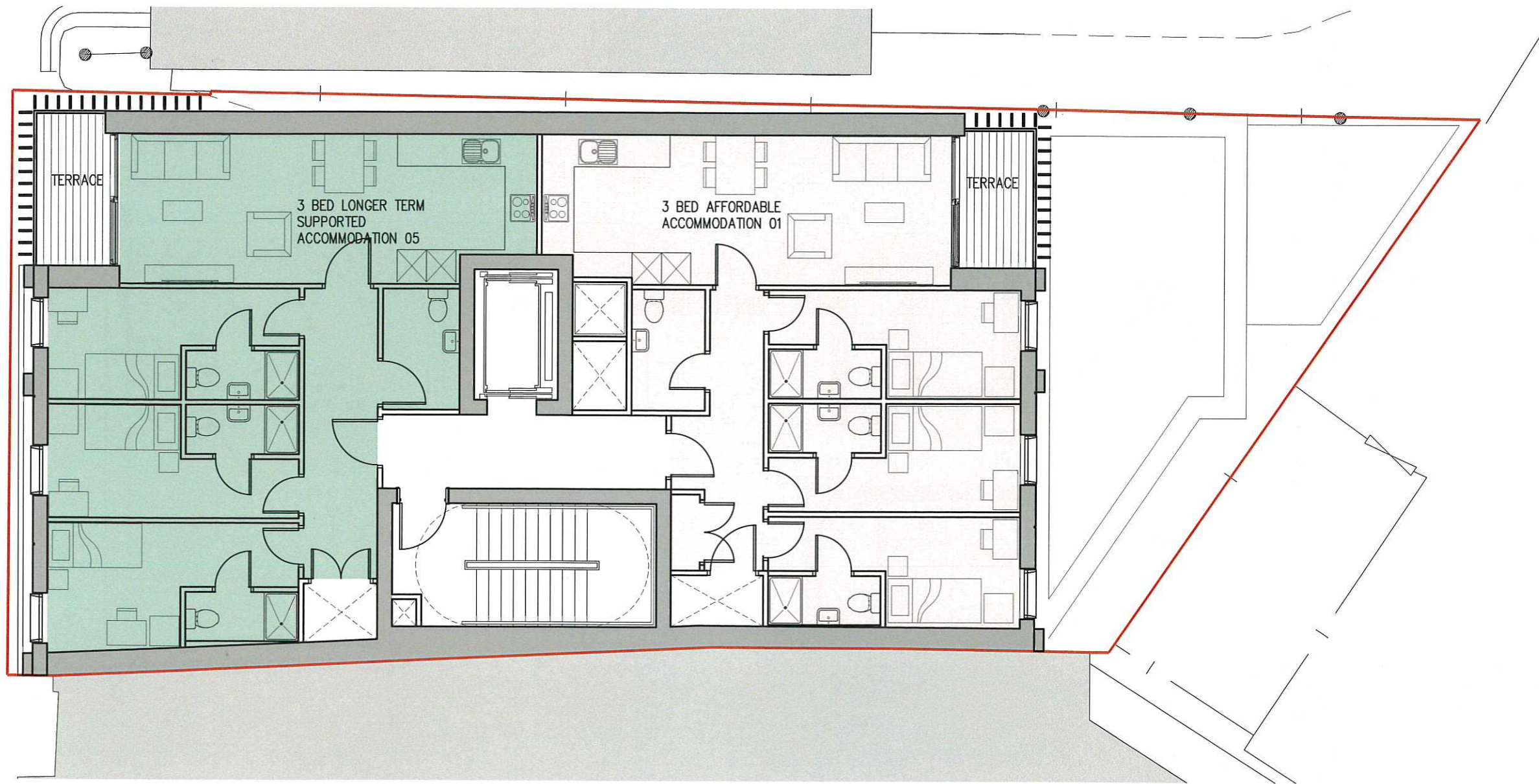


Sixth Floor Plan
Scale 1/100



- KEY**
-  DAY CENTRE
 -  CONFERENCE SUITE
 -  DIRECT ACCESS ASSESSMENT ACCOMMODATION (10)
 -  OUTREACH ASSESSMENT FLAT (1)
 -  LONGER TERM SUPPORTED ACCOMMODATION (5)
 -  AFFORDABLE ACCOMMODATION (2)

CHURCH STREET WEST

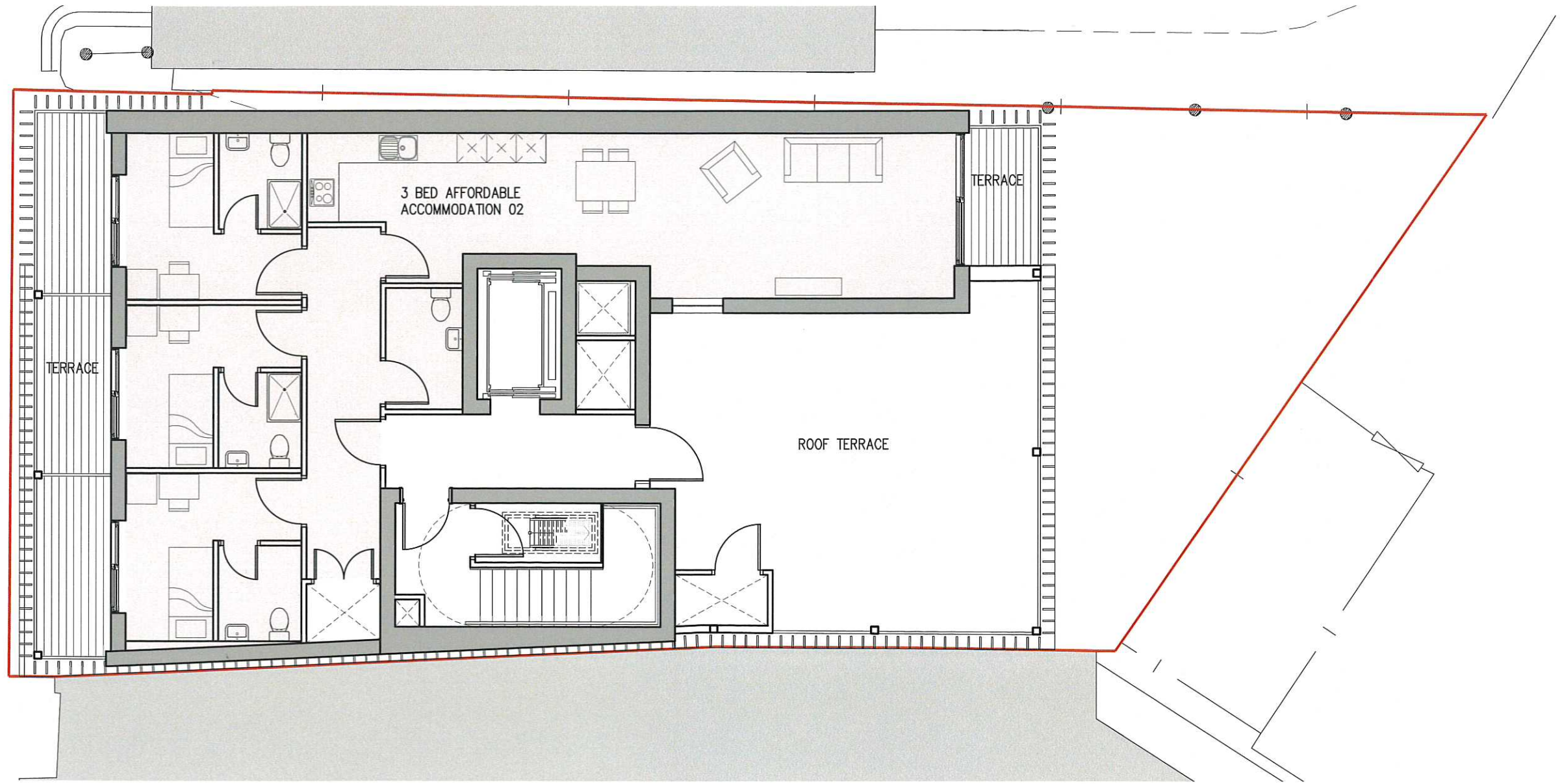


Seventh Floor Plan
Scale 1/100



- KEY
- DAY CENTRE
 - CONFERENCE SUITE
 - DIRECT ACCESS ASSESSMENT ACCOMMODATION (10)
 - OUTREACH ASSESSMENT FLAT (1)
 - LONGER TERM SUPPORTED ACCOMMODATION (5)
 - AFFORDABLE ACCOMMODATION (2)

CHURCH STREET WEST

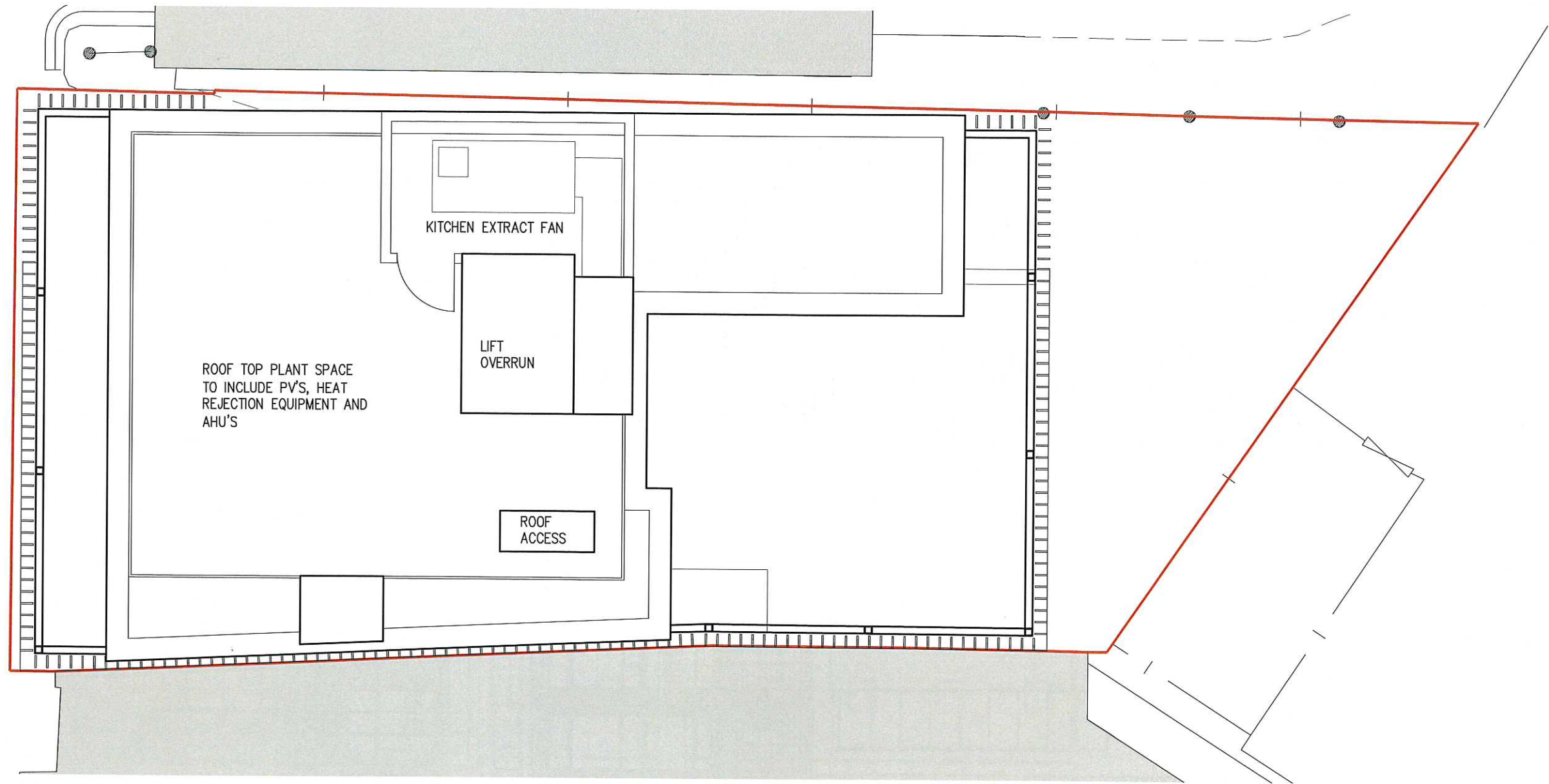


Eighth Floor Plan
Scale 1/100









- KEY**
- DAY CENTRE
 - CONFERENCE SUITE
 - DIRECT ACCESS ASSESSMENT ACCOMMODATION (10)
 - OUTREACH ASSESSMENT FLAT (1)
 - LONGER TERM SUPPORTED ACCOMMODATION (5)
 - AFFORDABLE ACCOMMODATION (2)

CHURCH STREET WEST



Ninth Floor Plan
Scale 1/100

- KEY**
-  DAY CENTRE
 -  CONFERENCE SUITE
 -  DIRECT ACCESS ASSESSMENT ACCOMMODATION (10)
 -  OUTREACH ASSESSMENT FLAT (1)
 -  LONGER TERM SUPPORTED ACCOMMODATION (5)
 -  AFFORDABLE ACCOMMODATION (2)

11.0 Proposed Scheme - Elevation



Church Street West Elevation
Scale 1/200



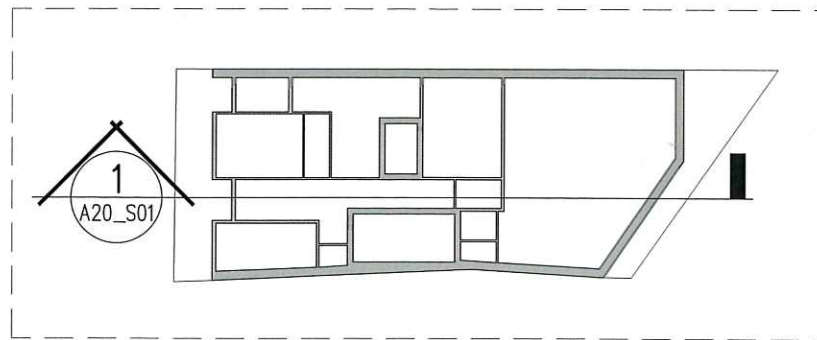
South Facing Rear Elevation
Scale 1/200

12.0 Proposed Scheme - Section



1 SECTION 01
SCALE: 1:200 (A3)

- KEY
- DAY CENTRE
 - CONFERENCE SUITE
 - DIRECT ACCESS ASSESSMENT ACCOMMODATION (10)
 - OUTREACH ASSESSMENT FLAT (1)
 - LONGER TERM SUPPORTED ACCOMMODATION (5)
 - AFFORDABLE ACCOMMODATION (2)



13.0 Proposed Scheme - 3D Views



