



Design and Access Statement

New Meeting Hall

Bethel Evangelical Church

441 Dunsbury Way

Havant

PO9 5BD

Rev G. Galbraith

April 2019

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The Old Brewery

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1.0 Generally

- 1.1 This Design Report forms part of a Full Planning Application to Havant Borough Council for a new extension to Bethel Evangelical Church, comprising a larger auditorium with creche and improved toilet facilities.
- 1.2 No other purpose is anticipated or accepted. Copyright of this report remains with Critchley Architecture And Design Ltd.
- 1.3 Reference should be made to the planning submission drawings for details of the proposals, re:

19016 -	101	Location and Block Plan
	102	Existing Site Plan
	103A	Proposed Site Plan
	201	Existing Plans
	301	Existing Elevations
	401	Proposed Plans
	501A	Proposed Elevations
	510	Coloured Elevations

- 1.4 The subject proposals were prepared under the objectives of the **National Planning Policy Framework** of February 2019. Of the policies, we were mindful of the following:

Paragraph 11:

“Plans and decisions should apply a presumption in favour of sustainable development.”

Section 8: Promoting Healthy and Safe Communities

“91. Planning policies and decisions should aim to achieve healthy, inclusive and safe places which:

a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;

b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas; and

c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling. 92. To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should: a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments.”

2.0 Physical Context

- 2.1 Bethel Evangelical Church is on the west side of Dunsbury Way. There are houses opposite the site and adjacent to the north. The Leigh Park Working Men's Club lies immediately to the south and there is an infant school to the west.

Dunsbury Way runs north-west/south-east between Middle Park Way and the Park Parade roundabout. It is a fully metalled and adopted road with good street lighting and a 20mph speed limit.

- 2.3 Leigh Park is approximately 1.5 miles north of the town of Havant.
- 2.4 The site slopes gently from east to west.
- 2.5 There are trees and boundary hedge planting to the west of the site.
- 2.6 The site is not within an area at risk of flooding.
- 2.7 The site is not within a Conservation Area.

3.0 Social and Economic Context

- 3.1 Leigh Park started life as an overspill community of Portsmouth in the mid 1940s, when a shortage of housing after WWII triggered a program of building works on the Leigh Park Estate. Shops, schools, and churches to serve the new houses were opened in the 1950s.
- 3.2 According to the Havant Borough Local Plan 2036, Leigh Park is amongst the 10% most deprived areas in the country. Community facilities in this area are therefore of above average importance.

- 3.3 Dunsbury Way is immediately to the west of the Leigh Park District Centre, which contains a mix of leisure and retail units and is earmarked as an area for redevelopment in the Havant Borough Local Plan 2036. There are around 27,500 people living in the Leigh Park area.
- 3.4 Bethel Evangelical Church is a 1960s building of concrete slab construction, with no insulation or double glazing. The size of its congregation has steadily increased to the point where the church's limited facilities are no longer able to cope.
- 3.5 The proposals seek to extend the church by creating a new auditorium, nearby creche facilities for small children who are too young to attend mass or Sunday School, and four new W.Cs, two of which would be to disabled specification. The existing church building could then undergo minor internal alterations and remain in use as a Sunday School and meeting hall with office and kitchen facilities.
- 3.6 The proposals include extended parking to meet the needs of a larger congregation. Although the majority of people using the church live locally, the applicants recognise that provision should be made for those with small children or reduced mobility.
- 3.7 There are good local bus links, with the closest bus stop no more than 4 minutes walk away in either direction from the site.

4.0 Involvement of Local Interests

- 4.1 The purpose of this application is to form a basis for discussion with local interests.

5.0 Amount

- 5.1 The site in the ownership of the applicants is approximately 1420m²
- 5.2 The existing church building has a floor area of 118m².
- 5.3 The new extension will have a gross internal floor area of 184m².
- 5.4 Due to the presence of existing drains, the proposed extension is set 1.5m to the south of the existing. A corridor space of 13m is formed between by the overhanging roof.
- 5.5 There are 7 existing parking spaces and the proposals would create an additional 8.

6.0 Layout

- 6.1 Access to the site will remain as existing.
- 6.2 Additional parking and new paved areas will improve disabled access to and around the site.
- 6.3 The proposals are to the south of the existing building.
- 6.4 Outdoor recreation space will be retained to the north and west.

7.0 Design and Appearance

- 7.1 The design of the proposed works should make a positive contribution to the community and visually enhance the character of the area.
- 7.2 The design should make best use of the available site and building assets.
- 7.3 **Havant Borough Draft Local Plan 2036, E6: High Quality Design**

“Planning permission will be granted for development that:

a. Is designed to a high standard, which helps to create places where people want to live, work, visit and enjoy;

b. Demonstrates that account has been taken of local design statements, neighbourhood plans and the design elements of conservation area appraisals which identify local character and distinctiveness;

c. Demonstrates that it:

i. Responds to, and draws inspiration from its local context and where appropriate, forge a new sense of place through design;

ii. Considers characteristics such as heights, massing, existing building lines, plot widths and depths and proportions of building features such as windows and doors;

iii. Identifies and positively responds to existing natural and built features including listed buildings, conservation areas and other heritage assets within or close to the development;

iv. Makes a positive contribution to the overall appearance of the street scene and wider area by use of good quality materials of appropriate scale, profile, finish, colour and proven weathering ability;

v. Produces a positive relationship with and between existing and proposed buildings, streets and spaces;

vi. Avoids over-dominance and not cause unacceptable harm to the amenity of neighbours through overshadowing, massing, the loss of privacy, outlook, overlooking, and through odour, noise or disturbance; and

vii. Plans for adverts, signage, lighting and other security features to be fit for purpose, fully integrated with the design, and do not adversely affect the visual amenity of the street scene or the amenity of neighbours.

d. In addition, all non-householder development which will create new floorspace is expected to:

i. Ensure the layout is appropriate in density, scale, and appearance and sufficiently flexible to respond to changing uses, lifestyles and demography;

ii. A setting for any new buildings is provided which is in keeping with the surrounding area

iii. Reduce opportunities for crime and anti-social behaviour and contribute to the creation of safe and inclusive communities;

iv. Consider new technologies and construction methods as part of building design, taking into account sustainability and resource efficiency;

v. Integrate with existing local landscape features and characteristics of the area protecting and enhancing local wildlife, biodiversity and ecology;

vi. Be well connected to and integrate with the local area by linking to existing pedestrian and cycle routes and encourages people to use public transport where possible;

vii. Ensure that it does not undermine the development potential of adjacent sites;

viii. Maximise opportunities for mixed uses and the co-location of facilities, particularly in town and district centres in accordance with the design principles set out by Policies KS4 and KS5;

ix. Promote and encourage healthy lifestyles and neighbourhoods in line with Policy E1.

x. Incorporate safe, secure and convenient provision for cycle storage and refuse and recycling facilities which is integrated within the overall design in line with Policy IN3;

xi. Ensure safe and convenient access for all in the public realm, including the elderly, the disabled and less able; and

xii. Integrate and design affordable housing in a way that is indistinguishable from market housing.”

- 7.4 The design of the proposed extension has been carefully considered in the context of the site and its relationship to the existing building.
- 7.5 The extension is a simple, rectangular building with a gull wing roof. This type of roof keeps the height of the proposed building low, whilst providing visual interest and also directing rainwater away from the existing building.
- 7.6 Windows at the front are to W.C.s and storage and are either small or at high level to minimise risks from burglary or vandalism. Larger windows to the auditorium are south facing and at high level to provide maximum light.
- 7.7 Proposed materials for the extension are Colourcoat HPS200 Ultra pre-finished steel panels in 'Sargasso' and 'Marlstone' for the walls and profiled sheeting in 'Anthracite' for the roof.
- 7.8 Proposed windows to be stove enamelled aluminium in 'Anthracite'.

8.0 Scale

- 8.1 The size of the proposed building is driven by the needs of the congregation.
- 8.2 The proposed extension is single storey, and therefore subservient to the existing building, despite having a larger floor area.

9.0 Landscaping

- 9.1 Please refer to the separate Arboricultural Impact Assessment prepared by Alderwood Consulting Limited.

10.0 Access

- 10.1 It is the applicant's intention to meet the requirements of the Disability Discrimination Act 1995 (amended 2006).
- 10.2 It is the applicant's intention to meet the requirements of the Disability Discrimination (Employment) Regulations 1996.

- 10.3 It is the applicant's intention that where applicable, provisions are made in accordance with Approval Document M of the Building Regulations (current edition published January 2013).
- 10.4 It is the applicant's intention that, with regard to personnel access, inclusivity is achieved wherever reasonably possible.
- 10.5 Pedestrian access to the site is available from Dunsbury Way
- 10.6 Refuse collection arrangements will remain as existing.
- 10.9 Emergency access is fully available from Dunsbury Way

11.0 Flood Risk

- 11.1 The Environment Agency Flood Map indicates that the site lies within Flood Zone 1, and does not therefore require a flood risk assessment.

12.0 Sustainability

- 12.1 The Building Research Establishment (BRE) offers comprehensive guidance on identifying and achieving sustainable building design. The following points are drawn from the BREEAM UK New Construction for Non-domestic Buildings Technical Manual.

12.2 Project brief and design

Encouraging an integrated design process and considering BREEAM performance targets early to influence decision-making and optimise building performance, while avoiding unnecessary costs.

12.3 Life cycle cost and service life planning

Promoting the business case for sustainable buildings through the enhanced understanding of capital cost. Improving design, specification, maintenance and operation by encouraging the use of life cycle costing.

12.4 Responsible construction practices

Encouraging construction sites to be managed in an environmentally and socially considerate and responsible manner. Monitoring to encourage continuous improvements and utility consumption reduction.

12.5 Commissioning and handover

Encouraging a well-managed handover and commissioning process, which will ensure building services and fabric defects are identified and rectified. Ensuring that the building responds to the needs of the occupants.

12.6 Aftercare

Encouraging aftercare support during the first year of the building operation, to ensure the building operates in accordance with the design intent and in response to the building occupants' needs.

12.7 Visual comfort

Providing occupants with the conditions that facilitate good visual comfort by designing out the potential for glare, achieving good practice daylight factors and having an adequate view out. Designing internal and external lighting systems to provide appropriate illuminance (lux) levels, thereby giving a more comfortable environment for occupants. Internal lighting is zoned to allow for occupant control.

12.8 Indoor air quality

Facilitating good indoor air quality by considering indoor air pollution early in the design process so that a mitigation strategy can be put in place. Managing harmful emissions from construction products by specifying finishes and products that have been tested in accordance with the appropriate standards. Specifying an appropriate ventilation strategy that maintains good indoor air quality.

12.9 Thermal comfort

Thermal modelling informs the building design to provide a comfortable thermal environment that considers current climatic conditions, and projected climate change scenario conditions. Giving occupants control over their environment through appropriate temperature control strategies and thermal zoning.

12.10 Acoustic performance

Enabling occupants to experience best practice acoustic performance levels appropriate to the functional activities in occupied spaces.

12.11 Security

Designing the building to consider and take into account security needs to ensure occupants safety and wellbeing.

12.12 Safe and healthy surroundings

Providing external site areas that are safe for occupant use. Enhancing the wellbeing of building users by giving access to an outdoor space.

12.13 Reduction of energy use and carbon emissions

Encouraging the design of energy efficient buildings with energy performance above national building regulations. Encouraging the accurate modelling of operational energy consumption.

12.14 Energy monitoring

Helping to identify and reduce high energy demands where possible by accurate measurement of the energy consumption of the building by end use.

12.15 External lighting

Reducing the building's energy consumption through the specification of energy efficient external lighting.

12.16 Low carbon design

Reducing the building's energy consumption through the adoption of passive design solutions, free cooling and low or zero carbon (LZC) energy sources.

12.17 Energy efficient cold storage

Reducing the building's operational greenhouse gas emissions(CO₂-eq)through the design, installation and commissioning of energy efficient refrigeration systems.

12.18 Energy efficient transportation systems

Reducing the building's energy consumption by specifying the optimum number and size of energy efficient transportation systems.

12.19 Energy efficient laboratory systems

Reducing the building's operational greenhouse gas emissions (CO₂-eq) by specifying best practice energy efficient laboratory equipment.

12.20 Energy efficient equipment

Demonstrating a meaningful reduction in the total unregulated energy demand of the building by using energy efficient equipment.

12.21 Transport assessment and travel plan

Recognising developments in proximity to good public transport networks, thereby helping to reduce transport-related pollution and congestion.

12.22 Sustainable transport measures

Recognising developments in close proximity of, and accessible to, local amenities which are likely to be frequently required and used by building occupants.

12.23 Water consumption

Reducing the demand for potable water through the provision of efficient sanitary fittings, rainwater collection and water recycling systems.

12.24 Water monitoring

Specification of water meters to allow for management and monitoring of water use in the building. This encourages reductions in water use by identifying areas of high usage and investigating potential causes.

12.25 Water leak detection

Reducing the unintended water consumption due to leaks by installing leak detection systems and flow control devices.

12.26 Water efficient equipment

Reducing water consumption for non-domestic scale, non-sanitary water uses by specifying efficient systems and improving the design efficiency of any water-using processes

12.27 Environmental impacts from construction products

Building life cycle assessment (LCA) Up to 7 credits. Reducing buildings' environmental life cycle impacts through conducting Life Cycle Assessment and integrating its outcomes in the design decision-making process.

12.28 Environmental Product Declarations

To encourage availability of robust and comparable data on the impacts of construction products by rewarding the specification of products with environmental products declarations.

12.29 Responsible sourcing of construction products

Recognising and encouraging responsible sourcing of construction products. This includes the source of products and the intermediary companies processing and transporting the product to site.

12.30 **Designing for durability and resilience**

Increasing the lifespan of the building through designing for durability and protection from degradation and specifying appropriate construction products.

12.31 **Material efficiency**

Encouraging the reduction of environmental impacts through optimising the use of materials during all stages of the project.

12.32 **Construction waste management**

Improving resource efficiency through developing a pre-demolition audit and a Resource Management Plan, maximising the recovery of material during demolition and diverting non-hazardous waste from landfill.

12.33 **Use of recycled and sustainably sourced aggregates**

Encouraging the use of recycled or secondary aggregate or aggregate types with lower environmental impact to reduce waste and optimise material efficiency.

12.34 **Operational waste**

Encouraging the diversion of operational waste from landfill through the provision of space and facilities allowing the segregation and storage of recyclable waste.

12.35 **Speculative finishes**

Specification of floor and ceiling finishes only where agreed with the occupant or, for tenanted areas where the future occupant is unknown, installation in a show area only, to reduce wastage.

12.36 **Adaptation to climate change**

Encouraging consideration and implementation of measures to mitigate the impact of more extreme weather conditions arising from climate change over the lifespan of the building.

12.37 **Design for disassembly and adaptability**

Encouraging consideration and implementation of measures design options related to adaptability and disassembly, which can accommodate future changes to the use of the building and its systems over its lifespan.

12.38 **Site selection**

Recognising the reuse of previously developed and contaminated land where appropriate remediation has taken place.

12.39 Identifying and understanding the risks and opportunities for the project

Identifying and understanding the ecological risks and opportunities associated with the site to inform the determination of the strategic outcome for the site.

12.40 Managing negative impacts on ecology

Recognition of steps taken to avoid impacts on existing site ecology as far as possible.

12.41 Change and enhancement of ecological value

Recognition of steps taken to enhance site ecology.

12.42 Long term ecology management and maintenance

Encouraging the long term maintenance and management of ecology on site to ensure both new and existing ecological features continue to thrive.

12.43 Impact of refrigerants

Rewarding buildings that reduce the impact of refrigerant gas emissions.

12.44 Local air quality

Recognising buildings which limit their impact on local air quality, by consideration of the combustion plant and fuel used on site.

12.45 Flood and surface water management

Rewarding buildings and their sites that limit on-site and off-site local flooding and hence the damage this can cause.

12.46 Reduction of night time light pollution

Avoiding or reducing the impact of night time light pollution, through careful design and specification of light sources.

12.47 Reduction of noise pollution

Avoiding or reducing the impact of external noise from the building.