



PARISH CENTRE REDEVELOPMENT

Details of the pre-application consultation feedback and how the design is to respond and be developed for the planning application.

Design

Chiltern District Council have advised that the new Parish Centre design is acceptable in principle. Materials used will be important in ensuring it blends well into its verdant setting.

We have been developing the design to ensure that it enhances its context and fits into the setting. The concept of a green roof is a significant progression towards achieving this. External lighting is also an important part of the design. Rather than lighting the building, the building will become a source of light. We have engaged and are working with a Landscape Architect whose approach involves integrating the expertise of all the consultants as well as the Woodland Management Plan. Some landscaping ideas include a swale to manage rain water and create a new habitat as well as using subtle techniques to make some areas secure and some more open and welcoming. The idea of an indoor garden or living wall which filters the air and blurs the idea of outside/inside whilst simultaneously attenuating noise break out. The woodland play area now has more breathing space and a vista included to the prayer room and open landscape area beyond.

Parking

The site is rather dominated by car parking. In this location a balance needs to be struck between providing adequate parking and ensuring that the site is not dominated by parking and hard surfacing. You are advised to further demonstrate how many car parking spaces you consider the proposed use demands and provide these as sensitively as possible.

We are now working to reduce the number of parking spaces in line with the Planning Officer's advice, and are exploring the right layout, approach and number to achieve a sustainable access and transport

strategy for the new facility. A south pedestrian gate will create a legible access and connect to internal path routes so that access to the woodland is practical and useable. Cycle parking will be located at the entrance for convenience. A woodland parking zone will be created.

Building Siting

Reorientate the entrance of the New Parish Centre to face Glebe Way and providing a footpath to the south of the site to encourage pedestrians. This could link to the existing pathways in the woodland to make the whole of the site more permeable.

Rotating the Parish Centre brings the cafe closer to the pedestrian access and Glebe way. Now, when you walk towards the main entrance you are greeted by the welcoming cafe space which acts as a focal point for visitors. The new residency (Keepers Cottage) will have a presence to the rear of the Parish Centre. The front of the cottage and associated parking will face the car park with a private garden to the rear.

Energy Efficiency & Ecology

Chiltern District Council have advised that as a minimum, 10% of energy is generated from renewable or low carbon sources. This should be demonstrated in the planning application.

St Leonard's Church wish to exceed the 10% minimum requirement and are committed to the idea of environmental responsibility. The approach to water management will take on the form of an amenity and biodiversity enhancement. Water quality and associated actions such as roofs, car parks and run offs will feature in the planning application. The approach to lighting will also be closely linked to the ecology of the woodland. New roosting opportunities for wild life will be created in the fabric of the new Rectory and on the existing mature trees.

Do continue to follow progress via our website page and share your feedback via our dedicated email: www.stleonardscb.org.uk/parishcentreredevelopment | pcredevelopment@stleonardscb.org.uk

