

Design and Access Statement

1. Introduction

- 1.1. Emmanuel Church Hall is believed to have been built circa 1890s, formally utilised as a community church hall over the three floor levels. Located on the corner of Broomsleigh Street and Dornfell Street, opposite Beckford Primary School, with the main entrance off Broomsleigh Street to the east.
- 1.2. At ground floor level a nursery group currently uses the site during the week, the rest of the building over occupied by West Hampstead Community Association.
- 1.3. The main purpose are:
 - Replacement windows.
 - Modification of doors.
 - Improved access for disabled persons.

2. Design: Window Replacement Proposals

- 2.1. To the south facing main elevation within the main ground floor hall, currently the windows are a mixture of fixed and horizontal pivot frameless single glazed windows (set into stone mullions and transoms), with associated fixed leaded lights, whereby several are missing. Some window frames have been completely removed and glass fixed direct to the stonework.
- 2.2. Further windows at differing floor levels are a mixture of galvanised steel framed fixed and casement single glazed (Georgian wired and clear with associated fixed lead lights).
- 2.3. Two protruding steel dormer windows in timber sub frames are found at first floor level to the south elevation, openings being a mixture of casement and horizontal pivot, together with intermittent fixed units.
- 2.4. It is evident that these windows are at the end of their lifespan, and many cannot be opened due to failure and health and safety concerns. A large majority of the fixed lead lights are either missing or defective.
- 2.5. Due to the orientation and condition of these windows, areas within the building cannot be adequately ventilated as for the reasons described in 2.4 as many no longer close or open properly. During the winter seasons there is heat loss and consequential fuel costs and environmental impact due to the poor condition of the windows.
- 2.6. The proposal: to restore efficacy of windows, improve thermal performance in line with the Council's Corporate Environmental Policy and Sustainable Design and Construction Policy by removing the existing and previously replaced windows and install new 16mm thick double-glazed (4mm clear float, 8mm krypton/gas filled cavity, 4mm clear soft lowE), factory applied polyester powder coated galvanised

steel windows, manufactured by Crittall that match as far as reasonably practical, the presumed original windows. Open-able window units will be either horizontal pivot and/or side casement to match existing. High level horizontal pivot openings within the ground floor church hall would be manually geared by a Teleflex opening mechanism.

3. Design: External Vertical Lift Platform

- 3.1 The intention is to make the building more accessible. Whilst land access from Broomsleigh Street, if access is required to the rest of the building while the hall is in use. Visitors will be confronted with steps. Also Ofsted are unlikely to permit visitors to pass through the ground floor hall when it is being used as a nursery. In order to comply with current Office for Standards in Education, Children's Services and Skills (OFSTED) requirements in regard to access for disabled and wheelchair users, it is intended to provide additional access off Dornfell Street via a vertical lift platform.
- 3.2 The proposal: to reconfigure the existing side entrance of Emmanuel Church Hall off Dornfell Street to construct and install a powder coated (RAL light grey) galvanised steel vertical platform with transparent polycarbonate platform and gate infill panels with aluminium chequer plated floor to provide a Part M compliant lift for disabled and wheelchair users.

4. Design: Dornfell Street Entrance Door Renewal

- 4.1 To the south facing Dornfell Street side entrance at ground floor level it is proposed to remove and renew the current softwood timber side hung door opening. The current condition of the door is in extremely poor condition, with variable sized gaps at the head and sides creating draughts, heat loss and consequential fuel costs. The visual appearance will be similar to existing.

5. Design: Brick Up Double Fire Exit Door

- 5.1 Presently found off the side entrance to Dornfell Street, a pair of softwood timber double doors provide an alternative secondary fire escape from the ground floor hall. Internally, behind the fire doors and beyond, it has been designed to install a two cubicle children's WC and domestic kitchen for the nursery, therefore provision for air supply and extract for the WC and kitchen is required.
- 5.2 The proposal: It is intended to brick up the fire exit door opening in similar Old English brick bond and mortar type to match existing, together with installing two separate 250mm x 250mm extract and air supply ducts to the proposed children's WCs internally to the right hand side of the circular bullseye window. A further 400mm x 400mm polyester powder coated louvre kitchen extract will replace the existing bullseye window. The internal fire strategy has been indicated to suit.

6. Access

6.1. PEDESTRIAN ACCESS TO THE SITE

- 6.1.1. Pedestrian access is via the main entrance to the east off Broomsleigh Street and a subsidiary entrance off Dornfell Street to the south. Modified with a platform lift as described above.

6.2. VEHICULAR ACCESS TO THE SITE

- 6.2.1. There is no on site parking or vehicular access.

7. Internally

- 7.1.1 Internally the hall will be provided with a platform lift serving ground and first floor levels. Accessible WC's will be provided at ground and first floor level, and due consideration given to circulation space, lighting, colour schemes, finishes and fittings.