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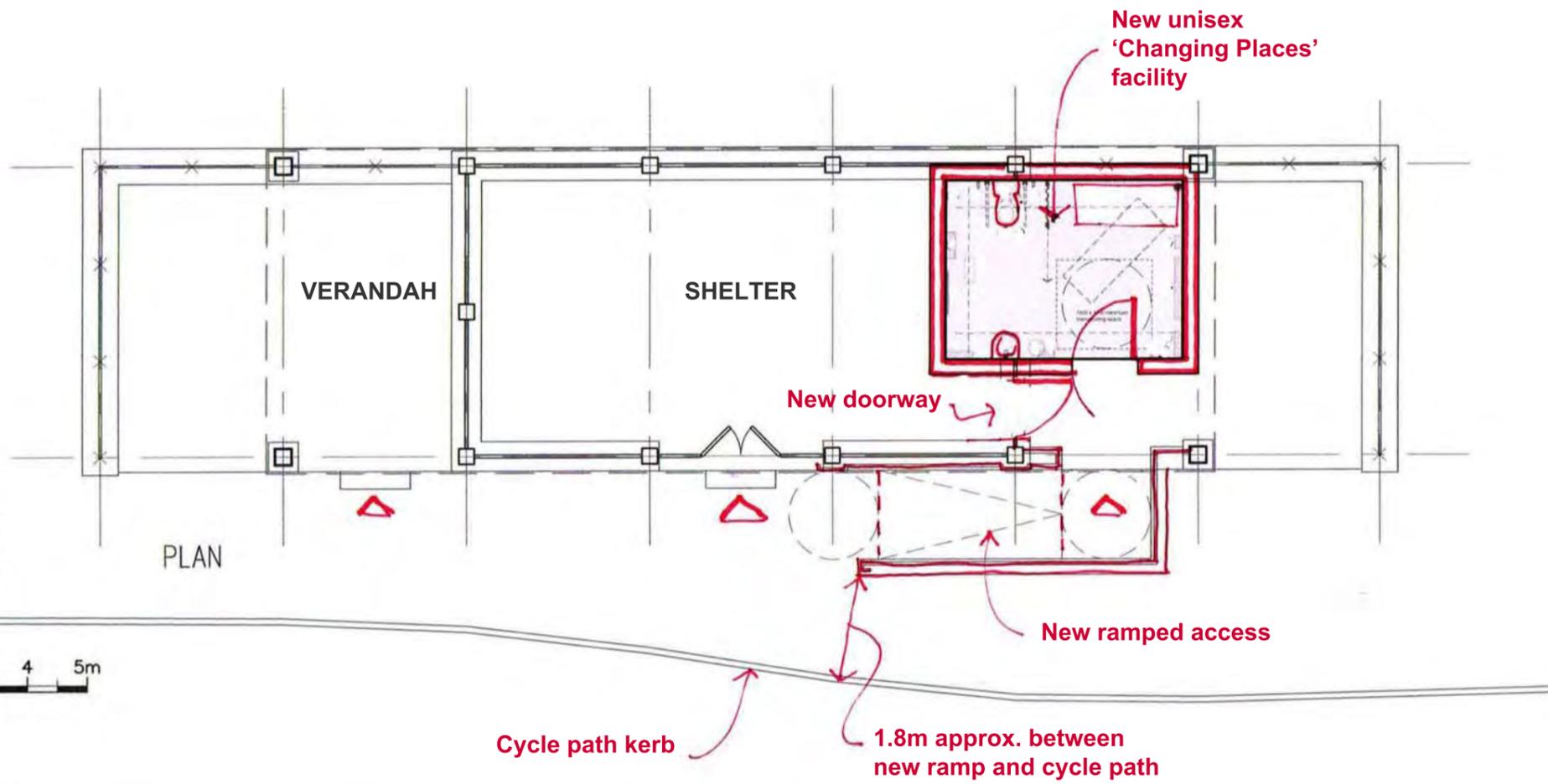
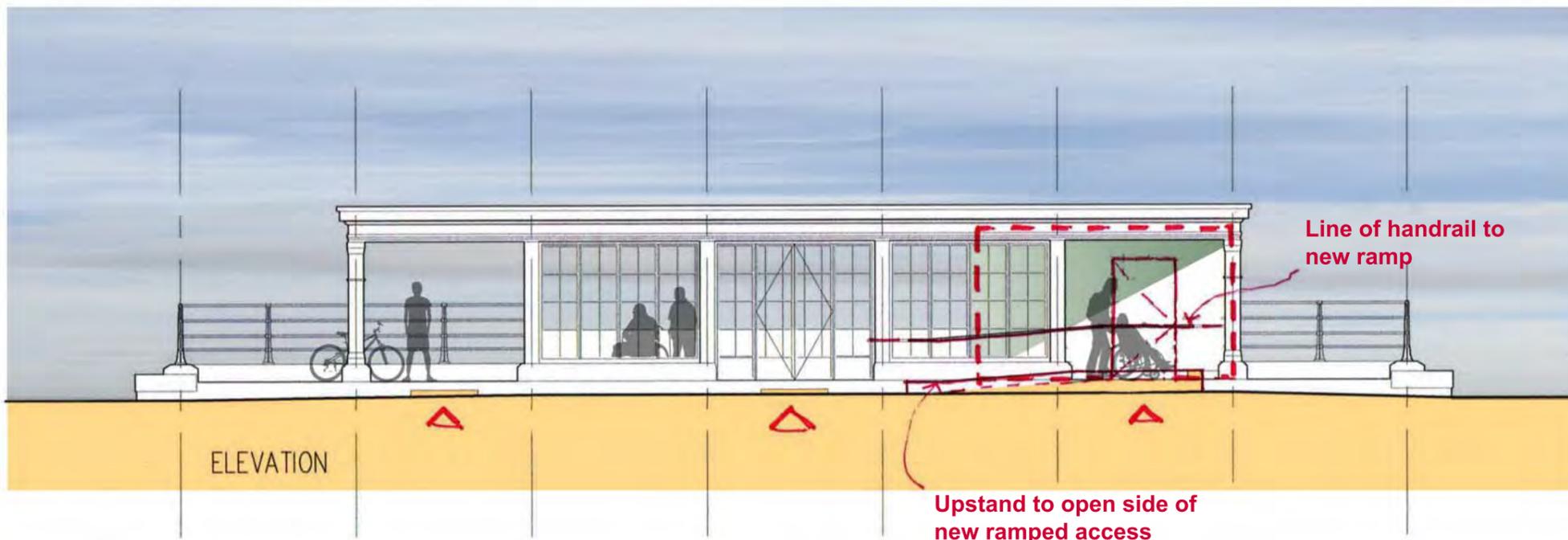
Notes

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 Tel: 07505 983394	T C Matthew Chartered Architect
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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
Scale: 1:100@A3
By: TCM
Check: TCM

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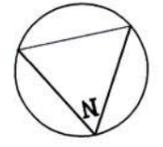
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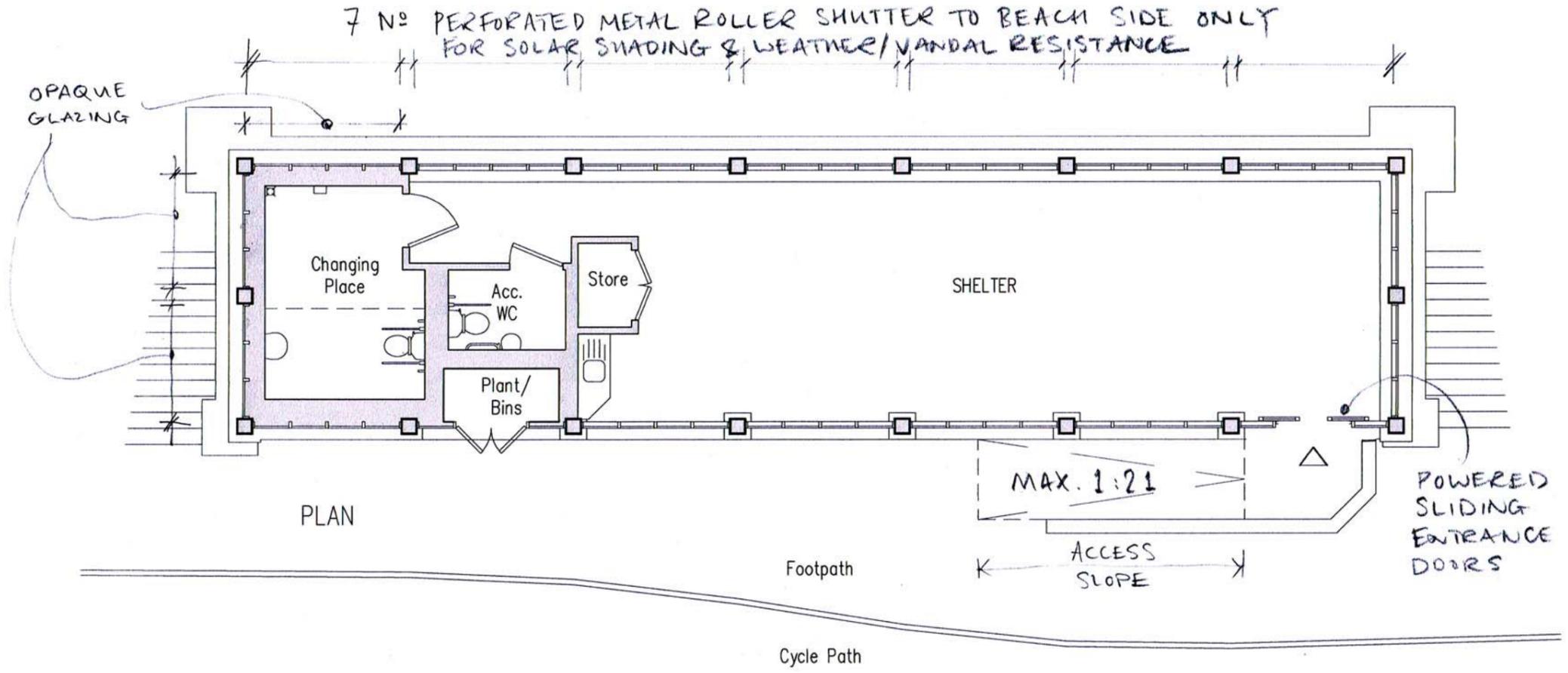
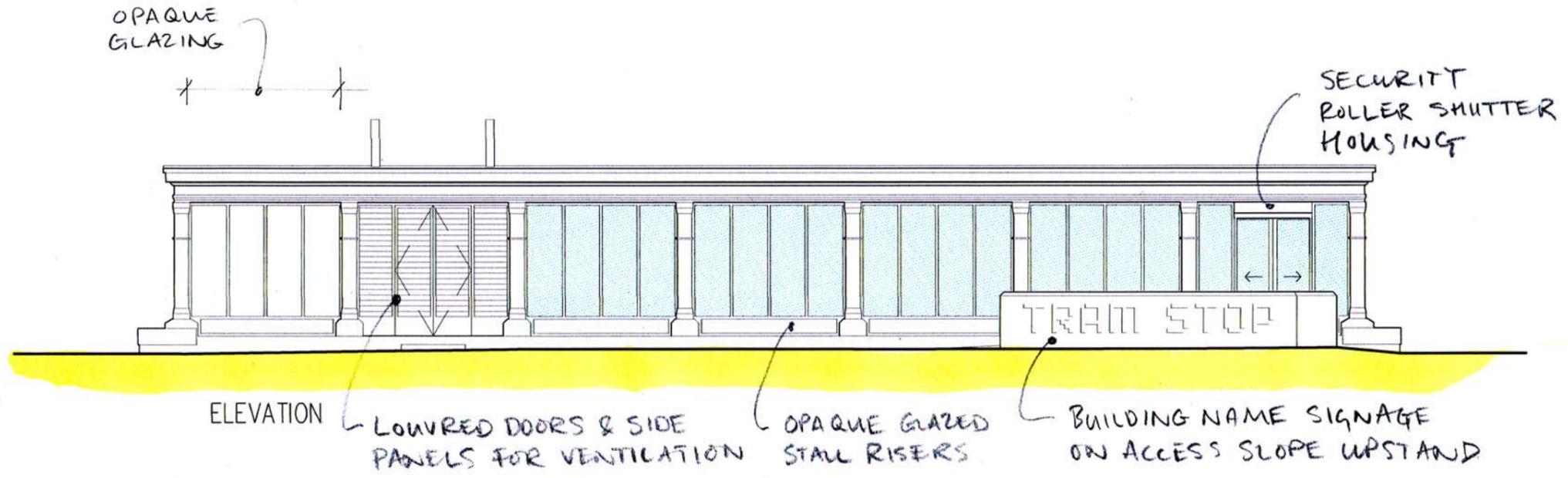
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Notes

G.I.F.A = 90 m²



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



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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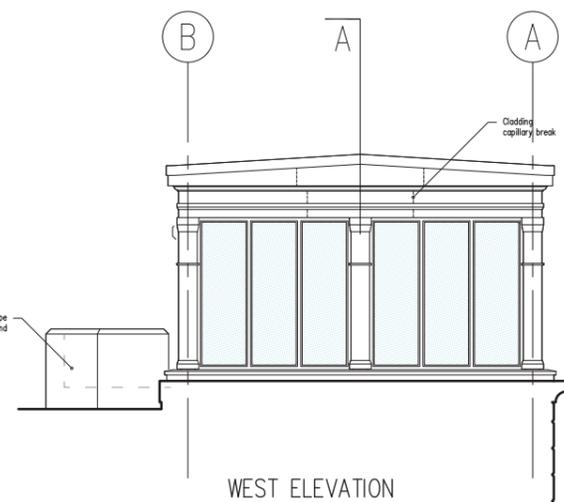
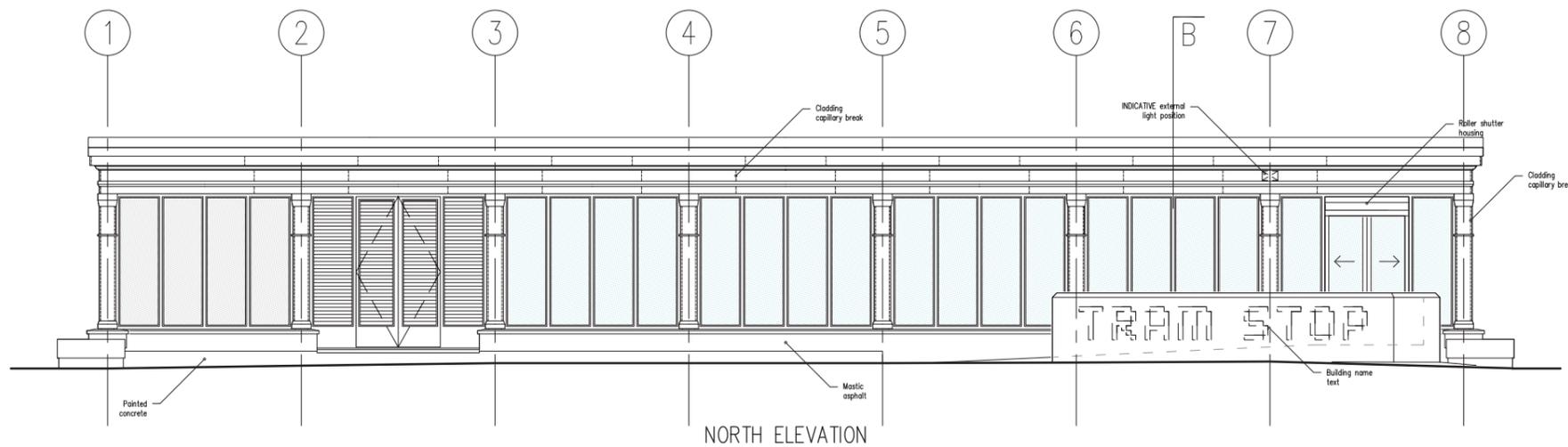
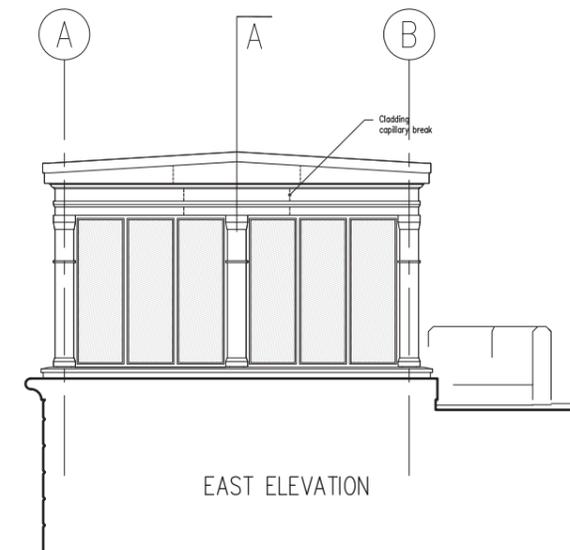
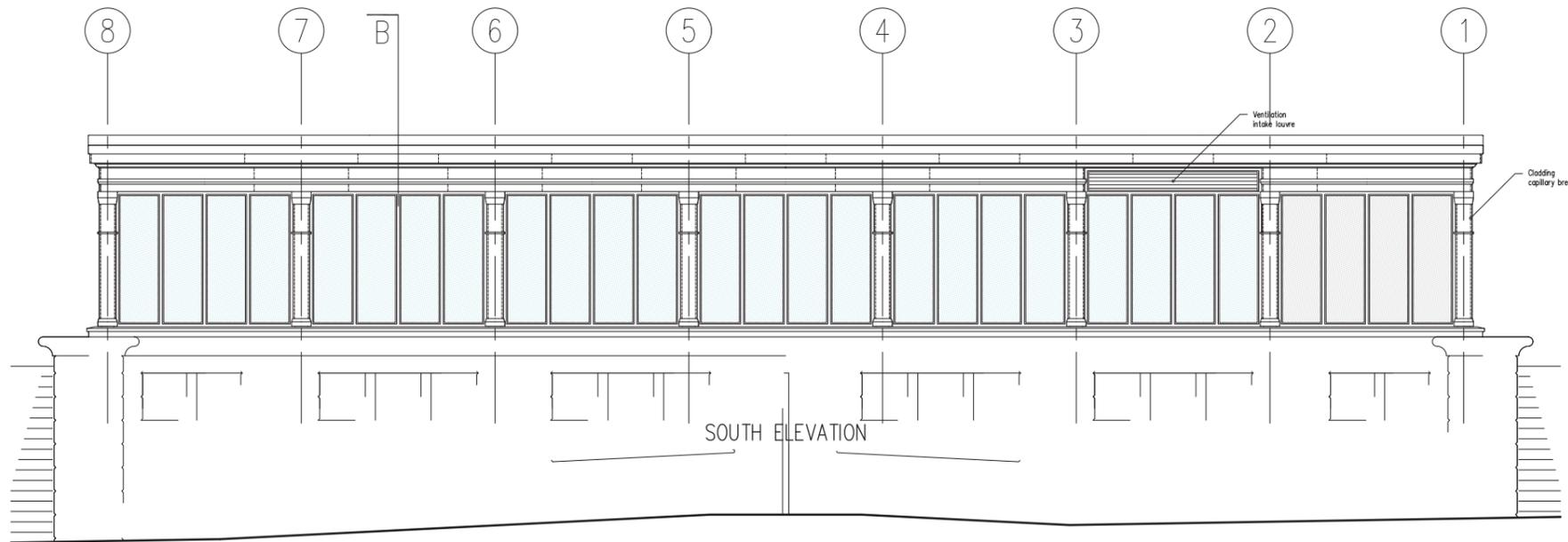
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Notes

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	TM: Tender issue update	01.12.2017
C	TM: Coordination update	07.11.2017
B	TM: Updated (Post-demolition 'New Tram Stop')	05.07.2017
A	TM: 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:	TM
Scale:	1:50 @ A1	Check:	TM

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Notes

TO BE READ IN CONJUNCTION WITH 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

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Project

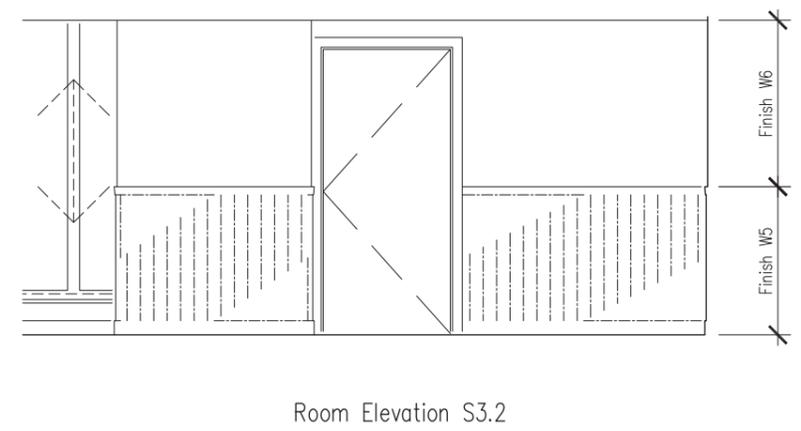
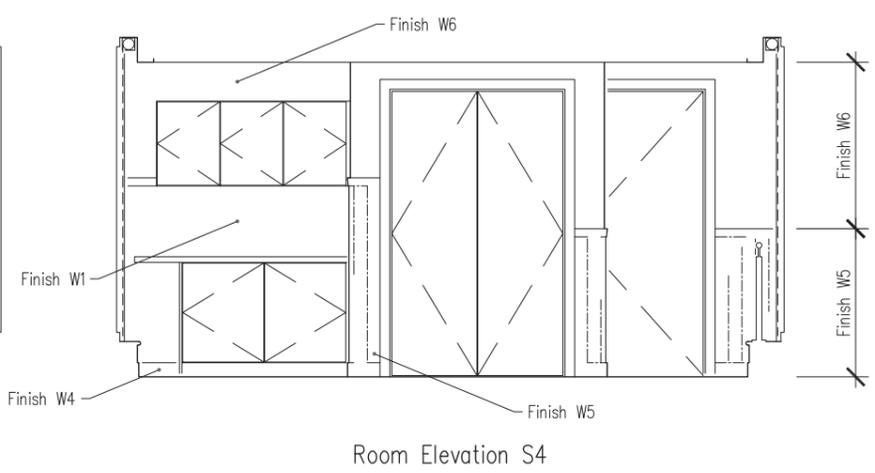
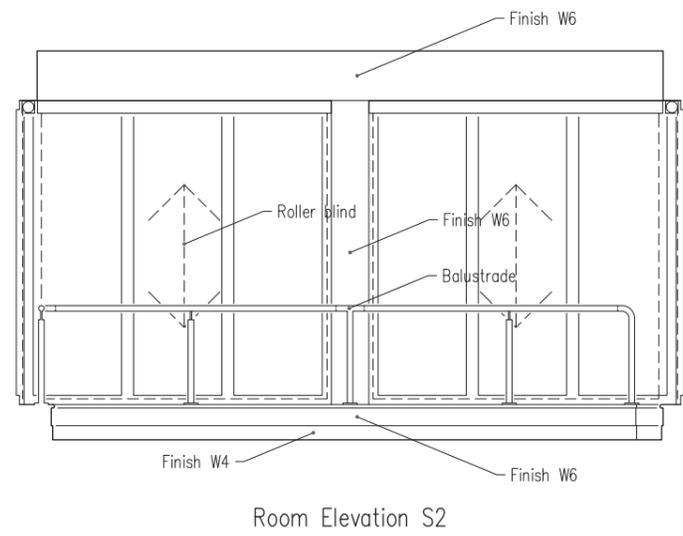
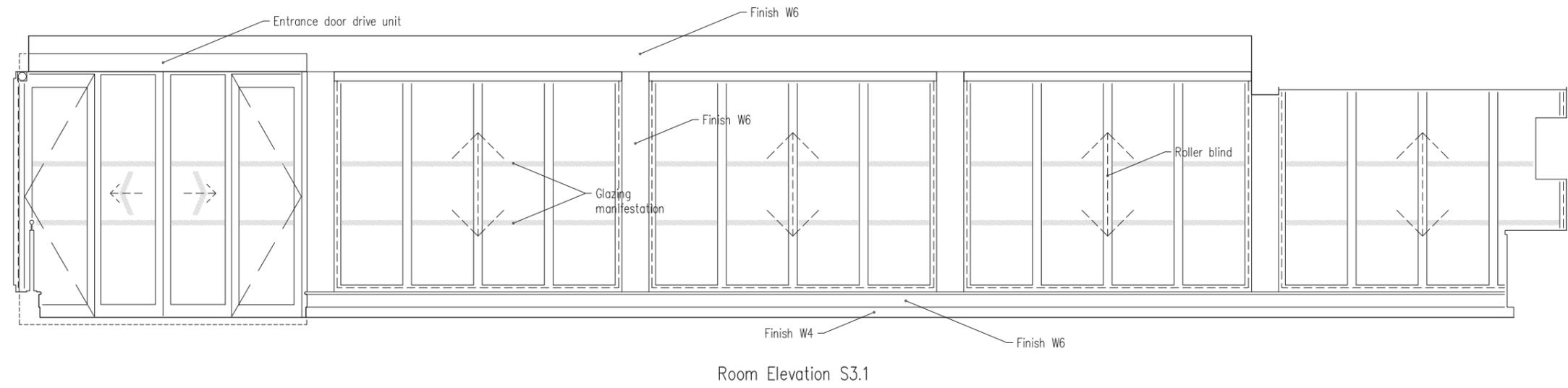
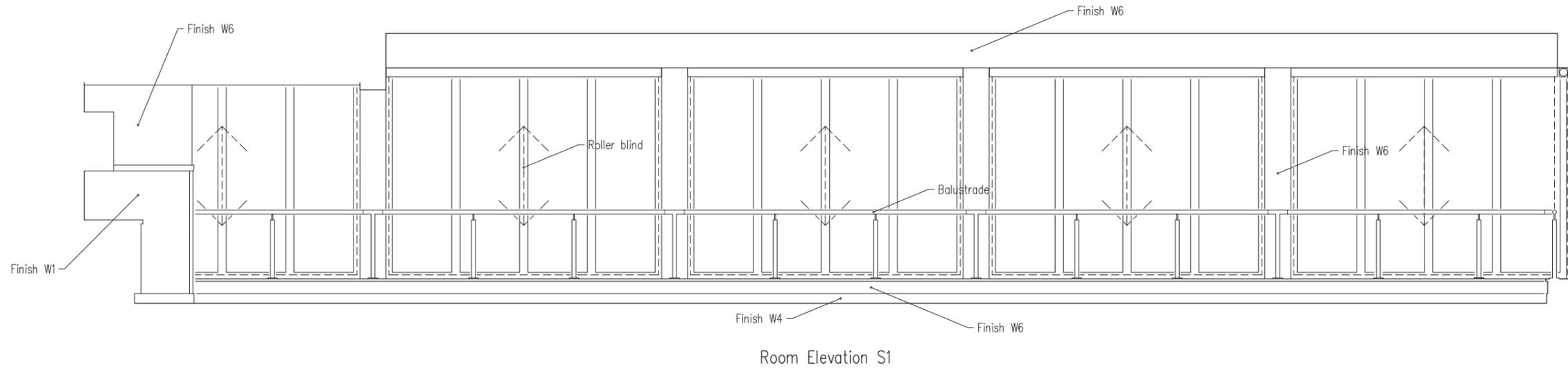
Tram Stop Shelter

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

T C Matthew
Chartered
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.

12020-20140520-tm-Design & Access Statement Rev.1

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

T C Matthew
Chartered
Architect

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.

12020-20140520-tm-Design & Access Statement Rev.1

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

T C Matthew
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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.

12020-20140520-tm-Design & Access Statement Rev.1

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

12020-20140520-tm-Design & Access Statement Rev.1

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