

T C Matthew

EXAMPLES OF WORK  
PRACTICAL TRAINING  
2004

Women's Refuge and  
Sheltered Housing

Rayleigh,  
Essex

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# Our own safe haven

CHRISTINE SEXTON reports

VICTIMS of domestic violence in Rochford and Castle Point are now a step closer to getting their own safe haven.

Rochford District Council has approved a scheme to transfer unused land, so a housing association can build a house for families who have fled domestic violence.

The project, on land in Bardfield Way and Tendring Avenue, Rayleigh, will also provide a home for six people with learning difficulties.

The news is a huge boost to women who need temporary accommodation to escape abusive partners.

Lyn Headley, manager of Basildon Women's Refuge, which is to run the new shelter, said: "We opened a drop-in centre in Rochford last year.

"It is for people who just want to be signposted for help. They may just need one visit or more intensive support. They may even need to go to a refuge.

"Everyone is different, but it gives women a chance to look at their situation and see how they can get on with their lives.

"The accommodation will be a progression of that.

"We are pleased the scheme is going ahead and are very grateful to Rochford and Castle Point councils for their support. They have been very good to us."



Help at hand — the new scheme means refuge manager Lyn Headley will soon be offering a place of safety in Rayleigh too Photo: ROB BROWNE WNHMJ2

When the Rayleigh branch opens in about 18 months, experienced staff from the Basildon refuge will offer support and advice to women and also help children severely traumatised by domestic violence. Ms Headley explained: "We provide counselling for the trauma of domestic violence. The effect on children is so traumatic and so deep-rooted that a lot of help is needed to work with them."

A second building will house six people with learning difficulties, with specialist help on hand, 24 hours a day. Rochford District Council leader Peter Webster said: "We have an obligation to ensure there is housing for all those in our community who need special help — be they elderly, disabled or vulnerable because they have experienced violence. "There are many older people in the district who are very worried about

how they are going to continue to care for a learning-disabled son or daughter in the future. "Similarly, women who have had to flee their home because of a violent partner — sometimes having to leave all their possessions behind — need a great deal of help. "There is currently no specialist housing of this type in the Rochford and Castle Point areas and this situation cannot continue."



# LANDSCAPING & EXTERNAL WORKS

For Drainage Layout refer to I587/2 I

## SCREENING AND ENCLOSURE

New boundary and bin storage fencing  
1.8m high treated softwood close boarded  
fencing with concrete posts and concrete  
gravel boards.

Access gates to rear  
1.8m timber gates providing 850mm clear  
opening with self-closer hinges and pad-bolt.

Garden sheds  
3x2m stained timber shed set on paving slab  
base. Fitted with pad bolt.

Diamond Rail Fence to driveway  
0.6m high treated 100x100mm softwood  
posts set in concrete base 300x300mm with  
50mm precast concrete edging. Treated  
75x75mm top rail fixed to top of posts with  
galvanised straps.

## HARD LANDSCAPING

### Access drive and Car spaces

Two-course macadam on MOT Type 1 fill or  
MOT Type 1 on concrete base as required.

Precast concrete edging 50x200mm  
bull-nosed precast concrete on in situ  
concrete bed and haunching.

Parking delineation shown by white lines.

### Paved Areas

50mm thick precast concrete paving slabs  
600x600mm bedded on dry mix mortar with  
close butt joint and laid on 75mm thick lean  
mix concrete on suitable MOT Type 2  
sub-base.

Access paths 900mm wide.

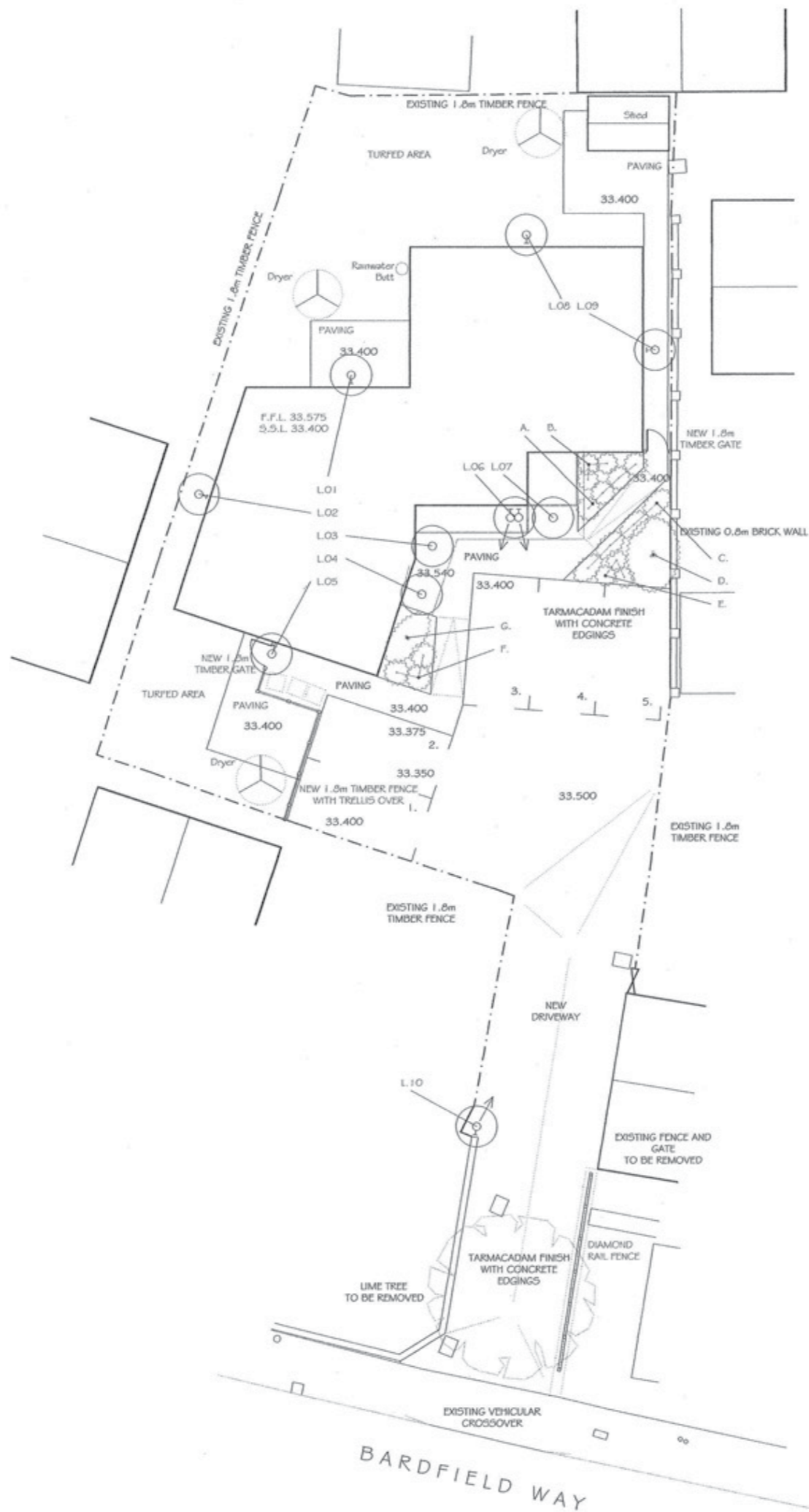
## SOFT LANDSCAPING

Turfing to be laid on mm.200mm topsoil

Planted areas to receive min.300mm topsoil  
and mulching over to prevent the spread of  
weeds.

Finished levels of topsoil to be 30mm above  
adjoining paving or kerbs.

Uncontaminated topsoil, imported where  
necessary, to BS 3862.



**EXTERNAL LIGHTING**  
to conform to BS 5489, 1992

L.O1 Wall mounted 250W high pressure sodium security light with PIR switch and Photoelectric control.

L.O2 Security light as L.O1

L.O3 Soffit light with tough opal diffuser and Photoelectric control.

L.O4 Soffit light as L.O3

L.O5 Soffit light as L.O3

L.O6 2N<sup>o</sup> Wall mounted directional floodlights with Photoelectric control. Attachments to light parking area and avoid spill to neighbours. SPECIFICATION TO BE CONFIRMED.

L.O7 Soffit light as L.O3

L.O8 Security light as L.O1

L.O9 Security light as L.O1

L.O10 Directional 250W external light on medium height standard column. Attachments to light access drive and avoid spill to neighbours. SPECIFICATION TO BE CONFIRMED.

**Schedule of Species**

A. 4 No. Lavandula Hidcote

B. 3 No. Hebe 'Autumn Glory'

C. 4 No. Cotoneaster Horizontalis

D. 1 No. Escallonia 'Apple Blossom'

E. 3 No. Vinca Major

F. 3 No. Vinca Major

G. 1 No. Choisya Ternata

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Check All Dimensions on Site  
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Rev. A. Aug. 2004.  
Paving and dryer positions revised.

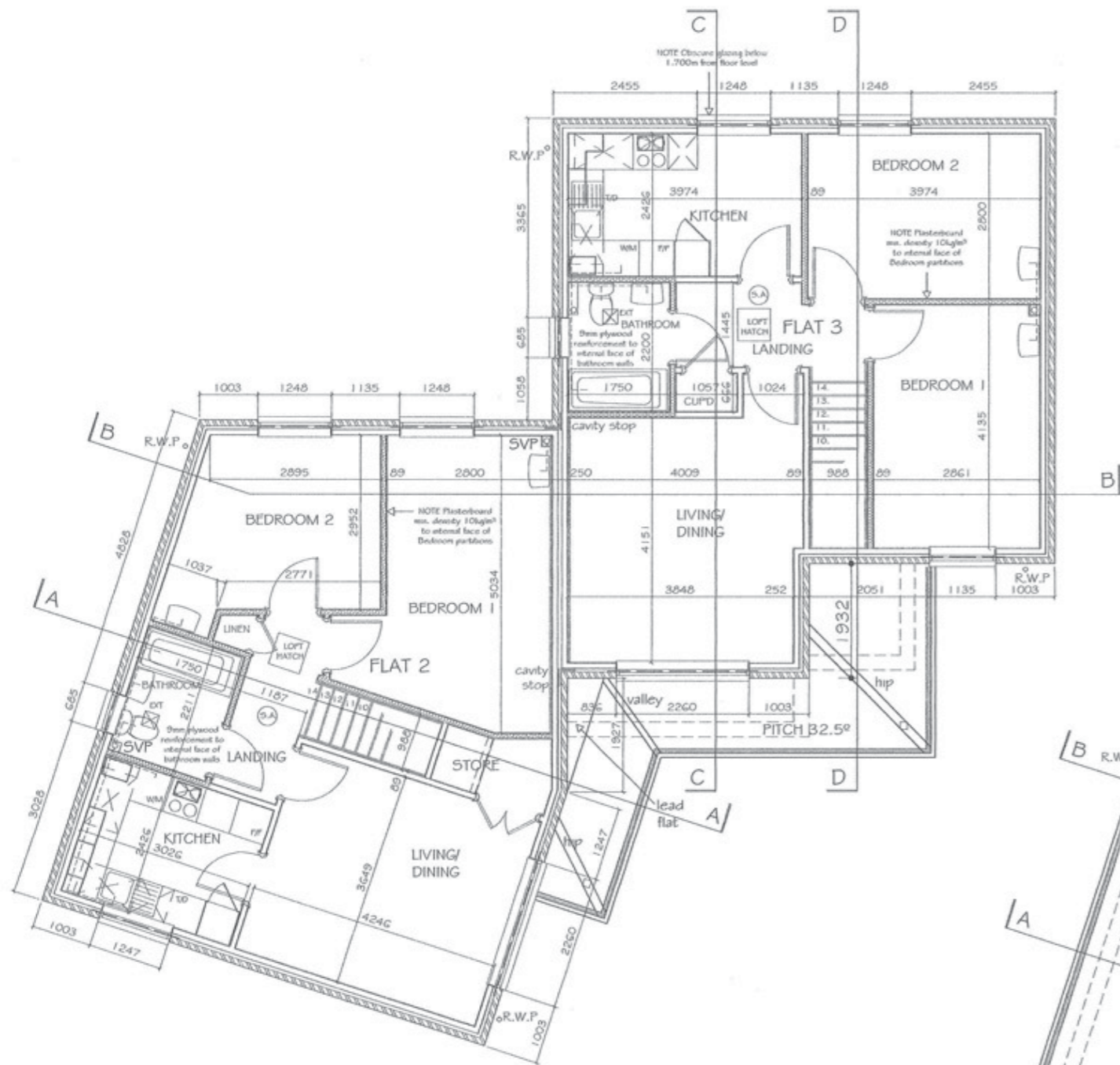
Client  
Cygnet Housing Association

Project  
1 N<sup>o</sup> 4-Bed Flat &  
2 N<sup>o</sup> 2-Bed Flats  
Bardfield Way  
Rayleigh, Essex

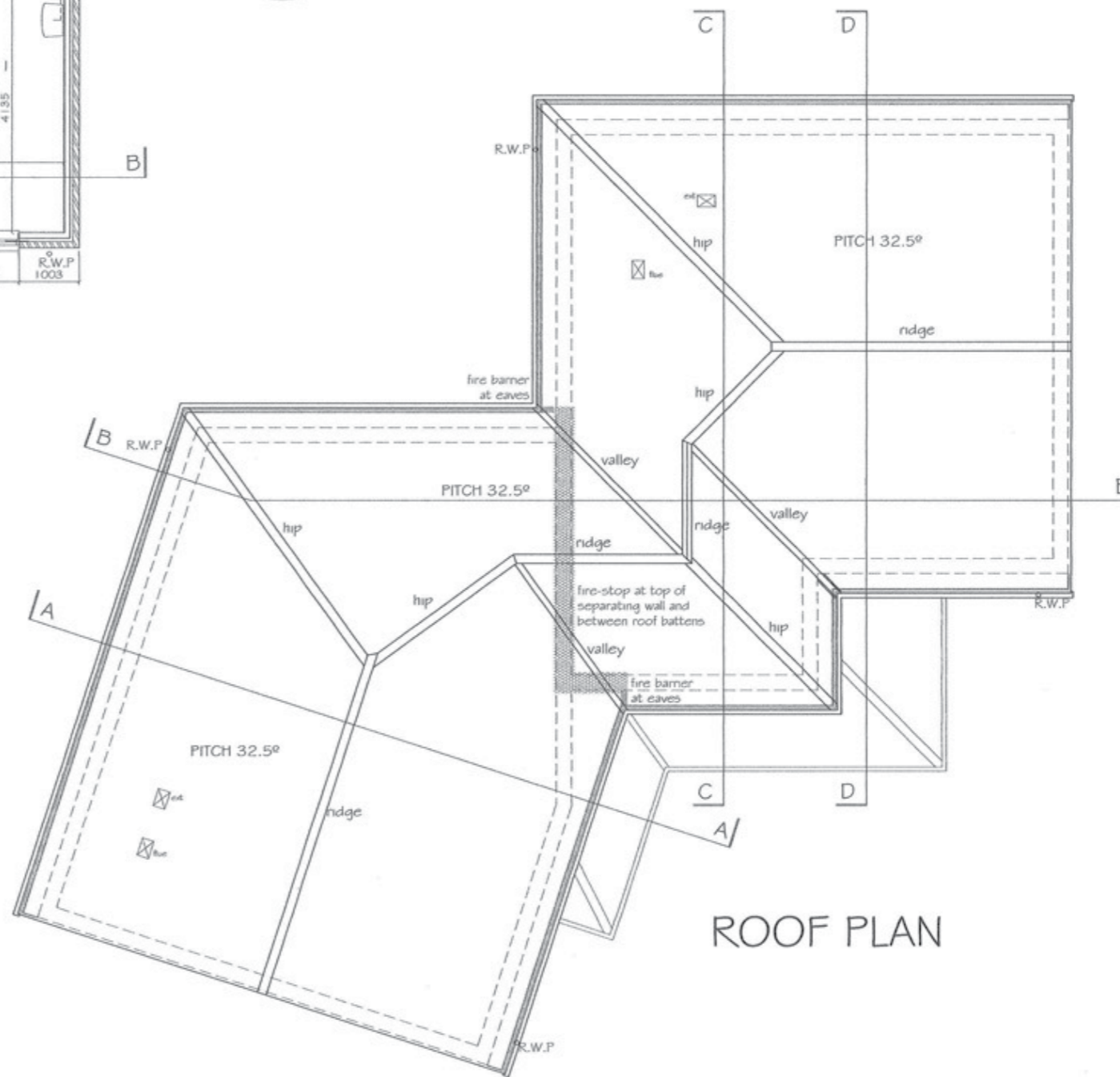
Drawing Title  
Landscaping &  
External Works

e + m design partnership  
Chartered Architects & Planning Consultants  
26/28 The Square, West Street,  
Rochford, Essex SS4 1AJ  
Tel : (01702) 549508  
Fax : (01702) 547983

Scale 1 : 100 Date July 2004  
Drg No 1587/32 Rev A



FIRST FLOOR PLAN



ROOF PLAN

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DOOR NOTE  
 Internal doors have 910mm  
 structural opening with 838mm leaf.

Rev. A, June 2004  
 Loft access and extract/fire outlets indicated.

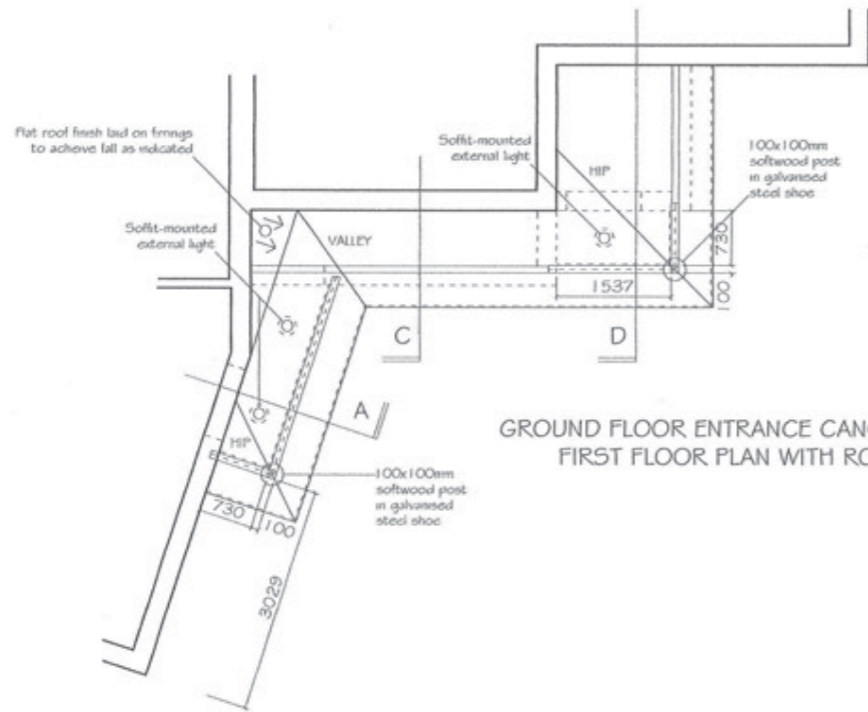
Client  
 Cygnet Housing Association

Project  
 1 No 4-Bed Flat &  
 2 No 2-Bed Flats  
 Bardfield Way  
 Rayleigh, Essex

Drawing Title  
 First Floor Plan  
 Roof Plan

e + m design partnership  
 Chartered Architects & Planning Consultants  
 26/28 The Square, West Street,  
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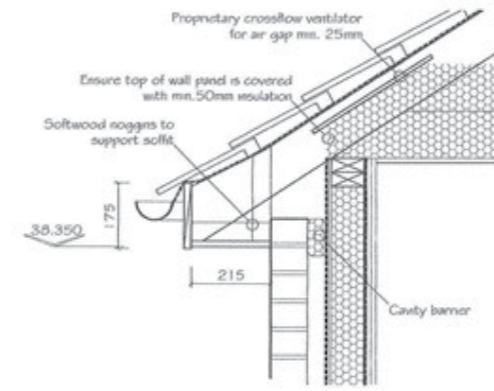
Scale 1 : 50 Date May 2004  
 Dwg No 1587/23 Rev A



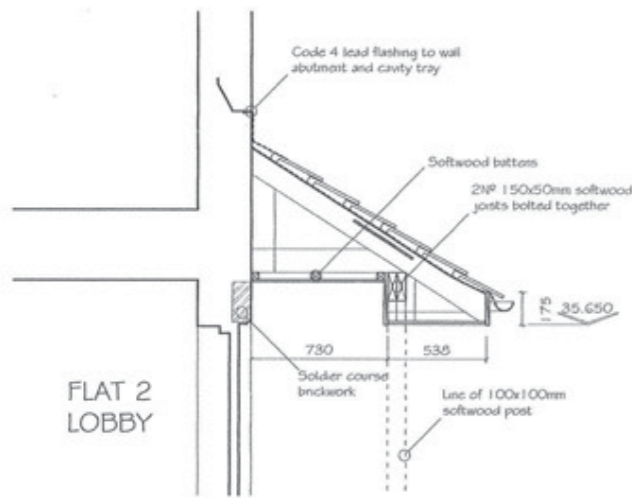
GROUND FLOOR ENTRANCE CANOPY & PORCH ROOF  
FIRST FLOOR PLAN WITH ROOF VIEW 1:50

Trussed rafter roofs by specialist

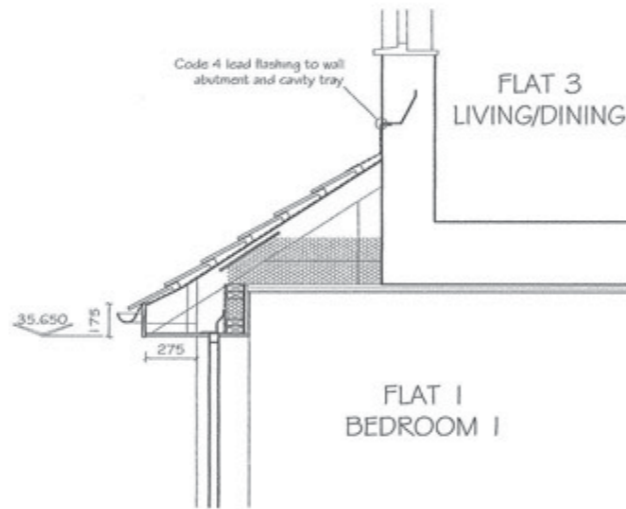
Pitch 32.5°



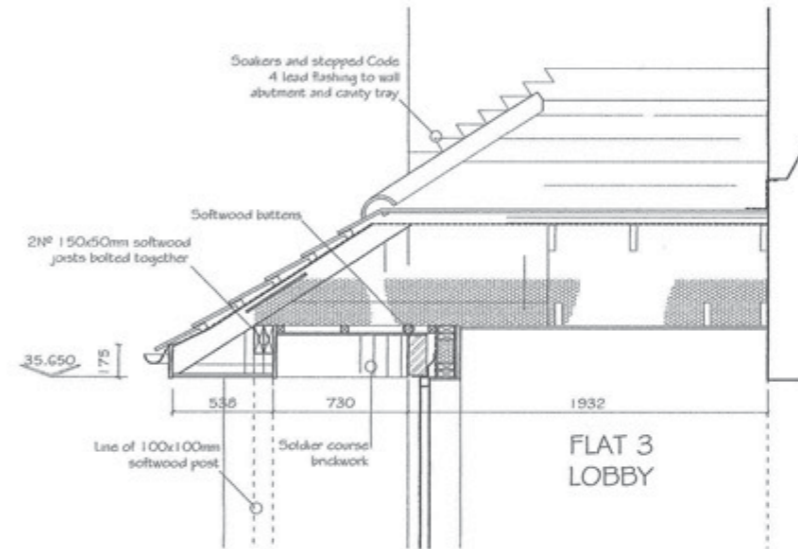
MAIN ROOF EAVES  
TYPICAL SECTION 1:10



ENTRANCE CANOPY AT FLAT 2 LOBBY  
SECTION A 1:20



SECTION C 1:20

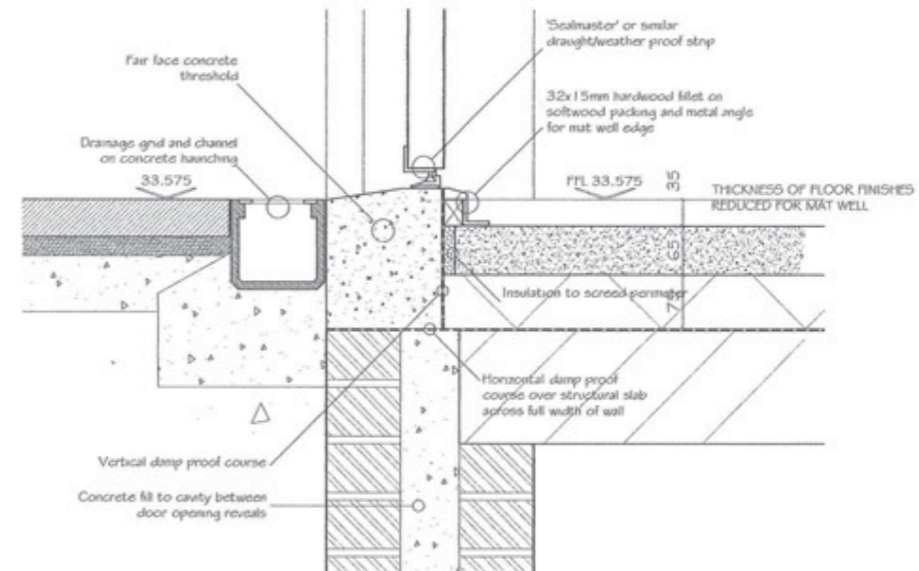


FLAT 3 ENTRANCE PORCH & CANOPY  
SECTION D 1:20

FINISHES:  
ROOF TILES ON 35x25mm TANAISED SOFTWOOD BATTENS  
ON BREATHABLE MEMBRANE.

uPVC FASCIAS AND SOFFITS.

SOFFIT-MOUNTED EXTERNAL LIGHTS WITH PHOTOELECTRIC  
CONTROL LOCATED AT SHOWN ON PLAN.



MAIN ENTRANCE FLUSH THRESHOLD  
TYPICAL SECTION 1:5

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Rev.

Client

Cygnets Housing Association

Project

1 N° 4-Bed Flat &  
2 N° 2-Bed Flats  
Bardfield Way  
Rayleigh, Essex

Drawing Title

Ancillary details

e + m design partnership

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26/28 The Square, West Street,  
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Scale: 1:50, 1:20, 1:10, 1:5 Date July 2004

Orig No 1587/33 Rev -