



CPL Chartered Architects

THE GATE, READING
NEW CHURCH & COMMUNITY CENTRE

At

384 The Meadway, Tilehurst, Reading RG30 4NX

DESIGN & ACCESS STATEMENT

Including

PLANNING STATEMENT



APRIL 2019

REV D



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1.0 Introduction

CPL Architects have been appointed by the Trustees of The Gate, Reading to prepare a Planning Application for the construction of a new church and community centre on the existing church site at 384, The Meadway.

In 2005 Tilehurst Free Church and Groveland's Christian Fellowship amalgamated in 2005 to form The Gate, formerly named Reading Community Church. The Gate is regarded as one of the leading churches in the Barnabas Fellowship of Churches (BFOC). It is also a member of the Baptist Union of Great Britain.

The Trustees wish to build a new church and community centre facility to safeguard and enhance the important community activities and community provision on the Meadway site, by providing new facilities suitable for current uses and compliant with current requirements, including provision for access by all, with improved landscaping of the site, vehicular access and parking arrangements.

This report has been prepared in accordance with the CABE Design & Access Statement guidance and Article 9 of the DMPO 2015 and addresses the relevant matters, including Use, Amount of Development, Layout, Scale, Landscaping, Appearance, Context and Access.

A Planning Statement, Statement of Need and Community Consultation Statement are also included in this Design & Access Statement to support the proposals.



Existing church building, 384 The Meadway



2.0 Proposal Summary

The proposal includes the construction of an exciting new church and community centre to provide high quality and up to date facilities for the important community activities provided by the church.

The existing inadequate and poor quality church building will be demolished to allow a new church and community building to be constructed on the site, with associated landscaped grounds and improved parking.

The new church and community centre is sited approximately on the footprint of the existing church building, but utilises a two storey design with pavilion in the roof zone to maximise the potential of the site.

There is a new, welcoming entrance foyer, drop in café, commercial kitchen/ servery, flexible worship space, meeting room, and associated toilet provision at ground floor level, with flexible meeting/ teaching spaces and associated toilet facilities at first floor level, with offices, prayer room and art studio at the roof level pavilion.



3d rendered interior view of proposed worship space



3.0 Statement of Need

Following the formation of the Reading Community Church in 2005 as a merger of The Tilehurst Free Church and Grovelands Baptist Church (now known as 'The Gate'), its leadership have an ambitious plan to develop its buildings as an apostolic resource centre serving and transforming local communities in partnership with other organisations to bring about positive change.

In 2015 CPL Chartered Architects were therefore appointed to carry out a detailed Option Study to appraise the existing sites owned by the church on the Meadway, Oxford Road, Wilson Road and their potential for redevelopment to meet the needs of the church in their ongoing community activities.

The Gate seek to provide a place of comfort, welcome and access for the community, meeting specific needs in the area in partnership with other organisations.

A schedule of the existing and proposed church and community activities is set out below in Section 7 (Existing and proposed Uses).

The existing building at the Meadway site is of poor quality and lacks the required toilet facilities, meeting rooms, offices and break-out space required to support the present church and activities adequately.

There is therefore an identified need for a new, high quality, energy efficient and sustainable church and community building to provide a new worship space for existing services, with meeting rooms, offices and associated storage and toilets. It is also proposed to include a Drop-in Café with associated kitchen to support the community activities.



Existing poor quality church buildings from North West



Cramped existing offices



Existing inadequate toilet provision



4.0 Community Consultation Statement

A public consultation event was held at 384 The Meadway to consult informally on the proposals and a summary of the responses is included below.

Comments on architectural design and appearance were generally positive. Points on landscape design, scale, privacy, nuisance and transport are addressed within the current planning application.



The Gate - Replacement Church building at 384, The Meadway, Tilehurst, Reading

Public Consultation: 4th October, 2018

Public Consultation - Analysis of Responses

28/10/2018

Subject	Consideration	Summary Comment	Positive	Neutral	Negative	CPL Response
Appearance	Architectural design	Excellent proposal	✓			
Appearance	Architectural design	Very modern, beautifully designed	✓			
Appearance	Architectural design	It is an attractive design, but will it sit well amongst residential homes, maybe not!	✓			
Appearance	Architectural design	The new building is an excellent development to serve community needs...	✓			
Appearance	Architectural design	Pleasant design but height is over development	✓			The proposal is two storey plus roof zone as adjacent two storey houses with pitched. The building is well set back from the boundaries on the footprint of the existing building.
Appearance	Architectural design	A new building should improve appearance but needs to have no negative impact on neighbours	✓			The Church are entitled to develop their site in accordance with the provisions of the Town & Country Planning Act, as are other property owners. The church intend to be good neighbours.
Landscaping	Landscaping	Needs not only to be implemented but also maintained e.g. Tree heights		✓		The church intend to implement a landscape maintenance regime.
Scale and massing	Height	It is a highly solid block structure rather than footprint that will impact local residents			✓	We believe the building scale and massing is suitable for its location.
Scale and massing	Height	Height of the proposed building			✓	We believe the building scale and massing is suitable for its location.
Scale and massing	Height	Surprised that three storeys are proposed			✓	We believe the building scale and massing is suitable for its location.
Transport	Parking	Parking would need to be addressed		✓		Refer to Transport Statement by Glanville.
Transport	Parking	Parking would need to be addressed		✓		Refer to Transport Statement by Glanville.
Transport	Parking	Would see more vehicles in the close		✓		Refer to Transport Statement by Glanville.
Transport	Parking	Although it is on a good bus route would not expect people to choose bus over their car		✓		Refer to Transport Statement by Glanville.
Transport	Parking	Keswick Close is already negatively impacted by parking shortages, proposals that don't address this would lead to chaos		✓		Refer to Transport Statement by Glanville.
Transport	Parking	the number of spaces seems to be less than currently available, which is already insufficient		✓		Refer to Transport Statement by Glanville.
Transport	Parking	Parking problems will increase if more activities take place on evenings, weekends which seem likely		✓		Refer to Transport Statement by Glanville.
Transport	Parking	Concerned by lack of parking spaces with using Meadway		✓		Refer to Transport Statement by Glanville.
Transport	Parking	Concerned that blocked drives, lack of space for residents visitors etc will increase		✓		Refer to Transport Statement by Glanville.
Transport	Traffic generation	Concerned that traffic will increase not just on Sundays but at other times with more activities at the church		✓		Refer to Transport Statement by Glanville.
Transport	Traffic generation	Increased attendance will generate increased traffic		✓		Refer to Transport Statement by Glanville.
Transport	Increased activity	Quiet road with many elderly residents, increased traffic & activity unwelcome		✓		Refer to Transport Statement by Glanville.
Transport	Road safety	Parking problems must exist, Keswick Close dangerous as congestion means you have to pull out unsighted		✓		Refer to Transport Statement by Glanville.
Transport	Parking survey	Need to be carried out on a wet Sunday when people need to park as close as possible		✓		Refer to Transport Statement by Glanville.
Privacy	Overlooking	Building that impacts further onto views from the neighbouring gardens - no screening means there is a view into residents bedroom		✓		Obscure glazing will be specified to avoid overlooking issues and agreed with the LPA.
Privacy	Overlooking	Very imposing looking down into gardens of Keswick Close		✓		Properties on Keswick Close are too far from the building to be overlooked.
Privacy	Overlooking	Loss of privacy for those houses overlooked			✓	Obscure glazing will be specified to avoid overlooking issues and agreed with the LPA.
Nuisance	Crime	Increased risk of crime			✓	The new building, landscaping and management by the church should reduce risk of crime.
Nuisance	Increased activity	Number of meeting rooms etc. will encourage more activity		✓		More break-out space is being provided. Refer to Design & Access Statement for details of existing & proposed activities. Intensification of use is not proposed.
Nuisance	Increased activity	Concerned that the current quiet environment of Keswick Close will be altered			✓	The church are reviewing current parking and transport arrangements to improve on the current arrangements. Refer to Transport Statement by Glanville.
Nuisance	Noise	Cafe could be a problem to local residents especially in warmer weather if customers are outside			✓	The new cafe should not present any more noise than the current church use, which has a garden.
Nuisance	Noise	Steps need to be taken to reduce impact of noise and disruption on residents		✓		The building is designed to limit break out noise. Refer to Noise Assessment.
Nuisance	Vandalism	Concerned about future use of the church - concerned that groups aimed at the disadvantaged will result in increase damage to property as this has been the case in the past when the close is used for walk through access.			✓	Refer to Design & Access Statement for details of existing & proposed activities. Intensification of use is not proposed.
Construction	Construction vehicles	Building vehicles will increase activity in to close			✓	Construction activities will be developed carefully to minimise disturbance for neighbouring properties in accordance with current good practice. There will usually be a planning condition relating to provision of a method statement.
Construction	Construction vehicles	Concerned about heavy plant and lorries coming through Keswick Close/Meadway			✓	Construction activities will be developed carefully to minimise disturbance for neighbouring properties in accordance with current good practice. There will usually be a planning condition relating to provision of a method statement.
Totals:			6	9	22	



5.0 Planning Statement

A pre-Application Enquiry was made to Reading Borough Council and a formal written response received on 24th June, 2016 from Alison Amoah ref. 160297.

The main issues to be considered were:

- a. Principle
- b. Design, appearance & scale
- c. Impact on Residential Amenity
- d. Landscape
- e. Transport/ Parking
- f. Sustainability
- g. S.106 and CIL
- h. Detailed Planning Application

A summary of the planning officer's comments is set out below:

- a. Acceptable in principle.
- b. Scale - considered acceptable to limit floor plan to existing footprint and height to ridge line of existing building, using slope of site.
- c. Impact on Residential Amenity: Would need to provide overall anticipated level of transport movements; schedule of activities, including amplified speech & music; hours of operation.
- d. Landscape: Enhance appearance, including specific measures at boundaries for aesthetic & screening purposes.
- e. Transport/ Parking: Request for Applicant to provide details of future congregation size. Reference is also made to OR & WR sites, therefore brief statement on this would appear appropriate.
Parking provision: 1 space per 8 fixed seats, which equates to 50 spaces.
Notes Sunday morning services parking on road, therefore recommends travel surveys of congregation to use as baseline for preparation of a Travel Plan for the proposed new church.
Transport Development Control will not support a proposal if likely to increase on street parking, therefore better management of on-site parking is required.
Parking layout to be assessed for required turning space.
Cycle parking required to Council adopted standards.
Information should also be submitted regarding mid-week events and anticipated numbers.
- f. Sustainability: Demonstrate BREEAM 'Very Good'. Sustainability Statement required.
- g. s.106 & CIL: Employment, skills and Training Contribution or Employment Skills Plan. Exempt from CIL, but form needs to be submitted.
- h. Validation: As LPA Validation Checklist online.

Comments from Natural Environment:

No objection in principle. Suggest soft landscaping, including tree planting and replacement hedge.

Notes tree in neighbour's garden 44 Keswick Close. Arboricultural Report to BS 5837 2012 may be required.

Pre-App Conclusion:

"In summary, the principle of redeveloping the site for a slightly larger church building would be acceptable in principle, subject to demonstrating, to the Council's satisfaction, that there would not be a significant detrimental effect on residential amenity, and suitably addressing issues raised by Transport. There may be other issues which arise during the consideration of the application which will need to be addressed."



Relevant Planning History:

3049 – Church, Approved 11 June, 1954
4674 – Church, Approved 26 October, 1956
8588 – Meeting Hall, Approved 26 May, 1961
9195 – Meeting Hall, Approved 21 December, 1961
11094 – Temporary Sunday School and Youth Club, Approved 06 December, 1963
18335 – Extension, Refused 19 March, 1971
19449 – Church, Approved 17 March, 1972
10569 – Erection of Brick Built Building for Public Worship to seat 200 people, Approved 22 September, 1972
93/00861/FD – Single Storey Disabled Toilet and baby Changing Room, Approved 10 December, 1993
01/00292/ ADV- Erection of 2x Non-Illuminated Signs (Retrospective Application), Consented 24 May, 2001

Relevant Planning Policies:

National Planning Policy Guidance

National Planning Policy Framework (NPPF)

Reading Borough Local Development Framework Core Strategy Document 2008, altered 2015.

Policy CS1 Sustainable Construction and Design.
Policy CS2 Waste Minimisation.
Policy CS3 Social Inclusion and Diversity.
Policy CS4 Accessibility and the Intensity of Development.
Policy CS7 Design and Public Realm.
CS9 Infrastructure, Services, Resources and Amenities.
CS20 Implementation of Reading's Transport Strategy.
CS24 Car/ Cycle Parking.
CS31 Additional and Existing Community Facilities.
Policy CS34 Pollution and Water Resources.
Policy CS36 Biodiversity and Geology.
Policy CS38 Trees, Hedges and Woodland.

Reading Borough Local Development Framework: Sites and Detailed Policies Document (2012):

Policy SD1 Presumption in Favour of Sustainable Development.
Policy DM1 Adaption to Climate Change.
Policy DM3 Infrastructure.
Policy DM4 Safeguarding Amenity.
Policy DM11 Development of Private Residential Garden land.
Policy DM12 Access, Traffic and Highway-Related Matters.
Policy DM18 Tree Planting.

Supplementary Planning Guidance (SPG) Documents:

Revised Parking Standards and Design (2011).
Revised Sustainable Design and Construction (2011).
Employment, Skills and Training (2013).
Planning Obligations under S.106, April, 2015.



Proposed Assessment Criteria for Main Issues against relevant Planning Policies:

- a. **Principle:**
Policy CS31.
Use of former garden land: Policy DM11.
- b. **Design, Appearance and Scale:**
Policy CS7.
- c. **Impact on Residential Amenity:**
Policy DM4.
- d. **Landscape:**
Policy CS38 Trees, Hedges and Woodland.
Policy DM11 Development of Private Residential Garden land.
Policy DM18 Tree Planting.
- e. **Transport/ Parking:**
CS24 Car/ Cycle Parking.
- f. **Sustainability:**
Policy DM1 Adaption to Climate Change.
Policy CS1 Sustainable Construction and Design.



6.0 Site and Context

Site:

This site at 384 The Meadway lies within a residential neighbourhood. A narrow drive provides vehicular and pedestrian access from the Meadway between numbers 388 and 382 The Meadway. Vehicular egress from the site is via an entrance to Keswick Close to the north west of the site. The other boundaries of the site adjoin private gardens and therefore there is limited visibility of the church from the public highway.

The original site had an overall area of 0.20 Ha (0.49 acres) and has recently been enlarged by the purchase of adjoining land to the East amounting to a further 0.06Ha (0.15 acres) making the total area available 0.26Ha (0.64 acres). The overall footprint of the existing building is 485 sq.m., which gives an overall plot coverage to the original site area of 24% and 19% to the current larger plot size.

There is a one way system in place on Sundays for cars parking on the site. Entry is from The Meadway with exit via Keswick Close.



Access drive from The Meadway



The existing structure comprises two pitched roof structures, one with a glulam portal frame arrangement and one with a trussed frame.

The first floor office is restricted by the low pitched roof arrangement and has a reduced ceiling height of 1.52m at the lowest point on each side with the remaining area used as storage within the roof space.

The site slopes gradually from south to north which results in steps at the north of the building down to the sloping car park. There are covers to the north of the site which we are advised relate to storm water tanks operated by the water utility. Refer to the SUDS design submission submitted as part of this planning application.



Existing worship space



Site Context



382 The Meadway – Two storey house with pitched roof. © 2018 Google



388 The Meadway – Two storey house with pitched roof. © 2018 Google



44 Keswick Close – Two storey house with pitched roof. © 2018 Google



19 Keswick Close – Two storey bungalow including pitched roof. © 2018 Google



11 & 15 Keswick Close – Two storey bungalow including pitched roof. © 2018 Google

Summary:

The residential properties adjacent to the church site on The Meadway and Keswick Close are predominantly two storey houses with pitched roofs. There are also two storey bungalows to the north of the site in Keswick Close.



7.0 Existing and Proposed Uses

Existing Uses

SUNDAY SERVICES AT THE GATE CENTRAL

- 9am Prayer Service
- 11am Family Service

ADDITIONAL USES AT THE GATE

- Art Community on Thursday 7:30pm – 9:00pm
- The Gate Youth – The first Group; Genesis meets on Monday from 4:30pm – 5:45pm
- The Gate Youth – The Second Group; Revelation meets on Wednesday from 7:00pm – 8:30pm
- The Gate Kids – Takes place on Sundays
- Friendship hour – Autumn session runs from early September until mid-December and spring session from early March until mid-July. Friendship hour meets at 2:30pm – 4:00pm pm on Wednesday.
- The Turning – Monthly meetings on Friday/Saturday of the week following the 3rd Sunday of the month at The Gate Central.
- Prayer; 7 mountains – Every Tuesday at 6:30am

The Gate offer additional services and events which are part of The Gate but held at different locations:

- Book Club Monday 2:00pm – 3:30pm
- Card Making with a Message Tuesday 2:30pm – 4:30pm
- Men's Indoor Sports Group Tuesday 7:30pm – 9:30pm
- Art Community Thursday 7:30pm – 9:00pm

Connect Groups – Meetings formed of small groups which include prayer, sharing, studying and encouraging close relationships.

COMMUNITY ACTIVITIES

The Church engages in a number of important community activities under the auspices of 'Love your Community'. Often in collaboration with other statutory agencies, voluntary groups and charities. Community activities include; 'TLG Reading', an Alternative Provision education centre for young people who have been or are at risk of exclusion from education.

Acorns Nursery School, an established early years provision serving the community. Other activities include parenting courses, money management courses and provision for elderly members of the community amongst many others.

An example of our partnership with other local churches is with 'The Mustard Tree', which has projects such as support and advocacy to those involved in sex work and who may have been trafficked and support for those affected by infertility or infant mortality during pregnancy or soon after birth.

Proposed Uses

The existing uses will continue within the new building, which will allow provision of the same community-based activities to a higher standard of provision within the new, high quality environment and additional break-out space.



8.0 Amount of Development

Existing Church Building:

Ground Floor:	466 m ²
First Floor:	45 m ²
Total:	511 m²

Proposed Church & Community Centre:

Ground Floor:	500 m ²
First Floor:	284 m ²
Second Floor:	134 m ²
Total:	918 m²

Increase in floor area:

Existing Area:	511 m ²
Proposed Area:	918 m ²
Total:	407 m²

Analysis:

There is a modest increase to the ground floor footprint to incorporate a drop-in café. The new worship space has a capacity of 384 with rear sliding partitions fully open.

The first floor comprises meeting rooms, which can be used for children's groups, with associated children's toilets.

The second floor pavilion within the roof zone provides offices and an art room.

Summary:

The slight increase in footprint allows for an improved worship space and drop-in café at ground floor level. Additional floor area provided at first floor level provides additional meeting rooms and break-out spaces for existing activities and the smaller second floor within the roof zone provides improved office facilities.



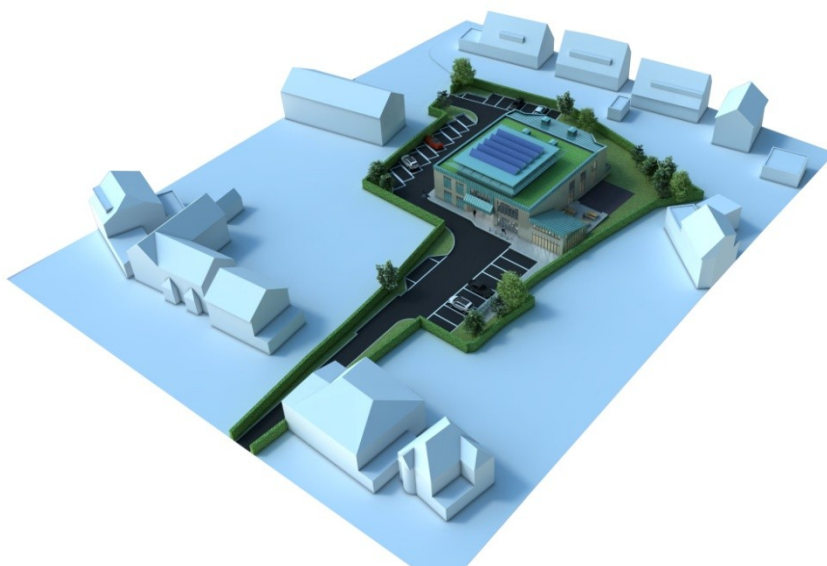
9.0 Scale and Massing

Following Pre-App advice, the proposal is restricted to a similar footprint to the existing church and makes use of the site potential to provide a two storey structure with roof zone to reflect the primarily two storey and pitch roof residential neighbours.

A slightly increased height is adopted to suit the community and civic nature of the church building and its position set back from the road and distance from residential neighbours.

The height and massing of the building is reduced by the incorporation of a pitched roof to the rear (north) of the site following the lie of the land and to reduce the perceived massing of the building when viewed from the two storey bungalows to the north of the site on Keswick Close.

In addition the second floor has been designed within the notional roof zone of adjacent properties and is set back from the edge of the building to minimise scale and massing.



Bird's eye Rendered View from South East with neighbouring properties



Site Section/ Elevation North - South



Bird's eye Rendered View from North West with neighbouring properties



Site Section/ Elevation East - West



10.0 Layout, including Siting

The new church and community centre building is sited approximately in the location of the existing building footprint, which lies centrally in the main part of the site as indicated on the site plan.

Vehicular access, driveways and parking is sited to the west of the site, with a one way system flowing from south to north.

Landscaped gardens are located to the east of the site to be zoned away from the parking areas.



Site Plan as Proposed



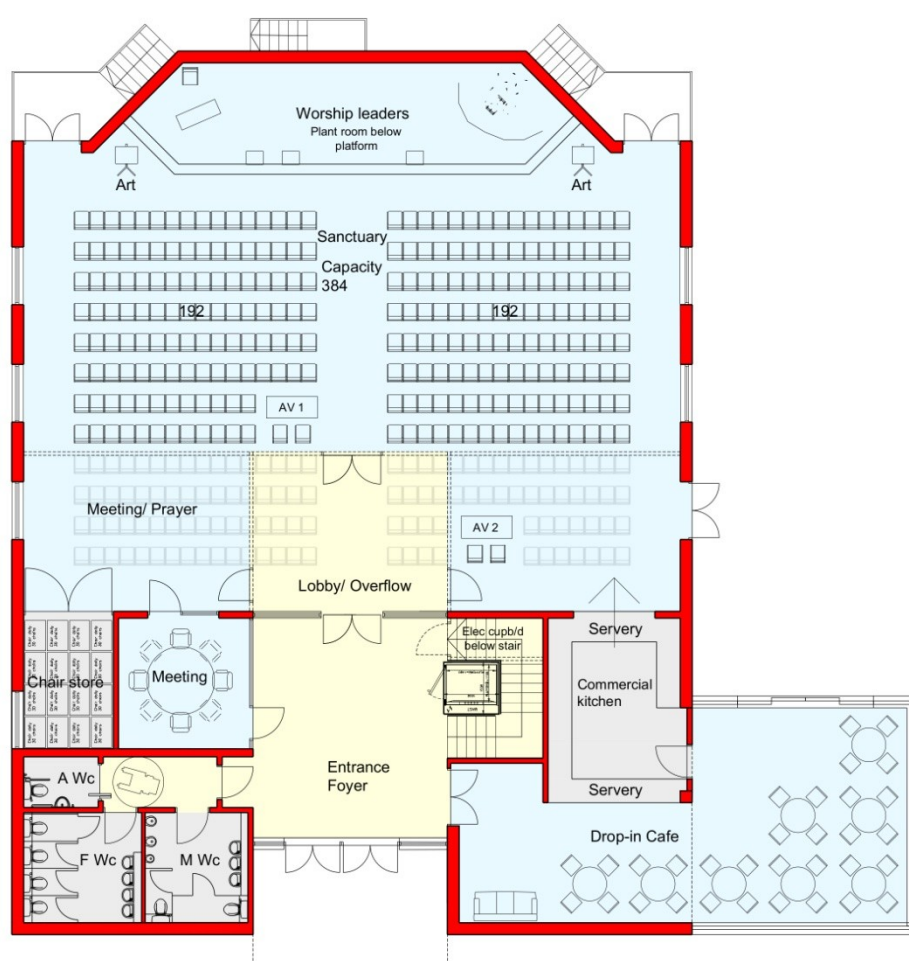
Ground Floor:

A large, new welcoming foyer is sited to the south of the ground floor plan near to its present position in the existing building, denoting the primary access from The Meadway.

The new drop-in café is located adjacent to the main entrance to the south east of the plan, projecting into the landscaped gardens to provide views of the secure play area and church garden beyond.

A commercial kitchen is located to the east of the plan to serve into both the worship space and the café, while new toilet provision including accessible toilet provision is located to the west of the new entrance foyer.

A meeting room is sited adjacent to the entrance and lift and stair provide access to the first floor.



Ground Plan as Proposed



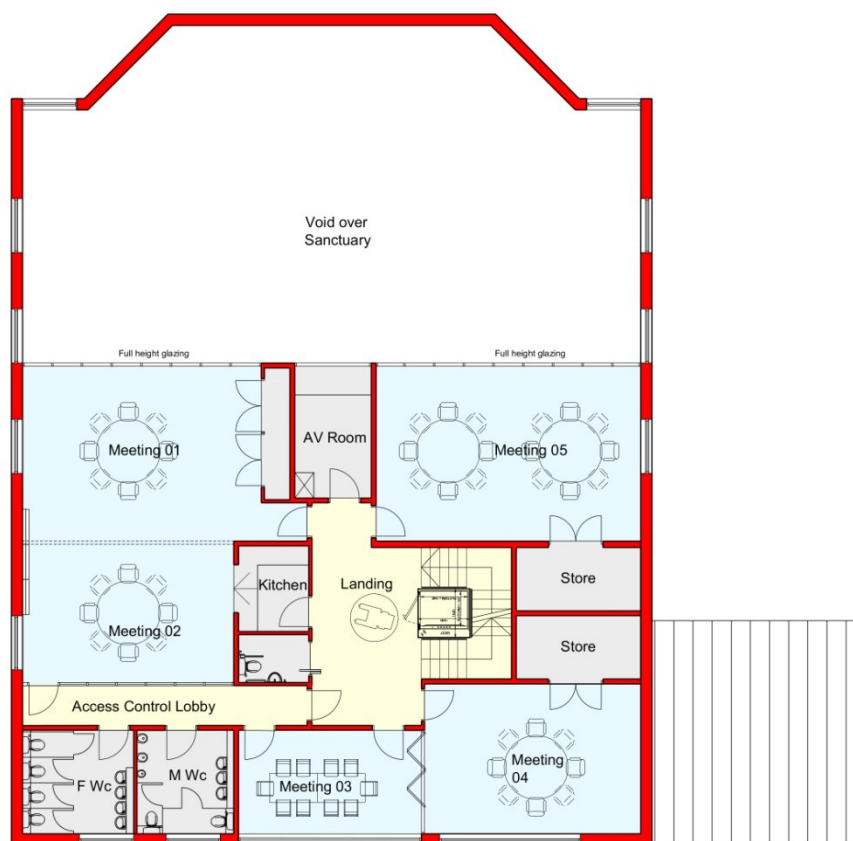
First Floor:

A range of flexible meeting rooms is provided at first floor level, with associated toilets for dedicated use by children's groups, when required via the access control lobby.

A small kitchen located centrally provides drinks and refreshments for meeting room users. Meeting rooms are provided with associated storage.

An AV room is located centrally to the north of the plan providing views into the worship space for live streaming.

Meeting Rooms 01 & 03 also provide views into the worship space.



First Floor Plan as Proposed



Second Floor:

The smaller second floor pavilion is set back from the roof edge and includes quiet office spaces with a central drinks facility.

An Art Room is included to the north of the plan with north lights and glazing to maximise natural light for painting.

The flat roof is laid to sedum (living green roof) to provide visual amenity, improve air quality, reduce rainwater run-off and to improve acoustic performance of the roof structure for sound break-out.



Second Floor Plan as proposed



11.0 Landscaping and Ecology

Landscaping

The principles of the landscape design include zoning of quiet garden areas to the north east of the site adjacent to residential neighbouring gardens and provision of tree screening to the perimeter boundary of the site as indicated on the site plan.

The secure play area will utilise a soft play surface for younger children with associated 1500mm high powder coated open mesh fence for security.

A terrace is sited adjacent to the Drop-in Café to provide an outdoor seating area in warmer months for relaxing with refreshments.

The parking design seeks to optimise parking provision within the available space and in compliance with highways requirements, with associated planting to reduce visual impact.

Cycle storage is provided to the south east corner of the new building.

A Landscape Architect has prepared a detailed landscape design and this is included within the detailed planning application proposals.

Ecology

An Arboricultural Report was carried out by Sylvan Ecology dated 10/09/18.

The Arboricultural report concludes that the site currently includes a small number of species poor hedgerows and a small number of scattered trees. Of the four trees on site, a heavily pruned willow in the northern car park and three fruit trees in the garden area to the east of the site. There are also a number of trees in neighbouring gardens adjacent to the boundaries of the site, however, the Arboricultural Report indicates that these will not be affected by the proposed development.

Existing hedgerows are classified as Category C. Cherry laurel and box dominate the hedges.

The trees have been classified in accordance with BS 5837 and summarised in the table within the Arb report. The group of apple trees are assessed as category C2 and are considered to be unaffected by the proposals. The willow is assessed as category C1. The Arb report considers that the hedgerows have low potential for nesting birds and no potential for roosting bats.

It is recommended that the works are carried out in accordance with the 'Arboricultural Method Statement' contained within the Arb report.

A Preliminary Ecological Appraisal has been prepared by agb Environmental dated 14th November, 2018 and a copy is included with this detailed planning application.

The PEA concludes that the existing site is of negligible ecological value due to the dominance of the existing church building, hard standing and amenity grassland and advises that there is low potential for roosting bats and high potential for nesting species of garden bird. The PEA advises that the development can proceed with minimal impact to habitats and protected/ notable species if the mitigation measures outlined in Section 5 of the report are implemented. There is also potential for the development to enhance the environment for local wildlife in the long term by implementing the enhancement measures suggested at Section 5.3 of the report.



12.0 Appearance - Architectural Design and Elevational Treatment

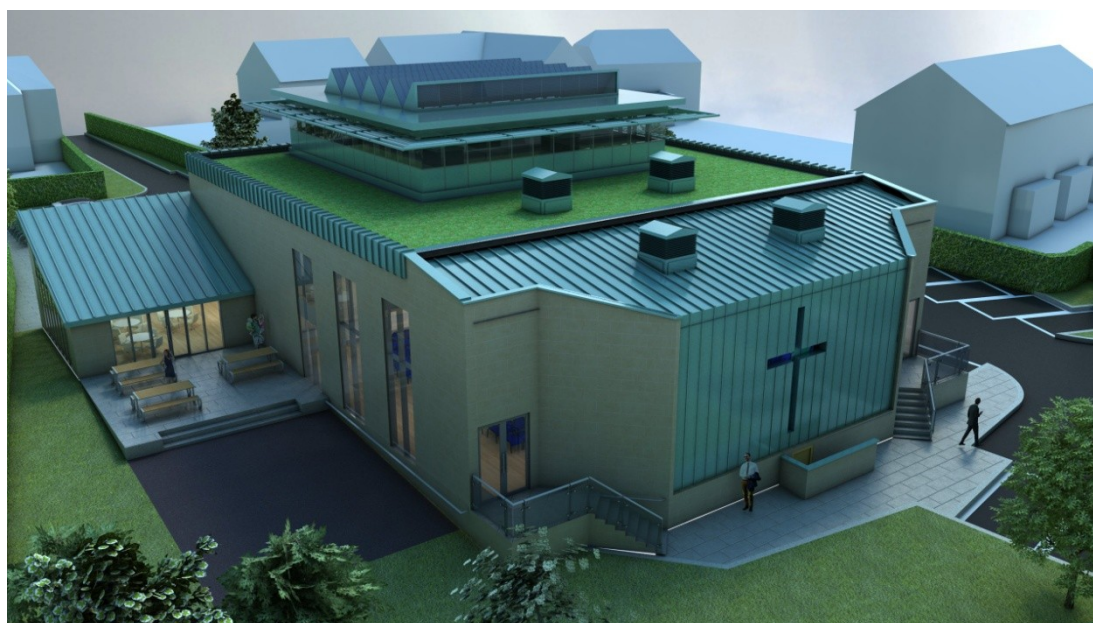
The new building is conceived architecturally as a contemporary composition of planes of natural stone and glazing, to provide a high quality civic design suitable for the new church and community centre.

Copper standing seam cladding to the pitched roofs, fascias and feature north wall provide a timeless appearance in keeping with traditional use of copper on church buildings.

As natural sedum flat roof and passive ventilation, with photovoltaic array incorporated within the roof design confirm the sustainability credentials of the design.

The large areas of glazing allow high levels of natural light and extensive views into the church entrance foyer, café and worship space and link the interior with exterior landscaping.

The second floor pavilion is constructed in glazed curtain walling with spandrel panels and a projecting roof plane to provide a lightweight, floating visual appearance.



Bird's eye view from North East



View from North West



South façade from South East



South façade from main entrance drive



View from North East



13.0 Access – Transport Links and Inclusive Access

Transport Links

The site has good transport links.

A detailed Transport Statement prepared by transport consultants Glanville is included with this detailed planning application, together with a travel Plan prepared by the church.

Improved parking management initiatives have been proposed by the church and are being implemented concurrently with this detailed planning application to demonstrate the church's commitment to being a good neighbour.

Inclusive Access

Pursuant to the Equality Act 2010, it is necessary to make reasonable provision within new buildings for accessibility, to avoid less favourable treatment for reasons related to a disability. This requires building owners to take steps to remove barriers from the participation of disabled people. The new church and community centre design allows for a high level of accessibility compared with the existing building.

This application proposes to provide a new vehicular access drive, with parking, including accessible parking spaces with level access to the new main Entrance Foyer, which will be the primary entrance. This will also have automatic sliding entrance doors.

The new Entrance Foyer and floor plans are designed to comply with the recommendations of Part M of the Building Regulations and BS: 8300, to provide a fully accessible new building.

The proposals include the provision of lift access and accessible WC facilities to all floors.