

PLANNING STATEMENT

THE GREEN HOUSE: 16 – 22 ST THOMAS' ROAD STOPSLEY LU2 7UY



andrew hills

Architect . BSc Dip Arch (Hons) RIBA

20 Trafford Close

Stevenage Herts

07905 320530

cornerstone@ntlworld.com

PROJ: 145 / DEC 2023

INTRODUCTION

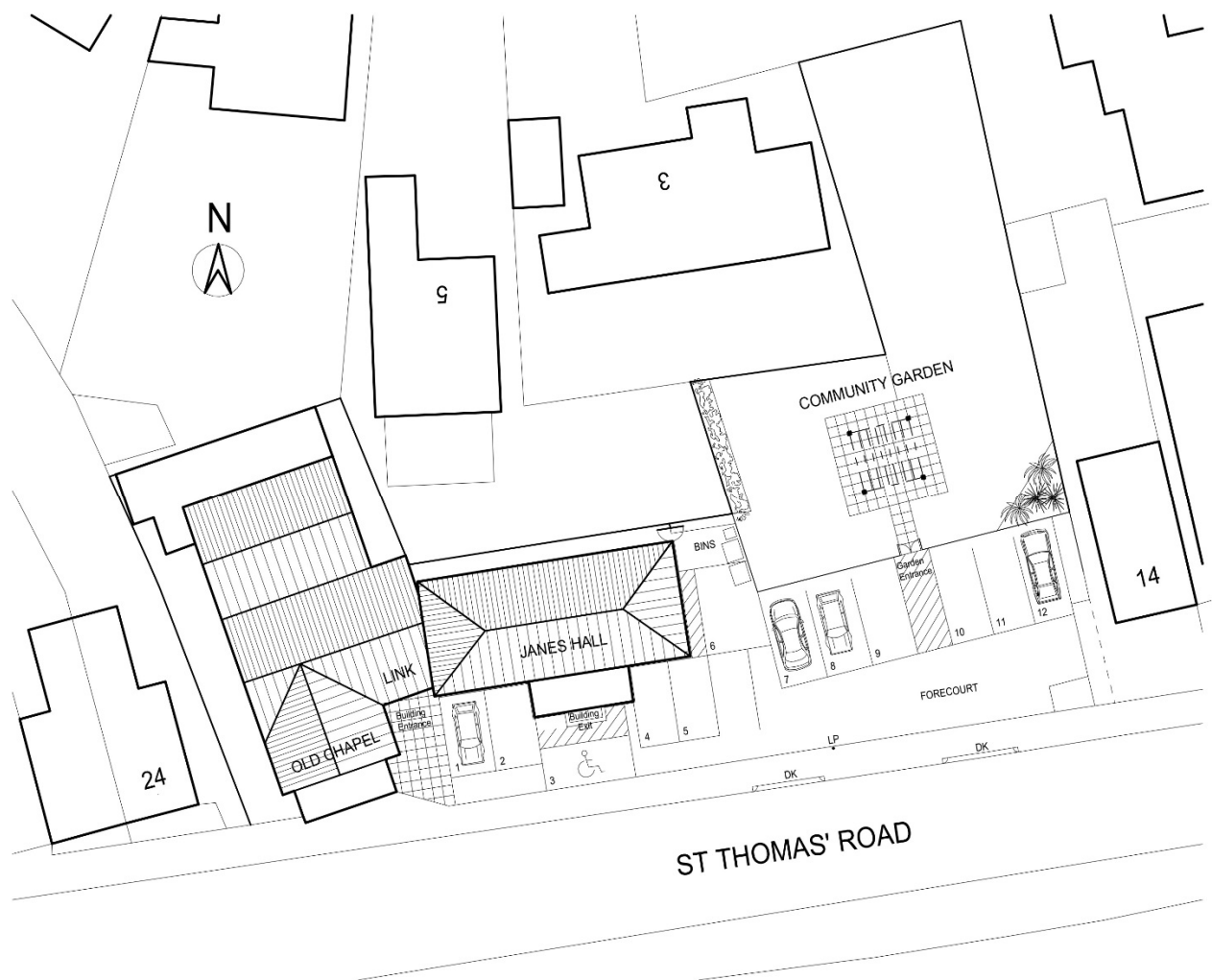
The Green House is run by Stopsley Baptist Church for its own activities and as a hub for various community projects, the premises altered to this use around 2000 when the church worship moved to larger, new premises further along St Thomas’ Road. The Green House is set within two buildings, the former SBC chapel, originally built in 1869, rebuilt in 1902 and the Janes Hall added in 1954, both now linked by a main entrance and circulation space constructed in 2002, which also houses a lift and staircase to serve meeting rooms and offices at first floor level in the roof of the former chapel. A third element has been developed more recently in 2019, with the provision of a Community Garden on the east side of the buildings, where church members and local residents tend a managed garden for the use of local community groups and wider residents.

Currently the Janes building is not used pending refurbishment. Previously it was used as a hall in conjunction with the churches requirements. It is now proposed to use it more fluidly with the link to the garden and the Old Chapel uses. This includes opening mornings and afternoons on weekdays and weekends to serve the community as an area for informal meeting of garden users running gardening groups and local parents with children running hobby sessions. In the weekday evenings it would offer additional space to the Old Chapel use for the Greenhouse mentoring 1 to 1 sessions and for community meetings and displays. Approximate numbers and uses are shown on the table below:

Current Use	Time	Numbers						
		M	T	W	T	F	S	S
OLD CHAPEL								
Greenhouse mentoring session	10:00 - 12:00	0	0	0	0	0	20	0
Greenhouse mentoring sessions	18:00 - 21:30	0	20	20	20	0	0	0
Singing - café / tent project	09:30 - 17:00	0	0	0	60	0	0	0
SBC Youth meeting	10:00 - 12:00	0	0	0	0	0	0	30
Office	09:00 - 17:00	5	5	5	5	5	0	0
JANES BUILDING								
Open meeting garden groups	09:00 - 17:00	0	0	0	0	0	0	0
Greenhouse mentoring 1 to 1	18:00 - 21:30	0	0	0	0	0	0	0
Community group use	18:00 - 21:30	0	0	0	0	0	0	0
COMMUNITY GARDEN								
Summer visitors (May - October)	10:00 - 19:00	30	30	30	30	30	30	30
Winter visitors (November - April)	10:00 - 16:00	10	10	10	10	10	10	10

Proposed Use	Time	Anticipated Numbers						
		M	T	W	T	F	S	S
OLD CHAPEL								
Greenhouse mentoring session	10:00 - 12:00	0	0	0	0	0	20	0
Greenhouse mentoring sessions	18:00 - 21:30	0	20	20	20	0	0	0
Singing - café / tent project	09:30 - 17:00	0	0	0	60	0	0	0
SBC Youth meeting	10:00 - 12:00	0	0	0	0	0	0	30
Office	09:00 - 17:00	5	5	5	5	5	0	0
JANES BUILDING								
Open meeting garden groups	09:00 - 17:00	20	20	20	20	20	20	20
Greenhouse mentoring 1 to 1	18:00 - 21:30	0	5	5	5	0	0	0
Community group use	18:00 - 21:30	20	0	0	0	20	20	20
COMMUNITY GARDEN								
Summer visitors (May - October)	10:00 - 19:00	30	30	30	30	30	30	30
Winter visitors (November - April)	10:00 - 16:00	10	10	10	10	10	10	10

The buildings and garden are fully accessible and served by a forecourt directly accessed off St Thomas' Road that provides access to parking spaces for twelve vehicles, including one of which is a dedicated accessible space. There are two existing security bars for locking bikes against the old chapel wall close to the main entrance link. Currently the bins serving the premises are stored at the east end of the Janes Hall on a tarmacked area separating the building off from the garden.



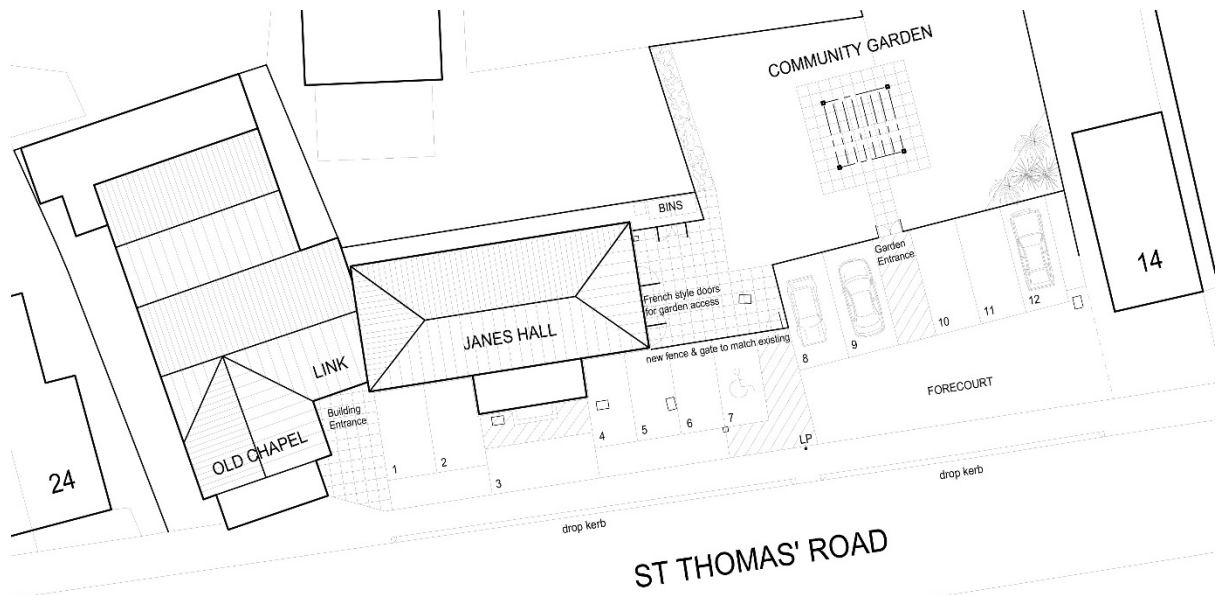
BLOCK PLAN AS EXISTING

PROPOSAL

Given the garden is separated from the buildings and its success as a project within the community, there is the desire to access the Janes Hall for use from the garden by relocating the bins, removing the tarmacked area between and introducing opening doors from the east end of the building, out into an extended garden. This would also involve introducing a short length of garden fence frontage to achieve a paved area within the garden boundary and help tidy up the forecourt / parking area in this location, which is a rather utilitarian swathe of tarmac. The proposed new short length of front boundary fence, no more than 1200mm high, would help create usable outside space at the end of the building, giving identity and security but not creating a visual barrier to the garden.

Proposal summary:

- Refurbishment of Janes Building including new external door access to the garden.
- Linking the garden with the building by utilising the tarmacked area immediately in front of the east elevation as a paved area.
- Enclosing the new garden link area with low fencing and gating.
- Retaining existing parking layout, adjusting accessible parking bay location.



BLOCK PLAN AS PROPOSED



EAST ELEVATION AS PROPOSED



Janes Hall building east elevation area for proposed link to Community Garden



Garden currently separated from Janes Hall building