

Application on behalf of Adeyfield Free Church

Demolition of existing church and outbuildings and the construction of 14 family houses with road sewers and all ancillary works

Land at Adeyfield Free Church, Leverstock Green Road, Hemel Hempstead

Design & Access Statement

1. Introduction
2. Access
3. Design
4. Summary / Conclusions

1 Introduction

This report relates to the redevelopment of the Adeyfield free church site , following relocation of the existing church facilities, for a residential development of 14 family homes.

2 Access

Wider environment

The site is located conveniently for local bus transport with bus stops on the St Albans road and Leverstock green road within 2 – 5minutes walk.

The Main bus station and train stations are in the Town centre, providing further country wide sustainable travel options.

The road infrastructure allows easy access to the M1 and M25 motorways and A41 roads as major road networks.

Luton Airport is just along the M1 motorway heading north.

Key Employment areas all easily accessible from the site, with both Maylands and the Town centre within a short walk or bus ride.

Site environment

The site is designed to utilise the existing access crossover that serves the current church and parking. The site is relatively level and pedestrian and vehicular access will enter the site from the same point on a shared surface roadway.

The footpath running down the southern boundary and flanking the dual carriageway will not afford any direct access to the site along the southern boundary for safety reasons.

Internal development environment

The access road will be a shared surface road giving equal priority to pedestrian users as well as vehicles. All properties will have level access to at least one of the ground floor doors to facilitate wheel chair access; the topography of the ground should enable this without any significant structures or ramps. Visitor parking is convenient, accessible and readily identifiable with all allocated spaces relating well to the properties and visitor parking grouped conveniently.

The access road incorporates an adoptable sized turning head which will allow all vehicles including Dustcarts and Fire engines to access the site and safely turn to exit in forward gear.

3 Design

- **Amount**

The development proposals demonstrate a development of 14 family houses comprising:

- 4 no. 4 bedroom semi detached 3 storey family homes with integral garage parking and driveway parking providing a minimum of 2 allocated spaces
- 6 no. 3 bedroom semi detached and terraced family homes, a mixture of 2 and 2.5 storey all with a minimum of 2 allocated parking spaces
- 4 no. 2 bedroom detached and terraced family homes with allocated parking spaces
- all homes have private gardens and there are 9 unallocated visitor parking spaces provided within the development along with plenty of informal parking spaces on the access road.

There is also around 384m² of public enjoyable amenity space comprising parking around and under existing trees and landscaped open space which will be laid out with seating positioned in a landscape dominated part of the site.

- **Layout and scale**

The proposals are designed to respond to the boundaries and internal environment in positive ways.

External boundaries

Where the site is viewed externally along the Leverstock Green Road and St Albans Road we have designed positive frontage. Varying height and mass of buildings and providing a positive response.

The 3 storey semi detached building at the site entrance providing a statement and focus for the entrance to the site and the important corner junction with St Albans road.

The other 3 storey semi detached pairing of Plots 7 and 8 providing a similar function partway along the southern boundary, creating interest in the street scene generated by building height and mass.

Along this boundary we have also introduced building gaps (between plots 7/8 and 9 – 12) affording interesting views into the site and breaks for landscaping and then a frontage response with a variety of roofline from 2.5 storeys with interesting dormers to 2 storey and hipped roof , reducing the impact of the built form at the boundary.

The internal boundaries (adjacent to existing residential development)

We have designed our response to the western boundary to provide additional landscaping to supplement the mature landscape hedging.

We have set buildings back from the boundary to minimise any overlooking and also to minimise any impact of the built form in relation to the existing properties. This boundary has been treated with great sensitivity especially in relation to impacts upon no. 2 St Albans Hill road.

We have met with the neighbour to consider concerns and look at options to address any concerns a key point was moving the group of building plots 9 – 12 away from the Western boundary (a further 1.5m from the drawings shown at public consultation) and staggering the block, moving the neighbouring units forward toward St Albans road.

The northern boundary incorporates an attractive pocket of green space with mature trees, we have incorporated this into the design making it accessible, and using the area for parking amongst the trees and amenity space for sitting out and enjoying the space.

A single detached 2 bedroom house of 2 stories in height is positioned to the North of the access road. Along the outside of the northern boundary at this point is the existing sub station access and on the other side of this is the property no. 48 Leverstock green road.

Design within the site

Within the site we have created interest with views and focal points.

Entering the site the long view is the frontage of plots 13 and 14 an attractive pair of semi detached properties of 2.5 stories in height providing an attractive composition of symmetry and interest, the roof scape showing attractive dormer windows.

The immediate environment at the site entrance presents a framing of the entrance with the 3 storey semi detached built form of plots 2 and 3 on the right hand side and the 2 storey form of plot 1 on the left hand side.

These plots control the appearance of the environment and set the scene for the development to be expected as you travel within.

We retain the existing brick piers which sit either side of the access dealing with the slight narrowing with a rumble strip, which also defines the site entrance.

The approach to the middle of the site is by a slightly meandering tarmac road with conservation kerbs, there is ample non frontage roadway for informal parking to supplement the designed visitor parking provision.

The road landscaped on the right and with the side aspect and rear fencing / landscaping strip of plot 4 to the left.

At the turning head the site opens out into a clearly recognisable space presenting to the right the landscaped amenity 'pocket Park' and to the left a block paved urban form parking court with carport structure and landscaping as a reception area to plots 4 to 12.

As stated earlier plots 12 to 14 have been designed to allow additional space between the houses and the boundaries and part of this space has been used to efficiently provide convenient parking in a less than obvious position to serve these plots.

The key local plan policy that has been considered in the design and layout of this site is HCA 23 Adeyfield North

This policy identifies the area as typically:

- 1950/ 1960s new town development housing
- Design typically 2 and 3 stories
- Mainly small to medium in size
- Density between 20 and 35 dph in the medium density range

One aspect raised in Pre- planning consultation concerned density, I believe the site density needs to be viewed in the context of its surroundings.

Whilst the net site area is 0.35 ha inferring a development density of 40dph the frontage to Leverstock Green Road is an important part of the setting and feel of

this development, when this is taken into account the development density becomes the more credible and realistic figure of 29dph.

- **Appearance**

The houses are of modern typical family housing design with attractive and fresh elevations. Human in scale with familiar and traditional pitched roofs and proportions that maximise effective accommodation whilst minimising footprint or land take.

A palette of materials proposing complimentary colour and texture have been used:

- Walls range from traditional brick and tiles hanging to crisp render
- Bricks Light reds similar to Hanson Brick Kimbolton Red /multi with a lighter brindley buff brick detailing
- Tile hanging- Old English dark red concrete plain tiles
- Render- smooth cream
- Roof tiles are concrete Double pantile interlocking tiles in smooth grey
- Windows – are a mixture of Victorian style UPVC and plain casement – all in white
- Stone cills and heads to windows/ openings where indicated
- Grey GRP flat roof canopies over entrance doors

All properties will incorporate principles of sustainable development, from responsibly sourced sustainable and renewable materials used in the construction to specification of condensing energy efficient boilers (min 89.1), mechanical ventilation with heat recovery, solar panel water heating, Rainwater harvesting and recycled water re-use systems.

There will be 100% low energy lighting and improved insulation of the building fabric to reduce heat loss and therefore minimise heating demand and running costs.

The principles of secured by design have been incorporated into the proposals with the properties and the development incorporating:

- External Lighting – pir with ambient
- TS007 standard doors with Mortise locks to BS3621
- Windows to BS7950 Pass 24 with lockable hardware
- Alarm systems installed to NG1 approved as SS1B monitored systems
- Side gates fastened top and bottom solid secure gold standard
- Garage doors with Era 5 lever frame locks.
- **Landscaping**

There are a number of trees within the site and on the site boundaries, these have been surveyed and are covered in an arboricultural report accompanying this application which sets out implications, assessments and method statements.

The Development proposals have been designed to respect and enhance the existing landscaping character, using it to be part of the development and positively to enhance the development in both appearance and for the enjoyment of the future residents.

The proposed development would provide space for the trees. The existing trees will also be protected to the relevant British Standards throughout construction should the application be granted planning permission.

The proposed amenity space provision and landscaping will significantly enhance the site and there would be no incursion into the root protection zone. A detailed landscaping scheme will be produced at a later date, we are requested that any planning permission be conditional upon this.

- **Site context, location and use**

The site is located on the corner of The dual Carriage way St Albans Road and its junction with Leverstock Green Road in the Adeyfield Area of Hemel Hempstead on the eastern side of the town centre towards Maylands and the M1 motorway beyond. Access is from Leverstock Green Road which runs from St Albans Road. It is in a residential area.

There is a mixture of semi detached and detached dwellings along Leverstock Green Road. Beyond the immediate Leverstock green road frontage the density increases. The properties become smaller semi detached moving to terraces and blocks of flats surrounded by open areas and parking blocks.

The site is roughly rectangular in shape and is 0.35 hectares in size. Access is from the existing crossover which is currently used by the Adeyfield Free Church. The access drive runs roughly south west to the middle of the site.

The existing site is the Site of Adeyfield Free Church

Policy context

Dacorum Borough Local Plan 1991-2011

I consider the following policies to be directly relevant to this application: -

Policy No

- | | |
|----|----------------------------------|
| 1 | Sustainable development |
| 9 | Land use in Towns |
| 10 | Optimising the use of urban land |
| 11 | Quality of development |
| 21 | Density of development |

- 58 Parking provision
- 68 Retention of social and community services
- 99 Preservation of trees

Appendices 3 (residential layout) and 5 (Private parking)
 Supplementary guidance – HCA 23 Adeyfield North

Proposals Map Notation and Other Relevant Designations
 The local plan proposal map identifies the site as being a residential area within a Town or large Village and it also falls under the Town policy.

Application Site history / consultations

There is no current relevant planning history.

4/ 01788/10 PRE -Meetings and discussions commenced in 2010 with Officers of Dacorum Borough council in relation to the potential for alternative premises and the redevelopment of this site. (This initial meeting is recorded by Minutes attached)

In March 2011 revised designs were considered (formal response 05/07/11 attached) which led to a formal pre- application submission in September 2012

Ref: 4/01748/12/PRE

(Formal response 28/11/2012 attached)

Public consultations were held on the 9th January 2013 and 11th January 2013 (See notes attached)

A final pre- application meeting was held with planning officers on Thursday 21st February to run over things pre- submission.

Meeting and discussion have been held pre- application with various officers and departments at both the borough and county councils.

David Varney from Hertfordshire County highways has viewed the proposals and passed comment which has been incorporated in the latest designs. A traffic impact study has been requested and we are in the process of appointing consultants.

Jack Burnham has been consulted on Affordable housing thresholds and need and obligation.

Graham Patterson from the waste departments at Dacorum borough council has been consulted in respect of bins storage, provision and collection and his comments have been incorporated in to the proposals.

4 Conclusion / Summary

This application has been prepared thoroughly working with officers from Dacorum District council, the Adeyfield Free Church and in consultation with local residents.

The proposals follow a formal pre- application consultation exercise initially started in 2010. Ref: 4/01788/10/PRE. The scheme has been developed, following formal feedback based upon on numerous sketch designs, from both the local authority and also following community consultation presentation.

It has been generally agreed that

- The principle of residential development on the site is accepted
- Any permission would link to relocated facilities in Maylands as part of regeneration proposals aqs outlined in the Maylands masterplan.
- The existing access would be retained and used as the site access
- The development principles should comply with HCA 23
- No physical development allowed into the land to the rear of no.48 Leverstock green road. (minutes 18/10/10)
- Development to be limited to 2 storeys adjacent to No. 48 and No.2 (minutes 18/10/10)

The proposals address the following key issues:

- Density to be 30 – 35 dpa in accordance with HCA 23 Adeyfield north- we show 14 units on a net area of 0.35 ha gross of 0.48 ha which is between 29 and 39 units per hectare. The large landscaped boundaries to the site also contribute to the setting / character and amenity of the development and the site cannot be considered in isolation without these.
- Impact on neighbours- We have met with the neighbours at No.2 St Albans hill road and listened to their concerns and amended our proposals to allow significant buffer landscaping to the boundary and move the buildings further away from the boundary that were previously shown at the public consultation.
- Impact on trees- we have undertaken a topographical and tree survey- (copies attached with the report) The only significant tree to be removed is the preserved Oak on the St Albans hill frontage (the omission of which has been accepted in principle by the officers. The development proposals have been designed to work with the other trees to be retained.

This application also includes comprehensive details regarding:

- Energy efficiency in construction and renewable Energy proposals
- Details with regard to secured by design
- Bio diversity checklist
- Tree survey

- Topographical survey
- Bat survey
- Public consultation

5. Appendices

Meeting minutes / letter 18/10/10

Meeting minutes / letter 05/07/11

Meeting minutes / Letter 28/11/12

Notes on public consultation

- Commercial viability statement
- Covering justification report form the church

03/12/2012

Jonathan

The site area is 3477sqm which equates to 0.3477ha. 14 houses on this site works out to be 40.2 dph – which is actually quite high.

The Residential Character Area for this area HCA23, the development principle is for the medium range of 30 – 35 dwellings/ha.

Therefore 40 is higher than this and so there is some justification required. I trust you agree with this.

Yes, you are right I do believe from your latest sketches that the impact on the pair of semis has been considerably lessened – sorry about the ambiguity.

I suggest you contact Jack Burnham for the latest on affordable housing for Dacorum.
Jack.burnham@dacorum.gov.uk

We encourage you to use C Plan – which you can follow through our website, but cannot insist on this. Thus you need to provide a Sustainability Checklist (as standard with any residential development – just look up any resi application on our website) and provide details of what sustainable measures (apart from light bulbs etc.) you intend to provide e.g. air source heat pumps, condensing boilers – PV panels, very high levels of insulation, green water etc.

A standard condition regarding contaminated land is usually done by way of a condition attached to any planning consent.

Regards,

Jackie Ambrose
Assistant Team Leader
Dacorum Planning and Regeneration
01442 - 228521

From: Jonathan Tucker [mailto:JonathanTucker@nettassets.co.uk]
Sent: 03 December 2012 12:11

To: Jackie Ambrose
Subject: RE: Pre-app report for Adeyfield Church site

Jackie

Can you please confirm a couple of points which were not very clear in your report, I think it is just a bit of an overlap and confusion with the earlier report. We need to discuss it with the church and I just want to be clear.

You mention that the density of the proposal is probably very high- the site area is 3477m² which is .86ac and the density equates to 16 dwelling per acre- which is not very high in your conclusion, furthermore, you state that this density will need to be justified.

Under impact on neighbours you have mentioned this is a significant concern I think in your summary you mention this is now addressed but it would be good if you can confirm this.

Can you please also help me with the following points:

Reference affordable housing can you please confirm your authorities current policy. Who at decorum is the best person to discuss this with?

Can you please confirm what is required by way of the sustainability checklist?

Is it possible the contamination report be conditioned.

Thank you in anticipation of your response

Kind regards

Jonathan Tucker
01923 293 117 direct line
07531 124528 mob.

From: Jackie Ambrose [mailto:jackie.ambrose@dacorum.gov.uk]
Sent: 29 November 2012 08:43
To: Jonathan Tucker <JonathanTucker@nettassets.co.uk>
(JonathanTucker@nettassets.co.uk)
Subject: Pre-app report for Adeyfield Church site

Jonathan

I tried sending you this pre-app report yesterday via email – but seems to have failed.

I have tried again just now, but in case this does not work – I have copied it below.

Regards,

Jackie Ambrose
Assistant Team Leader
Dacorum Planning and Regeneration
01442 - 228521

4/01748/12/PRE
Jackie Ambrose
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Jackie.Ambrose@dacorum.gov.uk

NETT ASSETS LTD - MR J TUCKER
THE STUDIO
141 NEW ROAD
CROXLEY GREEN
HERTS
WD3 3EN

Dear Sir or Madam

NEW RESIDENTIAL DEVELOPMENT
ADEYFIELD FREE CHURCH, LEVERSTOCK GREEN ROAD, HEMEL HEMPSTEAD, HP2 4HL

Thank you for your request for pre-application advice. This represents the second Pre-app on this site (the first one being in 2010) and through which all the general advice was given, confirming the acceptability in principle of the redevelopment of this church site for a comprehensive residential scheme.

However, in the previous written advice, concerns were made regarding the impact the development would have on the pair of semis (Nos 2 and 4) abutting the site.

It is noted that the scheme has now addressed this issue and that the development nearest to them is now only two storey with a hipped roof to minimise visual intrusion and remove overlooking.

There was also concern over the level of parking for the 4 bed houses - again this has been satisfactorily addressed in this revised scheme.

The final aspect of concern was regarding the relocation of the church and its facilities. However, you have now assured me in an email that this is being actively pursued within the Maylands area.

When submitting this residential scheme it will be important to explain and confirm the progress on the relocation of the church.

Important consultation

It is important to note that if a consultation exercise is being provided within the premises for the current church congregation that this should be opened up to all the local residents - indeed these are the people who will be affected by the scheme.

Revised Proposal

Your proposal is for a mix of semi-detached and terraced housing which ranges from 2 to 4 beds: 14 units in total. It also provides these dwellings in two storey, two and a half storey and three storey blocks.

The details below were also given in the previous pre-app.

Policies relevant to this site are as follows:

Saved Dacorum Borough Local Plan 1991-2011 (DBLP)

Policy 1 – Sustainable development

Policy 9 – Land use divisions in Towns

Policy 10 – Optimising the use of urban land

Policy 11 – Quality of development

Policy 21 – Density of development

Policy 58 - Parking provision

Policy 68 - Retention of social and community facilities

Policy 99 - Preservation Trees

Appendices 3 (residential layout) and 5 (private parking)

Supplementary Planning Guidance

Area based appraisals: HCA 23 Adeyfield North

Policy and Principle

The site lies within a designated residential area and thus its redevelopment for residential purposes is acceptable in principle. However, its redevelopment is dependent on the

details complying with all relevant policies, and in particular the residential character areas as part of the Supplementary Planning Guidance.

The development principles for this character area are identified as requiring normally no higher than 2 storeys and should respect the type, mass of nearby housing and where building lines should be followed and with a density of development of 30-35 dpa.

Policy 10 looks to optimise the use of urban land providing it complies with a range of criteria. However, criterion (b) requires that any development should be designed to achieve the maximum density compatible with the character of the area, surrounding land uses and other environmental policies in the plan.

Policy 11 requires that a high standard is expected in all development proposals, and to be appropriate in terms of layout, site coverage, design, scale, bulk, height, materials and landscaping, both on the site itself and in the context of longer views. It is also required to respect the townscape, density and general character of the area in which it is set, avoids visual intrusion, and does not adversely affect and where appropriate enhances important landscape, natural, ecological historical or architectural features.

Appendix 3 of the local plan also expands on this in terms of detailing the layout and design of residential areas. This concentrates on providing space between dwellings and providing privacy, spacing around dwellings and provision of adequate private garden areas.

Development

Your plans utilise the existing access only which is acceptable and encouraged and would not impact on the large grassed amenity area beyond the site or the mature street trees. A two and a half storey block is near this entrance but slightly separated from No. 40 Leverstock Green Road and this would appear to be acceptable.

Your proposal shows storey heights not to exceed 3 storeys. It is noted that just further along the main road there are three-storey blocks of flats. Therefore where the blocks are furthest from the two storey semi-detached houses abutting the site, then this may be acceptable.

A single spine road is provided with a play area in the area of the site where there is a covenant which prevents any building in order to protect residential amenities. There is also the provision of 2 dedicated parking spaces for each unit (irrespective of the number of bedrooms) plus some visitor parking. This provision may comply with our policy on parking provision for the smaller houses but should be increased for the 4 bed houses. It is important that this site has sufficient on site parking as it is not close to the town centre and thus should not rely on public transport in this respect.

The density of this proposal is not calculated as the site area is not known. For these 14 units, although I anticipate that it will be very high. This point will need to be clearly justified

However, the overall layout of the dwellings provides a logical and straightforward layout and one that maximises the development.

It appears from the sketch plans that the houses have more than 11.5m. rear garden depth.

It is considered that the provision of houses rather than flats is important as there is a demand for housing rather than flats in the area.

Details of bin enclosures would need to be provided and solar panels on south/southwestern facing roof slopes.

Impact on neighbours

This is the significant concern of this scheme, in terms of privacy and visual intrusion for the semi-detached pair diagonally positioned on St Alban's Hill - Nos. 2 and 3. Whilst some existing boundary vegetation may screen and protect the 3 storey block nearest to the main road, the two storey houses would cause mutual overlooking. This needs to be addressed.

Impact on trees

This would result in the loss of the attractive mature, preserved Oak tree along the frontage onto St Alban's Hill. However, it is considered that for the ability to provide a good residential layout and with other mature street trees in the immediate area, that it may be acceptable for this tree to be removed (via a TPO application) and other planting provided as part of any redevelopment scheme. The Tree officer has not been consulted at this stage.

Discussions would need to take place in terms of affordable housing which has not been raised through this proposal.

Highways

As this scheme makes no changes to the existing access, which currently serves a large church the Highways Authority have not been consulted at this stage.

Conclusion

The residential redevelopment of this site is acceptable in principle as well as the mix and type of housing provided. However, the overall density of the development will need to be justified.

A formal application will need to be accompanied by a unilateral agreement for a sum of monies towards infrastructure related to the number and type of dwellings proposed for this site. Details of this can be found on our planning website.

Any application should be submitted with the following:

Draft Legal agreement for CIL
Design and Access Statement
Sustainability Checklist

Bat survey (demolition of buildings)
Contamination report
Tree survey

Please note that the above comments represent the informal opinion of an individual Planning Officer. As such they are not binding on any future decision of the Council.

Yours faithfully

Jackie Ambrose
Case Officer
Planning and Regeneration

Date: 05/07/2011
Your Ref:
My Ref: 4/01788/10/PRE
Contact: Jackie Ambrose
Directline: (01442) 228521
Fax: (01442) 228771
E-mail: Jackie.Ambrose@dacorum.gov.uk

ADEYFIELD FREE CHURCH - REVEREND PETER
BLACKBAND
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The Borough of Dacorum
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Dear Sir or Madam

RESIDENTIAL DEVELOPMENT FOR FLATS
ADEYFIELD FREE CHURCH, LEVERSTOCK GREEN ROAD, HEMEL
HEMPSTEAD, HP2 4HL

Thank you for your request for pre-application advice.

The initial plans, produced by Frank Capener, were discussed at the Church with all relevant members attending on 18 October 2010. At that time I raised a number of significant issues and problems with the layout. This was followed by a walk around the site. Notes were taken and then the secretary produced notes from the meeting - to which I then responded.

I then attended a meeting in our offices to discuss possible sites in Maylands area for a new church. However, there was no further communication with me on the matter until May 2011 when a new set of plans were informally sent to me drawn by Jonathan Tucker of Nett Assets.

I provided Mr Tucker with my initial, informal and more positive comments on his sketches by telephone on 18 May which he then followed up by an emailed question as to whether they could progress to formal application. It was at this point that I raised the issue of whether a site had been found for the church to be relocate to. Unfortunately no-one from the church or our Regeneration team were available to update me on this matter.

As a result my comments below have to be prefaced with a need to provide a legal agreement when a formal application is submitted.

Furthermore, since April 2011, a new local Supplementary Planning Guidance (SPG) relating to legal agreements has been adopted by Dacorum Borough Council. Therefore this will mean that a formal application will need to be accompanied by a unilateral agreement for a sum of monies towards infrastructure related to the

number and type of dwellings proposed for this site. Details of this can be found on our planning website.

Site

The site is located within the residential area of Hemel Hempstead where the principle of residential development is acceptable.

However, before considering the sketches, it is most important to note that as this scheme would involve the demolition of a Community Church (Adeyfield Free Church) which not be replaced on site. This therefore appears as a loss of community facilities which would be resisted. Therefore, the only way such an application could be considered would be if the application was accompanied by a legal agreement that prevented any redevelopment of the Adeyfield Church site before planning consent had been secured for a new site for the church elsewhere in this borough.

It is noted that you have correctly identified and outlined the various constraints of this site under your submission for 'layout and form' and thus it is unnecessary to re-iterate these points here.

The site itself falls within the residential character area HCA 23 Adeyfield North.

Proposal

Your proposal is for a mix of semi-detached and terraced housing which ranges from 2 to 4 beds: 14 units in total. It also provides these dwellings in two storey, two and a half storey and three storey blocks.

Policies relevant to this site are as follows:

Saved Dacorum Borough Local Plan 1991-2011 (DBLP)

Policy 1 – Sustainable development
Policy 9 – Land use divisions in Towns
Policy 10 – Optimising the use of urban land
Policy 11 – Quality of development
Policy 21 – Density of development
Policy 58 - Parking provision
Policy 68 - Retention of social and community facilities
Policy 99 - Preservation Trees
Appendices 3 (residential layout) and 5 (private parking)

Supplementary Planning Guidance
Area based appraisals: HCA 23 Adeyfield North

Policy and Principle

The site lies within a designated residential area and thus its redevelopment for residential purposes is acceptable in principle. However, its redevelopment is dependent on the details complying with all relevant policies, and in particular the residential character areas as part of the Supplementary Planning Guidance.

The development principles for this character area are identified as requiring normally no higher than 2 storeys and should respect the type, mass of nearby housing and where building lines should be followed and with a density of development of 30-35 dpa.

Policy 10 looks to optimise the use of urban land providing it complies with a range of criteria. However, criterion (b) requires that any development should be designed to achieve the maximum density compatible with the character of the area, surrounding land uses and other environmental policies in the plan.

Policy 11 requires that a high standard is expected in all development proposals, and to be appropriate in terms of layout, site coverage, design, scale, bulk, height, materials and landscaping, both on the site itself and in the context of longer views. It is also required to respect the townscape, density and general character of the area in which it is set, avoids visual intrusion, and does not adversely affect and where appropriate enhances important landscape, natural, ecological historical or architectural features.

Appendix 3 of the local plan also expands on this in terms of detailing the layout and design of residential areas. This concentrates on providing space between dwellings and providing privacy, spacing around dwellings and provision of adequate private garden areas.

Development

Your plans utilise the existing access only which is acceptable and encouraged and would not impact on the large grassed amenity area beyond the site or the mature street trees. A two and a half storey block is near this entrance but slightly separated from No. 40 Leverstock Green Road and this would appear to be acceptable.

Your proposal shows storey heights not to exceed 3 storeys. It is noted that just further along the main road there are three-storey blocks of flats. Therefore where the blocks are furthest from the two storey semi-detached houses abutting the site, then this may be acceptable.

A single spine road is provided with a play area in the area of the site where there is a covenant which prevents any building in order to protect residential amenities. There is also the provision of 2 dedicated parking spaces for each unit (irrespective of the number of bedrooms) plus some visitor parking. This provision may comply with our policy on parking provision for the smaller houses but should be increased for the 4 bed houses. It is important that this site has sufficient on site parking as it is not close to the town centre and thus should not rely on public transport in this respect.

The density of this proposal is not calculated as the site area is not known. For these 14 units, although I anticipate that it will be very high. This point will need to be clearly justified.

However, the overall layout of the dwellings provides a logical and straightforward

layout and one that maximises the development.

It appears from the sketch plans that the houses have more than 11.5m. rear garden depth.

It is considered that the provision of houses rather than flats is important as there is a demand for housing rather than flats in the area.

Details of bin enclosures would need to be provided and solar panels on south/southwestern facing roof slopes.

Impact on neighbours

This is the significant concern this scheme, in terms of privacy and visual intrusion for the semi-detached pair diagonally positioned on St Alban's Hill - Nos. 2 and 3. Whilst some existing boundary vegetation may screen and protect the 3 storey block nearest to the main road, the two storey houses would cause mutual overlooking. This needs to be addressed.

Impact on trees

This would result in the loss of the attractive mature, preserved Oak tree along the frontage onto St Alban's Hill. However, it is considered that for the ability to provide a good residential layout and other mature street trees in the immediate area, that it may be acceptable for this tree to be removed (via a TPO application) and other planting provided as part of any redevelopment scheme. The Tree officer has not been consulted at this stage.

Discussions would need to take place in terms of affordable housing which has not been raised through this proposal.

Highways

As this scheme makes no changes to the existing access, which currently serves a large church the Highways Authority have not been consulted at this stage.

Conclusion

The residential redevelopment of this site is acceptable in principle as well as the mix and type of housing provided. However, the issue of its impact on the nearest two houses will need to be addressed and the overall density of the development considered.

Any application should be submitted with the following:

- Draft Legal agreement for CIL
- Design and Access Statement
- Sustainability Checklist
- Bat survey (demolition of buildings)
- Contamination report
- Tree survey

I trust this information is helpful to you.

If you would like to further discuss any of the points raised in this letter, please contact me on the above number.

Please note that the above comments represent the informal opinion of an individual Planning Officer. As such they are not binding on any future decision of the Council.
Yours faithfully

Jackie Ambrose
Case Officer
Planning and Regeneration

ADEYFIELD FREE CHURCH RELOCATION TO MAYLANDS – PROJECT MAX

DBC PLANNING MEETING

DATE: 18th October 2010

VENUE: Adeyfield Free Church, Leverstock Green Road, Hemel Hempstead HP2 4HL

ATTENDEES:

Jackie Ambrose (JA): Senior Planning Officer - Dacorum Planning and Regeneration
(additional comments in red).

David Skipp (DS): Synod Property Development Worker

Peter Blackband (PB): Minister for Adeyfield Free Church (AFC)

Frank Capener (FC): Architect acting on behalf of AFC

Chris Grimsdale (CG): Project Manager acting on behalf of AFC

PURPOSE:

An 'informal' discussion / meeting, regarding the proposals for the development of the existing Church site, to see how the site may be 'taken forward'.

DOCUMENTS REVIEWED:

Frank Capener A4 site plans, proposed option 8, references PC21010 sk13 (ground floor plan) and PC21010 sk14 (upper floors).

NOTES

1. JA advised the meeting that the normal procedure would be for AFC to submit a formal pre-application and then hold a consultation meeting. In the circumstances JA was happy to meet informally prior to the pre-application. **This has subsequently been made into a formal Pre-App dated 20 October 2010 (ref: 4/01788/10/PRE) but without a fee. A formal response will be supplied when full sketches have been provided by FC and then assessed by JA.**
2. JA advised that whilst the principle of residential development on the site was accepted, it was essential that the proposals for the new Church on Maylands would need to be established in parallel, to ensure that there would be no loss of amenity to the local community. JA stressed the fact that the two elements of the re-location proposal would have to be linked to the extent that permission for residential development on the existing site would not be granted until details of the nature and location of the new Church on Maylands were established. JA referred to Planning Policy 68.
3. FC tabled two A4 site plans referred to as proposed option 8, references PC21010 sk13 (ground floor plan) and PC21010 sk14 (upper floors). The proposal is for a stepped apartment scheme of between two and five storeys and has 54 two bed (one bath / one en-suite shower) apartments at approximately 670 ft² each and 36 car parking spaces.

4. FC explained that a key element to the financial viability of the proposed re-location was the attainment of a level of revenue from the sale which would be more likely to be attained through a fairly dense development.
5. The meeting discussed various other factors to the Project that would have a direct impact on its financial viability. JA suggested that the level of Section 106 contributions could be pursued direct with Hertfordshire County Council by making contact with Alexandra Stevens at Hertfordshire Property Services.
6. JA advised the meeting that she would have a strong preference for the site to be sold to a provider of Social Housing such as Hightown Praetorian and Churches Housing Association.
7. JA suggested that AFC make contact with David Pickering, the Social Housing Officer for Dacorum, who would be in a position to advise on the likely minimum proportion of social housing units that the Council would be required to be incorporated into the scheme.
8. JA advised the meeting that, as a general principle, the Council were likely to be more supportive of larger units such as three bed houses because the local area is saturated with one and two bed units. **However, it is acknowledged that there is a lack of amenity space for family-sized units.**
9. JA advised the meeting that the Council would require **one and a half spaces** per unit on the site. **Anything less than this would be unacceptable as it is not in or near a Town Centre location.**
10. JA referred to the development principles set out in HCA 23 (Hemel Character Area) and suggested that the site could be suitable for a linear development of flats, **prior to submitting a formal planning application.**
11. JA advised that the Council would look to AFC to carry out its own neighbour consultations. **Refer back to point 2.**
12. JA advised that as part of the requirements of any subsequent planning application, details of the proposed site for the new Church would need to be incorporated into the Design and Access Statement.
13. JA suggested that AFC make contact with Chris Taylor the Group Manager for Spatial and Regeneration at Dacorum to discuss the Councils plans for the re-development of Maylands.

Post Meeting Note: This meeting has been arranged for 10:00am on Tuesday 11th January.

TOUR OF THE SITE

At this point attendees walked around the site and JA and FC discussed in more detail particular aspects of the proposal in terms of position, form, mass and access.

- Fearful of possible overall height of building, which could be totally unacceptable within the site due to its visual impact and impact on neighbouring amenities – but it is impossible to comment further without the benefit of any rough elevation sketches provided (surprisingly, none were provided either at meeting stage or subsequently – these are fundamental to its initial assessment)
- Will need to retain and use the existing access only. Its current width should be acceptable, although highways not yet involved with ‘scheme’
- The street trees beyond the actual site boundary would need to be retained and protected
- The preserved (TPO) Oak tree along the St Alban’s Road frontage would, regrettably, have to be felled as this would be the only way to incorporate the development into the site
- No problem with loss of overgrown fir tree adjacent to No. 48
- Would not allow any physical development into the small area projecting to the rear of 2 Leverstock Green Road
- Development would be limited to 2 storeys adjacent to No. 48 and No. 2
- Development should not project too far back into the site, or too high, as it would be visually intrusive into adjacent house and private garden areas
- The main road elevation should be well articulated to add interest and provide visual relief
- The development could be at its highest on the corner of the site, closest to the main road junction

14. JA advised the meeting that she would be happy to review, by e-mail, subsequent revisions to the scheme, and prior to the formal Pre-application.

15. JA requested a copy of the meeting notes.

Consultation Report – Adeyfield Free Church.

Adeyfield Free Church displayed plans for a future development of houses on the Leverstock Green Road site. Invitation leaflets were distributed to 150 houses:

Flyers were distributed Sunday 6th Jan to the following roads within approx a half mile radius of the church:

Leverstock Green Rd - between The Crabtree & Plough
Vauxhall Road - half of road
Ranelagh Road
Highland Drive
St Albans Road - up to Longlands
New Park Drive - half of road

A flyer was also placed in the window of the post office on Queen's Sq and an advert was placed in the Hemel Gazette & Herald Press week beginning 6th January 2013. This was followed by a report in the paper.

Two opening times were set for people to come and view plans, and speak with the church development team. On the Friday viewing time, the architect was present to give a presentation and answer questions.

On the Wednesday, between 2pm and 4.30pm, 22 visitors came, of which 15 were near neighbours, 7 were from further afield, but had connections with the church.

On the Friday, between 7.30pm and 9.30pm, 42 visitors came, of which 21 were neighbours, and the rest had some connection with the church. 3 people came on both days.

Feedback forms were offered to every visitor, of which 7 were returned with comments. A further comment was made by email.

4 returns were entirely positive and supportive of the plans as displayed.

3 were positive, but included concerns over potential traffic increase around the corner of St Albans road and Leverstock Green Road.

The email return, from the immediate neighbour on St Albans Road, included concerns about the effects on their home. The architect has arranged to meet them privately to discuss their concerns.

Peter Blackband
Minister
Adeyfield Free Church.

Planning Consultation



Adeyfield Free Church

What?

Display of proposed plans to redevelop the current site of Adeyfield Free Church, Leverstock Green Road, HP2 4HJ into a 14 unit residential scheme.

Plans for Adeyfield Free Church to relocate onto the Maylands Industrial Estate will also be displayed.

When?

Wednesday 9th January 2.30pm-4.30pm

Friday 11th January 7.30pm-9.30pm

With a presentation from architect Jonathan Tucker at 8pm on the Friday

Where?

Adeyfield Free Church, Leverstock Green Road, HP2 4HJ

All welcome

www.adeyfieldfree.org.uk

Planning advert

Planning article – Herald Express (10 Jan 13)

Planning Consultation



Adeyfield Free Church

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HP2 4HJ

All welcome

www.adeyfieldfree.org.uk

'What do you think of our new homes plan?'

by David O'Neill

01442 898451 david.o'neill@press.co.uk

Plans to turn a church and its grounds into 14 family houses go on display tomorrow.

The plans will be on show at Adeyfield Free Church in Leverstock Green Road, Hemel Hempstead, from 7.30pm to 9.30pm.

Architect Jonathan Tucker, owner of the firm Nett Assets, has been working on the scheme and will give a presentation on the plan at 8pm.

He told the HeraldExpress that each of the homes would have two car parking spaces, so that new homeowners would not be forced to park on nearby residential roads. There

will be plenty of spaces for visitors too, he said.

He said: "It's not going to cause any problems for the local infrastructure and should not cause any problems for the neighbours."

About half of the homes in the development will have three bedrooms and the rest will have four.

There are no plans for any affordable houses on the development.

But Mr Tucker said: "The prices will be fairly affordable, anyway."

The three-bedroom homes are expected to cost between £150,000 and £160,000 and the four-bedrooms will be priced at about £220,000.

Mr Tucker said a planning application for the work on the church's 1.5 acre site is likely to be submitted to Dacorum Borough Council within two weeks.

The church is planning to relocate to a more suitable site on the Maylands Industrial Estate. Plans for the move will also be displayed during the tomorrow's exhibition.

ADEYFIELD FREE CHURCH

PROPOSED RE-LOCATION TO MAYLANDS

VIABILITY APPRAISAL

INTRODUCTION

A viability appraisal has been carried out in order to assess the viability of the proposed re-location from the existing Church site to Maylands (attached).

EXPLANATORY NOTES

Income

The projected income from the sale of the site is approximately £1.3m. This includes an allowance for a Section 106 contribution but not for any major specific abnormal costs or any additional Community Infrastructure Levy. This is based on the sale of 14 units for private occupation with no affordable housing element.

Expenditure

The projected cost of the new development on Maylands is estimated to be in the region of £2.8m. This is based upon budget figures for the purchase of land and build costs.

This highlights a shortfall for the scheme in the order of £1.5m.

Current and projected funds

The current level of secured funds and potential loans stands at approximately £900k.

Funding gap

There is a current funding gap for the scheme of approximately £600k.

CONCLUSION

It is envisaged that with planning approval on the existing site and the identification and successful negotiation for the re-location site that additional funds could be raised to reduce the funding gap.

However, it is highly likely that with any reduction in the value of the land through changes to the threshold on affordable housing, or additional contributions or levies, the scheme will not be viable.

ADEYFIELD FREE CHURCH - PROJECT MAX (Maylands re-location)

VIABILITY APPRAISAL

Income - Sale of existing site

Site value - as Aitchison Raffety valuation 20.4.11
(based upon 14no 3 bed properties - total 14,590 ft2 gifa)

£ [REDACTED]

Site valuation includes an allowance for a
Section 106 contribution but not for any major
specific abnormal costs or any additional CIL

Adjustment for latest scheme accomodation:

2 bed - 4no @ 747 ft2

3 bed 2 1/2 storey - 4no @ 1157 ft2

3 bed 2 storey - 2no @ 1027 ft2

4 bed - 4no @ 1415 ft2

Total gifa = 15,330 ft2

Increase = 740 ft2 @ £85 per ft2

£ [REDACTED]

Total sales income

£1 [REDACTED]

Expenditure

Temporary accomodation

Decant from existing premises / storage costs

£ [REDACTED]

Rental costs - temporary premises

£ [REDACTED]

New development

Site acquisition - mixed use scheme
(Allowance for 1.2 acres at £1m)

£ [REDACTED]

Construction 10,000 ft2 at £100 per ft2

£ [REDACTED]

Fit out

£ [REDACTED]

External works

£ [REDACTED]

Fees (inc VAT)

Allow 16% of £1.3m

£ [REDACTED]

Contingencies

Allow 5% of £1.3m

£ [REDACTED]

Total project costs

£ [REDACTED]

Funding required

£ [REDACTED]

Current funds

Current building fund

£ [REDACTED]

Loan from Syhod

£ [REDACTED]

Grants and funding from trusts

£ [REDACTED]

Thames North Synod

£ [REDACTED]

Community fund raising

£ [REDACTED]

Members gift pledges

£ [REDACTED]

Members loan pledges

£ [REDACTED]

£ [REDACTED]

Funding gap

£ [REDACTED]

Adeyfield Free Church

The case for added community value of a new building over what we have now.

Current accommodation

Adeyfield Free Church is housed in a building dating from the early 1950s, extended in the 1970s. We have been discussing for many years the need to expand and improve the accommodation we have since the condition of the fabric of the building and its design have become less and less fit for current activities as well as the vision which the church congregation seeks to fulfil. The current building is used for a variety of purposes but is not able to meet the needs of the people we already seek to serve, expand on regular

and oversubscribed activities or accommodate additional community uses for which we receive regular enquiries.

Having explored at length the possibilities of redevelopment and/or rebuilding on the current site, we made a decision in principle at a church meeting in October 2007 to move off the current site, sell the

site and relocate somewhere within the Maylands development area. We seek not only to continue to serve the existing residents of Adeyfield but also to reach the wider business and residential communities as part of the strategic plans for the regeneration of the heart of Maylands.

The standard of construction materials used for the original building in the 1950s was not high and 60 years of active use has taken its toll. The fabric is crumbling and has become uneconomical to repair. Cleaning, essential maintenance and running costs are high. The electrical system is antiquated and the use of energy is high as the buildings are inefficient to heat. The layout is inadequate and disabled access poor. The accommodation is simply too small for our current and future needs.

The specification for our new building has advantages which meet the needs of many of the different groups which use our existing building as well as accommodating others who currently find our building very limiting e.g. families with children, especially those with special needs.



The following sections give a summary of current activities and outline *what we aspire to achieve* in a more fit-for-purpose building. It includes examples of current limitations and the improvements we would make to meet particular needs.



Carpark side hall showing more cracks and water damage



Water and salt damage to boiler room

Children and Families



Scramblers storage

Very little storage space and multiple uses of the existing accommodation mean that a great deal of time and effort is needed for setting up and moving of furniture and equipment to facilitate the variety of uses. Close supervision is required to ensure safety and security.



Outside route to kitchen

Scramblers - Parents and carers with under 5s (weekly). We currently host up to 50 children with parents and carers. We provide both indoor and outdoor space, with messy play, drinks and toast. Scramblers has an excellent reputation among parents and the local children's centre. In our current building, we have to move chairs and equipment to accommodate Scramblers. The kitchen is at the opposite end of the building, so we have to serve drinks from flasks, and use a trolley and outside footpath to reach the kitchen for washing up. Limited toilet facilities – we have no plumbed hot water in our toilets.



Outside route to kitchen



- To expand to 2 sessions per week – to increase numbers served to around 100. We are regularly complimented on the atmosphere in the group, and asked if we can provide more places and more times.
- To increase facilities for special needs.
- To build better links with Fingerprints preschool and have space for joint events.

- Who let the Dads out - male carers and their under 5s (monthly) hosting up to 25 children, with their dads.



- Pre-school (5 days a week in term time) a new and rapidly growing venture, recently awarded a "good" Ofsted report, only missed outstanding because of a lack of good outside facilities. Opportunity for growth is limited by lack of overall space, the layout and quality of the accommodation and inadequate facilities including poor toilet facilities, heating and lighting. Access to the outside play area is through the existing car park.
 - General expansion (up to 30 children, 2 sessions per day. In particular, this would require that the new building provided the preschool with
 - Its own entrance with porch if possible
 - Outdoor play area adjacent to the pre-school with direct access
 - Outdoor play area equipped with a mix of grass, path, all-weather surface. A covered area for all weather play.
 - Access to telephone and answering machine, office space/staff room with window if possible in pre-school.

- Walls with a mixture of low level and adult height display boards. Low level windows if possible.
- Children's toilets x 6: 2 x child size, 3 x normal. One disabled toilet. All accessible from the main room.
- At least two large spaces with adjoining smaller rooms would be ideal. The two larger rooms could open up to become one with the use of a divider or large doors for more flexible use.
- Access to small kitchen/kitchenette with fridge, cooker, sinks x 3: food, hands and Belfast. Cupboard space for utensils and food.
- Ability to leave many resources in situ. Walk in cupboard with shelves similar to current arrangement.
- Non slip flooring, preferably of a darker colour.
- Ramped entrances and wide doorways.



- Messy Church - monthly for families with children with a wide variety of special needs including cerebral palsy, behavioural difficulties, autistic spectrum disorders, blind/visual impairment, Downs syndrome and global developmental delay. We have up to 17 families at a session with an average of 12 to 14 including carers and siblings.
 - *Better / more toilet facilities including hoist.*
 - *Sensory room / room we can sensibly blackout.*
 - *Better equipment on site.*
 - *Secure outside area.*
- Activity days for families and children are run in the holidays. During February half term we hosted over 90 children, parents and carers, for fun, messy play, refreshments and singing. Improved facilities, better design of layout and increased storage areas will make such activities more viable in the new proposed accommodation.
- Activities on Sundays include a crèche for under 3s, two children's groups and a youth group concurrently with the main worship service. Numbers have fluctuated over recent years. We currently host over 30 children. Our attempts to expand facilities by buying a portacabin for our youth group to use proved short lived as it is no longer fit for meetings and only has limited use as a storage area.



Youth

We employ a part-time Youth Pastor. Young people meet on Sundays and during the week although many activities happen off site, using people's homes. This makes them less accessible, difficult to publicise and harder to integrate into the rest of the activities of the church.

- There is no adequate space for young people to relax in comfortable surroundings. Our young people currently meet on Sundays in what is little more than a cupboard.
- Inadequate storage means the main hall is limited in the space available for indoor activities.
- We anticipate expanding facilities for the 13-19 age group to provide a safe place for them to come in both day and evening times, possibly including drop in sessions, advice and counselling and a café area.

Reaching out to the wider community

Despite the limited facilities we have started to provide lunches once a month for families and individuals with debt problems. This is being done in cooperation with Christians Against Poverty. We anticipate expanding our work with them in supporting those who need support in dealing with debt. This would include improved catering and storage facilities as well as the provision of rooms suitable for counselling.



We have had very favourable feedback from those who have attended the meals and would hope to expand this in new premises. At the meal in February we had 20 people at the meal, one of whom wrote afterwards on behalf of her family: "We turned up yesterday and could not have been more welcomed. From the moment we stepped inside to the moment we left we felt special (in a good way) and very comfortable. We just had to write to again thank everyone who took the time in welcoming us and serving us such a wonderful meal, from the people cooking, to the people serving we thank you all!!"

- Additional community support will include running marriage and parenting courses.
- We would anticipate some of the activities provided in the new premises generating income which could be invested in maintaining and expanding services offered including more paid staff to ensure that access to the building is maximised.

By moving to Maylands Business park Adeyfield Free Church would identify with the aspirations of Dacorum Borough Council for the Heart of Maylands. In the Heart of Maylands Development brief (section 1.2) the council envisages "a central role in supporting the wider Maylands Business Park, particularly by focusing development around human activity and social interaction... a strong functional centre for the businesses and employees working in Maylands Business Park, providing shops, cafés, restaurants, business services, community facilities, open space" etc. We would hope to benefit from and contribute to their "new green open space, active ground floor uses, and enhanced landscaping.



Elderly people

Because of problems with heating and insulation of the current building it is difficult to make it comfortable and welcoming for elderly people with limited mobility.

- Contact - a regular fortnightly meeting is held for elderly people to socialise. Average attendance is about 16 with over 20 on the list. This includes residents from a local sheltered housing scheme where we hold a monthly worship service.
- U3A singing group of up to 50 people. The kitchen is at the opposite end of the building, so drinks are served from flasks on a trolley.
- We support activities off site e.g. coffee mornings, lunch clubs where facilities are more appropriate for the clientele and their needs.
 - *Expand support to elderly people - more days per week, introduce hot lunches and cater for a range of services and activities to promote health and well-being, promote sources of information and advice and offer companionship to lonely people.*



Additional facilities which cannot currently be provided in the church worship area

- *Good area for quiet reflection, funerals etc. while other events are on.*
- *Baptistery*

Limitations which affect all activities and users

One small kitchen with limited facilities makes it difficult to run multiple activities concurrently.

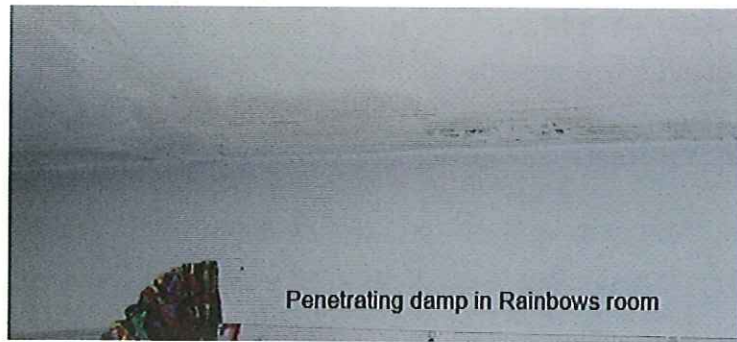
Limited and ageing toilet facilities are inadequate for large numbers and very difficult to provide exclusive use for children's activities.

A cramped entrance and foyer makes wheelchair access difficult. There is one toilet for wheelchair users/ people with limited mobility opening off a busy corridor.

The main gas fired heating system only functions for the main worship area. Separate gas heaters are used in the main hall and individual portable heaters in the smaller rooms.



The construction of the building makes it inefficient by current standards and expensive to run. The carbon footprint is excessive and the fabric has become uneconomical to repair. Cleaning, essential maintenance and running costs are high.



Penetrating damp in Rainbows room

The electrical facilities are inadequate and, because of its age, there is no provision for developing IT facilities.

A lack of storage space makes it impossible to fully and safely utilise room spaces for activities.

We have very cramped office space to support all the regular activities in the current building as well as those who come on an irregular basis to run courses and events such as Expressions Academy which run classes in many styles of dance, drama, music and art for all ages.

- *A more environmentally friendly building would have many benefits for the church, the community and the planet and be appropriate for promoting awareness of environmental issues.*
- *With more adequate accommodation and facilities we would be able to provide a venue for training events and conferences.*
- *Enhanced outside space could include a safe garden for relaxation and environmental education as well as play areas for children as outlined above.*
- *More up to date facilities would enable us to expand IT facilities for all ages to support events and group activities as well as encouraging skill development. With increasing use of electrical and IT equipment this can be provided more safely in a 21st century building planned and built to meet current and future needs.*

We believe that an active church working in cooperation with a network of other churches and community organisations makes a vital contribution to the social capital of a local neighbourhood and the wider community. Improved facilities at Adeyfield Free Church will greatly enhance the contribution we are able to make to Hemel Hempstead.

March 2013