

The Bridge Church, Hayling Island: Extension and alterations Design and Access Statement



studio four
architects ltd

1.0 Introduction

The following Design and Access Statement has been prepared using the guidance within CABE's document, Design and Access Statements – How to write, read and use them. This statement is to be read in conjunction with all associated documents and drawings submitted as part of this planning application.

The Church occupies a prominent corner at the junction of Station Road and Beach Road. The Bridge Church has established for a number of years and provides space for worship and community activities.

Whilst the accommodation currently on site has served the Church and community well, the Bridge Church is now seeking to upgrade and extend their existing buildings to provide better facilities for all. This includes extension to the main hall to create a good size worship area, a new entrance, separate café/foyer space, and improved and enlarged WC facilities.

2.0 The Process

2.1 Assessment

The leaders and members of The Bridge Church have recognised that the existing space and facilities provided require improvement and enlarging to accommodate the existing and future needs of the Church and local community.

Photos of the existing site are within Appendix A.

2.2 Involvement

Leaders of The Bridge Church have developed a brief to inform the design following internally consultation with the church community.

2.3 Project brief

The needs identified within the brief include:

- bringing aspects of the building up to a standard suitable for a 21st century church – especially access and facilities for those who have disabilities which limit mobility.
- Good sized worship space which can be used as a multi-purpose place for people in the Church and community, with some 'wow' to the space internally
- Separate sitting area for smaller meetings.
- Improved and enlarged WC facilities, including the provision of an accessible toilet.

The requirements within the brief cannot be effectively accommodated within the existing envelop of the building. As such, extension of the building is required as part of the upgrading works. The brief considers the current needs along with enabling flexibility for future use.

2.4 Existing buildings

The existing building is believed to date from the 1960/70's and has been significantly extended at some point; before being used as a church, the building was occupied by a bank, and the vaults are still visible internally! External walls are facing brickwork (in two styles) with a substantial white upvc fascia running around the edge of the flat roof; a section of pitched roof over the older part of the building is visible further back from the edge.

The footprint is curved at the front, reflecting its corner location, with an apron of hard paving graded down from floor level to the pavement level.

3.0 Design

3.1 Use

No change in use proposed. The existing building is a rented/own property of The Bridge Church. The neighbour land was purchased by the Bridge Church to give space for the extension.

3.2 Layout and size

The layout proposes to extend the north side of the building using the adjacent grass area to build the enlarged worship area, which allows this space to take advantage of a vaulted ceiling internally. The footprint is also extended to the front, towards the road, to make better use of the existing hard-paved area and continues the curved profile that currently exists.

The existing main entrance will be repositioned to be more central, to provide access directly into the welcome/café space. The office and worship space then open up off this space. The kitchen is relocated to the south-west corner.

The proposed increase in floor area equates to 282sqm gross internal area. All existing and proposed accommodation is at ground floor level.

3.3 Appearance

The new extension and the existing walls will receive white render finish to overcome the slight mismatch between the different parts of the existing building and the new-build element. The existing section of pitched roof will be demolished and a new curved pitched roof will be built above the entire premises to bring some consistency. The new roof designed to be built from glulam/metal tie trusses with standing seam finishes and trusses form part of the interior feature to the worship space; existing flat ceilings are retained throughout the rest of the building.

The forms, scale and materials proposed are all matching and in-keeping with the surrounding area, but are designed as something of a feature building on a prominent corner site.

3.4 Landscaping

The proposed entrance and two fire exit doors opens to the Beach Road, where the paving finish need to be laid to a suitable fall for accessibility.

4.0 Access

4.1 Vehicular and Transport Links

The site has no dedicated parking within its curtilage. However there is a public car park approx. 60 metres away in Station Road, which provides ample parking provision within easy walking distance.

The site is served by the following bus services:

Bus no. 30 and no. 31 from Havant Bus Station to Hayling Island (Barley Mow stop in Manor Road, 80 metres away)

There is currently no cycle parking on site but it is proposed to provide 7 spaces as part of the proposals. (1 space per 40 sqm: $282\text{sqm}/40\text{sgm} = 7$)

4.2 Inclusive Access

The proposals provide an accessible WC that will fully comply with Approved Document Part M, level access to the main front entrance and a new level access to the fire exit doors of the building.

Appendix A: Existing site photos



View of the main entrance from Manor Road



View of the existing North Elevation from the adjacent side field.



Existing West Elevation from the backyard.



View of the existing South Elevation from the 65 Manor Road adjacent building.