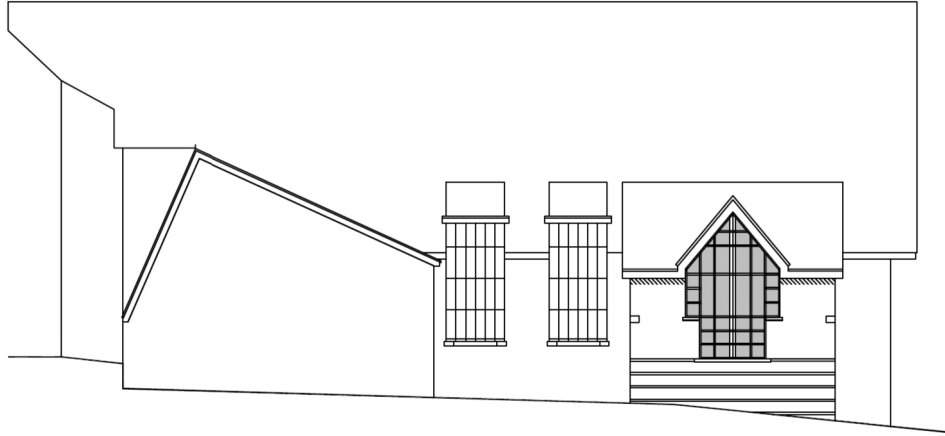




St Mary Magdalen
Tilehurst
Reading

Planning Application for
New Disabled Access Entrance Porch
Design and Access Statement

May 2019

1992
Rev0



Chiltern Chambers 37 St Peter's Avenue Caversham Reading RG4 7DH

Tel: 0118 944 9856 Email: enquiries@dlkarchitects.com

Web: www.dlkarchitects.com

Daniel Leiliott Krauze Limited - Registered In England No. 2744532 - Trading As Daniel Leiliott Krauze

Introduction

This Planning Application relates to proposed improvements to the church by constructing a new and replacement porch structure which is designed to provide improved disabled access into the church building. There is an existing porch in the location of the new proposals which will be demolished.

Due to the scale and nature of this proposal, we have not entered into the pre-application enquiry process, saving time and money for the parish as a result which it is hoped will be understood by the planning authority.

The Existing Building

St Mary Magdalen church was constructed in stages, the Nave and Chancel were completed in 1962 and the wings were added in 1977. The large stained glass window was completed in 1980.

The church serves some 10,000 people in the parish and is used not only by the parish but also a range of community groups who hold various activities on the site.



Details of the Scheme Design

Overall Design Matters

Currently the entrance into the church is via an external flight of open tread stairs, the stairs are considered difficult in use and do in fact restrict access for the elderly and wheelchair users for example.

In addition to this existing problem, the current porch has developed structural issues over recent years and is considered necessary now, to rebuild this for this reason also.

In tandem with improvement to the access arrangements, the scheme also indicates a proposed disabled WC within the church itself albeit that this in itself, does not require planning consent.

The proposal

There is a one and a half metre height difference between the pavement level and the church internal floor level.

Our initial consideration was the possibility of creating a new external ramp to achieve the access into the building.

But there have been concerns over potential misuse of such a ramp which would also be unsightly.

There is actually inadequate space to accommodate this solution correctly.

The porch does require significant attention if retained, due to structural issues and so with this in mind also, we have a scheme which provides access more neatly and safely internally via a platform lift, within a new porch structure.

The roof of the proposed Porch takes its pitch from the roof of the existing overhanging windows and will be finished in roof tiles that match the existing building.

The external walls will be of brickwork to match the existing brickwork, which will be enhanced with bands of contrasting colour bricks.

The heads of the new door and window openings will also be enhanced with contrasting coloured bricks.

The new doors and windows will be double glazed with aluminum frames, powder coated to blend with the existing frames.

A spin off benefit of this small improvement to the church entrance is that a new design will refresh the external appearance of the building.



Access

Proper access into the building will be provided for ambulant disabled and wheelchair users in accordance with current Building Regulations. A Platform Lift will be provided to give access from the pavement entrance to the raised Worship Area. The front entrance doors will be wide with a levelled access to ease access and egress from the building.

Highways and Parking

No changes are proposed as this scheme has no bearing on parking requirements.

There are currently no parking spaces on the site for the church

Parking Standard is as follows:

Zone 2

Car Parking

This proposal include no Car parking spaces

Cycle Parking

This proposal include no Cycle parking spaces

