

THE CHURCH OF ST.PETER & ST. PAUL, RUSTINGTON, WEST SUSSEX

PLANNING APPLICATION for A NEW EXTENSION: DESIGN AND ACCESS STATEMENT

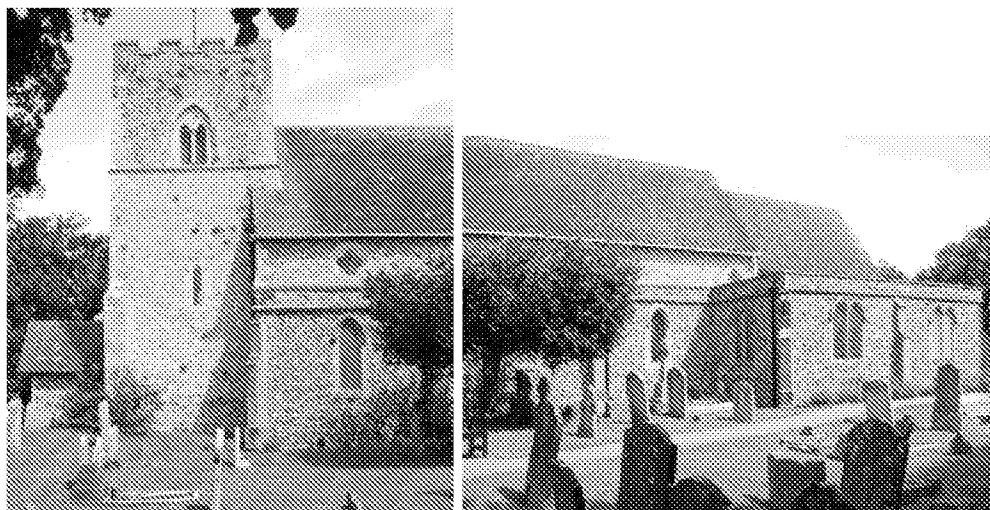


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1.0 The Church of St Peter & St Paul, Rustington

- 1.1 The Church is the Anglican parish church of Rustington, with the churchyard fronting onto the east side of Sea Lane and the south side of The Street where those roads meet.
- 1.2 The church dates from the late 12th C, with the south nave arcade and the tower arch surviving and showing some fine capitals of that date. The north transept or chapel is of the 13th C, while the rest of the north aisle is of 14th C date, as evidenced by the typical abaci-less arcades to the nave, replacing one also of 13th C date. The chancel is also of the 13th C. The timber west porch is of the 15th C, as was probably the north porch although much rebuilt. Both aisles were rebuilt in the 16th or 17th C, and the battlements of the tower are dated 1661.
- 1.3 The south aisle was rebuilt again, in typical Victorian style, around 1850. A major restoration of the church took place in 1861 under W Slater, which saw the roofs replaced and masonry repairs carried out as well as interior pewing of the church. Further repairs were carried out in 1908. The first vestry was built in 1933, and the present one on a larger scale, and matching the masonry of the south aisle, was built in 1958.
- 1.4 The church is Grade II listed and in the Rustington Conservation Area.
- 1.5 A current planning permission exists for new glass doors to replace the existing iron gates to the west porch (R/145/11/). These doors are part of the re-ordering scheme for the church, which will see the main entrance moved from the north porch to the west porch. It is intended to proceed with these new doors when Diocesan approval has been received.
- 1.6 The proposed extension is part of the same re-ordering. A previous application (R/188/13/) for a similar extension was refused substantially because sufficient supporting information was not provided: a separate statement of needs is submitted with this application.



Tower and church from the south; the vestry is on the far right

2.0 Need for the Extension

- 2.1 The re-ordering of the church is aimed at making the church building more welcoming and accessible for the community: a separate statement of needs is provided as part of this application. As part of the programme of works it is proposed to remove the pews and construct a level floor creating a space available for a wider range of activities.
- 2.2 As part of the re-ordering a tea-point is to be provided at the back of the church to provide hot drinks after services and at other times. At present the church has two wcs reached up steps and through the vestry. Neither of these wcs is accessible to the disabled, and although accessible wcs are available in the hall and in the public lavatories to the east, it is not considered appropriate for the wheelchair bound to have to travel that distance. A larger wc could also accommodate baby-changing facilities.
- 2.3 It is anticipated that the increased level of activity in the church will lead to a greater need for storage facilities – for chairs and tables and equipment for activities. The church is keen not to adversely affect the appearance of the historic interior of the church by leaving stacked chairs and boxes of equipment around the perimeter as happens in many churches.
- 2.4 Space for an accessible wc and a store is needed, and the church is keen not to partition off spaces within the body of the church, which would adversely affect its appearance. All available space in the present vestry building attached to the south of the church is used. It is clear that, if these facilities are to be provided and are to be usable in all weathers, an extension to the church is needed.
- 2.5 The church is limited in sites available for an extension by the churchyard and public footpaths around, and by the way the church building has grown over the years. The parish believe that an extension of the existing vestry building to the west along the side of the south aisle would provide the space required without adversely affecting the appearance or the significance of the church, and without loss of historic fabric. The proposal is to move the existing choir vestry into the extension, and to locate the wc and store, which need less window, in the existing choir vestry.

3.0 Consultation

- 3.1 The scheme has been developed in full consultation with the Parochial Church Council of The Church of Saint Peter & Saint Paul, Rustington, and indeed with Rustington Parish Council who support the scheme wholeheartedly. The Chichester Diocesan Advisory Committee has seen the scheme informally, and encouraged by their support this planning application is being made. Further consultation as part of the Diocesan approval process will be held with English Heritage, The Church Buildings Council, the Society for the Protection of Ancient Buildings, and the Victorian Society.

4.0 Design

4.1 Use

The extension will be used to provide a new accessible wc and store.

4.2 Amount

The new extension will occupy approximately 21m².

4.3 Layout

The extension has been carefully located to minimise its impact on the historic fabric of the church, and to follow the materials and character of the flint and stone vestry building added in 1958. Access to the extension will be provided direct from the south aisle in the location of an existing window, which will be reused in the extension. The extension will be subdivided to provide a lobby, off which will be an accessible wc, suitable for wheelchairs and with baby-changing facilities, and a store to enable the inside of the church to function for a multitude of uses without providing clutter and untidiness. The extension, as does the present vestry, will run close to the public footpath in the south side of the church, but the distance between the two will increase as the path turns to the southwest.



Holly tree adjacent to south aisle. New extension will occupy the space to the right of it, and would require modest pruning; however it is proposed to remove it as it overshadows the south aisle, makes maintenance difficult, and is considered a risk by insurers.

4.4 Trees

Just west of the site of the extension is a holly tree, which is close to the south aisle south wall, reduces daylight into the aisle, makes maintenance difficult, and is considered a risk to the building fabric by insurers. While only modest pruning would be necessary to clear the tree's canopy from the extension, the problems at the south aisle south wall recommend that the tree be removed, and this is included within this application.

4.5 Scale

The extension is a simple rectangle of length 4.90m and depth 4.25m, projecting from the west end of the present vestry and attached to the south wall of the south aisle. Its area and height have been selected to provide another bay of similar size and appearance to the bays of the existing vestry, which enables it to meet the south aisle south wall at the natural position of a buttress. The extension will be built of flint and stone to match that of the existing vestry; it will have a flat roof to match that of the vestry.

4.6 Landscaping

The church yard around the extension will maintain its existing character, and alterations to the landscaping associated with the extension will be to follow the existing arrangement of flower beds at the path side. Graves and gravestones outside the area of the extension will be retained in situ; some graves will be covered by the new extension, and it is intended that the interments will be retained in situ where possible.

4.7 Appearance

The extension has been carefully designed to match the appearance and character of the existing church vestries, which in turn were designed to match the south aisle south wall refaced in the mid 19th C. Although the external walls will be of modern cavity construction, externally they will be flint faced with sandstone quoins, with both flints and stone carefully selected to match the existing fabric and built in lime mortar.

The south wall will contain a paired lancet window removed from the west wall of the present vestry, with leaded lights. The west wall will contain a single lancet window with stained glass, removed from the south aisle wall. The invisible flat roof behind the parapet will be in lead to match the existing.

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

The wc will be ventilated through the roof, with the cowl invisible.



The existing vestry, which will be closely matched in materials. Note present landscaping in front, which will be continued in front of the vestry extension.

4.8 Access

Access to the churchyard will remain the same as existing, with entrances at the northeast and southwest corners, leading to paths which run north and south of the church. Access from the west porch once the church is reordered will be on the level, and there will be a level floor throughout the body of the church: the only steps will be at the north porch, at the chancel dais, and within the vestry area to give access to the vestries themselves; the store and accessible wc will be at the same level as the church floor, and doorways will comply with DDA requirements.

5.0 **Heritage Statement**

- 5.1 The historic development of the church is detailed in section 1.0 above. The new extension will be attached to the south aisle rebuilt in the 1850s, and to the vestry built in 1958. Arguably it will have no affect on historic fabric, or on the significance of the church. Visually it will match and be in keeping with the appearance of the south aisle and the vestry. In the churchyard a modest number of grave markers, mainly of 19th C date, will need to be moved; the level of the floor will mean that no interments need be disturbed, although it is possible that foundations may disturb early unmarked burials; in accordance with Diocesan practice any Faculty for the work will include a requirement that burials are archaeologically recorded and any bones are reburied.
- 5.2 The extension and the internal alterations which form this scheme will not be subject to Listed Building Consent as they are dealt with under Ecclesiastical Exemption: Faculty for the works will be sought in the near future.

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Church and site of extension from southeast