

Ayshford Sansome
10 Riverside House
Lower Southend Road
Wickford
Essex SS11 8BB

Telephone
01268 562266
Fax
01268 562265

email
architects@ayshford.com



REPLACEMENT WINDOWS

SALVATION ARMY HALLS

146 HIGH STREET

RAYLEIGH SS6 7BU

DESIGN & ACCESS STATEMENT

8th October 2007

Our Ref: 0742

PART 1: CONTEXT

Site Features:

The application site comprises 2 brick faced halls side by side with a more recent flat roof ancillary building located to the rear. Although very similar in design the two halls were not built at the same time. The left hand building on the corner of Love Lane is the more recent. Inside and facing onto the High street a new link has been formed this includes a new entrance and adjacent powder coated aluminium framed double glazed windows. This was approved 29.08.2000 and planning application ref: 00/00536/FUL relates. The current timber windows and doors in a mixture of styles are now in very poor condition and are at the end of their useful life. Many of those which are supposed to be openable for ventilation are no longer able to be so; their appearance now deprecates the whole site inside as well as out (See site photographs 1 – 9 attached).

Transport:

The application site is accessed from Rayleigh High Street. Members of the community visit the centre for a range of community and worship functions. Volunteer staff and visitors using the centre arrive by foot, public transport & private motor transport. There is an attached private car park and there are several public car parking sites serving the Town Centre that are nearby. It is anticipated that these proposals will not affect transport matters.

Local Environment:

The application site is not within a conservation area neither are any of the buildings on site listed. The site is however within the main commercial centre of Rayleigh High St, surrounded by a wide variety of retail and commercial uses.

PART 2: PROPOSAL

Generally:

The proposal is for the replacement of the existing timber windows that are in poor repair with new PVC-U double glazed units as the attached details from Just Good Windows & Doors Ltd. These will improve the overall appearance of the buildings and offer much improved thermal performance in line with the current requirements of Part L of the Building Regulations. This together with other internal improvements to the roof will significantly improve the overall thermal performance of the existing buildings both in winter and summer. This is in line with Government targets for better thermal performance for both new and existing building stock.

Layout:

Remains unaffected by these proposals.

Scale & Appearance:

PVC-U frame proportions are generally similar to their timber equivalents and often represent a better visual alternative to aluminium which tends to be rather slimmer. Minimal maintenance is required, usually regular cleaning as part of the window cleaning regime being all that is required. This leads in turn to better lifetime appearance as poorly maintained timber windows will become poor in appearance regularly every 5 years and will deteriorate from that point if not properly carried out. Also from a Health & safety point of view the proposed PVC-U units are much safer in that 4-5 year access to some very high units is avoided.

Landscape:

The existing landscape will be undisturbed by the proposals.

PART 3: ACCESS

Disability:

Access for people with disabilities will be unaffected by these proposals

Emergency Services:

Access for emergency service vehicles will be unaffected by these proposals.

PART 4: OTHER ASSESSMENTS

Transport:

This proposal is very unlikely to have any impact on the surrounding transport infrastructure and therefore warrants no further formal study.

Environmental:

This proposal is very unlikely to have any impact on the surrounding environment and therefore warrants no further formal study.

Flood:

We anticipate no impact caused by these proposals on the potential for flooding in the area or elsewhere and therefore warrants no further formal study.

SITE PHOTOGRAPHS AS EXISTING



1. From car park; looking South East.



2. From Car Park; looking South – existing rear ancillary building



3. From Car Park; typical Window to North Hall



4. From Car park; looking South west towards North Hall



5. High street Elevation



6. High street Elevation



7. South Hall; Love Lane Elevation



8. Rear Kitchen Building; Love Lane Elevation



9. Love Lane Elevation Rear part in context.