Planning application
Proposed temporary church accommodation following the removal of two containers sited on land adjacent to Emsworth Baptist Church, North Street, Emsworth, PO10 7BY

1.0 INTRODUCTION:

This Design and Access Statement has been prepared for consideration in conjunction with the planning application made to Havant Borough Council for four units of temporary accommodation for church use on the site formally occupied by Brook Hall, the original church.

This statement is to be read in conjunction with all the submitted plans and documentation as listed below:

- PL01 Location and block plan
- PL02 Proposed site plan
- PL03 Proposed floor plans for units in situ
- PL04 Proposed elevations for units complete

2.0 PLANNING HISTORY:

Emsworth Baptist Church made a pre-planning enquiry in December 2022, reference GEN/22/01145 requesting advice on the principle of providing temporary accommodation on the site and suggested layout of the units on site. The enquiry response was positive, and the drawings have been updated to take into account the Local Authority's comments.

Prior to this pre-planning enquiry, the following planning history exists on this land owned by Emsworth Baptist Church.

Appeal

A/11/2153591/NWF	Demolition of single storey buildings, erection of new single storey church building and associated works. (Application APP/10/00251)
97/55775/000	Siting of portacabin and pergola to east of Hall and associated landscaping (Application 97/55775/001)
02/55775/001	Renewal of planning permission 97/55775/000 for siting of a porta cabin and pergola to east of hall (Application 02/55775/001)

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APP/14/00585	Discharge of Conditions No's 8, 9 & 10 of Permission APP/10/00251.
APP/14/00243	Discharge of Condition No's 3, 5, 6, 11 and 15 of Permission APP/10/00251.
APP/13/01086	Discharge of Condition No's 3, 4, 6, 7, 11, 13 and 14 of Permission APP/10/00251.
APP/12/00978	Single storey rear extension following demolition of existing two storey rear extension, refurbishment
08/55775/002	Retention of portacabin.

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3.0 SITE LOCATION AND LOCAL FACILITIES

Emsworth Baptist Church is a contemporary building on the north east corner of the roundabout on the A259 and North Street in Emsworth.

The site, the subject of this application, is Immediately to the north of the church building and was the location of the former Brook Hall, demolished in early 2022.

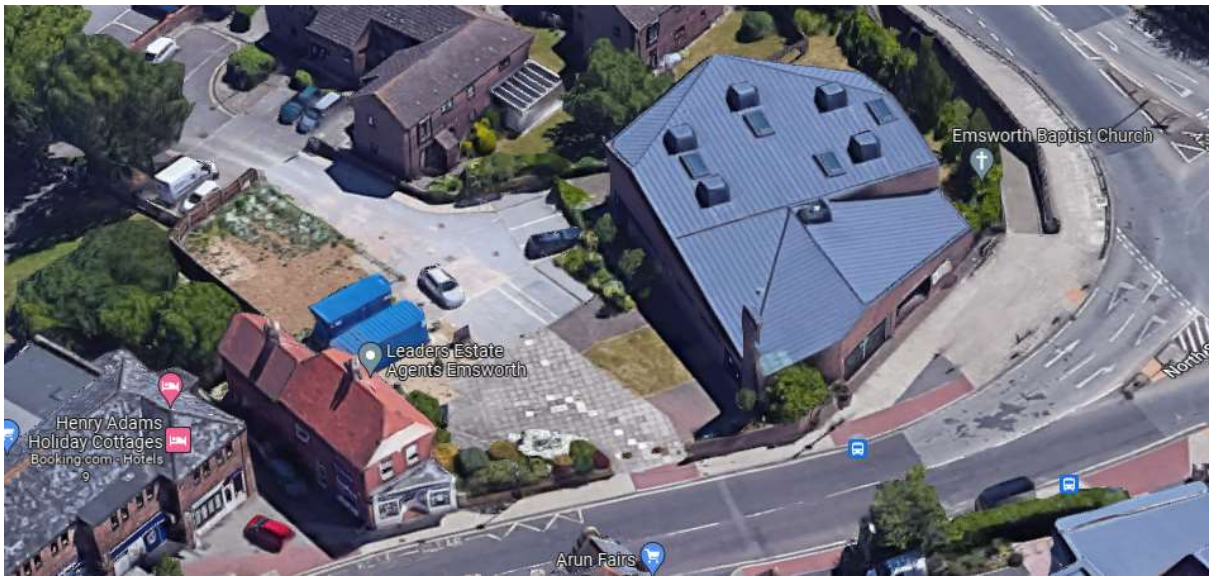
This land is vacant and has pedestrian access from the east and west and vehicular access to the east side only, where there is parking associated with the church and all this land is part of the curtilage of the church site.

At present, there are a couple of blue storage containers sited on this land, which provides temporary storage and church accommodation.

On the north side of the site is an estate agents (11 North Street) which has a single ground floor window overlooking the application site.

The site lies beyond the boundary of the Conservation Area and Chichester Harbour AONB, which both extend to the southern side of the A259 and has a couple of Buildings of Local Interest in the vicinity; The Museum and Fire Station.

The site is well serviced with a bus route to the west on North Street and south on the A259 and there are a couple of public car parks available to either side of the site.



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4.0 PROPOSAL: DESIGN AND SITING

The Emsworth Baptist Church team plan to remove the two temporary shipping containers on site and replace them with 4 units of temporary accommodation to enable the church to expand the children's work and provide the necessary pastoral team on site, until such times as funds can be raised to progress a formal planning application for a building housing these facilities.

The units will provide the necessary base for the church to carry out its pastoral and administrative duties supporting the church and community groups operating from the site and therefore access needs to be inclusive to allow for the public access to certain offered services.

To progress this project, Emsworth Baptist Church have investigated the concept of a 'garden office' such as those produced by a company called Lillevilla. Each unit is 7.4m long x 4m wide and under 2.5m high and we are proposing that they are located as shown on drawing PL02.

These units of accommodation are sized to meet with Permitted Development guidelines and the unit of interest is product 365 by Lillevilla.co.uk, website link: www.lillevilla.co.uk

The plans and elevations of these units can be seen on the accompanying drawing PL03 and PL04.

In the pre-enquiry response letter, the proposed use of these log cabins, as ancillary community uses in connection with the church and charities that operate from the site, is considered an appropriate and welcomed use serving the local community.

In addition, comment was made that the use and the service that Emsworth Baptist Church will provide from this temporary accommodation would be appropriate for the town centre site and identified Community & Public Service Hub and is supported in principle.

With regards to the siting of the units on the site, there is an important vista from North Street from which the public are most likely to interact and therefore the western most cabin has been arranged to face outwards towards North Street and will contain the administration office and will be a key point of contact for anyone using the site and services.

There is an existing boundary wall with landscaping/shrubs behind and this is to be retained to provide an attractive foreground to the collection of cabins.

As suggested, the first cabin approached from North Street and the western end of the site will have its frontage facing the road with appropriate signage, providing a perceivable shop frontage.

The remaining three units form a U-shaped arrangement around a grassed area, providing a loose courtyard, for ease of use and aesthetics in the short term.

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5.0 MATERIALS

The Lillevilla units are constructed in timber (44mm wall logs) and come to site in a natural untreated state and will therefore be painted by the team.

We are proposing Anthracite Grey paint for all four units to complement the roof of the main church, blend well with the adjacent brickwork and to provide a neutral backdrop to any planting on the western boundary.

The units have a mono pitch roof covered with EDPM (Ethylene-Propylene-Diene Monomer)

6.0 PARKING

Due to the nature of the temporary accommodation and its link to services already being provid3ed by the church, there will be no need for additional parking on site.

Emsworth Baptist Church already has sufficient parking on site, linked to the current church building.

Any visiting member of public will come on foot or by bike from the immediate area, by bus or car from further afield and the site provides facilities for all of these modes of transport without the need to provide additional parking on site.