

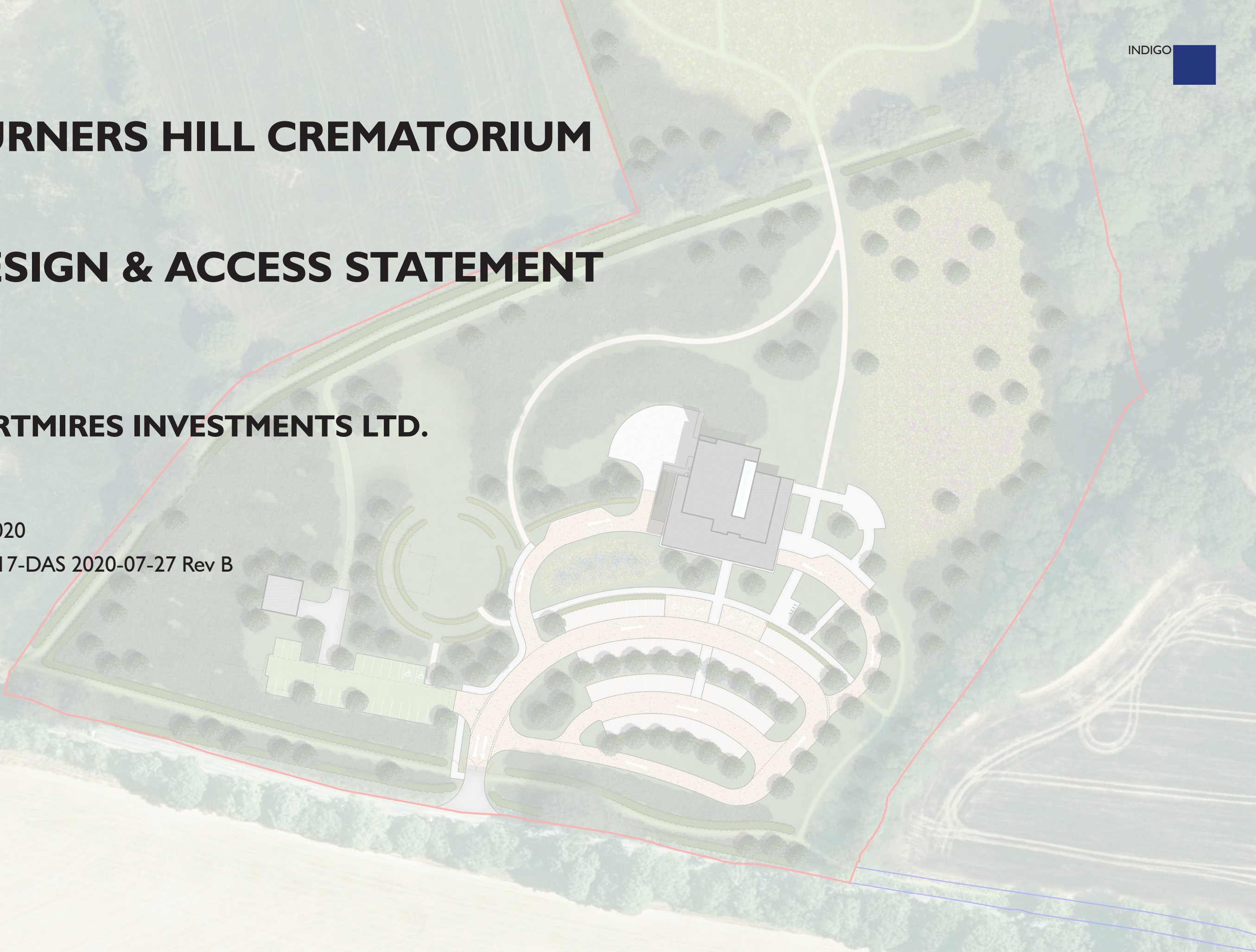
# TURNERS HILL CREMATORIUM

## DESIGN & ACCESS STATEMENT

for  
**HARTMIRES INVESTMENTS LTD.**

July 2020

Ref: 917-DAS 2020-07-27 Rev B





In the interest of sustainability, this document is intended to be printed double sided on A3 paper.

This page is left intentionally blank.

PROJECT NO.	917	REVISION B				
DOCUMENT REFERENCE	917-DAS 2020-07-27 Rev B	Rev	Date	By	Chk	Description
AUTHOR(S)	Mark Gibbins and Mary Hawkins	-	2020-07-03	MG/MH	MG	First draft issue
STATUS	PLANNING	A	2020-07-08	MG/MH	MG	Second draft issue
		B	2020-07-27	MG/MH	MG	Issued for Planning

## CONTENTS

- 1.0 INTRODUCTION
- 2.0 SITE LOCATION AND SURROUNDING CONTEXT
- 3.0 THE BRIEF
- 4.0 CONSTRAINTS
- 5.0 DESIGN CONCEPT
- 6.0 NATURAL BURIALS

This page is intentionally left blank.

## I.0 INTRODUCTION

### I.1. Introduction

- I.1.1. This Design and Access Statement has been prepared by Indigo Landscape Architects to accompany an Outline Planning application for a proposed crematorium and natural burial site on land to the north of Turners Hill Road, near Turners Hill in West Sussex.
- I.1.2. The site currently has extant planning permission and part implemented consents for use as a natural burial site. The Site also has a series of further permissions for a chapel, reception building, barn / workshop and associated parking. The vision for the current scheme is to rationalise these permissions and provide a high quality crematorium to complement the existing natural burial function.

### I.2. Professional Team

- I.2.1. To ensure that all aspects of the application requirements are properly considered Hartmire Investments has appointed a professional design team, experienced in the delivery of crematoria, to develop the proposals for this site.

<b>Client</b>	Hartmire Investments
<b>Property Consultant</b>	AGL
<b>Planning Consultant</b>	Jackson Planning
<b>EIA Consultant</b>	Campbell Reith
<b>Lead Designer and Landscape Architect</b>	Indigo Landscape Architects
<b>Crematorium Advisors</b>	Peter Mitchell Associates
<b>Air Quality Consultant</b>	Entran
<b>Transport Consultant</b>	Ardent Consulting Engineers
<b>Hydrology Consultant</b>	Unda Consulting
<b>Ecological Consultant</b>	Urban Edge Environmental Consulting Ltd.

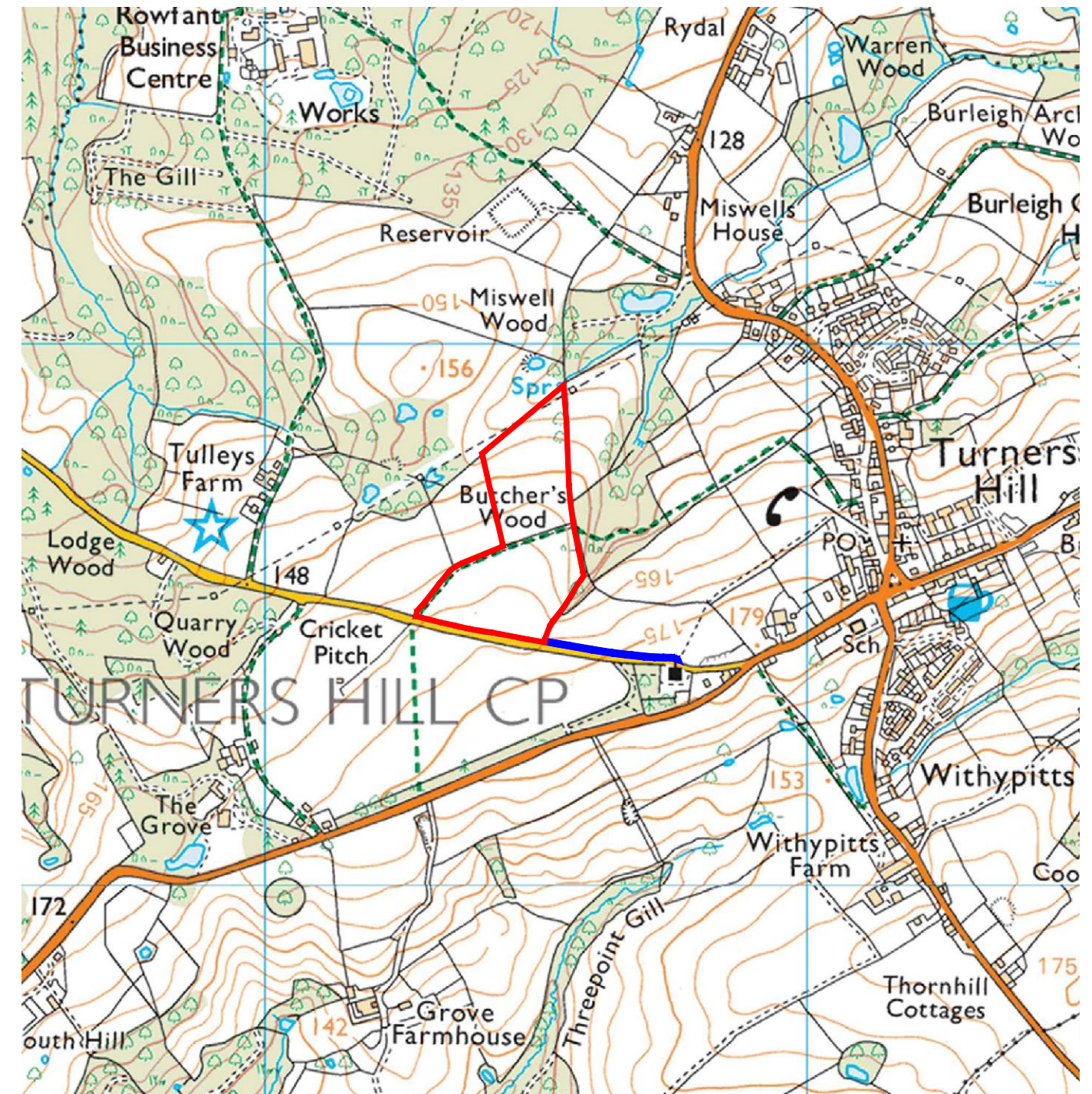




## 2.0 SITE LOCATION AND SURROUNDING CONTEXT

### 2.1. Location

- 2.1.1. The Site is located within the High Weald some 500m to the west of Turners Hill in West Sussex.
- 2.1.2. Mid Sussex District Council are the local planning authority, and the main settlements in the area include Crawley (some 3km to the west of the Site (edge to edge)), and East Grinstead (some 5km to the east-northeast).
- 2.1.3. The Site lies well outside the Metropolitan Green Belt, but just outside the High Weald AONB (which lies immediately to the south of Turners Hill Road), and is bounded by an area of Ancient Woodland (Butcher's Wood) to the east.
- 2.1.4. Access is from Turner's Hill Road which runs along the southern boundary of the Site.





## 2.2. Existing Site

- 2.2.1. It has been accepted that legally the Site is previously developed land.
- 2.2.2. At present the Site consists of one and a half fields of rough grassland and self-seeded native shrubs measuring some 7.2ha in size. The southern field is approximately 4ha in area and is completely contained, whereas the northern field consists of some 3.2ha of a larger field which is split into two parts.
- 2.2.3. Topography across the Site slopes generally from south to north, falling away from the road and the edge of the High Weald AONB. The highest part of the Site in the southeastern corner lies at approximately 170m AOD, falling to the northernmost corner of the Site, which lies at approximately 135m AOD. There is a moderately steep drop along the eastern boundary of the southern field, caused by a localised stream valley which cuts through the centre of the adjacent 'Butcher's Wood'.
- 2.2.4. A Footpath (number 68W) runs along the northwestern boundary of the southern field before passing between the two parts of the site and into 'Butcher's Wood'. A new permissive footpath has also been demarcated along the southern edge of the field to the east-southeast of the Site, to allow access from the Site to St Leonard's Church (and beyond into Turners Hill).
- 2.2.5. The Site's main access is from Turners Hill Road approximately half way along the southern boundary (where there is currently a gap in the hedgerow and an access consisting of scalplings and blocked with concrete monoliths); however, there is a second access gateway in the westernmost corner of the Site, alongside a gateway into the adjacent Tulleys Farm events field.
- 2.2.6. At the time of drafting there are no buildings on the Site, however, there is an area of hard-standing laid for a car park associated with the existing planning permissions, and a section of gravel pathway extends to the east; and orange construction hoardings have been erected around the site of the approved chapel adjacent to the car park. To the north of the Site, high-voltage overhead electricity wires also cross the northernmost corner of the Site in a southwest - northeast direction (the pylons for these are off site); and a double line of timber electricity poles (each with 3 cables) runs in parallel, just to the north of the pylons.
- 2.2.7. Boundaries around the Site are characterised by large mature trees within Butcher's Wood and along the adjacent boundaries to the east, and trees spaced intermittently along hedgerows to the north, west and south. In some areas the boundary vegetation is reduced to low growing scrub, and the western boundary of the northern field is devoid of any vegetation. A shallow ditch with intermittent hedgerow and a number of mature Oak and Sycamore trees runs along the boundary between the Site's northern and southern fields.
- 2.2.8. The immediate surrounding area is characterised by open land used largely for agricultural purposes, with substantial blocks of woodland (many designated Ancient Woodland) and tree and shrub belts to field boundaries. Immediately to the west of the Site the fields are used for seasonal recreational activities (associated with the Tulleys Farm shop and entertainment venue, the main part of which is located approximately 1 km to the west of the Site), with an array of small buildings and open parking areas visible from the Site and Turners Hill Road. On the opposite side of Turners Hill Road (to the southwest of the Site) is the Turners Hill cricket ground and pavilion.



View across the Site from Footpath 68W.

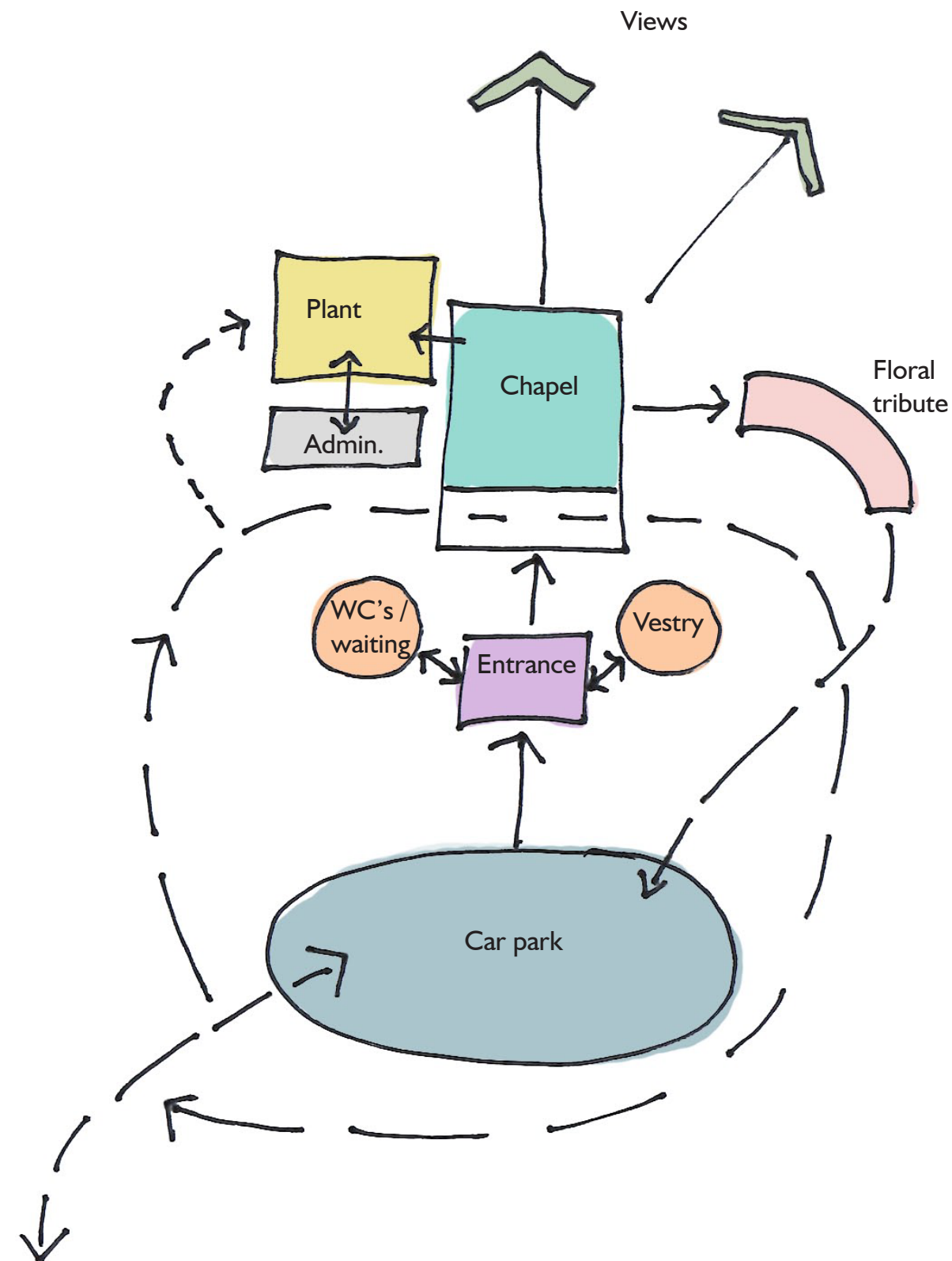
### 3.0 THE BRIEF

3.1.1. The brief for the crematorium building is to provide for a single chapel / ceremony space, with associated facilities to allow the efficient running of a modern (both secular and religious) crematorium facility.

3.1.2. The barn / workshop associated with the natural burials is to be retained, and natural burials are to be restricted to the northern part of the Site only.

#### Facilities required for the crematorium include:

- A porte-cochere.
- A single chapel / ceremony hall.
- A waiting room.
- Officiant's offices.
- Wc's.
- Cremation plant and transfer room.
- Administration / reception facilities.
- Staff facilities.
- A floral tributes display space.
- A Garden of Remembrance.
- A service yard.
- Car Parking for 100 cars (including overflow).
- Separate parking for staff and memorial visitors.
- Cycle parking.
- An area for LPG gas storage should mains gas be unavailable.

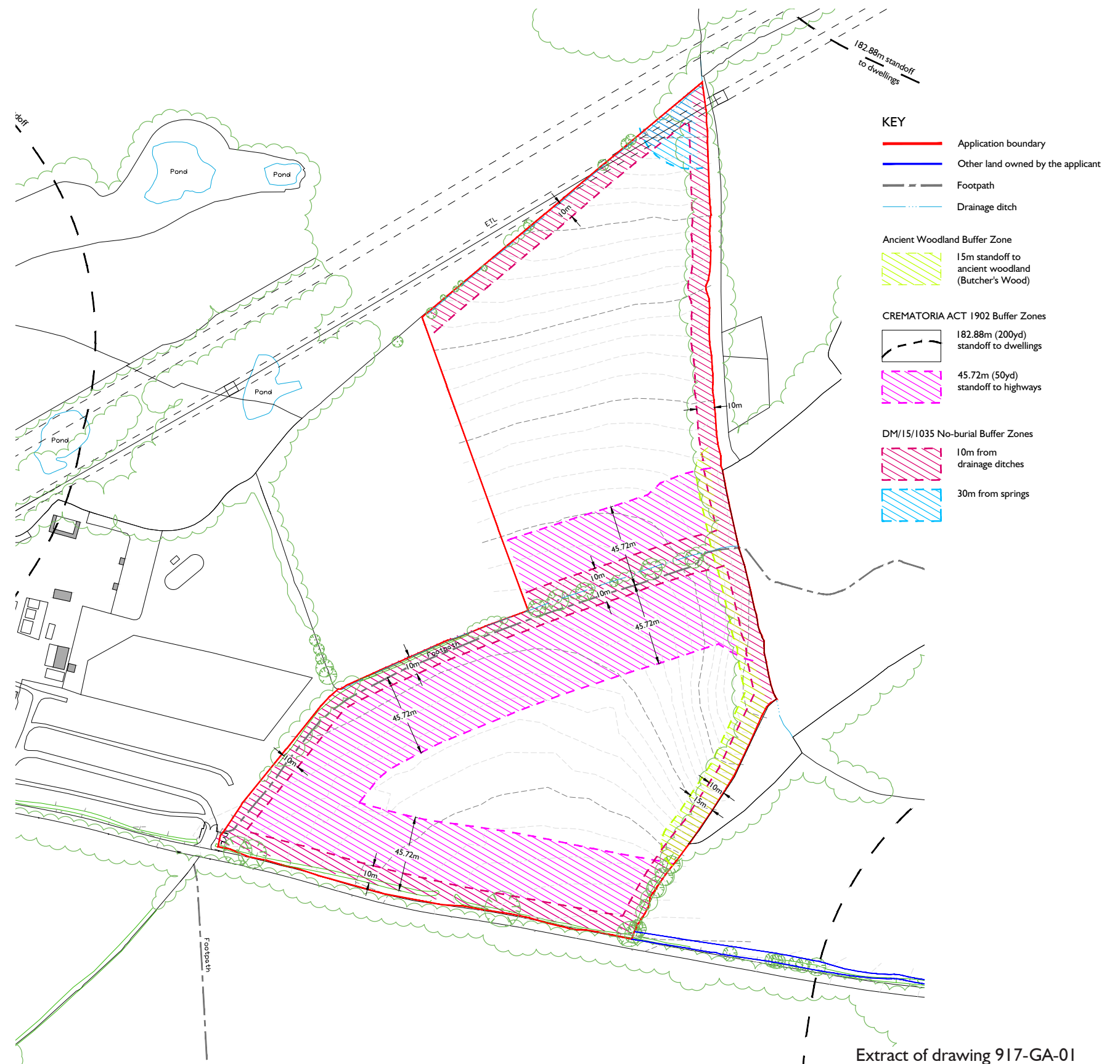




### 4.0 CONSTRAINTS

4.1.1. Constraints are created by the 1902 Crematorium Act requiring a 200yd (182.88m) standoff between the crematorium facilities and nearby dwellings, and a 50yd (45.72m) standoff to highways (including Public Footpaths); and by the Phase I Preliminary Risk Assessment and Exploratory Investigation report undertaken by Terragen Environmental Consultants for the natural burial planning application which recommended a 30m buffer between natural burials and spring water sources, and a 10m buffer to drainage ditches.

4.1.2. A minimum 15m buffer to the Ancient Woodland on the Site's eastern edge is also required (Natural England Standing Advice).



Extract of drawing 917-GA-01



## 5.0 DESIGN CONCEPT

### 5.1. General layout

- 5.1.1. The overall concept of the scheme is one of a crematorium and natural burial site set within a wooded setting on the edge of the High Weald, with views overlooking an on-site wildflower meadow and adjacent Ancient Woodland, and distant views across the Low Weald towards the Surrey Hills and Kent Downs.
- 5.1.2. The design intention is that the building is located in a position where it is screened from the High Weald AONB and Turners Hill Road to the south (by the tree line along the south side of Turners Hill Road and by the combination of proposed levels, planting and the existing hedgerow along the north side of the road); and is screened from the east by Butcher's Wood; from the landscape immediately to the north by Miswell Wood and the adjacent hillside; and from the northwest and west by a combination of planting, topography and the woodlands surrounding Tulleys Farm.
- 5.1.3. Buildings proposed include the new crematorium building, and the barn / workshop which already has planning permission and is intended to service the natural burial aspect of the site.<sup>1</sup>
- 5.1.4. The scheme would be accessed off Turners Hill Road, with the crematorium site restricted to the south of the public footpath that crosses the centre of the Site (Footpath 68W), and the natural burial area located to the north.
- 5.1.5. The crematorium building would be located to the northeast of the Site access point, some 85m from Turners Hills Road (at its closest point), and is set at a level of approximately 164m AOD (approximately 3m below the site access point).
- 5.1.6. The chapel (and associated floral tribute area) would be located and orientated to take advantage of views over an area of existing wildflower meadow in the northeastern corner of the southern part of the Site, with views of Butcher's Wood (Ancient Woodland) beyond.
- 5.1.7. No bunding would be used on site but the building would be located on a level platform, graded gently into the surrounding contours, with car parking located to the south of the crematorium building where it would be cut gently into the hillside to ensure the appropriate gradients are achieved.



<sup>1</sup> Planning reference: DM/19/5100.



**5.2. Building form and massing**

5.2.1. The general concept of the external built form is one of a high quality, low lying modern building, settled within its landscape context.

**Levels, scale and massing**

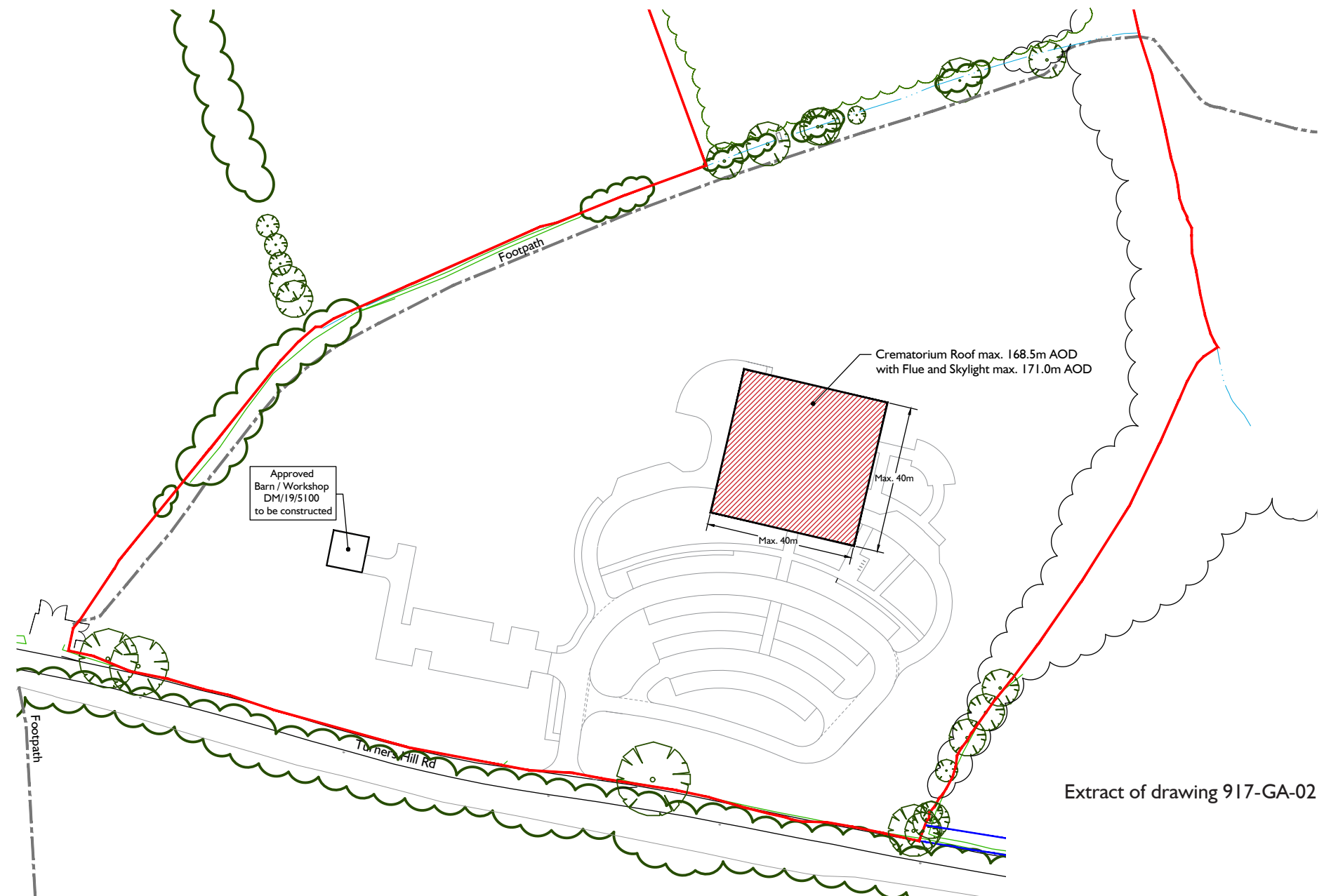
5.2.2. The scale and massing of the crematorium building has been designed to respect the surrounding landscape context.

5.2.3. Built form associated with the crematorium building would extend no more than 40 x 40m (as tested by the Landscape and Visual Appraisal) and Finished Floor Level (FFL) is proposed at 164m AOD.

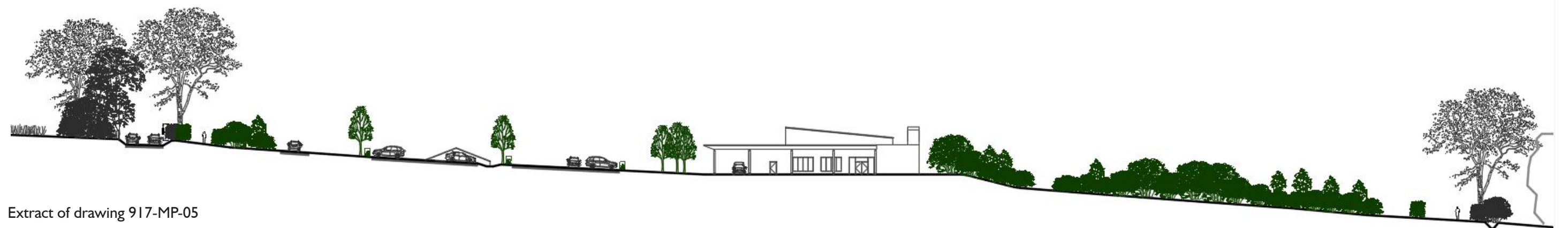
5.2.4. The building would be low lying, with a flat roof no more than 4.5m in height above the FFL (max. 168.5m AOD), and potentially with a sloping feature skylight above the chapel reaching to a maximum of 7m (171m AOD) at its highest point.

5.2.5. The cremator flues would be housed within an enclosing chimney and would also reach no higher than 7m above finished floor level (max. 171m AOD).

5.2.6. The separate barn / workshop already has permission and is to be 3m to the eaves, and 4.95m to the ridge with a finished floor level proposed at 163m AOD.



Extract of drawing 917-GA-02



Extract of drawing 917-MP-05



**5.3. Internal ambience and external materials**

5.3.1. Internally the ambience of the chapel would be one of quiet contemplation, with views of the landscape beyond.

**External materials**

5.3.2. The context of the High Weald has been used to inform the proposed palette of external materials on the crematorium building. Materials would be of soft hues, using natural materials, and would be chosen to respect the local character and blend with the surrounding landscape. The roof would be of sheet roofing materials. Light coloured renders (or similar) would be avoided.

5.3.3. The barn / workshop is to be of plain treated Canadian pine under a goosewing grey steel sheet roof.



**5.4. Sustainable drainage**

5.4.1. Sustainable Drainage Systems would be built into the scheme.

5.4.2. All parking spaces would be permeable, and attenuation would also be provided in the form of rain gardens and an attenuation basin located within / to the north of the crematorium car park (to take drainage from both the car park and the roof of the building).

5.4.3. These features would be designed to have permanently damp / wet bases and would be planted with native marginal and wildflower species as appropriate to create attractive features and for maximum ecological benefit.

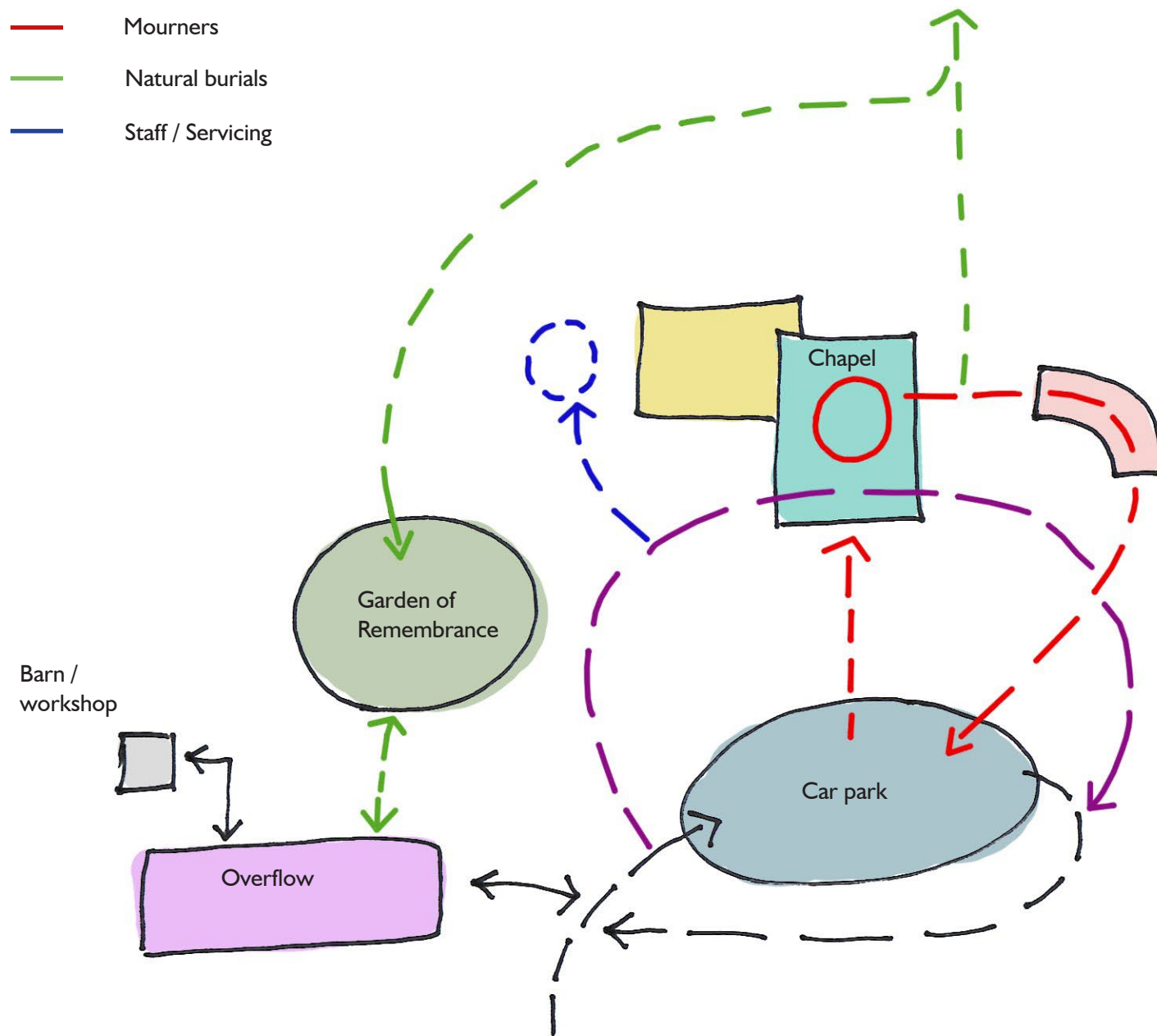




**5.5. External circulation, parking and servicing**

- 5.5.1. Circulation within the crematorium building and car park is designed to allow a flow of people and vehicular traffic to occur with minimal conflicts.
- 5.5.2. Flow would be clockwise through the building from the waiting area, to the chapel, and out to the floral tribute area.
- 5.5.3. Vehicular circulation would also be clockwise, allowing the funeral cortège to separate from the main car park access drive before stopping under the covered porte-cochère; and lay-bys would be provided either side of the chapel to enable waiting before, and collections of the funeral party after services as required.
- 5.5.4. The service yard would be located to the west of the building where it would be screened from the chapel entrance and the rest of the Site by the building itself and by surrounding woodland planting.
- 5.5.5. In addition to the main car park, an overflow (reinforced grass) car park is proposed to the west of the Site access drive to provide additional parking during large services, and parking for visitors to the Garden of Remembrance and to the woodlands for those visiting natural memorials. This car park would also provide access to the approved barn / workshop.
- 5.5.6. A reinforced grass track would lead from the barn / workshop to the natural burial area to allow access in all weather conditions, and a small bridge would be constructed over the ditch in the centre of the Site to link the woodland burial area to the main crematorium site.

- Vehicles
- Cortège
- Mourners
- Natural burials
- Staff / Servicing



## 5.6. Landscape approach

- 5.6.1. Landscape, planting and maintenance details are not for consideration at this outline application stage. For the purposes of the Landscape and Visual Appraisal, however, the following indicative landscape approach has been tested.
- 5.6.2. High quality landscaping would be a feature of the scheme.
- 5.6.3. All surrounding vegetation would be retained and root protection areas respected without incursion; and the existing mature trees found along the Site frontage and next to the footpath that passes between the two parts of the Site would be retained, providing a sense of maturity and enclosure to the Site.
- 5.6.4. All soil would be retained and re-used on Site, and new planting and management would be designed to enhance wildlife and green infrastructure connectivity and to reflect the countryside location and the existing landscape pattern / character.
- 5.6.5. The existing wildflower meadow area found in the northeastern corner of the southern part of the Site would be maintained as 'parkland' for maximum ecological benefit, with invasive willow removed to preserve and enhance this resource.
- 5.6.6. The existing meadow grass areas on the natural burial part of the site would also be maintained in the period before this area is used for burials (and consequently planted), and invasive weeds would also be removed as required in order to maintain this area for maximum ecological benefit. This area would also contain some mown grass paths to allow for access through the space.
- 5.6.7. Significant structural woodland planting would be undertaken on the crematorium site (south of Footpath 68W) as part of the establishment phase of the scheme. Structural woodland planting would also be undertaken on the natural burial area as part of the establishment phase of the scheme, however the majority of 'memorial' woodland planting would be undertaken in a phased approach over a number of years.<sup>1</sup>
- 5.6.8. New structural planting on the crematorium part of the Site would involve:
- Mixed native hedgerow planting along the north side of the proposed permissive footpath along Turners Hill Road, and along the entire south side of Footpath 68W where it runs through the Site.
  - Mixed native hedgerow planting to reinforce the existing hedge along the north side of Footpath 68W where it passes between the natural burial ground and the crematorium site.
  - Single species native ornamental hedgerow planting around the Garden of Remembrance and within and around the crematorium car park.
  - Woodland planting along the Turners Hill Road frontage (between the proposed hedgerow and the crematorium and overflow car parks), around the western side of the crematorium site, and surrounding the crematorium service yard.
  - Woodland edge / understorey planting along the eastern edge of the crematorium site against Butcher's Wood.
  - Tree planting around the crematorium car park.
  - Specimen trees in the parkland area to the northeast of the crematorium.
  - Amenity grass areas around the crematorium car park and within the garden of remembrance.
  - Native wildflower and marginal plants within the permanent wet areas at the bottom of the attenuation area and in the car park 'rain gardens'.

- 5.6.9. New planting on the natural burial area would involve:

- Mixed native hedgerow planting to form a boundary along the west side the burial ground.
- Structural tree and woodland planting around the natural burial site (refer to drawing 917-MP-01).
- Woodland (memorial) planting within the burial ground, undertaken in a phased approach (refer to indicative drawings 917-MP-02 and 917-MP-03).
- Native woodland bulb planting undertaken below the trees as burials progress across the Site.
- Native wildflower areas within the woodland glades.

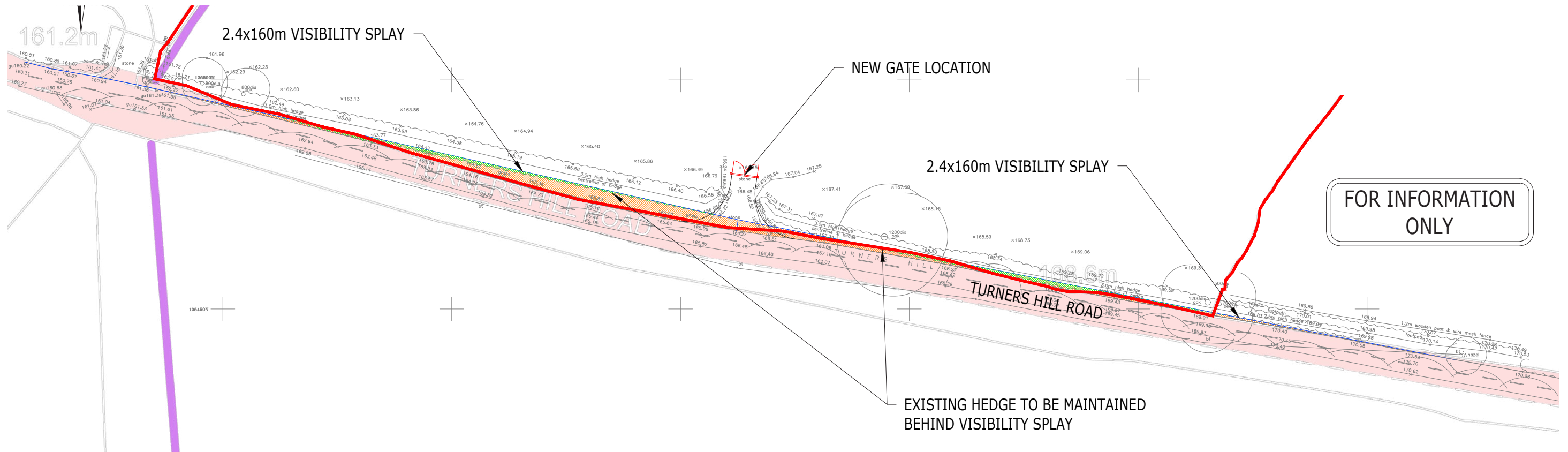


<sup>1</sup> For indicative phasing refer to drawings 917-MP-01, 917-MP-02 and 917-MP-03.



**5.7. Access and accessibility**

- 5.7.1. Access throughout the site would be designed to provide for people with disabilities, with the crematorium building and floral tribute area at a single level, and with steps being avoided and slopes in the car-park at no greater than 1:20 gradients (and in accordance with Building Regulation requirements).
- 5.7.2. Vehicular access would be from Turners Hill Road at the location of the existing Site access, and separate pedestrian access would be also created from Footpath 68W at the southwestern corner of the Site; in the centre of the Site (where the Footpath passes between the proposed crematorium and the natural burial area); and at its southeastern corner where an existing permissive path has already been created between the Site and the Church.
- 5.7.3. A new permissive footpath would also be provided, crossing the frontage of the Site and linking Footpath 68W (at the southwest corner of the Site) directly to Turners Hill.



Extract of Ardent Consulting Engineers drawing 190561-001



## 6.0 NATURAL BURIALS

- 6.1.1. Natural burials are already permitted on the site (planning permission reference DM/15/1035) and would form an integral part of the crematorium development.
- 6.1.2. Burials would be restricted to the northern field (on the north side of the public Footpath) and would maintain the required offsets from the ditches along the boundaries and from the spring at the northern-most corner of the Site.
- 6.1.3. Simple timber crosses, flat timber tablets or vertical timber tablets would be used as grave markers (in accordance with Condition 15 approval of planning permission reference DM/15/1035).
- 6.1.4. Some structural planting would be undertaken in combination with the building of the crematorium, and then woodland planting would gradually fill the site as shown indicatively on drawings 917-MP-01 to 917-MP-03.





