



Arun Crematorium

1176_D001 - Design and Access Statement
21.12.2018

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Haverstock



Doc No.	Date	Revision	Amendments	Prepared by	Reviewed by	Approved by
1176_D001	21.12.18	-	First issue - For Planning	KG	SDR	TG

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1.1 Introduction

The following document forms the Design and Access Statement containing supporting information relating to the application for a new-build crematorium on a site near Yapton.

Project Address:

10 Acre Field,
Grevatt's Lane West
Bilsham,
West Sussex,
BN18 0LA

Project Applicant:

Andrew Tice
LandLink Estates Limited
Northbridge Road,
Berkamstead,
HP4 1EH

1.2 Project background

LandLink Estates Ltd have identified a need for a new Crematorium for Central Arun this is a result of death rates rising in England and with Arun's death rate significantly higher than the National rate. The location of existing crematoria coupled with drive time and qualitative issues experienced by mourners at the current crematoria in the area demonstrates that there is need for additional crematorium capacity in mid Arun.

The site location has been chosen following a site selection exercise carried out with expert advice in relation to need, access, flooding, landscape impact and amenity considerations. The Cremation Act 1902 s.5 stipulates that a crematorium should not be built within 182.88m (200 yards) of a dwelling house nor within 45.72m (50 yards) of a public highway. This legislation is critical in terms of determining a suitable location.

The site is suitable for the use proposed: the site is not located on land that is at risk from flooding. All the land that forms the application site is within Flood Zone 1. Access is possible from the A259 Grevatts Lane West. It is outside the strategic gap that restricts much of the land in this area and is remote from dwellings so has no impact on amenity.

The proposed scheme is for a single 'chapel' crematorium with single cremator. The proposal is set within generous grounds and with a generous landscape framework with the advantage that off site planting to help assimilate the building in to the landscape is possible as this is within the control of the applicant

1.3 Project Proposal

The proposal can be summarised to include:

1. A new-build Crematorium building
2. A new memorial facility, known as the Remembrance Court, which incorporates the Book of Remembrance and Flowers Room
3. Car parking facilities and related hard-landscaped areas
4. Formal and informal landscapes gardens
5. New dedicated access from A259
6. Off-site Mitigation Planting

1.4 Design Team

Architect:	Haverstock
Landscape Architect:	Plincke
Civil Engineer:	Campbell Reith
Planning Consultant:	Jackson Planning
Transport Consultant:	Paul Basham
Air Quality Consultant:	Entran
Crematorium Specialist:	Peter Mitchell Associates

2.1

Location plan



Aerial site view

----- Site boundary
----- Owned land by
Landlink



1 View from site to nearby farm



2 View of site from Grevitt's Lane West

2.1 Location plan (cont.)



Site location in wider context

2.2 Site Analysis

The site is located 1km south from the village of Yapton with the South Downs National Park sitting 6km to the North.

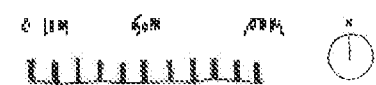
The wider surrounding context is largely farmland. The site area comprises 4 HA of land, all of which is currently used for farming. The topography of the site is slightly sloping to the South with a level difference of 1m over the whole site. The site boundary along the road takes the majority of this level difference. This road is currently gated off nearby Bilsham corner on one end and by the junction with the A259 on the other. Elsewhere on the site the boundary is defined by hedgerow. Along the Eastern boundary lies a ditch and out-with the site a long avenue of mature conifer trees.



Site Analysis: NITJ

Key

- Overhead power line
- Site boundary
- 200 yard - 1902 Crematorium Act
- 50 yard - 1902 Crematorium Act
- Existing tree line
- Flood risks
- WM A259 main road
- Applicant owned land
- ***** Footpath



2.3 The existing site

The Site is located a short distance (approximately 280m) from the eastern edge of the hamlet of Bilsham, from which it is separated by fields and boundary vegetation, and to the south of the village of Yapton. An isolated dwelling, White Rails, is situated to the southwest of the Site, and a traveller site is situated to the further southwest. The town of Middleton-on-Sea is located at a further distance from the Site, along the coast to the south. Grevatt's Lane West lies to the immediate south of the Site, with Grevatts Lane (A259) to the further south. Bilsham Road (B2132) lies to the west, and Yapton Road (B2233) to the east.

Vegetation patterns in the vicinity of the Site feature hedgerows with intermittent hedgerow trees, and there is occasional woodland in the form of isolated blocks within farmland and linear belts along the banks of the Ryebank Rife and field boundary drains.

The landform in the vicinity of the Site slopes gradually from north to south within a gently undulating coastal plain landscape, incised by river valleys, ditches (or 'rifes') and drains, as part of a broader transition in the wider landscape which descends from the relatively high chalk downlands of the South Downs National Park some 5km north of the Site, towards the low-lying coast to the south at elevations between approximately 7 metres (m) and 0m Above Ordnance Datum (AOD).



Site location plan - NTS

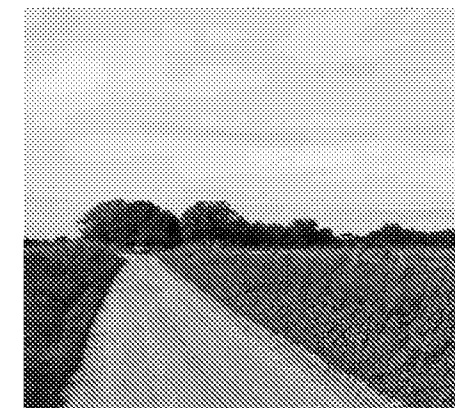
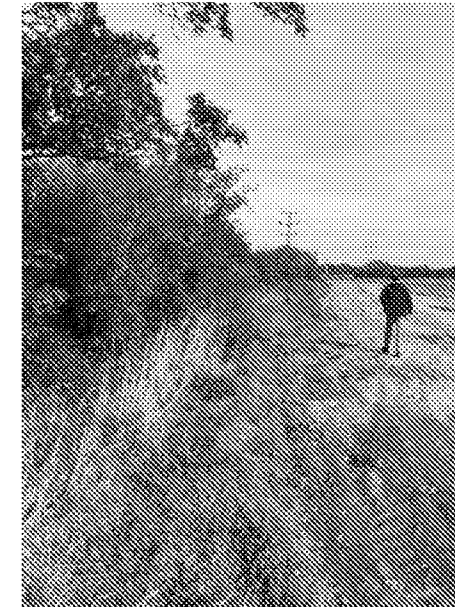


2.4 Landscape brief and site planning requirements

The planning of the site considers several key issues specific to the layout of crematorium's which can be best summarised as follows:

- A crematorium position on site which satisfies the Crematoria Act 1902 (The Cremation Act 1902 s.5 stipulates that a crematorium should not be built within 82.88m (200 yards) of a dwelling house nor within 45.72m (50 yards) of a public highway.)
- Off-site planting can be secured given the extent of land ownership of the applicant.
- Introduce an avenue of specimen conifers to provide a dignified entrance to the facility.
- A total of 119 parking spaces comprising:
 - Main car park 32no spaces (inclusive of 12 blue badge holder bays)
 - Overspill parking 56no spaces
 - Overflow parking 19 spaces (reinforced grass)
 - Staff & visitor parking 12no spaces
- Service area to allow for grounds maintenance, deliveries, waste collection, composting etc
- Dedicated cortège waiting and pick up areas to service current and awaiting funeral congregations
- Specific circulation routes for the cortège parties, visiting congregations and visitors to the chapel of remembrance
- Screening to sensitive areas of the site
- Chapel of Remembrance segregated from main crematorium
- A 'protected view' landscape adjacent to the main chapel which seeks to make best use of 'borrowed' views to the wider countryside
- Landscape and boundary proposals which seek to minimize the developments visual impact when viewed from outside the site within the wider countryside setting (these proposals have been informed by the Visual Appraisal, submitted as part of this application).
- Swales and attenuation basins which seek to provide a sustainable drainage strategy across the site and which are incorporated into the wider landscape strategy.

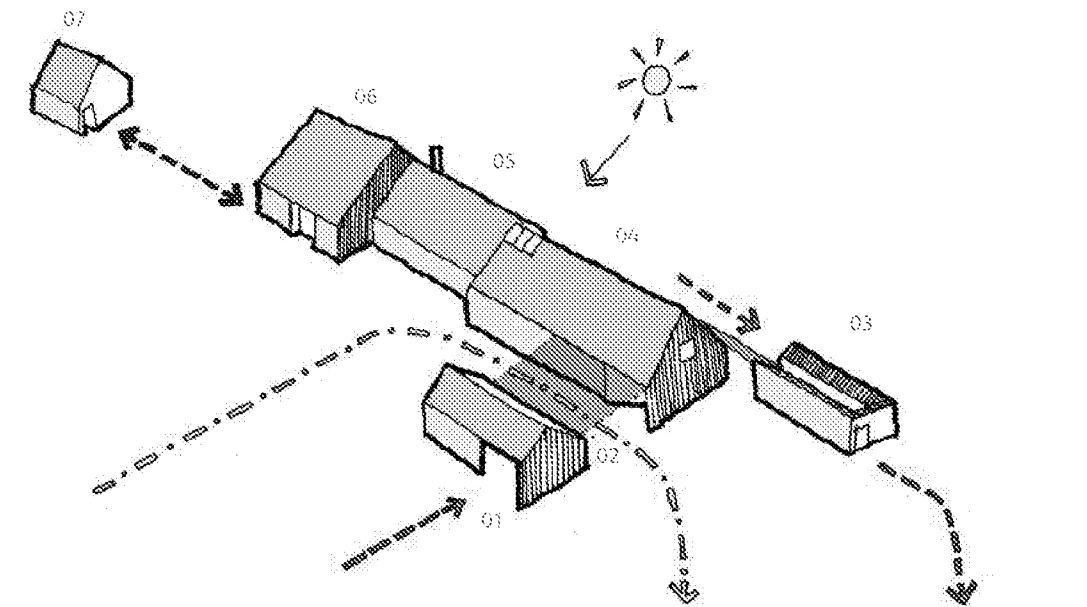
The planning of the site has been established on a single entry and exit junction off Grevatt's Lane West " and on improved access to the A259 from the junction with that road to the site entrance.



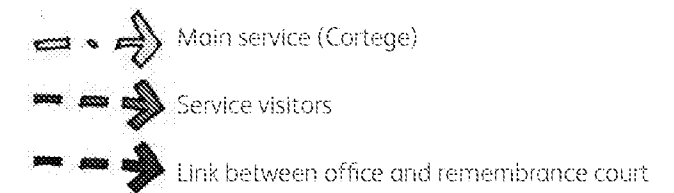
2.5 National Planning Policy Framework (NPPF) design responses

Criteria	Design Response
a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;	The design includes careful consideration of the function and flow of the operation based on experience from experts and other sites. The integration of the built form within the proposed new landscape framework is a strong response to the site and context and will serve to add to the quality of the area over time.
b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;	The architectural response is a quiet and dignified solution that exploits the use of simple pitched roof forms in separate volumes to reduce overall massing but are a well understood typology in the landscape, with a reference to farmsteads.
c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);	The design response respects the open coastal plain, dominated by small villages and hamlets with peripheral farm groupings. The rural idiom of a farm grouping is a legitimate contextual response based on recognisable patterns of historical development but re-interpreted for the 21st century with crisp modern detailing. The choice of materials reflects the contextual palette.
d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;	The strong framework created by new landscape structure including the evergreen avenue on approach anchors the design to established green framework and the landscape context. The layout is set out to optimise the experience for mourners with high quality public realm treatments. The use of framed borrowed views to the wider landscape reflects a considered approach of the building orientation and considered relationship to the wider context.
e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and	The development makes best use of the site combining surface drainage with opportunities for planting and using peripheral planting to frame and create enclosure in an open setting. The site utilises the existing highway to minimise the impact on the rural environment.
f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.	The proposal is all at a single level making access for all seamless. Careful consideration has been given to the circulation to make access easy for users. The whole environment will be managed to ensure it retains an attractive and facility that allows quiet and reflective contemplation for those making return visits.

Sketch isometric



1. Waiting area
2. Porte-Cochere
3. Floral tribute
4. Chapel
5. Cremator facilities/committal
6. Admin and front of house office
7. Remembrance chapel



3.1 Architectural concepts

The massing, layout and use of the main building was directed by this landscape strategy. The procession of the congregation, both from the main cortège route and the car park, allows the building to welcome and hold mourners.

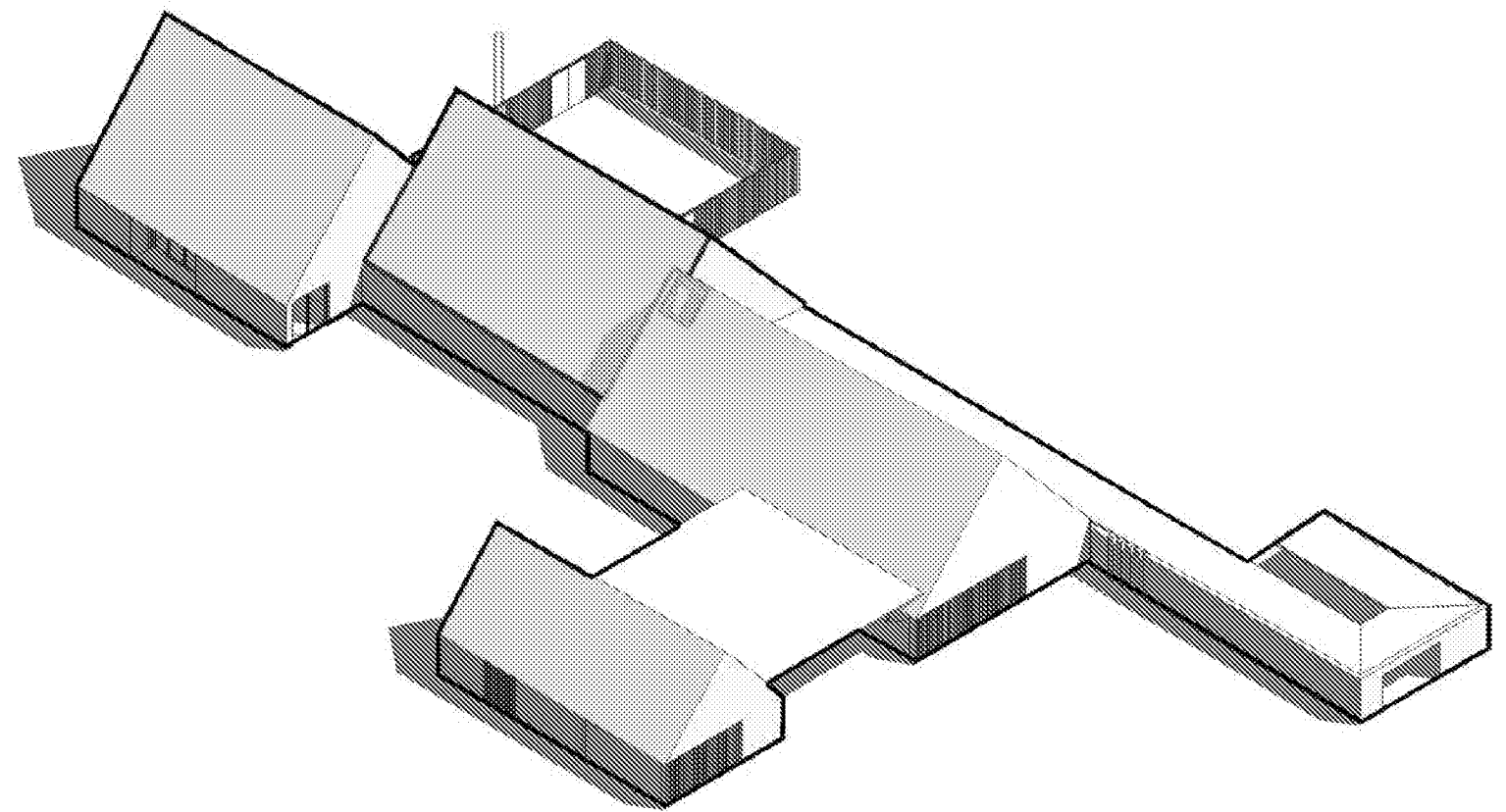
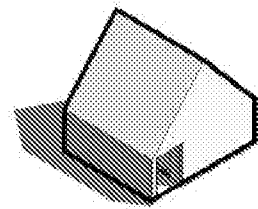
Building Form

The proposal is for a single storey building with several pitched roof elements. Each has a different height to relate to both its function and its importance within the scheme. The pitched form was born from both the desire to relate to the surrounding built forms, but also to provide a celebratory space within the Chapel (having the height of the pitch making it a triple height space).

The long 'separate' elements relate back to a farm typology common in rural South England, whilst offsetting them gives a contemporary design which sits comfortably in the landscape without being imposing. This form allows for different zones and routes to take place within the building at the same time. For example a service can be held in the chapel and at the same time the cremator can be in use as they are within separate built elements within the same overall building. Each of these elements have the same low datum line connecting them which gives the pitched roof elements precedence whilst keeping them at a manageable height to sit comfortably within the surrounding context.

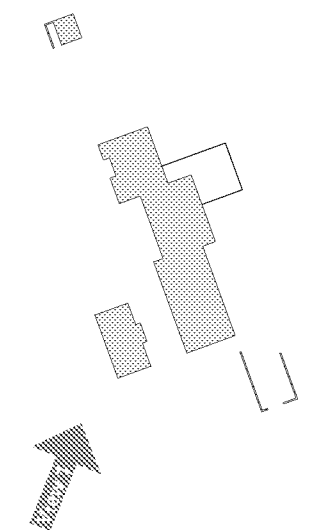
Building Geometry

The building layout itself is orthogonal with the building sitting at an angle to the site boundary. Much of the landscaping sits in line with the boundary and creates a layered approach to the buildings. This architectural device provides not only a direct opposition to the harsh winds from the south-west but also acts to both enclose the site. Having the building at an angle to the site boundary creates more intimate and welcoming spaces which allows for example the protected view behind the building to be unseen when anywhere else but in the chapel.





View 1
External - approach to the buildings.



3.2 Ground Floor Plan

The main building has three programmatic elements:

- Chapel, including ancillary facilities
- Cremation plant
- Front of house, administration and staff spaces

Each of these functions has their own entrance, which are separate from each other but interlinked internally.

The Chapel entrance is articulated by the large bridled over Porte-Cochère, with a fully covered Entrance Court, congregation area and ancillary spaces, which cater to users prior and during the service (as required). Feeding off this is the Chapel Lobby. The congregation will have the option to wait in the designated internal waiting room or congregate externally within the Porte-Cochère under cover area before the hearse arrives and the coffin is brought into the Chapel.

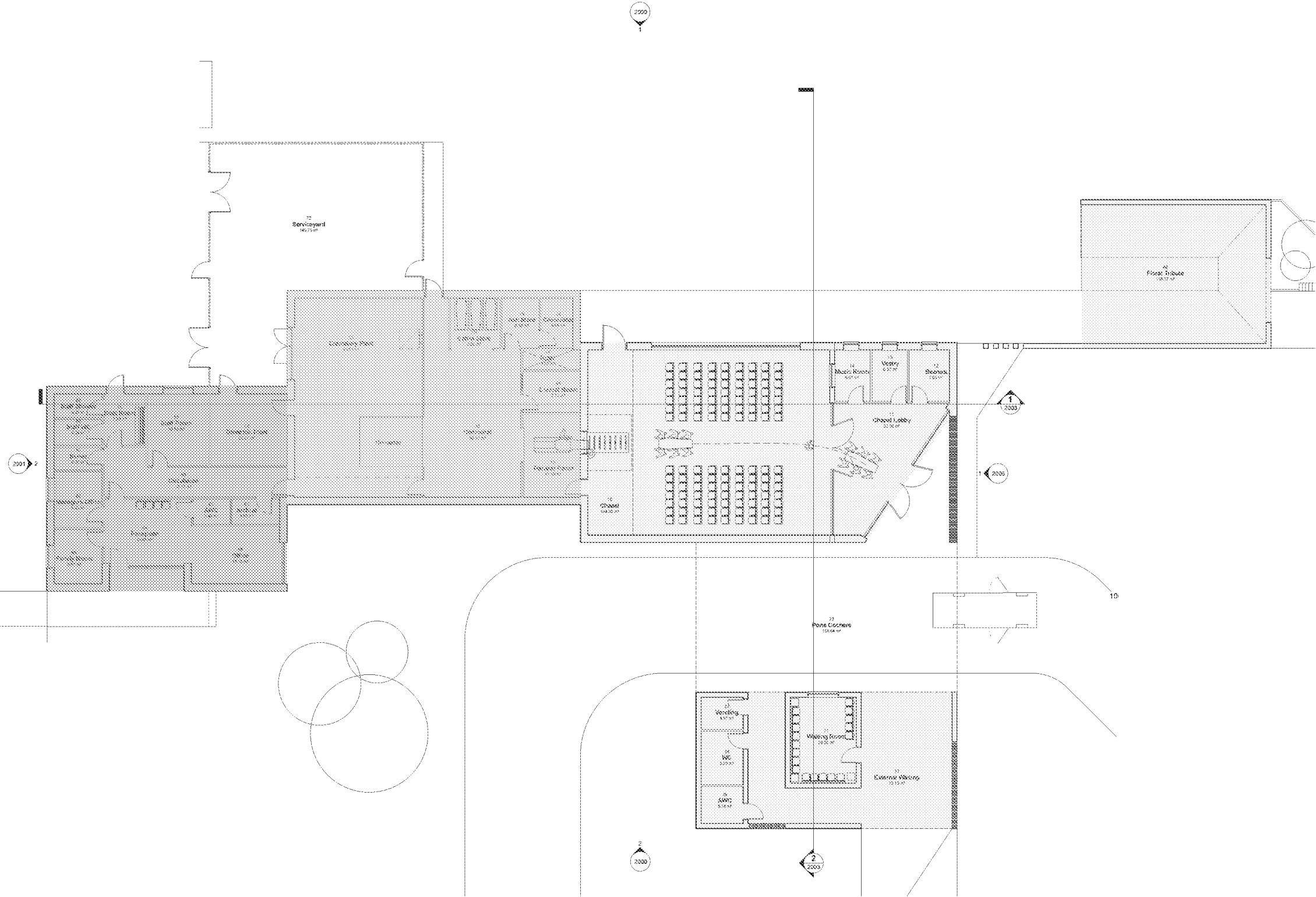
The Chapel is designed to seat up to 120 people, with additional standing room in both the chapel and lobby. The symmetric layout, with a centred catafalque (coffin) provides clarity within the space, regardless of the size of congregation at any given service. The Protected View gives the chapel light, visual amenity and relief to this space. This view fully utilises the conifers as a backdrop. A roof-light site above the catafalque to bring down natural light.

Upon leaving the chapel, the congregation are led, via a covered walkway, towards the Floral tribute.

Prior to exiting the chapel, there is also a choice to view the committal of the coffin to cremation. For families who decide to do this, staff escort them to the Crematory, via a designated door off the Chapel.

The Front of House block is served by a smaller car park. Families can be received to this space, with family meeting room enjoying a view to the landscape, to prepare for a service or to collect ashes. The different stages of grief experienced by these families, compared to those attending services, is reflected in the type of space and architecture provided here.

Staff facilities occur at the intersection of Administration, Crematory and wider landscape - serving the diverse range of staff employed by the crematorium.



3.3 Roof Plan

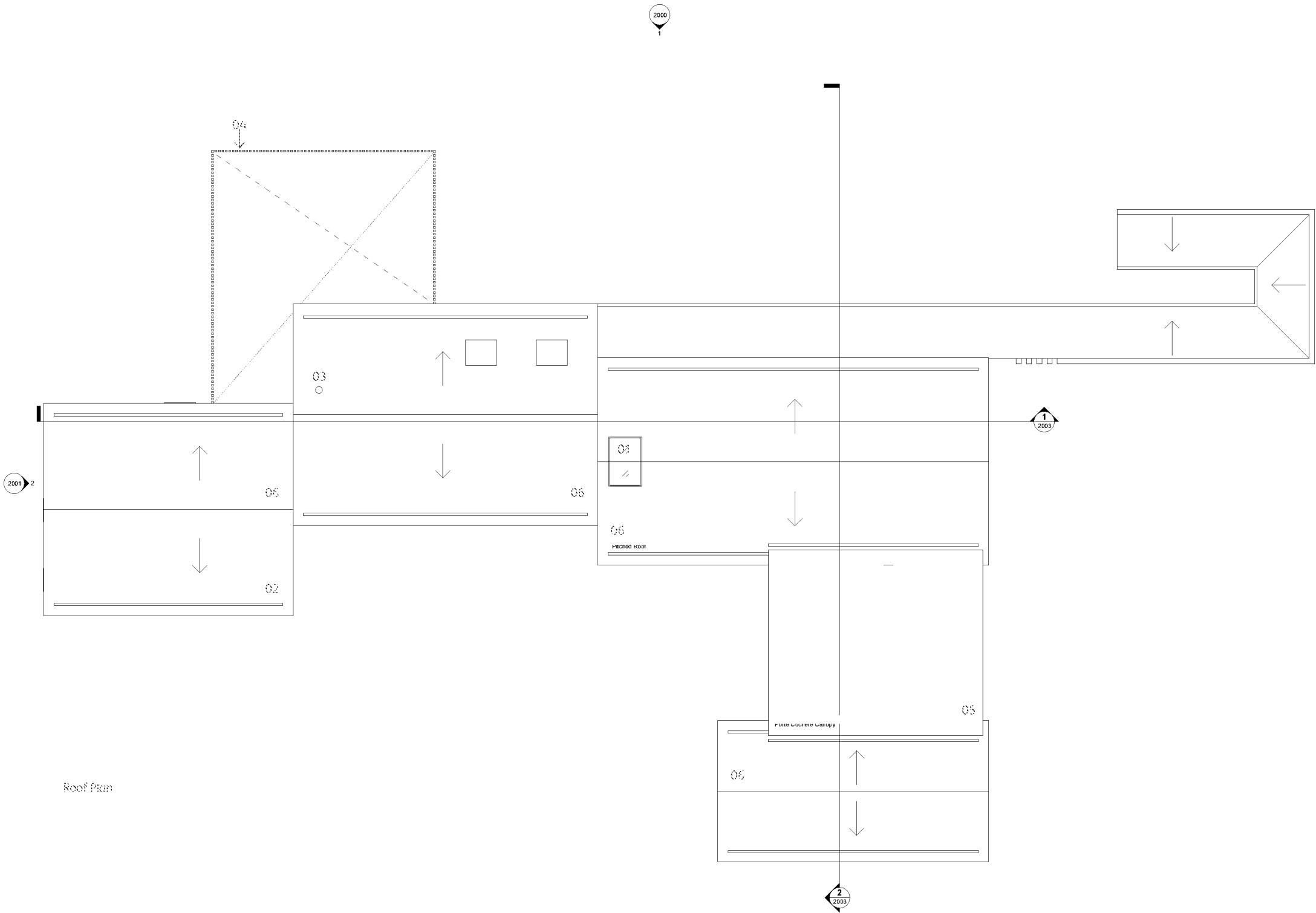
The roof reflects the programmatic elements of the building.

The pitched roof scape connects all the different elements together with their height reflecting the importance of the space below.

A roof light is provided above the catafalque (coffin) carefully positioned to draw natural light down. This sits within the profile of the pitched roof.

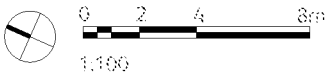
Lightweight canopies cover the external spaces. The first one is a flat roof which covers the Porte-Cochère which provides shelter for Cortège and congregation. The second covers the Floral Tribute and slopes inwards towards a planted garden area which aids with rain management. A modern proprietary membrane will be used for these flat roof elements and clay tiles for the pitched elements.

The scheme proposes to have in-board concealed roof gutters which connect to concealed/internal rainwater pipes so to maintain a clean facade.



Roof Plan

- 1. Roof-light over Chapel
- 2. Concealed rainwater pipes and overflows throughout the building
- 3. Cremator chimney
- 4. Hit & miss brick / fence to service yard
- 5. Porte-cochère canopy
- 6. Clay roof tiles



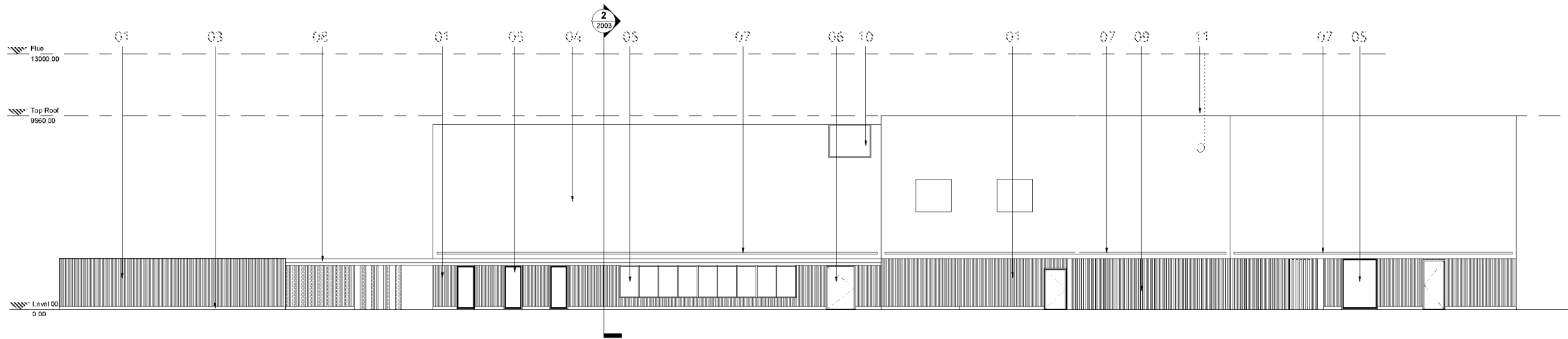
3.4 Elevations

The elevations reflect the architectural concepts and programmatic functions of the plan.

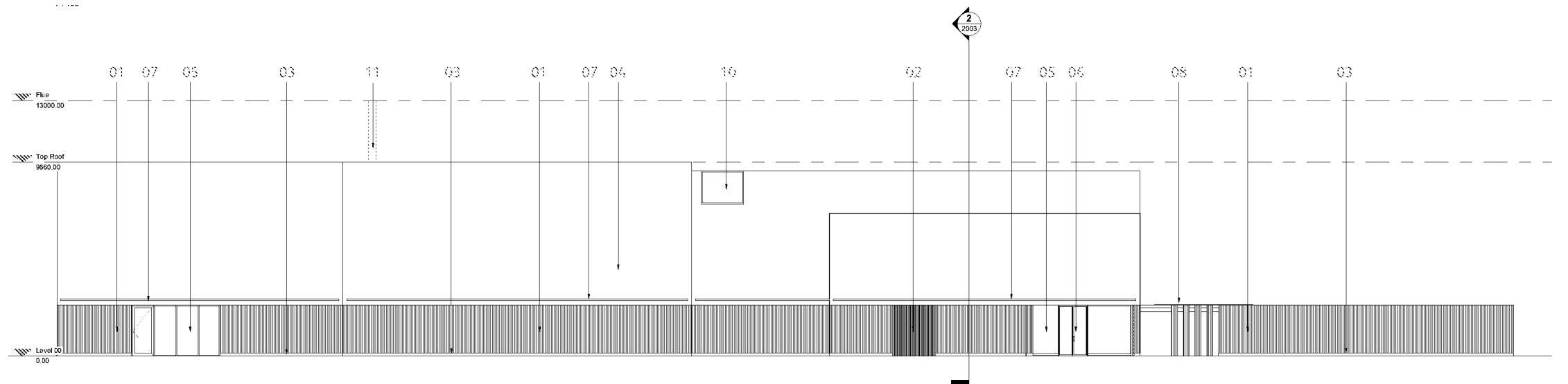
As a civic building, these elevations indicate the balance sought between providing a serene and peaceful space, while also highlighting the function and entrance - by way of the chapel - to visitors of the site.

The materiality of the proposal is further illustrated in the following section of this report, however, it conceptually comprises of three key elements:

- An elegant timber-clad volume that defines the form of the building throughout - creates all key elements of the building.
- The use of natural materials throughout aims to situate the building within the new landscape of the site. The textural qualities of the timber reveals itself to visitors as they approach and use the building.
- Carefully considered large timber/aluminium composite bronze coloured framed window panels to break up the verticality of the timber building, which opens up to key views and provide relief within the façade.



1 - North East Elevation



2 - South West Elevation

1.

Vertical treated timber cladding (75mm wide with 10mm gap in between panels)
2.

Vertical treated timber hit & miss cladding (75mm wide)
3.

Brick plinth (150mm high)
4.

Clay roof tiles
5.

Timber internal/aluminium external composite window
6.

Timber internal/aluminium external composite door
7.

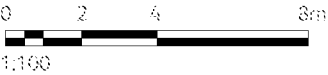
Concealed RWP and roof gutters
8.

Lightweight canopy
9.

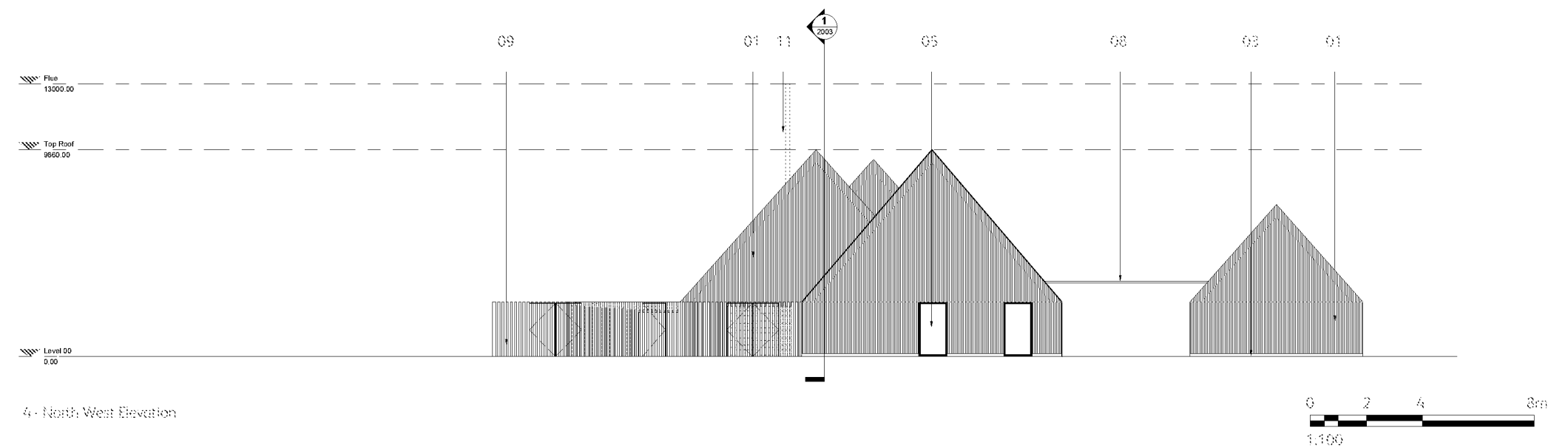
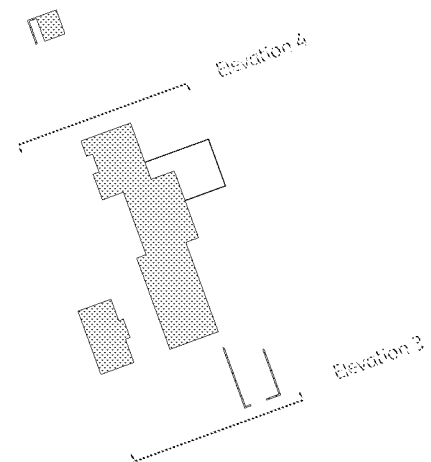
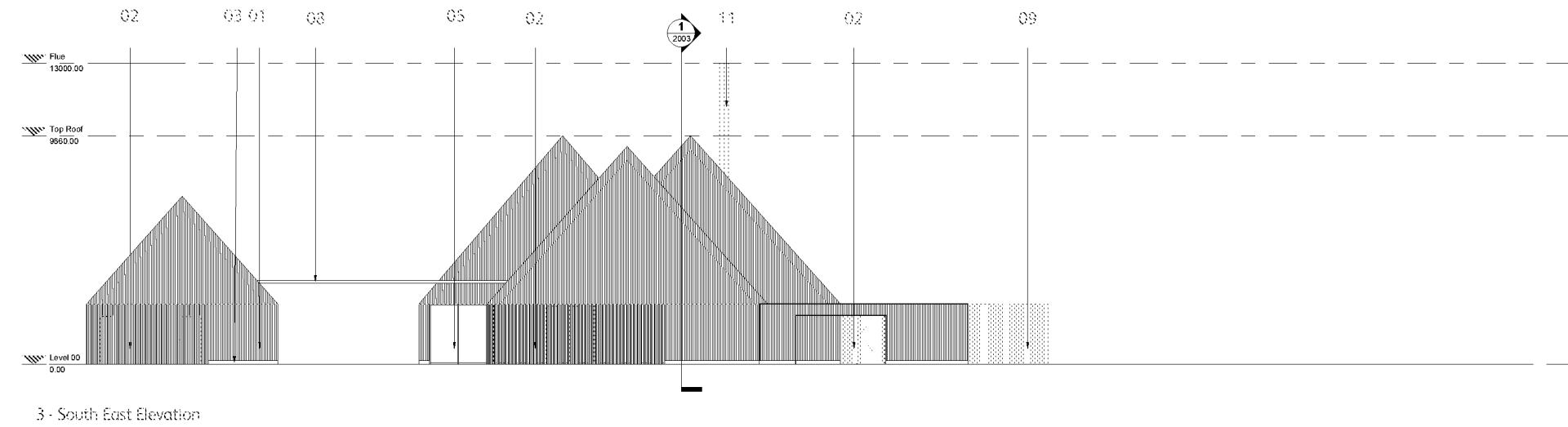
Hit & miss vertical timber fence to service yard
10.

Rooflight over catafalque
11.

Cremator chimney



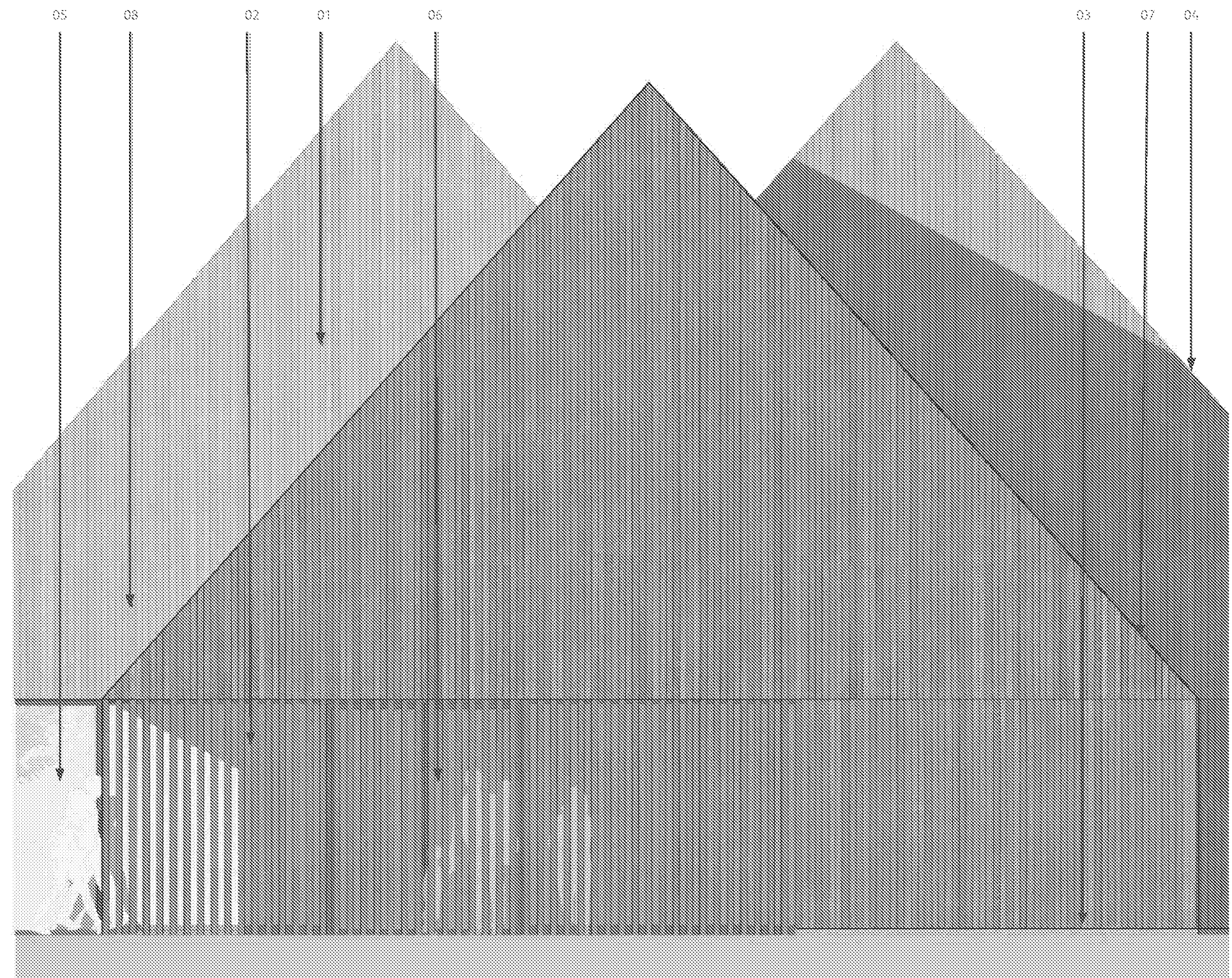
1. Vertical treated timber cladding (75mm wide with 10mm gap in between panels)
2. Vertical treated timber hit & miss cladding (75mm wide)
3. Brick plinth (150mm high)
4. Clay roof tiles
5. Timber internal/aluminium external composite window
6. Timber internal/aluminium external composite door
7. Concealed rainwater pipes and roof gutters
8. Lightweight canopy
9. Hit & miss vertical timber fence to service yard
10. Roof-light over catafalque
11. Cremator chimney



3.5 Detailed Elevation

This 1 to 20 scaled elevation drawing further illustrates the cladding proposed for this scheme.

1. Vertical treated timber cladding (75mm wide with 10mm gap in between panels)
2. Vertical treated timber hit & miss cladding (75mm wide)
3. Brick plinth (150mm high)
4. Clay roof tiles
5. Timber internal/aluminium external composite window
6. Timber internal/aluminium external composite door
7. Concealed rainwater pipes and roof gutters
8. Lightweight canopy
9. Hit & miss vertical timber fence to service yard



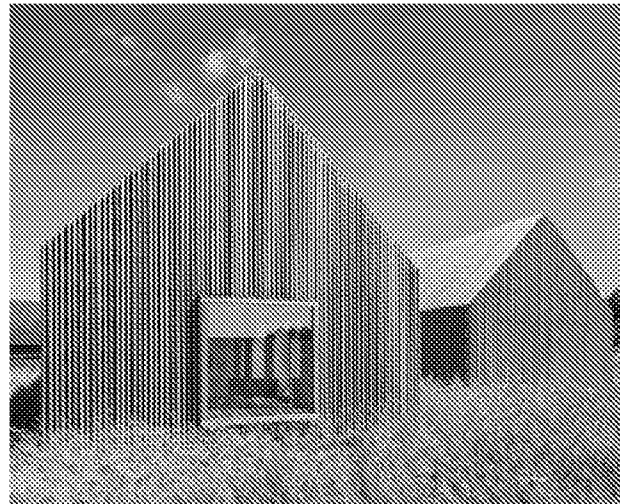
3.6 Materiality



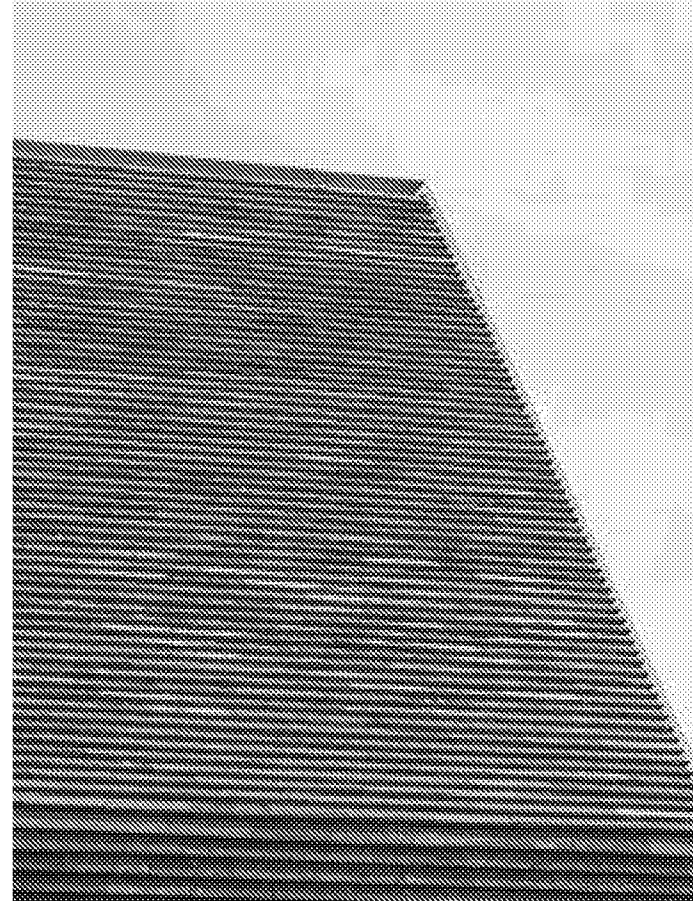
Timber detailing



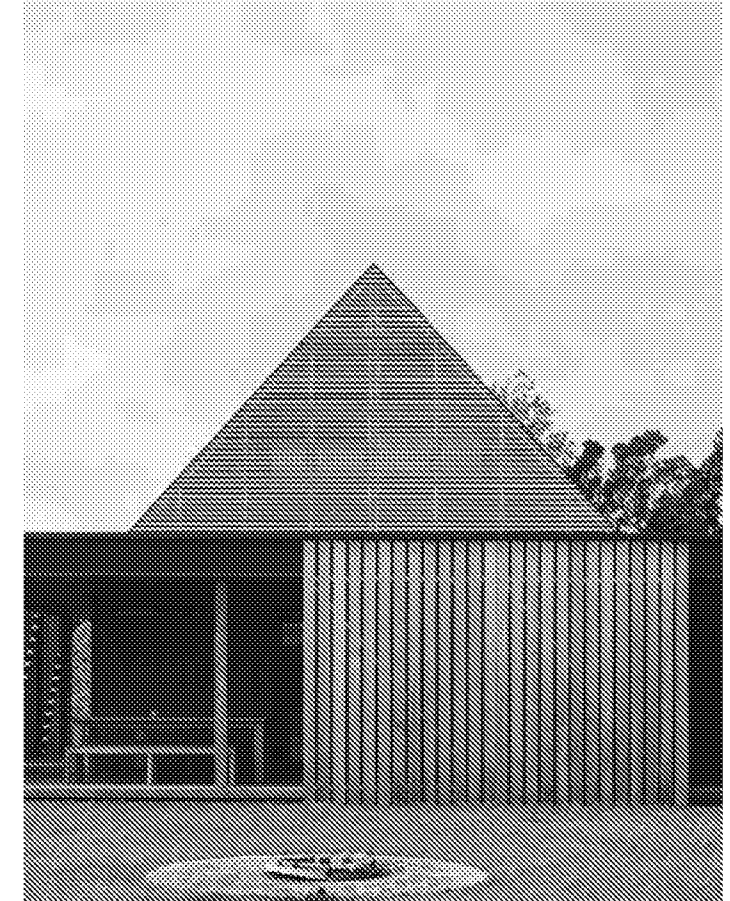
Timber detailing



Timber and window frame



Clay roof tiles



Pitched form



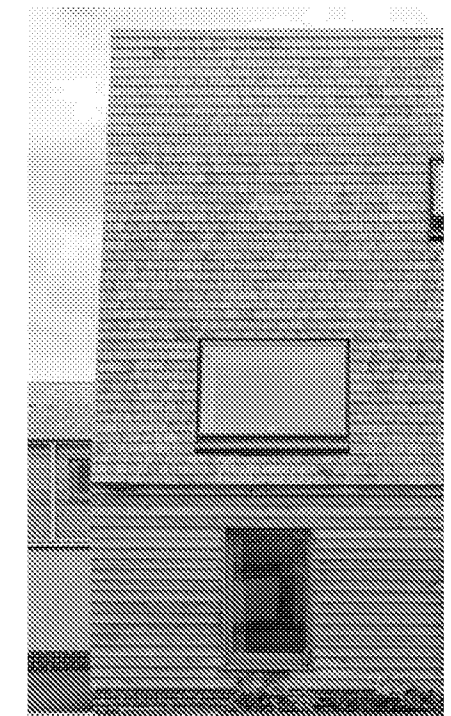
Height in chapel



'Hit + miss' facade



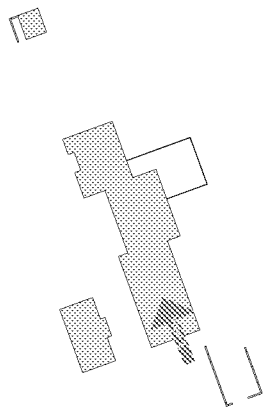
Long built form



Clay and timber



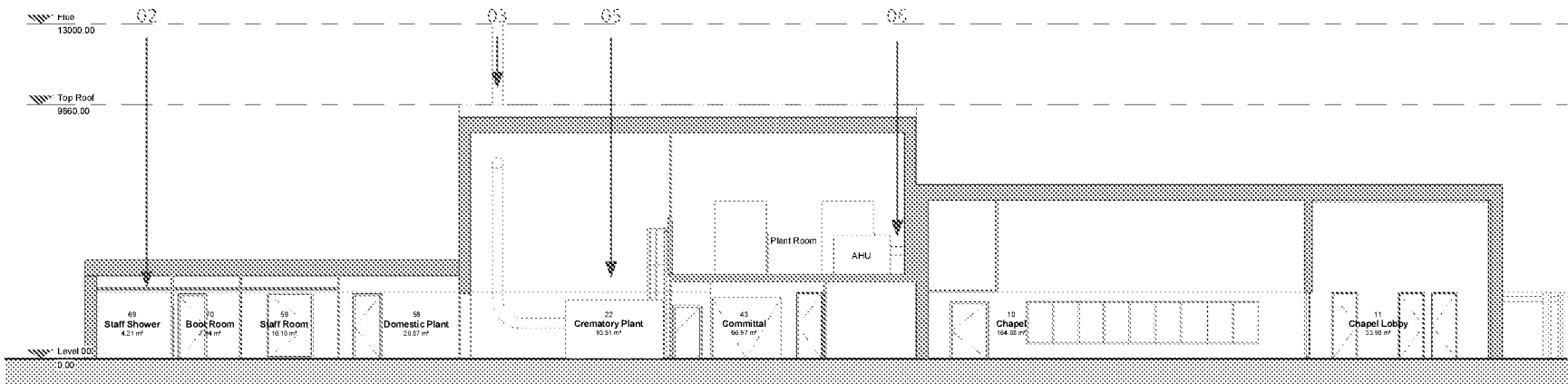
View 2
Internal - View of Chapel



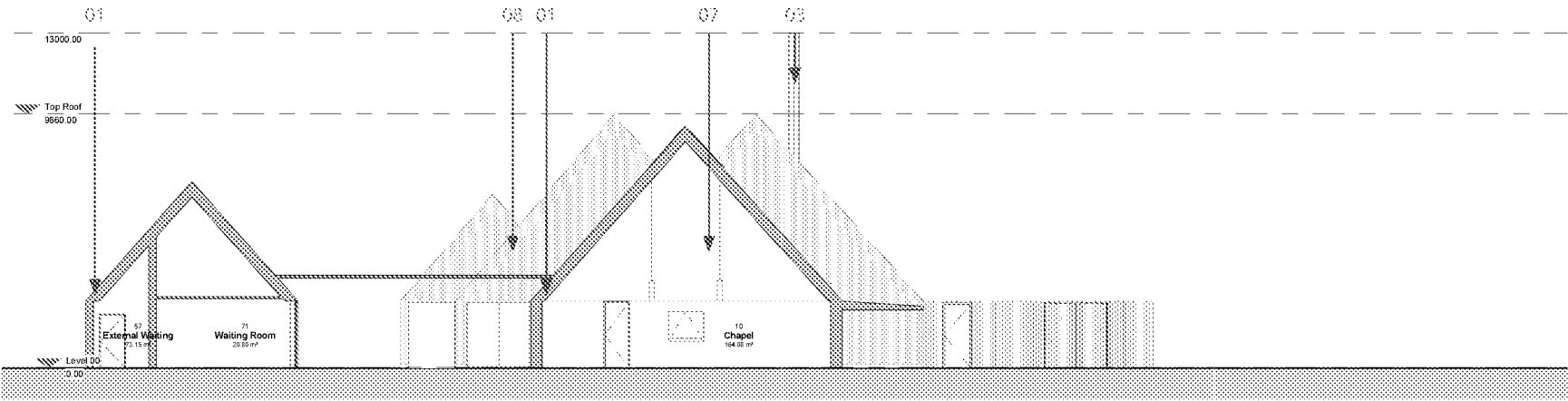
3.7 Sections

The cross section of the buildings reflect the architectural concepts within the scheme particularly the low level datum line which accentuates the large pitched roof scape. Each of the main building elements; Chapel, Crematory and Office/Admin all have the same pitch at similar heights and are offset in plan which makes all of these visible in the elevations.

The porte cochere - a slim lightweight canopy which extends between the chapel building and the waiting room receives the funeral cortège provides the pivoting point from all crematory service arrivals. This is further illustrated in the approach view.

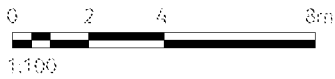
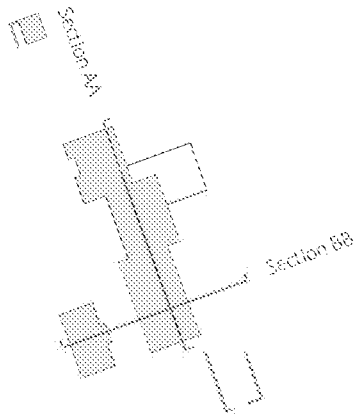


Section AA



Section BB

1. Concealed rainwater pipes and overflows throughout the building
2. Suspended ceiling
3. Cremator chimney
4. Roof-light over catofalque & Chapel wall
5. Cremator plant
6. Air extract from 'bulkhead'
7. Suspended lighting over Chapel
8. Vertical timber cladding (75mm with 10mm gap between panels)



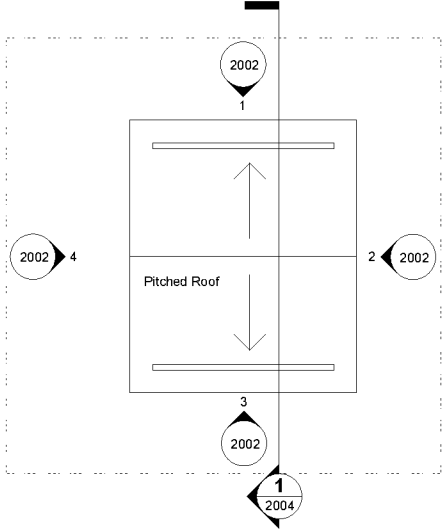
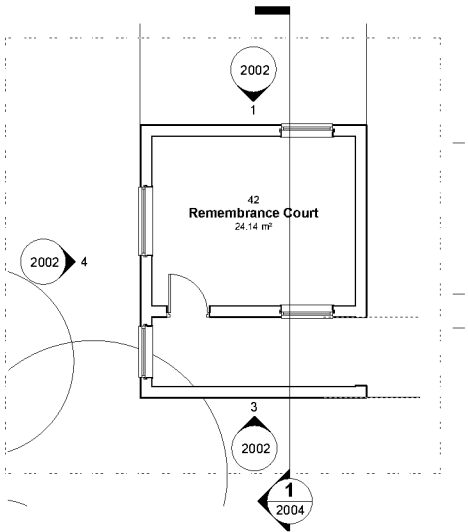
4.1 Plans

The Remembrance Court sits at the top of the site as an elegant small pavilion in the landscape. In-keeping with the site strategy, this pavilion caters for the different stages of grief which users experience over the site’s lifetime - and is used by those attending services (if desired) as well as those visiting memorials long after the cremation service.

A key feature of the overall site strategy was to remove memorial functions away from the main building. Allowing the Book of Remembrance and Flowers Room, used by families attending the site for weeks, months and years after a Service to be located and celebrated separately to the main building. A space to reflect and pay homage.

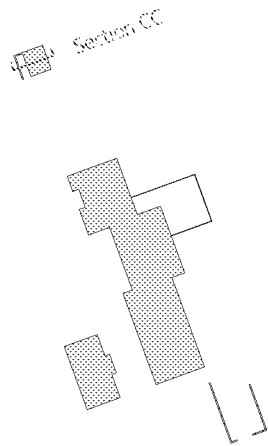
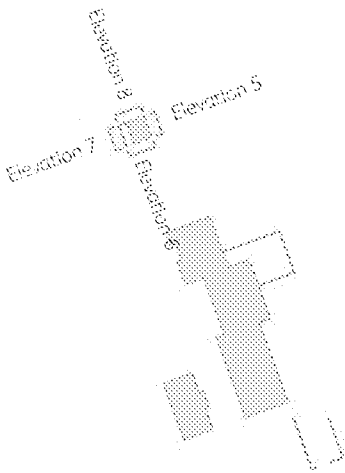
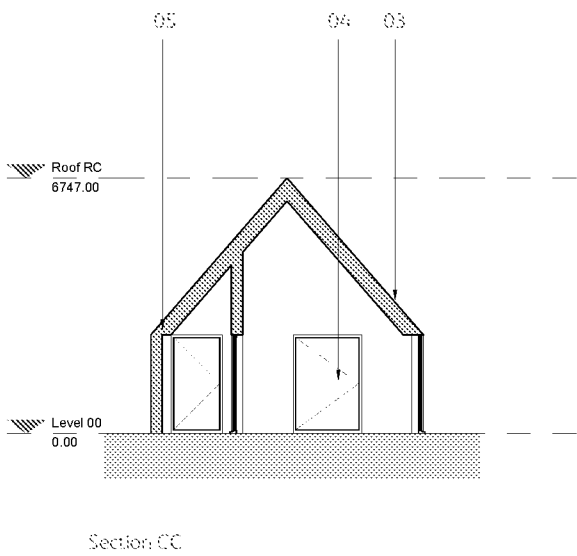
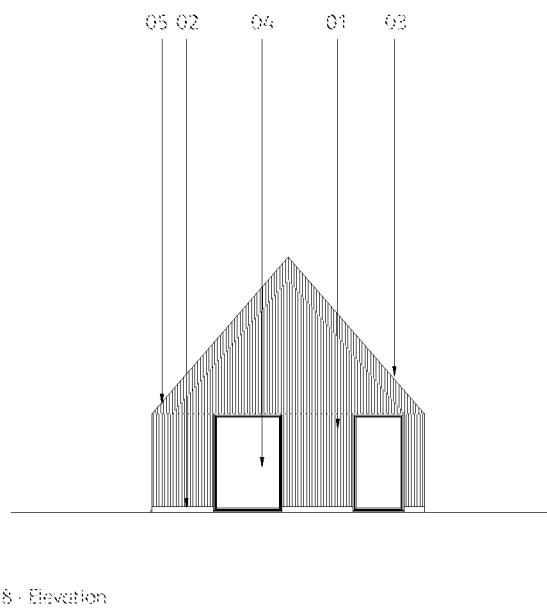
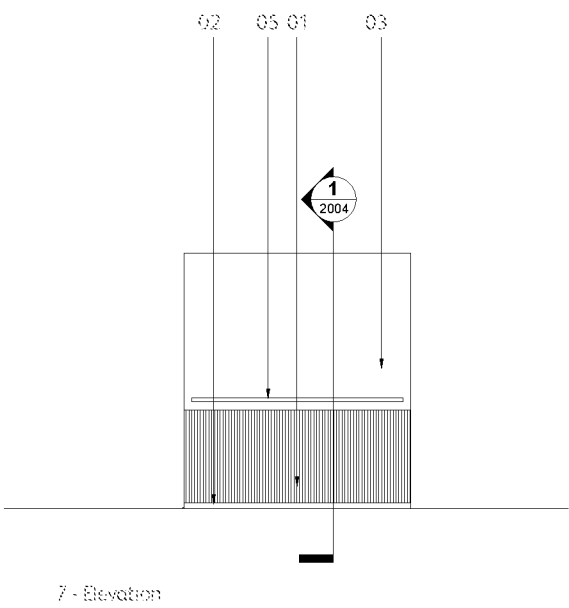
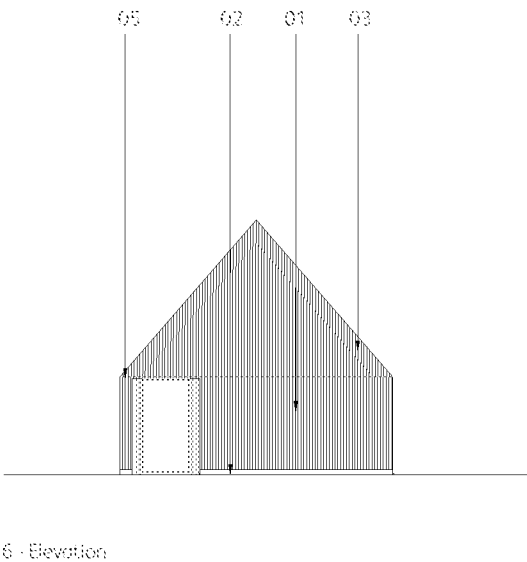
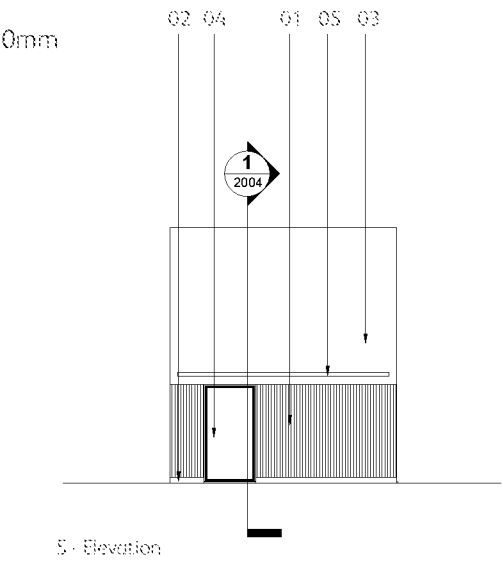
Its diverse functions demand an element of seclusion within this predominant location. By locating the remembrance Chapel at the top of the site, it provides views onto the memorial gardens as well as the design providing privacy and dignity from the main building.

The location, close to the smaller car-park, gives users access to these functions, without interrupting the flow of services at the main building. Within the wider site strategy, these buildings bridge the site by tying together with the memorial gardens at the rear of the site. The location close to the small car park further caters for those less able to traverse across the grounds.



4.2 Elevations and Sections

1. Vertical treated timber cladding (75mm wide with 10mm gap in between panels)
2. Brick plinth (150mm high)
3. Clay roof tiles
4. Composite timber/aluminium window
5. Concealed rainwater pipes and roof gutters



5.1 Site Access Points

The proposal seeks to introduce a two-way access junction off the main road (Grevatt's Lane A259) and onto Grevatt's Lane West to reach the site itself . This is the main and only access point to the site.

5.2 Parking

The proposal seeks to propose 3 separate car parks. One - is identified as the service congregation car park (main car park), two - is identified as the overspill car park and three - is identified as the staff and visitors car park.

The breakdown of car-parking across the site is as follows:

Main car park (congregation car park)
32 no. standard spaces(12no. of those are accessible spaces with 6 blue badges closest to the buildings)

Overspill car park
56 no. spaces

Smaller car park (visitors and staff)
12 no. standard spaces

Overflow car park (reinforced grass)
19 no. spaces

Total parking = 119 spaces

5.3 DDA Accessibility

The proposals have been designed in accordance with the regulations and guides in Approved Document M and the Equality Act 2010.

The designed development is single storey. All thresholds, both internal and external, will be level. This ensures non-ambulant visitors can easily access all public areas of the building and wider site. The positioning of the Remembrance Court, adjacent to car-parking, allows for those visitors who are less ambulant to use remembrance facilities without walking long distances (to the memorial gardens).

There are accessible parking spaces available in the main car park.

Within the chapel, the flexible seating arrangement means that wheelchairs can be accommodated at any row - and not at specified rows only (as is common in many facilities). Furthermore, the lectern and catafalque are on the same level - allowing for ease of accessibility and use.

There are extensive accessible WC facilities across the buildings on site, available to both staff and visitors. These facilities occur at the Entrance Court, Remembrance Court, as well as within the ancillary spaces serving Music Room and Vestry, reception and staff zones. An accessible shower facility for staff is also provided.

All corridor and passageway clear widths are sized to ensure the facilities remain accessible to all.

Visitor facilities will be in place for those with visual and/or auditory impairments to ensure their use and enjoyment of the building and wider site.

5.4 Entrance Area & Circulation Strategy

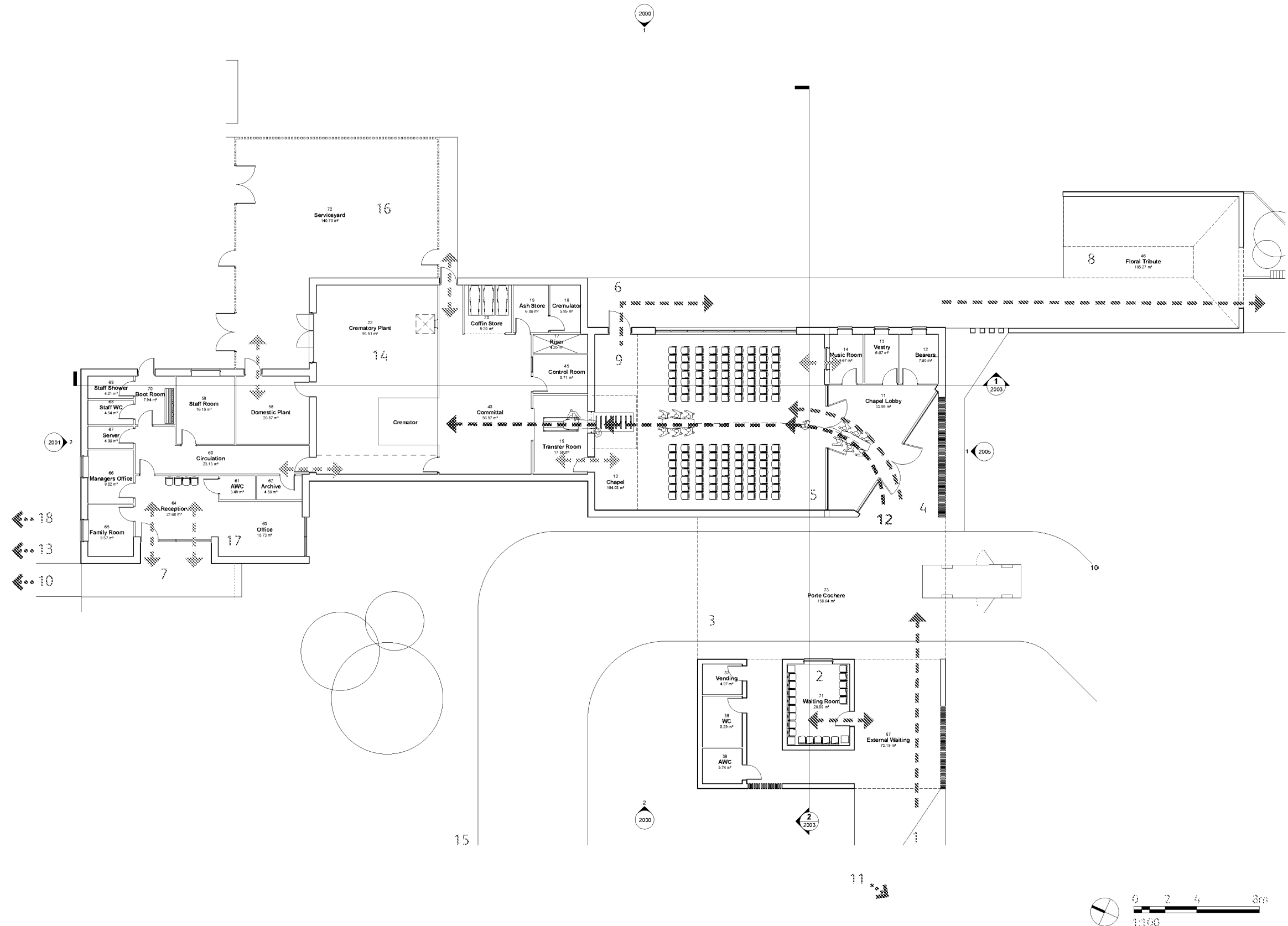
Visitors to the chapel, Remembrance Chapel and memorial gardens will use the smaller car park. Congregations are led through the formal entrance area towards the chapel and after the service back alongside the flower tribute.

The circular route ensures that the consecutive congregations do not mix. Visitors to the memorial gardens and Remembrance Court can visit the site without obstructing congregations.

Professional site visitors and staff are directed towards the administrative wing of the main building.

5.4 Circulation Strategy

1. Entrance of congregation route
2. Waiting and assembly area
3. Porte-Cochère
4. Chapel entrance
5. Chapel
6. Chapel exit
7. Administrative block entrance
8. Floral tribute
9. Exit of congregation route
10. Remembrance Court
11. Main car park (congregation)
12. Journey of coffin
13. Car park for staff, site visitors
14. Crematorium
15. Cortège pick-up area
16. Service area
17. Admin block
18. Memorial gardens



6.1 Landscape Masterplan

Entrance, approach & circulation

Vehicles will enter the south west corner of the site from Grevatt's Lane West. The circulation of the site will then depend upon the user and their reason for visiting the crematorium:

01 Main cortège circulation

The Cortège will drive along the main access road passing the car park on its right-hand side before pulling into a waiting area / layby prior to stopping under the Porte-Cochère. The main cortège party and coffin are unloaded and enter the chapel. The cortège will then pull away and park in the cortège waiting area in the north-east corner of the car park, where it will pick up passenger after they exit the service and Floral Tribute. They exit the site via the southern car park aisle.

02 Service congregation circulation

Attendees of a service will park in the main car park (or overspill depending on capacity) before approaching the Chapel and Porte-Cochère via a central footpath. The exit the chapel and floral tribute along a footpath which leads back the car park and exit the site. The car park will operate on a one-way basis (northern aisle entry and southern aisle exit).

03 Staff, site visitors and service vehicles circulation

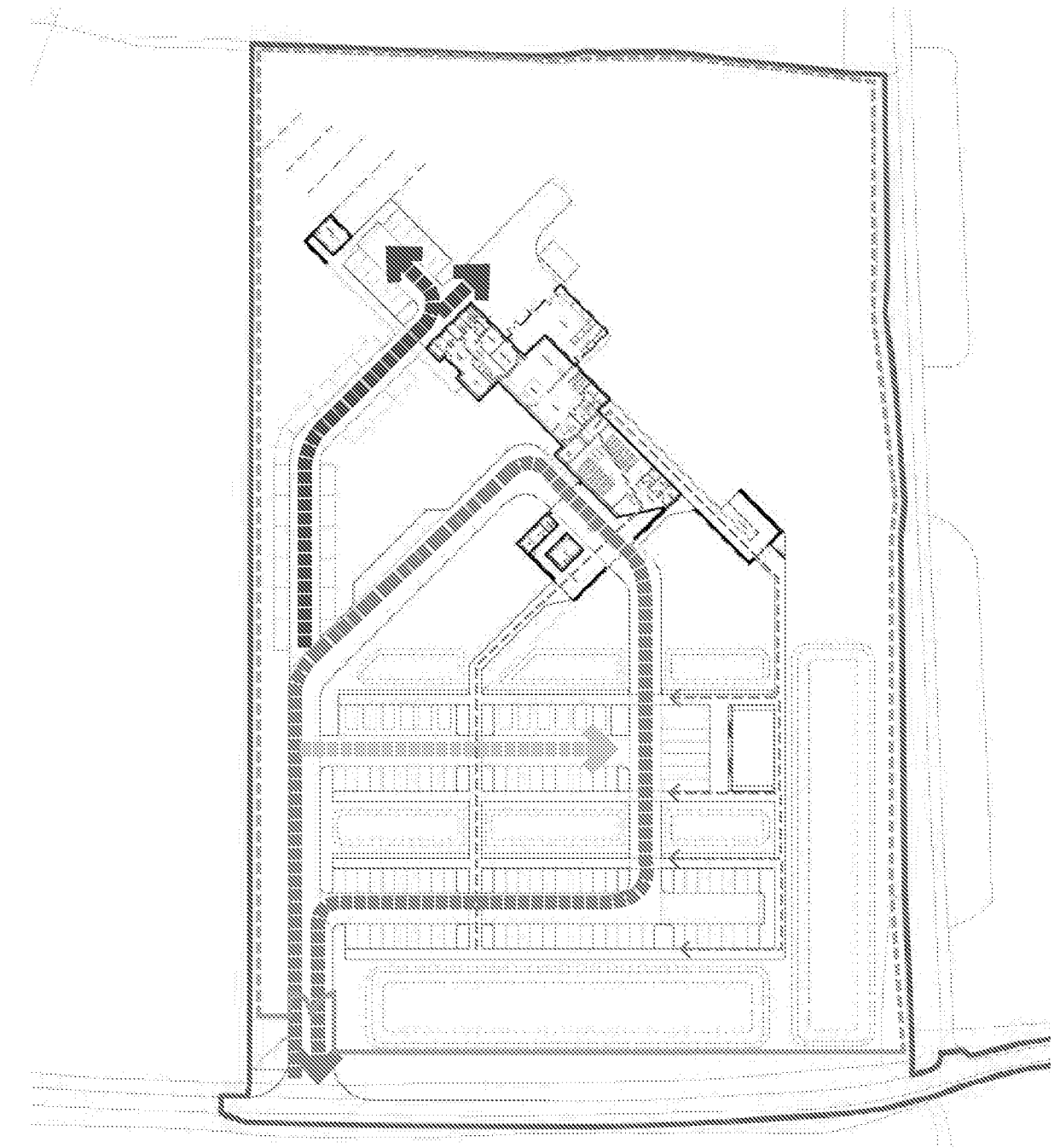
These users will drive to the northern part of the site via a separate access road (signage will be deployed to control access). This access road also allows access to the Remembrance Court, which is intended to operate remotely from the main chapel in order those site users do not interrupt either the flow of the congregation or the service itself.

The circulation of the site is of importance due to the programming of services and sensitive nature of the site. The layout seeks to minimize negative impact of arriving congregation parties against those already in a service or those leaving the site after a service.

The landscape proposals have been developed to both reinforce this site layout and assist in wayfinding / navigation, aid in visual mitigation, and to provide a pleasant and reflective supportive environment for the crematorium and its users.

Fencing

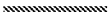
The site fencing strategy is intended to be one suited to the area and landscape character, and as such avoids the use of high security fences. A simple stock proof style timber fence 1.2m in height, will surround the sites eastern, northern and western edges. A more formal timber post and rail fence will run along the southern boundary and site frontage to Grevatt's Lane West with an associated lockable vehicle gate at the entrance, set back from the main road. The service area will be screened with timber fencing, 1.8m in height.



Site circulation strategy

1:1250 @A3



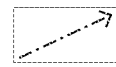
-  Application boundary
-  Cortège route (vehicular)
-  Service / staff / visitors route (vehicular)
-  Congregation route (vehicular)
-  Congregation route (pedestrians)
-  1.2m height stock-proof fence to site perimeter
-  1.2m height timber post & rail fence to site frontage

Landscape Masterplan

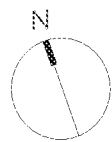
1:1000 @ A3

Application boundary

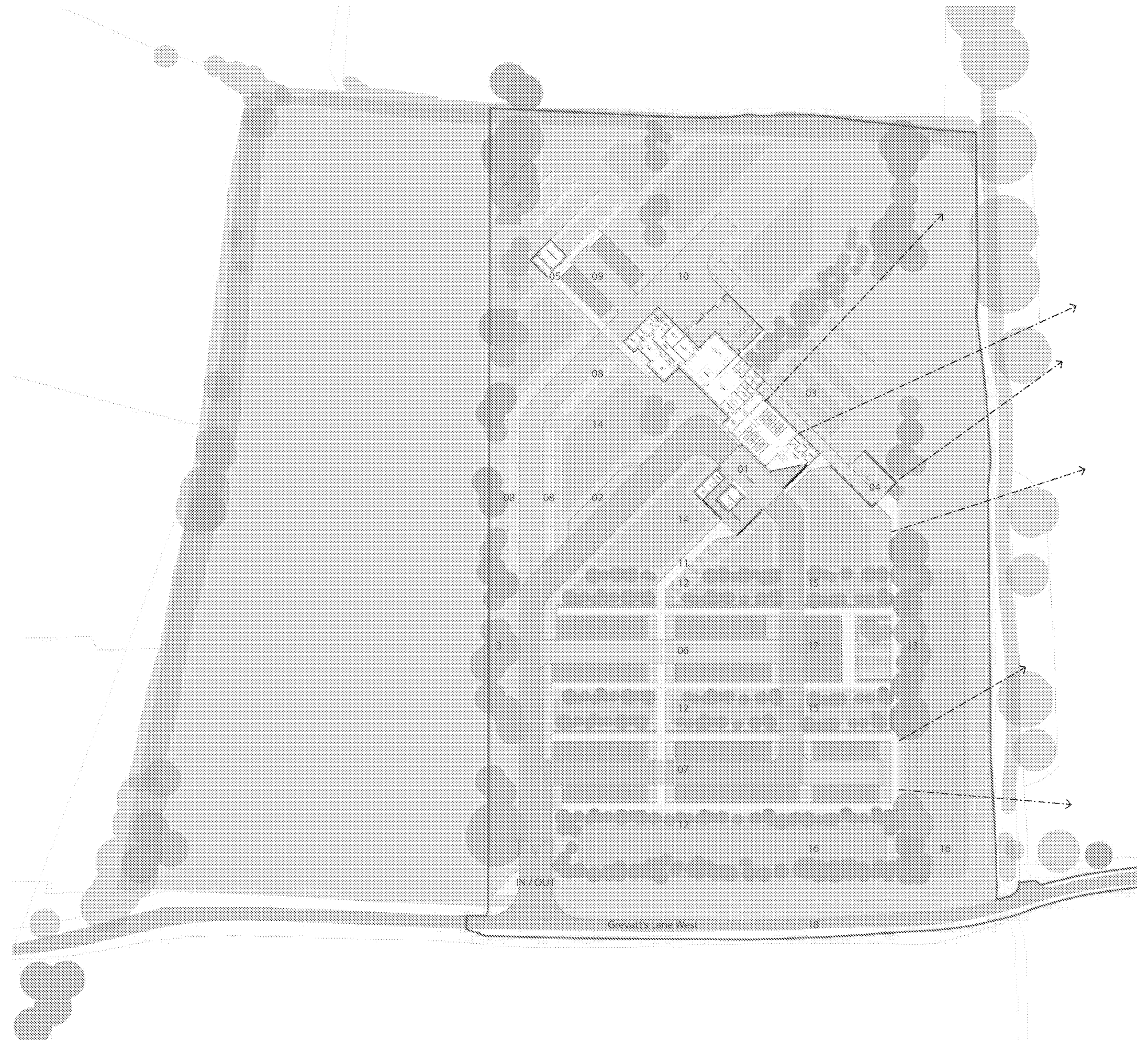
Strategic views to wider landscape & existing trees



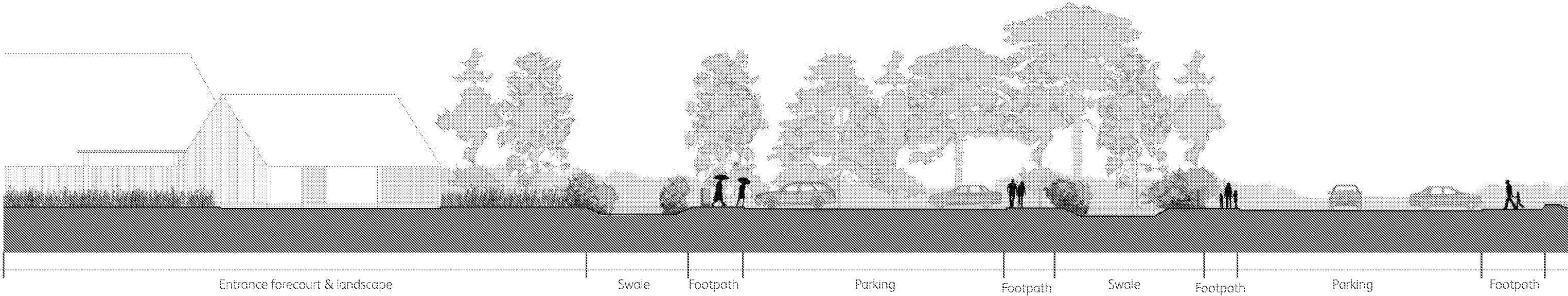
- 01 Porte Cochere
- 02 Cortege waiting area
- 03 Protected view
- 04 Floral Tribute
- 05 Remembrance Court
- 06 Main car park
= 32no spaces (incl. of 12no Blue Badge bays)
- 07 Overspill car park
= 56 no spaces
- 08 Overflow car park
= 19 no spaces (reinforced grass)
- 09 Staff / Visitor parking
= 12 no spaces
- Total parking = 119 spaces**
- 10 Service yard
- 11 Congregation pedestrian route from car park
- 12 Native planting belts between parking areas
- 13 Native tree belt
- 14 Wildflower meadows
- 15 Swale
- 16 Drainage attenuation basin
- 17 Cortege pick up parking
- 18 New tree avenue on approach road



0m 50m



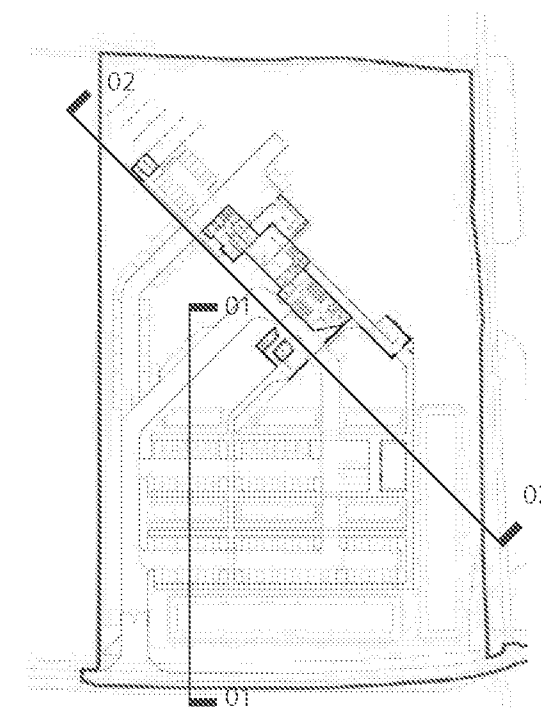
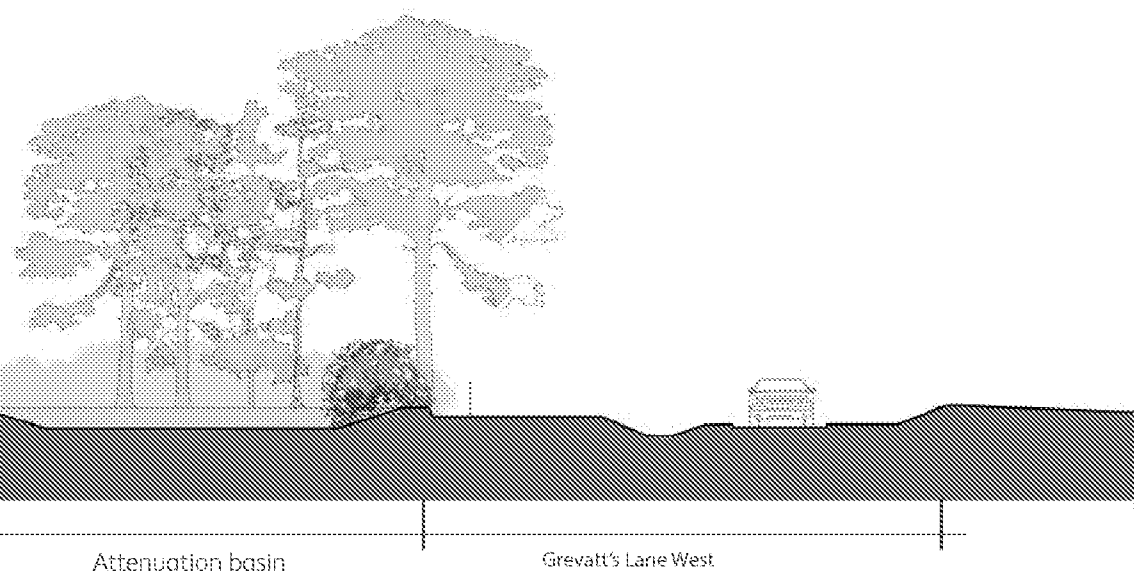
6.2 Site sections



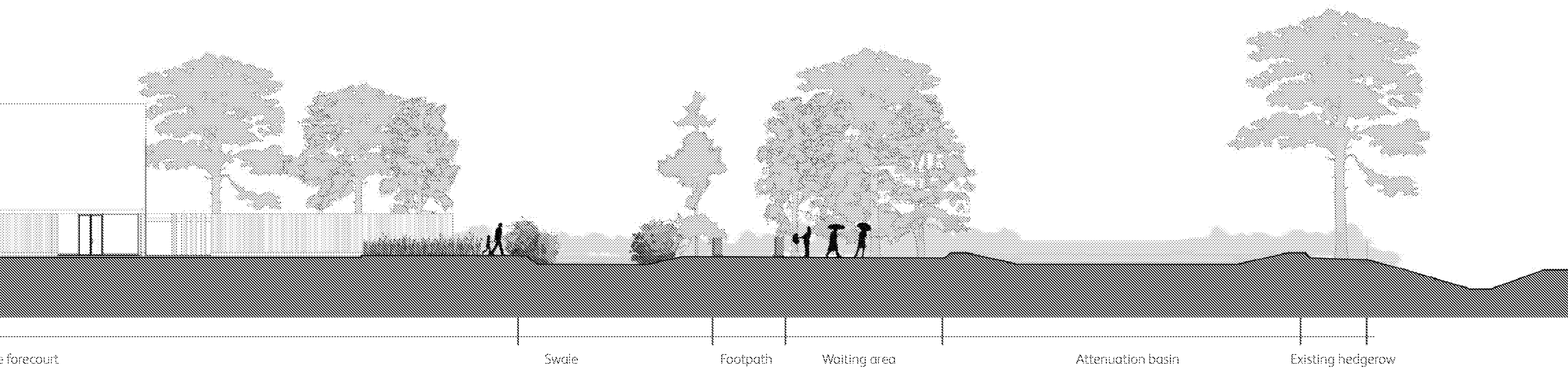
Section Elevation 01
1:250 @ A3



Section Elevation 02
1:250 @ A3

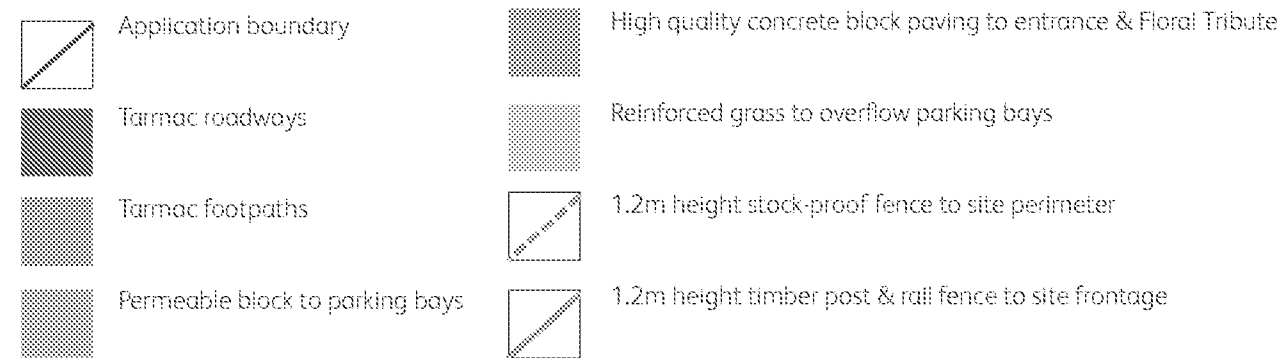


Section location plan - NTS



6.3 Hardworks Strategy

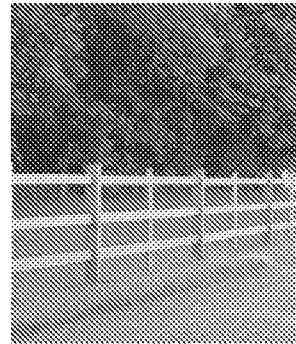
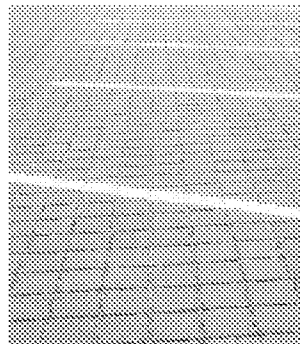
Hard landscape materials have been chosen to be appropriate for use and durable / hard wearing and easy to maintain. The below strategy diagram illustrates the type of materials intended for use in each area. In addition, material selection is coordinated with the drainage strategy for use of permeable surfaces which fit into the wider sustainable drainage strategy.



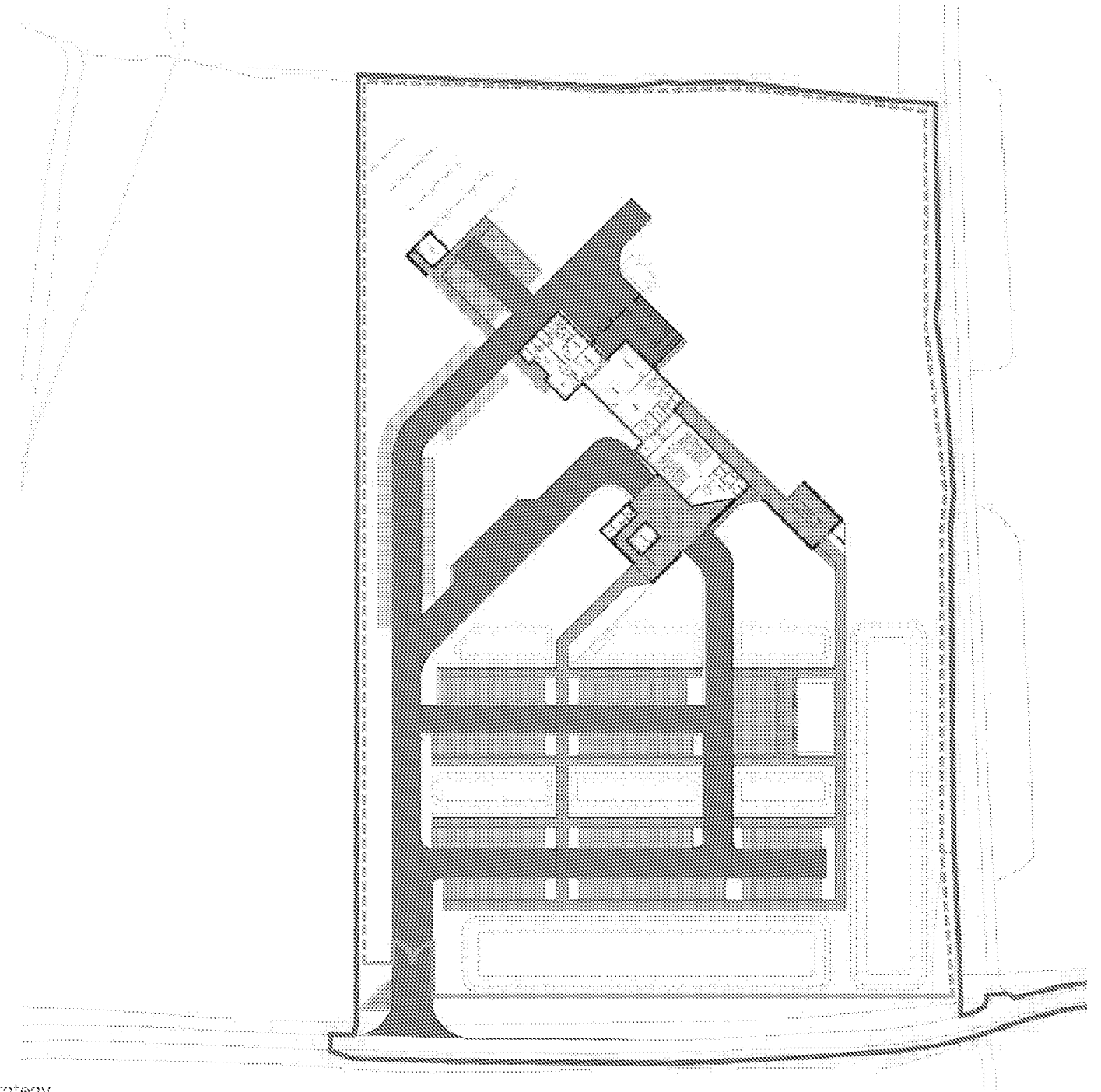
Entrance paving examples



Permeable block

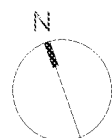


Reinforced grass parking Timber post & rail fencing



Materials strategy

1:1250 @A3



6.4 Planting strategy

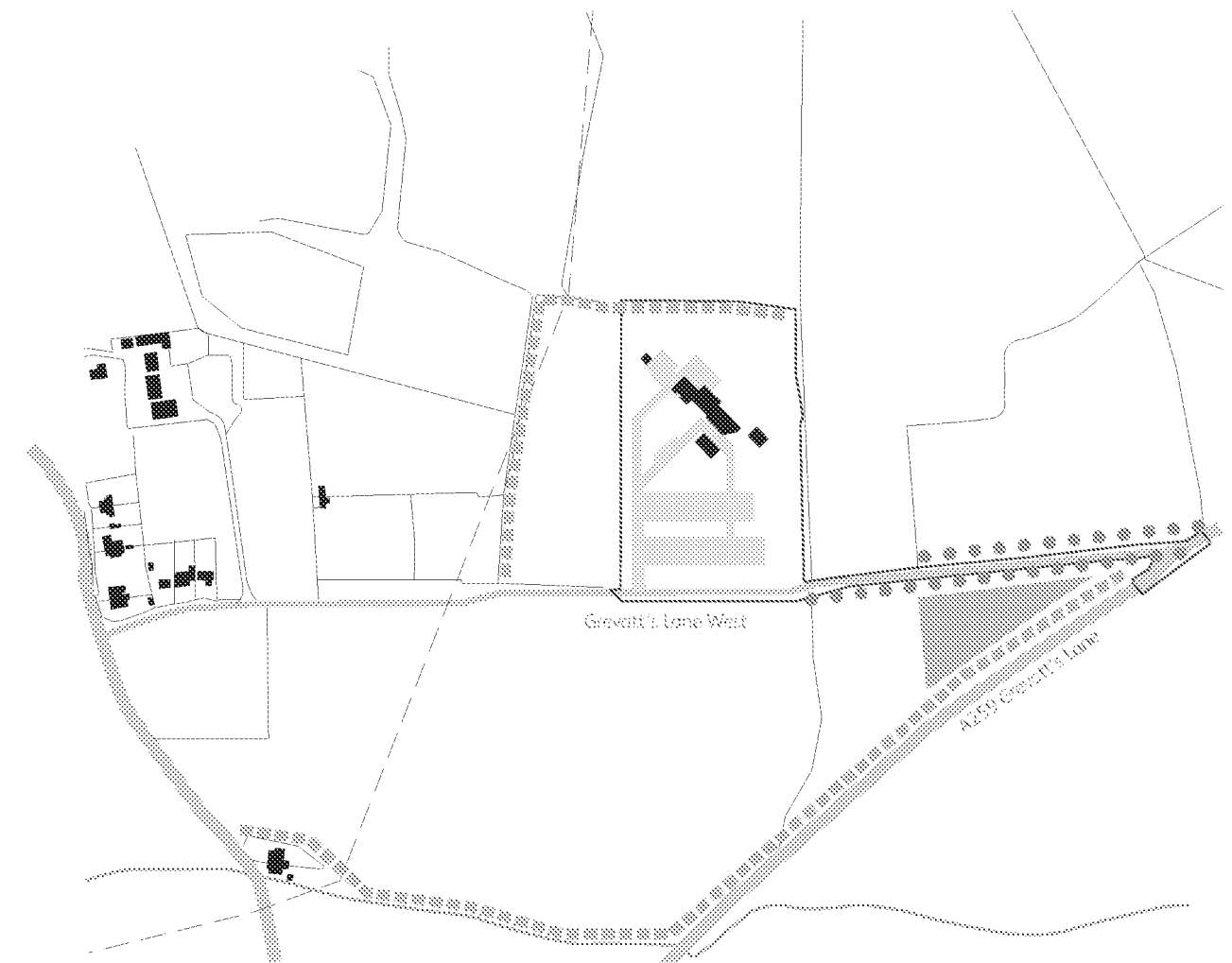
The planting strategy has been developed over two scales, the site and the wider landscape context:

1. Contextual / off-site planting strategy

Informed by the visual appraisal, proposals have been developed to mitigate the developments visual impact as viewed from surrounding properties and public footpaths. These proposals can best be summarised as follows:

- Native planting to enhance existing hedgerows to the north, west and south of the site
- New native hedgerows to the southern side Grevatt's Lane West to the east, and northern verge of the A259 Grevatt's Lane. This latter hedge will also extend along the northern bank of the Ryebank Rife, south of the site.
- An avenues of specimen evergreen trees to mark the approach on Grevatt's Lane West.

The planting will be of native origin and include deciduous and evergreen tree species as they are common to existing hedgerows around the development site.



Off site planting strategy

1:5000 @A3



Key

- | | |
|--|--|
| | Application site |
| | Existing enhanced hedgerows |
| | Land to be planted with mixed deciduous woodland |
| | Evergreen avenue planting to approach road |

6.4 Planting strategy Cont.

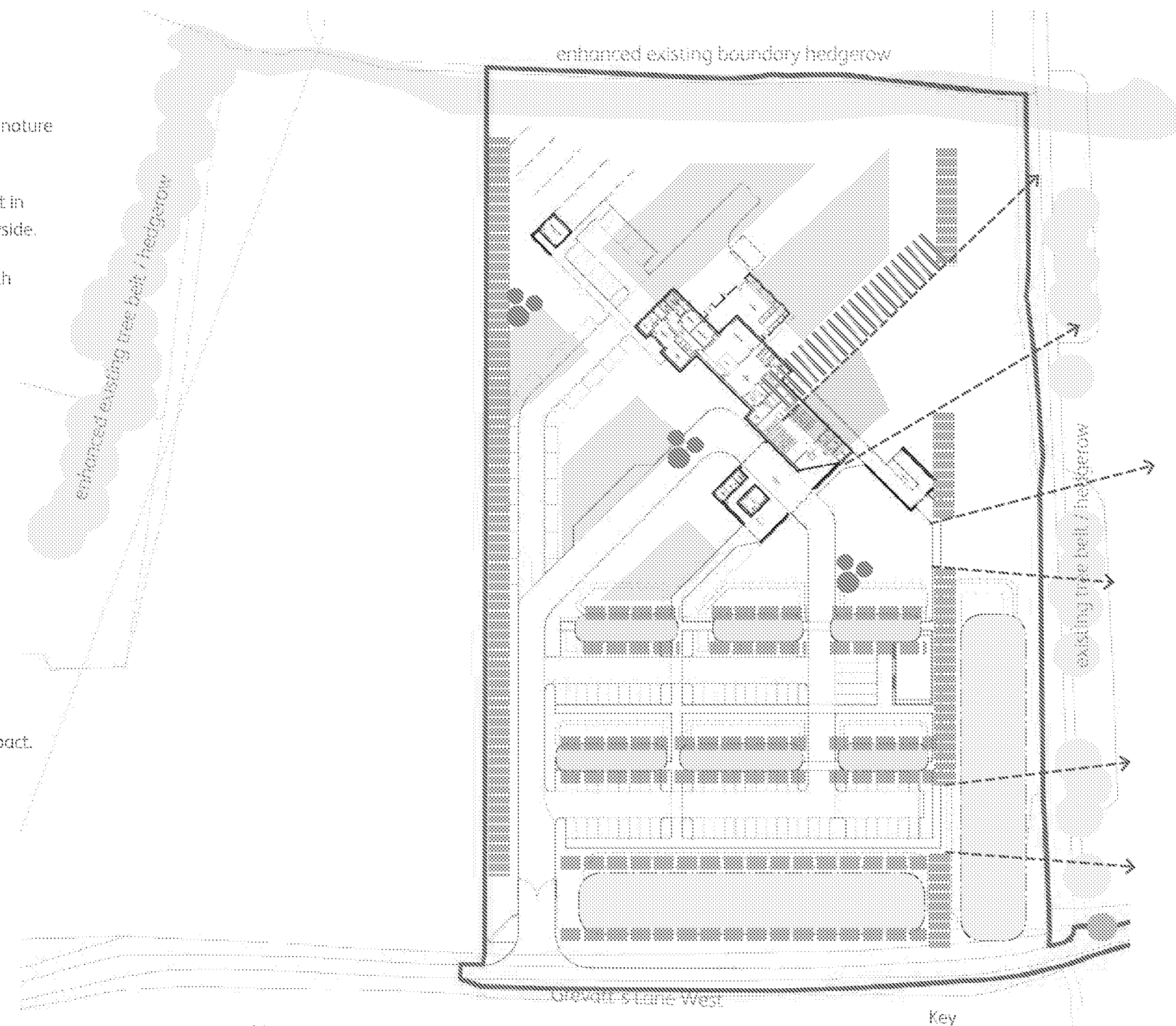
2. Site planting strategy

The planting strategy on site seeks to make proposals which reinforce the existing field patterns of the area, linear in nature with intermittent gaps between tree groups:

- Two new tree belts running north – south on either side of the site. The eastern tree belt will be broken / intermittent in response to the existing eastern boundary and to frame views from inside the development outwards to the countryside.
- A tree avenue to along Grevatt's Lane West (starting at the A259 until the site entrance) to act as a formal approach
- Native shrub planting belts running east to west between parking areas and around swales.
- Wildflower meadows to the north of the site and to the setting of the proposed buildings
- Some formal ornamental trees to mark the Chapel entrance and planting beds within the protected view
- Native hedge south of the service yard to aid in screening.

Planting Strategy Key

- | | |
|--|---|
| | 01 native planting belts |
| | -native trees / shrubs planted between parking areas to help visually mitigate views of cars |
| | 02 native tree lines |
| | -mixed evergreen & deciduous tree planting to reinforce existing field pattern and help mitigate visual impact. Western tree line to include species suited for wind defence. |
| | 03 ornamental planting |
| | -designed planting bed to rear of chapel (protected view) to enhance the immediate setting of the new crematorium |
| | 04 feature trees |
| | -ornamental trees acting as wayfinding aids and adding seasonal interest to the crematorium setting |
| | 05 native hedge |
| | -native deciduous & evergreen hedge as backdrop to protected view and screening of service yard area |
| | 06 wildflower meadow |
| | -large swathes of wildflower meadow (aligned with building) providing an attractive setting to the new crematorium |
| | 07 Avenue |
| | -evergreen tree avenue to Grevatt's Lane West to provide a "dignified" entrance to the facility |

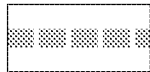


Planting Strategy
1:1250 @ A3



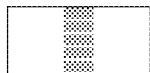
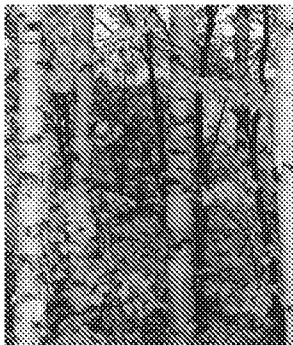
- Key
- | | |
|--|----------------------------|
| | application boundary |
| | strategic views |
| | drainage attenuation basin |
| | drainage swale |

6.4 Planting strategy Cont. - planting palette



01 native planting belts

-Native trees / shrubs planted between parking areas to help visually mitigate views of cars



02 native tree lines

-Mixed evergreen & deciduous tree planting to reinforce existing field pattern and help mitigate visual impact. Western tree line to include species suited for wind defence.



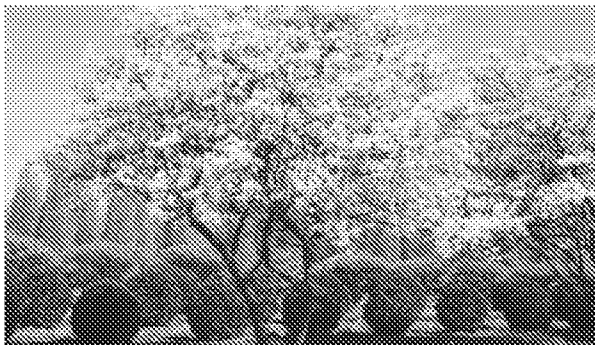
03 ornamental planting

-Designed planting bed to rear of chapel (protected view) to enhance the immediate setting of the new crematorium



04 feature trees

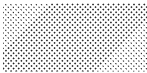
-Ornamental trees acting as wayfinding aids and adding seasonal interest to the crematorium setting





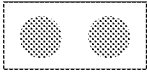
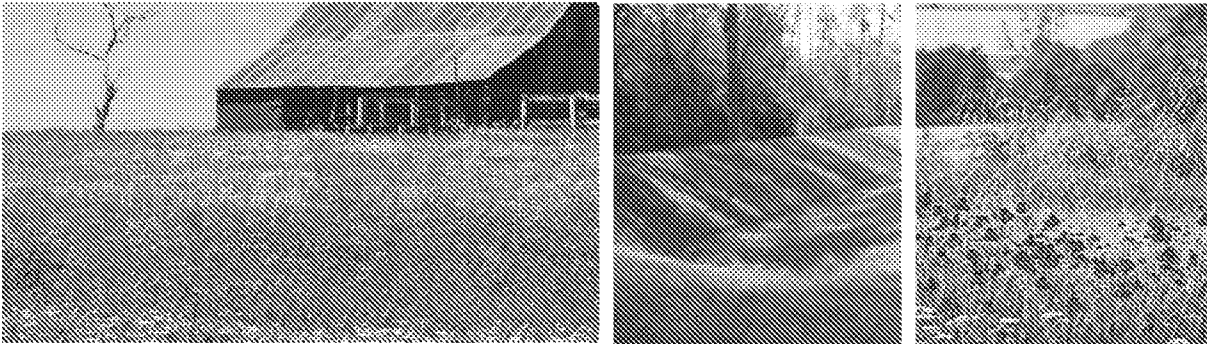
05 native hedge

-Native deciduous & evergreen hedge as backdrop to protected view and screening of service yard area



06 wildflower meadow

-Large swathes of wildflower meadow (aligned with building) providing an attractive setting to the new crematorium



07 Avenue

-New native specimen evergreen tree avenue to Grevatt's Lane West



7.1 Sustainability

The approach to sustainability is driven by our three point sustainable guide.

A. Be Lean

We can reduce the demand for energy by designing efficiency into the very fabric of the building. This approach is known as a 'fabric first' approach. Our focus is on air tightness, reducing thermal bridges and solar control, as well as optimising the thermal mass of the areas being considered. Dynamic thermal modelling simulations are used to determine the best design solution for the building under normal operating conditions.

B. Be Clean

We can use energy efficient services that consume the minimum energy possible whilst also utilising heat and energy recovery to reduce base loads. All the essential systems should be been considered for a long term sustainable services installation: heating, hot water and ventilation systems, cooling and light. Heavy emphasis should been applied to the means of simple user control, metering and monitoring.

C. Be Green

We can consider the whole life carbon cycle of the building, aiming to minimize the carbon emissions of the material choices.

1. Choice of materials

The BRE's Green Guide to Specification will be used as one of the key sources of information when selecting materials. Wherever possible, Green Guide A+ materials will be used.

Timber for external cladding as its naturally environmentally friendly being reusable and sustainable.

Glazing to facing East, West and South to have a Low Emissivity coating in order to reduce solar gain to prevent overheating.

Wherever possible, recycled and recyclable material will be used. The building will also aim to be constructed so that materials can more easily be separated and re-used/recycled when the building comes to the end of its life cycle.

2. Inherent sustainable design

Solar Shading, as provided by the proposed canopies, will minimise solar gain and glare. This allows for better controlled internal environments, as well as passive control of light levels.

Mixed mode ventilation is planned for many spaces within the building. Due to site and brief constraints, a mechanical system is required to both the chapel and crematory. However, these systems will use heat recovery technology.

3. Crematoria specific design

Filtration and Abatement

The new crematorium will be fitted with the latest filtration system, so there will be no smoke or smell or emit excessive particulates and noxious gasses. The crematorium will also be licensed to operate by the local environmental authority. The license is renewed annually and environmental health officers periodically inspect the process as part of their regulatory responsibility.

Heat Recovery

This technology is specific to crematoria and involves the capture of heat from the cremation process flue gases for space and domestic hot water heating. The temperature of the flue gases from the cremation equipment must be lowered prior to the mercury abatement filtration plant and a glycol/water solution is circulated through a heat exchanger coil in the cremator flues to extract heat. The captured high grade heat can then be stored in a thermal storage vessel which is connected to the buildings heating system to act as the first stage of heating when there is demand. Any surplus heat is rejected to atmosphere via an air blast cooler. The technology is proven and low risk - this will exceed the policy requirement for 10% renewable energy source for the building.

Cremator operation

In order to reduce the impact on the environment by ensuring better use of energy and minimizing emissions ('greenhouse gas') the cremation may be delayed for efficient operations, although the majority of cremations are carried out on the same day or the day after the funeral service.

4. Recycling of Waste

Composting and Recycling

Waste from spent floral tributes can be composted on site and reused in the gardens of remembrance. All plastic (and paper) being separated from general waste and sent for recycling. Metal components obtained as a result from the cremation process are all recycled.

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Internal sign off

This document was prepared by :

Tom Gibb, Partner

Samuel Dasilva Resende, Architect

21.12.2018

and has been approved by

Tom Gibb, Partner (digitally)

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