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DOCUMENT : **Design & Access Statement**

JOB : **St Peter's Church, Salisbury**

CLIENT : **Vicar and Parochial Church Council**

DATE : **October 2017**

JOB NO : **IKC/5115-0782**

1.0 EXISTING BUILDINGS & SITE

Drawings included in Appendix 1.

1.1 Site

The existing Church is not listed (not considered of sufficient architectural and historic interest) and does not fall into a Conservation Area, however it is a non-designated heritage asset. The Church site falls within the 'Greenbelt' and as such the project will follow the guidance set out in National Planning Policy Framework.

The Church dates from 1887 and is built in a style of late 14th century Gothic. Designed by architects Stones and Gradwell the building replaces an earlier Chapel of Ease, built in 1807. Prior to 1807 there was no church in the village. All the burials are in the cemetery on the north side of the footpath. No public footpaths are affected by the proposed development.

The Church sits on a triangular site with a graveyard to the north, a cricket ground to the north-east, common land to the east, Lovely Hall Lane to the west and Ribchester Road to the south. A public footpath runs from Lovely Hall Lane to the cricket ground between the graveyard and churchyard. A view of the Church can be seen from all sides, but the primary views are from the road - being the west and south elevations.

The Church occupies a significant position in the village, its spire being visible for a considerable distance, and the building being floodlit at night.

1.2 Sloping site

The site slopes gently to the north-east with the Church slightly elevated. The floor of the new extension would be built level with the floor of the nave. To make the new extension DDA compliant the existing driveway requires re-grading at 1:40 to avoid unsightly ramps.

1.3 Internal level change

There is a slight level change in the existing porch up to the Nave floor. The Nave floor is level. There is a two-step rise to the Chancel and Side Chapel. The Vicar's Vestry, corridor and small toilet are level with the Chancel. The Choir Vestry has a one-step rise from the Nave. The Choir Vestry is a later addition built in 1970.

The intention is to make the new Annex level with the Nave floor level. The step into the existing Choir Vestry will be removed and the vestry demolished to make way for the new Annex.

One of the key client requirements is the creation of a new door within an existing window opening providing a new route into the new Annex. This is required for access to the toilets during a church service.

1.4 Existing porch and new entrance

The Church Brief requires the existing porch doorway to be retained and used for weddings and funerals, as well as functioning as a fire escape exit. The main entrance would be through the new Annex.

1.5 Pedestrian/vehicular routes

There is presently no car parking on the site. However the existing double gates allow vehicles to access the site for weddings and funerals.

There is also an existing lych-gate on the junction of Lovely Hall Lane and Ribchester Road where there is a small public car park.

2.0 CHURCH'S CURRENT AND FUTURE REQUIREMENTS

2.1 The Church undertook a Community Audit (Appendix 3) which had identified 'needs' within the community. This survey helped shape the requirements listed in the Brief Statement of Need (Appendix 3).

2.2 The existing seating is fully used fortnightly and termly for school services and for special services.

As well as for worship, the Church is used for an average of 4-6 concerts annually, despite the severe limitations imposed by the building.

- 2.3 Children's provision is severely limited and Gateway (Sunday School: 20-30 children plus 8-9 adults) and Rock Solid (the Youth Group: 8 young people plus 3 adults) meet in alternative premises for which the Church has to pay. Gateway meet in the Primary School; when they take part in the service, they have to walk, crossing a busy road, in any weather. Tiddlywinks (for under-5s and their carers) use the carpet in the transept for their meetings. These requirements would generate three rooms.
- 2.4 The Church want to expand the children and youth work on site.
- 2.5 The Parish covers some 1,600 homes and therefore there is a need for a mother and toddler group. The new building would allow for this type of activity which would build bridges with young families in the Parish - this type of activity cannot take place due to the lack of facilities. This would require a hall with plenty of storage space and an outdoor play area.
- 2.6 Accommodation for the whole Church family at one time (commonly 150, but up to 250 and to include Gateway).
- 2.7 A space for the ministry of welcome, accessible to all, with parking for wheelchairs, buggies and mobility scooters.
- 2.8 Flexible meeting spaces for all Church organisations and community groups (10-100 capacity).
- 2.9 Toilet facilities - at present there is only one toilet which is not accessible to wheelchair users due to the level change and is not accessible during a church service.
- 2.10 Kitchen facilities - to enable the serving of drinks and light refreshments after church services, for drop-in clubs (identified as a community need), and for social events as part of church functions.

3.0 DEVELOPMENT PROPOSAL

Drawings included in Appendix 3.

3.1 Design Approach

The dual aims of the design are to provide new accommodation which is fit for purpose whilst conserving the significance of the existing Church.

The design approach adopted by the Architect is to design a modern contemporary building which echoes the architectural features of the existing Church whilst maintaining its status as an Annex to the Church. The challenge is to design a building which is unequivocally modern in character (avoiding pastiche) whilst harmonising the design with the Church and the surrounding landscape.

The plan of the Annex fans out from the existing Church by a series of five degree increments allowing the new entrance to relate to the existing gateway on Lovely Hall Lane and to the hedge running along the public footpath to the cricket ground.

The mass of the new building is kept 'low key' so not to obscure the Church roof as viewed from the graveyard and cricket ground. The wall and roof between the new entrance and the Church is set in frameless 'planar' glass to provide a visually transparent link between Annex and the Church. This architectural device enables the Church to link in with the Annex and is a key requirement of the Parochial Church Council's brief.

The roof structure of the Annex takes the form of four levels. The lower flat roof to the toilets and kitchen are kept purposely low to link in to the existing Vestry roof. The flat roof steps up abutting the existing Church above the window between the hood moulding and gutter. The roof above the meeting room is set at a five degree pitch and is a sedum roof to merge in with the surrounding landscaping. The roof above the new entrance and foyer is set at twenty degrees and again is finished in sedum (see Appendix 4).

Materials and Composition

- 3.2 The design of the new building acknowledges the primary status of the existing Church.

The Architect's intention is to design a modern pavilion-like Annex in glass and stone (stone to match the existing Church) which contrasts but is complimentary in scale.

The wall and roof between the new entrance and the Church is set in frameless 'planar' glass to provide a visually transparent link between Annex and the Church. The remaining windows are constructed from narrow metal mullions/transoms (the glass panes 'portrait' in proportion). The gutters and overhanging fascia and soffits will be constructed from terne coated steel with matching square downpipes.

The various 3-D images appended to this report are views from Lovely Hall Lane, the public footpath between the cemetery and the cricket ground and the view from the cricket ground. One of the key features of the Annex roof design is the minimal impact it has on the view of existing Church roof. The use of the sedum roof will also allow the roof to merge in with the existing hedging on the north side. It is important that the Annex is deferential whilst minimising the impact on important views.

Reversibility

- 3.3 The existing Choir Vestry requires demolishing to make way for the new Annex. This was a later addition and has no architectural merit. One of the square headed windows requires converting into a doorway. The mullions/tracery will be retained and used as a fanlight to the new doorway linking the Church with the Annex. This window has leaded lights which can be retained and reused in the fanlight.

The stonework on the north elevation of the existing Church will be retained and cleaned as a feature wall in the new Annex.

The new roof abutting the existing Church rests between the hood moulding and gutter. The detailed design will show a wide terne coated steel gutter designed to take rainwater from the Church roof as well as the new flat roof. The sedum roof will reduce the immediate run-off of rainwater and protect it from damage when access is required to maintain the slates on the existing Church roof.

The extension is readily reversible.

4.0 EXTERNAL WORKS

- 4.1 The mature tree line is on the roadside and to the south of the site. There are 9 evergreen bushes and two saplings on the north side which will require removal as part of the new development.
- 4.2 The proposed new car park is located on the grassed area in the north-west part of the site. The intention is to keep it away from the tree line. The car park will be a mixture of grass grid paving and tarmac. The change of level will be accommodated by using a gabion retaining wall merging into the landscaping (see Appendix 4).
- 4.3 The terraces will be concrete pavements.
- 4.4 A new pedestrian access will be created into the footpath wall.

5.0 CONCLUSIONS & RECOMMENDATIONS

The principle objectives set out in the Client Brief (see para. 2.0: Church's Current and Future Requirements) can be met by the construction of a new extension on the north side of the Church. This will substantially improve the use of the existing building which is under-utilized due to the lack of amenities. The new Foyer space will provide opportunity for people to be served refreshments from a new servery and to access all of the main parts of the building with ease. The foyer will become a central hub and an asset to the wider community.

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Appendix 1

**Existing Site Layout Plans
Photographs of the Existing Building**

10/18

1. This plan is submitted with the Planning Application / Listed Building Application and the owner retains all the rights reserved in the plan.

0115 9340000



10/18

10/18

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St. Peter's Church
Lower Hill Lane
Salesbury, Blackburn
BB1 2ED

Location Plan

Scale of 1:1000
Date: 10/18/2018

Client: [Redacted]
Project: [Redacted]

5115-0782 (01)001_02

1. [Redacted] 2. [Redacted] 3. [Redacted] 4. [Redacted]

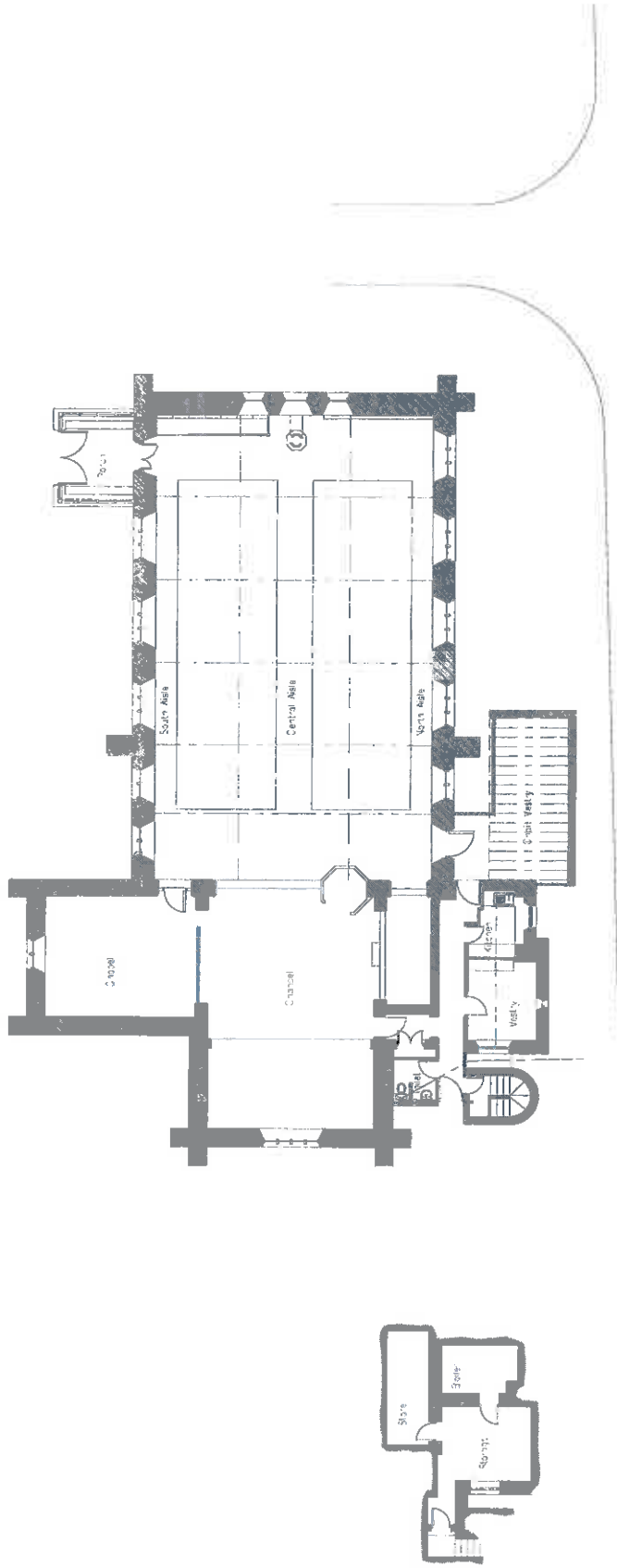
This plan is submitted with the Planning Application / Listed Building Application and the owner retains all the rights reserved in the plan.

BYROM CLARK ROBERTS

FOR INFORMATION



Location Plan
1 : 200



Basement & Ground Floor Existing
 1 : 100

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St. Paul's Church
 Lowly Hill Lane
 Salisbury, Blackham
 BS1 1ED

General Floor Plan Existing

Scale: 1/8" = 1'-0"
 Date: 11/20/02
 Drawn: [Redacted]
 Checked: [Redacted]

Drawing No. 5115-0782 (02)001_02

1 - [Redacted]
 2 - [Redacted]
 3 - [Redacted]

FOR INFORMATION



West elevation (from Lovely Hall Lane)



North elevation

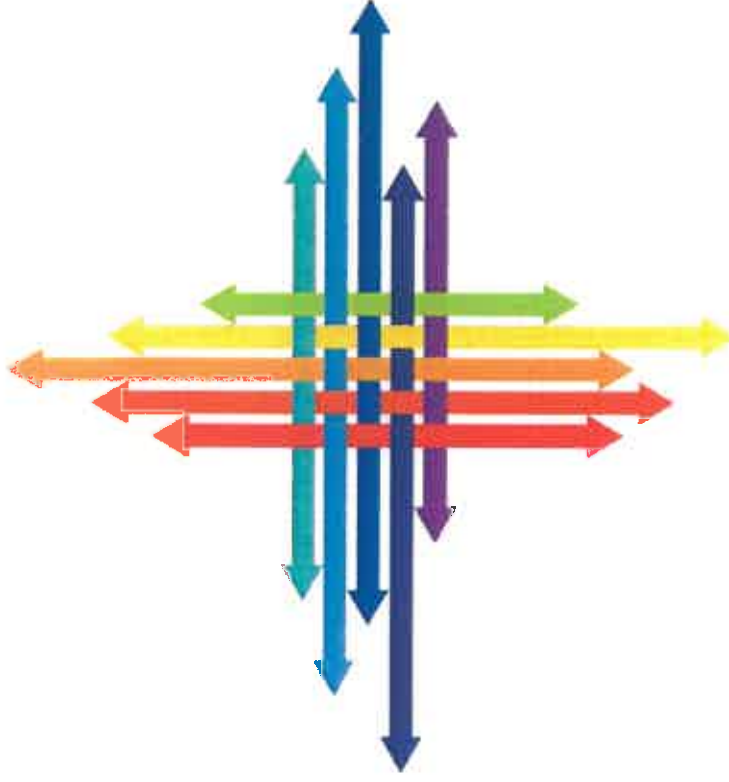


East elevation

Appendix 2

**Community Audit
Statement of Need**

THE DEVELOPMENT :



INVOLVING THE COMMUNITY

1

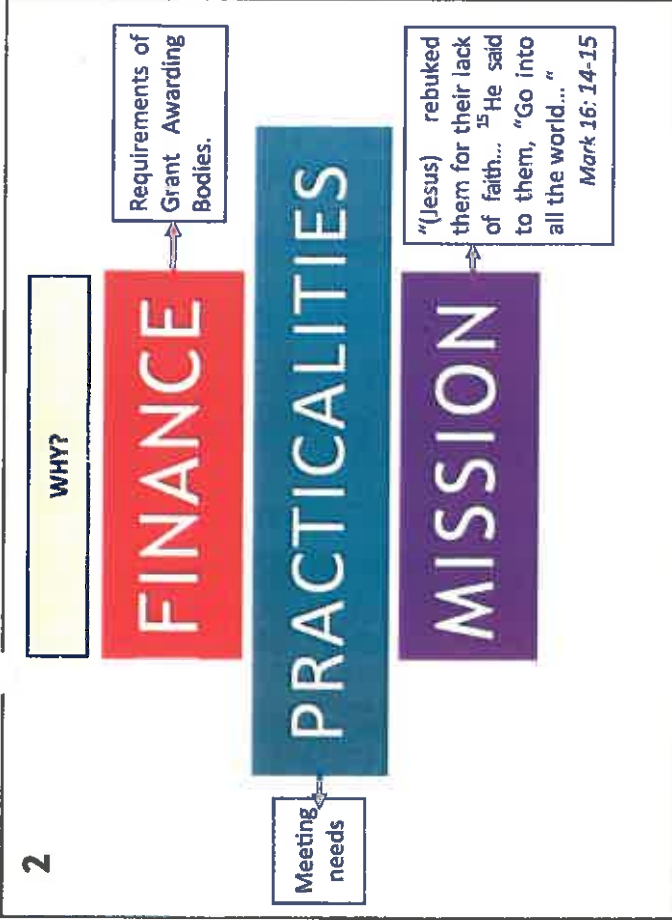
HEART of the COMMUNITY QUESTIONNAIRE

PROPERTY VISITED

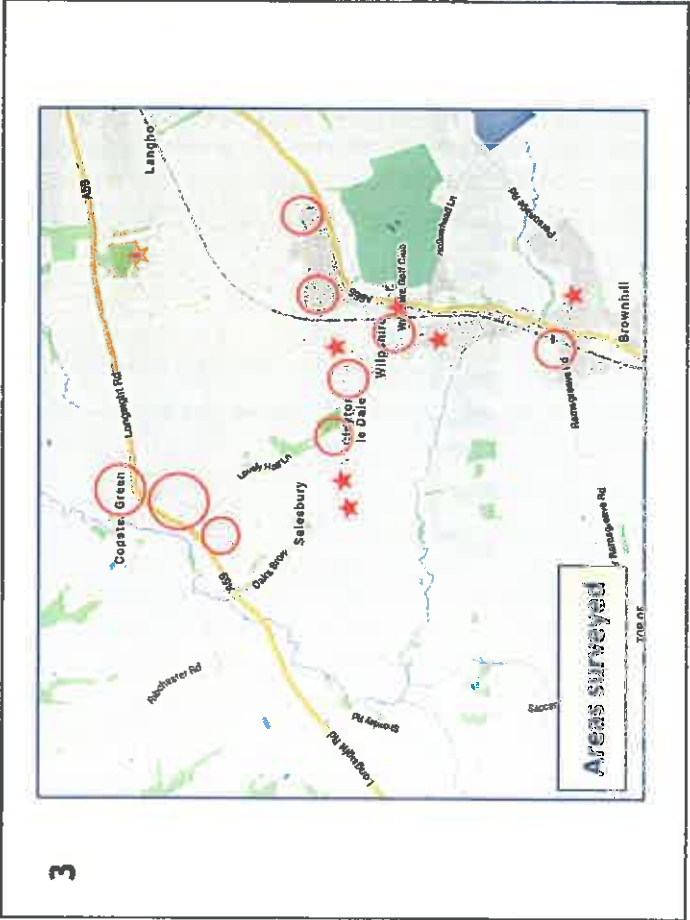
Team Member

Questionnaire survey of parish

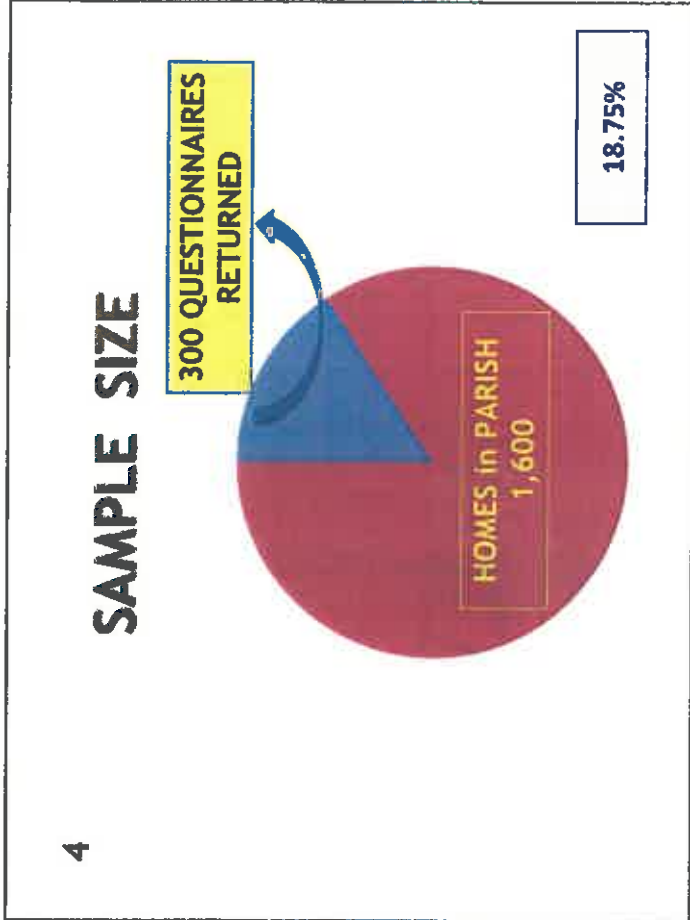
2



3



4



5

RESPONSE RATE



95% of people interviewed responded

6

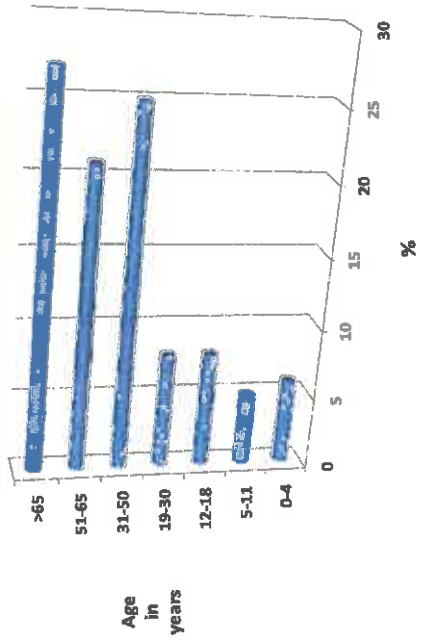
CHURCH and COMMUNITY



63% of those responding were not members of St. Peter's

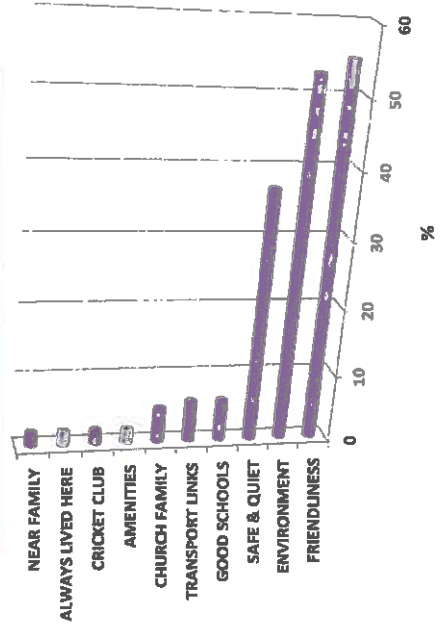
7

AGE BREAKDOWN in Households Represented



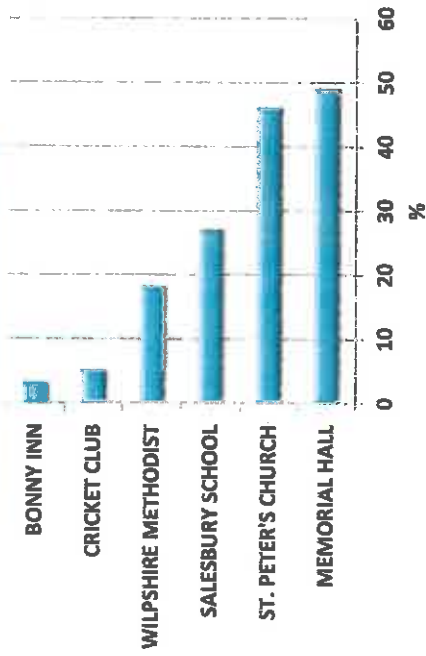
8

WHAT IS LIKED ABOUT THE AREA



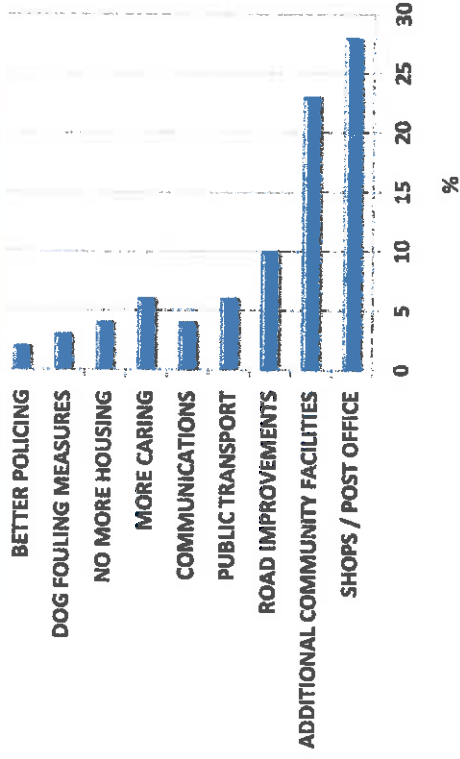
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CURRENT FACILITIES USED



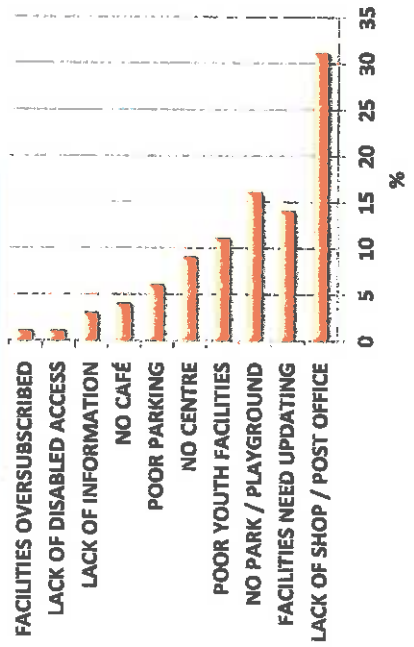
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WHAT WOULD IMPROVE THE AREA?



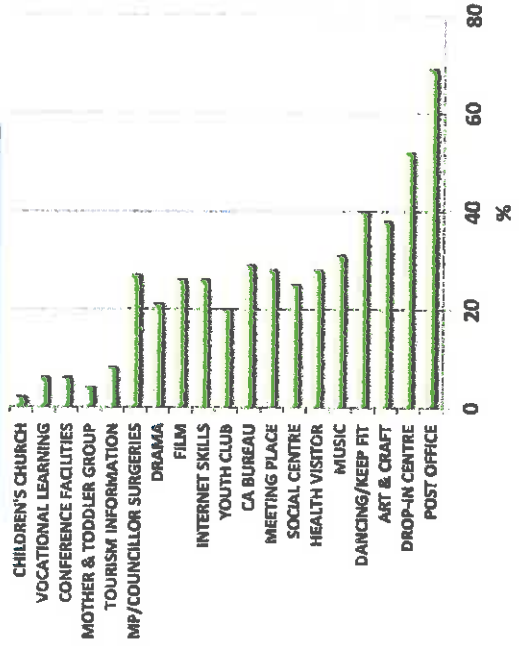
11

SHORTCOMINGS IN CURRENT FACILITIES



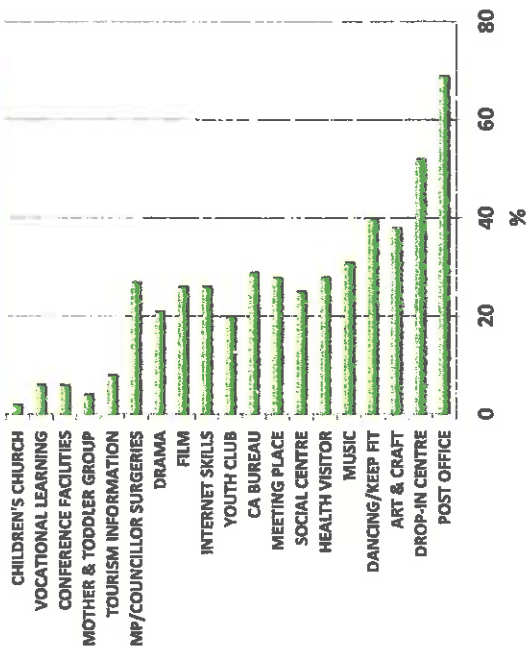
12

WHAT PEOPLE WOULD USE



13

WHAT PEOPLE WOULD LIKE TO USE



14

WOULD YOU USE THE NEW FACILITIES?



66% respondents said they would use new facilities

15

Other issues raised: isolation, environment,



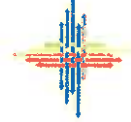
amenities, offers of help

ST. PETER'S CHURCH



CLOSED?

OPEN!



A Brief Statement of Need – St Peters Church, Salesbury

INTRODUCTION

The present building opened in 1887 to replace the derelict Chapel-of-Ease of 1807 (which was sited opposite the current school). It was built on common land, on the site of a drained duck-pond to a 'late 14th-century Gothic' design by the architects Stones & Gradwell

The new church had seating for 395 people 'half of it being free'; some pew rents continued until 1962. The church has some fine Victorian carving and a variety of stained glass.

In the 1960's, pews were removed to facilitate the development of the Lady Chapel for worship and prayer, and the space glazed with designs by Garth Edwards, a renowned local artist. A choir vestry was added and the cellar steps roofed on the north side of the church. Externally, these extensions to the north are of little or no architectural merit. Some pews were removed at the front and rear of the nave to facilitate access to the church and make a larger area where drinks could be served after the service although there are still serious limitations as to space and flexibility.

The original graveyard surrounded the old chapelry; 4 subsequent extensions have used land from the Huntroyde estate and do not encroach on the churchyard. Developed as a 'Lawn Cemetery', the graveyard has some significance for wildlife, but is not used by species within a Biodiversity Action Plan. The trees have amenity value but no listed status. Given their proximity to school and footpaths, some trees are coming to the end of their life, and plans exist for their replacement with native species. Nest-boxes are provided for birds.

The church occupies a significant position in the village, its spire being visible for a considerable distance, and the building being flood-lit at night but St. Peter's is not a listed building and is fairly typical of Victorian church buildings of the period. However, it is distinctive and of great visual importance to local people (an appeal in 1998-9 to raise over £30,000 for the restoration of the spire produced the required sum in a fortnight, many contributions coming from those outside the congregation).

The church grounds have a considerable amenity value for the community and a public right of way goes through the grounds. We are eager to complement rather than detract from the existing building and to develop the site as a practical community resource. The maintenance of views of existing aspects of the church to east, south and west are important to us and the plans include the construction of a new building to the north side where previous unsympathetic extensions have been made. It is intended to mitigate the visual impact by using complementary materials and a single storey design, setting this new building back from the existing west wall and the use of aligned skylights to enable light to reach the north windows.

The provision of a small amount of car-parking will have a positive effect, especially for disabled members of the congregation and the widening of the entry from Lovely Hall Lane would improve safety.

The use of glass in the new building is intended to show a church 'open for business' and a facility open for the use of the wider community.

**Buildings – our requirements St. Peter, Salesbury – October 2014 (revised Dec 2014)
(Summarised May 2016 for the purpose of this document)**

1. Worship Space - Standard configuration for 150 people and the flexibility to re-configure for up to 250 people.
2. Space for Organ & Choir including storage for robes, music etc.
3. Space for Worship Group included in above and providing flexibility & comfort.
4. Prayer/Quiet Room.
5. Space to allow for the proper provision of facilities before, and more essentially after services both for parishioners and for members of the community attending funerals (25 in 2014), weddings (14 in 2014) and Baptisms (Christenings) (25 in 2014).
6. Community/Meeting Rooms (to accommodate a minimum of 100 people) - room size options to cater for 10 through to 100 people (not usually concurrently).
7. Youth Groups/Toddler Group – (the toddler group is obliged to meet in the body of the church which is far from an appropriate space for young children).
8. Ladies groups, (Young Wives and Mothers Union) and men's groups – these meet in external rented premises at the present time.
9. Other groups across the community who find provision in the area limited in the extreme (not sporting activities which are catered for elsewhere in the community).
10. The need to have space to provide community facilities such as community meals, coffee shop, clinics, space for conferences/business meetings to assist a significant number of home workers.
11. Toilets – at least 2 (multi use/M & F) accessible to all areas and to one to “Changing places standards (http://www.changingplaces.org/install_a_toilet/design/changing_places_standards.aspx) with baby changing facilities.
12. Kitchen – for tea/coffee/light meals – accessible to all areas.
13. Storage - some long term – all easy access for Hymnbooks & Service Sheets, Worship Resources, community group resources etc.
14. Improved entrance to welcome both parishioners and members of the wider community with access to different areas without going through ‘other meetings’, with ‘buggy’/mobility scooter parking, notice boards, space for preserves/food bank gifts, Church ‘library’ – Christian books etc.
15. Vestry for clergy use.
16. Wheel chair access to all areas.
17. The provision of audio visual system and facilities for the use of IT.
18. Ease of access both around the site and within the building.

Other issues to be considered

- **St. Peter's is a sacred space, and we must not lose sight of that.**
- **St. Peter's plays a central role in the life of the local and wider community: funerals, weddings, christenings, musical concerts etc.**
- **The development external and internal, must maintain/enhance the style and character of the building.**
- **Environmental/recycling /energy use including consideration of providing suitable and more environmentally friendly heating and lighting of both the new and the existing building.**
- **Parking for a minimum of 15 cars, (the limitations of the site restrict the provision of a large car park).**
- **Safety and security both in the buildings, access and surrounding area.**

Appendix 3
Proposed Plan
3D Images

NOTES

1. This set of drawings shall be the final design / design / build / construction set for the construction of the following building / buildings / structures. It shall be the responsibility of the client to ensure that the drawings are used for the intended purpose and that the drawings are not used for any other purpose.



REVISIONS

NO.	DESCRIPTION	DATE	BY

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5115-0782 (07)011_02

Ground Floor Plan Proposed Phase 2

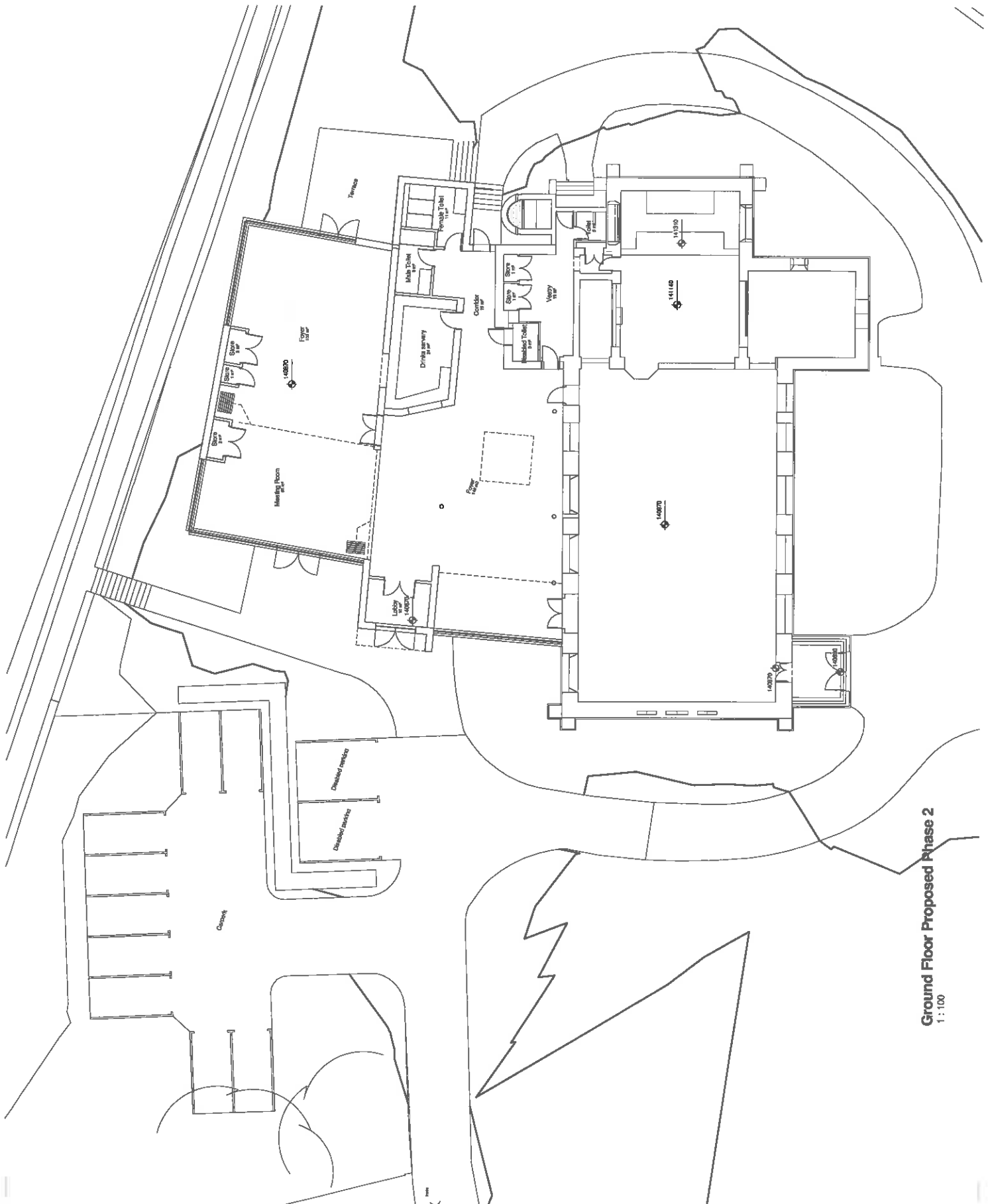
NO.	DATE	BY	CHKD.
1	11/18/11	BYROM	CLARK

5115-0782 (07)011_02

1. Drawings to be used for construction. 2. Ground Floor Plan Proposed Phase 2.

This drawing is to be used in conjunction with all other drawings and shall not be used for any other purpose. It is the responsibility of the client to ensure that the drawings are used for the intended purpose and that the drawings are not used for any other purpose.

FOR INFORMATION

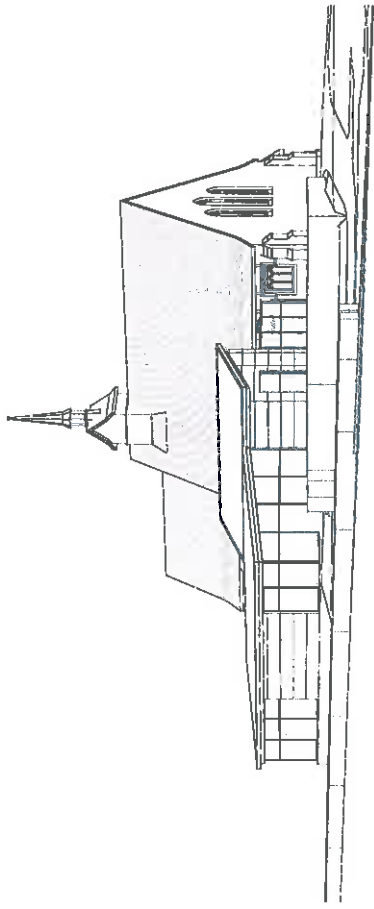


Ground Floor Proposed Phase 2
1:100

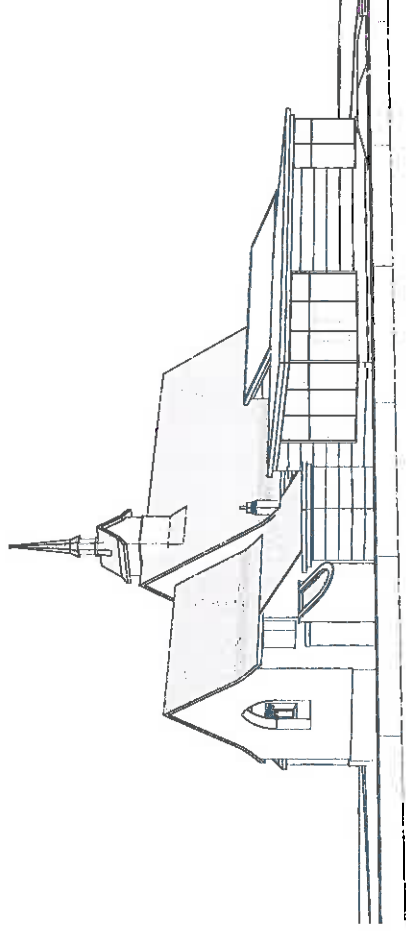
NOTES

1. To be read in conjunction with the Structural Engineers drawings / details / specifications and all other relevant and / or necessary professional documents.
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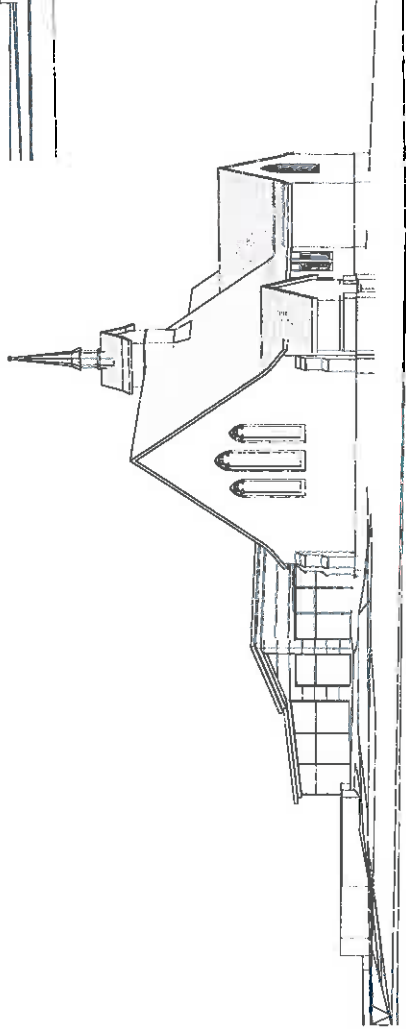
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3D View from graveyard



3D View from Salisbury Cricket Club



3D View from Lovely Hall Lane

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Salisbury, Wiltshire
BA1 1EG

3D Views Prepared Option 1
Scale: 1:21
Date: 10/03/21
Drawn: JLR
Checked: JLR

Drawing No: 5115-0782 (00)001_02
Date: 07/03/2021
1. Approved by: JLR
2. Checked by: JLR
3. Drawn by: JLR

FOR INFORMATION

Appendix 4

Examples of Green Roofs & Gabions



Examples of 'Green Roofs' with Alpine plants.



Example of Gabion retaining wall



Example of Gabion retaining wall



Geo-grid grass reinforcement to the car park