APP/10/0606



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Design and Access Statement

for the

Proposed Presbytery

at

Sacred Heart Church

London Road

Waterlooville

RIBA
Registered Practice

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1.0 INTRODUCTION

This Design and Access Statement has been prepared by Columba Cook Architects on behalf of the Portsmouth Roman Catholic Diocesan Trustees. The Statement accompanies a detailed planning application for a proposed presbytery at Sacred Heart Church, Waterlooville.

The Statement has been produced in accordance with Government Circular 01/2006 *'Guidance on Changes in the Development Control System'* which came into force on 10 August 2006. The Statement explains and justifies the development proposals and sets out the principles and concepts of the design.

The drawings forming part of the planning application are numbered P5 Rev A and P6; these drawings contain the following:

Drawing	Scale
- Location Plan	1:2500
- Site Plan	1:200
- Ground Floor Plan	1:100
- First Floor Plan	1:100
- Roof Plan	1:100
- Elevations	1:100
- Sections	1:100

This Statement should be read in conjunction with these drawings.

Planning permission for a new church and presbytery on the site was granted in July 2007. The original proposals incorporated a parish office in the presbytery. The applicant has decided that this office space is no longer necessary which has lead to the current revised scheme for the presbytery. The original application, reference number 07/72312/000, was accompanied by a Planning, Design and Access Statement, a Transport Statement prepared by the Richard Parker Consultancy, a Report on Flood Risk Assessment and Surface Water Drainage by Stuart Michael Associates and a Tree Survey of Colin Bashford Associates and an Ecological Survey prepared by Collingridge Ecological Consultants.

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2.0 PLANNING CONSIDERATIONS

2.1 NATIONAL POLICIES

Relevant National Policy comprises PPS1 – Delivering Sustainable Development and PPG13 – Transport.

PPS1 encourages pre application discussions between applicants and planning authorities. They are regarded as 'critically important' in ensuring a better mutual understanding between the parties and to ensure proposals reflect wider community aspirations (paragraph 12). The promotion of mixed use developments and efficient use of land through the use of suitably located previously developed land should be encouraged and is seen as key to bringing forward sustainable development (paragraph 27). Paragraph 27 also promotes the enhancement and protection of biodiversity, natural habitats, the historic environment and landscape and townscape character. High quality design is seen as a way of creating well mixed and integrated development. Above all, (paragraph 35) states that good design should:

- Address the connections between people and places by considering their needs to access jobs and key services
- Be integrated into the existing urban form and the natural and built environments
- Ensure successful safe and inclusive urban environments
- Create environments where everyone can access and benefit from them whilst respecting the impacts on the natural and built environment.

PPS1 highlights the importance of developing well-designed buildings that are appropriately designed within their context and will contribute to the character and quality of an area and the surroundings. The proposal incorporates good quality design that is appropriate and contributes positively to the surrounding area and will use sustainable materials. The site is also in a highly sustainable location that is able to accommodate a mixed use development that complies with the objectives of PPS1.

PPG13 encourages sustainable transport choices by promoting development that reduces the need to travel, especially by car and to promote accessibility to jobs, shopping, leisure facilities and services by public transport, walking and cycling. The site is suitably located for the church and parish centre and is highly accessible.

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2.2 LOCAL POLICIES

The site falls within an allocated housing site comprising 3.9 hectares (net) in the Havant Borough District Wide Local Plan (HBDWLP). The relevant policy for the application is Policy H3.2. The supporting text to Policy H3.2 at paragraph 188 states:

> *'St Michael's Convent, Waterlooville is a large site which extends from London Road to the Hermitage Stream to the rear of Hermitage Gardens. The site comprises contrasting areas of green space, including the stream valley, all of which should be retained as open space and integrated within the development to achieve a high-quality design. The Convent and the Church of the Sacred Heart are both listed buildings which should be conserved including their setting. 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 green spaces referred to above'.*

3.0 THE USE OF THE SITE

The site has been allocated for housing in the Local Plan, although the policy allows for its partial development for a church which is under construction. The use is therefore in accordance with policy. The site and buildings are being provided primarily for the Catholic community of Waterlooville, but it is anticipated that the facilities will be used by and will be available to the wider community. The proposed presbytery will accommodate the parish priest on the church site.

4.0 THE AMOUNT OF DEVELOPMENT

The application site of 0.06 ha is proposed with a presbytery of 140 m2. The proposed presbytery is equivalent to 23% site coverage which is less than the 179 m2 or 30% site coverage allowed by the 2007 planning permission. This reduction in building mass has come about by moving the office into the new parish centre.

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5.0 THE LAYOUT

The site slopes downwards approximately 4m from west to east from London Road. The land has been regraded in and around the church to allow the layout of the building to be on one accessible level. This has ensured that all parts of the new church will be accessible for wheelchair users.

The presbytery will be constructed at a level appropriate to the natural contour of the land. A straight flight of stairs is provided to the first floor of the house to allow for the easy installation of a chair lift, should this be necessary. The staircase has been designed in accordance with Part M of the Building Regulations in relation to access for the ambulant disabled. Additional internal design considerations with relation to access for the disabled will be dealt with at the detailed Building Regulation stage.

6.0 SCALE

The scale of the individual elements of the site is proportional to their function and importance. The largest, and arguably the most important room, is the worship space, which has the largest built scale. Smaller secular spaces are correspondingly of a smaller scale.

The height of the main church building measures approximately 7m over the parish centre rooms. The presbytery is a two storey block with a low pitched roof rising to 7.5m above ground level. By comparison, the three storey block of flats opposite known as 'The Beeches' rises to approximately 10m.

7.0 LANDSCAPING

The basic principles of the planting and management scheme were shown on the 2007 application drawings. Trees will be planted either side of the car park entrance and in front of the presbytery. The area in front of the presbytery will be laid to lawn and a low railed oak fence will be provided at the boundary with the pavement. A private garden will be provided for the priest's use between the presbytery and car park on the north side of the building.

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The grounds will be maintained and managed by the parish. No trees will be lost a result of the development.

8.0 APPEARANCE

A feature of the new church is that the design will form a bold architectural statement that will address the London Road frontage and form a significant building which will enhance this part of London Road. The highest quality natural materials with a long life expectancy have been selected for the church.

The presbytery will form a group with the church and parish centre and for this reason the materials will match those of the church. Window frames will be aluminium. The roof will be natural slate and the external walls will be in a yellow clay brick.

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9.0 ACCESS

The site has good public transport links along London Road and is within easy walking distance of the town centre. The proposal utilises the existing access from London Road, which is already constructed to an adoptable standard.

There are already footpaths along both sides of the vehicular access onto London Road. The footpath will be improved and extended around the priority parking bays on the south side of the church and continued in front of the presbytery. Drop kerbs and tactile paving will be provided at pedestrian crossovers. Cycle access to the site follows the main vehicular routes.

A single car garage and additional hard standing for one vehicle is proposed for the presbytery.