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Notes

Client

Tram Stop Shelter

Charitable Incorporated Organisation

Project

Tram Stop Shelter

Replacement New Build

Services:	RIBA Small Historic Building 2010 Stages A–L
Contract:	JCT ICD 2016
Value:	£365,000

T C Matthew  
Chartered Architect

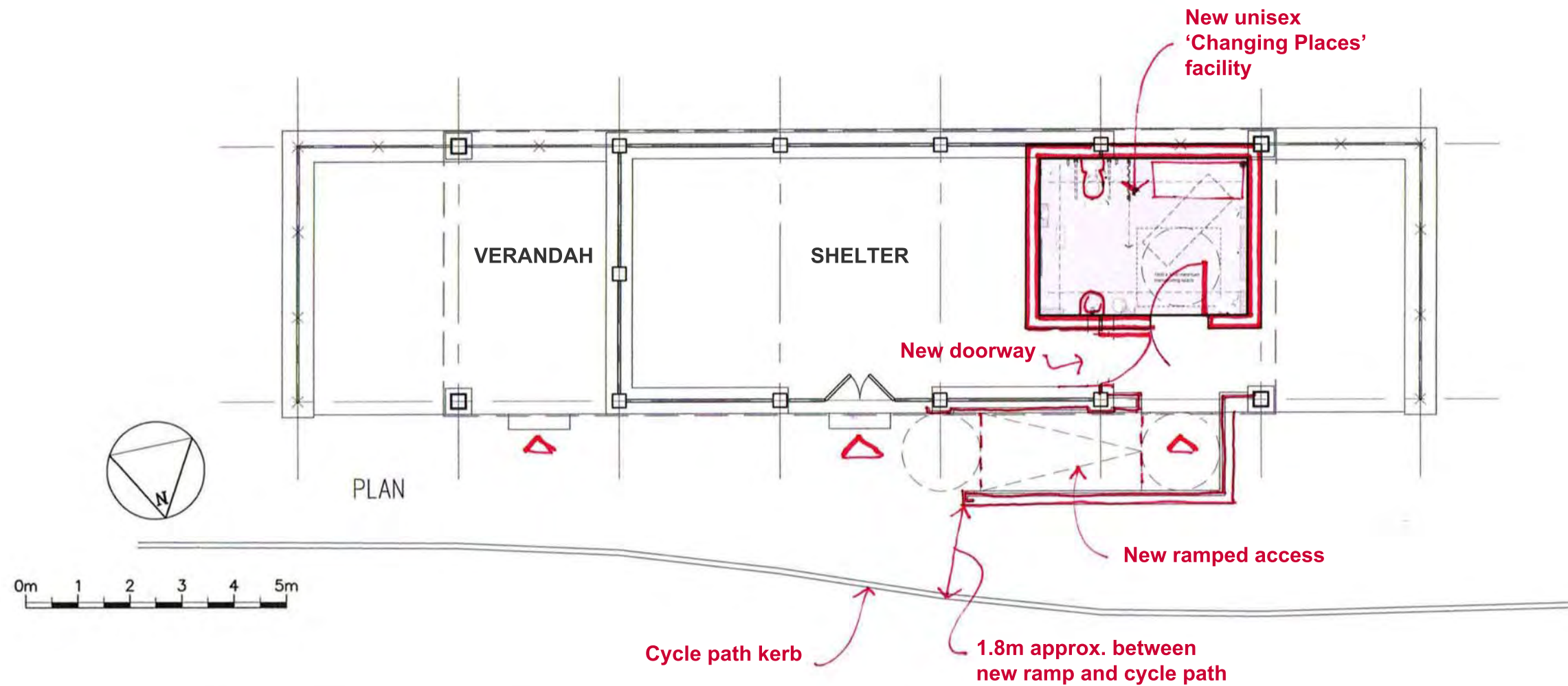
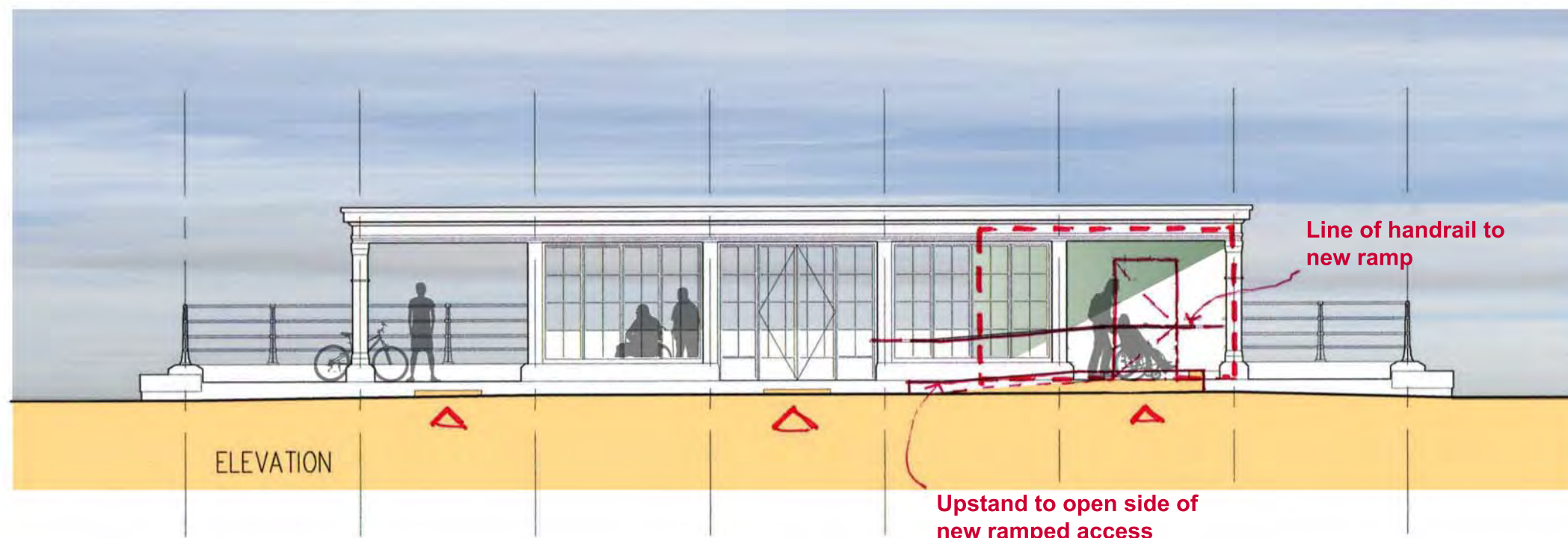
92 London Road  
Southend-on-Sea  
Essex. SS1 1PG

[www.tcmca.co.uk](http://www.tcmca.co.uk)

Tel: 07505 983394

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Please send corrections and error reports to: enquiries@tcmca.co.uk

## The Tram Stop Shelter Open Evening & Exhibition



Client  
Mr. R. D. Craven

Project  
Tram Stop Shelter  
Thorpe Bay Corner  
Thorpe Esplanade  
Southend-on-Sea  
Essex

Title  
General Arrangement  
Concept Sketch Overlay

Drawing:	12020-SK-001		
Date:	21/09/2012	By:	TCM
Scale:	1:100@A3	Check:	TCM

T C Matthew Chartered Architect 92 London Road Southend-on-Sea Essex, SS1 1PG www.tcmca.co.uk Tel: 07505 983394	<b>T C Matthew Chartered Architect</b>
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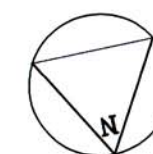
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## Notes

G.I.F.A = 90 m<sup>2</sup>



0m 1 2 3 4 5m

Revision	Author & Description	Date
2	TCM: Updated to 14 Nov. 2016 review meeting	22.11.2016
1	TCM: Post-demolition scheme	11.11.2016

OPAQUE GLAZING

SECURITY ROLLER SHUTTER HOUSING

ELEVATION

LOWRED DOORS & SIDE PANELS FOR VENTILATION

OPAQUE GLAZED STALL RISERS

BUILDING NAME SIGNAGE ON ACCESS SLOPE UPSTAND

7 NO PERFORATED METAL ROLLER SHUTTER TO BEACH SIDE ONLY FOR SOLAR SHADING & WEATHER/VANDAL RESISTANCE

OPAQUE GLAZING

PLAN

Changing Place

Acc. WC

Store

Plant/Bins

SHELTER

MAX. 1:21

ACCESS SLOPE

POWERED SLIDING ENTRANCE DOORS

Footpath

Cycle Path

Client

Mr. R. G. Craven

Project

Tram Stop Shelter

Thorpe Bay Corner  
Thorpe Esplanade  
Southend-on-Sea  
Essex

Title

General Arrangement  
Concept Sketch Overlay

Drawing:

12020-SK-001 Rev.2

Date:

21/09/2012

By:

TCM

Scale:

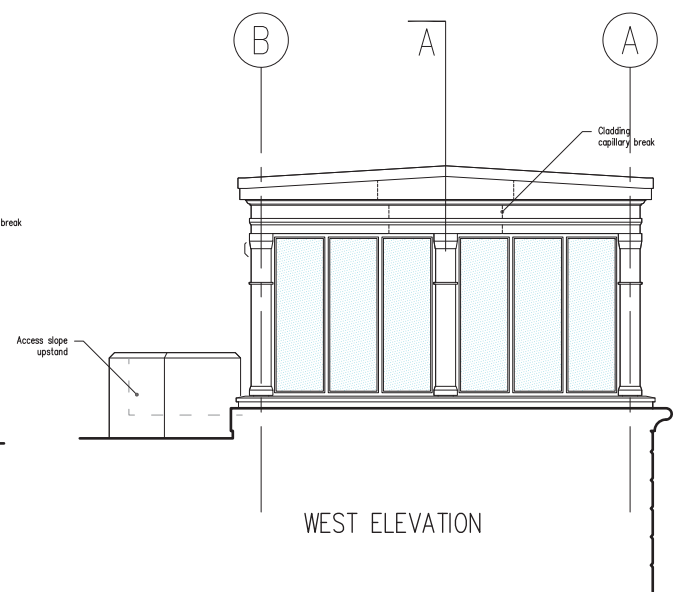
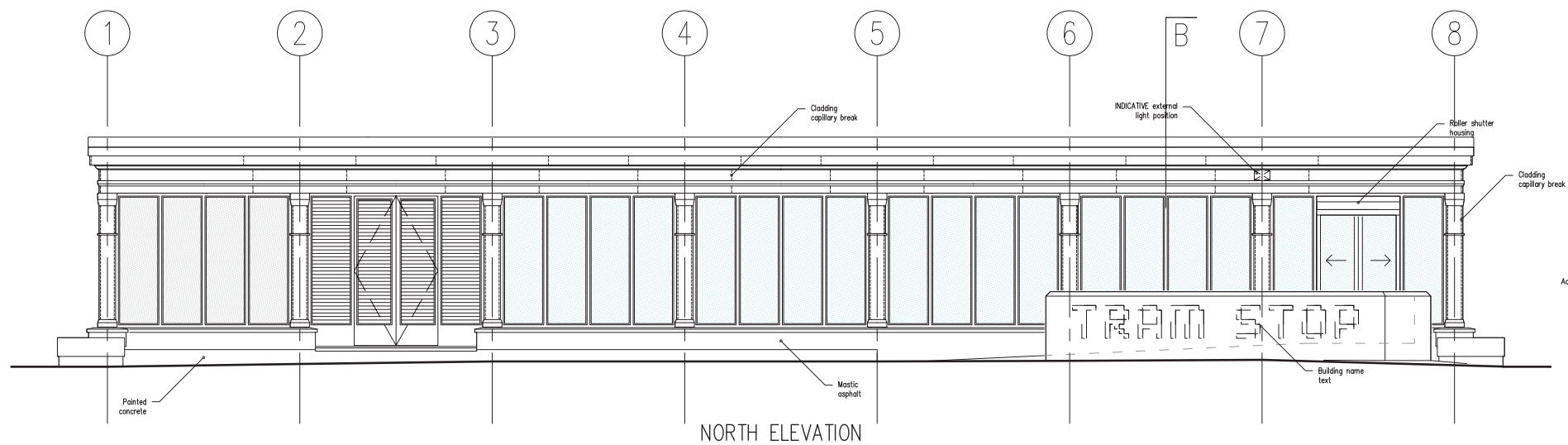
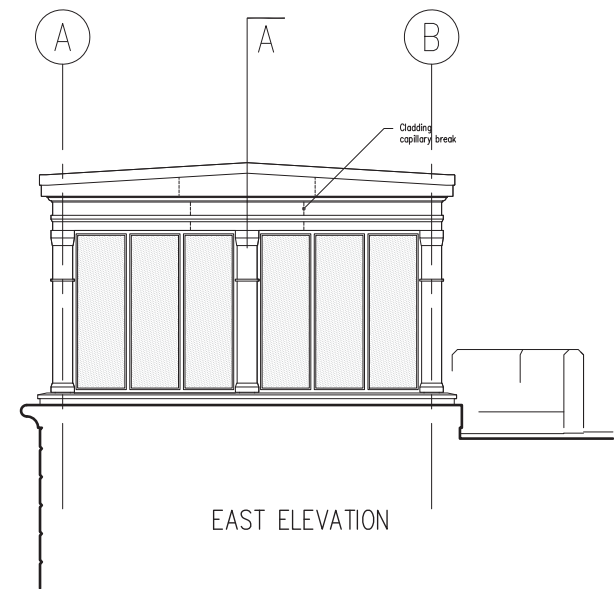
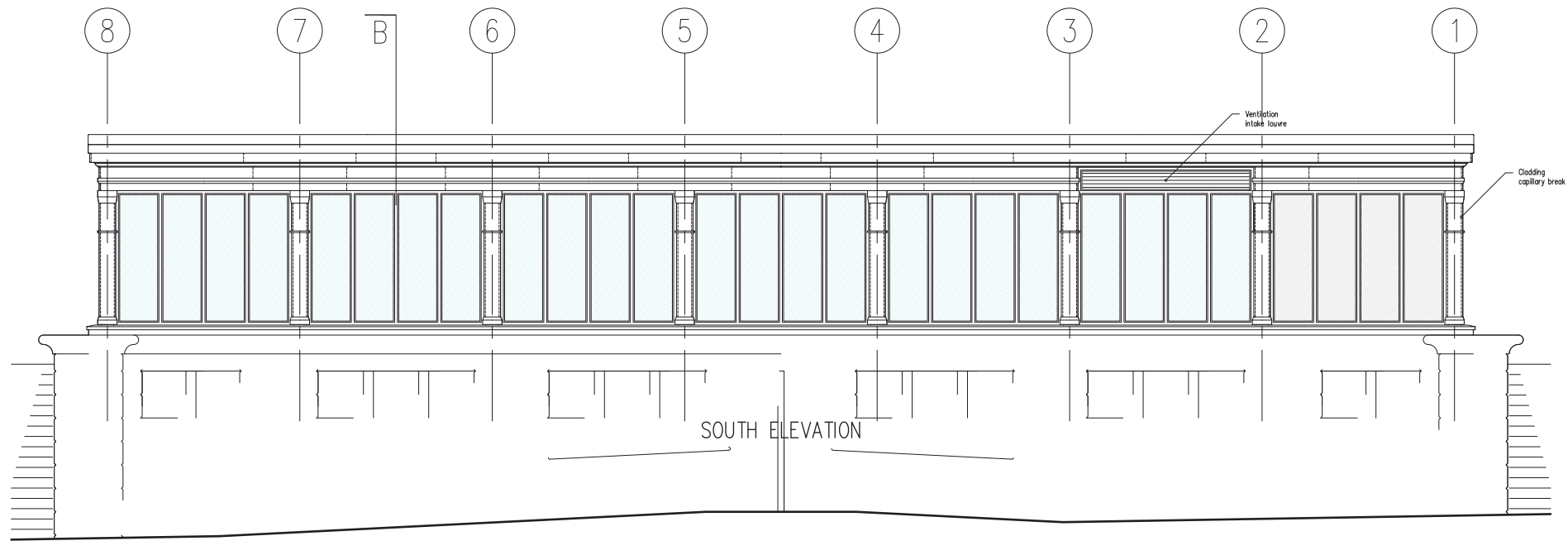
1:100@A3

Check:

TCM

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#### Notes

TO BE READ IN CONJUNCTION WITH ALL OTHER TENDER DOCUMENTS

#### LEGEND TO WINDOW WALLING:

BLUE FILL: Clear Glazing  
GREY FILL: Opaque Glazing

Revision	Author & Description	Date
D	T.M: Tender issue update	01.12.2017
C	T.M: Coordination update	07.11.2017
B	T.M: Updated (Post-demolition 'New Tram Stop')	05.07.2017
A	T.M: Updated	02.09.2013

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Client

Mr M Stafford

Tram Stop Shelter Committee  
c/o 85 Maplin Way  
Southend-on-Sea  
Essex SS1 3NL

Project

Tram Stop Shelter

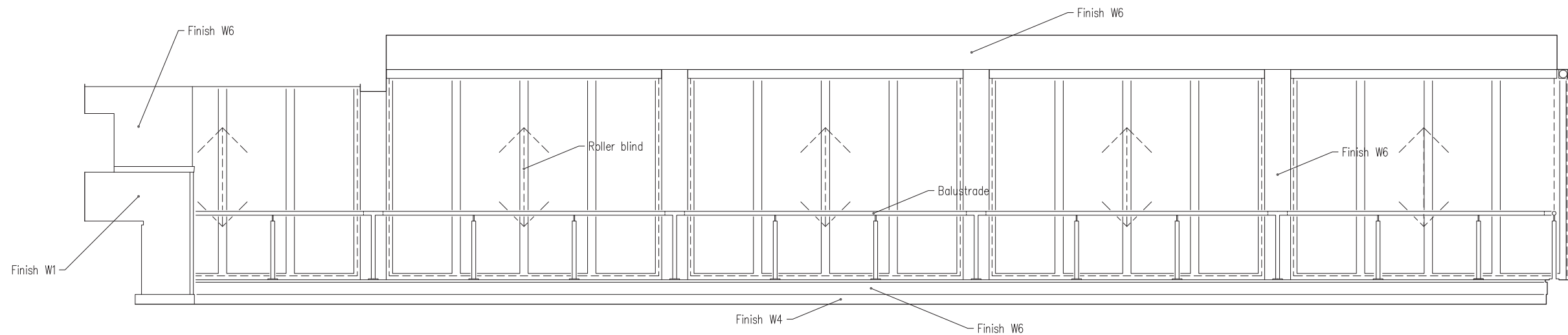
Junction of  
Thorpe Hall Avenue &  
Thorpe Esplanade  
Southend-on-Sea, Essex SS1 3BA

Title

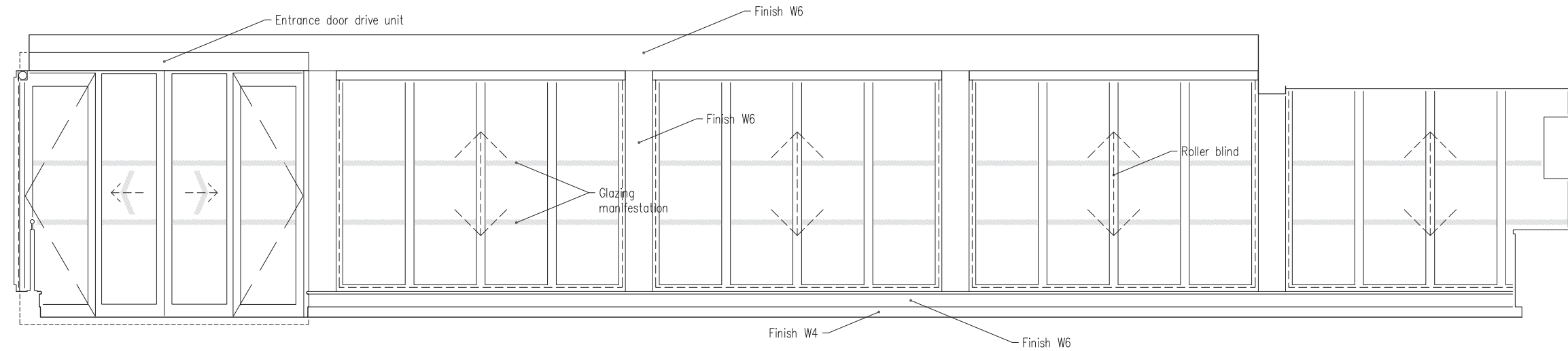
NEW WORK  
Elevations

Drawing:	12020_N_E010 Rev.D		
Date:	01/05/2013	By:	T.M
Scale:	1:50 @ A1	Check:	T.M

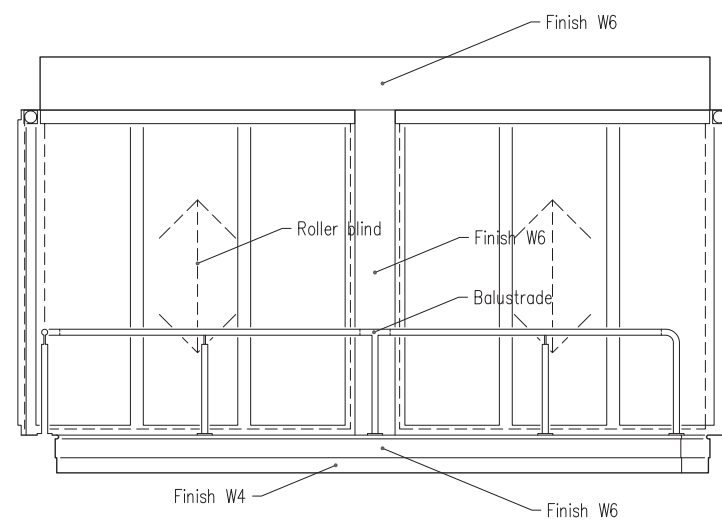




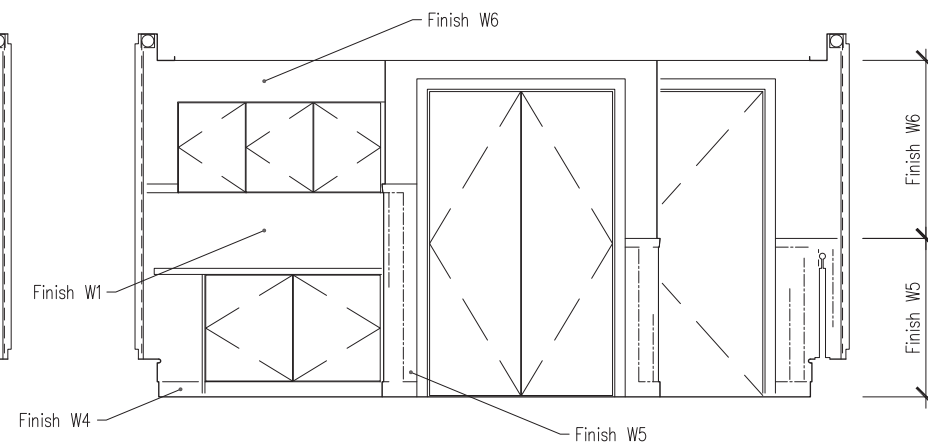
Room Elevation S1



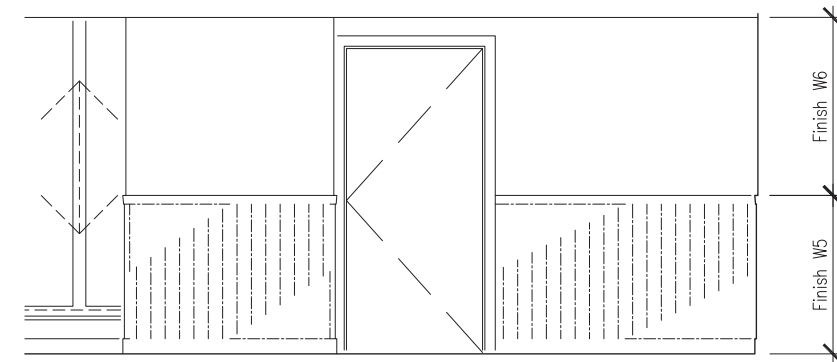
Room Elevation S3.1



Room Elevation S2



Room Elevation S4



Room Elevation S3.2

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ALL OTHER TENDER DOCUMENTS

Revision	Author & Description	Date
C	TM: Tender issue update	11.12.2017
B	TM: Updated	09.11.2017
1	TM: Updated	22.10.2013

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Client

**Mr M Stafford**

Tram Stop Shelter Committee  
c/o 85 Maplin Way  
Southend-on-Sea  
Essex SS1 3NL

Project

**Tram Stop Shelter**

Junction of  
Thorpe Hall Avenue &  
Thorpe Esplanade  
Southend-on-Sea, Essex SS1 3BA

Title

**Room Elevations  
SHELTER**

Drawing:	12020_N_E020 Rev.C		
Date:	26/06/2013	By:	TM
Scale:	1:25 @ A1	Check:	TM

PROJECT:	Tram Stop Shelter
SUBJECT:	12020-DAS-Design & Access Statement Rev.1
DATE:	20 May 2014

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Architect

# Design & Access Statement (Planning Application ref. PP-02547892) for Tram Stop Shelter, Southend-on-Sea, Essex SS1 3BA

## Revision 1 Preface

*Apart from this Preface, this document is resubmitted in support of a planning application for a project scope that has been extended to include complete replacement of the existing upper ground floor structure - including controlled demolition of all of the existing frame - following structural survey and materials testing of the existing building.*

*As building owner, Southend Borough Council has formally accepted the need to demolish as the best form of renovation, and has confirmed its position in writing to the Chairman of the Tram Stop Shelter CIO Trustees through its Estates & Valuation Surveyor Steven Newman.*

*All other application documents are the same as those submitted previously for conditionally approved application 13/00451/FUL.*

PROJECT:	Tram Stop Shelter
SUBJECT:	12020-DAS-Design & Access Statement Rev.1
DATE:	20 May 2014

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## The Proposal

The Tram Stop Shelter project (the Proposal) follows the vision of the Tram Stop Shelter Committee (the Applicant), a local non-profit organisation. Their aim is to restore and operate the building and release its potential as an accessible seafront facility for the enjoyment of clean fresh air, terrific views and wonderful beaches and shoreline.

The Proposal has been formulated and designed in a spirit of consultation, cooperation and consensus decision making. The Applicant publicised its concept and vision in the local press in March 2012, and the project brief has been fine-tuned through consultation with local service, care and education providers and residents. This process included an open meeting and exhibition in October 2012. The Applicant has addressed technical aspects directly with Southend Borough Council, with draft heads of terms for lease of the building agreed in September 2012, and ongoing consultation with the Enterprise, Tourism & The Environment directorate informed so far by meetings held in September 2012 and January 2013.

## Use

The site currently provides only the outdoor portion of its historic sui generis use as a seafront shelter. The Proposal retains such use for indoor and outdoor spaces, and also provides Class D1 use for community groups for, say, therapeutic respite, meetings, educational classes, etc.

PROJECT:	Tram Stop Shelter
SUBJECT:	12020-DAS-Design & Access Statement Rev.1
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At its busiest - when used for an occasion involving a closely seated audience - the Proposal provides indoor space for a maximum of approximately thirty persons.

Through a pre-booking and appointment system managed and operated by the Applicant, the indoor Shelter space and its ancillary toilet facility will be available throughout the year.

The Proposal does not provide facility for the preparation of food and drink. The indoor Shelter space will have a sink and running water to facilitate immediate activity-related basic cleaning, rinsing and wiping.

## Appearance

The Proposal takes the opportunity for restoration and reuse of a charming building of architectural integrity and local historical significance. To ensure the overall character and appearance of the building is preserved, new windows will be of heritage style, and the detail of new assemblies and systems will be carefully selected and discreetly arranged.

## Access

The Proposal is designed to accommodate people of all ages, shapes and sizes, including people with profound and multiple learning disabilities, spinal injury, muscular dystrophy, multiple sclerosis, acquired brain injury, etc.

A new ramp for wheelchair access is included in the Proposal, and is located to minimise its impact on the highway footpath.

The Proposal will provide sanitary accommodation not currently available on this part of the seafront. Together with a wheelchair-accessible toilet accessed directly from the seafront via radar key or similar, the Proposal provides a 'Changing Place' toilet for use by people who need more space and extra features to use the toilet comfortably.

PROJECT:	Tram Stop Shelter
SUBJECT:	12020-DAS-Design & Access Statement Rev.1
DATE:	20 May 2014

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Architect

## Travel Plan

In addition to its location on a popular seafront esplanade much used by pedestrians and cyclists (the cycle path is part of National Cycle Route 16), the site is connected to the local public transport network by the Number 9 Shoeburyness to Rayleigh bus route, and to mainline rail at Thorpe Bay station which is within some fifteen minutes' walk.

The site is at a junction on the B1016 local road. For the safety of pedestrians, cyclists and road users and to provide a means to monitor and review how people visit the site by road, a Traffic Management Plan will be implemented by the building operators. To mitigate road safety risks, the Plan will be formulated with the aims of encouraging each group of users to disembark at designated drop-off points when necessary, to cross the road using the nearby pedestrian crossing only, and to use nearby on-street parking on the seafront and other highways.

The Applicant identified the above principles with Southend Borough Council's Parking, Highways & Transport department at a meeting in January 2013. The Applicant understands that the Council department has undertaken to inspect the junction to assess the impact of increased pedestrian traffic, and to work with the Applicant to identify appropriate highway signs and markings for installation to ensure maximum safety for all highway users.

## Waste Management

Subject to agreement, the Proposal will benefit from a cleaning and waste collection regime provided by relevant Southend Borough Council contractors.

/Ends