

Authentic City Church - Design & Access Statement

1.0 Context



Existing Building highlighted in red

1.1 Existing Site Assessment

- These proposals seek approval for the demolition and replacement of the building highlighted in red in the aerial photograph above.
- The existing building is not visible from Crowcroft Road and does not contribute to the street scene
- The existing buildings' roof is visible from the back gardens of the houses on Slade Hall Road

2.0 Existing Building

2.1 Description

- The existing building is single storey and accommodates the existing creche, youth and other ancillary facilities associated with the church.
- The building is of a low-quality, timber construction and appears to have been intended as a temporary building. It has currently outlived its lifespan and needs to be replaced.
- The existing building provides 120 m2 [GIA] of accommodation.

2.2 Photography



The existing building to be demolished.

3.0 Proposed Building

3.1 Proposed Building

- The proposed building has been designed to improve the amount and quality of accommodation provided for the creche, youth room and other ancillary facilities associated with the church.
- Proposed Materials:
 - Brick walls. Final brick to be approved via condition.
 - Tiled pitched roof arranged with valley gutter to limit apex height. Final tile to be approved via condition.

3.2 Scale

- The proposed building provides 200 m2 [GIA] of accommodation arranged over two storeys.

3.3 Relationship with Context

- The building has been designed to be subservient to the existing church building in terms of its vertical scale. The roof of the building has been designed with a pitched roof with a valley gutter in order to limit the vertical height so that it does not extend higher than the roof-line of the church.
- The building is located to the north of the dwellings on Slade Hall Road. Therefore, there will no over-shading of the gardens and therefore no loss of amenity or light to the demise of these dwellings.

- The building will present a blank facade on the south elevation meaning that there is no loss of privacy to the dwellings on Slade Hall Road.

4.0 Access to the Development

4.1 Equal access to the proposals

- The existing access points to the buildings remain as per the existing condition; the existing access between the hall and the church will be re-used.
- The internal access between the hall, church and the proposed building will be much improved through the design of the internal access ramps.
- The design of the ramps within the proposed building will comply with Part M.

4.2 Emergency Vehicle Access

- The access to the proposed building will be as per the existing condition.

5.0 Sustainability

- The proposed building will comply with Part L2a and be a material improvement on the existing building in terms of energy consumption.