



Site of the Former St John Ambulance HQ,
Convent Lane, Emsworth

DESIGN, ACCESS AND SUSTAINABILITY STATEMENT

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CONTACT DETAILS

Ruth Butler
Ruth Butler Architects
7 The Green
Rowlands Castle
Hampshire
PO9 6BW

023 92413562
ruth@ruthbutlerarchitects.com
butler-butlerarchitects.com

PREFACE

This ‘Design, Access and Sustainability Statement’ accompanies the planning application for a new dwelling on land of the former St John Ambulance Headquarters, Convent Lane, Emsworth, Hampshire PO10 7JJ.

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1. INTRODUCTION

The application is for the erection of a predominantly single-story (part two-story) dwelling of contemporary design located to the rear (north) of the site.

The development forms a 3-bed dwelling with detached double garage to the front of the site. A courtyard garden area is provided between the garage and the front of the dwelling.

1.1 Planning History

- 1.1.1 The principle of one dwelling on the site has been established by an earlier planning permission (APP/11/00080 and APP/10/00669). The site has some planning history, the most relevant of which is summarized below:

Application Number	Description	Decision and Date
APP/11/00080	Reserved matters application for erection of a chalet bungalow located centrally within the site	Approved April 2011
APP/10/00669	Reserved matters application for erection of a chalet bungalow located centrally within the site	Approved at Appeal May 2011
08/58345/004	Outline planning permission	Approved 2008

1.2 Pre-Application Advice

- 1.2.1 Two pre-application meetings have been held with Havant Borough Council which included the tabling of drawings and a model. HBC letters dated 24 February 2012 and 4 March 2013 refer. The Council has advised that the main considerations are:
- The impact on the surrounding properties
 - The visual impact
 - The provision of access and parking

These issues are addressed in Section 3 of this report.

1.3 Consultation with Neighbours

- 1.3.1 HBC letter dated 24th February 2012 recommends:
"You may wish to consider some form of direct approach to neighbours, especially those to the west (nos 18 - 30 Highland Road), as part of the evolution of your proposals."
- 1.3.2 The applicant has made every effort to consult with neighbouring properties and develop a design that addresses their concerns whilst responding to the opportunities of the site.
- 1.3.3 20 meetings have been held with 13 neighbouring properties (18-30 Highlands Road and 1-12 Convent Lane) with draft plans and the model being discussed (refer to model photos on page 17). Concerns raised have been addressed, where possible, during design development, including:
- No first floor windows on east or west elevations, to avoid direct over-looking
 - 1-story part of building located on eastern boundary to reduce bulk & massing to Highland Road houses
 - 2-story part of building located to rear (north) of site to minimise over-shadowing of Highland Road gardens
 - 2-story massing inset from western boundary by 4m, to reduce bulk & massing to Highland Road houses and improve daylight
 - 2-story massing inset from eastern boundary by 2m, to reduce bulk & massing to Convent Lane properties
 - Design-feature 'blinkers' to north and south first floor windows, to minimise oblique over-looking
 - Green roof to 1-story part of building to enhance the view from Highland Road houses (and improve biodiversity of site)
 - Timber-clad low energy house in response to a neighbour's challenge to produce a high-quality contemporary design of low environmental impact (Bill Bradley's house on *Grand Designs* was cited as a relevant example)

- Building on the Highland Road side boundary to be in brick for aesthetic and security reasons
- Party-wall foundations to be cantilevered from applicants site to avoid any concrete footings on the Highland Road side. This will allow the neighbours to continue to use the extra space between the garden footpath and the boundary as planting beds, small greenhouses and bin area.

“Design Considerations: Imaginative, innovative, and quality designs, incorporating styles of the present age where appropriate so they can take their place as part of the evolving history of Emsworth.” Emsworth Design Statement, Aug 08

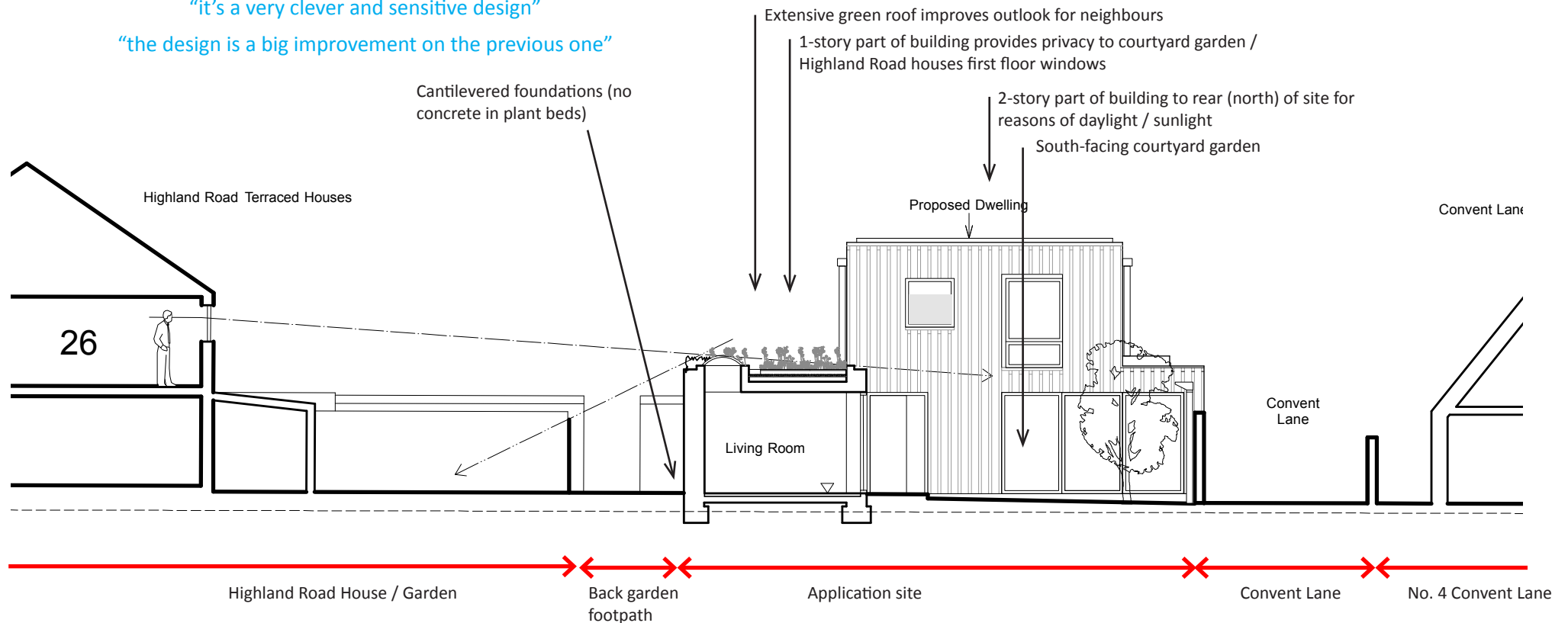
1.3.4 The final design has been well-received by the neighbours, with feedback including:

“As keen gardeners we like the biodiversity benefits of a green roof”

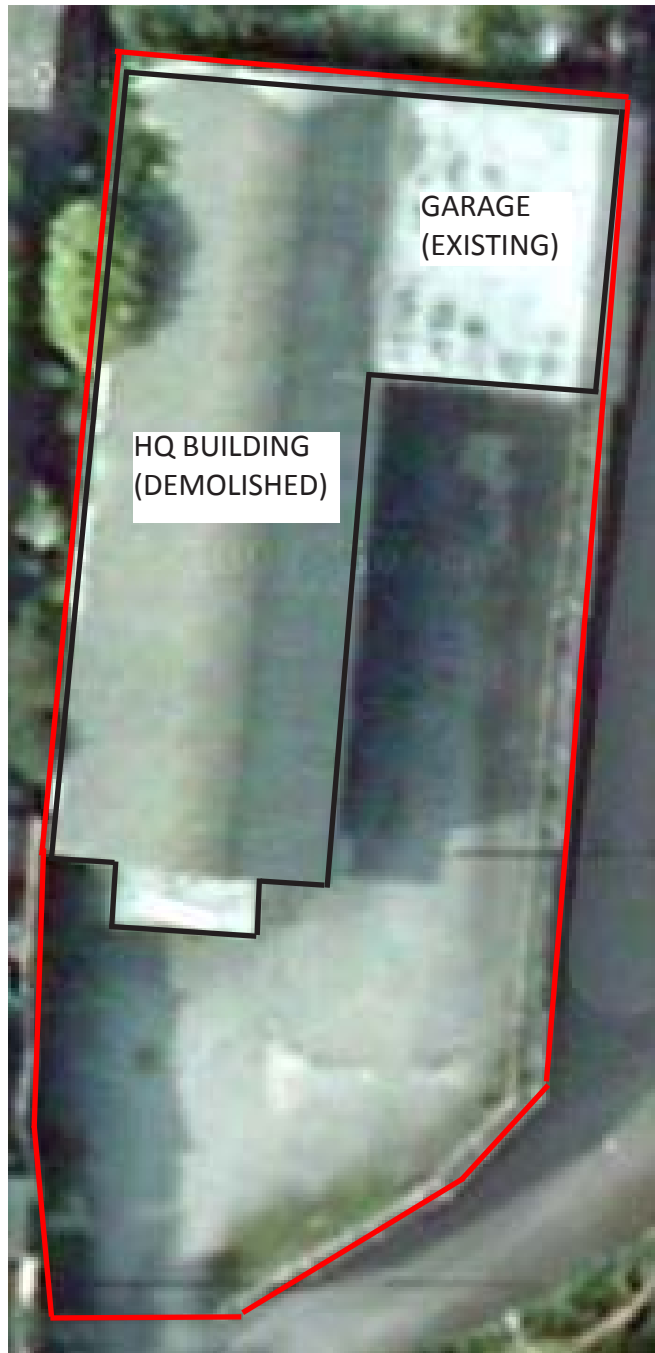
“the two-storey part moving north means better sunlight to my garden.”

“it’s a very clever and sensitive design”

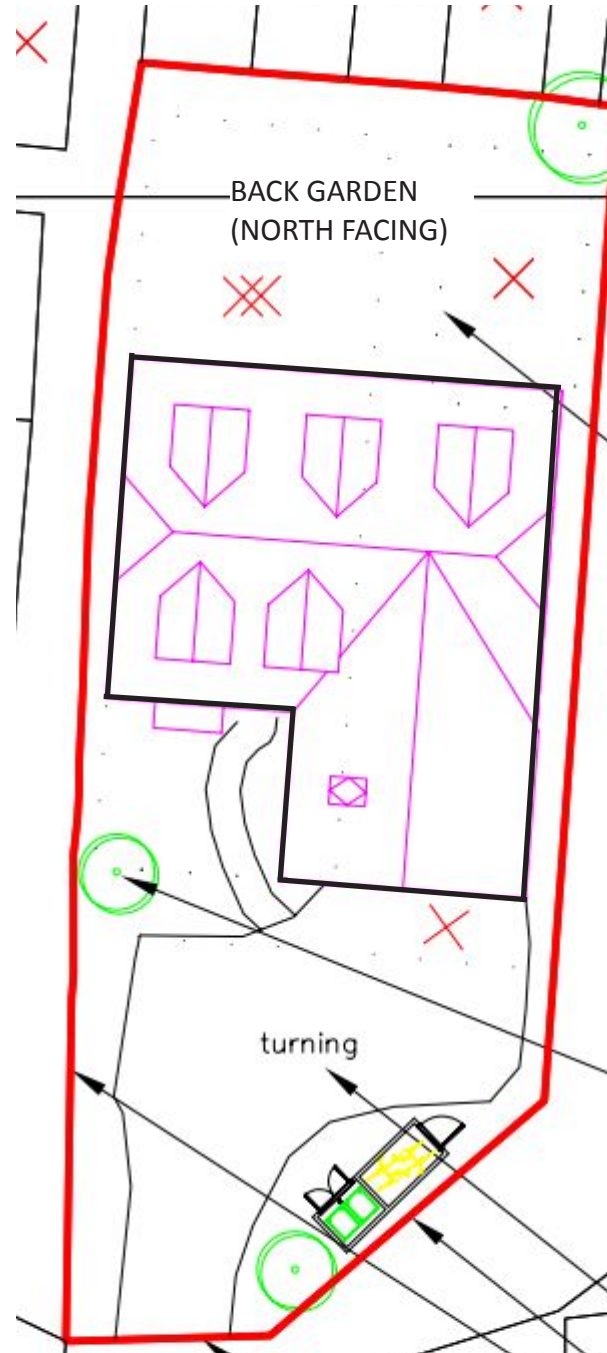
“the design is a big improvement on the previous one”



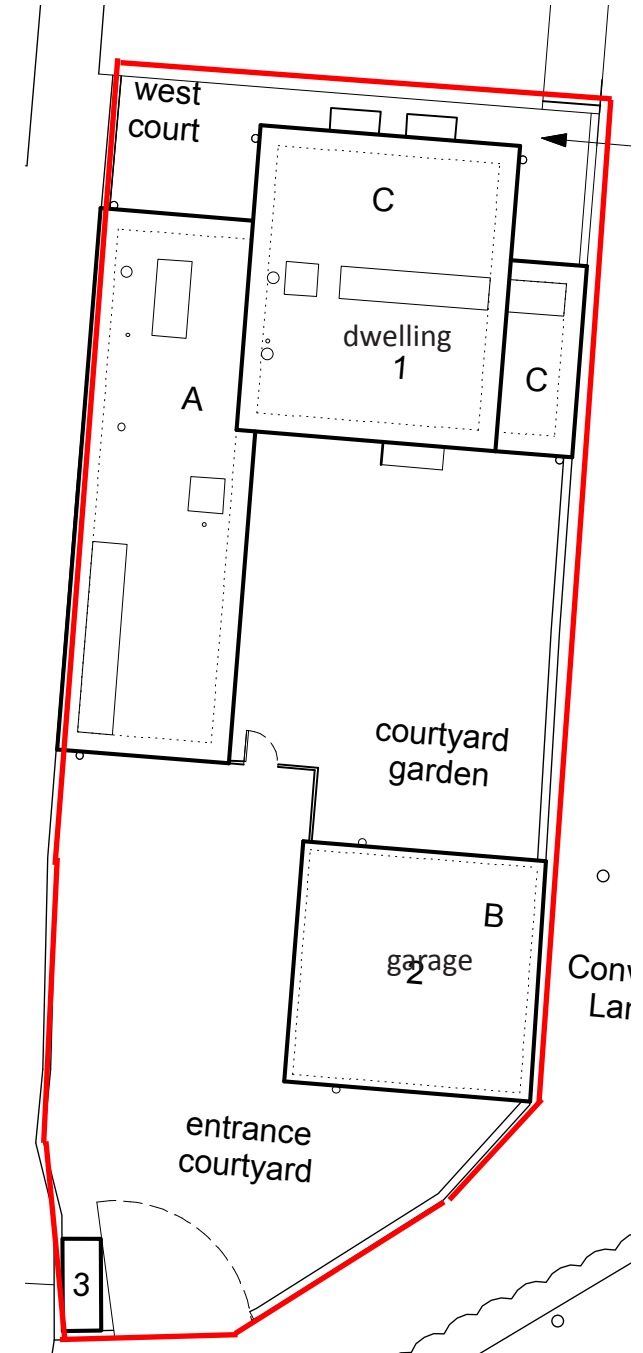
Site Section



A. Former St John Ambulance Buildings
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B. Previously Approved Scheme (APP/10/00669)



C. Application Scheme

2. DESCRIPTION OF SITE & SURROUNDING AREA

- 2.1 The site of the former St John Ambulance Headquarters is on Convent Lane, Emsworth. The site is approximately 18m wide x 30m long.
- 2.2 The site is a brown-field site.
- 2.3 To the north of the site is a block of garages belonging to houses on Highlands Road.
- 2.4 To the east of the site is Convent Lane (bollards restrict vehicle access along the lane) and three relatively new detached two-story properties.
- 2.5 To the south is Convent Lane, off which the site is accessed. On the southwest side of Convent Lane is a terrace of three 1960's bungalows. On the southeast side of Convent Lane is the boundary to a large Victorian linked-villa (41 Havant Road) and its outbuilding/garage.
- 2.6 To the west of the site is a row of terraced properties to Highland Road with their rear gardens. There is a narrow footpath running beyond the boundary fence of the terraced properties separating the site from the terrace.
- 2.7 The previous St John Ambulance Headquarters Building (social hall, office and store) has since been demolished, while the St John Ambulance garage remains. See diagrams on page 5.
- 2.8 The existing boundary is predominantly close-boarded timber fencing, with the north boundary formed by the rear wall of the Highland Road garages and part of the east boundary formed by the existing St. John Ambulance garage.
- 2.9 The St. John Ambulance garage is 6.2m wide x 7.4m deep and 3.74m tall, is brick-built with a flat roof. The site owners currently use the garage as a store, but the proposal is to demolish it to build the new dwelling. There is no evidence of any species currently using the

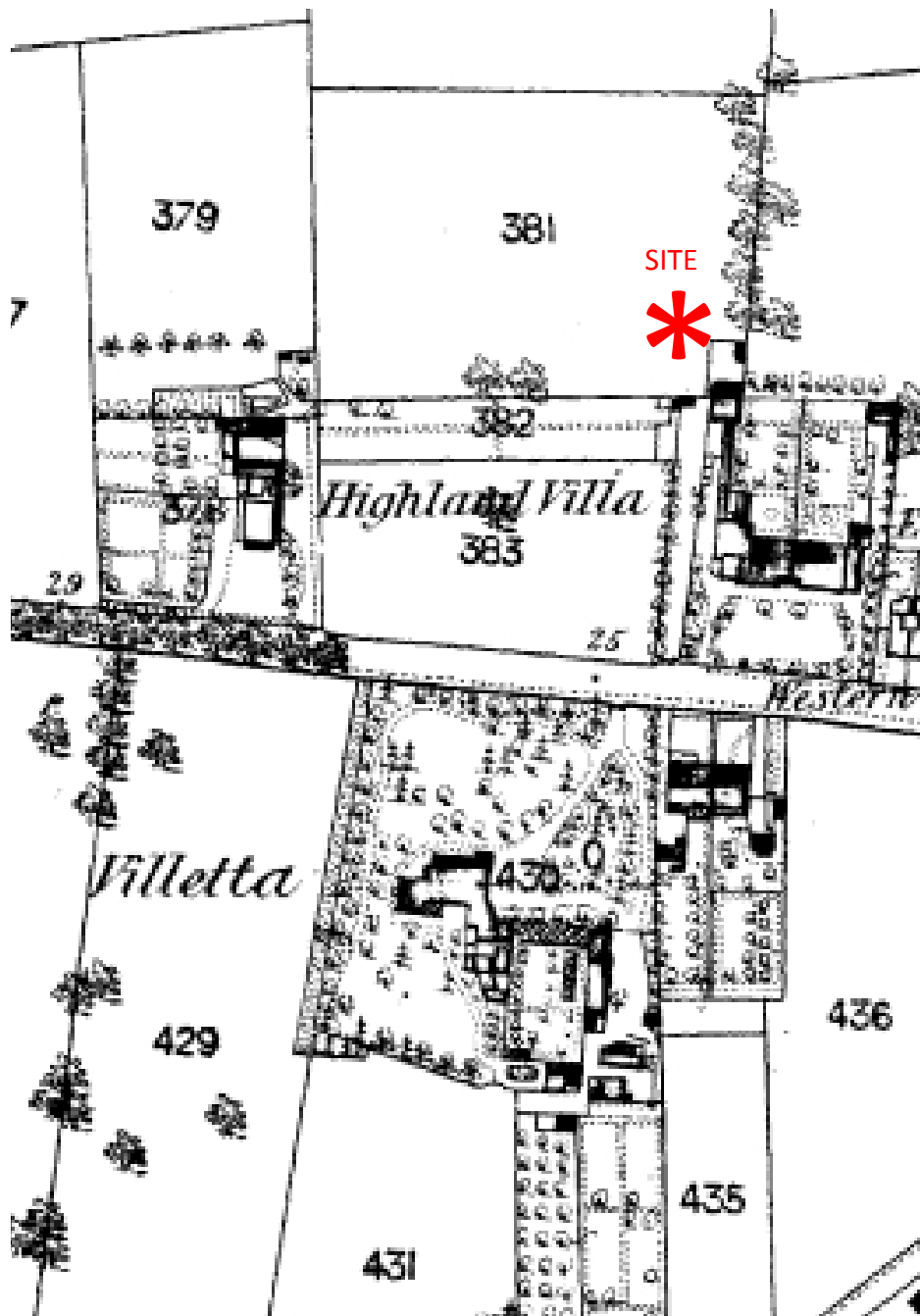
garage as a resting or roost site.

- 2.10 The site is covered in rough tarmacadam and rubble, with the outline of the previous buildings visible on the ground. There is no existing vegetation.
- 2.11 Views of the application site from the main Havant Road are fleeting, and are only afforded down the narrow Convent Lane and are further obscured by mature trees along the boundary. Beyond the site (on the sky line) are houses on Bosmere Gardens.
- 2.12 Views from within the site take in the back-gardens to 18-30 Highland Road (west) and No 12 and No 4 Convent Lane (east).



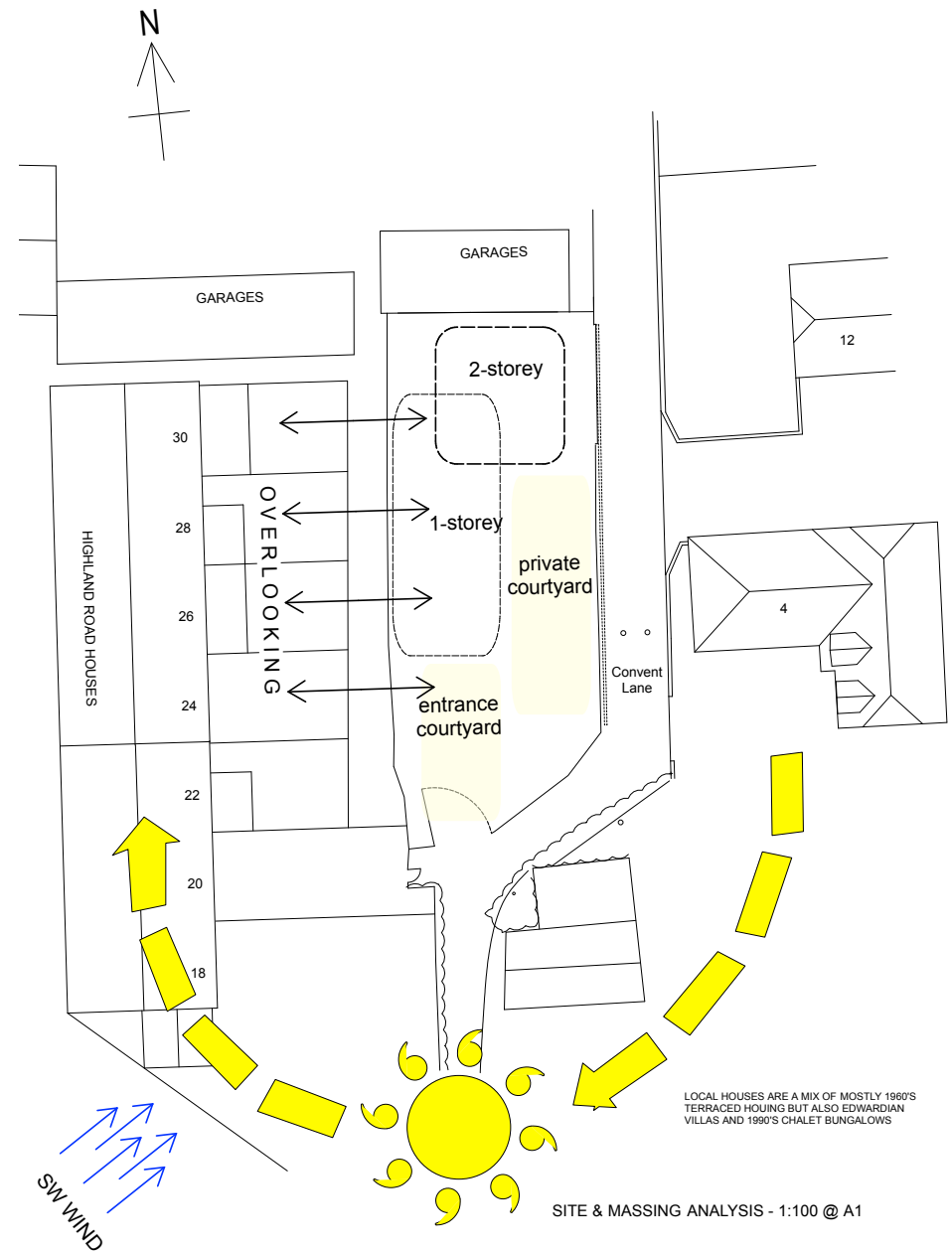
Aerial View of Convent Lane
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To Havant Road



Historic Map from 1866

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Site Analysis

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FORMER SITE OF ST JOHN AMBULANCE, CONVENT LANE, EMSWORTH



View along Convent Lane looking north (showing existing ambulance garage on boundary)

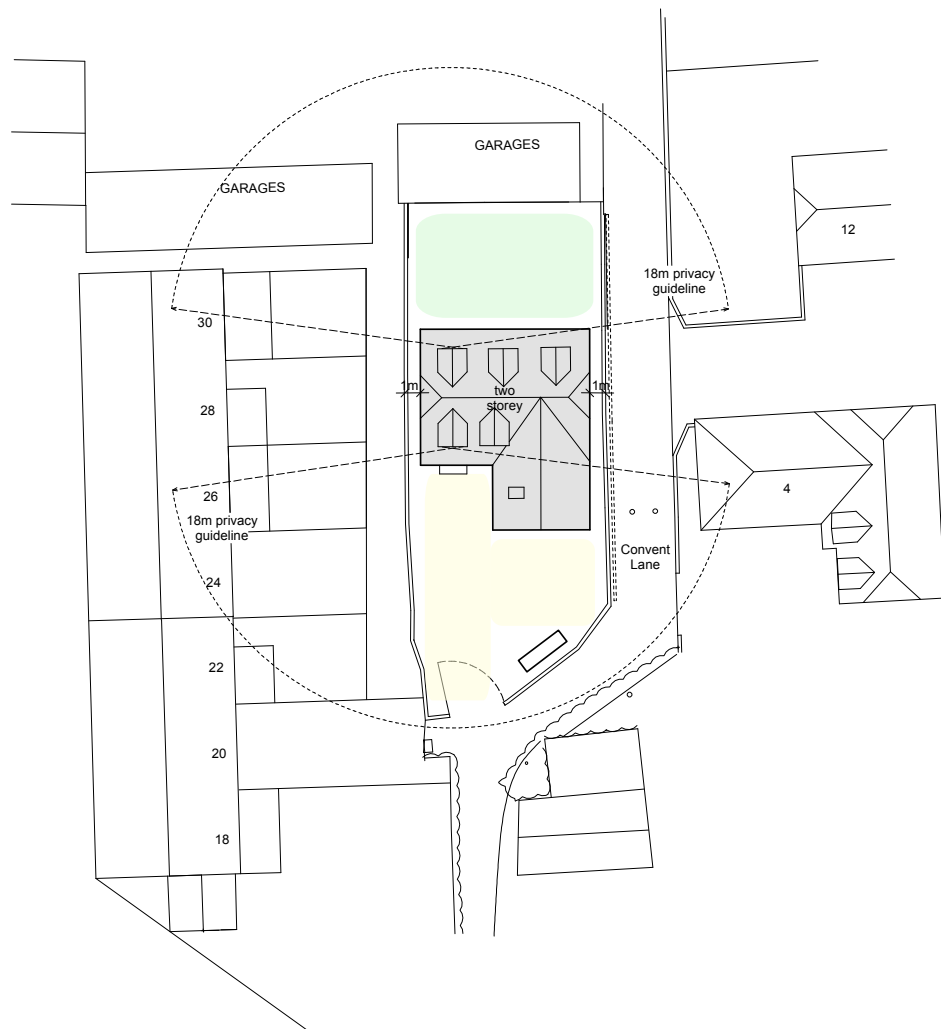
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View from site entrance



View over site from Highland Road house first floor window



Careful window design for privacy



The design concept is to create an L-shaped building to enclose an attractive south-facing courtyard garden

3. DESCRIPTION OF PROPOSAL

The Council has confirmed that the principle of one dwelling on the site has been established by an earlier planning permission. The main considerations for this application are:

- (i) The impact on the surrounding properties
- (ii) The visual impact
- (iii) The provision of access and parking

These 3 issues are addressed below.

3.1 Concept and Scale

- 3.1.1 The application proposed the erection of a predominantly single-story (part two-story) dwelling of contemporary design. Refer to model views on page 17.
- 3.1.2 The design concept is to create an L-shaped building to enclose an attractive south-facing courtyard garden and provide good indoor-outdoor flow.
- 3.1.3 The height of the dwelling does not exceed that of the previously permitted scheme, nor the ridge height of No.4 and 12 Convent Lane.
- 3.1.4 The design concept is a result of a careful analysis of the site's opportunities and constraints, with particular regard to the urban setting and impact on neighbouring properties.
- 3.1.5 The two-story part of the dwelling is located at the rear (north) of the site and is in-set from the boundaries in order to minimise overshadowing of the site and neighbouring properties, and minimise overlooking and visual bulk and mass.
- 3.1.6 The single-story part of the dwelling is located on the eastern boundary. This lower block provides privacy for the courtyard garden while reducing the visual bulk and mass for Highland Road houses. An extensive green roof provides a green outlook for neighbours and ecological benefits for the site.
- 3.1.7 The location of the single-story part of the dwelling emulates the previous St John Ambulance HQ building. The new dwelling has a parapet height of 3.3m which is lower than the eaves height of the previous building.
- 3.1.8 There are no first-floor windows in either the west or east elevations, to avoid direct overlooking of neighbouring properties.
- 3.1.9 First floor windows in the north and south elevations have external 'blinkers' as a design-feature. These minimise overlooking by restricting the view angle from/to windows. The 'blinkers' are celebrated as a design-feature, which provides detail to the elevations.
- 3.1.10 The bulk and massing of the proposed dwelling complies with Building Research Establishment guidelines with respect to sunlight and daylight to Highland Road houses.
- 3.1.11 A separate garage building is located on the south part of the site, near the site entrance and enclosing the courtyard garden. It has an extensive brown roof.

3.2 Landscape

- 3.2.1 The current site is a brown-field site with no vegetation and is of little landscape value.
- 3.2.2 The proposed design includes a hierarchy of new landscaped spaces:
 - (i) Entrance Courtyard (access to garage): Pebble finish with a tree
 - (ii) Private Courtyard (connected to living spaces): Footpath to front door, seating area, three new trees, hard and soft planting
 - (iii) East court (visual amenity for study): Pebble finish with a feature sculpture/plant
 - (iv) West court (connected to living): Paving and espalier fruit trees

3.2.3 In addition, to ground-level landscape, green and brown roofs are proposed for the buildings. These roofs increase biodiversity and wildlife on the site providing green 'stepping stones' for wildlife and linking into the network of local back-garden spaces. Both types of roof provide a habitat for flora and fauna, while the brown roof (on the garage) compensates for loss of brown field habitat once the site is built-on.

3.2.4 All hard landscape surfaces are SUDs compliant.

3.2.5 Boundary treatment has been carefully chosen to be sympathetic to the local character:

Convent Lane (East)	East Court	Red multistock brick wall, 2m high
	Dwelling	Red multistock brick wall, 3.3m high *
	Courtyard Garden	Red multistock brick wall, 2m high
	Garage	Part red multistock brick / part timber clad wall, 2.5m high
Highland Road garden foot path (West)	West Court	Red multistock brick wall, 1.8m high
	Dwelling	Red multistock brick wall, 3.3m high
Convent Lane (South)	Entrance courtyard	Red multistock brick wall, 1.6m high (to match height of wall opposite)
	Entrance	Timber bar gate
Highland Road garages (North)		Existing brick walls to garages remain

* This is lower in height than the existing St John Ambulance garage wall

3.2.6 A separate timber-clad enclosure is provided for bins.

3.3 Appearance and Materials

3.3.1 The house has a simple external appearance, with well-proportioned elevations.

3.3.2 The dwelling has vertical timber-clad elevations, high-quality timber / aluminium composite windows and metal downpipes and hoppers.

3.3.3 High quality powder-coated metal flashings, with concealed fixings, give a fine line to the roof edge.

3.3.4 The garage is designed to complement the house with vertical timber cladding and an extensive brown roof (mix of plants and rubble).

3.3.5 All boundary walls (including walls to the dwelling and garage) are in a red multistock brick to complement that used locally.

3.3.6 The dwelling has an extensive green roof (either sedum or a wild flower meadow) on the large single-story roof and a bituminous flat roof on the two-story part.

3.3.7 Roof lights are used to enhance the quality of daylight in single-aspect spaces. Roof lights have internal blinds.

3.3.7 A filigree of detail is achieved on the elevations, including:

(i) Two-types of vertical timber cladding:

- Board-and-batten cladding on the north/south elevations gives good texture/shadow

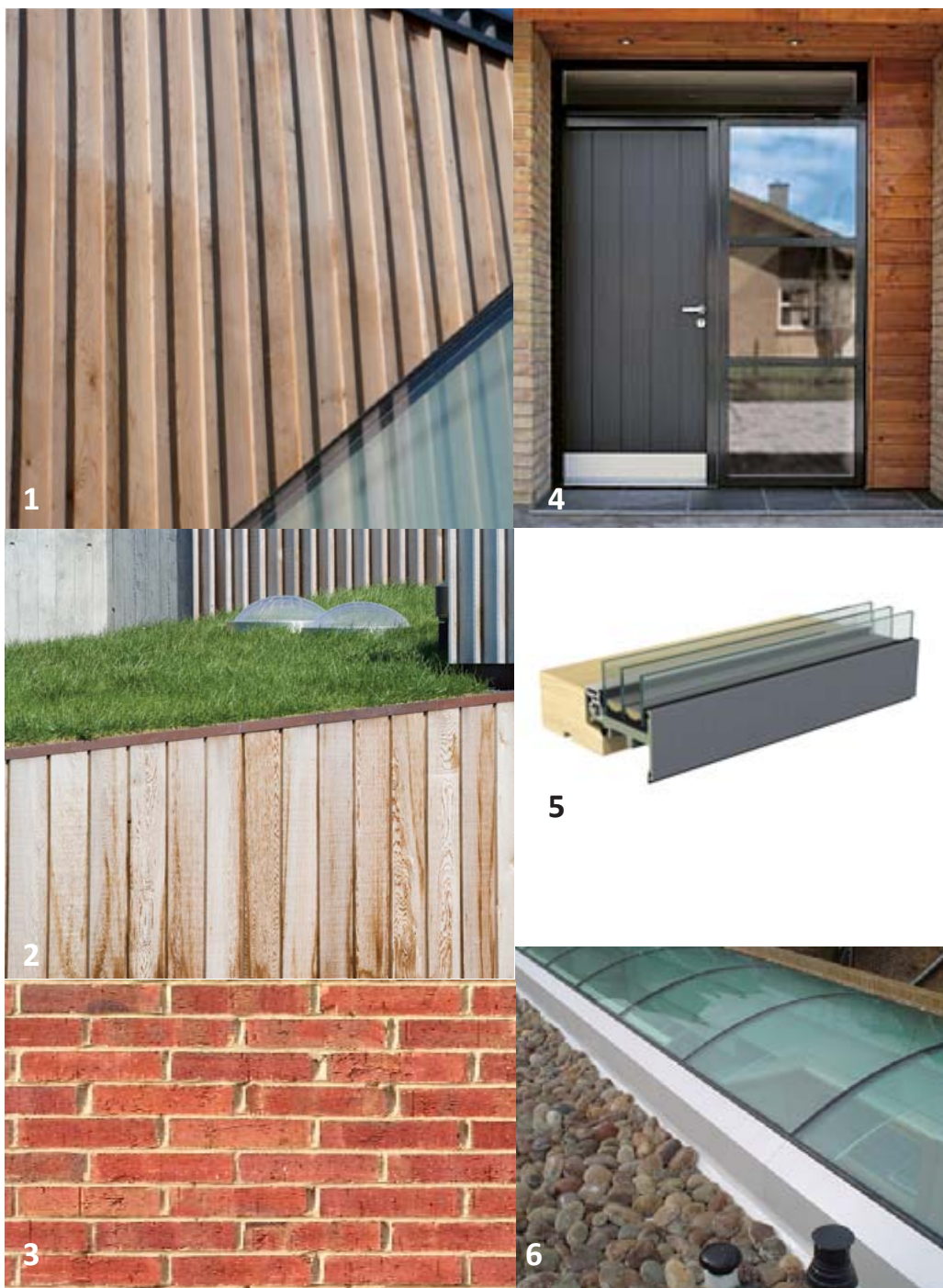
- T&G boarding on the east / west elevations gives a smooth finish for contrast

(ii) 'Blinkers' to first floor windows as a design feature on the elevations (in either timber or a coloured cladding board)

(iii) High-quality metal downpipes with concealed fixings

(iv) High-quality metal flashings with concealed fixings

(v) Careful detailing to window and door openings



KEY TO MATERIALS IMAGES:

- 1 Vertical Siberian larch board & batten cladding
- 2 Vertical Siberian larch T&G cladding
- 3 Red multi-stock brick
- 4 Solid front door
- 5 Grey aluminium / timber composite windows
- 6 Poly carbonate roof lights
- 7 Extensive brown roof
- 8 Extensive green roof
- 9 Dry river-bed planting (courtyard garden)
- 10 Trained fruit tree (garage wall)

3.3.8 The timber cladding proposed is Siberian Larch left unfinished to weather into silver grey. Siberian Larch has been chosen for its durability, light coloured wood, clear structure and fine grain. Timber cladding on the northern side of the building is only visible from the street at high level. Here it gets a clear exposure to east and west light which will lessen its darkening over time.

3.4 Access and Parking

3.4.1 Access to the site is via Convent Lane with the vehicular access coming from the Havant Road end of Convent Lane.

3.4.2 Two parking spaces are required to serve the proposed 3-bed dwelling. This is provided by the double garage, which has a minimum internal size of 6m by 6m.

3.4.3 The car-parking layout allows easy maneuvering on site so than vehicles leave site in a forward gear. This is a requirement of HBC's Development Engineer and the car tracking to illustrate this is shown on drawing number 501 P-15 and on page 15.

3.5 Construction Site Set-Up

3.5.1 Proposed construction site set up is shown on page 15.

3.6 Sustainability

3.6.1 The project is designed to achieve a very high level of sustainability across a broad range of sustainable development targets.

3.6.2 The site was chosen for its proximity to family, to engage in a village community and to allow a sustainable dwelling to be built. The dwelling is within easy walking distance of local shops, which include a grocery store, hardware store, bank and post office. Family and schools are all within walking and cycling distance.

3.6.3 The dwelling is designed to the principals of the Code for Sustainable Homes. The concept design pre-assessment identifies Code 4 is

achievable with the current design.

3.6.4 The house is orientated to the South to capture solar energy during the winter months and reduce the thermal demands for heating. Floors and walls adjacent to the south facing glazing will be high mass to absorb winter solar radiation and release this slowly overnight reducing heating loads.

3.6.5 The facade will include secure, manual opening windows to achieve very good ventilation in summer. The bathroom and kitchen extracts are connected to a whole house heat recovery ventilation system.

3.6.6 The whole house heat recovery ventilation system will ensure best possible internal air quality with lowest energy consumption. Energy recovery will exceed 90%.

3.6.7 The thermal envelope performance will exceed the requirements of Building Regulations Part L 2010 resulting in very low thermal losses. The timber cladding and frame will be from sustainable sources providing an embodied carbon credit to the project.

3.6.8 All materials will be chosen carefully to minimise the requirement for additional finishes, and for durability. The ground floor will be polished low cement content concrete, walls and soffits will be self finished laminate lumber. Low VOC paints will be used throughout.

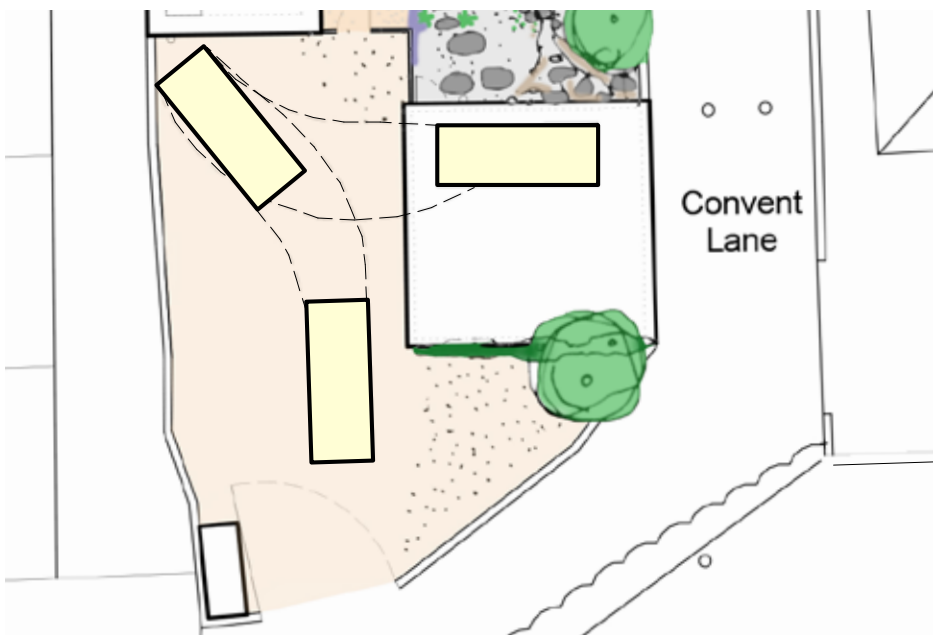
3.6.9 The glazing system will be a composite aluminium/timber system. This will reduce maintenance externally whilst being a sustainable solution

3.6.10 Thermal energy demands will be met with a high efficiency, compensated, condensing, gas fired boiler installation. This will feed low energy underfloor heating and a highly insulated domestic hot water cylinder. Carbon emissions from thermal energy generation will be very low.

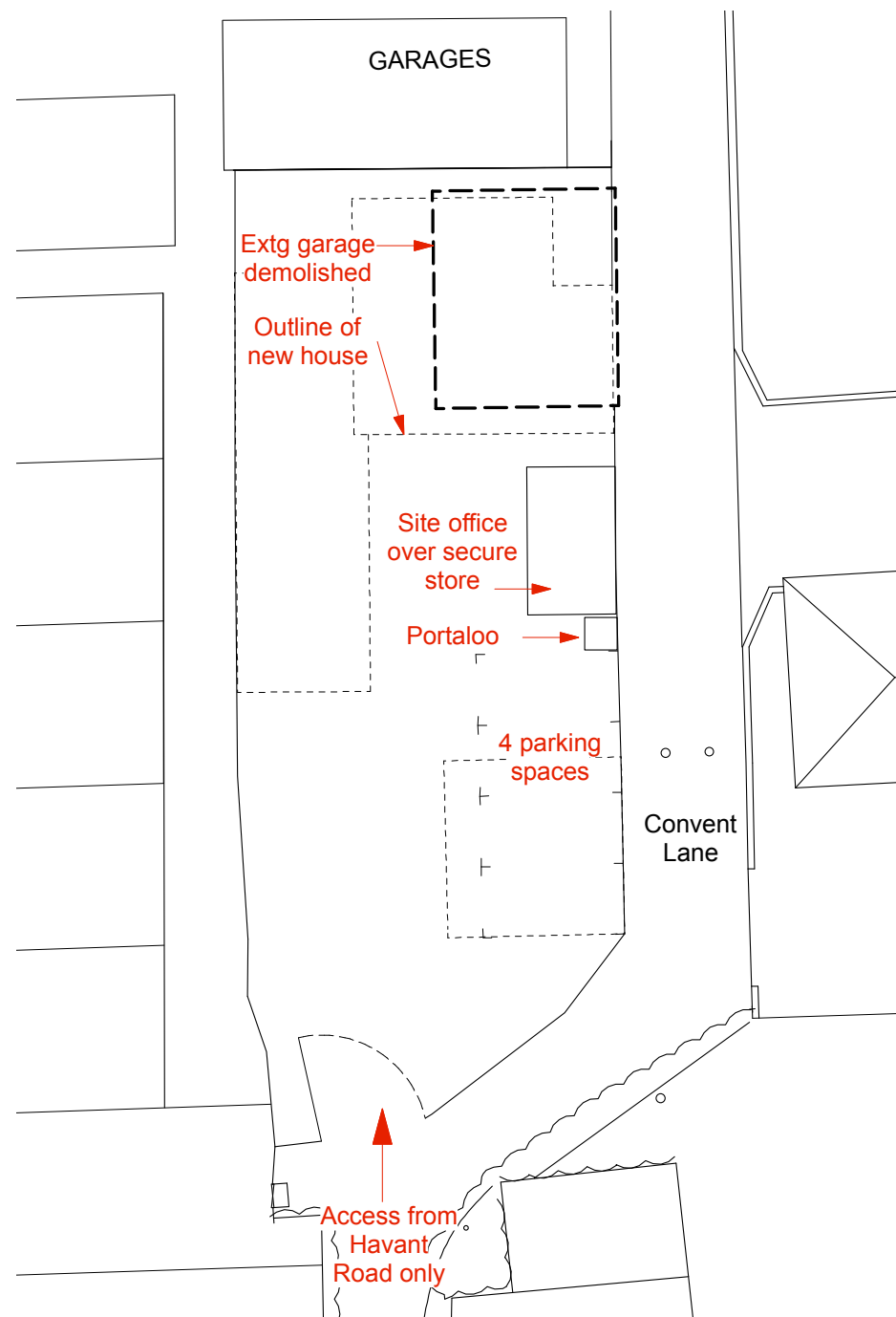
3.6.11 Glazing sizes and positions have been carefully considered to ensure maximum use of daylight to minimise lighting energy consumption. All lighting within the house will be by low energy fittings, with switched and dimmable zone controls. Household appliances will be A rated or above.



Extract From Drg 501-P-13 - Shows Timber Cladding (2 Types) & Window Treatment



Extract From Drg 501-P-15 - Showing Car Turning Circles



Construction Site Set Up

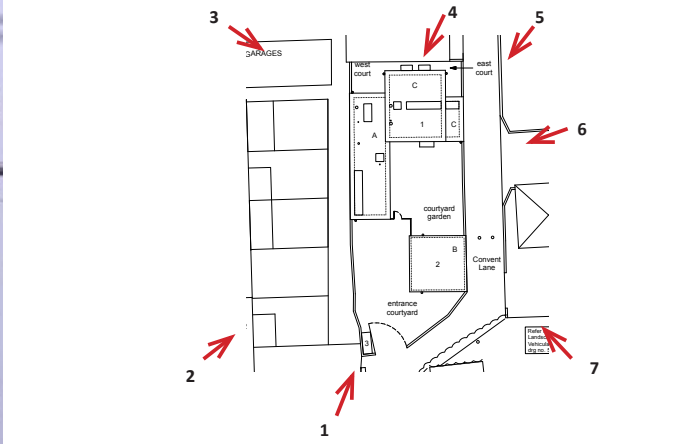
- 3.6.12 An energy monitoring system will be fitted with internal display setting out hourly, daily and monthly energy use for gas and electricity
- 3.6.13 Dedicated secure space is provided for storage of bicycles in the garage, drying space is provided in the utility room and there is office space for home working.
- 3.6.14 The majority of carbon emissions reductions will come from the high performance thermal envelope and high efficiency systems. Any further reductions, if required to meet Building Regulations or CfSH requirements, will come from a solar electric installation. This will be located on the second floor roof.
- 3.6.15 The dwelling will have a combination of brown and green roofs. These provide both rainwater attenuation and habitat regeneration. Rainwater will be harvested for irrigation and washing via water butts located around the building.
- 3.6.16 All water fittings will be low consumption to minimise raw water consumption.
- 3.6.17 External surfaces will be permeable where possible or discharge to local soak-aways.
- 3.6.18 Refer to the CfSH pre-assessment report included with this application for further details of the sustainable features of the dwelling.
- 3.6.19 Refer to the SAP calculation included with this application for details of the energy performance of the proposed dwelling.

3.7 Utilities

- 3.7.1 Utilities connections will be made for the following:
 - (i) Natural gas
 - (ii) Electricity (import and export)
 - (iii) Communications for telephone and high speed Internet
 - (iv) Water supply from the town main
 - (v) Foul water connection to town main

3.8 Developer Contributions

- 3.8.1 The Council's request for infrastructure contributions will be fully considered by the applicant and where justified and relevant, should be provided for by way of a legal agreement. To this end, it is respectfully requested that this is done at the earliest convenience to allow time for preparation of such an agreement.
- 3.8.2 The site was last occupied in September 2008.



Model Views

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