



ARBUTHNOT HALL
SHAMLEY GREEN

Presentation of Plans for the Hall

February 2024

Agenda

- Welcome by Jon Watson, Chair, Management Committee
- Presentation by Alastair Hilton, Lead, Property Group within the Management Committee
- Presentation of plans by Richard Wilkinson, Director and Paul Rawthorn, Architect of Lytle Associates Limited
- Questions and Answers
- Thank You

Property Update - Background

- The Village Consultation, November 2022 set out the way forward, supported by some key reasons. As part of this process one of our key objectives was to put in place a clear and transparent audit trail with the appropriate checks and balances.
- We believe this will put us in the best position to achieve a sustainable planning consent. Secondly the funding exercise will be subject to scrutiny and we need to be in a position to give potential donors the necessary assurances, in terms of our pathway to delivery.

Property Update - Timeline Recap

- At the AGM in April 2023, we put forward the following procurement timeline, in the knowledge that there would need to be some flex in this. So, where we are is as follows:
- Phase 1- Initial Concept Planning – completed
- Phase 2 - First Village / Public Consultation November 2022 - First design concepts introduced

Property Update - Timeline Recap

- Phase 3 - Appointment of Architects, following issue of RFP's to three Practices and post submission interviews.
- Lytle Associates appointed in July 2023, with a RIBA Contract subsequently signed.
- Phase 4 - Q4 2023 Commencement of detailed design work and appointment of the additional consultants required for the pre planning work. These quotes per service required were obtained. Those since appointed with fixed costs are:

Property Update - Timeline Recap

RIBA Stages 1-3 (Planning/ Fees)

Action/ Reason for Cost	Consultant	Fee
Floor Plans Measured Survey	Katsura	£2,795
Ecology Report	Sylvatica	£1,822
Arboriculturists	Green Earth	£350
Heritage Consultant	Sarah Sullivan	£TBC
Highway Consultant	RGP	£1,950
Energy Assessor	Mesh Energy	£1,488
Asbestos Consultant	JETO	£360
QS	MEA	£2,250
Acoustic Consultant	Spratt & Hammer	£1,660
Planning Fee	Waverley	£988
Architects Fees	Lytle Associates	£17,500
Report on Title	Stan Baring	£250
		£31,413
Contingency		£3,141
Inclusive VAT		£40,907

Property Update - Timeline Recap

- Phase 5- Planning application to be submitted Q1/Q2 2024
- Phase 6 Planning consent targeted for Q3/Q4 2024

Property Update - Stakeholder Engagement

A key part of the design process has been Stakeholder participation and neighbourly engagement. The following illustrates the work and inclusion to date:

- Architects workshop September 2023 with MC members and Stakeholder Groups.
- Questionnaire circulated November 2023 with 17 responses received December 2023.
- Follow up meeting with Shades December 2023.
- First design iterations presented to MC December 2023.

Since the turn of the year we have had a number of breakout sessions with the property group (the Architects and Sarah Sullivan). This has culminated in the plans that you are about to see and the Richard and Paul of Lytle Associates will walk you through.

Finally, there is a questionnaire at the table by the door which we would ask you to kindly complete before you leave tonight.

Friends of Arbuthnot Hall

If you would like to become a Friend of Arbuthnot Hall, in order to support the development project and the ongoing costs of operating our Charity, please pick up an application form to become a friend at the table by the door.

Thank you.



Arbuthnot Hall, Shamley Green Public Consultation

In support of a proposal for the refurbishment of the existing Arbuthnot Hall in Shamley Green with a new front extension and internal reconfiguration work.

29 February 2024

The Initial Brief by the Committee

- It has been identified that there is a need for major repair and refurbishment work in order to extend the life expectancy of the building and enable residents to benefit from this community space for at least another 100 years.
- To retain the existing Hall and Arts & Crafts detailing.
- Any design needs to propose a solution that tackles the front of the hall's lack of prominence in its central village position.
- Careful thought also needs to be given to the hall's multi-functionality.
- The redeveloped building should be sufficiently flexible to meet the needs of a variety of users, from the very young to the elderly, with a range of uses and user groups.
- The existing footprint of the proposed building has to remain, apart from the decision to extend the front elevation to the edge of the front canopy patio.

User Group

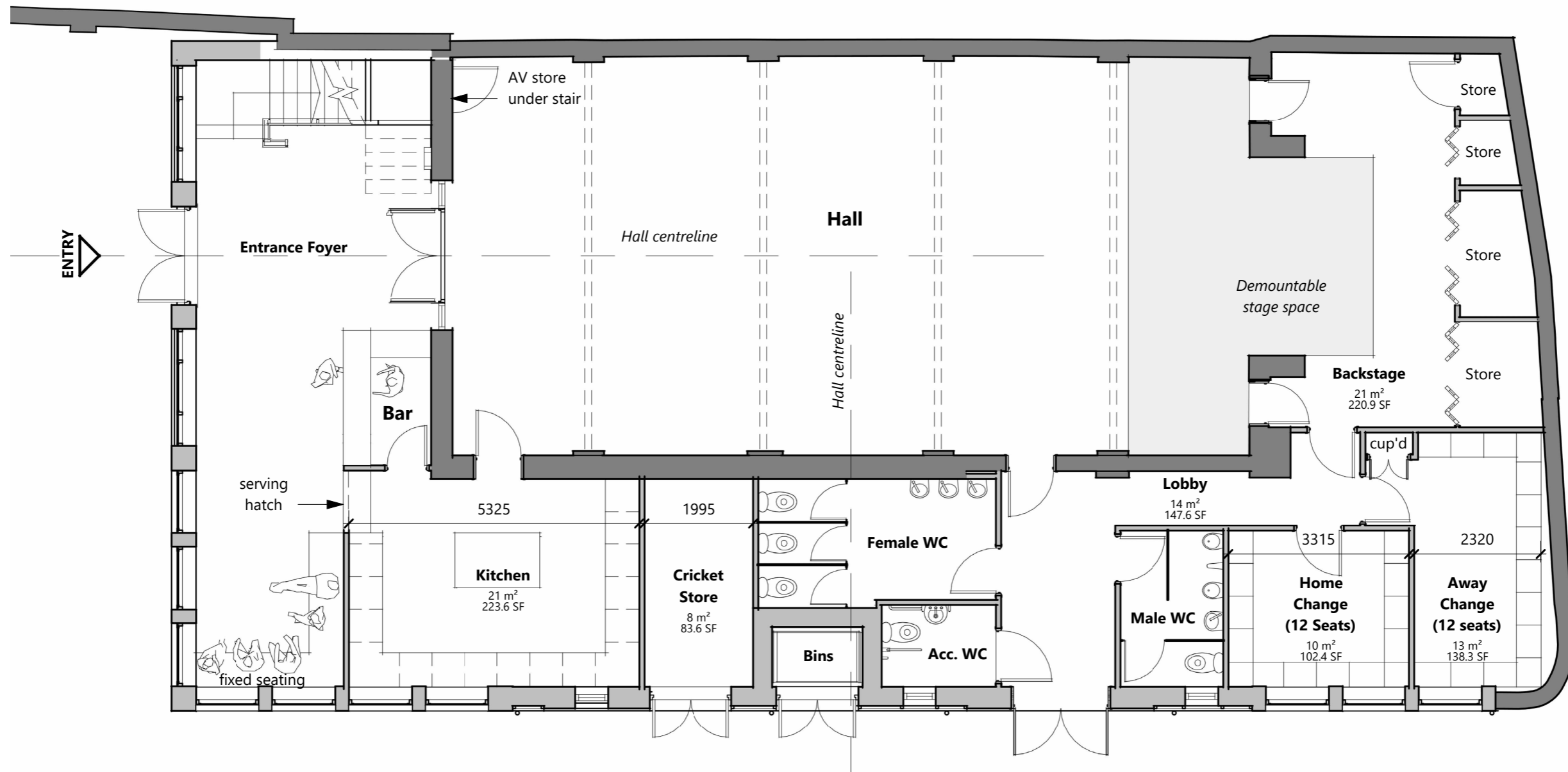
- We held an initial meeting with the user groups to allow everyone to have an opportunity to express any initial thoughts about the development.
- So they can be considered in the progression of the design through planning and construction stages.
- This allowed other users groups to hear reasons and thoughts of the user groups; helping to gain a better understanding and reasoning behind of any compromises required.
- This was followed by a questionnaire issued to the groups, so that we could collate the feedback.

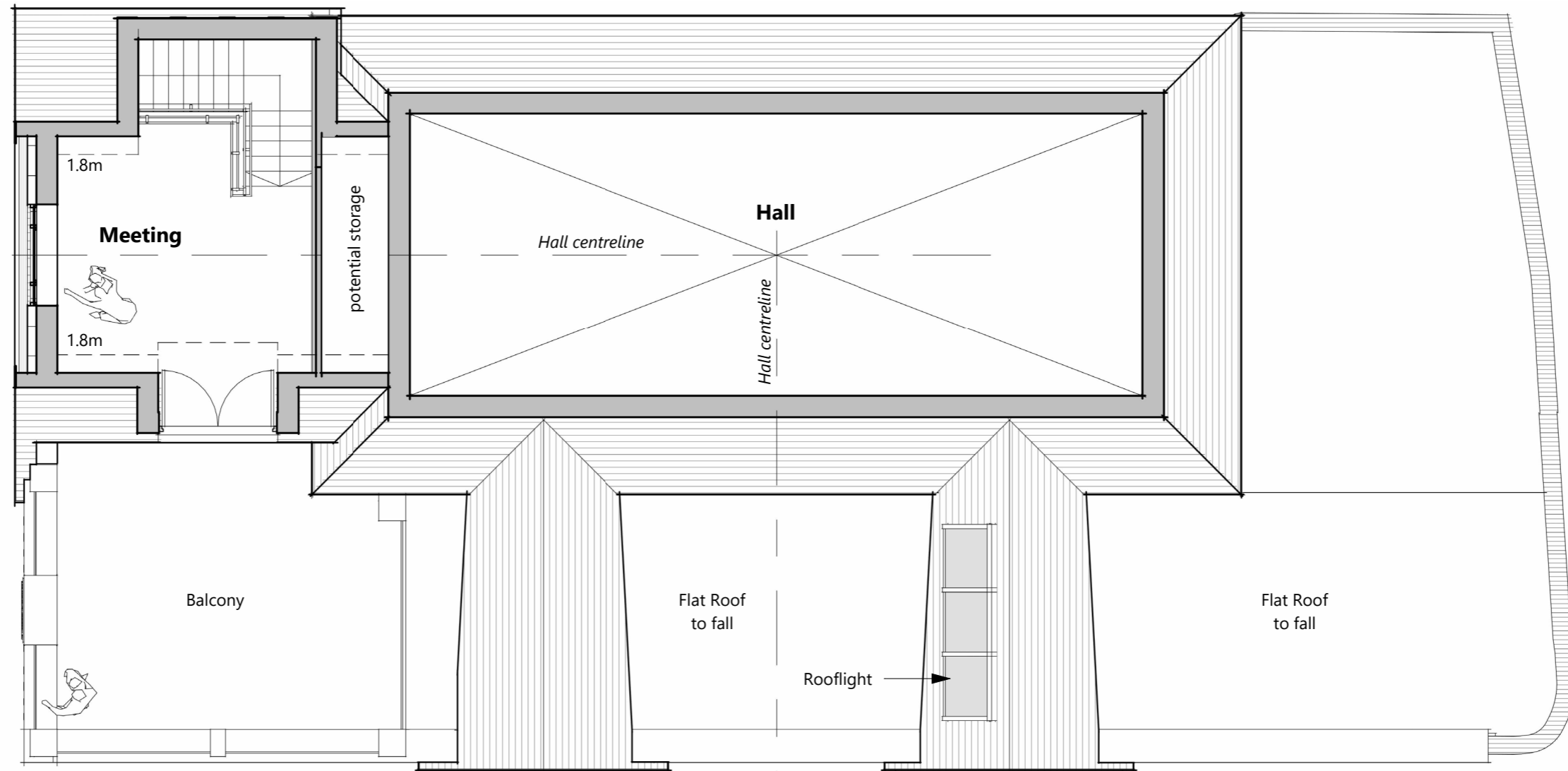


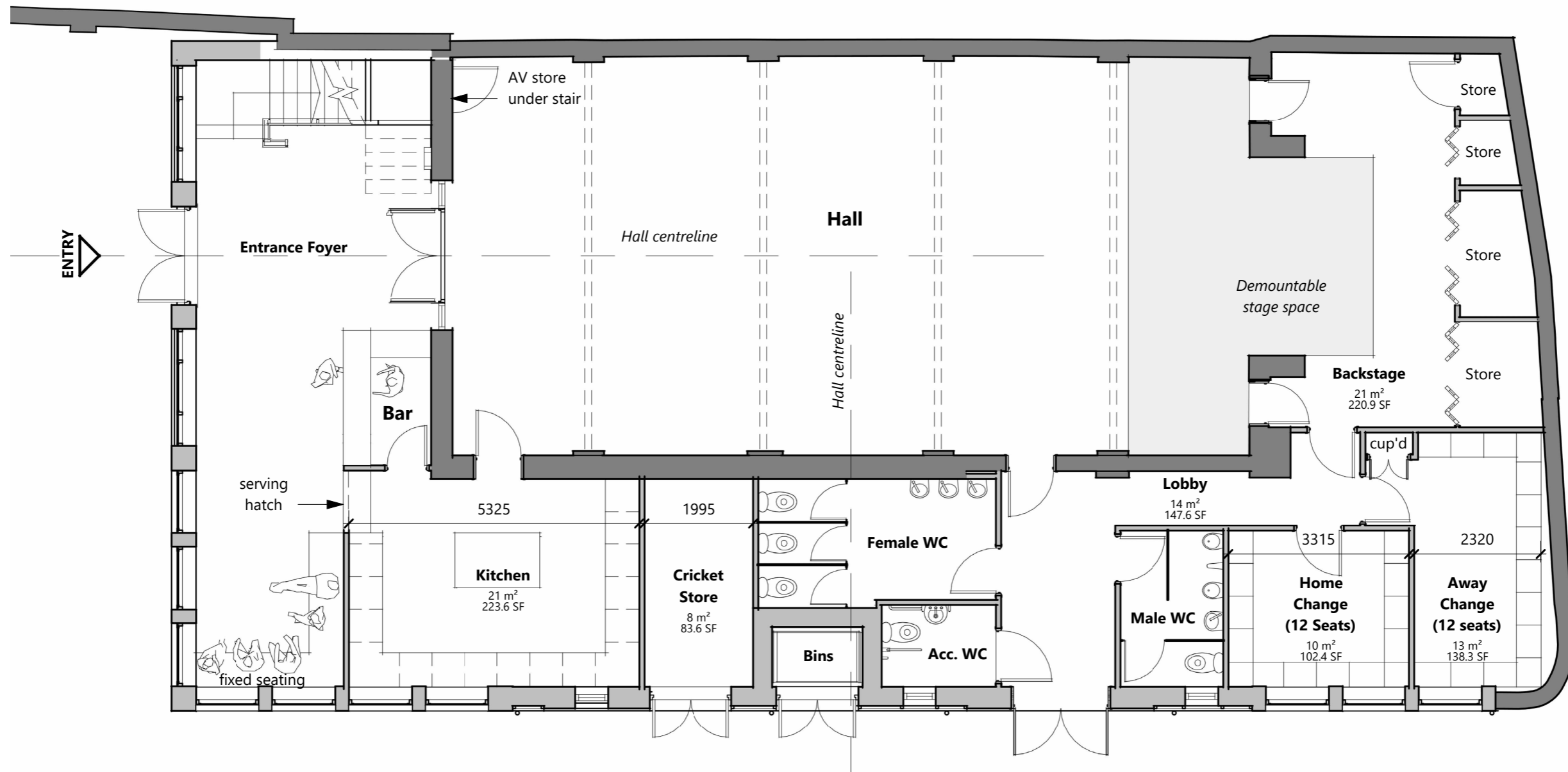


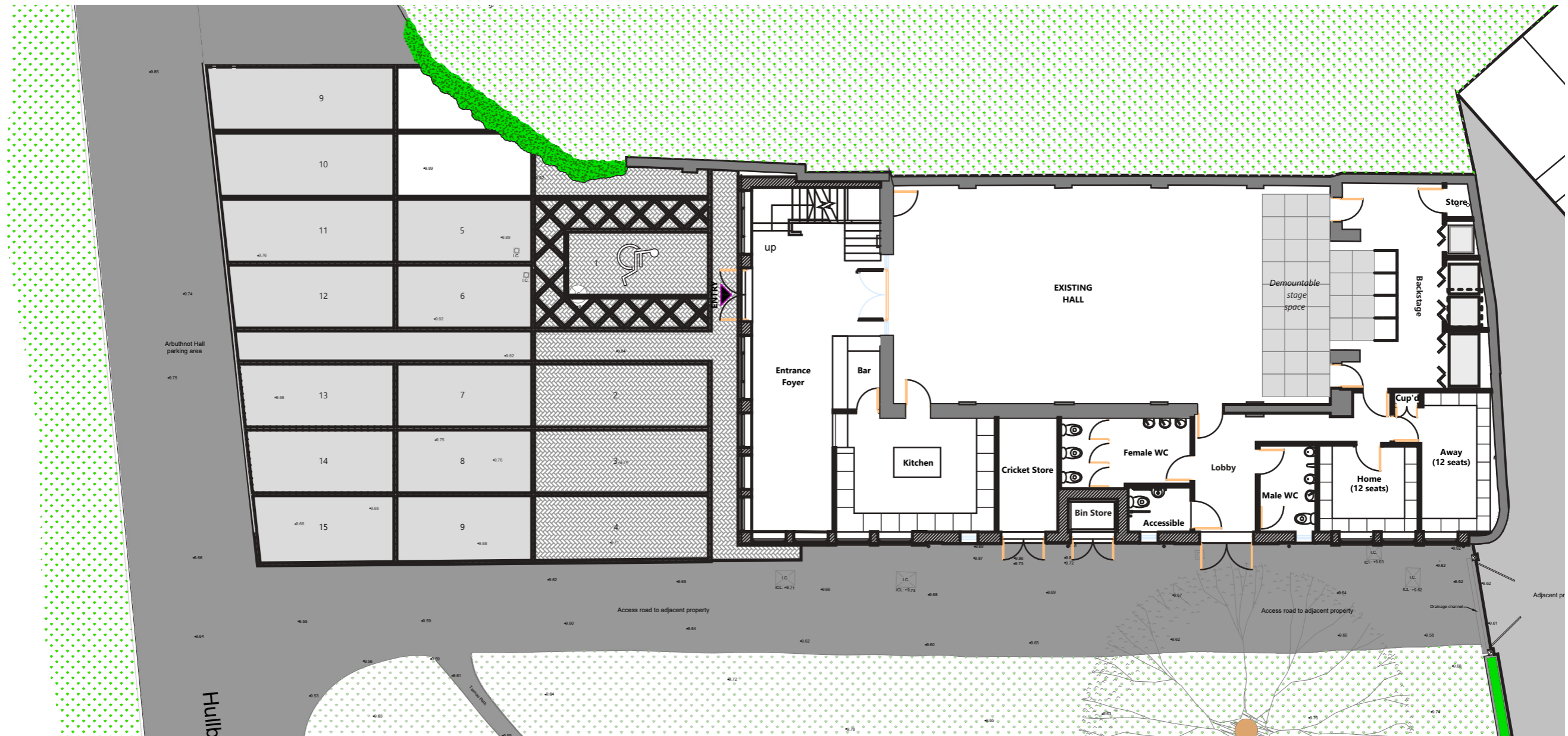














Arbuthnot Hall, Shamley Green Public Consultation

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29 February 2024

RIBA 

Chartered Practice

Lytle Associates
ARCHITECTS

Fig. 01 - Photo of Existing Front Elevation - 2024



Fig. 02 - Photo of original Front Elevation - 1906



Fig. 03 - Identifying existing building typology & architectural forms around Shamley Green



- + Traditional architectural forms
- + Gable roof forms
- + Pitched roofs

- + Roof dormers - Flat & Pitched
- + Chimneys puncture the skyline
- + White render, painted brickwork & facing brick

Fig. 04 - Considering the existing street elevation



- + Currently it's difficult to identify the Arbuthnot Hall on approach
- + No immediate recognition that the Arbuthnot Hall is a community building
- + Existing hall currently appears apologetic to its neighbours in the streetscene
- + Observation of existing material palette in the streetscene: Render, facing brick, clay wall & roof tiles & slate

Design Approach:

1. To provide a building which will function as a community building for the residents of Shamley Green in the 21st Century.
2. Appreciate and be sympathetic to the existing architectural style of the existing building – Arts & Crafts.
3. Provide a proposal which will:
 - be in keeping with the architectural style,
 - appreciate the existing building's original features
 - proposing an intervention which allows to differentiate between old and new

Arts & Crafts fundamentals as a design driver:

1. **ASSYMETRY**
Consists of differing floor plan shapes, elevational treatments, changing roof lines.
2. **CLARITY OF FORM & CONSTRUCTION**
Simple shapes and forms reflected internal arrangements.
3. **CRAFTSMANSHIP**
There was an emphasis on individual craft skills.
4. **VARIETY OF MATERIALS**
Elements were designed to look crafted, to a human scale.

Fig. 05 - Charles Townsend Projects as a precedent:

Cobbins - 1897



Congretional Chapel - 1901



Village Hall - 1896



St Martin's Church - 1892



Tangley Pavilion



Fig. 06 - Contemporary approaches to the Arts & Crafts

Middle Avenue House - Farnham, Surrey



Surbiton Springs House - Surbiton, Surrey



Foley House - Claygate, Surrey



Fig. 07 - Identifying significant features from the existing Arbuthnot Hall to retain

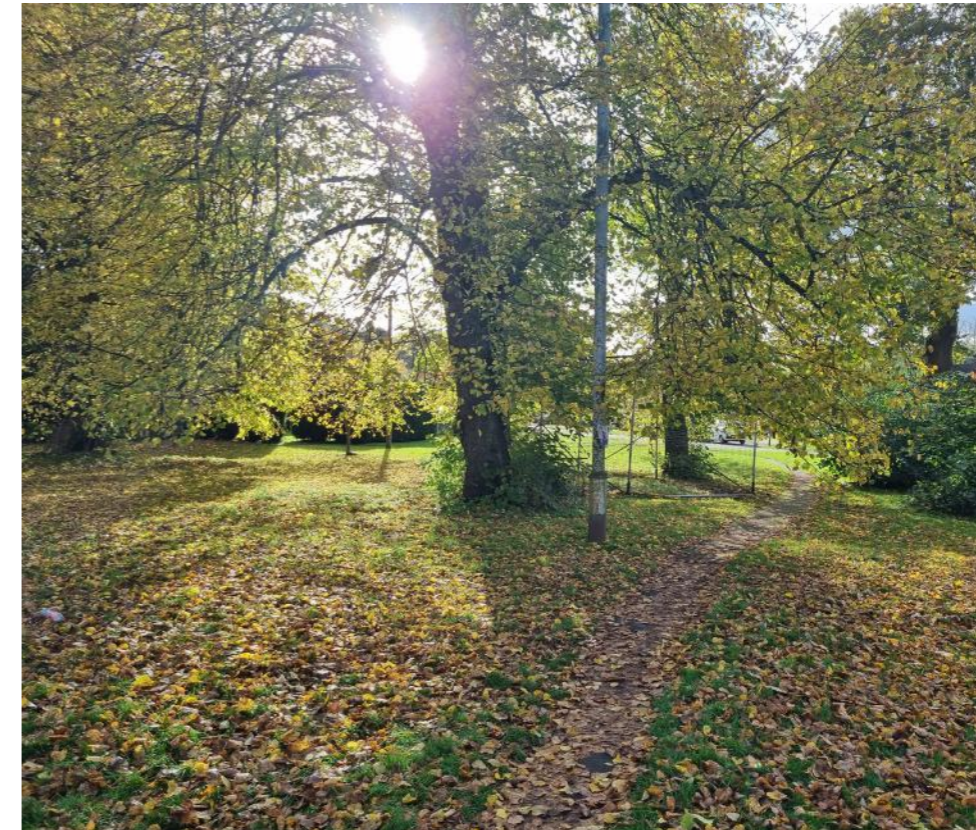
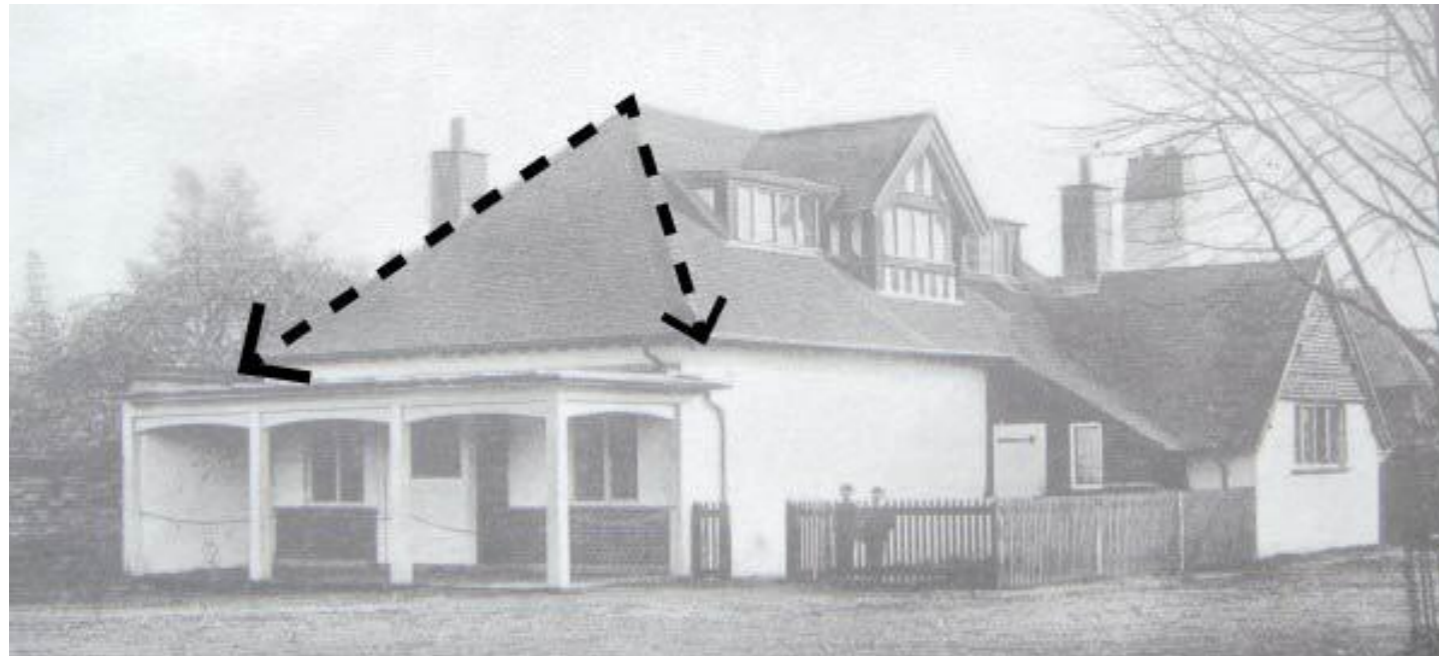
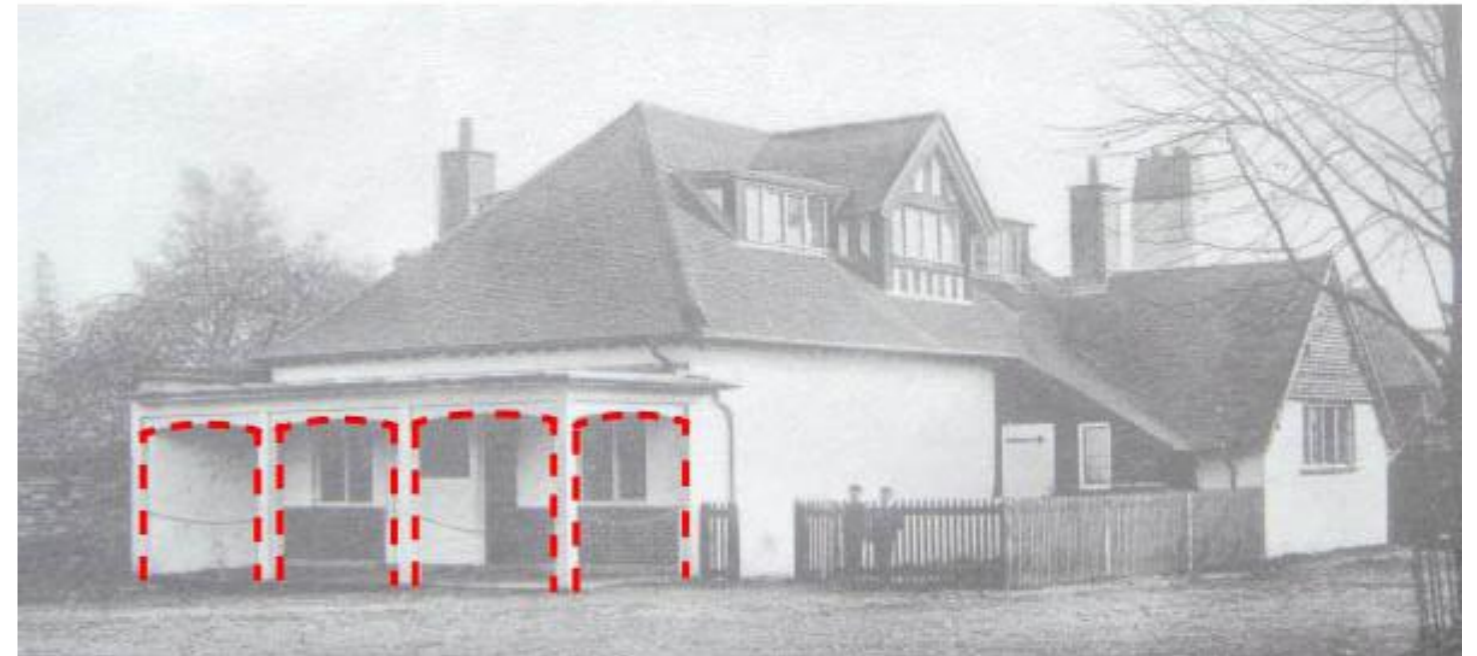


Fig. 08 - Considered design informatives



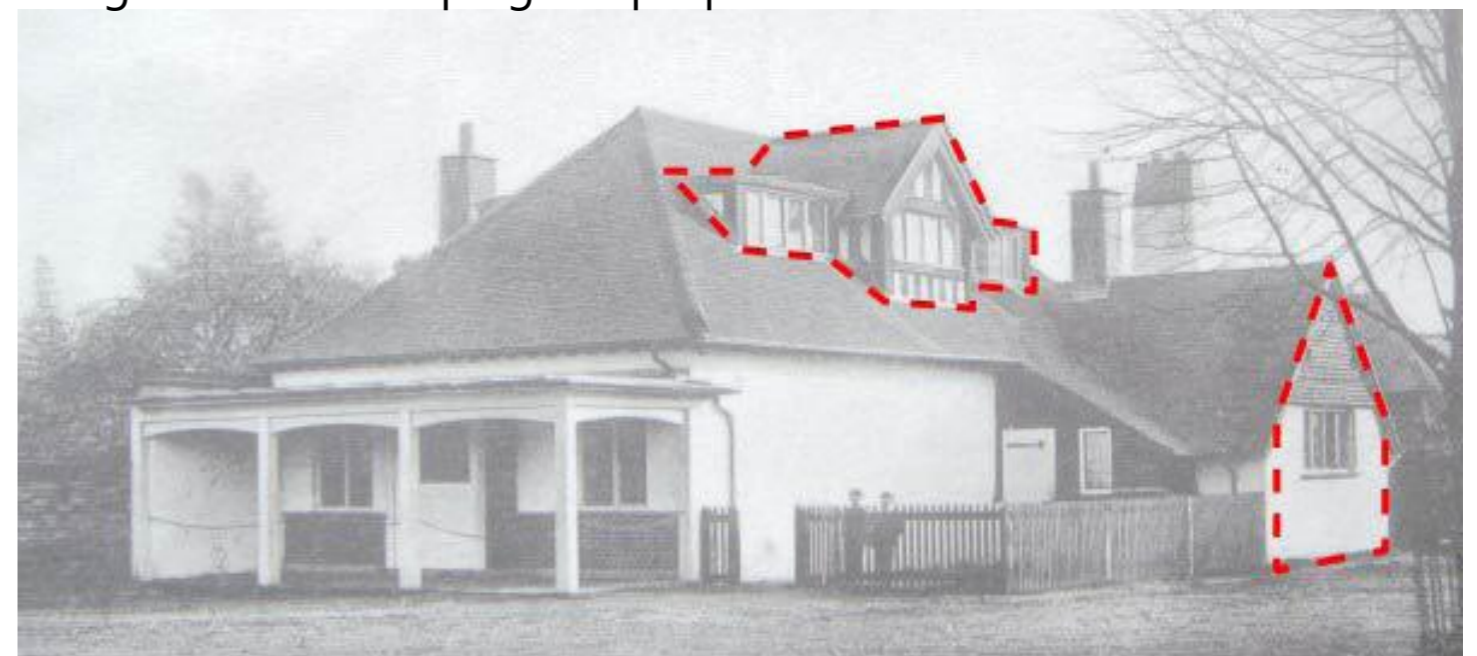
+ The area of existing roof to the front of the building provides scope for extending the building



+ Potential to consider the arches from the original design when developing the proposal



+ The height of the existing roof ridge should be maintained. Any proposal should remain subservient.



+ The original gable and dormer features of the building should be both retained or reinstated.

Fig. 09 - 3D Isometric View 1
Existing Arbuthnot Hall in its context:

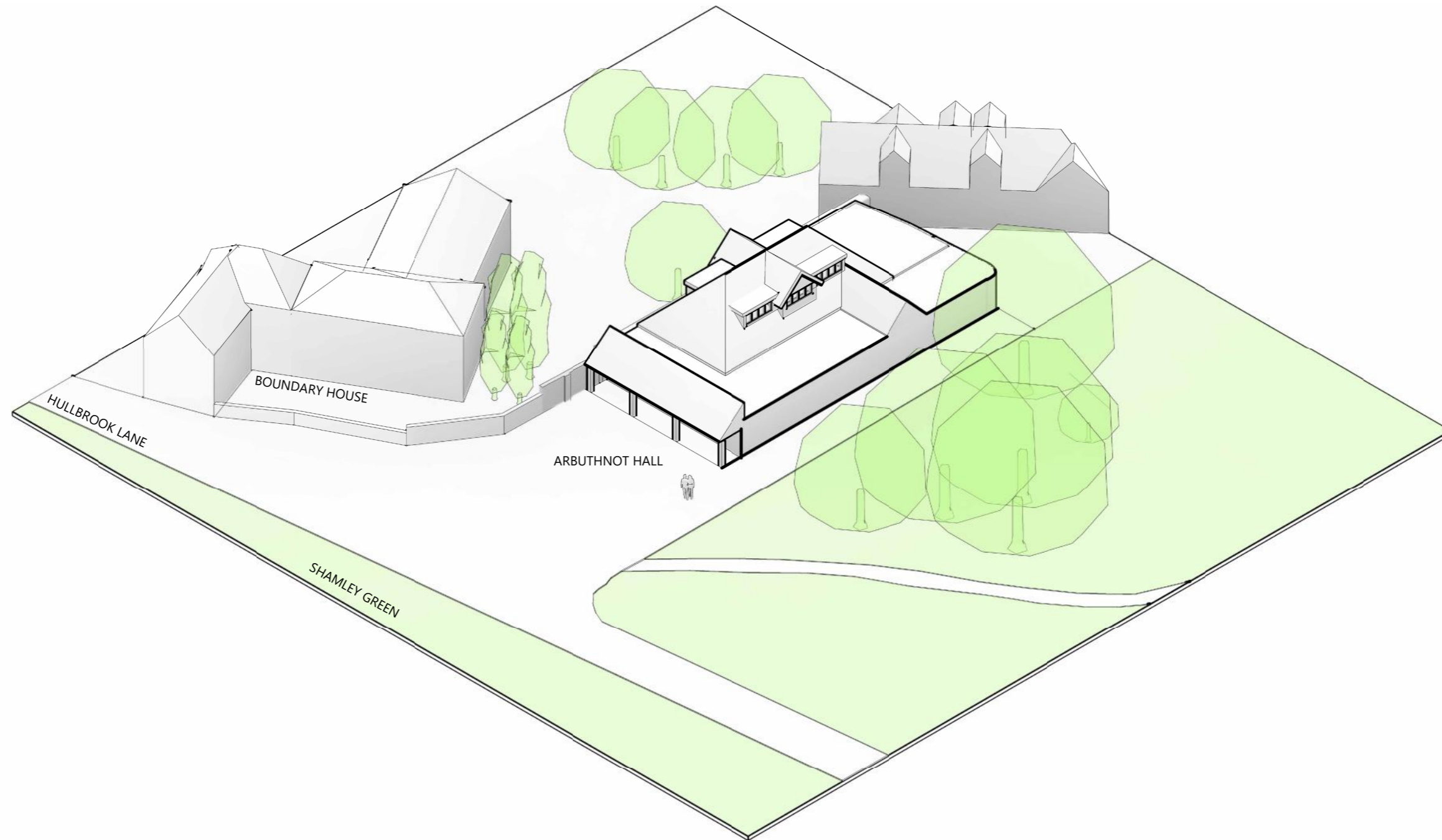
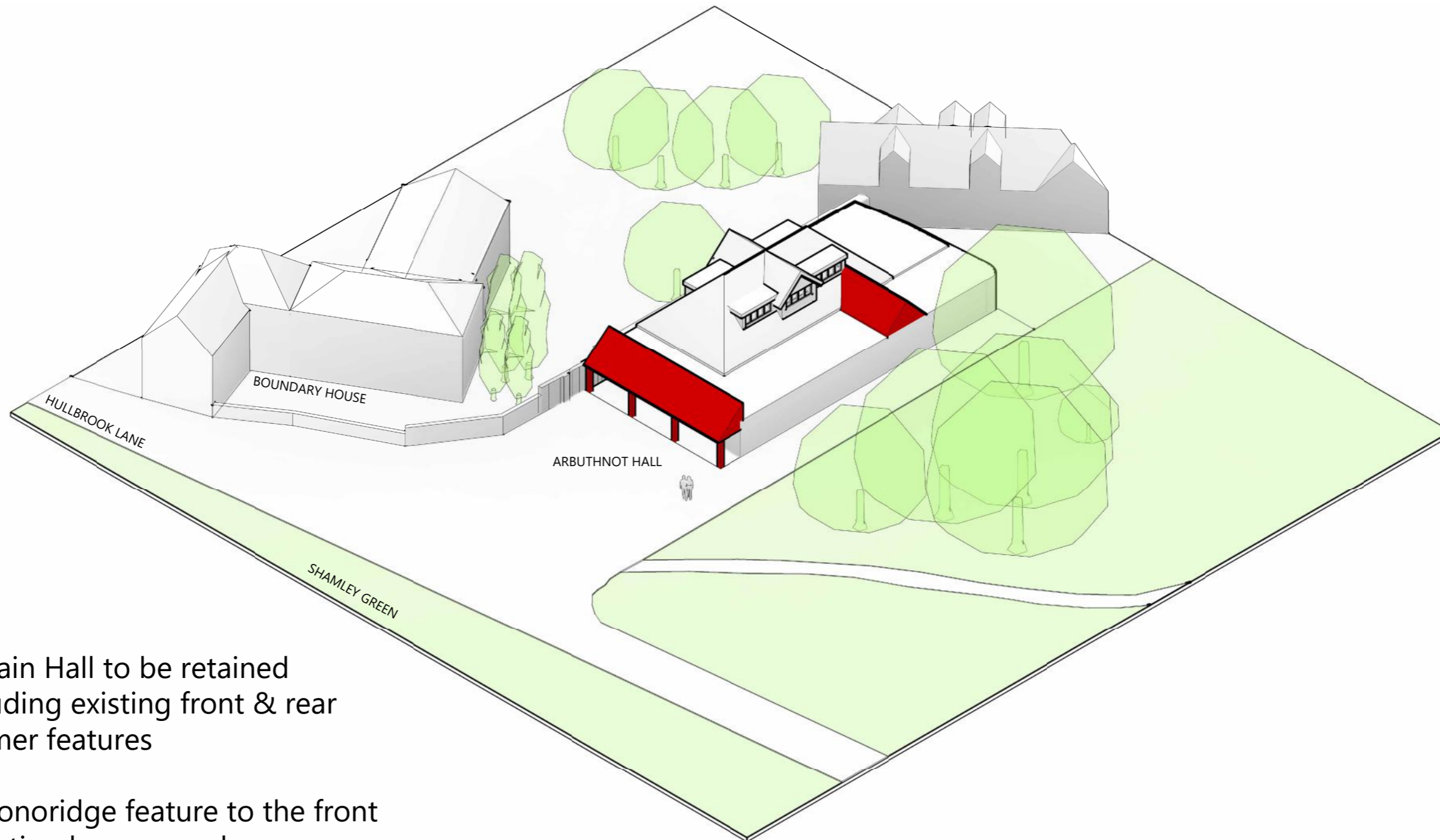


Fig. 10 - 3D Isometric View 2

Elements considered for retention and removal:



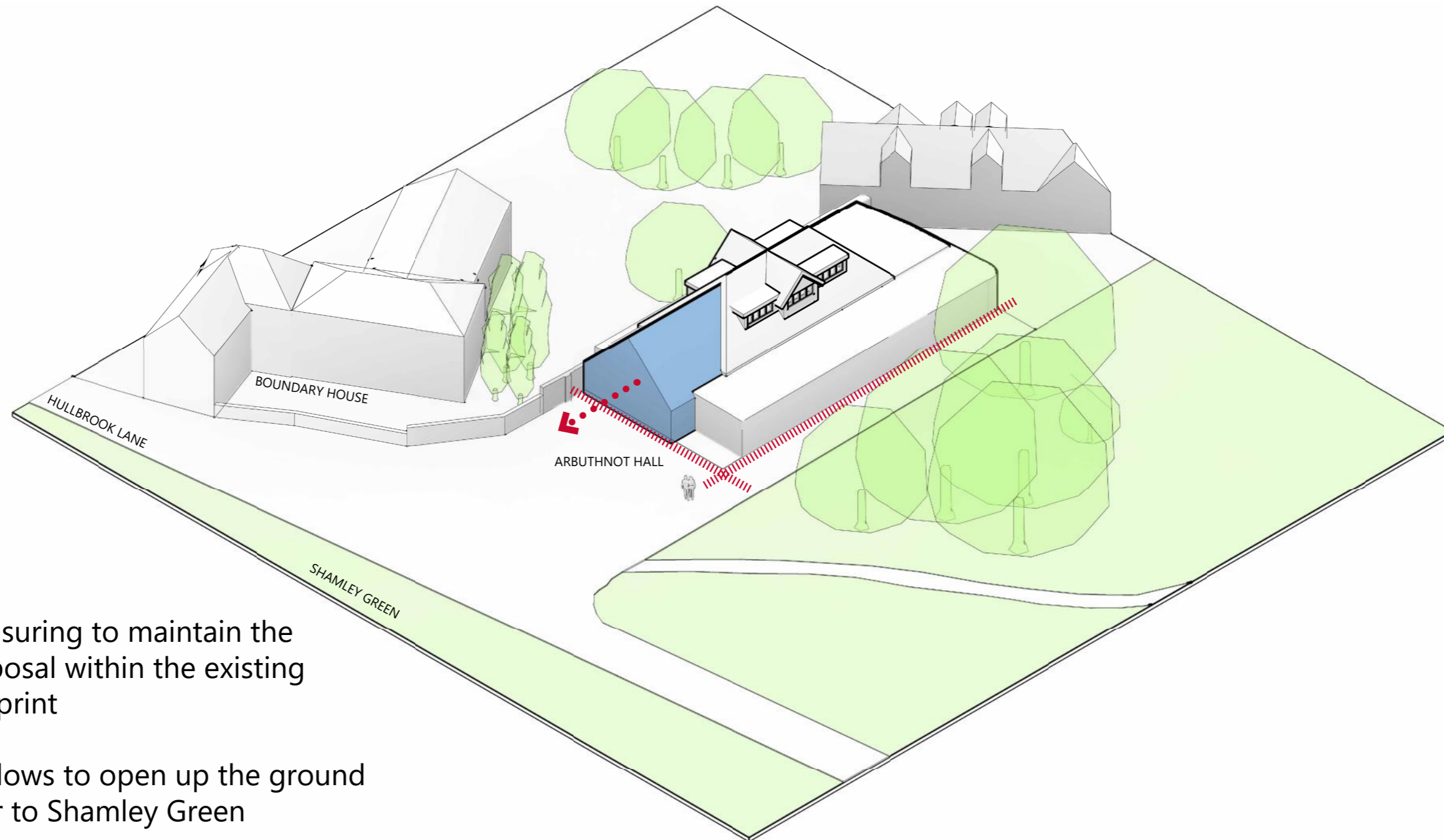
+ Main Hall to be retained including existing front & rear dormer features

+ Monoridge feature to the front elevation be removed

+ Existing gabled roof on West Elevation to be reconsidered

Fig. 11 - 3D Isometric View 3

Potential for extension to the front of the existing building:

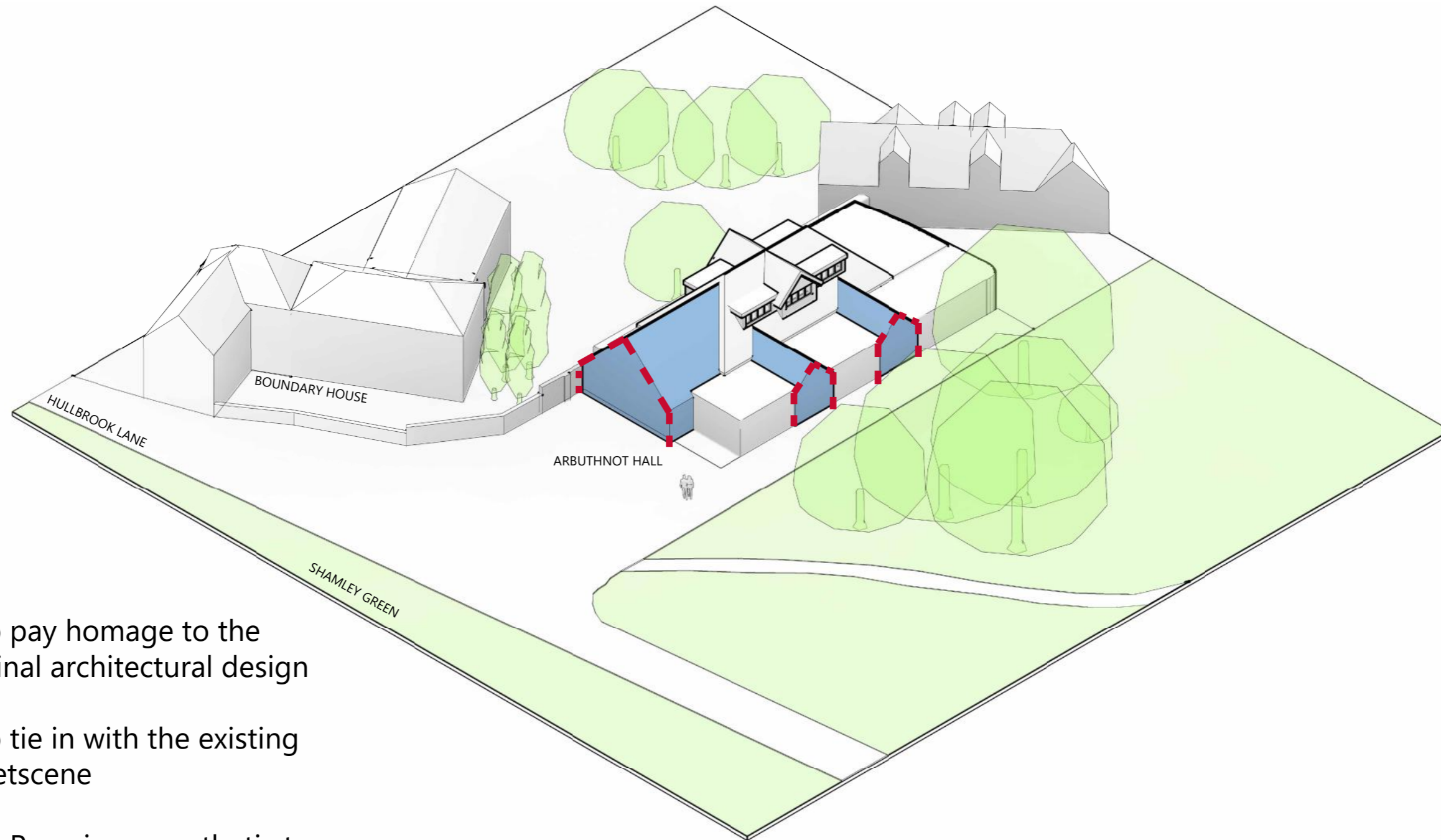


+ Ensuring to maintain the proposal within the existing footprint

+ Allows to open up the ground floor to Shamley Green

+ Brings more natural light into the existing hall

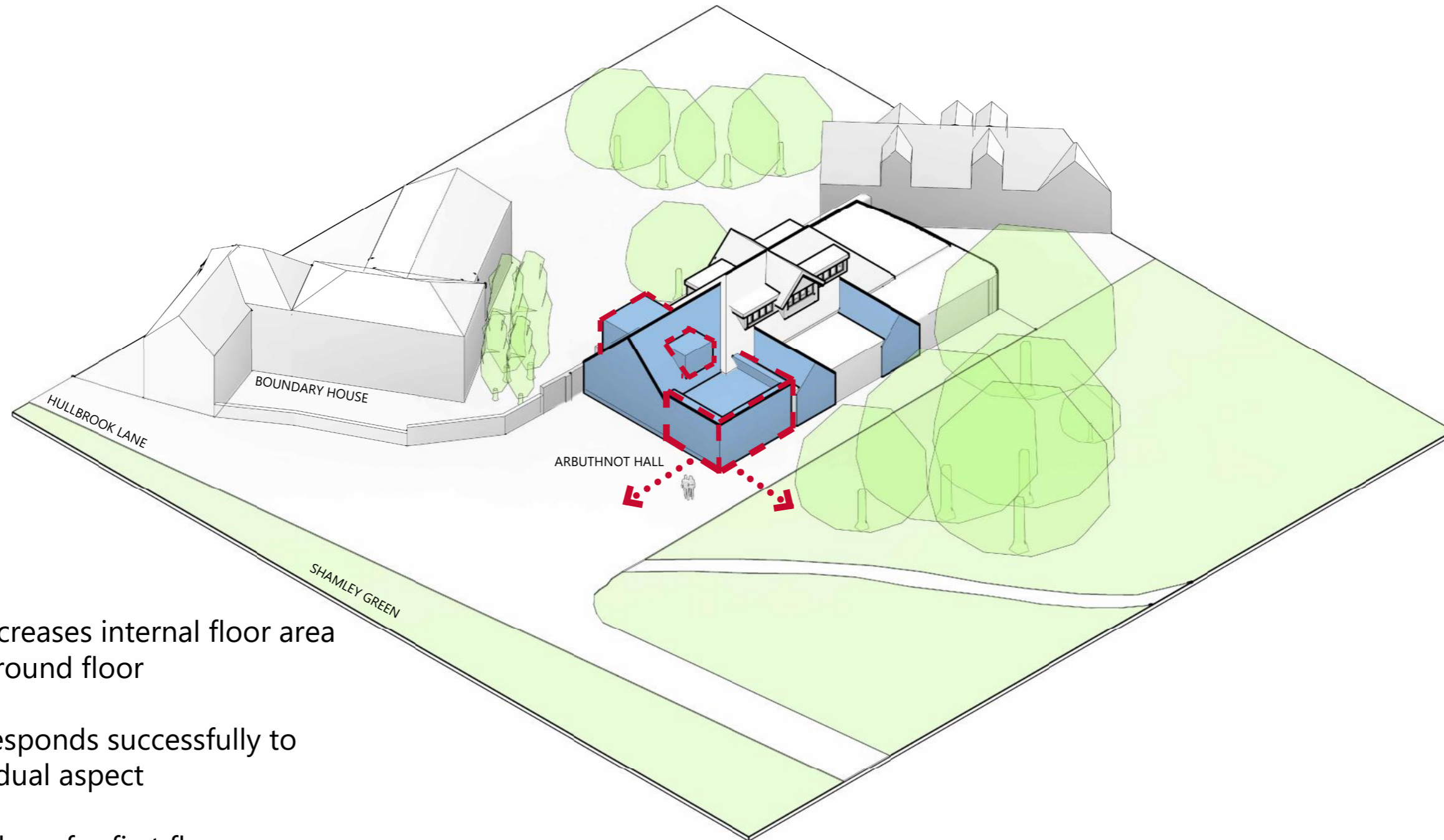
Fig. 12 - 3D Isometric View 4
Generate gabled forms:



- + To pay homage to the original architectural design
- + To tie in with the existing streetscene
- + To Remain sympathetic to the neighbouring properties

Fig. 13 - 3D Isometric View 5

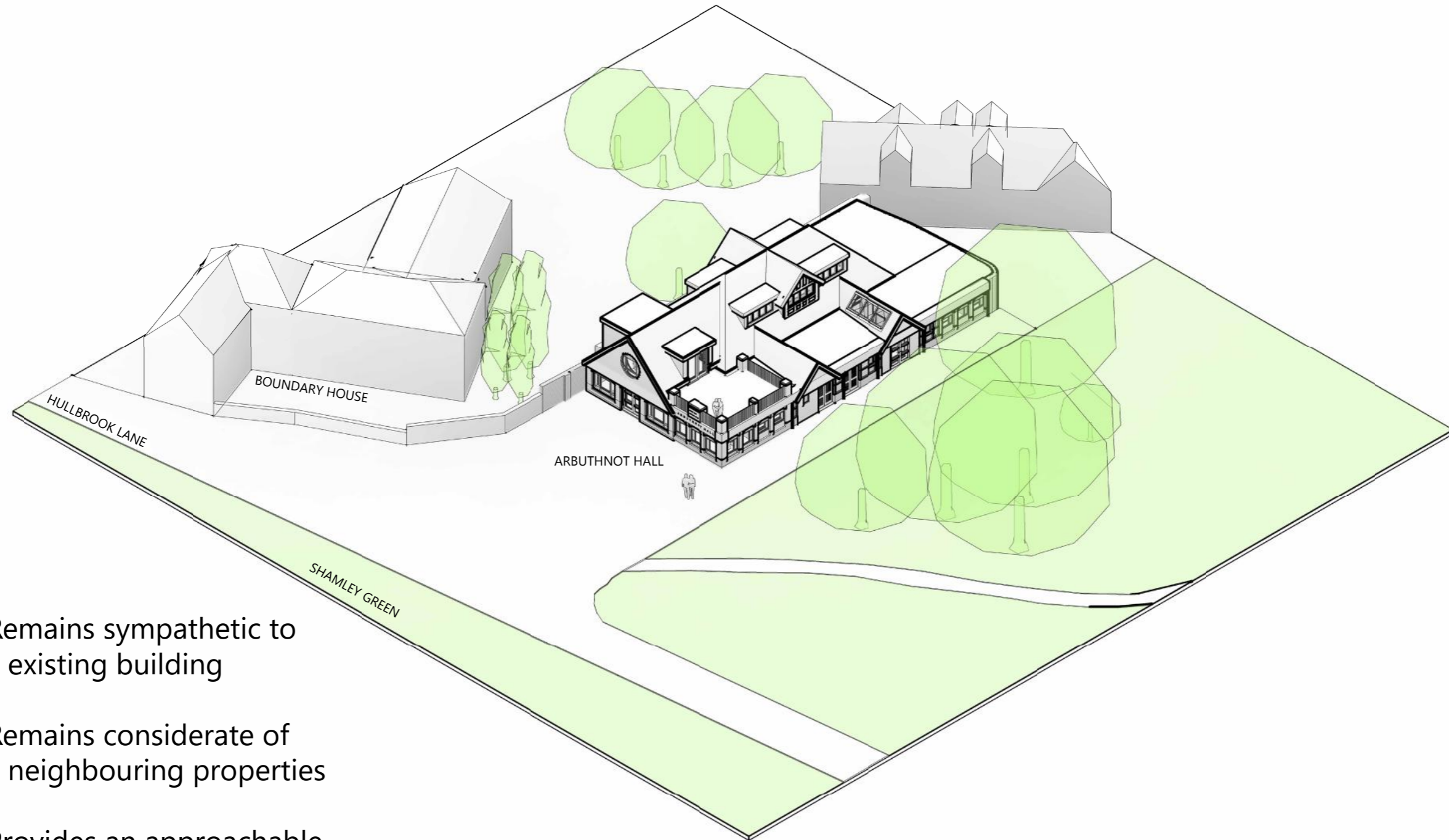
Developing the corner & introducing roof dormers:



- + Increases internal floor area at ground floor
- + Responds successfully to the dual aspect
- + Allows for first floor access and usability

Fig. 14 - 3D Isometric View 6

The developed design within its existing context:



+ Remains sympathetic to the existing building

+ Remains considerate of the neighbouring properties

+ Provides an approachable communal building for the residents of Shamley Green

Fig. 15 - Site Plan - Proposed Hall in its context

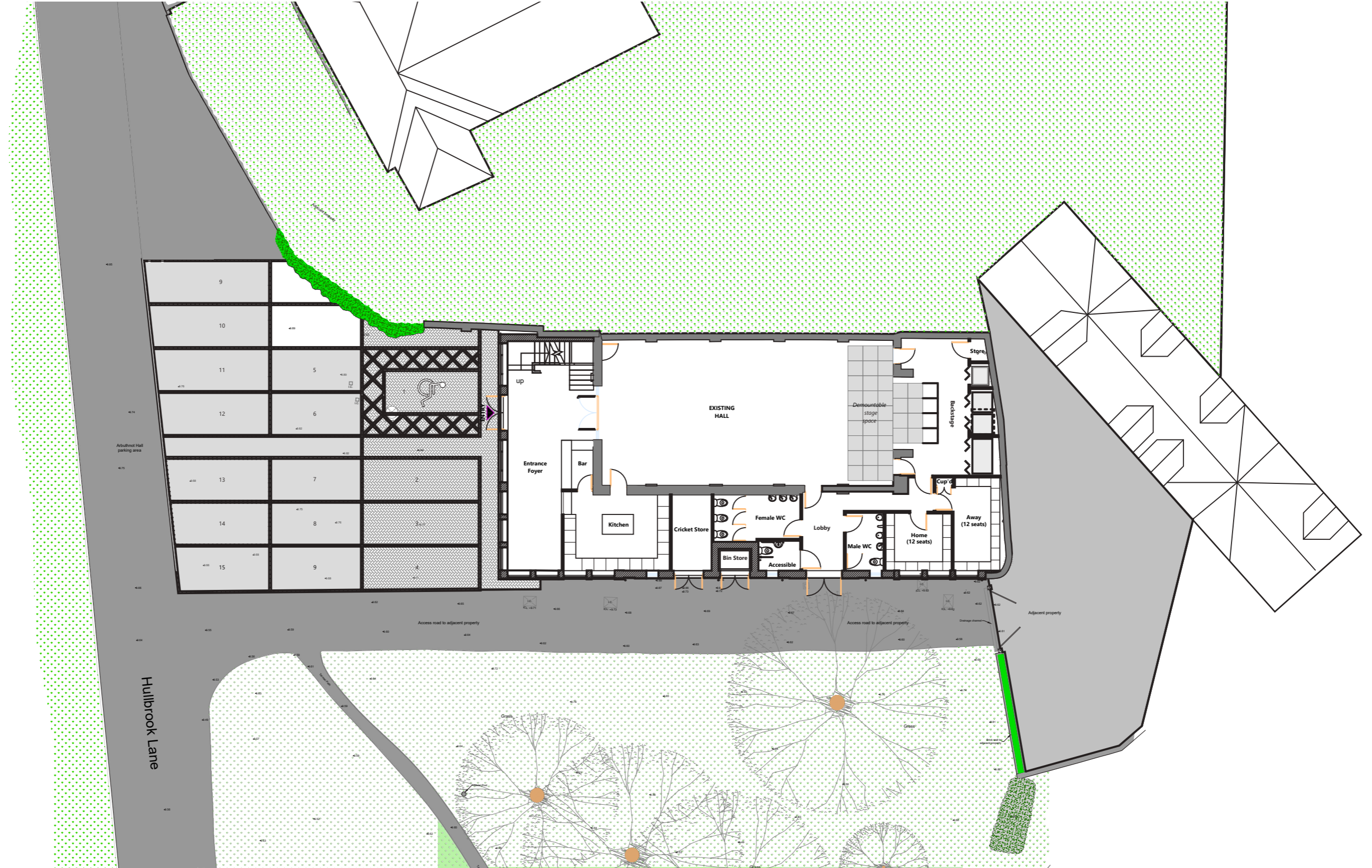


Fig. 16 - Proposed Ground Floor Plan
(as presented by Richard Wilkinson)

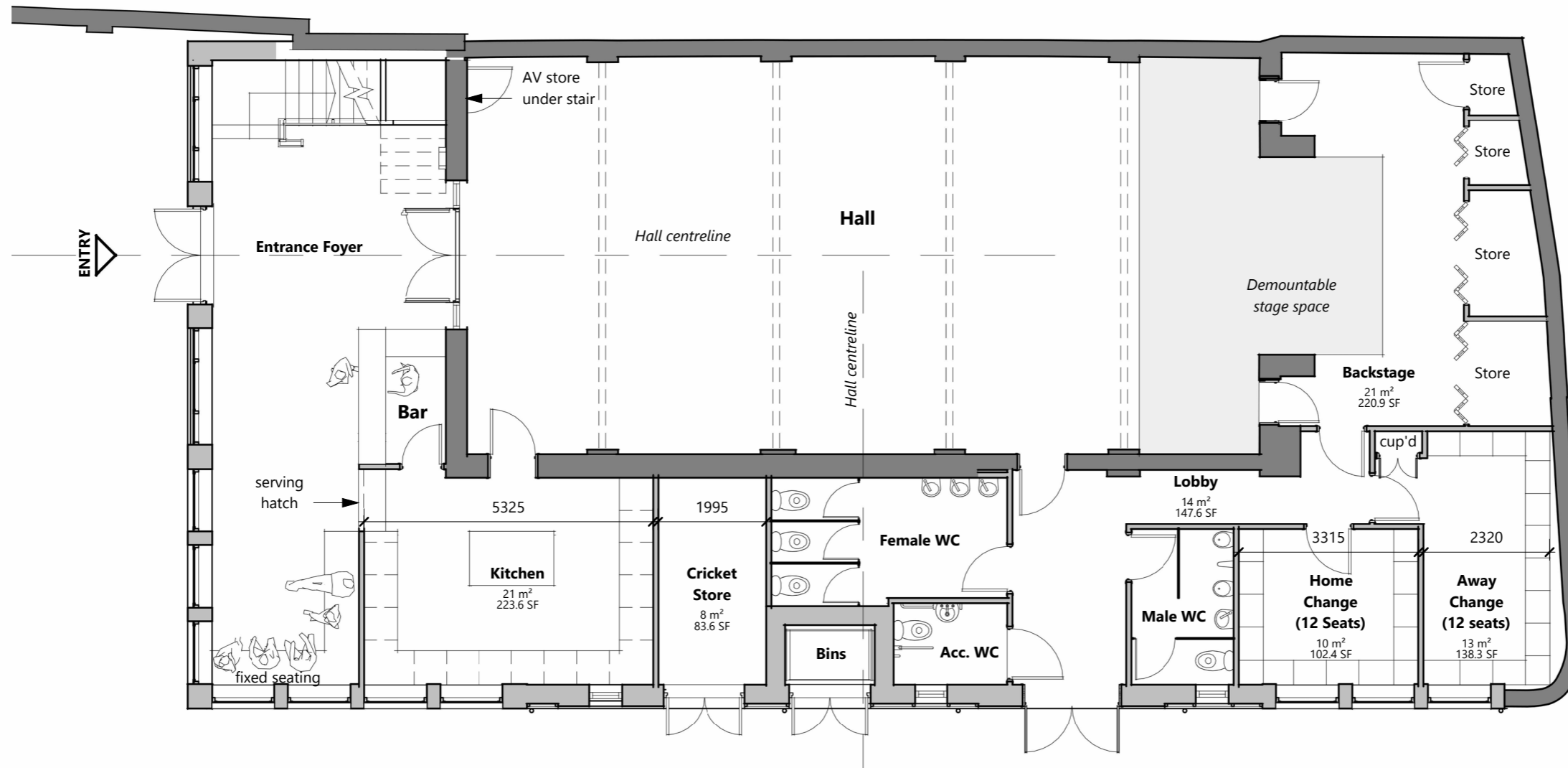


Fig. 17 - Proposed First Floor Plan

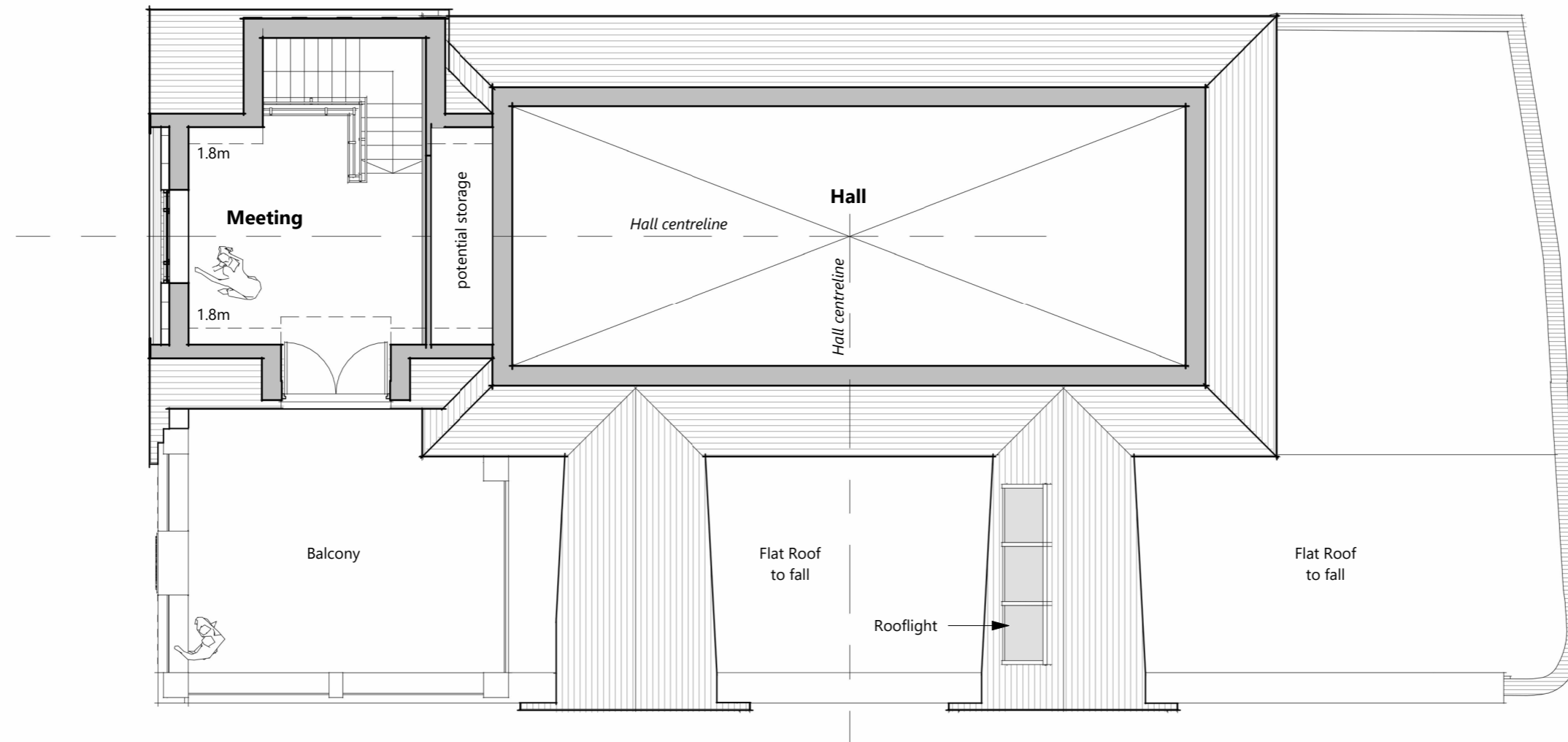


Fig. 18 - Proposed Roof Plan

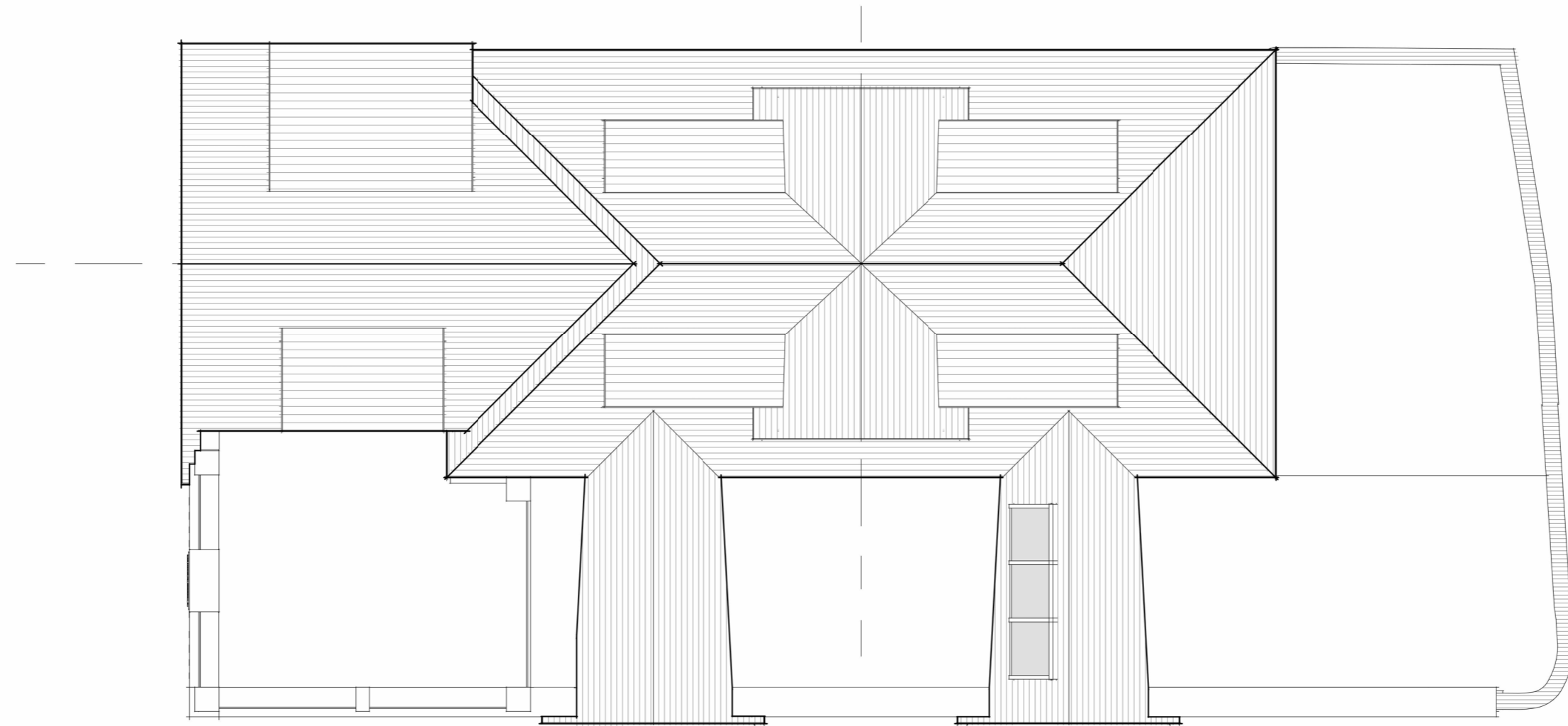


Fig. 19 - Proposed Elevations



1 North Elevation - (Proposed Front)
1 : 100

Material Palette:

1. Facing brick
2. White Render
3. Timber Cladding
4. Clay Roof Tiles
5. Timber Framed Windows



2 West Elevation - (Proposed Side)
1 : 100

Fig. 20 - Proposed Elevations



1 South Elevation (Rear)
1:100

Material Palette:

1. Facing brick
2. White Render
3. Timber Cladding
4. Clay Roof Tiles
5. Timber Framed Windows



2 East Elevation - (Proposed Side)
1:100

Fig. 21 - Proposed 3D
Front approach facing South



Fig. 22 - Proposed 3D
Corner approach looking South-East



Fig. 23 - Proposed 3D
West Elevation Looking East



Fig. 24 - Proposed 3D
Internal Views



Fig. 25 - Existing streetscene



Fig. 26 - Existing streetscene with proposed



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