

Fulbeck Avenue, Worthing

S96A Supporting Document June 2026

Comparison Document

Review. Refine. Improve.

Background to the Section 96a Application

Boklok built out the Fulbeck Avenue, Worthing development under planning approval AWDM/0166/20. The entire development of 152 apartments was constructed using the 'MMC' modular method of off-site construction. The last building, Block 5, was largely completed, but had to be demolished in 2024 due to poor delivery of the build method, leading to encapsulated damp issues. Around the same time the UK MMC construction model largely failed and has now become unfundable for institutional developments.

Boklok have since pulled out of UK development, but are seeking to complete the development expediently for the Fulbeck Avenue residents. Accordingly, they have contracted with the applicants, Cross Stone, to rebuild and deliver completion of the block and external landscaping/parking areas. Cross Stone were chosen as they have a proven track record of delivering high quality apartment schemes within the area and in particular the Worthing & Adur District.

It is important to note that the demolition of Block 5 preserved the foundations, which has a significant bearing on the construction method that has to be employed to re-build Block 5. Boklok have also sought to expedite completion of Block 5 by imposing strict time limits on Cross Stone in order to deliver completion of the development for the residents. If not met, these time constraints impact on the funding of the re-build and ultimately its delivery.

Accordingly, Cross Stone have sought to proceed under the Section 96a route in order to follow their critical construction path and have not sought to change the description of the development, having value engineered Block 5 to ensure both the viability of re-construction and improvements to the block in terms of materials used and space planning, due to the complexities introduced by being unable to use the original construction method. Cross

Stone are also looking to improve the build quality of this block by using more traditional construction methods, enabling them to deliver a higher quality scheme which will assist both the saleability and longevity of the building and materials used, particularly on the elevations.

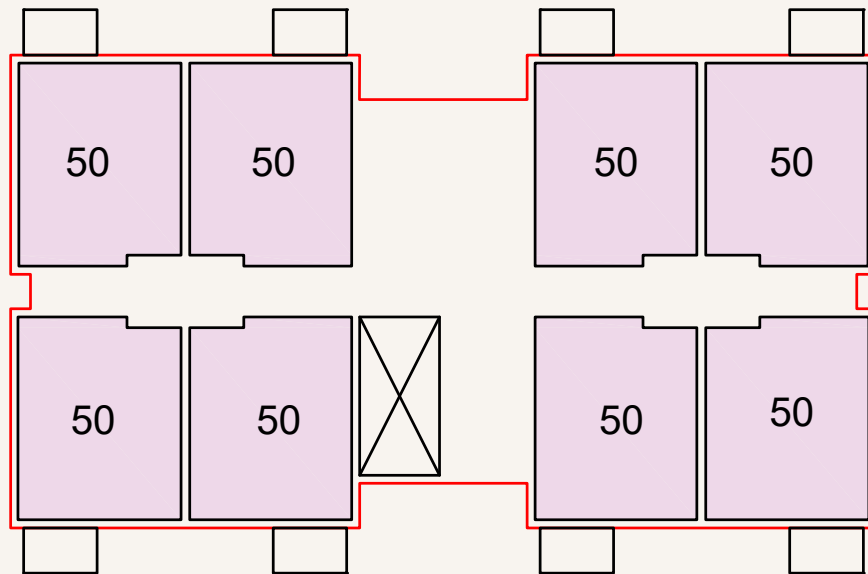
Construction of Block 5 was proposed as a volumetric modular system, based around repeating module units constructed off site. This approach, while it has its benefits, creates excessive construction depths, by the nature of abutting modular units, both laterally and vertically. As the foundations remain in place, other viable construction methods such as timber frame and metal frame are being considered. These build methods highlight the poor gross to net of modular build and it can be seen in the comparison in this document. Originally the gross construction to net (i.e. excluding building structure and common/shared circulation spaces) for modular build was 73% and under the new frame proposals it will be 80%. The new approach using lightweight, timber/metal frame construction, enables a more efficient use of space within the original footprint and building volume.

The total number of units has remained the same (32 units total) and as originally approved 9 two beds & 23 one beds. Although, we have been able to increase the size of many of the units, thus improving habitability.

The proposal also offers an opportunity to review the material choices used in the scheme. The previous 'modular' elevations cannot be reproduced, so it is our intention to improve the aesthetics of the scheme with the use of a complementary palette of metal and timber.

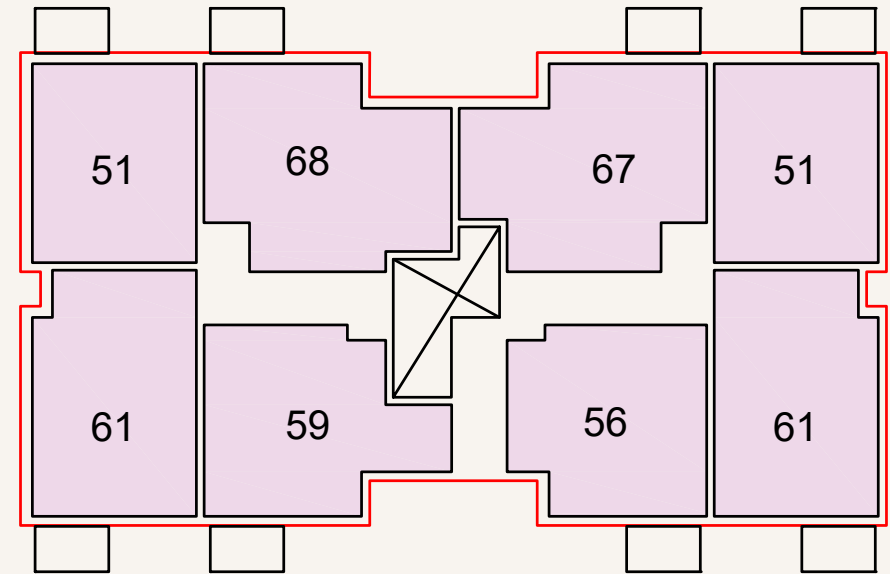
The following is a comparison between the original design intent and our improved scheme that demonstrates the non-material amendments for submission of a Section 96A application.

Existing

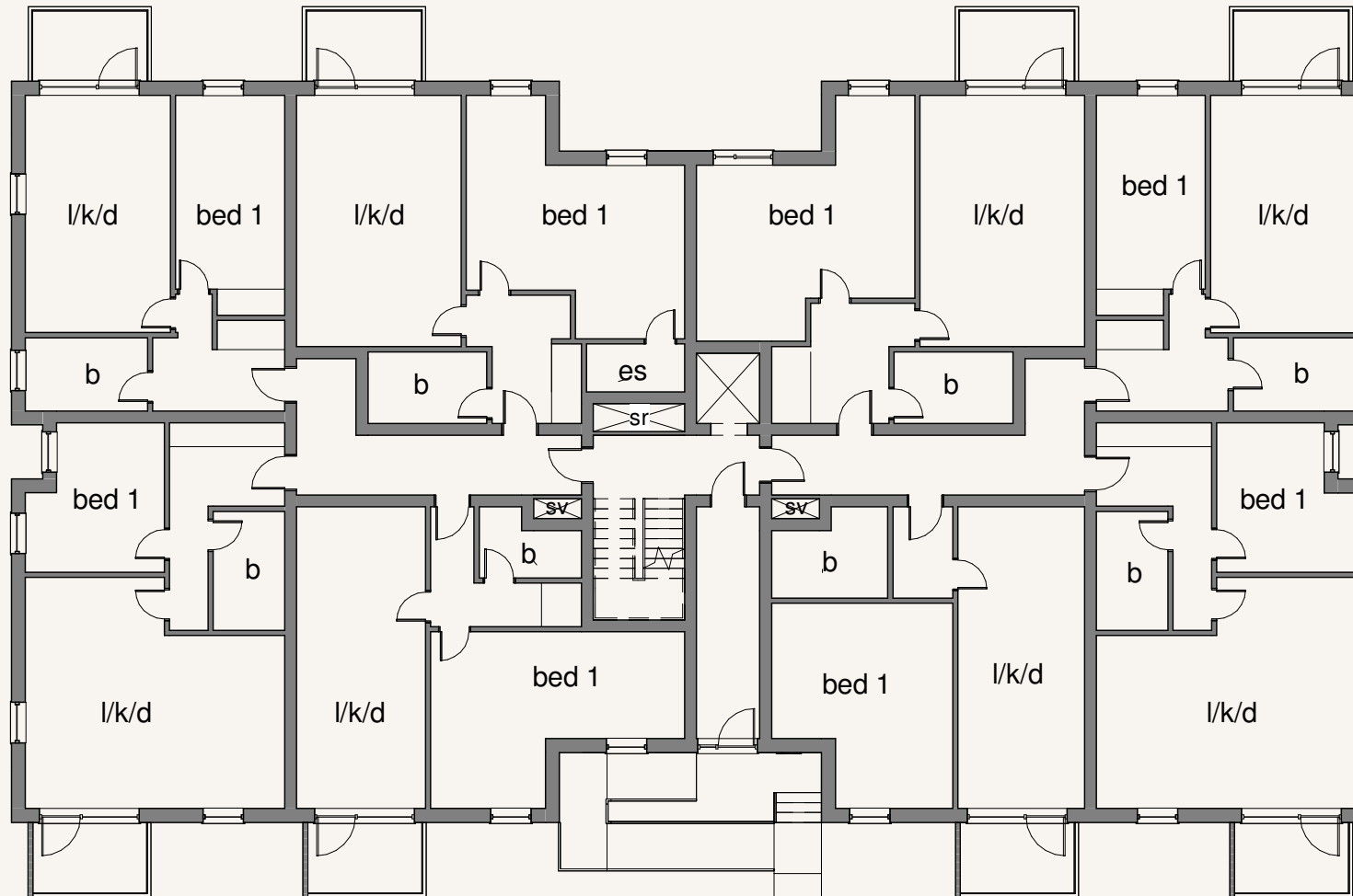


8 no. 1 Bed flats @ 50m²

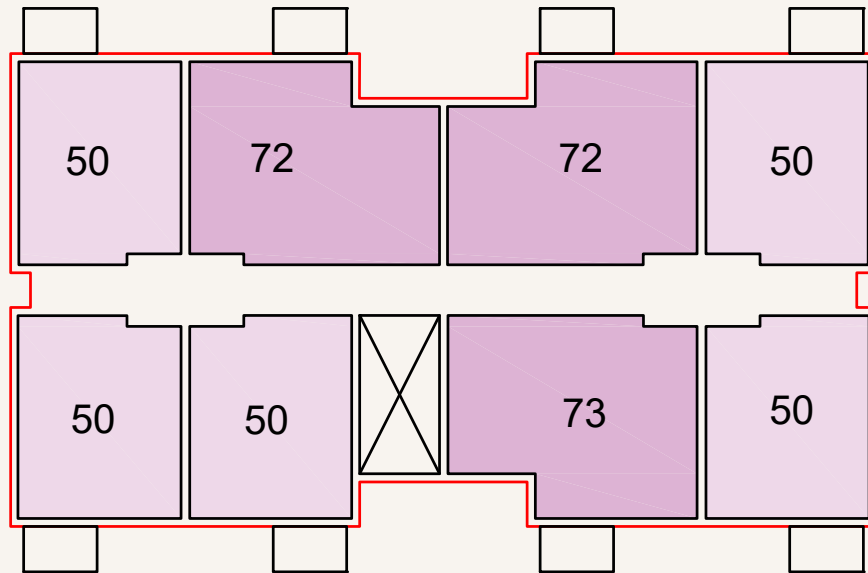
Proposed



8 no. 1 Bed flats @ 51-68m²

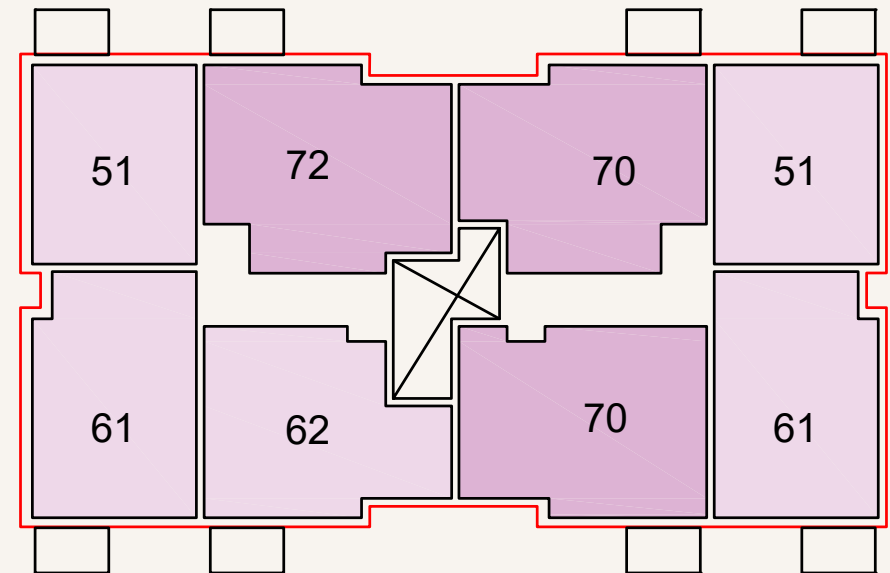


Existing

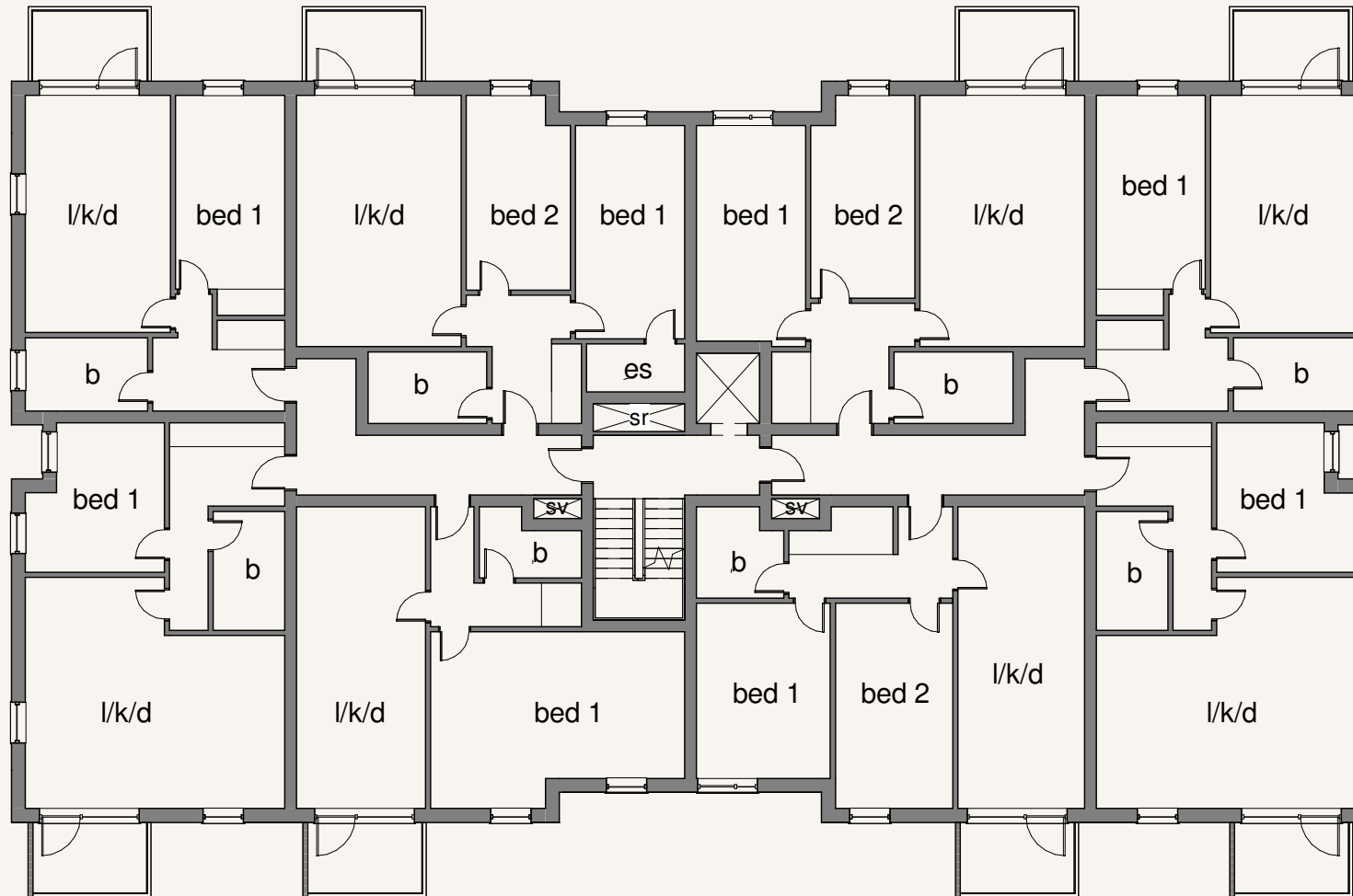


5 no. 1 Bed flats @ 50m²
3 no. 2 Bed Flats @ 72-73m²

Proposed



5 no. 1 Bed Flats @ 51-62m²
3 no. 2 Bed Flats @ 70-71m²





Rear Elevation



Side Elevation 01



Front Elevation



Side Elevation 02



Rear Elevation



Side Elevation 01



Front Elevation



Side Elevation 02



Materials

We see an opportunity to enhance the scheme by replacing the flat panel facade with a refined mechanical fix system. The relief of the standing seams introduces visual interest while preserving the essence of the original proposal. Complementing the metalwork, we propose accents of timber cladding at the entrance, balcony soffits and side elevation reveals that also honour the initial design intent.



Elevations

The material palette has been selected to compliment the immediate context. The elevations consist of the following materials:

- 1 - Prefalz Light Grey Aluminum Standing Seam
- 2 - Prefalz Dark Grey Aluminum Standing Seam
- 3 - Prefalz Moss Green Aluminum Standing Seam
- 4 - Horizontal Secret Fix , Open Joint, Timber batten Cladding
- 5 - PPC Curtain Wall System (RAL 7016 Anthracite Grey)



Rear Elevation



Side Elevation 01



Front Elevation

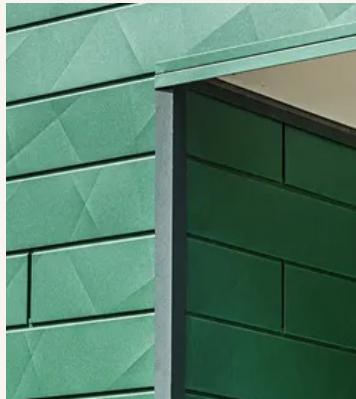
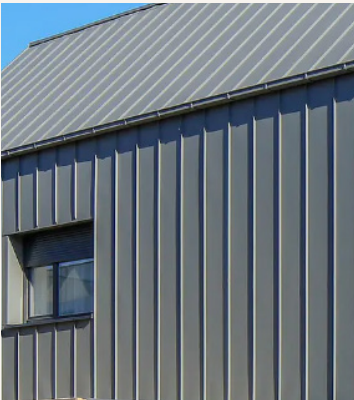


Side Elevation 02

PREFALZ STANDING SEAM

FACADE PROPOSAL

The dominant facade material is an aluminium standing seam chosen in a complimentary pairing of Light and Dark Grey, with an accent panels of Moss Green reflecting the detail found on the other buildings at Fulbeck Avenue.



Red Douglas Fir Open-joint

WOOD SPECIE	THERMAL PROCESS	DURABILITY	TECHNICAL PROPERTIES		
Red Douglas Fir Geographical area: France Quality: A/B choice NF EN 14519 A fast-growing specie, characterised by a marked-grain, a pink colour and the presence of tight sound knots. PEFC certified Carbon footprint: 5.38 kg CO ₂ eq./m ² (module D excluded) * 	Kiln dried to 18% ^(+/- 2%) guaranteeing the stability of boards	Use class: 3.2 (without sapwood) according to FD P20-651	Behavioural fire restrictions	Thermal characteristics according to NF EN 12 524	Water vapour permeability according to NF EN 12 524
			Reaction to fire : NPĐ*	Thermal resistance R in m². K/W: 0,13	Water vapour resistance: 72 µ
		Red Douglas Fir, lasting up to 50 years	Combustible mass in MJ/m²: 186		Average density: 525 kg/m³ to 12% wood moisture

* Consult our Environmental and Health Declaration Sheets on the INIES database

MECHANICAL PROPERTIES					
Breaking stress in compression: 55 N/mm²	Breaking stress in tension: 93 N/mm²	Breaking stress in shear: 9,5	Breaking stress in bending: 85 N/mm²	Modulus of elasticity in bending: 12 100 N/mm²	Compliant for French implementation in G4 area (impact resistance)

PREPARATION FINISH	SHADE	THICKNESS X WIDTH FACE COVER IN MM	BOARD	LENGTHS (M) * (according to availability)	FITTING	PACKAGING
Planed solid wood	without finish	27x70mm	Planed solid wood	4.00 m	1 nail in the center of the slot for a 40 cm distance between centres + double up the nail at the ends (find installation advice below)	Packs x boards/pack: 108x4

* For solid wood boards with end-matched, the effective length is equal to the standard supply length invoiced minus 30 millimeters.

* NPĐ : No Performance Determined.



