THE CHURCH OF ST JAMES THE LESS,

LANCING, WEST SUSSEX

PLANNING APPLICATION for A NEW EXTENSION

DESIGN AND ACCESS STATEMENT



ADUR & WORTHING
PLANNING SERVICES
AWDM/0290/13
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VALID

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Architects
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1.0 The Church of St James the Less, Lancing

1.1 The Church of St James the Less is the Anglican parish church of Lancing, with the churchyard fronting onto the south side of Manor Road in North Lancing. It was substantially rebuilt, beginning c1270-1300, with chancel, axial tower and north and south aisles. Twelfth century work from an earlier church was incorporated in the doorway at the west end, at the east end of the chancel, and the reuse of a doorway in the south aisle porch. Aisles to the tower were rebuilt in the 15th C.

1.2 The church underwent a substantial programme of work c1827, including repairs and reseating, carried out by the London architect William Ranger. The ground plan for these works shows new seating hard up against the north wall of the north aisle, and it is assumed that the north door was blocked at this time.

1.3 The church is Grade I listed and in the North Lancing Conservation Area.

2.0 Need for the Extension

2.1 The congregation at St James the Less consists substantially of old people (70+) and young families, and both are deterred from attending services by the lack of near-by wc facilities. The nearest wc is located at the east side of the vicarage, some 125 metres from the church, and accessed by means of a twisting, sloping pathway via a small copse, which is not suitable at any time of light or dark except in the direst emergencies. At present for safety reasons a duty sidesman accompanies the person to make sure they do not slip/fall, and when dark, a torch is needed: this is embarrassing for the escorted and distracts from the spirituality of the church service, and the absence of such a facility close-by has been given as a reason why some people do not attend services.

2.2 The church has for a number of years tried to offer coffee after services to increase fellowship among the congregation, and the bringing out of hot water boilers to make hot drinks as has been tried is not satisfactory and is potentially unsafe. A small permanent 'tea-point' would enable this need to be met, and would enable with the wc the church to be used for other functions, events and meetings, and to cope better with weddings baptisms and funerals where people often have travelled a considerable distance. Wheelchairs will have access to the extension, and baby changing facilities will be incorporated.

2.3 The need for these facilities has been emphasised by a survey of the congregation in 2008 when a toilet located in the church was voted the most needed item.

2.4 The church is keen not to adversely affect the historic interior of the church by locating such facilities within existing accommodation. The church has no adjoining rooms apart from the vestry which is located at the east end of the church off the chancel, and has no part which would lend itself to partitioning off to provide space. It is clear that if these facilities are to be provided and are

to be usable in all weathers they need to be located in an extension to the church.

2.5 Having looked at the locations available for an extension, the parish believe that a small extension to the north side, approached by opening an existing blocked north door, would provide the modest facilities required without adversely affecting the appearance or the significance of the church, and without loss of historic fabric.

3.0 Consultation

3.1 The scheme has been developed in full consultation with the Parochial Church Council of St James the Less Church.

3.2 Pre-application advice was sought from Adur District Council as to the potential acceptability of an extension in the location proposed. It was requested that a statement of need be produced, and the informal view of the Chichester DAC obtained, and those having been done it was suggested by email from Peter Barnett, Principal Planning Officer, on 12 October 2012, that a planning application should be submitted.
The email suggested that strips of glass separate the extension from the north aisle wall, and asked for details of ventilation for the wc. Strips of glass have not been incorporated because of the difficulty of achieving a waterproof finish against an irregular wall. The extract ventilation from the wc and the drainage vent pipe will be taken up to the monopitch gables, where they will terminate behind Horsham stone air-bricks.
Further consultation was held with Joanna Sanderson of Adur District Council on 6th February 2013, confirming that:
- There are no TPOs within the vicinity to affect the proposal;
- The site is not at risk of flood, and a flood risk assessment is not required;
- The church is within the North Lancing Conservation Area – no design guidance is presently available for this area.

3.3 The DAC were consulted on July 2012 and supported the scheme subject to the need for archaeological involvement and investigation of the doorway blocking. The doorway blocking was investigated by Robert Hutchinson FSA in July 2012, and it was concluded that the blocking dated from the reordering in 1827.

3.4 English Heritage were consulted in August 2012 and considered the proposal with the catslide roof unexceptionable..

4.0 Design

4.1 <u>Use</u>
The extension will be used to provide an area to make refreshments and an accessible wc, for use during and after church services and for other events which the church may hold.

and to allow level access into the teapoint and accessible WC the extension has been set into the churchyard bank immediately north of the church, which reduces the visible scale of the extension.

4.6 Landscaping

The church yard surrounding the extension is at a higher level than the finished floor level of the nave and the proposed extension, and the external wall to the extension will therefore be retaining in part. While the two leylandii trees close by will be taken down, all other aspects of the churchyard will be retained, with the ground around made good and re-seeded as necessary.

4.7 Appearance

The extension has been carefully designed to match the appearance and character of the existing historic church. Although the external walls will be of modern cavity construction, externally they will be flint faced with limestone quoins, with both flints and stone carefully selected to match the existing fabric and built in lime mortar.

The east and west side walls will contain narrow stone lancet windows, with leaded lights; the leaded lights to the wc will be in etched glass to permit the entry of natural light but to minimise visibility.

The roof will be in Horsham stone slate to match the existing north aisle.

Rainwater goods will be in cast-iron, with half round gutters and round section downpipes.

The wc will need ventilation and a vent pipe for the drainage.

4.8 Access

Access to the churchyard is from the north side via openings in the churchyard wall to the west and east. From there level and firm paths lead to the south porch, the main entrance into the church. While pews in the church are traditionally mounted on raised pew platforms, the tiled aisles between pew platforms are level with the porch and provide a firm level route throughout the main area of the church. An area in the north aisle is to have the pews removed to create a social area at aisle level adjacent to the extension, and this level will be the level of the new extension. The doors to and in the extension will comply with DDA requirements.

5.0 Heritage Statement

5.1 The church is substantially of one build of late 13th C date. Externally the extension will require the unblocking of the north door, which is regarded as having been blocked to allow the new seating in the church c1827. The unblocking of the door will be an opportunity to reveal the detail of this doorway, which will enhance the significance of the church. The form of the extension has been chosen to respect the character of the existing church.

The walls of the extension will be faced to match the existing in material and texture; the walls will be butted against the historic fabric of the aisle walls to avoid damaging it.

5.2 The internal alterations as part of the scheme will not be subject to listed Building Consent as they are dealt with under Ecclesiastical Exemption. Works to the inside will involve the removal of some of the pews of the 1827 reseating to create a social area, which will be tile paved to match the aisles. The war memorial that is at present at this doorway will be moved elsewhere, in a location to be proposed by the PCC and approved by the Diocese.

Signed.....
Bradley Jones MRICS