

DESIGN & ACCESS STATEMENT: Installation of railings along boundary wall of St Peter and St Paul's Church

clay architecture

Version 1 16/06/2022



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A section of the historic boundary wall to St Peter and St Paul's Church collapsed sometime before November 2020. Following a tender process, Clay Architecture (architect) and Alan Baxter Partnership (structural engineer) were engaged in November 2020 by Gravesham Borough Council's Property Services, as design consultants responsible for the survey, design, obtaining of necessary consents, tendering, and contract administration of the wall repair works.

Although the boundary wall has been temporarily stabilised with sandbags, it abuts a public footpath and highway, the situation is therefore far from satisfactory from a public health & safety point of view, and both SP&SP Church and the Council's Property Services wish the repairs to be carried out as soon as possible.

The drop between the top of the boundary wall (churchyard level) and the public footpath at the base of the wall exceeds 2 metres in places, and the drop is unprotected except for a bit of concrete coping at the top of the wall. The church has therefore requested, and Gravesham have agreed, to install metal railings on top of the wall, to protect mowers and visitors to the churchyard alike.

The design involves:

- A concealed retaining structure faced with knapped flint, where possible using flints salvaged from the original wall, supplemented with matching flints to make up any shortfall, and
- A metal railing fixed securely into the top of the wall, of a design which is complementary to the historic setting

Geotechnical site investigations were carried out prior to design. Samples were taken for analysis for possible contamination, but results for the contamination tests have not yet been received.

Approval of the historic wall repairs and new railings rests with the Diocesan Advisory Committee, Diocese of Rochester, with Gravesham Borough Council as consultee.

The structural design of the new retaining wall has been submitted to Kent Highways for approval. It has been confirmed that the railings are subject to a full planning application (not a listed planning application) to Gravesham Borough Council. This statement forms part of this full planning application.

A pre-planning application was submitted in August 2021. Conservation officer Alan Cox suggested that the facing to the repaired wall should match the pattern of knapped flints on the church tower— this suggestion has been incorporated into the proposal.

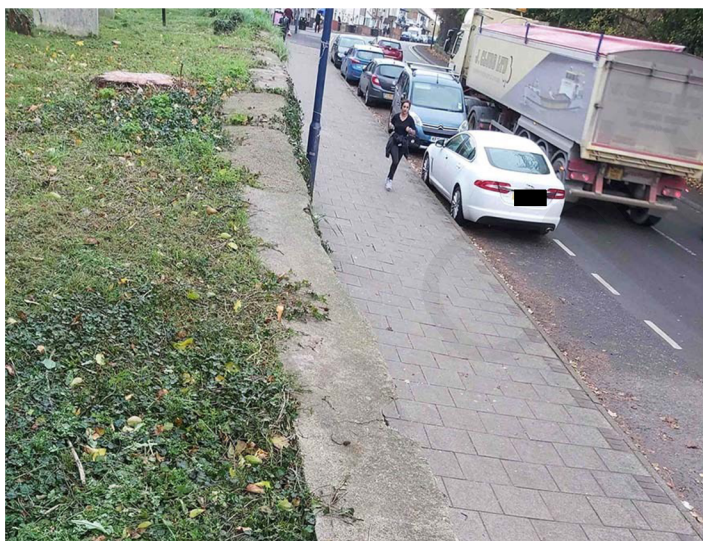
3 options for the railings were sent to GBC on 17/08/2021 for comment, but no reply was received until after a pre-consultation (ref PRE20210341) site meeting with Miss Sharon Sahota and Richard Hart of Gravesham Borough Council's planning department on 8/05/2022.

By this time, in order not to delay the project any further, a full Faculty was submitted to the Diocese of Rochester on 31/03/2022 with the church's preferred railing option (Option 1), because it was the most robust of the 3 options. We have since been informed by the DAC Secretary that the Faculty has recommended both the wall repairs and new railing for approval— with paperwork soon to follow.

As part of this application, we are submitting this Statement, drawings, and for completeness, a copy of the Statement of Significance submitted to the DAC.

We trust that the information is in order and ask that the Local Authority grant planning permission for the railings in good time.

GENERAL ARRANGEMENT					
Plans					
5256/GA/	200	A3	Existing location and block plan	1:1250, 1:500	
5256/GA/	201	A1	Existing overall plan	1:100	
5256/GA/	202	A1	Existing elevation	1:10	
5256/GA/	211	A1	Proposed plan	1:100, 1:50	
5256/GA/	212	A1	Proposed sectional elevation	1:100, 1:50	
5256/GA/	213	A1	Proposed sections E, D & B	1:10	
5256 Statement of Significance_220331					



Description	Boundary wall temporarily stabilised with sandbags
Item 1	Boundary wall
Picture number	093234a
Date picture taken	19.11.2020

Description	View of unprotected drop exceeding 2 metres at public footpath level
Item 2	Boundary wall
Picture number	100235a
Date picture taken	15.04.2021

Description	Boundary wall at churchyard level
Item 3	Boundary wall
Picture number	093615a, 093041a
Date picture taken	19.11.2020, 15.04.2021

Description	Boundary wall with view of church tower
Item 4	Church tower
Picture number	095611a, 093057a
Date picture taken	15.04.2021