



Former St Michael's Convent, Waterloo

Design and Access Statement

July 2012

TURLEYASSOCIATES



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POPE PRIESTLEY ARCHITECTS



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1. Introduction

Purpose and Structure

- 1.1 This Design and Access Statement (DAS) has been prepared on behalf of Linden Homes in support of applications for full planning permission and Listed Building Consent for the redevelopment of St Michael's Convent, London Road, Waterlooville.
- 1.2 The proposed development comprises the conversion and refurbishment of the former convent building to 17 apartments and the erection of 65 dwellings. The proposals provide for 25 affordable dwellings, open space, access from London Road and Hulbert Road. Consent is also sought for the demolition of extensions to the former convent including dormitories, the laundry and small outbuildings.
- 1.3 The application site comprises the majority of an allocated baseline housing site under saved Policy H3.2 of the Havant Borough District Wide Local Plan 2005. Accordingly, the principle of the residential redevelopment of the site has been established.
- 1.4 This DAS provides a detailed contextual assessment of the site culminating in a summary of opportunities and constraints to development. It details the key principles which have shaped the development proposals for the site, ensuring that the proposed development's layout and design is the most appropriate for the site (particularly in the treatment of and response to the retained listed buildings within the site) and responds specifically to local context and character.

Linden Homes

- 1.5 Linden Homes was formed in 1991 and now forms part of the Galliford Try Group. The company has since earned numerous awards for the quality of its schemes, most recently including the Building Magazine Award for Housebuilder of the Year 2012. As illustrated within this proposal, the company has a reputation for placing particular emphasis on designing bespoke developments to complement their surroundings.
- 1.6 The consultant team comprises:

Turley Associates	Planning and Design
Pope Priestley Architects	Architect
Bellamy Roberts LLP	Highways Consultant
Barell Tree Consultancy	Trees
TGD Landscape Ltd	Landscape
AMA	Drainage
Hampshire Ecological Services	Ecology

Site Location

- 1.7 The application site is located in Waterlooville to the west of the A3(M) within Havant Borough. The site is located on the A3 London Road only 300 metres north east of Waterlooville town centre within a predominantly residential context.
- 1.8 The site comprises 2.83 ha and is a brownfield site located within a highly sustainable location. The application site boundary and its contextual location are detailed in Figure 1.
- 1.9 A detailed contextual assessment of the site is set out below.

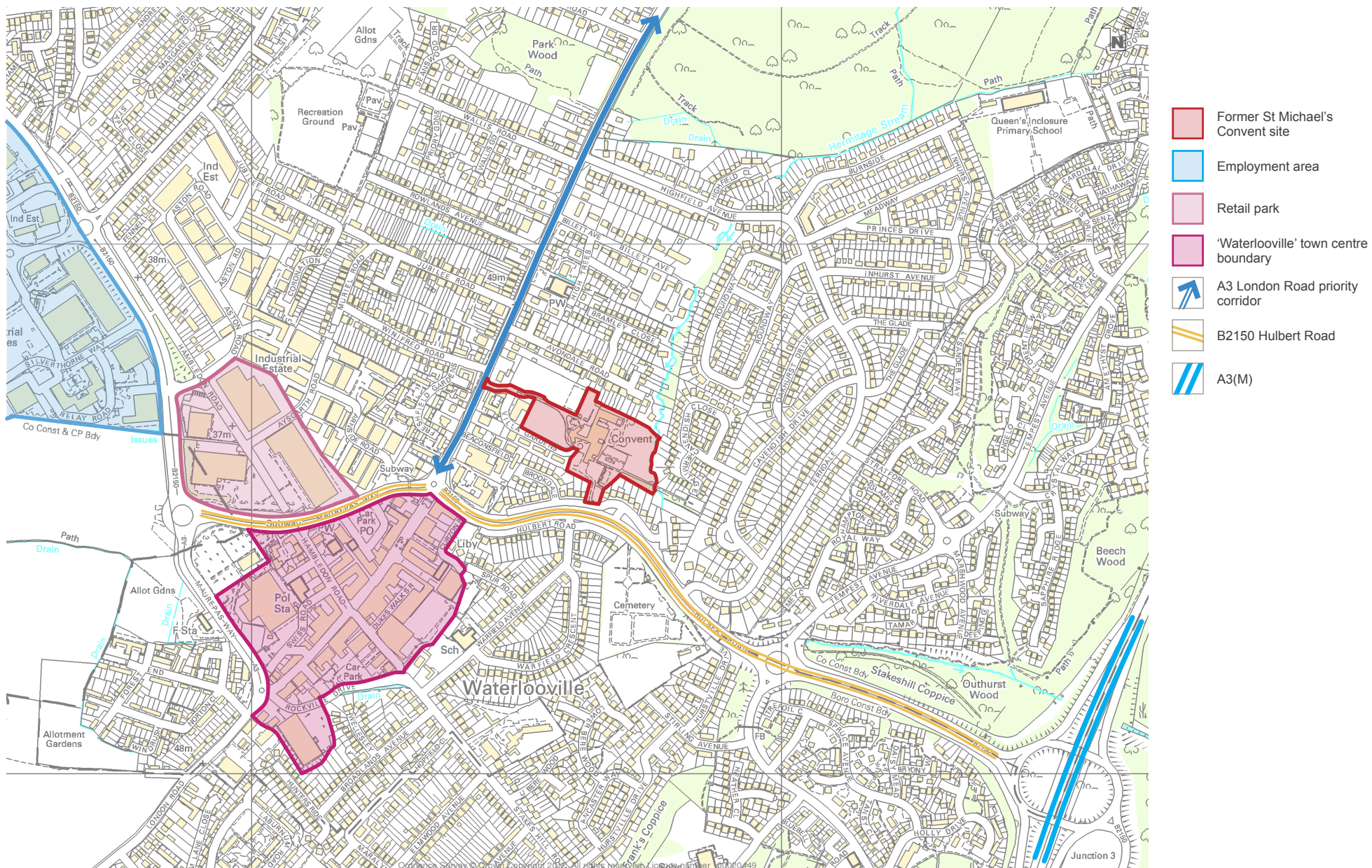


Fig.1 Location plan



2. Contextual Site Assessment

The Site

- 2.1 The application site comprises the former St Michael's Convent, Sacred Heart Church and associated grounds and outbuildings. The site comprises 2.83 ha and is broadly rectangular with a maximum length of 300 metres and depth of 170 metres.
- 2.2 Existing buildings and features within the site are highlighted in Figure 2 and can be summarised as:
- **St Michael's Convent** built in 1889 with extensions to the north, east and south elevations built between 1930 and 1965
 - **Church of the Sacred Heart** built in 1922 and viewed on first entering the site from London Road. The particular interest of the building is in its unusual design with 3 converging naves
 - **'The Green'** is located at the front western corner of the site and is an attractive tree lined open space fronted by existing residential development and forming part of the setting to the church and convent buildings
 - **Gardens** located at the rear of the convent (and included on the Hampshire local list of registered parks and gardens) and wider grounds sloping down to the east and the Hermitage Stream
 - **Orchard** located at the south eastern corner of the site
 - **Hermitage Stream** located at the eastern site boundary
- 2.3 The northern site boundary extends from the adjacent potential housing site (falling outside the application site but forming part of the local plan allocation) to the Hermitage Stream. The boundary is characterised by a mixture of fence, hedgerow and tree screening. The eastern boundary abuts rear gardens of properties on Hermitage Gardens and is defined by the Hermitage stream. There is existing planting and mature trees along the boundary which allow some views onto the adjacent residential properties.
- 2.4 To the south the site abuts the rear gardens of properties along Hulbert Road and Brookdale Close. There is generally strong existing screening along the boundary including mature trees up to 20 metres in height. To the west the application site is bounded by hedgerows typically 2 to 3 metres in height along Villa Gardens which includes a row of bungalows fronting onto 'The Green' and the 3 storey block 'The Beeches'. The recently constructed 'Church of the Sacred Heart and St Peter the Apostle', new residential development and London Road itself bound the western edge of the site.
- 2.5 There are two existing access points into the site from London Road and Hulbert Road.
- 2.6 The existing grounds and mature trees (covered by Tree Preservation Orders) provide a mature and attractive setting to the site.
- 2.7 The character of the site and surrounding area is analysed in further detail in the following sections.



View onto former Sacred Heart Church



Former St Michael's Convent



Rear of the Convent including modern additions



Fig.2 Site context and features

Assessment

Existing Use

2.8 The application site accommodates the former St Michael's Convent and the Church of the Sacred Heart chapel which are no longer in use and for which alternative uses are sought to protect the long term future of the listed buildings.

2.13 There are two Tree Preservation Orders affecting the site. These particularly focus on the trees lining 'The Green' (on the southern side of the existing internal access road) and trees to the west (frontage) and south (side) of the former church and convent.

Landscape and Trees

2.9 There are areas of green space around the existing buildings of differing quality and character. The key area of open space 'The Green' is an attractive feature in its own right and also plays a significant role in providing the setting to the listed Sacred Church which overlooks the area.

2.14 Barrell Tree Consultancy have undertaken an arboricultural assessment of all trees within the site. The report and tree schedule accompany the planning application submission.

2.10 To the rear of the buildings there are further lawns which fall down toward the Hermitage Stream. There is a remnant orchard in this rear section of the site although a tree survey has indicated that the trees within it are of poor condition and are not sustainable in the long term.

2.11 The Hermitage Stream runs along the rear eastern site boundary and is lined by existing vegetation and trees.

2.12 There are a significant number of trees within the site. The site boundaries to the east and south are particularly well screened with the northern boundary (to Avondale Road) having lower level predominantly hedgerow screening.



Fig.3 Direction of landscape photographs



View across 'The Green' showing low level hedge to west boundary



The Green (including TPO trees)



Existing hedgerows along the southern boundary to Villa Gardens



Mature trees around buildings



Mature tree and hedgerow screen along southern site boundary



The Orchard



Gardens to the rear of the former convent building



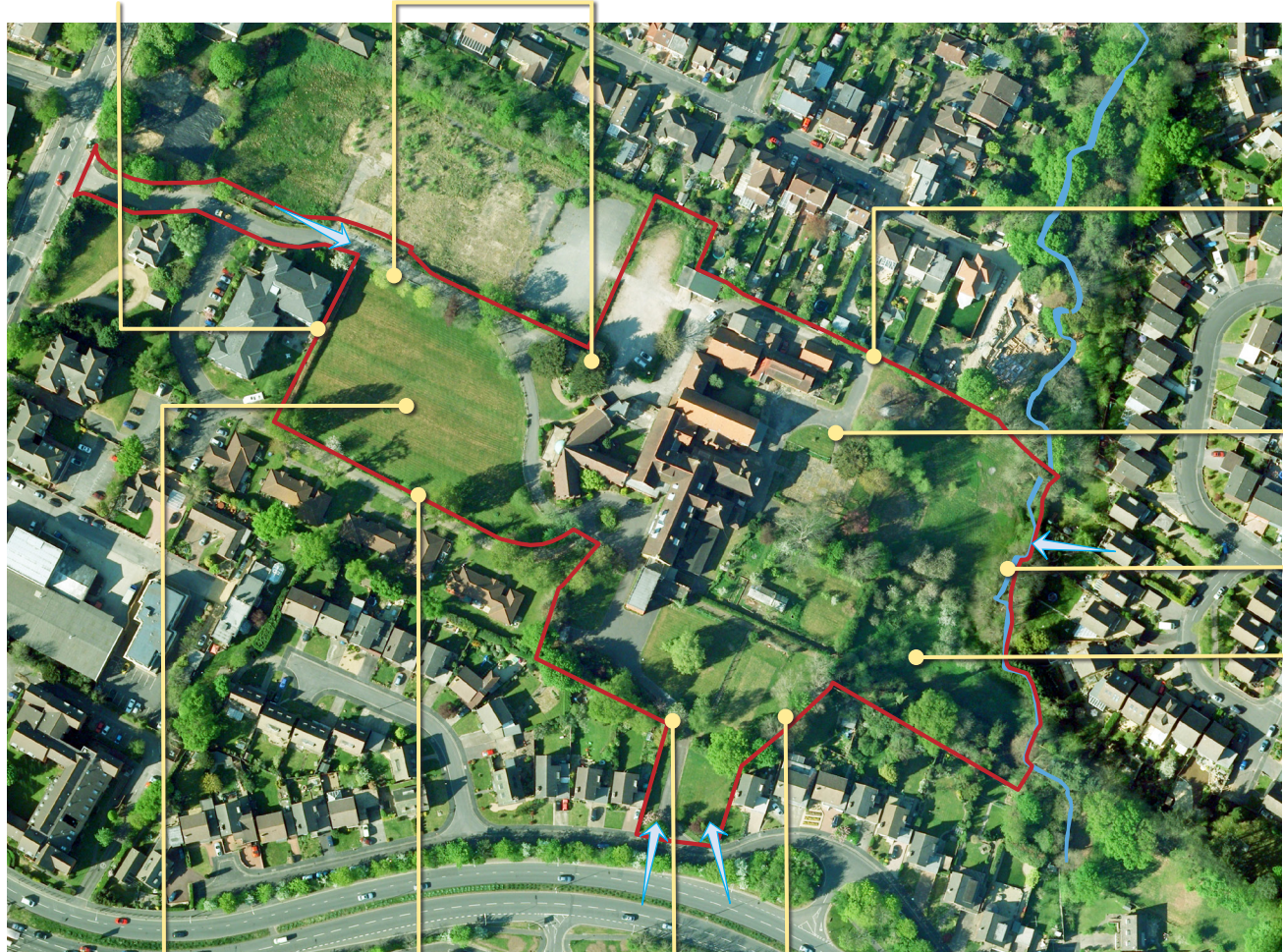
View along rear eastern site boundary to Hermitage Stream



Hedge planting along northern boundary to Avondale

Open boundary with 'The Beeches'

Trees lining the northern edge of 'The Green' and providing setting to the former Church



- Site boundary
- Views into site

Lower level tree hedgerow planting to boundary with Avondale Road

Former gardens to rear of convent

Hermitage Stream corridor and associated trees / vegetation

Orchard

'The Green' open space (important to setting of church)

Existing low level tree / hedgerow screening to Villa Gardens

Existing mature boundary tree planting and hedgerows

Fig.4 Landscape features

Topography

- 2.15 The majority of the site is relatively level. However, toward the rear of the convent and gardens down to the eastern site boundary there is a fall in ground levels of approximately 6 metres.
- 2.16 A site section has been prepared by Pope Priestley Architects (Figure 5) which shows the fall in levels in this eastern section of the site and the relationship with properties to the rear (Hermitage Gardens).
- 2.17 Whilst there is vegetation along the stream including some mature trees, the variation in levels results in views of the existing properties in Hermitage Gardens.



Photograph indicating the fall in levels at the rear eastern edge of the site adjacent to the Hermitage Stream and properties at Hermitage Gardens to the rear

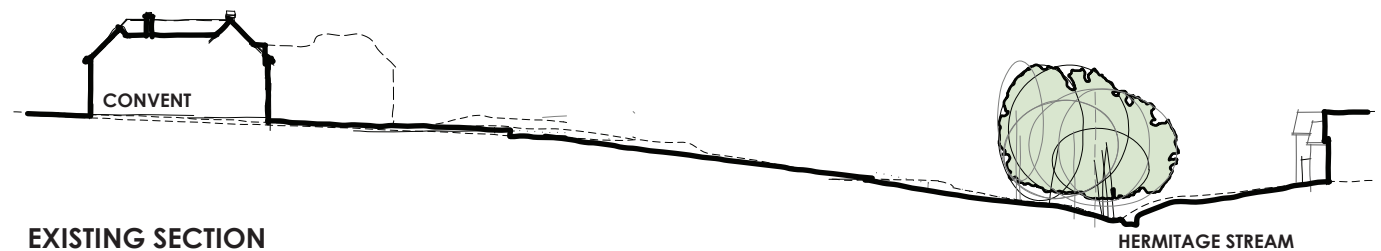
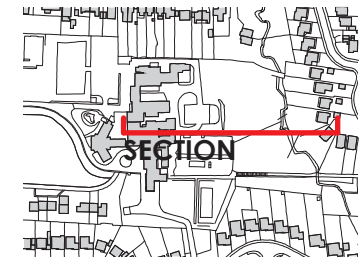


Fig.5 East / West site section



Fig.1 The Approach

Ecology

- 2.18 Hampshire Ecological Services Ltd have carried out a Phase 1 Habitat Survey and Bat Survey in March 2012.
- 2.19 With the exception of the chapel, convent and associated buildings, the majority of the site is lawns, flower beds and ornamental planting including numerous hedges (flanking many of the paths and roads). There is a strip of woodland in the south-east corner, and Hermitage Stream runs along the eastern boundary. An orchard comprising of at least 50 trees is present in the grassland to the south of the buildings. There is also some ruderal vegetation and a few patches of scrub and scattered trees.
- 2.20 The habitats and plant species present on site are generally widespread and are of low nature conservation value from a botanical perspective. The exceptions are the mature trees (which are difficult to replace due to their age), woodland and Hermitage Stream.
- 2.21 A slow-worm was recorded on site during the survey. There were no records of otter nearby or water voles. However, Hermitage Stream is a suitable habitat. No badger setts or evidence of badger was found.
- 2.22 Evidence of bats roosting (droppings) were found within some of the existing buildings on site. These include low numbers of non-breeding common pipistrelles, brown long-eared bats and common pipistrelles, serotines and noctules foraging around the buildings and grounds. Without mitigation, impacts of the proposed development on bat species would be low.

Heritage

- 2.23 The former Sacred Heart Church and St Michael's Convent are both Grade II listed buildings. A detailed assessment of the buildings and their importance as heritage assets is detailed in the Heritage Statement which forms part of the application submission.
- 2.24 In terms of design context the key issues relating to these buildings are:
- the former Sacred Heart Church is the first building viewed on entering the application site and 'The Green' is important to its setting. It's key feature is the 3 converging naves and building detail includes soldier courses, herringbone brick pattern, concrete tiles, buttresses, arch windows and gable ends
 - The central two storey convent building has an original L-shape footprint of 2.5 storeys including clay tiles, gable ends, sashes and casement windows, buttresses, flat roof dormers and a wide canopy entrance feature
 - The character of the convent building has been adversely affected by a number of unsympathetic extensions, the most recent in 1965
 - The form and structure of the convent lends itself to sensitive conversion which will ensure the long term future of the listed building
 - The garden to the rear of the former convent is fragmented and derelict



View of the original front western elevation of the Convent prior to the construction of Sacred Heart Church



View of the northern end of the convent building including rendered gable

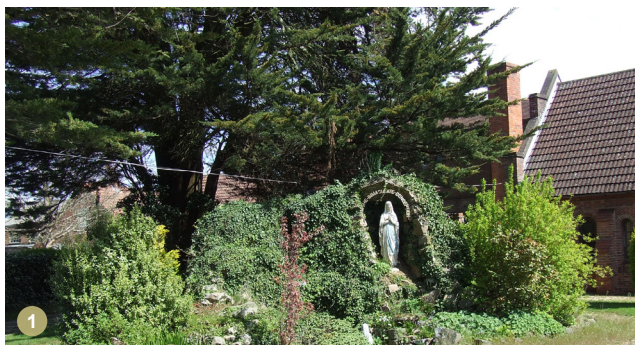




Fig.6 Heritage assets and features



Fig.7 Direction of heritage photographs



1
Madonna statue adjacent to the former Sacred Heart Church



2
Front elevation of the former Sacred Heart Church



3
Front elevation of St Michael's Convent



4
1960's two storey brick extension to former St Michael's Convent



5
Single/two extensions to the rear of St Michael's Convent



6
Extensions to the rear of St Michael's Convent



7
Extensions to the northern side elevation of the Convent (rear)



8
Extensions to the northern side elevation of the Convent (front)



9
Former Convent and Chapel and cross

Access

- 2.25 The application site is served by two existing access points (vehicular and pedestrian) from London Road to the west and Hulbert Road to the south.
- 2.26 The London Road access also serves the new Church of the Sacred Heart and St Peter the Apostle, the presbytery, existing dwellings on Villa Gardens and new housing fronting London Road.
- 2.27 Hulbert Road is an existing access off the dual carriageway which connects the site to the A3(M).
- 2.28 Bellamy Roberts (Highways Consultants) have undertaken a review of the existing access points. They have confirmed that both accesses can be used to serve dwellings within a redevelopment proposal for the site.
- 2.29 There are no Public Rights of Way through the site.
- 2.30 An emergency access is located at the southern edge of the site into Villa Gardens which is to be retained.

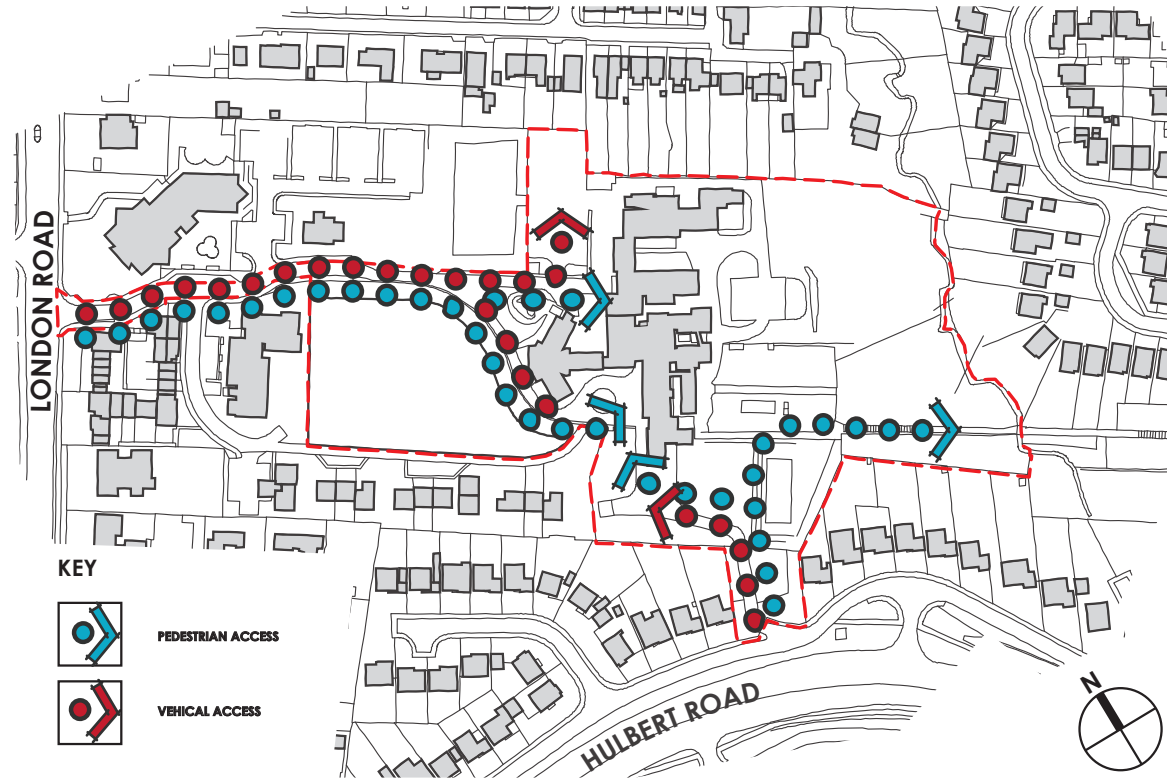


Fig.8 Existing pedestrian and vehicular access (Pope Priestley)

Services and Drainage

- 2.31 AMA have undertaken a review of existing site drainage.
- 2.32 The key services affecting the site are the sewage pipes in the eastern section of the site which are to be retained.
- 2.33 The site comprises a number of open spaces but also a significant footprint of buildings and hardstanding (comprising 33% of the site area).
- 2.34 The site is not within any fluvial or tidal flood zone.

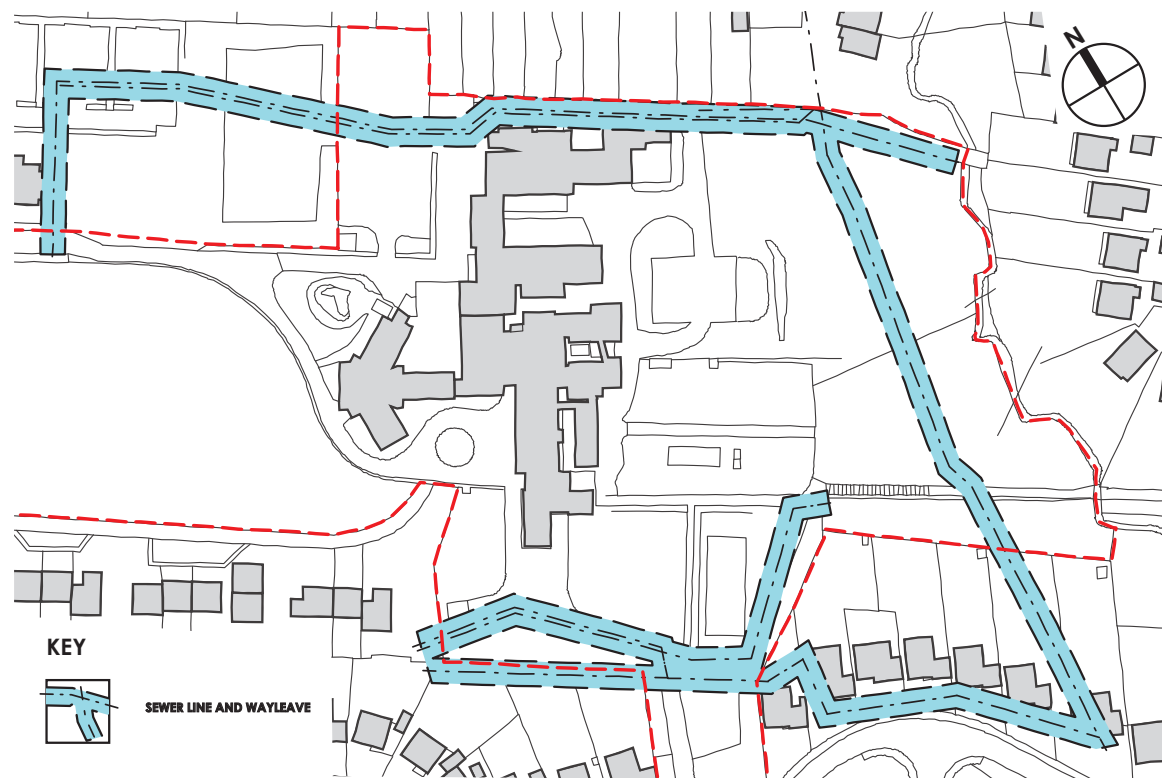


Fig.9 Services

Structure

- 2.35 There is a strong structure to the streets surrounding the application site comprising straight horizontal side roads on an east/west axis from London Road. The access Road serving the site forms part of this existing structure.
- 2.36 To the east (including Hermitage Gardens and Cavendish Close) there is a different structure characterised by a less permeable layout including numerous closes and some cul de sacs (including Hermitage Gardens).
- 2.37 The retention of the existing access from London Road would enable the development of a housing scheme which would retain the existing structure which is characterised by development accessed from London Road.

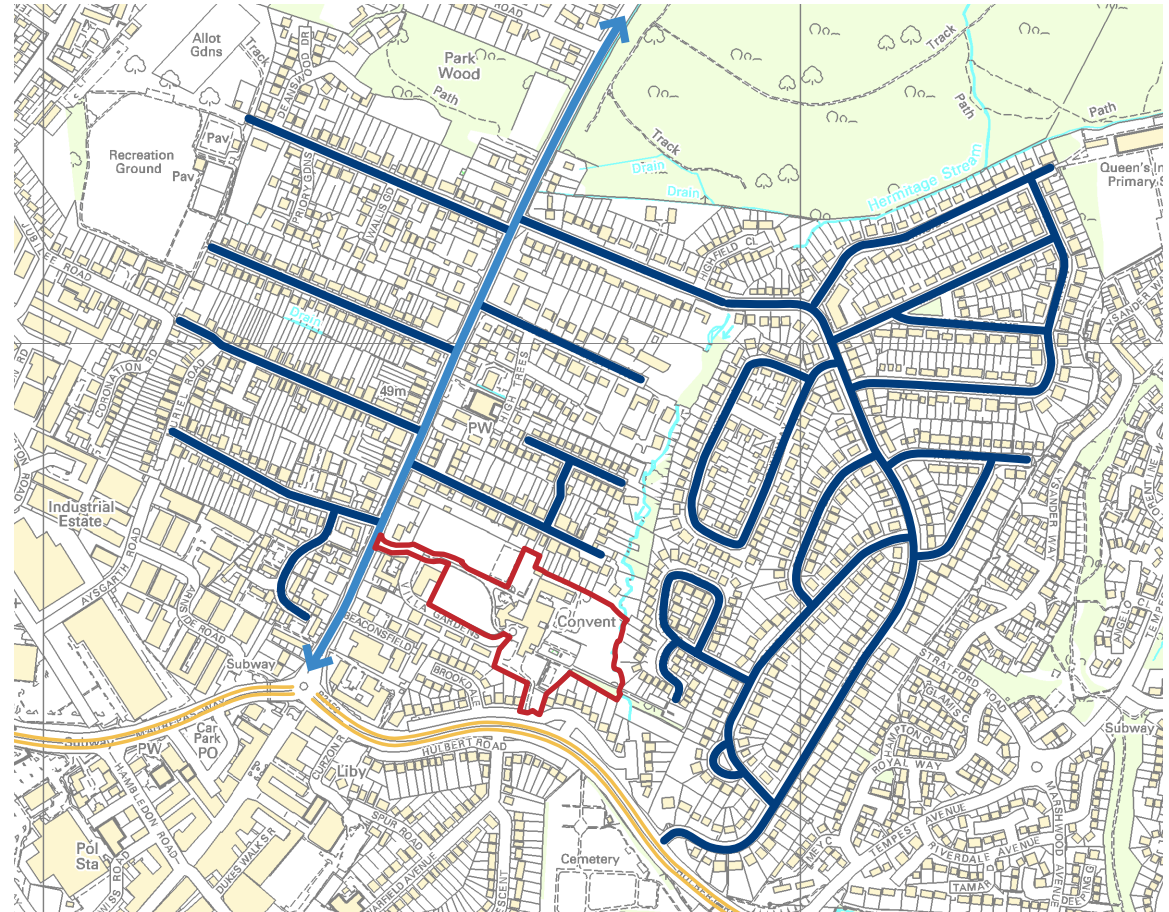


Fig.10 Urban structure

Grain and Density

2.38	The buildings within the site display large footprints which reflect the use and history of the buildings and not the local grain.				'The Beeches' to the West. The bungalows are terraced / linked and sit within shallow plots typically of 20 metres and represent a density of 30dph
2.39	The site is located within a predominantly residential area with a range of housing types and densities including:				
	Avondale Road (north) typically including semi detached properties ranging from bungalows to 2 storey Victorian dwellings. Properties typically have shallow set backs from the street a number having significant garden depths over 20 metres. The eastern end of Avondale Road adjacent to the site equates to a density of 27 dph	2.40		Overall, there are a wide variety of built form and densities surrounding the site. Densities of 27 to 30 dph are evident abutting the application site.	
	Hermitage Gardens / Cavendish Close (east) is characterised by larger detached 2 storey dwellings set back within wider plots with a more spacious and treed character. The area equates to a density of 21 dph Properties on Hermitage Gardens adjacent to the rear eastern site boundary enjoy garden depths of more than 25 metres	2.41		The precedent for family housing (including a mixture of terraced, semi detached and detached properties), with set backs to provide off street parking (including garages), variety in plot size and garden depths, can all be referenced within a redevelopment proposal for the site.	
	Hulbert Road / Brookdale Close (south) is characterised by detached properties with a set back from the street for parking but building footprints typically extend to the near full width of the plot. Properties on Brookdale Close represent a density of 19 dph	2.42		The erection of 82 dwellings on the entire site area of 2.83 ha equates to 28.9 dph.	
	Villa Gardens (south / west) comprise two distinct forms of development including the bungalows to the south and the apartments at				



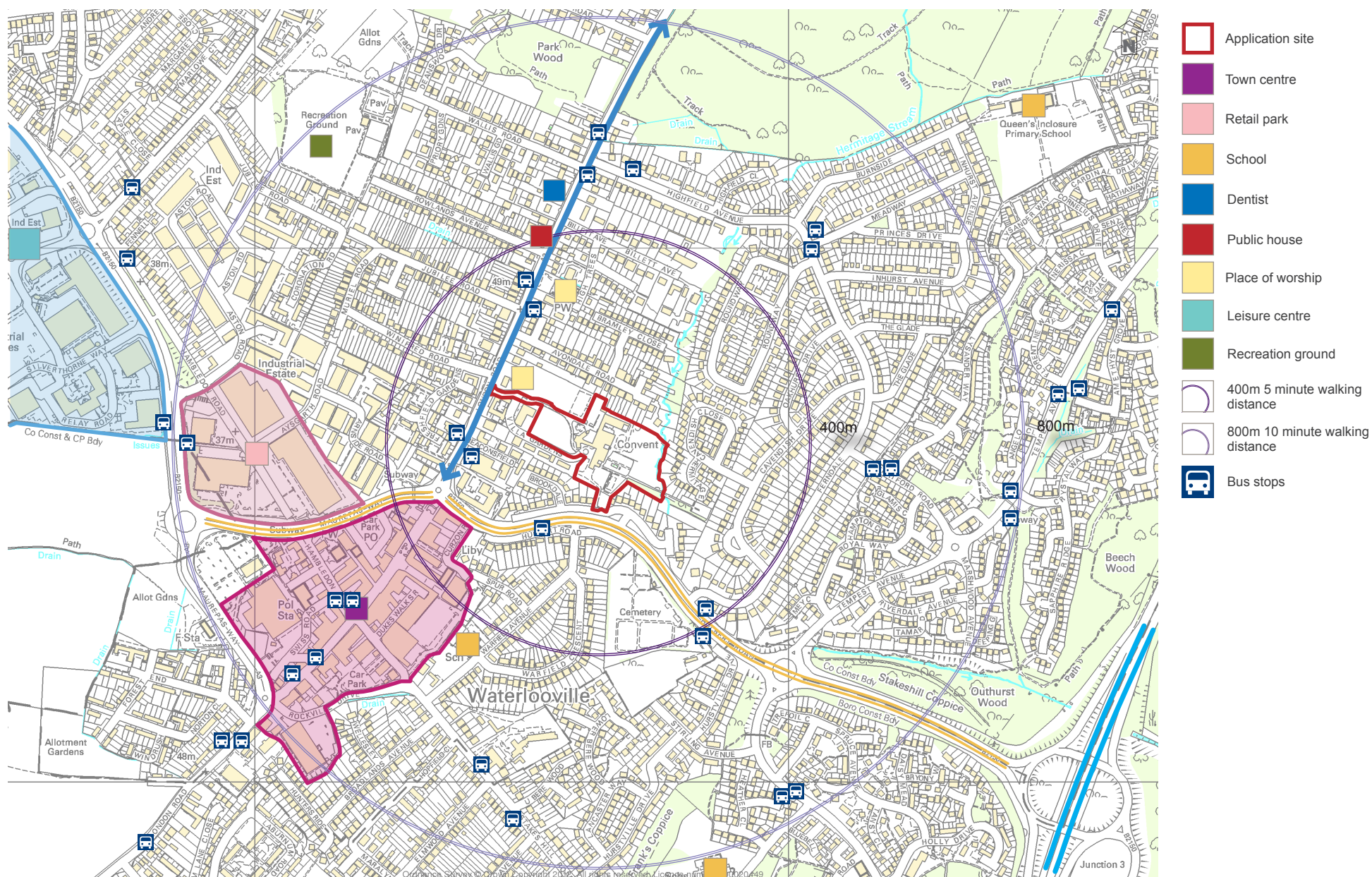
Fig.11 Local grain

Scale, Character and Appearance

- 2.43 The former convent and church buildings on site are primarily characterised by red brick, arches and soldier courses with clay and concrete tiles.
- 2.44 Development surrounding the application site varies in scale and massing from single storey bungalows (Villa Gardens) to 3 storey apartments ('The Beeches'). However, the area is predominantly characterised by 2 storey dwellings such as those at the eastern end of Avondale Road, Cavendish Close and Hulbert Road.
- 2.45 Design cues for any redevelopment of the site include:
- family housing
 - mixture of building types including terraces, semi detached and detached
 - variation from 1 to 3 storey building scale
 - use of red brick and tile (on and off site) alongside areas of more modern post war housing
 - pitched roofs, gables, flat topped dormers and porches and feature course detailing



Fig.12 Scale, character and appearance: Local context



Accessibility and Sustainability

- 2.46 The site is located only 300 metres from (and hence within easy walking distance of) Waterloooville Town Centre.
- 2.47 The town centre includes a wide range of shops including the presence by nationals including the Waitrose foodstore.
- 2.48 There are also local facilities including public houses, dentist and doctors surgery's and places of worship within walking distance of the site.
- 2.49 Schools are located within or just outside the 10 minute (800 metre) walking distance (as the crow flies). Further key local schools are also located at Hart Plain Avenue just north east of the application site.
- 2.50 The site benefits from good public transport links, being located on the A3 Bus Corridor priority route (Service No. 41). Bus stops are located on London Road close to the site providing connections to Portsmouth and Clanfield, every 15 minutes.

Design Policy Assessment

National Design Policy and Guidance

- 2.51 Good design is required by the National Planning Policy Framework (NPPF) as a key aspect of pursuing sustainable development indivisible from good planning. Good design involves seeking positive improvements in the quality of our built, natural and historic environment, addressing the connections between people and places. This requires replacing poor design with better design, securing a good standard of amenity for all existing and future occupants of land and buildings, taking account of the different roles and character of different areas, giving priority to pedestrian and cycle movements and to creating safe and accessible environments.
- 2.52 The key requirements of good design within the NPPF are summarised in Figure 14.
- 2.53 In general, early engagement on design produces the greatest benefits. This means applicants working closely with those directly affected by their proposals to generate designs that take account of the views of the local community. Importantly, the NPPF advises that proposals that demonstrate this in developing the design of the new development should be looked on more favourably.
- 2.54 Other best practice guidance on urban design includes By Design: urban design in the planning system (2000), By Design: Better places to live (2001), Urban Design Compendiums (2007), Car Parking; what works where (2006) and Manual for Streets (2007 and 2010).

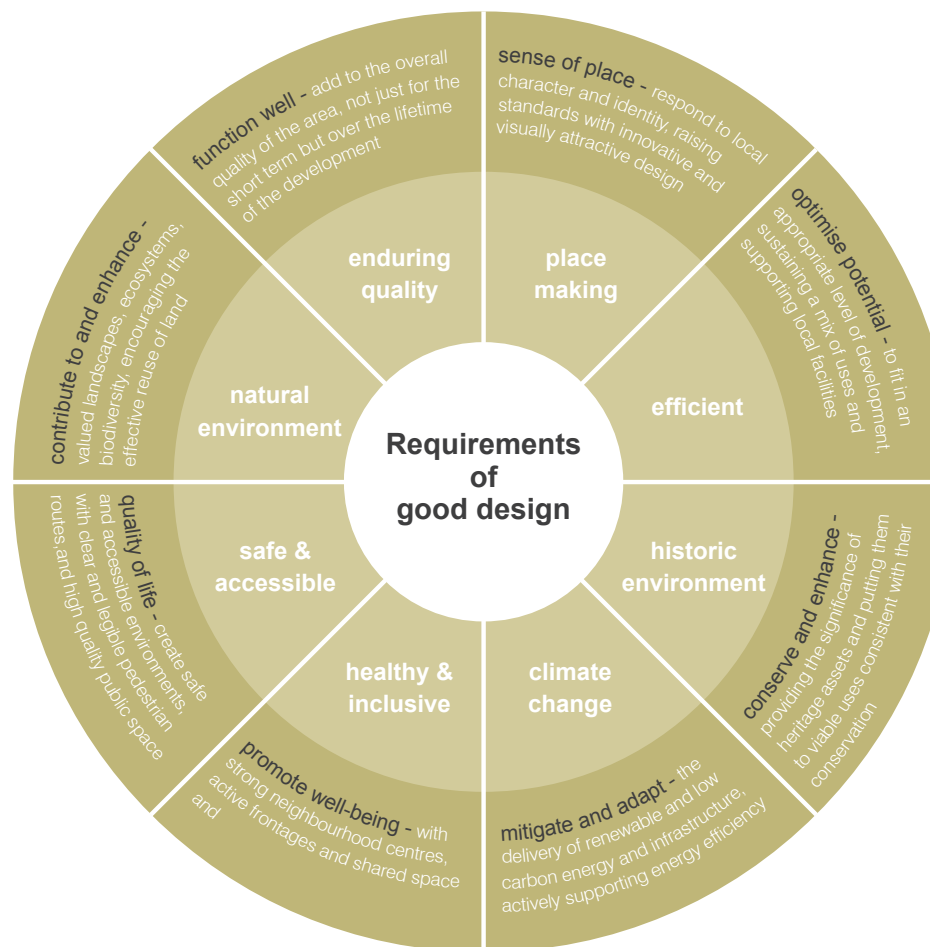


Fig.14 NPPF requirements of Good Design

Local Design Policy and Guidance

(1) Havant Borough District Wide Local Plan

2.55 Saved Policy H3.2 confirms St Michaels Convent as a baseline housing site. 3.9 ha of land is identified with an indicative provision of 70 units. It is confirmed that:

2.56 “A new Parish Church is proposed on part of the site but its location and extent should not result in the reduction of the indicative dwelling potential below 70 dwellings. However, this indicative number of dwellings may be exceeded since the site is at a highly sustainable location and thus a higher overall density would be appropriate. Proposals for more than 70 dwellings would enable the full potential for sustainable development to be realised but they should ensure that the various conservation and design policies are achieved and that there is no encroachment into the greenspaces ...”.

2.57 (2) Havant Borough Core Strategy (2011)

2.58 Policy CS9 ‘Housing’ sets out the requirements for new housing proposals including 30-40% affordable housing provision, suitable density (relative to accessibility), respect surrounding landscape, character and built form and provide a mix of housing types, sizes and tenures.

2.59 Policy CS11 'Protecting and Enhancing the Special Environment and Heritage of Havant Borough' sets out a wide range of criteria for new development including the requirements to protect and where possible enhance identified key features, appropriately managing development adjacent to heritage designations including listed buildings and have regard to nature conservation.

2.60 Policy CS16 'High Quality Design' requires demonstration that new development:

- responds positively to local context (including positive responses to existing historic and landscape features, responding appropriately in terms of local height, massing and plot characteristics, being well integrated and connected and ensuring development does not result in unacceptable harm to the amenity of neighbours)
- provides a positive relationship between buildings, street and spaces (contributing to community safety, avoidance of vehicular domination within proposals and providing a legible layout)
- provides improvement of the public realm
- is inclusive (including consideration of the needs of those with disabilities and the need for affordable housing)
- provides mixed use development and higher densities where appropriate
- mitigates negative environmental impacts
- adapts to the changing needs of users

2.61 Development Control Policy DM8 'Conservation, Protection and Enhancement of Existing Natural Features' requires development to protect and enhance local habitats and landscape distinctiveness.

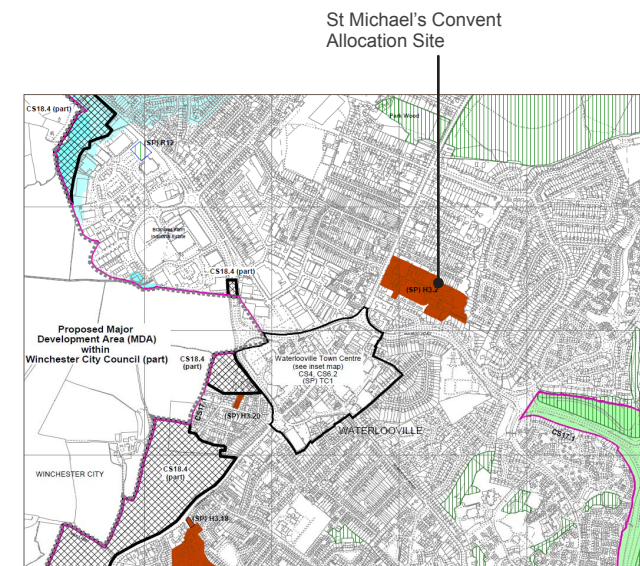


Fig.15 Extract from the Havant Borough Wide District Local Plan showing the St Michael's Convent Allocation to the north east of Waterlooville town centre

(3) Development Principles (May 2011)

2.62 The document was prepared in discussion with officers at Havant Borough Council. Whilst not forming SPD it sets out the agreed principles and framework for redevelopment of the former St Michael's Convent site.

2.63 The key issues arising from the document are detailed in the table below.

Principle	Issue	Summary of Key Requirements
Heritage Assets	Convent	Maintain and enhance architectural and historic interest, integrating with the grounds and safeguard the setting of the listed buildings
	Church	Preserve the listed building and maintain views from the western approach and the green area
Developable Area	Trees	Retain where practicable, potential for selective replacement of trees
	Neighbouring Properties	Protect amenity and aspect
	Hermitage Stream	Avoid tall buildings along valley edge, protect setting of listed buildings and allow for main sewer easement
	Density	Sustainable location justifying efficient use of land where the indicative number of units identified in the local plan (70) can be exceeded
	Design	A contextual approach complementing the listed buildings (but with potential for innovation and contemporary elements) and underpinned by sustainable design
	Hulbert Road Frontage	New development here be sympathetic to the consistent character and scale of existing development
Household Type and Mix		30-40% affordable housing provision
Access, Vehicles and Parking		Main access from London Road with some use of Hulbert Road (appropriate split to be confirmed through traffic assessment). Primary access designed with maximum speed of 20mph. Car and cycle parking to be provided in accordance with adopted standards
Open Space, Landscape and Biodiversity		'The Green' (0.40ha) is a focal point and valuable green space. The Hermitage Stream Valley should be enhanced both in terms of ecology and potential for play space. High quality landscaping required particularly around listed buildings and key open spaces. Seek to minimise visual impact of vehicle parking
Services		Sustainable drainage approach

Fig.16 Agreed development principles for St Michael's Convent

(4) Supplementary Planning Documents and Guidance

2.64 The **Havant Borough Housing SPD** (July 2011) prioritises the requirement for high quality and sustainable affordable housing with a range of housing types and sizes to help to create mixed balanced communities.

2.65 The current distribution of tenures is also to be considered. The SPD confirms that in Waterloo Ward 83% of the dwellings are private dwellings (above the Borough average), 12% affordable and only 5% in private rented or other (both of which are below the Borough average).

2.66 To address local needs the SPD seeks a housing mix in new developments of 1 bed (25%), 2-bed (30%), 3 bed (33%) and 4 bed (12%) housing.

2.67 The **Havant Borough Design Guide SPD** (October 2011) Sets out 7 key principles of good design comprising:

- Distinctive Character
- Ease of Movement
- Good Legibility
- Good Continuity and Enclosure
- Good Quality Public realm
- Diversity and Detailing
- Adaptability and Sustainability

2.68

The **Residential Parking and Cycle Provision SPD** (2010) sets out car parking requirements in new development for:

- Allocated Parking - 1 space per 1-bed unit, 2 spaces per 2 or 3-bed unit and 3 spaces per 4+ bed unit
- Shared / Communal parking - 0.9 spaces per 1-bed unit, 1.3 spaces per 2-bed unit, 1.9 spaces per 3-bed unit and 2.4 spaces per 4+ bed unit
- Cycle Parking - 1 long stay space per 1-bed unit and 2 spaces per 2+ bed units and 1 loop per unit for short stay parking (with potential reductions for larger scale flatted schemes)

Pre-Application Consultation

- 2.69 Pre-application discussions and meetings with officers from the Council have helped inform the design of development.
- 2.70 On 26 April 2012 the applicant presented proposals for the site to the Development Consultation Forum.
- 2.71 Feedback was obtained from officers of the Council and Councillors. The applicant has sought to respond to issues raised within the final application scheme.

Community Consultation

- 2.72 A Statement of Community Consultation has been prepared by Remarkable in support of the planning application. It details the extent of public consultation which has been undertaken and the feedback which was received from local residents and stakeholders.
- 2.73 In summary, the consultation comprised leaflets, newsletters and a public exhibition (attended by local residents, local ward members and representatives of the Waterlooville and District Residents Association.
- 2.74 Comments were received both in support and objection to the proposals. Issues and concerns raised by respondents included, highways, access and traffic, density of development and overlooking. Comments were also raised regarding the extent of development adjacent to Hermitage Stream.
- 2.75 Amendments to the proposed design have been undertaken in response to the issues raised including further review of highways issues (including additional surveys), reconsideration of 2 dwellings originally proposed adjacent to Hermitage Stream. Consideration has also been given to the potential for additional planting and boundary treatment to protect the privacy and amenity of the occupiers of properties on Hermitage Gardens adjacent to the eastern edge of the application site.
- 2.76 Further detail on design evolution is provided in Section 3 of this Statement.

Evaluation - Opportunities and Constraints

2.77 The main opportunities are:

- re-use and redevelopment of a brownfield site in a highly sustainable location
- enhance listed buildings and their setting (including the removal of unsympathetic extensions to the former convent) and ensure long term reuse and protection
- provide a range of dwellings including family housing (including affordable housing)
- potential to enhance and complement existing trees and landscaping on site
- utilise existing open space including 'The Green' and Hermitage Stream

2.78 The key potential constraints to be addressed are:

- providing a layout which is appropriate for and responds to the listed church and convent buildings and protects their setting
- protect amenity of neighbouring properties
- TPO and other trees and ensuring appropriate new planting where removal of trees is required
- design of rear section of site to acknowledge falls in level (approximately 6 metres) and sewage pipes and easements

3. Design Principles and Development

Vision and Design Principles

- 3.1 The vision for the site is to deliver a high quality residential development with the protection and reuse of the listed buildings at its heart coupled with the provision of new housing in an attractive landscaped setting which responds to the listed buildings character and setting and that of the established housing areas around the application site.
- 3.2 The key design principles emerging from the contextual analysis and guiding the development proposals for the site are:
- high quality conversion and reuse of the former convent and church and protection of both their setting within the site and views of the buildings particularly from the approach from London Road to the west
 - the removal of unsympathetic modern extensions to the former convent
 - provision for retained open space to the rear of the former convent to protect it's setting and creating a focal point for the site
 - retention of 'The Green' for both its value as open space and to protect the setting of the former church and convent
 - development of two development areas; an upper area around the listed buildings and a smaller lower area adjacent to the Hermitage Stream including enhanced open space
 - New development typically of 2 storeys to respect the setting of the listed buildings
- and to protect the amenity of occupiers of neighbouring properties but with some 2.5 to 3 storey development adjacent to the convent appropriate to the scale and massing of the retained listed buildings
- design based on key urban design principles providing for a permeable and legible layout with active frontages and creating a sense of place
 - retention of key trees as far as practicable within the redevelopment proposals and providing for appropriate replacement planting
 - provision of additional landscaping to enhance the site, to define the character areas within the site and protect the amenity of neighbours (particularly in relation to the boundary with properties to Cavendish Close, Hermitage Gardens, Hulbert Road and Avondale Road)
 - enhance and improve the ecology and biodiversity of the Hermitage Stream
- 3.3 The development principles for the site are detailed at Figure 17.

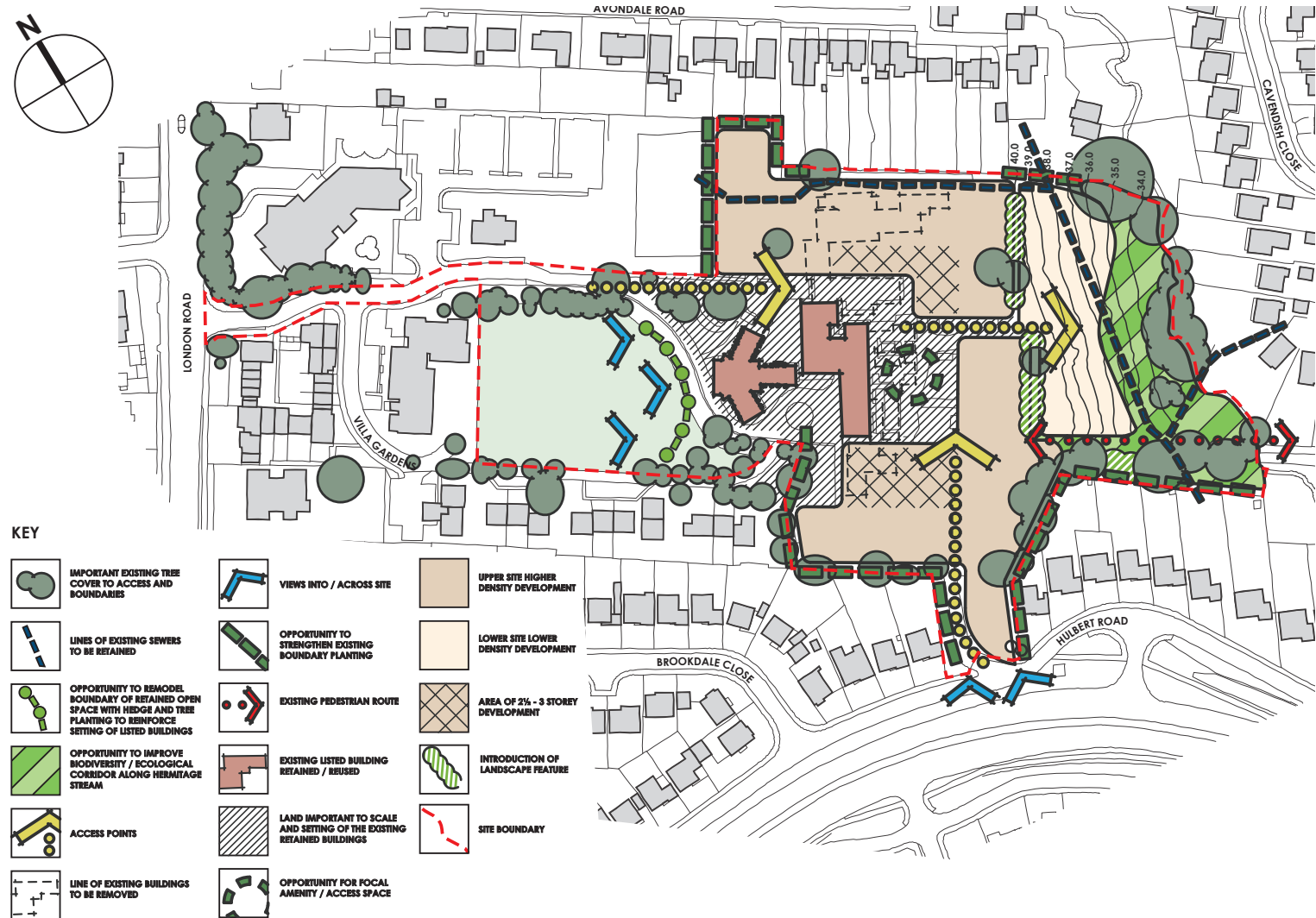


Fig.17 Development principles

Design Evolution

3.4 The design solution evolved over a period of time commencing in November 2011. A pre-application meeting was held with officers in December 2011. The layout proposed at that stage is shown in Figure 18. The principal issues arising were:

- Lack of feature and streetscape at the entrance to the site off London Road.
- Visually dominant car parking to front of dwellings at the site access from London Road.
- Visually dominant car parking impacting on the setting to the rear of the former Convent building.
- Lack of definition/enclosure to the central amenity garden.
- Lack of entrance feature and visually dominant car parking in the streetscape at the access off Hulbert Road.
- Concern at the extent of development adjacent to Hermitage Stream.

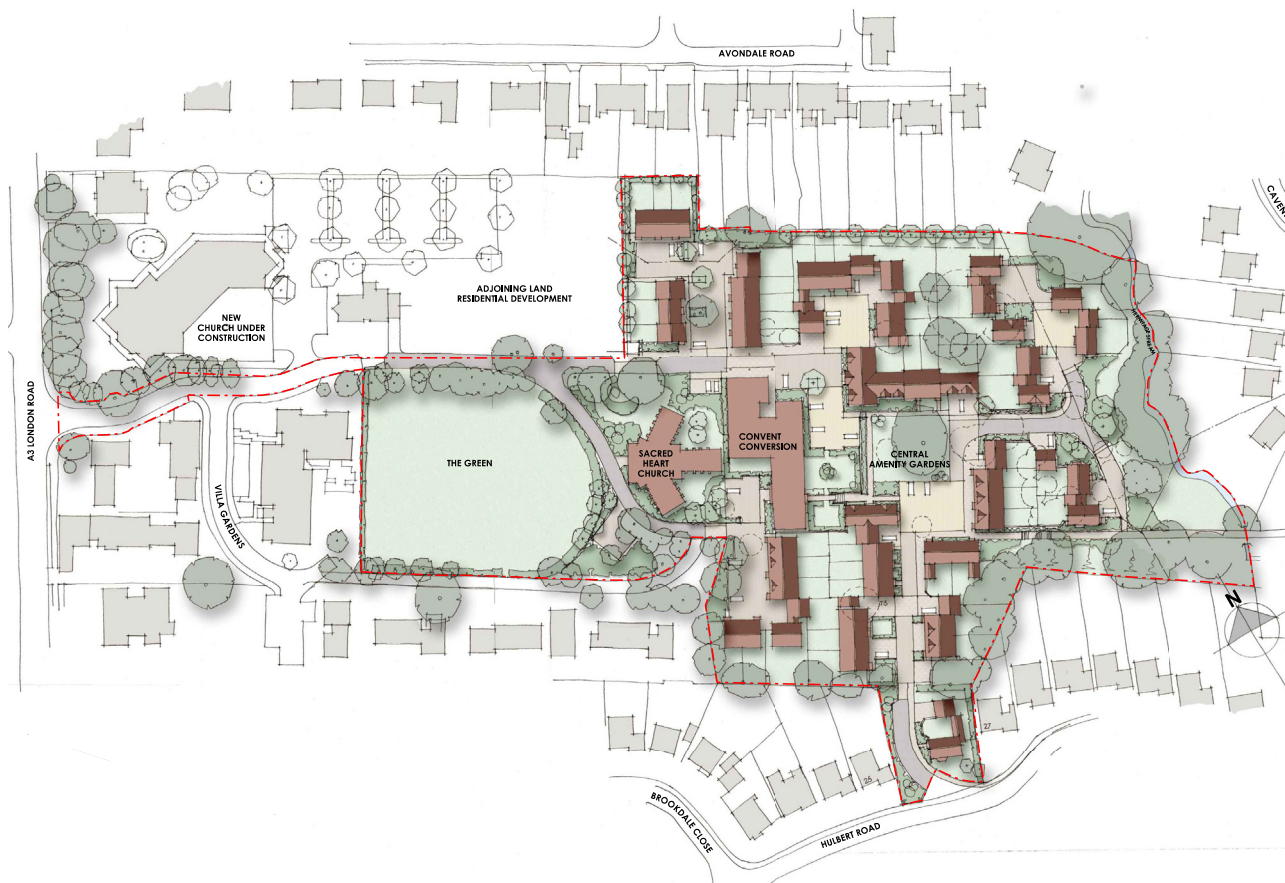


Fig.18 Draft layout December 2011

3.5 Further design development was undertaken with subsequent pre-application meetings with officers including site visits to view the exterior and interior of the retained Listed buildings. The layout shown in Figure 19) demonstrates this evolution:

- Re-planning of the buildings forming the entrance off London Road (north of the retained buildings) to create a feature entrance, less dominant parking and improve/enhance the landscape setting of the former church.
- Re-planning of the central garden with new buildings placed to create a focal point and at the same time preserve and enhance the setting of the retained former Convent building.
- Re-planning of the 2 storey buildings to the left of the access off Hulbert Road to minimise the impact of car parking to the front of units visible from the entrance.
- Re-planning of the residential units along Hermitage Stream to increase separation distance between new buildings and the existing properties in Hermitage Gardens.



Fig.19 Amended proposed layout

3.6 Further amendments were undertaken for the final layout proposal comprising:

- Re-planning of the 2 storey buildings to the left of the access off Hulbert Road to create a live, active frontage at the entrance.
- Reduction in the number of units served off Hulbert Road.
- Reduction in the number of 2.5 storey houses served off Hulbert Road and the 'breaking up' of long terraces into semi detached and short terrace forms in order to reduce the impact of development onto neighbouring properties.
- The omission of 2 no 4 bedroom houses closest to Hermitage Stream thereby preserving the whole boundary with the stream as open land, increasing the opportunity to enhance landscaping.

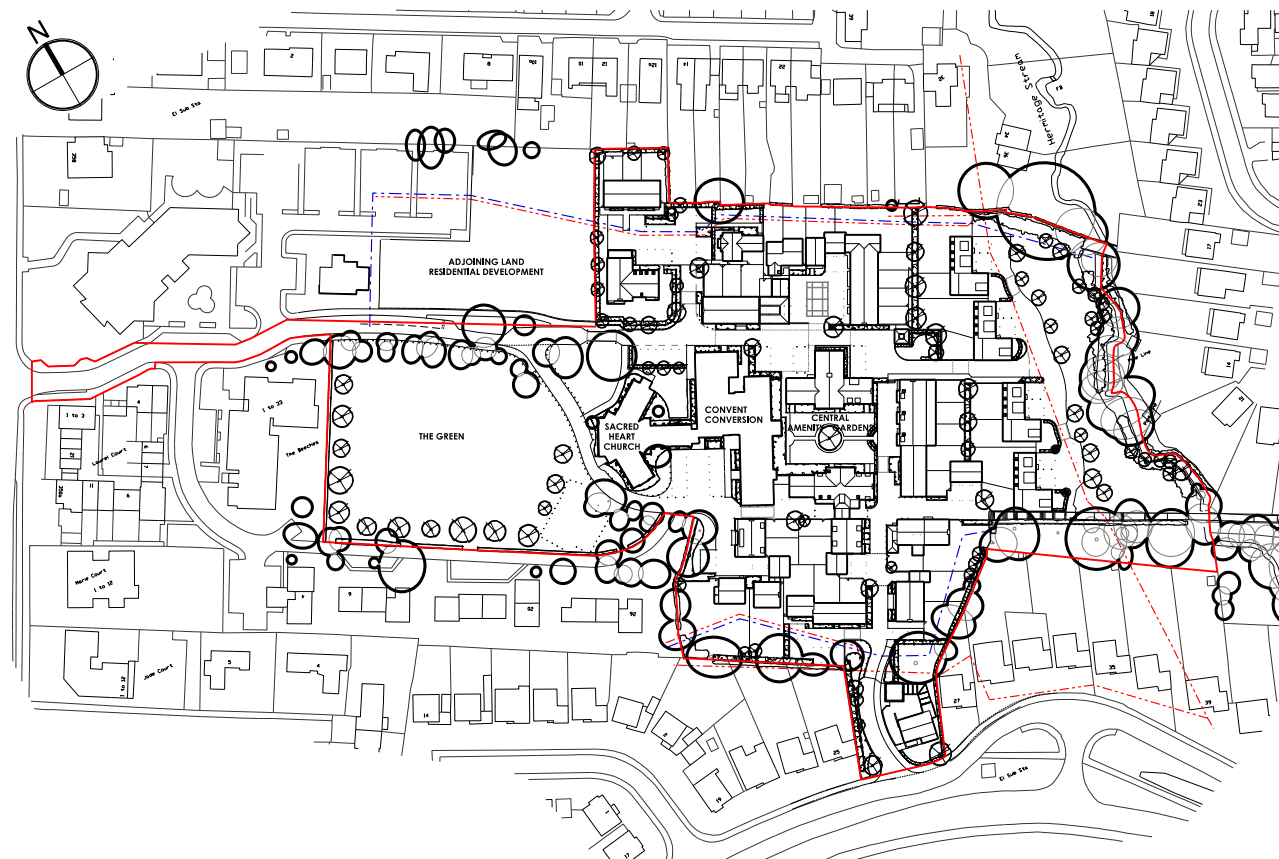


Fig.20 Final proposed layout

4. Design Proposals

Use

- 4.1 The application proposals envisage the conversion and refurbishment of the former St Michaels Convent for 17 apartments and the erection of 65 dwellings with associated open space, landscaping and access from London Road and Hulbert Road.

Amount

- 4.2 The quantum of development is summarised in Figure 21 opposite.

Amount	Convent Conversion	New Build Private	New Build Affordable	Total (% of total units)
1-bed units	0	3	4	7 (9%)
2-bed units	12	4	13	29 (35%)
3-bed units	5	16	8	29 (35%)
4-bed units	0	17	0	17 (21%)
Total Units	17	40	25	82
Parking Spaces	17	75	25	117
Site Area	-	-	-	2.83 ha
Average Development Density	-	-	-	28.9 dph

Fig.21 Amount of development

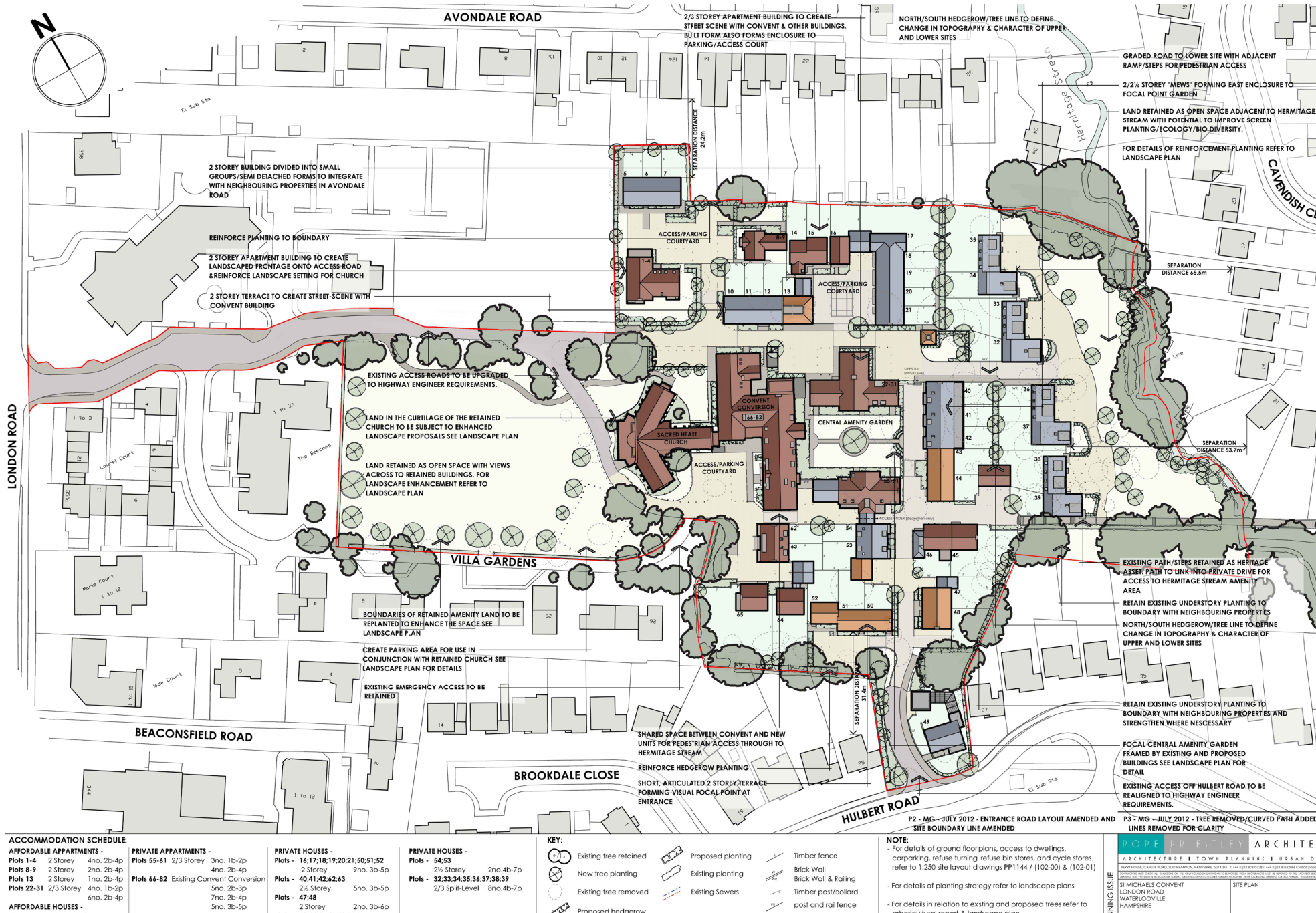
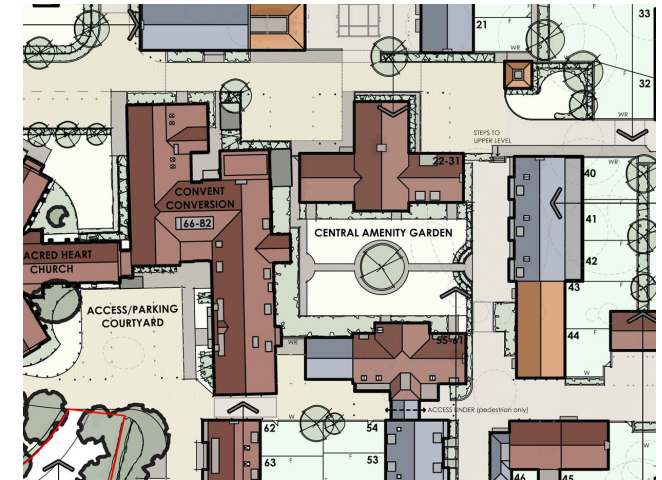


Fig.22 Site layout (Pope Priestley)

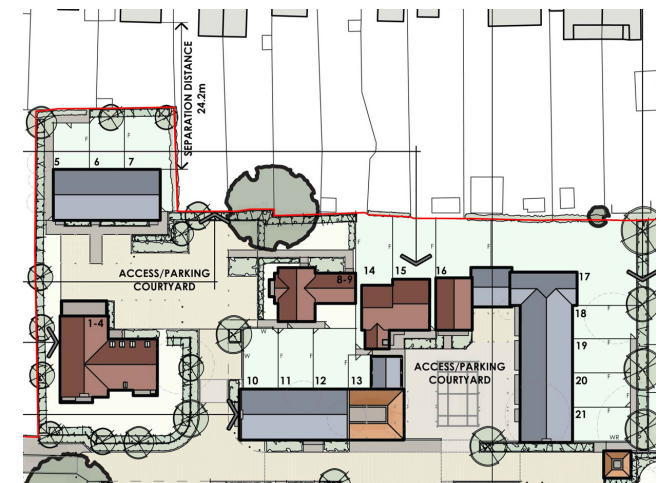
Layout

- 4.3 At the centre of the site are the retained and refurbished former church and convent buildings. The church provides the potential for re-use within the existing D1 use class (which includes church, creche, doctors surgery, museum, art gallery etc) or any other community use subject to obtaining a relevant planning consent.
- 4.4 The convent conversion provides for 17 no. 2 and 3 bedroom apartments. The buildings are accessed from the retained and upgraded access at the front of the church which provides access to a hardstanding parking area to the front of the church and converted convent.
- 4.5 London Road provides access to 67 of the proposed dwellings and apartments in the northern and central areas of the site (including the convent and former church) and leading to a private access to serve proposed dwellings at the eastern edge of the site adjacent to Hermitage stream. The remainder of the units are accessed via Hulbert Road. Whilst pedestrian access can be obtained through the site, the scheme has been designed to prevent through traffic to ensure an appropriate balance between the two access points and enhance the character of the site.
- 4.6 The proposed layout (along with landscape proposals) ensure that all new development is set back from the front building line of the former church and convent buildings to ensure that existing key views from the western entrance to the site from London Road remain of the church and its setting including the retention of 'The Green'.

- 4.7 Further to the demolition of the unsympathetic extensions to the convent, a group of new buildings of between 2 and 3 storeys are proposed in a courtyard formation around a new central amenity garden area. This creates a focal point appropriate to the scale of the convent building and will enhance the setting of the listed buildings.
- 4.8 Development in the northern section of the site backs onto existing properties on Avondale Road defining private amenity areas, protecting the amenity of the neighbouring properties (with development set back at least 24 metres from the rear elevation of existing dwellings). This area of the site provides for a mixture of apartments and houses with associated courtyards for access and parking. Affordable housing is interspersed with open market housing in this area of the site meeting the requirement for a mixture of unit sizes and types.
- 4.9 The layout ensures that properties front onto the access from London Road providing an active frontage at the entrance into the site and an appropriate design response to the former convent and church buildings.
- 4.10 In the southern area of the site the layout provides an appropriate response and focal point to this second site entrance whilst ensuring appropriate relationships with existing properties along Hulbert Road and Brookdale Close.



Layout around former convent and new buildings



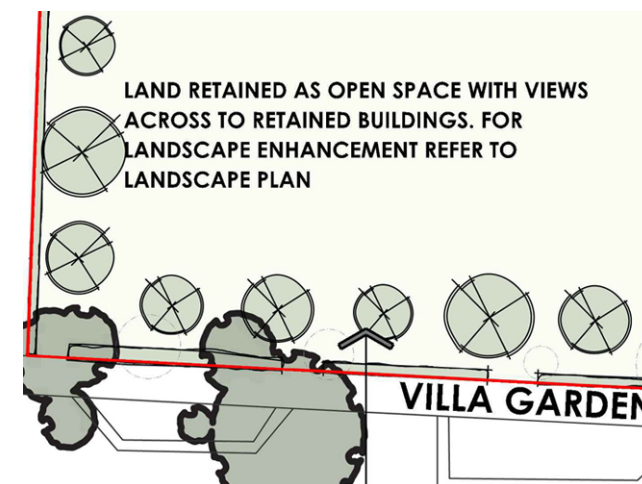
Layout around Avondale Road

- | | | | |
|------|---|------|---|
| 4.11 | The eastern area of the site responds to the change in character and levels. A different bespoke design is advocated incorporating split level dwellings which use the change in levels and respond in design terms to the footprint and character of modern properties at Hermitage Gardens and Cavendish Close. | 4.15 | Key open spaces have been retained within the site layout. 'The Green' at the western edge of the site will provide an attractive landscape feature at the entrance of the site and preserves the setting of the listed church. As detailed above, Hermitage Stream provides another area of attractive open space for the benefit of future residents. |
| 4.12 | This area is defined by new planting (comprising a hedgerow and trees) on a north / south axis through the site. The properties are arranged back to back clearly defining private amenity space. The properties front onto the Hermitage Stream (via a private access track) which both provides an active frontage to the Stream but also provides natural surveillance over this eastern end of the site which will be laid out as open space. | 4.16 | A new amenity garden will be provided at the rear of the converted convent and framed by new dwellings. This will both enhance the setting of the listed former convent building and provide a new amenity space and focal point for the site. |
| 4.13 | The front building line of the proposed dwellings is set back between 53 and 65 metres from the rear elevations of properties on Hermitage Gardens. This significantly exceeds the 20 metre gap standard generally adopted by local planning authorities to protect privacy and residential amenity. | | |
| 4.14 | TDG Landscape consultants have produced a detailed landscape scheme which both acknowledges constraints in the Hermitage Stream area (change in levels, ecology and drainage) and will deliver additional screening which will protect residents amenity. In addition, it is Linden Homes normal practise to meet with all neighbouring occupiers to agree any screen fencing to be erected on the site boundary. | | |

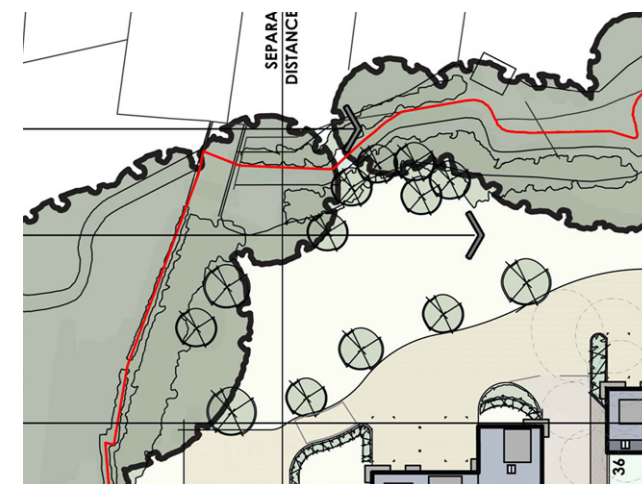
Landscape

- 4.17 The landscape strategy will retain vegetation and green spaces key to the character of the site and the setting of the listed buildings and enhance the site further through new planting appropriate to the character areas within the site.
- 4.18 Key trees at the site entrance adjacent to the church and to the front of the former church ensure that the key view and entrance into the site from the west is maintained.
- 4.19 'The Green' has been retained as a key open space forming the setting to the former church. In addition to the retention of the mature trees, additional tree planting is proposed at the southern and western edges adjacent to Villa Gardens to enhance the character of 'The Green'.
- 4.20 There is a particular focus on new hedgerow and tree planting on a north / south axis where site levels fall to the east.
- 4.21 The area around the Hermitage Stream has also been retained as a key open space. Existing trees and vegetation along the boundary will be retained and supplemented with further planting to assist both biodiversity and to strengthen screening of the development from properties on Hermitage Gardens which are located at the same or a slightly higher level than the proposed properties at the eastern end of the application site fronting onto Hermitage Stream,

- 4.22 New planting is also proposed throughout the development around the proposed buildings.
- 4.23 Existing hedgerows and trees form the boundary treatment to the rear of a large number of the proposed properties. Within the site boundary treatment for the new properties will include timber fencing, brick walls and timber post fences.
- 4.24 The development proposals do require the loss of some trees within the site. The majority are low category because of their poor condition or small size. A small number of high category trees will also need to be removed. However, these better quality trees are predominately located well within the site and significantly obscured from the majority of public view points.
- 4.25 Given their locations, the removal of these trees will have no significant impact on the character of the area and there is plenty of space for tree planting (including the planting of 85 new trees across the site) and a comprehensive new landscape scheme.
- 4.26 The landscape proposals alongside the overall high quality of development which will be achieved on the site will ensure the protection of the character of the site and the wider landscape setting.



The Green



Hermitage Stream

Scale and Massing

- 4.27 The application proposals provide for development of between 2 and 3 storeys which is in keeping with the scale and massing of existing dwellings surrounding the application site.
- 4.28 The majority of development is 2 storeys in height, particularly adjacent to the site boundaries to ensure the development is in keeping with and protects the amenity of neighbouring properties.
- 4.29 Three storey elements are used in the new dwellings to the rear of the convent and framing the central amenity garden. Here it is appropriate to respond to the scale and massing of the existing former convent building.
- 4.30 Graduating back from the convent building, 2.5 storey elements are proposed in the mews (forming the eastern edge to the amenity garden) and in semi detached properties to the south of the convent, again to provide a massing of development which is appropriate to the former convent and church.
- 4.31 Generally, a mixture of terraces, mews, semi detached and detached dwellings are used to reflect the grain of the surrounding area (such as Avondale Road).
- 4.32 At the eastern edge of the site 2 to 3 storey split level housing is proposed which responds to the fall in levels down to the Hermitage Stream in this area of the site. This scale and massing is appropriate for these more contemporary dwellings which will respond more to the footprint and scale of properties on Hermitage gardens.

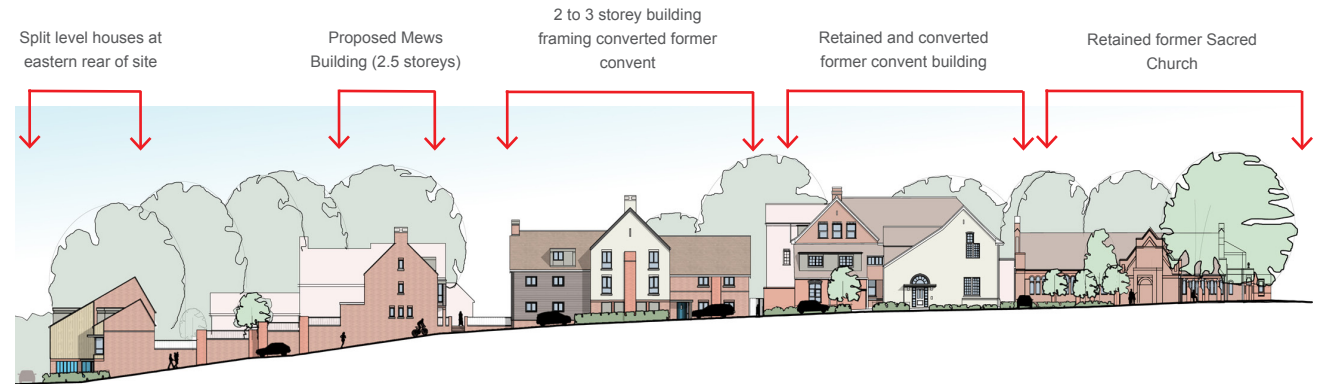


Fig.24 North east elevation along the London Road access showing the scale of development relative to the convent and the design response to the fall in levels on the site (Pope Priestley)

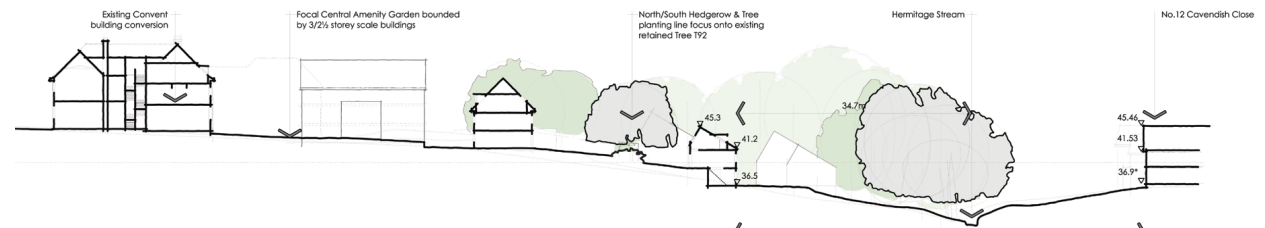


Fig.25 Section through the site to show the height and massing of buildings and relationship to neighbouring properties at Hermitage Gardens (Pope Priestley)



South western street elevation



North western street elevation



Central view north western street elevation

Fig.26 Street Scene Elevations (Pope Priestley)

South eastern street elevation



South eastern elevation from Hermitage Stream



Appearance

- 4.33 The design and appearance of the proposed dwellings is drawn primarily from the listed convent buildings and the adjacent housing areas.
- 4.34 While the proposals do not seek to mimic the revival Queen Anne style of the convent building, design features are reflected throughout the development including gables, arched windows, chimneys, flat porches and flat roof dormers.
- 4.35 Proposed materials include red and red/brown brick, render and painted brickwork and a mixture of grey slate and plain clay roof tiles. Some new materials are proposed to add interest and complement these more traditional materials including coloured feature cladding.
- 4.36 Overall, the design approach ensures the creation of a sense of place and identity. The design and appearance of the dwellings will ensure that the new buildings complement the existing convent and church and will not compete or detract from them. The scheme will also add to local distinctiveness by complementing the adjacent existing housing.



Fig.27 Model of Proposed Split level housing adjacent to Hermitage Stream (Pope Priestley)

Access, Accessibility and Security

4.37	The access roads from both London Road and Hulbert Road will serve the site but with London Road as the primary access (serving 67 of the proposed dwellings). The scheme has been designed to prevent a vehicular connection between these two access roads (to prevent rat running and protect the character of the scheme) but pedestrian and cycle access are provided through the site to ensure permeability.		rooms with cycle stands for secure storage. Hoops are provided adjacent to apartment and house entrances for visitor and short term cycle parking.	4.46	A summary of the performance of the proposals against the agreed Development principles for St Michael's Convent and against the key principles set out in the Havant Borough Design Guide are provided in Figures 28 and 29.
4.38	Both accesses will be reconstructed and widened to adoptable standards to serve the new development.	4.43	The upper part of the site is relatively level allowing roads and footpaths to be constructed with minimal gradients. The gradient of the access road to the lower part of the site is steeper due to the natural fall toward Hermitage Stream. This access would incorporate a stepped footpath with appropriate resting places.		
4.39	The access into the site from London Road has been carefully designed to ensure the retention of key trees at this western entrance into the site.	4.44	The dwelling units have all been designed to meet current Building Regulations and Design Quality Standards with respect to the affordable dwellings. This comprises level thresholds and requisite internal circulation and activity spaces.		
4.40	The layout enables easy pedestrian movement around and through the site and links to the existing footpaths including access to the town centre and bus stops which are located in proximity to the site on London Road (and further services operating from Waterloo Precinct).	4.45	All houses and apartments are designed and will be constructed to attain Part 2 (Physical Security) of the Secured by Design Standards. The site layout has been designed to accommodate principles inherent in Part 1 of the standard and include:		
4.41	Parking is provided on site in accordance with the SPD standards. A total of 120 spaces are proposed including hardstanding, courtyard parking and garages (attached and integral) which adds diversity and ensures parking does not dominate the scheme.		• Overlooking of the public realm, public routes and parking areas from active frontages/habitable rooms of dwellings • Suitable definition and separation between public and private realms • Gated access to rear gardens • Front access doors to dwellings visible to the street		
4.42	Long term and short term/visitor cycle stands are provided to the Havant SPD standards as described on the site plan. Where houses do not have a garage (6 x 3 metres), they are provided with a garden shed which includes secure cycle stands. Apartment buildings all have separate				

Principle	Issue	Summary of Key Requirements	Response of Development Proposal to Requirements
Heritage Assets	Convent	Maintain and enhance architectural and historic interest, integrating with the grounds and safeguard the setting of the listed buildings	Convent retained and converted to provide 17 no. 2 and 3 bed apartments. Unsympathetic extensions to be demolished to better reveal the historic asset and its significance. Scale, massing and location of new build dwellings ensure setting of the listed building is safeguarded
	Church	Preserve the listed building and maintain views from the western approach and the green area	Sacred Heart church refurbished for re-use within existing Use Class D1. 'The Green' open space retained to protect setting of the listed building
Developable Area	Trees	Retain where practicable, potential for selective replacement of trees	Significant number of trees retained on site. Some trees lost within the site but high quality replacement planting provided in key locations
	Neighbouring Properties	Protect amenity and aspect	Scale and massing of dwellings, boundary screening (existing and proposed) and setting back of development from neighbouring properties ensure amenity is protected
	Hermitage Stream	Avoid tall buildings along valley edge, protect setting of listed buildings and allow for main sewer easement	Layout responds to sewer and easement and massing and scale appropriate to location and change in levels.
	Density	Sustainable location justifying efficient use of land where the indicative number of units identified in the local plan (70) can be exceeded	82 units proposed with average density of 27.9 dph. Proposed density is fully appropriate to context and site and represents a high quality development within a highly sustainable location
	Design	A contextual approach complementing the listed buildings (but with potential for innovation and contemporary elements) and underpinned by sustainable design	The proposed design responds to the character and setting of the listed buildings and introduces a more contemporary approach at the eastern edge of the site adjacent to Hermitage Stream
	Hulbert Road Frontage	New development here be sympathetic to the consistent character and scale of existing development	Infill dwelling provided onto Hulbert Road in keeping with existing character and development entering the site from this access fully in keeping with scale of existing development
Household Type and Mix		30-40% affordable housing provision	30% affordable housing provision including a mix of 1, 2 and 3 bed units
Access, Vehicles and Parking		Main access London Road with some use of Hulbert Road (appropriate split to be confirmed through traffic assessment). Primary access designed with maximum speed of 20mph. Car and cycle parking to be provided in accordance with adopted standards	Design provides for vehicular access from London Road (82%) and Hulbert Road (18%). Car and cycle parking provided in accordance with standards and at a level appropriate to this highly sustainable location
Open Space, Landscape and Biodiversity		'The Green' (0.40ha) is a focal point and valuable green space. The Hermitage Stream Valley should be enhanced both in terms of ecology and biodiversity. High quality landscaping required particularly around listed buildings and key open spaces. Seek to minimise visual impact of vehicle parking	'The Green' retained and enhanced with new tree planting. Hermitage Stream retained and enhanced including additional tree planting. High quality landscaping scheme including new tree planting.
Services		Sustainable drainage approach	Includes sustainable drainage methods including swales around the Hermitage Stream and permeable paving in appropriate locations in the development

Fig.28 Summary of performance against agreed development principles for St Michael's Convent

Principle (Havant Borough Design Guide SPD)	Design Response
Distinctive Character	Listed buildings retained at centre of site and enhanced as heritage assets. Design approach, features and materials reflect character and features of the existing convent in particular. Separate character area created adjacent to Hermitage Stream to acknowledge the different setting and character of this section of site.
Ease of Movement	Opening up pedestrian movement through the site from London Road and Hulbert Road and connecting into wider footpath network including links to the town centre with good access to jobs and services. The layout encourages walking and cycling.
Good Legibility	Clear routes including use of existing access road and pathways. Church and convent as central landmark feature and enhancements including central amenity garden. Key views eg of the listed church at the western site entrance from London Road and clear distinction made between private and public amenity spaces.
Good Continuity and Enclosure	Development creates active frontages to the street. Buildings compliment the convent to frame the central amenity garden.
Good Quality Public realm	Key public spaces retained and enhanced (such as additional tree planting around 'The Green' and enhancements to open space adjacent to the Hermitage Stream). Some parking courts are proposed but are overlooked by dwellings.
Diversity and Detailing	The site will provide diverse building forms including the retained listed church and convent, new buildings around the convent and the new split level housing at the eastern edge of the site. A mixture of types and tenures of dwelling are provided. Variety is provided in terms of heights, orientation and materials. Key features comprising local character replicated through the site including gables, arch windows and flat dormers and porches.
Adaptability and Sustainability	Dwellings will all be designed and constructed to achieve Code for Sustainable Homes Level 3 with at least a 10% improvement over 2010 Part L Building Regulations. This will include energy efficiency measures, secure cycle storage, reduced water usage, internal recycling facilities and measures incorporated to allow dwellings to be easily adapted to meet the changing needs of current and future occupants.

Fig.29 Summary of performance against Havant Borough Design Guidance SPD

5. Specific Proposals for the Conversion of former St Michael's Convent and Works to Sacred Heart Church

Overview

- | | | |
|---|---|---|
| <p>5.1 Over the years, there have been a number of piecemeal extensions added to the original convent, built in 1889 to a design by Leonard Stokes. Whilst the earlier convent buildings have a distinctive form and quality in keeping with their insitutional use, the later additions are more utilitarian and ramshackle, detracting from the character of the original buildings.</p> | <p>5.6 Where appropriate, the opportunity has been exploited to reinstate window openings blocked up or obscured by later extensions using existing windows as a pattern for the detailing of the reinstated windows.</p> | <p>5.11 The partial demolition of the two-storey link between the convent and the church will leave a section of the South East gable wall below the Venetian window exposed. At ground floor, new windows will be reintroduced similar in proportion to those shown in the archive photographs taken before the church was constructed.</p> |
| <p>5.2 The only exception to the lesser quality of the later additions is the Church of the Sacred Heart, built in 1925 to a design by W C Mangan (also Grade II listed). The distinctive arrangement of the naves gives this church its unusual plan form. Externally, richly detailed brickwork elevations support the dominating simple roof form. The North East nave of the church terminates in the badly patched remains of a partially demolished building.</p> | <p>5.7 Assessment of elevations exposed by demolition will determine the most appropriate treatment, depending on their condition. The Conservation Officer has confirmed that a planning condition will be imposed to ensure the details are submitted to and approved by the local planning authority.</p> | <p>5.12 Following the demolition of the link, the condition of the exposed wall will be assessed to determine the most suitable treatment. It may be possible that the condition of this brick wall will be suitable for cleaning and re-pointing following the demolition of the link and removal of the finish applied to the wall when it became an interior wall.</p> |
| <p>The Convent: External</p> | <p>5.8 Archive photographs show that the South West gable wall of the convent originally had a rendered elevation, remains of which are still visible where the 1960's extension abuts this gable. Several descriptions of the convent also refer to this 'white rendered' gable wall. Following the demolition of the 1960's extension, the exposed wall will be repaired and the rendered gable reinstated.</p> | <p>5.13 Alternatively if the condition of the exposed wall means that repair and cleaning is not a viable option, a sympathetically detailed brick veneer wall could be built to mask the lower part of this gable affected by the demolition of the link.</p> |
| <p>5.3 Externally, the aim of the design concept is to restore the character of the first convent buildings by demolishing the later extensions to reveal the initial form of the convent, as illustrated by the archive photographs.</p> | <p>5.9 It is intended that a similar approach be adopted to treat the North East gable wall, where the later extensions are demolished. Repairs will be made to the gable wall exposed by the demolition work to provide a suitable background and the gable wall finished with a render to match the South West gable.</p> | <p>The Convent: Internal</p> |
| <p>5.4 The internal planning of the conversion has been carefully considered to minimise the need for new window openings. Where new windows are required, their arrangement is in keeping with existing fenestration patterns. The detailing of new windows will replicate similar existing windows.</p> | <p>5.10 Where extensions to the South East elevation are demolished, the exposed wall areas will be made good and a new external 'veneer' leaf of facing brick will mask the affected areas. A face brick similar to the adjacent face brick will be selected and brick detailing sympathetic to the existing building employed.</p> | <p>5.14 The existing internal detailing of the convent is relatively plain, in keeping with its monastic character. There are a few notable internal features; these will be retained in the conversion of the building.</p> |
| <p>5.5 Existing windows and dormer windows will be overhauled and refurbished.</p> | | |

Glazed Screens

- 5.15 There are several existing glazed screens and doors with leaded light panels. These are to be refurbished and retained insitu.
- 5.16 The screen/ doors 0.6 & 0.9 comprise an arched leaded light glazed screen between the entrance lobby and corridor (R.0.8). In the past, this screen was adapted to accommodate the insertion of a lift. This screen is retained in situ.
- 5.17 The screen/ doors 0.7 in an arched leaded light glazed screen, with both of the original doors retained in tact. The conversion of the building requires a party wall at this location. This will be achieved by constructing the new party wall adjacent to the screen using a 'shaft wall' system that allows the construction of the party wall from one side with the glazed screen remaining in situ. The cavity between the screen and the new party wall will be formed as a 'light box', with artificial lighting to back light the decorative glazed panels of the screen, giving it a live appearance.
- 5.18 Doors 0.8 are part of an arched wood panelled screen, adjacent to and forming a group with the above glazed screens. The panelling and these doors are retained in situ.
- 5.19 Door 0.63 is a panelled door with an upper panel glazed with a decorative leaded light. Above the door, there is a fixed decorative leaded light panel. The door and fixed light are retained in situ.



Doors 0.6 & 0.9

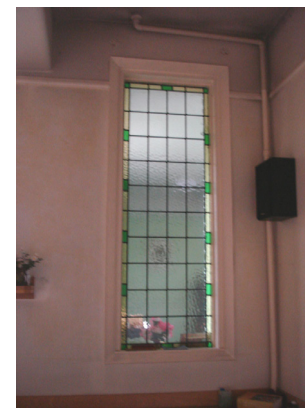


Screen and doors 0.7



Doors 0.8

- 5.20 Adjacent to door 0.63 there is a fixed light internal window. This is glazed with a decorative leaded light panel, similar to the adjacent door. This internal window is retained insitu, however, to satisfy the requirement for fire compartmentation of the building a secondary fire resistant glazed screen is provided within the flat adjacent to the entrance lobby (Plot 0.67).



Fixed light internal window adjacent Door 0.63



Door 0.63

Bells

- 5.21 At ground floor in room R.0.8, there is a pair of bells located in the corner of the corridor between the glazed screens, below ceiling level. These will be reinstated at this position below the new acoustic ceiling.

Bells in room R.0.8



Fireplaces

- 5.22 A few original fire surrounds remain in the building. In rooms R1.42, R1.43, that between R.1.39 and R.1.46 and the room to the south of the east stair case at second floor level. The layout of the conversion is devised to allow the fire surrounds to remain in-situ. In room R0.28, the fire surround will be relocated into the Living/ Dining Room of Plot 70.



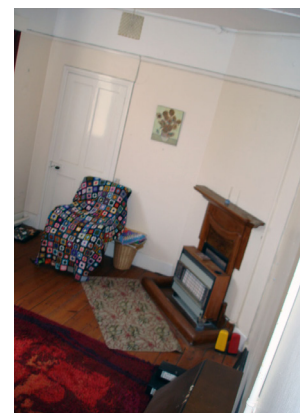
R.1.43



R.1.42



2nd floor next to southern stair



Between R.1.39 and R.1.46

Ceiling Heights

- 5.23 At first floor, a former open dormitory was subsequently subdivided with partitions & suspended ceilings into a series of rooms (R.1.5 to R.1.11 & R1.13 to R1.15). The introduced suspended ceilings conceal the original high ceiling that follows the roof truss profile, with exposed steel ties and suspension bars between the rafter feet. The conversion of this area into flats is arranged to allow the original high ceiling profile to be exposed in living/ dining rooms and the principal bedrooms.

Character of the Conversion

- 5.24 The internal planning of the conversion minimises the need for new window openings. Where new windows are required, their arrangement is in keeping with existing fenestration patterns.
- 5.25 The re-planning of the internal layout to allow the conversion of the building into flats retains the existing arrangement loadbearing walls, with new internal openings formed where appropriate.

The Church

- 5.26 The North East nave of the church terminates in the badly patched remains of a partially demolished two-storey building. To one side of the gable there is a single storey boiler house and brick chimney, built later than the church. These will be demolished, leaving the North East gable wall of the church exposed. The removal of these buildings will make the distinctive form of the church more apparent.
- 5.27 Following the demolition of these buildings, the condition of the exposed wall will be assessed to determine the most suitable treatment.
- 5.28 At the centre of the gable wall, a sympathetically detailed single storey brick porch will be built, with a brick veneer wall to mask the upper section of the gable. The scale of the porch is based on the existing West porch, but with simplified detailing, so that it respects the character of the church without attempting to replicate it.
- 5.29 Internally at first floor, there is a gallery opening into the church. This is set into a plastered wall and framed with exposed brick detailing. This opening will be infilled and plastered, leaving the brick detailing exposed.
- 5.30 Where the boiler house and chimney is demolished, the exposed wall will be repaired and the brick detailing reinstated to match the opposite corner of the North East gable wall.



Badly patched remains of the two storey building and boiler house at the north east nave of the church



Herringbone patterns set into the exterior brickwork and English bond fletton brickwork



North east nave of the church



North nave with open timber hammer-beam roof

6. Sustainability

Accessibility

- 6.1 The land encompassing the application is a brownfield site located within a highly sustainable location. It lies within easy walking distance of the public facilities within the Town Centre and has a number of local facilities nearby. The site benefits from good public transport links being located on the A3 Bus Corridor priority route.

Sustainable Construction

- 6.2 The dwellings will all be designed and constructed to achieve Code for Sustainable Homes Level 3.
- 6.3 In meeting this level the following key sustainability issues will be included:
- 6.4 At least 10% improvement over 2010 Part L Building Regulations. This will be achieved through high levels of fabric improvements, energy efficiency measures, exceeding current standards for air tightness and potential use of renewable energy technologies.
- 6.5 Secure cycle storage to encourage active low carbon travel.
- 6.6 Reduce water usage achieved through reduced flow rates for taps, WCs and showers and water efficient white goods. Using water butts will further reduce the demand on the mains water system.
- 6.7 Internal recycling facilities to promote sustainable waste behaviour with adequate external storage provided in line with the required standards.

- 6.8 Measures incorporated to allow dwellings to be easily adapted to meet the changing needs of current and future occupants.

- 6.9 Construction site impacts to be monitored and reduced through the use of a fully compliant Site Waste Management Plan, including measures to reduce air and water pollution in the area.

- 6.10 Security measures to meet Section 2 of Secured by Design.

- 6.11 Ecological enhancements in the landscaped areas, including the planting of native species to enhance the biodiversity and ecology along Hermitage Stream.

- 6.12 The environmental impact of the development is reduced through design which includes energy efficiency in the building fabric, reduced water usage and protection/enhancement of the local ecology. Construction materials which have low environmental impact will be selected. Timber will be obtained from certified sustainable sources wherever possible.

Drainage

- 6.13 For the disposal of surface water drainage, a new connection will be made to the 'Hermitage Stream'.

- 6.14 Over sized pipes, a Swale and Porous Paving are being provided on site for the storage/disposal of storm water, so that flows can be attenuated and limited to the Existing Rate of Discharge.

- 6.15 The Environment Agency have considered this strategy and confirmed that these proposals are acceptable.

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