Additional Information from Agent.

APP/10/00251

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by hand at meeting 19/10/10 DAH

Department of Planning and Technical Services
Havant Borough Council
Civic Offices, Civic Centre Road
Havant, Hampshire
PO9 2AX

For the Attention of: Daphney Haywood

Our Ref: 842-108

4th October 2010

Dear Daphney,

Re: Emsworth Baptist Church Planning Application Amendments

Please find enclosed the following drawings and documents outlining amendments to the Emsworth Baptist Church Planning Submission as recommended by HBC Urban Design and Transport Planning Officers:

842-P1002B – Revised Proposed Site Plan
842-P1003B – Revised Proposed Ground Floor Plan
842-P1004B – Revised Proposed First Floor Plan
842-P2000B – Revised North and South Elevations
842-P2001B – Revised East and West Elevations
Issue Sheets

We appreciate these are submitted against your recommendation to withdraw the application. However, we would prefer to submit these amendments to rectify all statutory issues pertaining to transport and urban design prior to the proposed meeting with the HBC Head of Planning and Technical Services and the HBC Design Champion.

Additionally, please find attached to this letter our responses to the objections submitted to Havant Borough by local residents. We feel it is important to place these responses on record and have dealt with each representation on an individual basis. It is worth noting that our copies of the representations were transcribed from the paper copies at HBC offices so there may be instances of paraphrasing; however, we have sought to address the points raised in general terms.

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partners | members: john jenkins | rhys rappel | claire barton | david givens | tom gibb
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haverstock associates llp is a limited liability partnership registered in england and wales with registered number OC323168
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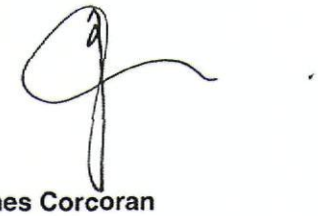
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BM TRADA ISO 9001:2000

We also include some comparison images of the building typologies cited in these representations to illustrate why we do not believe these comparisons to be accurate.

I look forward to hearing back from you regarding the proposed meeting shortly and I am hopeful we can move towards a resolution for the project.

Yours sincerely



James Corcoran
Architect

cc: Brian Shepherd, Rev. Dane Baker.

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ISO 9001:2000
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Representer	Date	Comments
Jean Tier 50A Hollybank Lane PO10 7UE	5 Aug 10	Good that there was consultation on community need. Dislikes the appearance which is of a warehouse (1) with a large chimney. Concerned at the lack of car parking which will put a strain on local car parks when filling a 300 seat auditorium. Appears to have been done on the cheap. Recommends non approval. HA response: Consultation was extensive pre-application and has been a significant driver of program. Form of building is intimately linked to requirements of internal spaces and activities. The glazed tower will not be mistaken for a chimney and forms an important signpost for the Church. Car parking during large scale travel events is dealt with in a separate statement. Unsure what criteria have been employed to ascertain the 'cheapness' of the building; simplicity does not equate to cheapness.
Ray Cobbett 26 Beach Road PO10 7JS	5 Aug 10	Good to see a 300 seat auditorium. Concerns over the finish but not the shape. Considers the modern red brick to be different to surrounding weathered old buildings. Believes a lighter look, variegated, perhaps rendering. Would like reconsideration of external materials, redesign of the tower and improve landscaping. Unsure whether or not should be approved. HA response: Appreciate the support of use. The proposed materiality of the Church was informed by the predominant red-brick context in Emsworth; the proposals are to be considered a contemporary reinterpretation of masonry construction respecting the primacy of the brick module. The exact choice of brick to be used is to be agreed with planning authority through planning conditions imposed. In the longer term the masonry will weather to a similar patina to the surrounding buildings. The tower is subject to realignment in latest amendments.
Ann Jolly 1 Bath Road PO10 7EP	5 Aug 10	Forbidding south brick wall. Appears no notice has been taken of the Emsworth Design Statement. Concern at lack of additional parking. Recommends refusal. HA response: South facing brick wall is driven by programmatic requirements for double height hall spaces in conjunction with blackout requirements for projection facilities. The south façade has been composed taking into account the distance from the road and the landscaping and trees to be planted in the foreground. This elevation has further been subject to revisions increasing the amount of glazing at both low and high levels. Transport to and from the Church by sustainable means is being strongly encouraged by the Church's Travel Plan; part of this strategy is to discourage the use of private vehicles by reducing parking spaces in line with planning policy. It must be noted that

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		there is a significant parking facility adjacent to the church site, and occasions of peak traffic generated fall predominantly on Sundays where demand is low.
Mr Kev Bedford 28 Warblington Road PO10 7HQ	5 Aug 10	"Modern monstrosity" particularly as it is alongside the sign 'Welcome to Historic Emsworth'. Looks like a cheap option. Needs something in keeping with the historic nature of the town. Recommends refusal. HA response: Please see comments of Architects' Review Panel where it is considered in the opinion of design professionals to be 'a building of high architectural quality'. Buildings only gain 'historicality' through their position in an evolving context; those which seek to ape their context in a revivalist manner are simply reducing the authenticity of historical surroundings. Again, unsure what criteria have been employed to ascertain the 'cheapness' of the building.
Michael Britain 43 Bridgefoot Path PO10 7EB	4 Aug 10	Building looks out of place alongside the 'Welcome to Historic Emsworth' sign. Strongly protest against approval. HA response: See above.
Ruth Roberts 93 North Street PO1- 7PQ	10 Jul 10	Made the point about the sight line being blocked by the corner of the building. Her only concern was the road/pedestrian safety issue. HA response: Please see amended plans, with realigned tower, allowing for full forward visibility from North Street to the crossing point and South Emsworth.
J G Harriman 5 Wraysbury Park Drive PO10 7UU	12 Jul 10	"fucking abortion" (sic). Lack of imagination and sympathy for historic Emsworth. It is a church so why is there no bell tower, dove coop or clock in a small tower? HA response: No comment.
Mr & Mrs I Newman 7 Highland Close PO10 7JP	7 Jul 10	Insufficient car parking. Additional community activities will lead to traffic congestion and additional hazards with dropping off passengers at a busy junction. Quote parking on double yellow lines outside Tesco. HA response: Transport to and from the Church by sustainable means is being strongly encouraged by the Church's Travel Plan; part of this strategy is to discourage the use of private vehicles by reducing parking spaces in line with planning policy. It must be noted that there is a significant parking facility adjacent to the church site, and occasions of peak traffic generated fall predominantly on Sundays where demand is low. The primary access strategy to the Church for vehicular drop off is via the access point at Palmer's Place; the access from North Street is pedestrian only.
Denys Riley Chairman of the Planning	30 Jun 10	Views of ERA are divided. Design is innovative and contemporary but may bear resemblance to an Industrial

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Sub Committee Emsworth Residents Association The Haven Redlands Lane PO10 7SN		building with a dominant feature similar to a tower. Shape of roof is quite pleasing but material needs to reflect Victorian character of nearby buildings. Brickwork appears to be a good match to nearby buildings. The facility could be an asset for concerts etc. ERA supports the principles of the Baptist Church planning application. HA response: Appreciate the support of use. It is widely appreciated that the 'shock-of-the-new' will always lead to division of opinion in situations such as these. We appreciate the consideration that the design is innovative but refute the resemblance to an industrial building. The materials have been chosen to reference the surrounding context, but not in denial of the modern constructional methods to which we are bound.
Roger Wilding 46 Woodlands Avenue	5 Jul 10	Looks like a modern warehouse (1) and therefore is unsuitable. HA response: Form of building is intimately linked to requirements of internal spaces and activities. We are unsure if the objector has seen the full application or is simply commenting on the aerial view published in the regional press; this view is one that will never be seen by the public and is not representative of how the Church will be seen at street level. The glazed tower, pitched roofs and variety of glazing types to the street facades will provide interest and will help fenestrate what is necessarily a large building.
Beryl Wilding 46 Woodlands Avenue	5 Jul 10	As above. HA response: See above.
Miss V Aldrieve 19 Washington Road PO10 7NN	6 Jul 10	Keep current hall frontage which is a beautiful piece of Historic Architecture and a classic example of its time. The new building looks like a factory unit (2) or prison block (3). Not sympathetic to its surroundings; no style. Suggest an amphitheatre type construction. HA response: Consideration was given to retention of elements of existing Hall, however the frontage is of low quality by any measure and the hall itself bears strong resemblance to a traditional industrial unit.
M Walters 108 Rowan Road Denvilles PO9 2U	7 Jul 10	Should be refused – looks like a bus terminal (4). HA response: Some bus terminals are very attractive, although this typology of buildings look nothing like the proposed Church.
A P G Giles Keppel Lodge 5 West Street PO10 7DX	4 Jul 10	Strongly object. "At best a cow kennel on an industrial farm, at worst the gateway entrance and museum at Bergen-Belsen. (6) " Approves of proposed usage and facility but requires more sensitive treatment.

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		HA response: The Memorial Centre at Bergen-Belsen by KSP Engel and Zimmermann (6) is recognised as an excellent example of modern architecture and is the subject of many design awards.
Roger & Sheila Kirkpatrick 15 Warblington Road PO10 7HE	5 Jul 10	Not sympathetic with surroundings. Looks like a plain, low cost supermarket (5). Embellishment required to be added to show what the building is for. Facility would be appreciated. HA response: Appreciate the support of use. Subjective association regarding design often leads to very different conclusions – in the opinion of the applicant and agent the Tesco supermarket nearby on North Street looks like a plain, low cost supermarket. Our proposals bear little resemblance to this.
Roderick R Starr 45 Main Road PO10 8AP	5 Jul 10	Object. Out of character. Featureless, characterless, ugly, lacks the dignity of the village ethos. The idea is commendable but the design is flawed. HA response: Appreciate the support of use. Again, the simplicity and lack of embellishment strived for in the design is mistaken for a lack of feature and character. The building's form and location is driven by the historical context of Emsworth. However, the immediate location is not one of a village but of a corner site on a busy arterial A-road and implementing a village approach is unrealistic.
Diane Akhurst 4 Record Road PO10 7NS	5 Jul 10	Extremely ugly – accentuates the gas holder. Rethink the design. HA response: Please see comments of Architects' Review Panel where it is considered in the opinion of design professionals to be 'a building of high architectural quality'.
Lois Tibbetts Town Brewery 2 West Street PO10 7DY	19 Aug 10	Object. Unacceptable for gateway to historic Emsworth. Should be more in keeping with neighbouring architecture. HA response: Again, the notion of preservation of a historical environment should be concerned with authenticity of historical surroundings, which will only be lessened with the implementation of 'pastiche' mock historicism. The historical nature of Emsworth is highly valued and should not become ill-defined through the construction of crudely detailed modern buildings purporting to be examples of eighteenth or nineteenth century architecture.
Roger Mills 10 Sultan Road PO10 7PP	13 Aug 10	Object. Inappropriate and unnecessary. Design and scale is flawed. Resembles a factory with a chimney (2). Trivial landscaping. ERA is a "pressure group representing a minority, albeit vocal, of local people." Criticises lack of consultation with local community. No need – there are

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		15 public halls and meeting rooms in Emsworth already. Project is "unconcerned with continuing economic viability of other spaces which might be blighted by the new development." HA response: Please see previous comments as to design within the context of Emsworth. The agent and applicant find it difficult to reconcile criticism regarding lack of community consultation noted above with the six separate community consultation sessions carried out on the project since 2006. The Church have identified a positive need for larger, better specified facilities for their own purposes and the continued provision of community facilities, and this has been widely recognised by the local community including those objecting on aesthetic grounds.
Carol Starnes 2 Walden Road Stamshaw PO2 8PJ	10 Aug 10	Warmly commend. Extensive local consultation. HA response: Appreciate the support of the project.
Dane Baker	10 Aug 10	In support. HA response: Appreciate the support of the project.
Patrick Laycock	13 Aug 10	In support. HA response: Appreciate the support of the project.
Mike & Ann Barnett 11 Maisemore Gardens PO10 7JU	9 Aug 10	Totally in favour. Emsworth badly needs bringing together in a Christian way. HA response: Appreciate the support of the project.
Claire Middleton 17 Brunswick Gardens Havant PO9 3HZ	10 Aug 10	Landmark building. Likes detail, particularly tower and glass. HA response: Appreciate the support of the project.
Highways Department		Contribution: Increase in floor area appears to be 586 – 170 = 416m^2. Rate is 118.244 per m^2. So, 416 x 118.24 x £230 - £113,135.86. HA response: We are presently in negotiation with HBC Highways department regarding the transport contribution.
John Townsend HBC Conservation Consultant	30 Jul 10	Acknowledges extensive pre-application consultation. Comment: "The form and scale of the building, coupled with its severance from the conservation area by the main road is such that in my view there will be no material impact on the setting of the conservation area. While I appreciate the nature of the use and the three public frontages present their own difficulties, I find the solution disappointing. It appears to be a missed opportunity in producing a more animated building which would have a more positive presence in the street scene. HA response:

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		The agent and applicant are in agreement that the location and form of the building in relation to the adjacent conservation area do not form a material constraint to planning approval.
Sarah Haines HBC Planning Policy	22 Jul 10	"No policy objection to the proposal." HA response: Noted.
Solicitor to the Council (S Shaw?)	24 Jun 10	"No adverse comment." HA response: Noted.
Hannah Fluck Senior Archaeologist Hampshire CC	25 Jun 10	"No archaeological issues." HA response: Noted.

Emsworth Baptist Church
Comparison Images

1. Warehouse





2. Factory





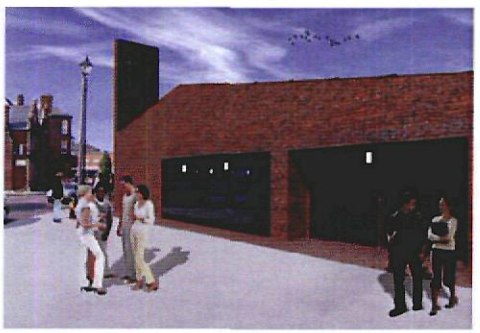
3. Prison





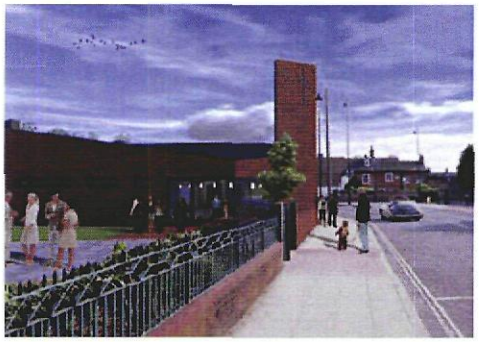
4. Bus Terminal





5. Supermarket





Emsworth Baptist Church
Comparison Images

6. Bergen Belsen Memorial



Emsworth Baptist Church
Architects' Review Panel Statements

26/02/2010 Panel 1:

The Panel welcomed the proposal in principle. The images shown suggested a building of high architectural quality. The Panel raised a few issues relating to the wall/roof junction and the need to ensure that the standing seam roof was suitably detailed to give the crisp, neat edge desired. Some concern about the small amount of glazing and consequent reliance on artificial lighting and the potential to introduce greater articulation to areas of brickwork. The higher part of the gabled south elevation could be given more expression by setting back the lower section. The tower is an important element that could be more contrasting if treated as a lit element on both sides rather than brick on the north face. The landscape setting to the building, particularly on the south and west sides, is considered an important matter that should be addressed at this stage of the design process.

Recommendation: Support proposal subject to consideration of detailed comments made above.

13/08/2010 Panel 2:

The Panel had seen this scheme in February as a pre-application submission and considered whether or not the amendments had addressed the comments made previously including the need for more detail of the roof/wall junction. The proposals had been refined as a result of the previous comments made by the Panel and in particular the drawings illustrated the roof/wall junction, which was now considered acceptable. The remaining concern was the appropriateness of materials and finishes. If the desire was to achieve an almost seamless appearance, particularly where roof meets the wall, then the materials should reinforce this design concept. The plans shown to the Panel did not seem to suggest such an appearance because the roof and wall materials were quite different in their colour and appearance. The Panel was disappointed that no landscape design was included in the current proposals.

Recommendation: Supported proposals subject to careful consideration of the external materials.

Emsworth Baptist Church
Community Consultation Sessions

1) Formal sessions run by Haverstock
   September 2006

2) Stand at Emsworth Food festival

3) Three meetings with Havant planning dept
   2009

4) Numerous presentations to Emsworth Baptist Church members and congregation design approved by 90%.
   December 2009

5) Meeting with Architects' Review Panel
   February 2010

6) Presentations to Emsworth Churches, estimated audience 800 persons
   March/April 2010

7) Presentation to Meadow Court residents

8) Presentation to Emsworth Community Board

9) Presentation to Emsworth Residents association
   July 2010

10) Meeting with Architects' Review Panel 2
    August 2010

Emsworth Baptist Church
Surrounding Buildings



