

Planning, Design & Access Statement - August 2024

22024 - St. Joseph's RC Church

Rev.B

Client:

St. Joseph’s RC Church
134 West Street,
Havant,
PO9 1LP



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REV	DESCRIPTION	BY	CHK	DATE
A	PLANNING ISSUE	JF	DS	30.08.24
B	PLANNING ISSUE	DS	SS	22.01.25

Contents

1.0	Introduction & Brief, Location	3
2.0	Existing Photos	4-6
3.0	Site Analysis and Ecology	7
4.0	Planning Policy, Planning History,	8
	Flood Risk , Bat Survey	9-10
5.0	Description & Heritage statement	11
6.0	Proposed Design	12-16
7.0	Bio-Diversity	17-18
8.0	Proposed Visuals	19

1.0 - Introduction and Brief



The Project:

This Design and Access Statement presents a comprehensive plan for the addition of much necessary welfare facilities ancillary to the church. The proposal addresses the need for wheelchair accessible toilet accomodation with baby change.

Key Points

- To provide fully accessible toilet facility adjacent to the Church Nave
- To accomodate the confessional & reconciliation booths in a more private space.
- To provide an area away from the Church Nave for the preparation of flower displays.
- To provide a seperate access & egress from the church.

Location

The project is located approximately 1km from the town centre of Havant in West Street. It is also within the Havant conservation area.

2.0 - Existing Photos - The Church & rear garden



PRIESTS' GARDEN



WEST ELEVATION

The Church
These images show the present church building and
priests house & garden

2.0 - Existing Photos - Church & rear garden



PRIESTS GARDEN



PRIESTS GARDEN SHOWING PALM TO BE MOVED

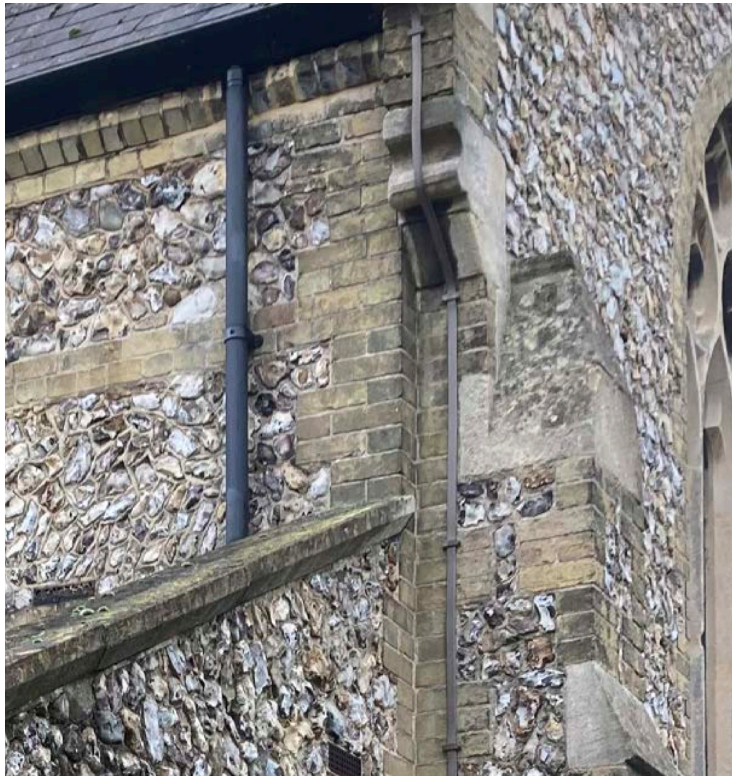
These photos are all taken from the rear to the North side of the church showing the existing Priests garden & house beyond. The two palm trees are to be removed and re-planted elsewhere. The greenhouse is to remain. All existing historic walls are to be retained.



EXISTING DOOR INTO CORRIDOR



EXISTING WINDOW



JUNCTION OF NAVE ROOF

2.1 - Existing Photos - Church & rear garden



This photo is taken from the North West from the car park access road. The existing boundary wall to be retained. The proposed extension to this corner would be discreet and barely visible.

VIEW FROM CAR PARK

3.0 - Site Analysis Diagram and Ecology



Initial Site Analysis Diagram

Site Analysis

This diagram shows our initial analysis of the site to determine environmental factors and general access to the site. Fundamental to the setting of the Church in relation to the streetscene and particularly the West Elevation, the welfare facilities should be sited in as discreet a location as possible. The Priests Garden to the North of the church is virtually hidden from view except from the catr park at the rear.

Public Transport

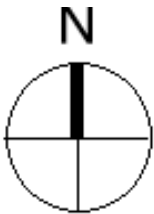
The site is located close to good public transport links. The nearest bus stop is less than 0.5km away and the nearest mainline railway station is 1.8km away

Ecology

As the design has developed (culminating in the scheme presented within this application) it was decided that the cleanest approach to keeping the new design separate and readily identifiable would be to avoid any roof 'extensions' or works to the existing gutter line. For this reason, the scheme butts against the existing building, with a lower subservient roof.

The result of this is that no existing roofing or eaves would be disturbed by the construction of the extension and so a 'Preliminary Ecological Appraisal' would not be appropriate or required.

Separately an assessment of the overall impact on the site has been undertaken in-house (for Biodiversity) and the works fitted with the 'de minimus' exemption criteria (hegderows and general habitats unaffected).



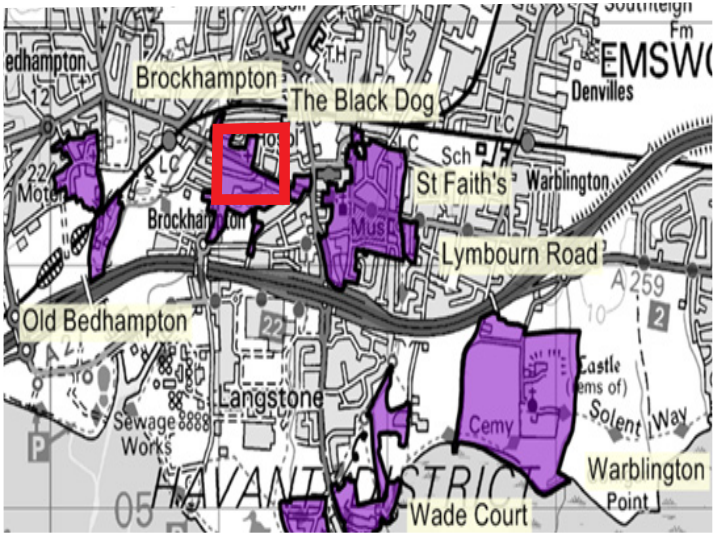
4.0 - Planning Policy

National Planning Policy Framework - NPPF

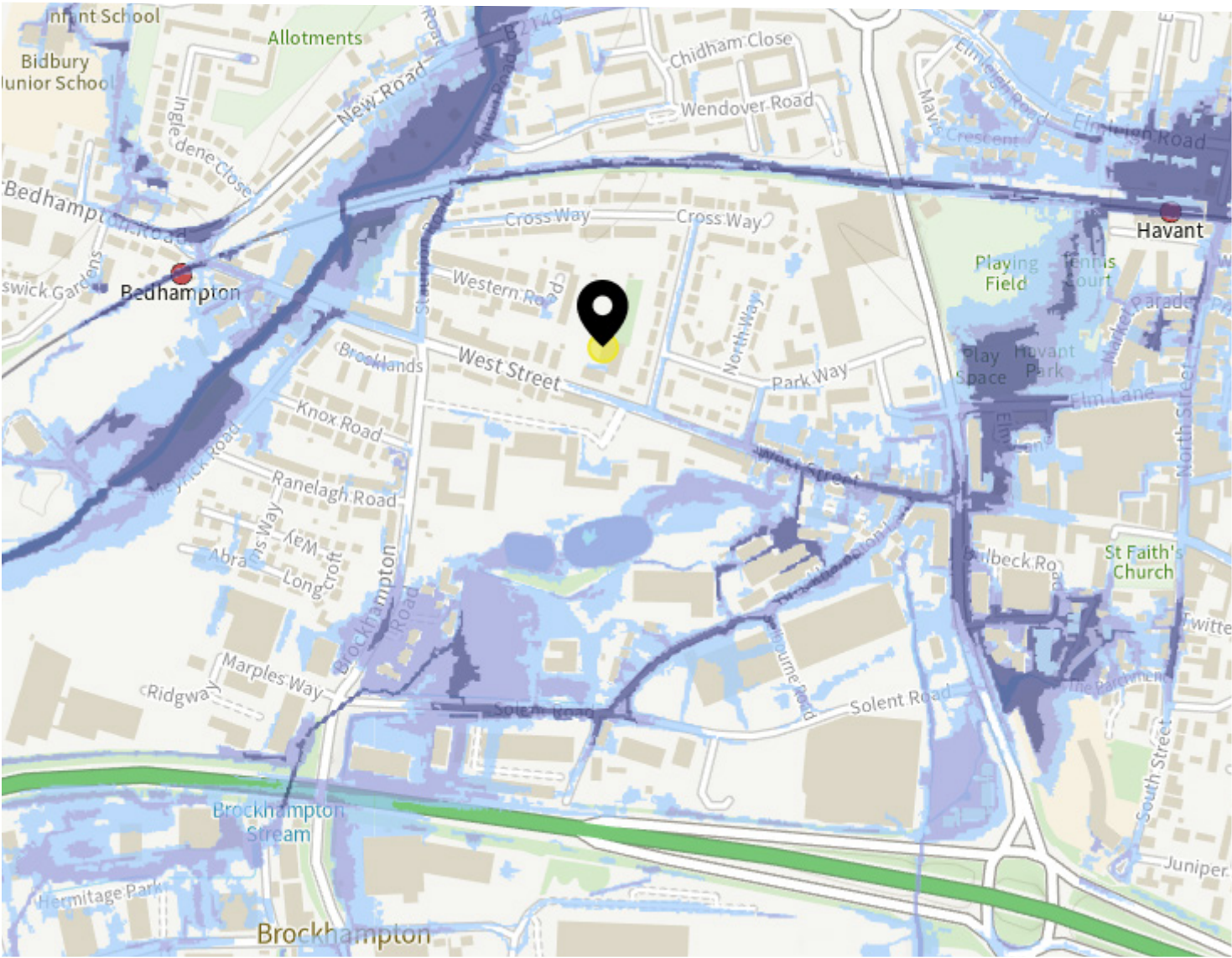
The Planning (Listed Buildings and Conservation Areas) (Amendment) (England) Regulations 2015 Conservation area
The Church is not Listed, but is considered to be Listable and lies within a Conservation Area. As a Place of Worship, the Church and Hall come under The Ecclesiastical Exemption (Listed Buildings and Conservation Areas) (England) Order 2010 (SI 2010 no 1176). As such matters pertaining to Listed Buildings and Conservation Area Consents are dealt with by the Southern Historic Churches Committee, and an Application has been submitted to them covering both works to the Church and the Hall.

Relevant Planning Applications

- APP/18/01094**
Single storey extension to form new Narthex to Church; single storey extension to Church Hall entrance; removal of external garages; repairs and minor modifications to existing external free standing walls.
Application withdrawn
- APP/18/00186**
Change of use of small hall (Parish Meeting Rooms) and ancillary areas from Sui Generis to Class D1 (non residential institution).
Application Granted



4.1 - Flood Risk and Drainage



Environment Agency Flood Risk Map - The site sits within Flood Zone 1.

Surface water

- Extent
 - High
 - More than 3.3% chance each year
 - Medium
 - Between 1% and 3.3% chance each year
 - Low
 - Between 0.1% and 1% chance each year
- Depth

Map details

- ☒ Show flooding
- ☒ Selected address
- ☒ 15m boundary

Flood Risk

The site sits within Flood Zone 1 which means it has a low probability of flooding and does not need a Flood Risk Assessment according to the NPPF.

Please refer to the accompanying **CSA Flood Risk Statement** which forms part of this application

Drainage

In accordance with Arun District Local Information Requirements and Part H of the Building Regulations Approved Documents (BRAD), surface water currently drains to existing combined drainage and soakaways.

The new soakaway will be designed to accommodate all new roof areas which is additional to the existing roof area. In order to locate and size the soakaway, percolation tests will be carried out in accordance with BRE Digest 365. From these results, the soakaway capacity will be designed to withstand a 1 in 100 year event plus an additional 30% capacity to accommodate for climate change.

Foul Sewage

As there is already provision for foul sewage in place at the property, our proposal will seek to connect into this existing run wherever new foul sewage outlet locations are proposed.

The scheme seeks, whilst employing the existing mains drainage system, to reduce usage from the current state by the installation of water-efficient products.

4.2 - Bat Survey

BAT SURVEY

Due to the nature of the works where there are no demolitions and no aterations to the existing structures or roofs, a phase 2 Bat Survey is considered un-necessary.

5.0 - Description

Heritage :

St Joseph’s conforms to the standard plan for a smaller parish church as advocated by A.W.N. Pugin – nave and aisles, raised west bellcote, lower sanctuary. The exterior is faced in flint with stone bands and dressings to Decorated tracery windows. The roof is covered with slate, with alternating bands of lighter and darker colours. At the west end of the nave is a stone gabled bellcote containing one bell and surmounted by a stone cross. The main entrance to the church is via a single-storey, slate-roofed porch adjoining the southwest end of the nave.

The nave roof has a scissor truss roof, with the principals sitting on ashlar posts supported by carved corbels. Between these are the clerestory windows, containing clear glass. Moulded chamfered arcading supported on octagonal piers, aisle windows with Decorated tracery and small, square, leaded panes of clear glass. At the west end is a moulded and painted gallery. The nave pews had been moved in order to lay a new floor at the time of inspection; they are a simple, late nineteenth century or early twentieth century design. The west window, formerly with clear glass, has recently been replaced with a new stained glass window. Tall sanctuary arch with wall posts and corbels; hanging crucifix. The original high altar is of intricately carved stone and marble, in Gothic style. The sanctuary windows and altar are as described above.

Entry amended by AHP 23.12.2020

Site and surroundings :

Refer to : Existing Plans : E-100 & E-300 : Proposed Plans : V02-300 & V03-300

The application site sits to the North of the existing church within an area of garden contained by existing local brick and Flintwork garden walls.

There is a substantial area of parking at the rear of the site, with access to the church hall.

Beyond the car park there is appx ½ acre of grassed area and a small cemetery with some trees surrounding the whole site.

There is a Priests house adjacent is connected to the church, church hall and school room via internal corridors. There are significant stepped changes of level along the corridor making access to toilets impossible for wheelchair users in the

Design :

The need to improve the facilities for congregation welfare has driven the requirement to extend the building. The Provision of a New Toilet and baby change room with easy access near to the Main Nave is essential for the wellbeing during services and events in the church. The current Toilet facilities for parishioners are located approximately 30m away along a series of corridors and including a flight of four steps. The only way a wheelchair can access the toilets is to leave the building and take a route to the church hall via the access. This is some 100m and outside.

The new fully accessible toilet & change facility will be accessible to all parishioners which will be particularly convenient during church services and other activities. The location of the access into the new suite is sited at the rear to minimise the impact on the nave and parishioner seating.

In order to safely accommodate a petitioner and priest a new reconciliation booth is included in the scheme and the existing modern “confessional” box near the pulpit is to be removed.

The access to the new facility is in the first bay at the rear of the Nave where it will cause minimum disruption or loss of seating.

This will involve the removal of one stone mullioned window which will be carefully stored for future repair or replacement of damaged windows.

The new door and opening will be designed to mimic the existing door at the East of the nave which leads towards the vestry and other areas. This will be in solid oak to match the design and details of the existing door and opening.

There is also an established need for space and a sink to allow for preparation and display of flowers which is allowed for in the Lobby area.

The WC will be a fully wheelchair accessible room with support rails and alarms and with baby changing bench.

Access to the Rear and church garden area and as an additional Fire escape route.

External Materials :

It is thought appropriate that the the new extension reflect the colours and textures of the existing but without attempting to copy the existing style.

The existing flint work is typical of the period that the church was built and although possible to replicate reasonably well we did not feel it correct to attempt to match this method of construction.

The extension is a contemporary addition to bring the church up to current standards and therefore we felt should not resort to copying or pastiche.

We also felt it important that we minimise any physical alteration to the existing church particularly the roof forms which would be an obvious intrusion. We therefore decided to use a low pitched roof material to be able to tuck the new under the existing eaves allowing the Roof & gutter to remain.

The choice of brickwork was decided on to complement the existing colours & textures and we also introduced recessed string courses to reference the brick / flint banding.

the new roof is to be zinc standing seam which will be able to cope with the low pitch, but also be in the right colour to minimise any impact.

Our aim was to provide a contemporary extension but in traditional materials and sited so as to be subservient to the existing church.

Proposed Design

6.0-Proposed Floor Plans

Extension Floor Plan

Lobby Area with Flower preparation sink

Fully Accessible WC & Baby change

Cloaks Lobby

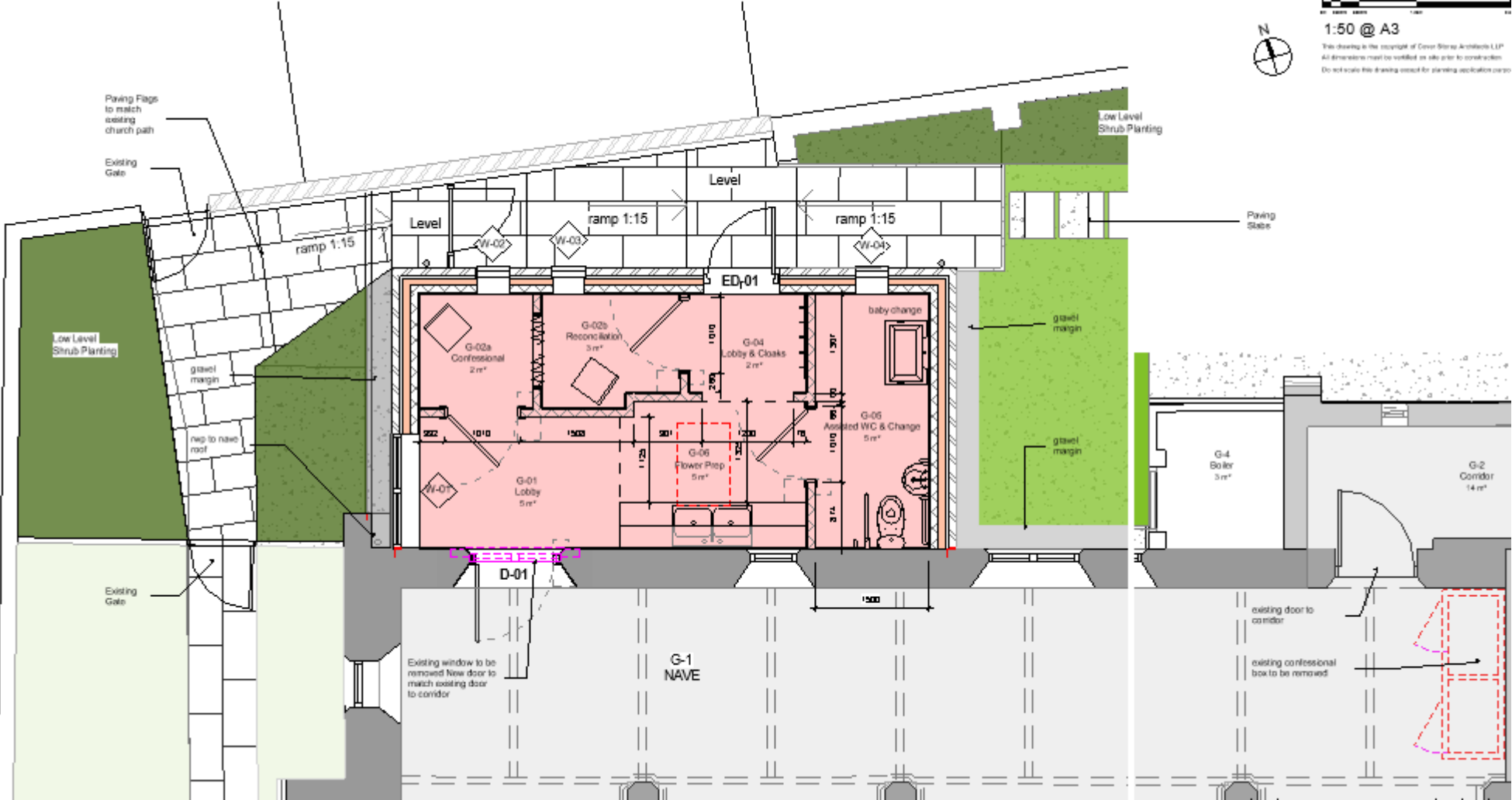
Reconciliation Booth

Confessional

Level Access throughout

Proposed Plans for Planning Issue

Refer to CSA Drawing 22024-V03-300
This sheet is not for scaling.



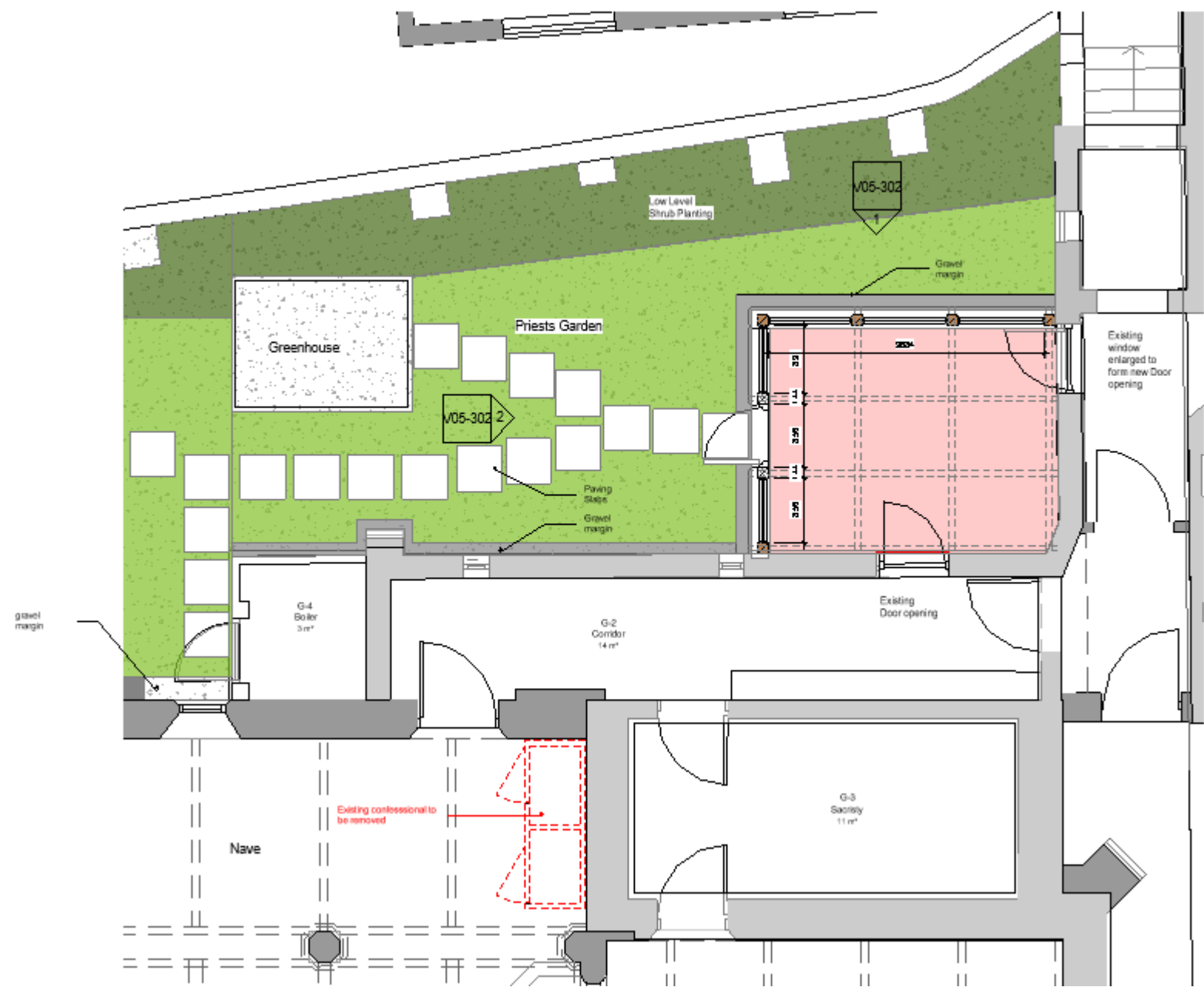
6.1-Proposed Floor Plans

Conservatory Floor Plans

Priest training room & recreation area.

Proposed Plans for Planning Issue

Refer to CSA Drawing 22024-V03-301
This sheet is not for scaling.



6.2 - Proposed Materiality - Extension



Materials

The materials have been chosen to reflect and complement the colours and textures of the existing brick & flint work

1. Grey facing brickwork laid to Flemish bond all to match existing
2. Feature brickwork courses
3. PPC Aluminium Double glazed windows
Frame colour : Dark grey
4. Existing churchyard wall in English garden wall bond to be retained
5. Zinc standing seam roof finish

Brick Types

Main Brick :

GARRIGUE GREY BRICK



Feature Brick :

Marziale



6.3 - Proposed Materiality - conservatory

Materials

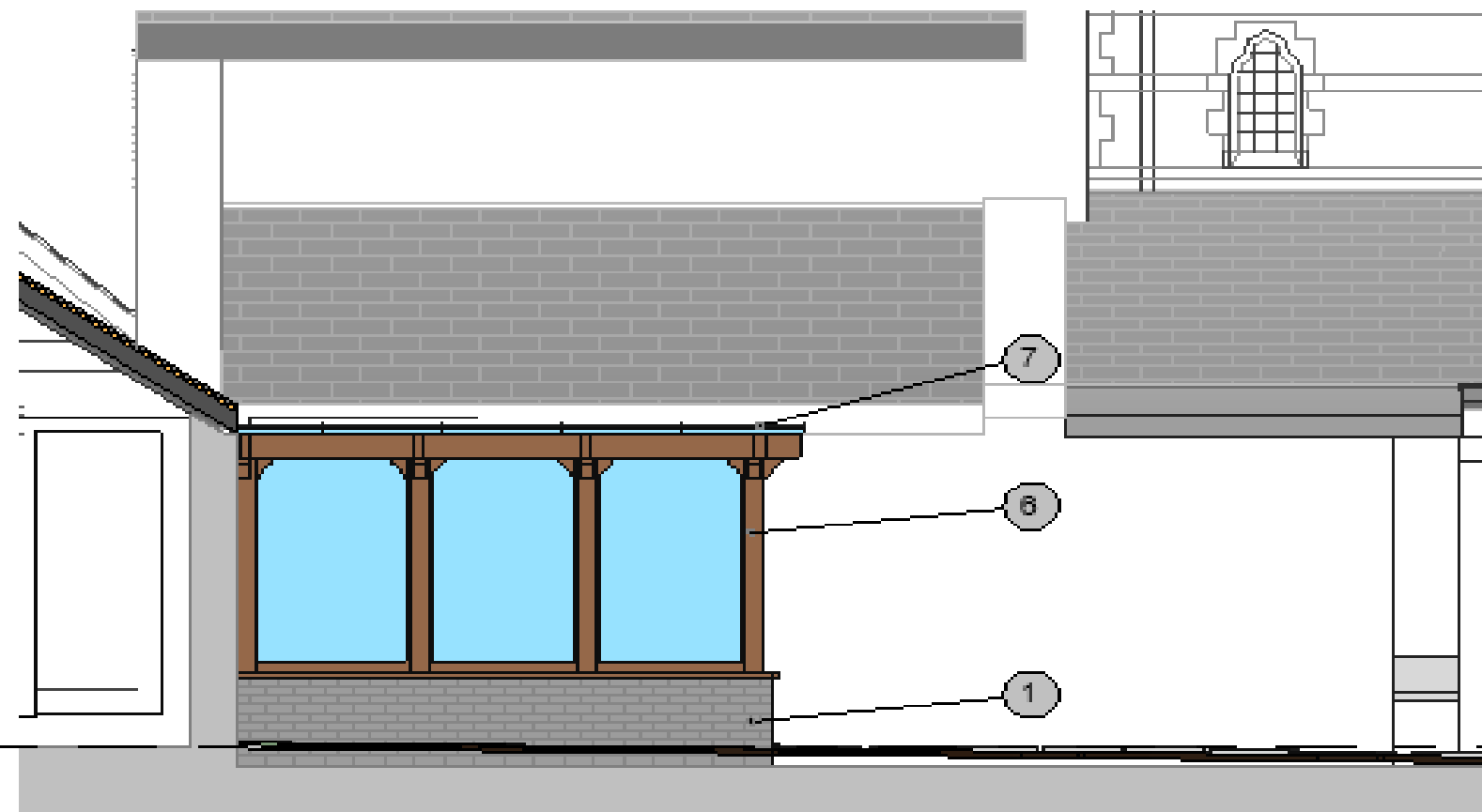
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5. Zinc standing seam roof finish
6. Oak framed conservatory
7. Glazed roof to conservatory

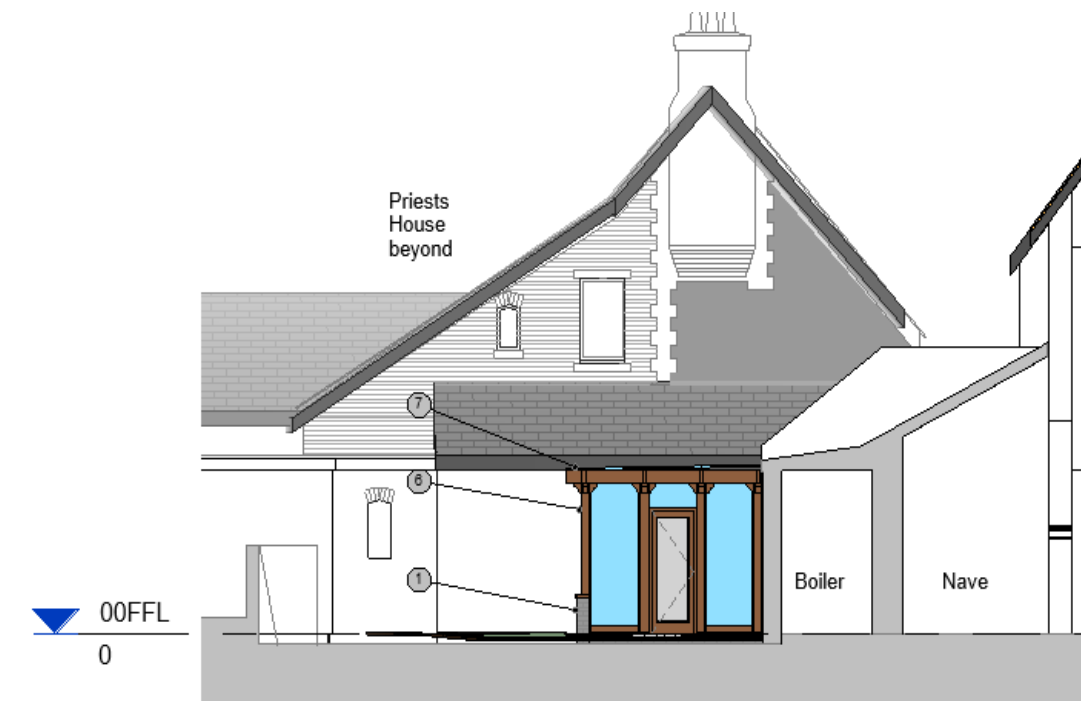
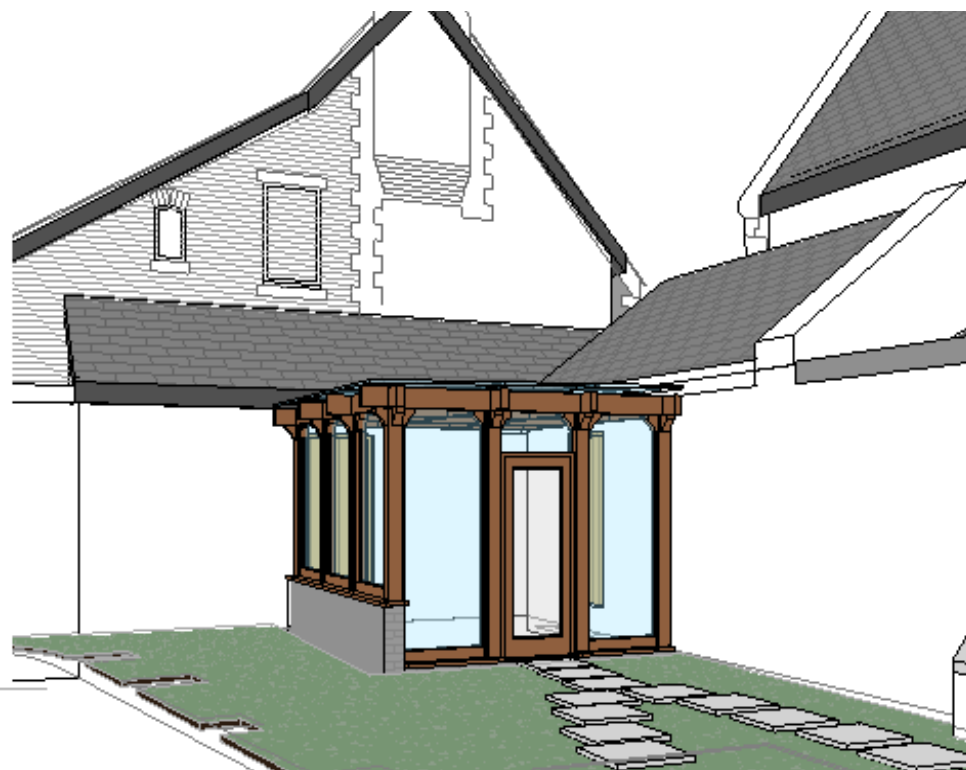
Refer to CSA Drawing 22024-V05-301

Main Brick :

GARRIGUE GREY BRICK



1 V05-302-Proposed Conservatory South Elevation
1 : 50



V05-302-Proposed Conservatory West Elevation
1 : 100

7.0 - Biodiversity, Landscaping and Access



Not to scale.

Biodiversity and Ecological Assessments :

The proposal includes the removal of two specimen palm trees which are not indigenous. The Church roof is not affected by the works except where two roof windows are to be inserted. A survey will be undertaken at the appropriate time of year to ascertain whether any Bat roosting habitats exist. The extension will cover an area currently laid over to grass and is of limited Biological diversity. An area of appx 100 Sq. M will be re-wilded and planted with local Flora within or adjacent to the existing church graveyard. There are not considered to be any other works which would adversely affect the biodiversity of the site.

Off-site impacts:

Habitat sites and compensatory habitat - not applicable for existing building and use.

Impact upon bats from designated sites
A bat survey is to be undertaken to ascertain the likelihood of nesting bats within the existing church roof structure

Nutrient Neutrality :
not applicable for existing building and use.

Water Neutrality :
not applicable for existing building and use.

Biodiversity Net Gain :

Refer to Proposed Site Plan : V02-300

The existing Palm trees will be carefully removed and re-planted elsewhere within the church grounds as the fronds from these are utilised during the Easte festival period. Existing grassed areas will be retained. Additional low level shrub planting will be introduced as indicated on the drawings.

7.0 - Biodiversity Net Gain - De Minimus Exemption Statement

Project Overview:

- Location: St Joseph's RC Church
- Project Description: The proposed development at St Joseph's RC Church includes the construction of a 15m2 conservatory and much needed new wheelchair-accessible facilities for the congregation with an overall footprint of 26.5m2; the main extension is fundamental to the provision of a more inclusive place of worship. The 15m2 conservatory element is proposed to be constructed wholly over existing sealed non-permeable paving and the accessible facilities are proposed to be constructed over 26.5m2 of mixed value surface including 20m2 of lawn, 4.3m2 of gravel margin and 2.2m2 of non-permeable paving slabs.

Site Context photo's August 2024



Area Breakdown:

- New Construction:
- Conservatory: 15m2 (to be constructed on existing sealed hard paved surface)
- Wheelchair Accessible Facilities: 26.5m2 (new construction footprint)
- Existing Area to be Lost:
- Gravel Margin: 4.3m2
- Non-Permeable Paving Slabs: 17.2m2
- Lawn: 20m2

Drainage Consideration:

- The new roofs associated with the construction will be drained to a new soakaway, ensuring that the drainage does not adversely impact the surrounding environment.

Justification for Exemption:

The Biodiversity Net Gain (BNG) Metric is typically applied to developments that result in significant changes to land use or impacts on habitats that could affect local biodiversity. In this case, the proposed development at St Joseph's RC Church is minimal in nature and involves the following considerations:

- Minimal Footprint and Habitat Impact:
- The construction largely occurs on existing hard surfaces (sealed and non-permeable areas), meaning that there is a negligible loss of permeable or vegetated areas.
- The primary vegetated area impacted is 20m2 of lawn, which is of low ecological value and can be easily compensated or enhanced elsewhere on the site if required.
- Improved Access without Significant Ecological Impact:
- The development aims to improve accessibility for the congregation without leading to a significant negative impact on local biodiversity.
- Mitigation through Drainage Management:
- The inclusion of a soakaway for roof drainage helps manage surface water sustainably, further reducing any potential impact on local ecosystems.

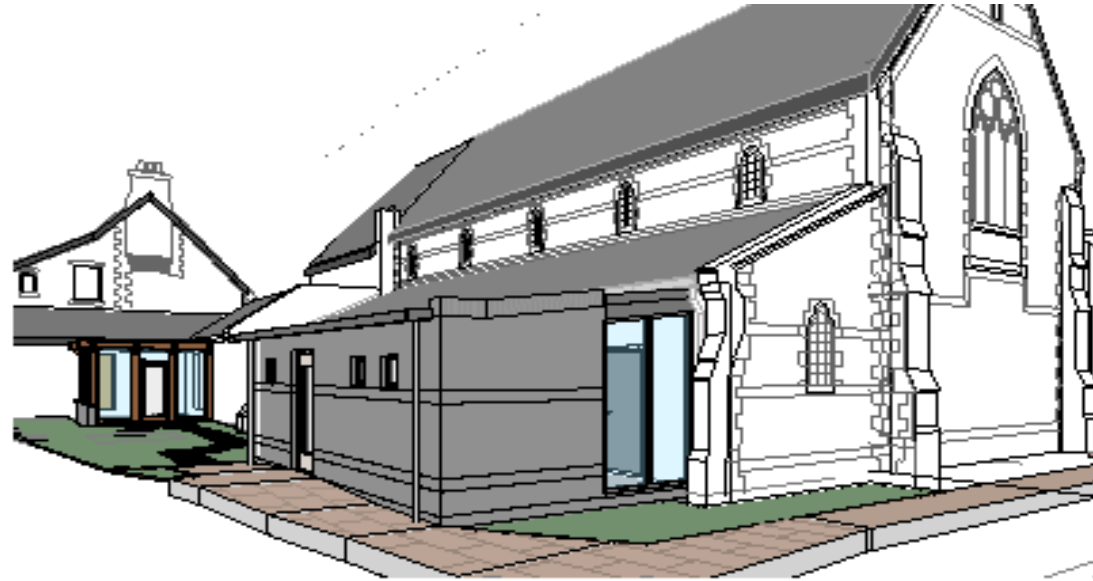
Conclusion:

The total habitat loss for this project, excluding areas with a Biodiversity Net Gain (BNG) value of zero, can be summarized as follows:

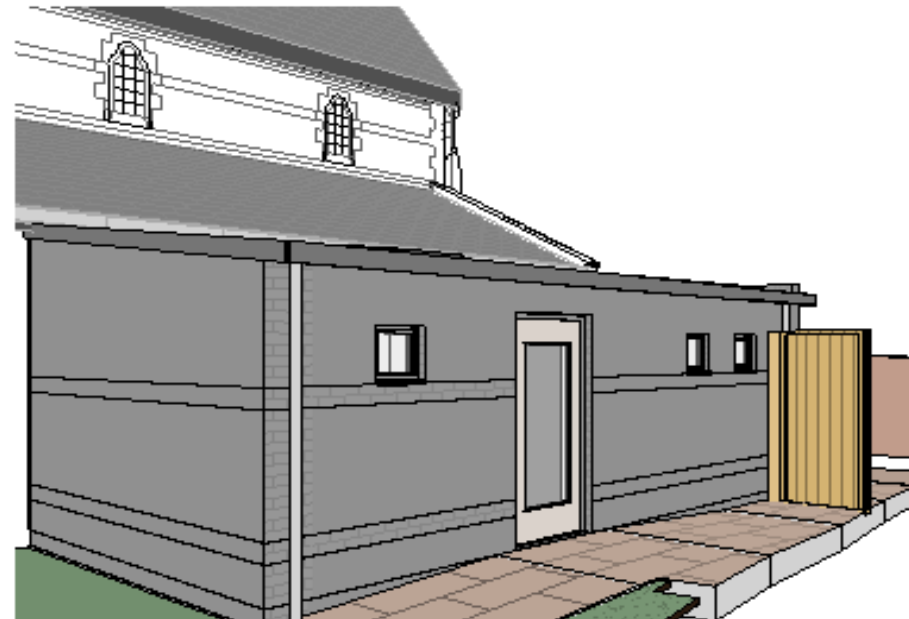
- Habitat Impact:
- Gravel Margin: 4.3m2
- Lawn: 20m2
- Total Habitat Loss: 24.3m2
- Non-Habitat Impact:
- Non-Permeable Paving Slabs: 17.2m2 (excluded from habitat loss calculation due to a BNG value of zero)

Given that the total habitat loss is 24.3m2, which is below the typical 25m2 threshold for the de minimis exemption and considering that the areas impacted are of low ecological value, the scheme at St Joseph's RC Church qualifies for the de minimis exemption. The non-permeable paving slabs are excluded from the calculation as they have a BNG value of zero, meaning they do not contribute to habitat loss.

8.0 - Proposed Visuals



1 Approach from churchyard



2 From church garden

Materials

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1. Grey facing brickwork laid to Flemish bond all to match existing
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7. Glazed roof to conservatory

Refer to CSA Drawing 22024-V05-301

NOTE : The existing churchyard walls and hedges are not shown in these views for clarity