



Design and Access Statement

**10.453 Proposed refurbishment and replacement offices /
annexe at- Emsworth Baptist Church – North Street,
Emsworth PO10 7BY**



Proposed refurbishment and replacement offices/annexe – Emsworth Baptist Church

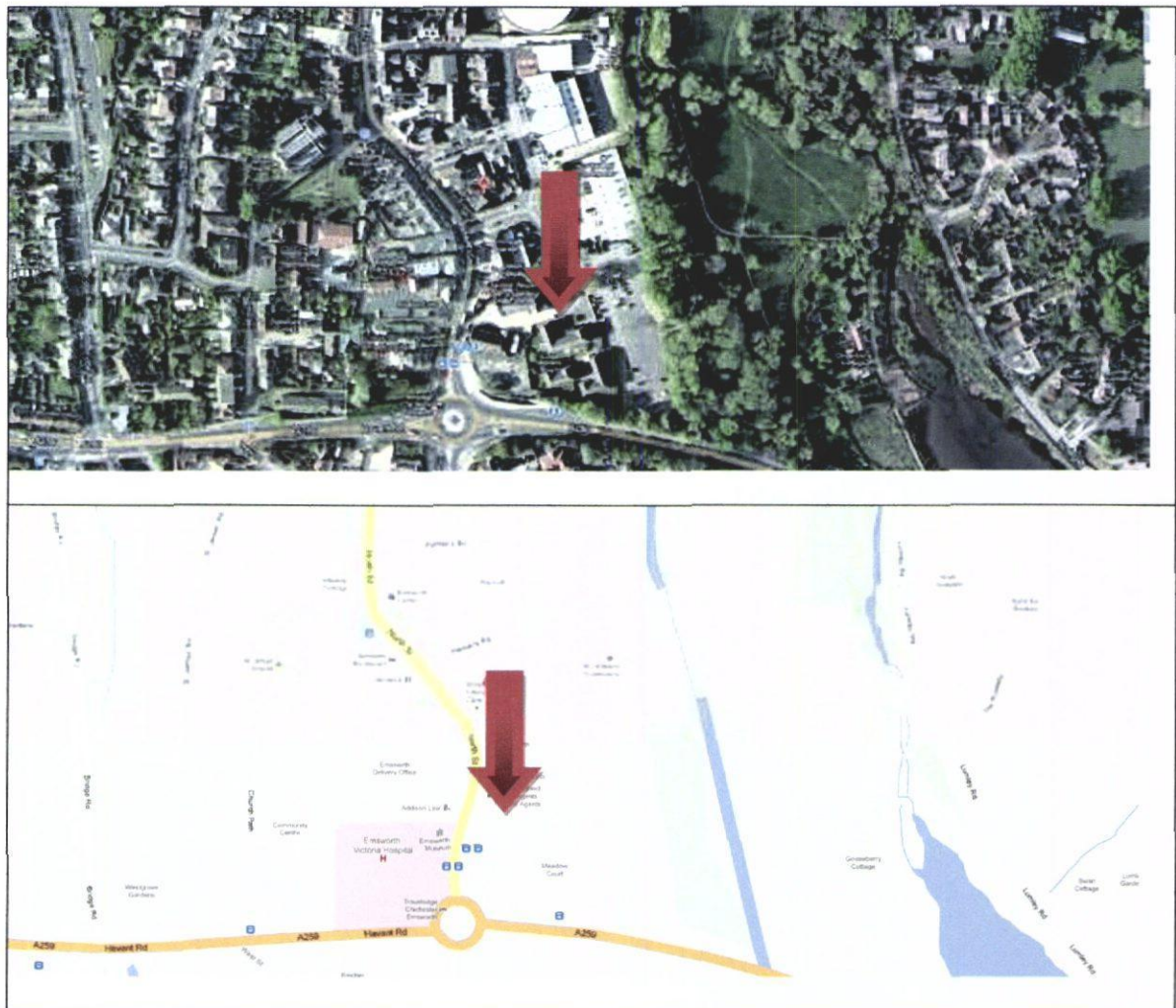
1.0 Introduction:

This Design and Access Statement has been prepared for consideration in conjunction with the applicant's planning application made to Havant Borough Council for the proposed refurbishment and replacement offices / annexe at Emsworth Baptist Church – North Street, Emsworth PO10 7BY

2.0 Use:

Emsworth Baptist Church is part of the Baptist Union.

Emsworth Baptist Church is located on the east side of North Street opposite Emsworth museum and fire station, close to the A259 roundabout. The area is predominantly commercial, with many small shops on both side of the road. The A259 creates a boundary between the old town and conservation area to the south, and the new to the north.

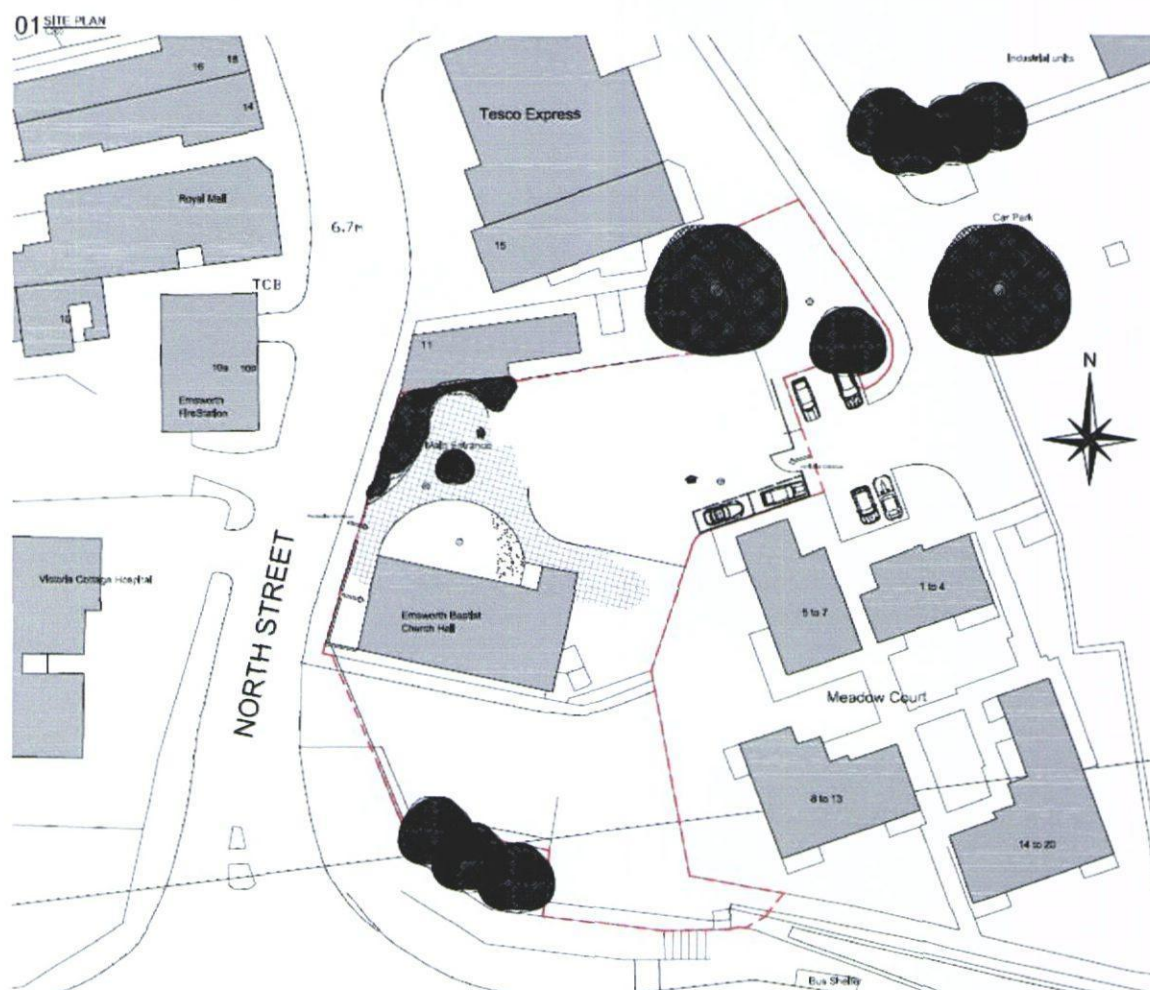


Proposed refurbishment and replacement offices/annexe – Emsworth Baptist Church

The Church building is used by both the local Church, as well as a number of groups that serve all ages in the wider community. The Church members are in the process of building a new 300 seat auditorium, and are also looking to refurbish the existing Church to both complement the new building and to be used in tandem with it so to further serve the local community.

A structural survey was commissioned into the state of the current Church building. This report concluded that the existing rear two storey extension, which is thought to have been added on to the main church in the late 1800's, is now in very poor condition, with the eastern wall leaning significantly. It recommends that as a minimum the upper storey is taken down to make this part of the Church structurally safe. In addition this part of the Church has a poor internal layout and very steep stairs.

Hence the proposal for this part to be demolished and replaced with a single storey annexe. The annexe will improve the layout of meeting/conference rooms, create disabled access and WC facilities, and allow the annexe to be used independently of the church, making it a more practical asset for the wider community.



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The proposed internal alterations allow for disabled access to the main church sanctuary, as well as disabled WC facilities and improved office/meeting room areas and storage space.

The proposed works allow for a ramp in the entrance foyer and Disabled access WCs in both the main church and the new annex, making the building compliant with the Part M requirements of the Building Regulations.

3.0 Amount:

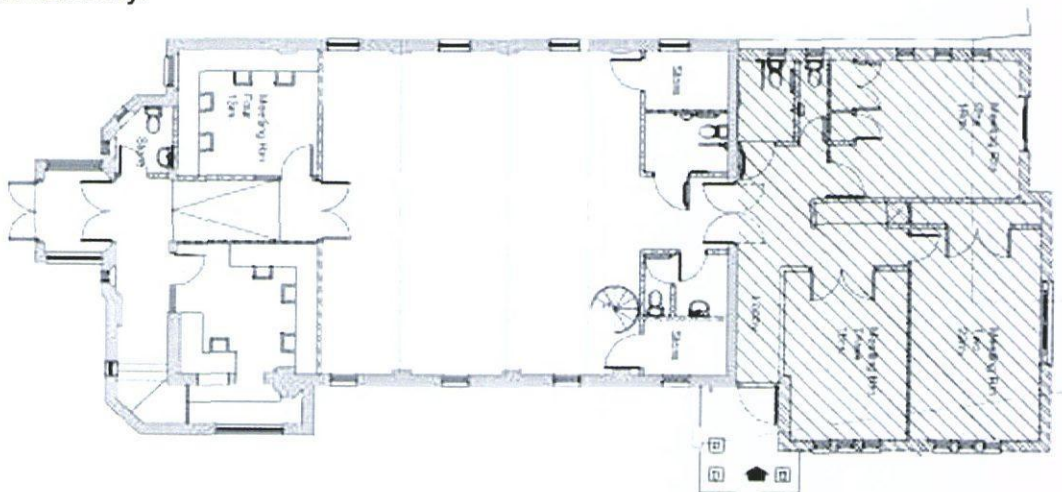
The proposal is to replace the existing two-storey extension to the rear of the existing church with a single storey annex. While the footprint of the annex will be increased by approximately 17m² (mainly due to squaring off the building to the rear and making use of a currently difficult to access concrete courtyard area), there will be resultant reduction of total floor area by approximately 33m². This proposal is intended to reduce the current visual impact of the rear elevation, and the new internal layout will create more accessible, practical and user-friendly spaces.

The external access to the annex is to be moved 90° from it's current position, to create a more usable entrance space, and to allow for a new level access entrance that is fully compliant with the Part M requirements of the Building Regulations.

The alterations to the internal layout of the main church sanctuary and front entrance are all as shown on the drawing, and will not increase the capacity of the church.

4.0 Layout:

The layout of the church is shown on the drawings accompanying the application. The current front entrance to the Church is level, with the main sanctuary sloping down towards the rear extension. There is a step between the sanctuary and rear extension that makes disabled access to this part of the Church difficult. The offices, storage spaces and WC facilities to the rear are cramped and, due to the awkward layout of the existing rear extension, impossible to comply with the Part M requirements of the Building Regulations without reducing the usable space dramatically.

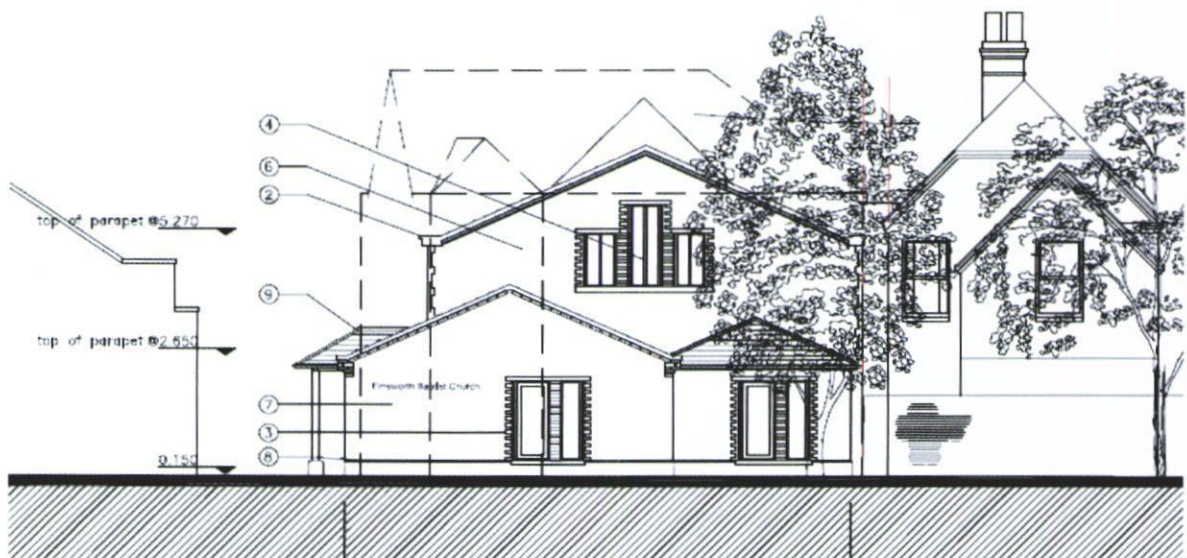


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The proposal is to provide improved circulation space and access into and within the whole church building. While the annexe has a reduced floor area, the space is utilised far more efficiently. All parts of the new annexe will be wheelchair accessible, and the design provides more practical spaces for meeting rooms, office space and storage, as well as increasing the WC provision including Part M compliant disabled access WCs to both the church hall and the new annexe. The floor to the church hall is to be levelled and as such the corridor from the front foyer to the hall, will now incorporate a small ramp to maintain the level access through the building.

5.0 Scale:

The new annex will be subservient to the original main sanctuary, and will create a less imposing, more sympathetic and visually appealing rear elevation.



Current view of rear elevation-1



Current view of rear elevation-2

6.0 Landscaping:

The grounds of the church are finished with concrete paving to the front, with planting to the street elevation and north side against the boundary wall. There is hard-standing to the south side of the church that provides a small amount of car parking with access off Palmers Road to the rear of the site.

No alterations are proposed to the landscaping as part of this application, as the wider landscaping of the site is covered by our application for a new 300 seat auditorium.

7.0 Energy Efficiency:

The current Church building is poorly insulated and parts of the building cannot be heated separately. The new annex will have much better insulation than the existing structure and can be heated separately from the main Church sanctuary.

8.0 Appearance:

Materials for the new annex will be sympathetic to the existing church, with the annex being built in brick. All as shown on the drawings accompanying this application and noted on the application form. New windows and doors are to be hardwood timber, colour to match existing frames.

9.0 Access:

The proposals will be subject to Building Control and the requirement of Part M of the Building Regulations will be taken into account as far as is required.

Particular regard will be had to ensure that the front church entrance, new annexe entrance and all the rooms internally will have a level access and made wheelchair accessible.