



Property: Yeading: St Raphael's Roman Catholic Church, Hayes

# DESIGN & ACCESS STATEMENT

For the

Remove existing raised covered roof skylights, replace specific roof coverings to match existing and create a new side means of escape

At

St Raphael's Roman Catholic Church, Morrison Road, Hayes, UB4 9JP

Client: Diocese of Westminster

Author: The Diocese of Westminster

Date Issued: November 2024

Version Number: 1



Version	Description of Change(s)	Reason for Change	Author	Date
1	None	None	OD	Nov 2024



**Property: Yeading: St Raphael's Roman Catholic Church, Hayes**

### **Caveat**

The **Diocese of Westminster** has completed this report on the basis of a defined brief of work and terms and conditions agreed with the Client. We confirm that in preparing this '*suitable and sufficient*' report, we have exercised all reasonable skill and care, taking into account the project objectives, the agreed scope of work, prevailing site conditions and the degree of manpower and resources allocated to the project.

The **Diocese of Westminster** accepts no responsibility to any parties whatsoever, following the issue of the report, for any matters arising outside the agreed scope of the work.

This report has been issued in confidence to the Client. The **Diocese of Westminster** have no responsibility to any third parties to whom this report may be circulated, in part or in full, and any such parties rely on the contents of the report solely at their own risk.

Unless specifically assigned or transferred within the terms of the agreement, the consultant asserts and retains all Copyright, and other Intellectual Property Rights, in and over the report and its contents.

Please report any issues to the responsible client party with any questions or matters arising from this report.



## Property: Yeading: St Raphael's Roman Catholic Church, Hayes

### 1.0 INTRODUCTION

- 1.1 This Design Access Statement has been generated in support of removing the existing sealed roof skylights, replace sections of the existing copper roof covering and the creation of a new side means of escape door, with an external metal access ramp.

### 2.0 GENERAL DESCRIPTION OF SITE

- 2.1 The proposed site itself consists of 0.42 hectares and is located along an existing street scene.
- 2.2 The church was designed by Anthony Lewis in 1961. The buildings are locally listed.
- 2.3 In our opinion, the proposed development meets the three dimensions for meeting sustainable development: economic, social and environmental outlined within Section 8 of the National Planning Policy Framework. These dimensions are as follows:
- **an economic role** – The development will contribute to building a strong local competitive economy and improving the local economic demographic rating.
  - **a social role** – The development will improve the social role, by allowing the existing property occupants to meet the needs of present and future generations; and by creating a high-quality built environment.
  - **an environmental role** – The development will contribute with enhancing the natural built environment; minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.
- 2.4 The proposed development will not impede on the adjacent properties or boundaries, and requires only a minimal adjustment to the overall existing site coverage to meet current legislation and building requirements.
- 2.5 In our opinion, we believe our proposed design meets the requirements set out within National Planning Policy Framework *'requiring good design'* by incorporating key architectural features of the local area and promoting sustainable design.
- 2.6 The design access statement incorporates the London Borough of Hillingdon Planning Policy and best design standards.
- 2.7 Under the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004, the Local Planning Authority is required to determine



**Property: Yeading: St Raphael's Roman Catholic Church, Hayes**

planning applications and other similar submissions in accordance with the Development Plan in force, unless material considerations indicate otherwise.

### **3.0 CONSULTATION**

- 3.1 Based on the proposed scope of works and the nature of the project, it has not been considered necessary to undertake any consultation with local access groups only the end users. Instead, current guidance and best practice in respect of accessible design has been the point of reference.

### **4.0 DESIGN**

- 4.1 A drone ariel condition survey has been completed, which has highlighted sections of the existing copper roof covering needing to be replaced and intricate weather detailing to be resolved.
- 4.2 The existing roof has existing skylights, which have been previously covered over with a copper covering. The weather detailing around these features has caused a weakness in the copper roof covering upstands. The existing skylights does not provide any ventilation or natural light into the church and it has been proposed for these features to be removed.
- 4.3 An existing section of the church roof has a zinc covering, which is believed to be an historic repair. The zinc covering does not provide a secure roof weather seal and it has been proposed to replace the covering with a copper application, to match existing.
- 4.4 It will be explored if the depths of the existing hidden gutters can be increased, including the diameter of the rainwater down pipe connections.
- 4.5 The occupancy threshold within the existing church exceeds 60 people, which requires a second means of escape door. An escape door has been proposed on the west elevation and positioned away from the front street scene.
- 4.6 The proposed escape double leaf door has been designed to accommodate the proposed congregation of the church and the door material will match existing.
- 4.7 The level change between the internal church finished floor level and the external levels requires a compliance access ramp to BS8300. The proposed access ramp will be a standard prefabricated ramp, anchored into position using fixings bolts and finished in a black powder coating.



**Property: Yeading: St Raphael's Roman Catholic Church, Hayes**

**5.0 USE**

- 5.1 The proposed use of the site is for religious worship, community use and residential accommodation.

**6.0 LOCATION**

- 6.1 The development is located at St Raphael's Roman Catholic Church, Morrison Road, Hayes, UB4 9JP.

**7.0 LAYOUT**

- 7.1 The proposed scheme is sympathetic to the development features in terms of creating an attractive street scene and meeting statutory compliance requirements.
- 7.2 As the proposed development is orientated to match the existing street scene, the interface and amenity distances are unaffected.

**8.0 LANDSCAPING**

- 8.1 No further landscaping will be provided as part of this application.

**9.0 SCALE**

- 9.1 The overall scale and massing respects the predominantly the nature and character of the area. The proposed features do not exceed the existing designated boundary heights.

**10.0 APPEARANCE**

- 10.1 The appearance of the proposed external features has been carefully considered to reflect the existing character of the locality.

**11.0 ACCESS**

- 11.1 The proposed vehicular access is situated on St Raphael's Roman Catholic Church, Morrison Road, Hayes, UB4 9JP.
- 11.2 Waste disposal vehicles can safely access the site from the street and park temporarily to collect waste within the parking area. The proposed boundary treatment will not affect the current provisions.
- 11.3 Emergency services can access the building from the main road without obstruction.



**Property: Yeading: St Raphael's Roman Catholic Church, Hayes**

## **12.00 FIRE STATEMENT**

- 12.1 It has been recommended that the building should adopt a '**simultaneous evacuation policy**'.
- 12.2 The proposed property layout has been developed for the purposes of providing compliant means of escape and fire compartmentation.
- 12.3 The compartmentalisation of the party wall and adjoining building uses will meet requirements outlined in BS 9999 of 60 minutes between uses.
- 12.4 The proposed muster points will be positioned on the opposite side of the entrance road.
- 12.5 In accordance with BS 5306:8 a '13A' rating extinguisher should be provided every 200m<sup>2</sup> for a Class A risk i.e. wood and paper.
- 12.6 They are generally paired with a designated 'Fire Points' with suitable extinguisher for 'Electrical' fires. Where there is flammable liquid or liquefiable solid risk, suitable extinguishers will be provided to deal with 'Class B' risks, which may also be used in conjunction with a Fire Blanket.
- 12.7 A proposed fire strategy plan accompanies the letter and outlines the evacuation strategy.
- 12.8 The fire strategy will be consulted with an appointed Building Control Officer, prior to works being undertaken.

