

2.8 Site Analysis

Summary History of the Horniman Museum and Gardens

Horniman Gardens was given to the public in 1901 as part of a bequest from Frederick Horniman, which included the Horniman Free Museum and five acres of Pleasure Gardens. The Gardens developed in a piecemeal fashion as leases on properties expired and property became incorporated into the Gardens by the London County Council and Greater London Council (GLC).

The Garden retains much of the individual character of the period in which its particular components were laid out. These character areas include the Avenue to Horniman's House (demolished) at Surrey Mount (c.1890), the Sunken Garden (1930's) and the terrace on the site of the house 'Lasswade' (1950's). Other historic features such as the Geddes Botanic Garden and the Water Garden have been lost over time.

The Gardens are united with the Horniman Museum and Gardens under the governance of the Horniman Public Museum and Public Park Trust and have been since 1989. They remained physically separated until the opportunity to reunite them came as part of the HLF funded Centenary Extension to the Museum in 2002. Creating a shared new entrance for the Museum and Gardens had the immediate effect of encouraging many more visitors to use and enjoy the Museum and Gardens in a single visit.

The history and current usage of Horniman Gardens are inextricably linked to the adjoining Horniman Museum and Gardens and as such the Horniman is unique in being able to bring together collections that span Natural History, Music, Ethnography, and the Gardens. This offers a special opportunity for 'Recreation, Instruction and Enjoyment', the original vision of the Horniman gift which still guides the work of the Trust today.

The Gardens high standards of upkeep, attractive topography, impressive views and intrinsic variety make it of exceptional value to local residents. Because of the Trust's important role in educational activities and cultural provision it has a significance well beyond the immediate locality.

The Gardens serve a sub regional audience within London and are primarily used by visitors from the surrounding 6 London Boroughs of Lewisham, Southwark, Lambeth, Greenwich, Bromley, Croydon and into Kent, as well as acting as the local park for residents in the area.

Significance of site

The history and significance of the gardens are documented in the 2008 CMP (prepared for the Horniman by LUC to support an HLF bid). The gardens developed from a series of suburban villa properties that faced on to the London Road. These properties were bought up by the Horniman family over a period of years rather than all at once, meaning that the Horniman gardens grew incrementally and not to an overall design. This constant change and development underpins the character of the garden.



Existing view from the first floor of building opposite



Lodge to be demolished and gable end of the adjacent house on Horniman Drive



Looking towards lodge from inside animal walk



Horniman Drive entrance and existing lodge

2.9 Location

The site chosen for the Butterfly House sits next to the Animal Walk and on the footprint of the existing Lodge on Horniman Drive, which will be demolished.

The Butterfly House will be a publicly accessible single storey glasshouse structure to house the Butterfly Garden. This will be located on the site of the Lodge – a vacant building that used to be occupied by the Horniman Museum Gardens Keeper years ago. We have not identified a suitable alternative use for this building and so propose to demolish it and make better use of the plot.

2.10 The Lodge

The building is constructed of brick with a tiled pitch roof and uPVC windows and doors. The building has been vacant since the position of the Gardens Manager was made redundant. Currently the building is used for storage.

The building is constructed of simple design with brick and render finish and tiled roof with uPVC casement windows. As such, it is considered that the building adds very little character within the context of the Listed Building and conservation area setting. Furthermore, it is understood that the house was constructed in 1956, and as such the building is not considered to be a Listed Building by virtue of being within the curtilage of the listed site.

Therefore it is likely that the principle of the demolition in terms of conservation impacts would be acceptable. Please refer to the Heritage Statement written by Turley which accompanies this document and Planning application.

2.11 Building Use

The Horniman Museum and Gardens plan to use the proposed Butterfly House as an ancillary space within the northern portion of the estate and Museum, in association with the continuing provision and exhibition quality of the Aquarium and Natural History department.

2.12 Proposed Works

The proposed works are detailed in the associated drawing package, as listed in Appendix Two and appended to this application.

2.13 Design Details

Where applicable within the appended design drawings and supporting information, design details have been given to provide greater clarity and understanding of the implementation of the proposed works.

Refer to Appendix One for the technical information and design of the glasshouse.

2.14 Surveying Existing Site

As part of the works a measured topographical survey was undertaken by Michael Gallie & Partners. These drawings provided the base drawings for the attached documentation.

Precedent examples from other Museums around the world:



Sophia M. Sachs Butterfly House and Education Center
Chesterfield, Missouri, USA



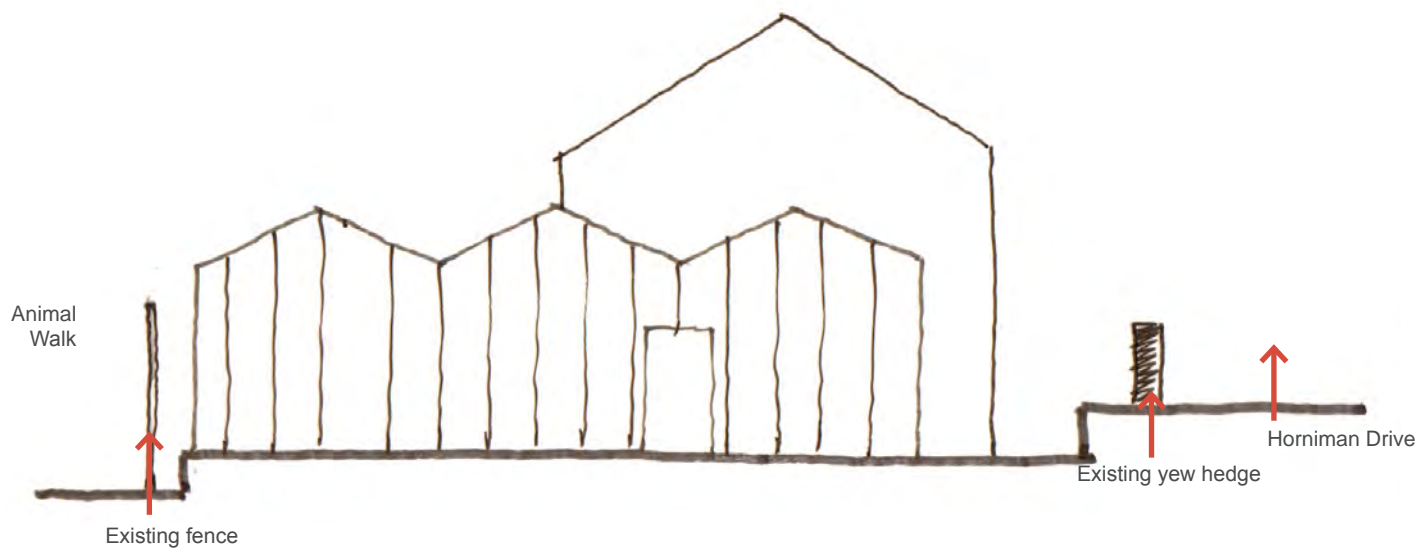
Butterfly House, Philippines



Butterfly House, Natural History Museum London



Life and Sciences Butterfly Museum,
Durham, North Carolina, USA



Impact of new glasshouse



View from Horniman Drive

3.0 Design Process

3.1 Massing and Layout

The new glasshouse will measure approximately 12m wide by 20m long and be formed of 2 x 8m spans with a central line of columns. The glasshouse will measure 3000mm from the top of the foundation post to the gutter, giving an overall height of approx. 3300 from finished floor to gutter and 4200mm from finished floor to ridge, which is lower in height than the existing lodge and adjacent residential property.

All roof glazing will be toughened 4mm glass, and opaque horti-white glass will be fitted over the entrance and shop area. Side wall and gable glazing will be toughened glass. The internal partition will be clad in the same material as the external walls.

The quality structure will be sensitively landscaped to blend with the surroundings of the Gardens. The Museum are keen to build a glasshouse structure as opposed to a polytunnel because it is believed that it offers a more permanent structure, enhanced aesthetics, security, shelf-life and a potential for using for a longer annual season due to improved light quality.

The technical details are shown in Appendix One.

3.2 Materials

The new glasshouse is typical of a horticultural glasshouse, construction of white painted aluminium frame building with inset glazed panels with various opening lights. A variety of typical Butterfly Houses of similar styles from museums around the world are shown on page 14, and as such the proposed Butterfly House for the Horniman Museum and Gardens sits within this typology, as well as the existing Coombe Cliff Conservatory to the north of the main Museum building.

3.3 Landscaping

The existing landscape and planting already provides significant screening to the area and this will only be further enhanced by the proposed works.

The setting of the glasshouse and its immediate impact upon the gardens will be minimised with the continuation of the planting borders, yew hedges and annual planting as a continuation of the planting scheme throughout the Gardens.

Existing trees are not affected by the proposed works, either to the canopies or root structure.



Existing lodge and approx outline of new greenhouse seen from Horniman drive



Level difference: the new greenhouse will use the same ground level or slightly below - i.e. lower than the main Horniman Drive entrance



Existing lodge - new greenhouse will be screened by planting from this viewpoint

3.4 Relationship to surrounding area

The plans and photographs show the existing Lodge and New Green house together to demonstrate the effect of removing the lodge and inserting the glasshouse.

The footprint of the glasshouse is larger than that of the lodge (Lodge 6x10m. New Glasshouse 12x20m).

The glasshouse will use the existing ground level of the lodge, or slightly lower and its ridge height would be at about half way up the existing upper floor windows.

The glasshouse will be set further back from the Horniman Drive than the Lodge, improving both the immediate impact upon the residential setting to the north of the Horniman Museum and Gardens entrance, but also improved waste disposal arrangements.

The proposed Butterfly House is lower in height than the Lodge, most of the new structure will be screened from ground level by the existing planting and fences.

Associated with these works are the removal of low quality sheds various mismatched fences and back-of-house storage facilities. This will drastically improve the view and setting of the nearby residential neighbours and their amenity. The abandoned garden to the west of the Lodge, which many of the adjacent neighbours look into from their first floor windows, the removal of this wasted land will much improve general views, amenity and enjoyment of the landscaped gardens beyond for the neighbours. The waste disposal and bin storage area to the north of the plot will be maintained.

The Butterfly House project fits comfortably, both physically and in understanding the Horniman's history and significance. It demonstrates the dynamism that characterises the Horniman Museum's approach to curation.

3.5 Highway and Transport Impacts

Officers didn't expressed concerns over transport impacts during the pre-application process.

They did not consider that the proposal would result in significant levels of traffic through the Horniman Drive entrance to adversely impact on this road. Furthermore, Officers do not consider that the expected increase in patronage as a result of the development would be significant to cause severe concern on the wider highway network.

In terms of construction impacts, it is understood that any construction vehicles would utilise the existing entrance, which is currently in use by existing maintenance vehicles. This is considered satisfactory in terms of highway safety and it is not considered that the level of vehicles would be significant to cause adverse impacts on the highway network.

4.0 Consultation

The Horniman Museum and Gardens have maintained pre-existing relationship with local residents association to communicate the outline details of the proposed scheme. As such there is a pre-existing arrangement whereby the neighbours can communicate and negotiate through the associations should the need arise.

Local community leaders have been consulted in person and by letter from the Horniman Museum, sent prior to this application being submitted to the London Borough of Lewisham and they welcome the proposal.

Refer to Appendix Three.

5.0 Access

This statement has been prepared to support the planning application for the Butterfly House, Horniman Museum and Gardens. The content of the statement is based on the plans submitted to London Borough of Lewisham Council. The statement confines itself to issues of relevance to a planning stage only. Detailed issues relevant to Building Control approval will be dealt with as part of a further statement at a later stage.

Design Standards followed:

The following legislation and guidance has been followed in the preparation of the design:

- Approved Document M
- Equality Act 2010
- BS8300:2009 - Design of buildings and their approaches to meet the needs of disabled people. Code of practice.

6.1 Pedestrian Access

As part of these proposals the strategy for pedestrian access will remain the same. The glasshouse will still be approached from the gardens main avenue, and from the northern most entrance to the gardens from Horniman Drive.

6.2 Vehicular Access

Vehicular access to the glasshouse by members of the public is prohibited and will remain as part of these works. Vehicular access for the appointed contractors will remain strictly controlled, supervised under escort and outside of public visiting hours.

6.3 Inclusive Access

Enabling access for disabled people is seen as an essential part of creating a better environment for all our visitors and our aim is to make this development fully accessible. The proposals for the development make provision for the following:

- Sliding doors 1200mm x 2200mm, with aluminium frames, half glazed and half insulated
- Concrete floor slab in the entrance/shop area suitable for wheelchair and buggy users
- Step free access throughout the proposed development area
- Internal paths suitable for use by buggies and wheelchair users
- Seating at appropriate resting points inside the Butterfly Garden
- Accessible interpretation of the plants and butterfly's in the Butterfly Garden

6.4 Toilet Facilities

The proposals do not provide any change to the existing W.C.s within the Horniman Museum grounds which are all designed to meet the British Standards and Part M.

6.5 Safety and Security

The glasshouse will be monitored by a CCTV system and the correct number of fire exits will be built into the design after advice from our Fire Safety Advisor. The Butterfly House will be manned by Horniman staff during the Museum opening hours and is close to the Animal Walk and the Bandstand Terrace, providing a pleasant and relaxed gathering space for all our visitors.