Design & access statement

St Martin in the Wood, Temporary Youth Centre

March 2013

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Introduction

St Martin's Church in Chandlers Ford has seen an encouraging increase in the number of local children and young people attending Sunday Congregations. The church does provide a large meeting space but there is an urgent need to accommodate young people's groups in spaces that can be dedicated to their activities and learning. The church is proposing to erect a temporary building, which will be predominately a youth and children's centre. It will provide appropriate space to allow around 20 children, young people and leaders to meet in comfort and safety whilst Sunday services are being conducted in the church.

It is envisaged that the building will mainly be used from 9am-11am and3:30pm-7:30pm on Sunday's. Outside of this core use the building may be used, in preference to the church and centre, for church activities including general meetings and youth/children's events. These activities occur sporadically throughout the week including some evening use until around 9pm.

Strategy

The Design and Access Statement examines the mode of action to deliver, change and enhance the function of the church. It focuses on four value-rational strategies, which divide into 3 categories, urgent, necessary, and desirable.

No.	Strategy	implement
1	The desired conclusion: The modular building will provide extra space for the existing St Martin's Sunday congregations which have seen an encouraging increase in the number of local children and young people attending. It is envisaged that the building will mainly be used from 9am-11am and 3:30pm-7:30pm on Sunday's. Outside of this core use the building may be used, in preference to the church and centre, for church activities including general meetings and youth/children's events. These activities occur sporadically throughout the week including some evening use until around 9pm	Desirable
2	Who benefits: The building, which will be predominately a youth and children's centre, will provide appropriate space to allow around 20 children, young people and leaders to meet in comfort and safety whilst Sunday services are being conducted in the church.	Urgent
3	Is this development desirable: The building will provide better and more appropriate facilities for the churches youth and children	Necessary

and as much of the use will simply be a transfer of users from the main church building into this more appropriate building

4 What should be done about it: Necessary

Roles and responsibilities

Architecture: The client has appointed Temple Ford Design Architects to draw up proposals and submit a Planning Application

Location

St Martin in the Wood is a small modern church in Chandlers Ford, which is located in the wooded estate of Hiltingbury, on the junction between Queens Road and Randall Road,

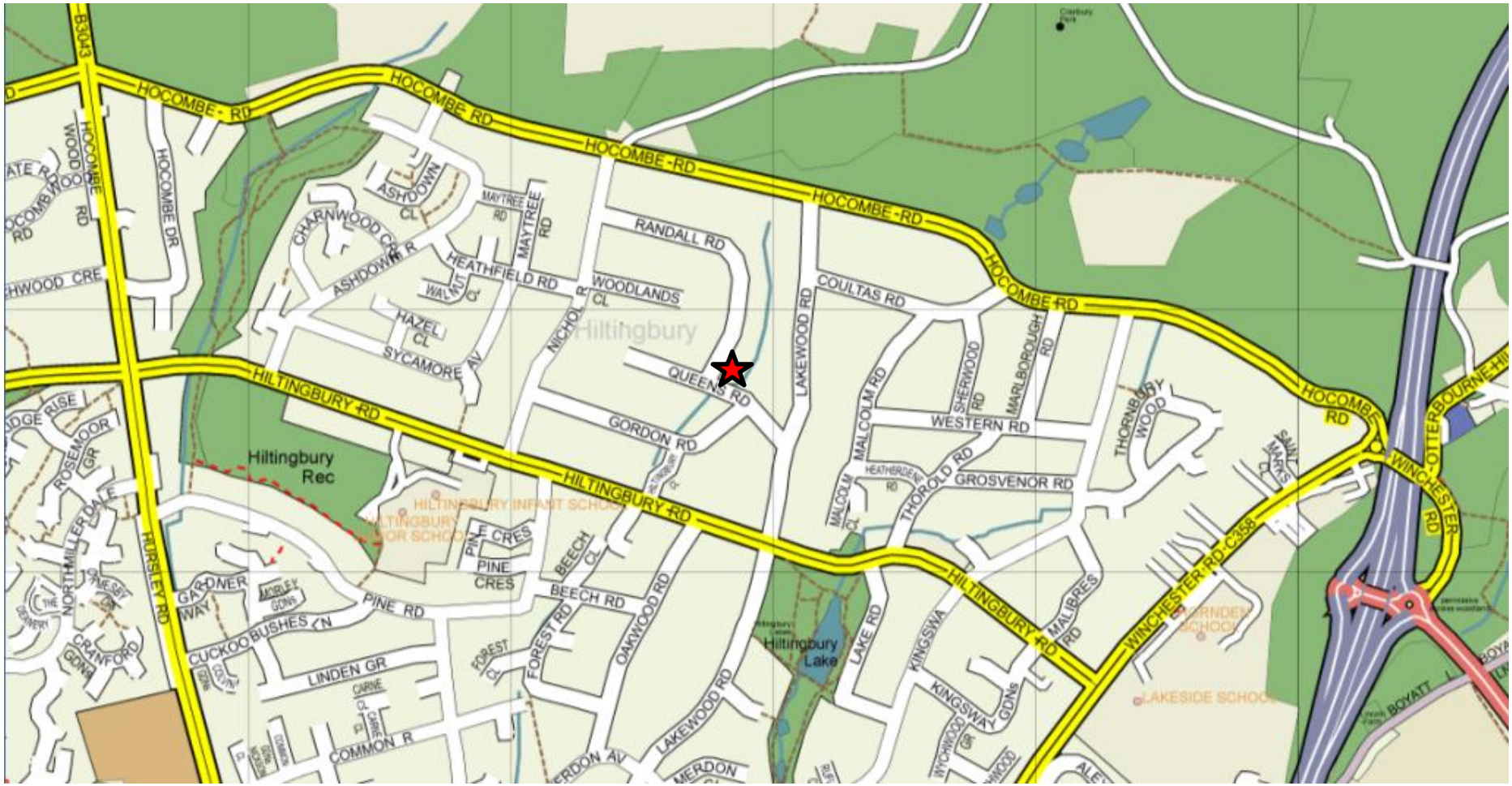


Figure 1 Site location

History

The church was built in 1960 and extended in the 1980's to serve the growing community in Chandlers Ford. A former Youth Centre, shown on the OS map, was demolished in 2000 as it contained asbestos

Transport

It is not envisaged that the total amount of traffic visiting the site will increase significantly due to the erection of this building. Those users who do drive to the site will be able to park in the churches ample adjacent car park. Because the new building will be behind the existing church it will encourage users to utilise the car park rather than park in front of the church on Queens Road. The building and adjacent church will continue to serve the local area with many of these young users travelling to the church on foot and bicycle



Main entrance showing scale of the church



West end



Entrance to the car park

Figure 2 Views of the front, side entrance to the car park







Garage to be removed

Neighbours garage behind the church garage

Landscaped boundaries providing good cover

Figure 3 Views of the existing garage







The rear or North side of the church

Net pave finish around the oak tree

Garage and Curate's residence

Figure 4 Views

Site Appraisal

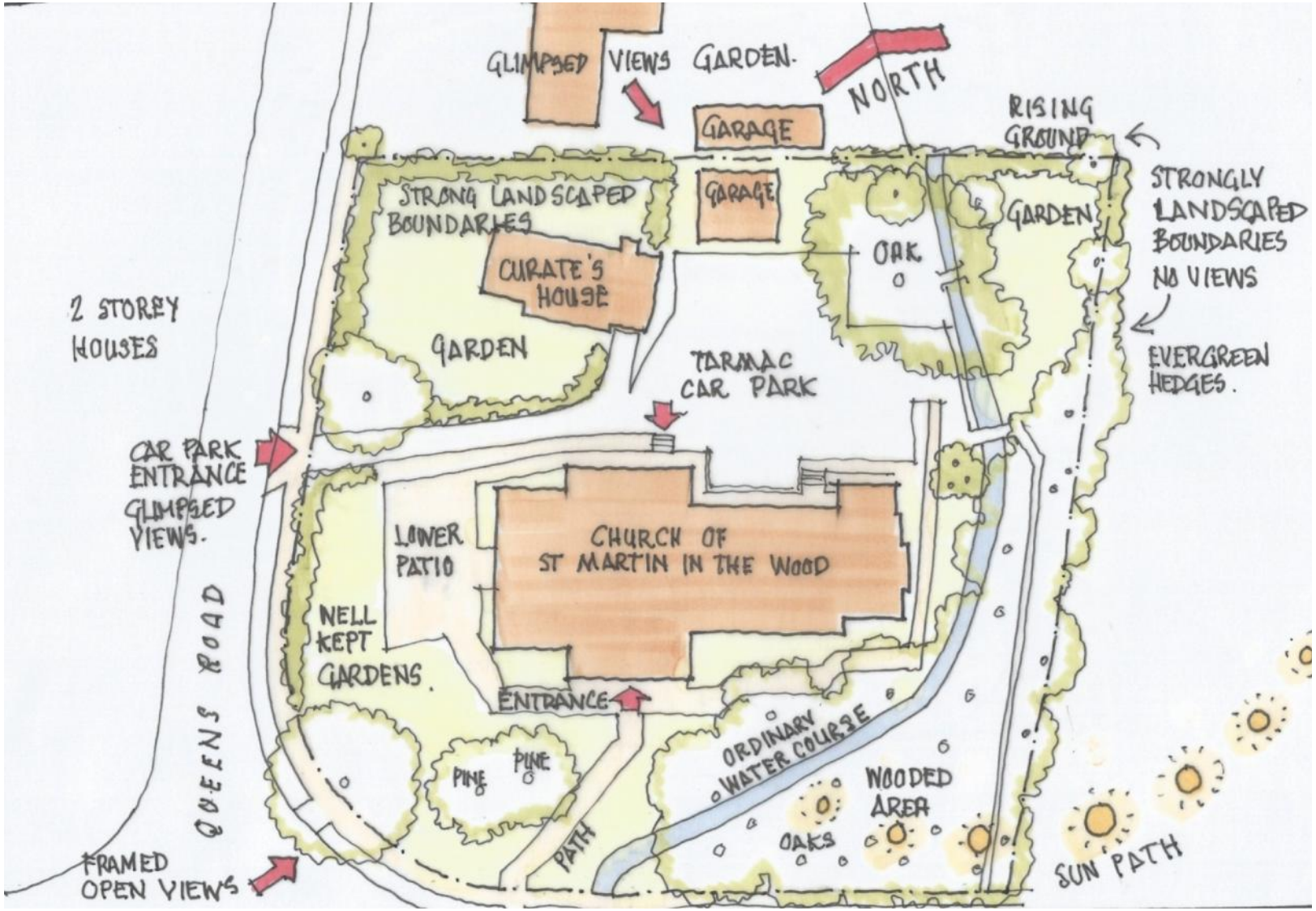


Figure 5 Site appraisal

Roads and footpaths

The roads in this vicinity are quiet residential roads with a good network of paths and pavements. This allows easy access to the church by foot or cycle

Urban grain

The Hiltingbury area is designated an area of special character, and the grain varies between medium and coarse grain. The area of Queen's Road is medium grained, large detached properties with big gardens

Landscape – shape form, ecology and natural features

The area is characterised by an abundance of mature trees, especially oaks, and most have tree preservation orders. The church grounds have been beautifully landscaped and contain many mature oak trees and shrubs. A natural water course runs through the open grounds and the car park at the rear is hidden by the church and houses. The overall appearance is a pleasing one that contributes positively to the area.

Density and Mix – the amount of development and range of uses:

The area is almost totally residential and density is low. The church of St Martin in the Wood sits happily in the area

Scale – Height and Massing

The architectural language is one of two storey dwellings with pitched roofs. The church is essentially single storey with a lofty ceiling that takes advantage of the steeply pitched slate roof. There is a library in the roof space above the main entrance. The form and scale of the church is that of a large domestic property and it church does not dominate the houses but sits comfortably in the landscape and forms a focal point at this junction.

Appearance: Details and Materials

The surrounding houses are traditional brick built with pitched tiled roofs and white painted windows. The walls of St Martin in the Wood are finished with a light grey painted render, stained timber windows and doors and a slate roof.

Consultations

Planning and Architectural

The following pre-application advice was received from Eastleigh Borough Development Control

'Dear Mr McKellar

Erection of a temporary modular building for use as youth centre

Church Of St Martin in The Wood, Queens Road, Chandler's Ford, Eastleigh, SO53 5AG

I refer to your enquiry received 30th January 2013 in relation to the proposed development at the above site. I have now been able to look into your enquiry and would make the following comments;

I have reviewed the submitted plans and can confirm that the site is within:

The urban edge

An existing residential area

An area covered by a Tree Preservation Order which protects all trees

Flood zone 2 & 3

The 20m buffer of a main river (Critical Ordinary Water Course)

Hiltingbury Road West Character Area

The following saved policies emerging policies and guidance are therefore relevant to the proposals:

- *Eastleigh Borough Local Plan Review (2001-2011) 41.ES, 42.ES, 45.ES, and 59.BE*
- *Pre submission Eastleigh Borough Local Plan 2011-2029 DM1, DM5, DM6,*

Supplementary Planning Guidance : Quality Places

Chandlers Ford & Hiltingbury Character Area – Hiltingbury Road West

In view of the above the principle of development is generally considered acceptable. The siting of the building is considered appropriate, located to the rear of the car park away from the main street scene where its impacts on the character of the area are minimal.

The building itself however is not the most attractive being a temporary modular building. The proposed building has a poor relationship to neighbouring buildings and given the increased footprint and height of the building in comparison to the existing garage and its siting close to the boundaries with No.40 Randell Road and St. Martins House may appear visually imposing and alter the outlook from these properties. There are also concerns that the use of the building for youths may have a negative impact on the residential amenity of these properties in terms of noise generation and general disruption. To this end, an explanatory statement will be required to explain the justification and need for the proposed building including details of times of use and expected numbers of youths. We would strongly recommend you engage with the local community to gain their opinions on the proposal and the outcome of this should also form part of your supporting statement. Finally, the statement should also address how residential amenity issues such as noise generated from the building will be controlled and minimised and how the reduced parking provision will still meet the needs of the church, church hall, and youth group.

It is noted that the new temporary building will sit on concrete slabs on top of the car park tarmac surface and therefore no dug foundations are required. It is also noted that there is SUDS netpave around the closest tree – plastic grid 50x50mm filled with gravel to allow water to get to the tree roots and that a Borough Council Tree officer has visited the site and indicated that there are no concerns within regard to the protected trees in the area however an Arboricultural Report will still be required to confirm that the proposals and/or any amendments to the parking arrangements will not impact upon the trees.

In view of the close proximity of the proposal to the Ordinary Water Course (OWC) I would recommend contacting Hampshire County Councils OWC team on 01962 845745 or owc.hants.gov.uk to seek their advice on the proposals and any supporting information they would require as a consultee to the application.
I hope that these comments have answered your enquiry but please be aware that they are informal, based on the information available and will not be binding on any future planning application. Should you have any queries, please do not hesitate to contact Tracy Payne on the above number.
Yours faithfully
Caroline Thomas
Head of Development Control'

The neighbours have been consulted and appraised of the proposals. The occupants of no. 40 who own the garage behind the proposed Youth Centre, are happy with the proposal and pleased that the roof of the new building will sit below the eaves of their garage, which will conceal the youth centre. They did raise a concern about noise on a Sunday

Historical

St. Martin in the Wood is a small modern church set in the wooded estate of Hiltingbury. it is not listed and under Diocesan regulations a faculty is not required. At the east end there is a cruciform window set with 153 pieces of multi-coloured glass, while the south wall of the sanctuary consists of a large window, again with coloured glass. This gives a warm, spacious feel to the whole church as the natural light is softened and filtered by the glass.

At the other end of the building there is a large hall and kitchen, separated from the church by a set of folding doors. During weekdays these are normally kept closed so that community and social events can take place in the hall, while the church remains available for services and private prayer. On most Sundays the main services take place in the church area, the hall being used for coffee and after-service activities. There is level access to the church and hall. Upstairs there is a small room which is mainly used for meetings and by prayer-groups. It contains a small library.

Ecology and Trees

The proposed temporary modular building will be constructed on an existing concrete base and tarmacadam car park. There will be no loss of natural habitat, trees or shrubs. No endangered species of wild life have been observed. A report from Cox-Arboriculture is attached and confirms that the proposals will have no detrimental effect on the nearby oak tree providing the recommendation in the report are followed, see Appendix 2

Delivery and Access

Delivery and access remains as existing and no changes are envisaged

Flood risk

Hampshire County Council are the Lead Local Flood Authority with responsibility for consenting works that affect the flow of an ordinary watercourse under the terms of the Flood and Water Management Act 2010, Land Drainage Act 1991 and Water Resources Act 1991. The water course that flows through the site is an 'ordinary watercourse' and specifically a small streams, through which water flows. Their officer, Tor Peebles was consulted and advised that as no works were proposed to the watercourse no consent was required. It was noted that any concrete mixing etc should be at least m from the water course and the contractor will be advised accordingly.

Neighbour consultation

The proposals have been shown to the Neighbours, and no objections raised

Drainage

Foul drainage goes to the existing sewer system. Storm water drainage will be to the existing garage soakaway

Policy review

The following saved policies emerging policies and guidance are therefore relevant to the proposals:

· Eastleigh Borough Local Plan Review (2001-2011) 41.ES, 42.ES, 45.ES, and 59.BE

· Pre submission Eastleigh Borough Local Plan 2011-2029 DM1, DM5, DM6,

Supplementary Planning Guidance : Quality Places

Chandlers Ford & Hiltingbury Character Area – Hiltingbury Road West

National Planning Policy Guidance/Statements:

PPS 1 General Policy and Principles, delivering sustainable development – “Good design ensures attractive, usable, durable and adaptable places and is a key element in achieving sustainable development. Good design is indivisible from good planning”

PPS 5, to conserve the significance of the heritage asset, taking into account a positive contribution made by new development to the historic environment. The development proposals must demonstrate a proportionate understanding of the significance of heritage assets

The Design Concept

Rationale

The Proposed Building will be an Elliott 3 section sectional building overall dimensions 9.036m x 7.380 m x 3.160mtr high. The windows are double glazed units. Internal layout and dimensions of the building is as follows:

- reception area/cloak room dimensions of 175x300 leading to
- two single toilets and a door into
- the main open plan area which measures 720 x750cm with a fire leading opposite and a door leading to
- a shelved store cupboard area which is 175x180
- Heating is provided by electric wall heaters and a hot water system

Design

The building will sit neatly in a corner surrounded on 2 sides by adjacent buildings and a high fence. The Youth Centre will be set back and the building will be largely invisible to surrounding residents and from the main road. The ridge line is only 100mm higher than the existing garage and the level is below the eaves line of the garage to no 20 next door. Aside from the church and next door vicarage, the only nearby building which will have partial site of the building is no 40 Randall Road. The owner has been consulted and said he is happy for the building to go ahead.

Noise: it is not envisaged that there will be any significant noise impact on local residents. The neighbours concern of noise on a Sunday is noted, however the following points should be noted

1. The activities that will be taking place in the new building will be those currently accommodated in the church.
2. No noise complaints have been received to date
3. No additional noise is anticipated as the youth groups are always controlled by adult leaders and helpers.

4. The activities are not particularly noisy and are held inside the building

Site Layout and landscaping

The proposed youth centre is sited on the location of the existing garage and no major changes to the layout are envisaged. The car parking layout will be adjusted to accommodate the new centre without loss of any spaces. A ramp and steps provide access to the center entrance and this will be constructed in treated timber with a preservative and stain finish

Secure By Design

The design and construction of the new doors follows SECURE BY DESIGN STANDARDS

Accessibility

Connections

The Parish supports the planning policy to enhance local permeability and connect to existing routes. There will be no change to the existing open access which allows free access to the church, gardens and car park

Access and Highways

There are no alterations proposed to the access roads or driveway. It is not envisaged that the total amount of traffic visiting the site will increase significantly due to the erection of this building. Those users who do drive to the site will be able to park in the churches ample adjacent car park. Because the new building will be behind the existing church it will encourage users to utilise the car park rather than park in front of the church on Queens Road. The building and adjacent church will continue to serve the local area with many of these young users travelling to the church on foot and bicycle

Vehicular and transport links – Green Transport Plan

The majority of the congregation are local and walk to church. There are two bus services, Solent Blue Line which stops at the Hiltingbury Road junction on Winchester Road. It provides a twenty minute service

Service Access

The existing access is adequate and will be maintained..

CABE

The Design and Access Statement follows CABE guidelines

Performance Criteria

The new development will be sustainable and incorporate the following

- Reuse of an existing thermally insulated building
- Use of locally sourced timber and contractors
- Use of natural lighting

Conclusion

This application and proposal has been carefully considered and designed to fulfil a need that will benefit the community. This church group is growing and the accommodation will promote learning and development of social skills for children and teenagers. It will also provide a secure future for the growth of church activities. The long term goal is to replace the temporary building with a permanent structure

Appendix 1 - Images of the proposed building

		
Entrance	Entrance Lobby	Fire Exit
		
Fire Exit	Main Hall	Main Hall

Appendix 2 – Cox Arboriculture Report

cox-arboriculture

Jeremy Cox ACIOB ISA

No.72908

Email: jeremy@cox-arboriculture.co.uk

TREE REPORT FOR OAK T1 @ ST. MARTIN IN THE WOOD, CHANDLERS FORD

1.0 The following calculations and impact assessment has been done based upon the topographical survey, photographs and measurements provided by the architect. No tree survey or site visit was undertaken by my self.

2.0 The Tree Protection Area and Designated Zones indicated on Site Plan 01 have been determined using BS5837: 2012 Trees in relation to design, demolition and construction, and NJUG vol.4.

3.0 The stem diameter of Oak T1 is 800mm at 1.5m above adjacent ground level which means that a Root Protection Area (RPA) of 290sq.m is required. This has been indicated on the Site Plan 01.

4.0 As can be seen on Site Plan 01, the proposed building marginally falls within the RPA but covers an area less than 20% of the existing unsurfaced ground necessary for adequate oxygen and water provision to the roots. This is therefore not detrimental to the tree.

5.0 Where the bearing slab for the structure falls within the RPA, it can bear on the existing ground level without the need for any excavation work, which would otherwise risk root damage.

6.0 PROTECTING ROOTS, TRUNK AND BRANCHES. There are three designated zones around the tree each of which has its own criteria for working practices. Protective barriers in accordance with BS 5837 2012 may need to be erected, if considered necessary by the local authority tree officer to protect the Prohibited Zone in particular.

6.1 PROHIBITED ZONE – 1m from trunk. Excavations and tree-works of any kind must not be undertaken

within this zone unless full consultation with Local Authority Tree Officer is undertaken. Fuel, oil, building materials, plant and spoil must not be stored within this zone. Any form of mechanical plant or vehicle must not be used or moved within this zone.

6.2 PRECAUTIONARY ZONE – 9.2m from trunk. Excavations with machinery must not be undertaken within this zone. Where excavation is unavoidable within this zone excavate only by hand or use trenchless techniques. Protect any exposed roots with dry sacking ensuring this is removed before backfilling. Backfill the trench with excavated soil only. Compact the backfill with care around the retained roots. **Don't** cut roots and branches over 25mm in diameter, unless advice has been sought from the local authority tree officer. Prune roots and branches which have to be removed using a sharp tool (e.g. secateurs or handsaw). Make a clean cut and leave as small a wound as possible. **Don't** repeatedly move / use heavy mechanical plant except on hard standing. **Don't** store spoil or building material, including chemicals and fuels, within this zone.

6.3 PERMITTED ZONE – outside of precautionary zone. **Don't** cut roots and branches over 25mm in diameter, unless advice has been sought from the local authority tree officer. Prune roots and branches which have to be removed using a sharp tool (e.g. secateurs or handsaw). Make a clean cut and leave as small a wound as possible. Protect any exposed roots with dry sacking ensuring this is removed before backfilling (as above). Use caution if it is absolutely necessary to operate mechanical plant within this zone.

6.4 In all cases the building contractor must consult with the Local Authority Tree Officer if in any doubt and notify the local authority tree officer and the tree's owner of any damage to tree roots, trunk and branches.