ALL SAINTS CE CHURCH
LEEK

PARTIAL DEMOLITION AND REBUILDING ON DRIVEWAY BOUNDARY WALL

DESIGN AND ACCESS STATEMENT

All Saints Church is a Grade I listed building and an important land mark in Leek town centre. The Church is a fine example of Arts and Craft period building. There are no proposals to alter the Church and the submitted scheme is for work to the stone wall at the side of the driveway on the south side of the building. A full design and access statement would be irrelevant but the following should be noted. The scale and appearance will be the same as existing. Landscaping is partially affected behind the wall but would be replaced where disturbed. The appearance would match the existing wall. The amount relates to two sections of wall, one on the junction of Compton and the second at the opposite end of the wall near the Tower structure. Currently the wall is leaning and has been checked on a number of occasions by English Heritage and the local authority. The lean on the wall is now sufficiently large to leave the wall in danger of collapse. The vertical mass of the wall is at high level and sits vertically outside the base. The paving between the wall and the Church has opened and movement is ongoing. The existing wall continues to the east end of the South Aisle where the end is unrestrained and where movement is most noticeable. The wall will be removed and re-built. Existing copings and buttress stones would be marked, set aside for re-use and re-laid. All mortar will be lime based. Paving would be reinstated between the Church and the wall with York stone flags. Top soil areas and landscaping would be reinstated at the side of the path.

This part of the application may not actually require listed building consent. The Faculty approval may be sufficient which is required through the Lichfield Diocese.

The driveway width is narrow and consultations have been held with the highways department who accept that any improvements to the driveway would be beneficial at its junction with Compton. Currently the high walls on the residential property to the south and the existing Church leave pedestrians concealed. Cars using the access road have no warning of pedestrian approach and vice versa. Highways have made a suggestion that the arched opening is pulled back in line with the staircase and rebuilt. This would greatly improve visibility to the right as people leave the site and this is the most dangerous side. Wall stone would be removed and re-used, the gate, stone details, copings, quoins etc. would all be re-used from the existing wall. Appearance would be slightly altered from the existing but the principle feature i.e. the gate opening would be retained and potentially enhanced within a recess. The existing gate will be re-fixed with minor amendments to the latch to allow the gate to open outwards.

Both proposals do not affect access into the Church. Porch access is possible for semi ambulant but wheelchairs use the Vestry door in the north east corner with a chair lift up to the principle floor level. There is no wheelchair access around the path on the south side of the building but the width is too narrow between the buttress and the wall even if ground levels could be altered. The wheelchair route is around the east end of the building.

Photographs are enclosed showing the overall wall condition. Photographs 1-4 are marked on the overall plan in terms of location and show the arched opening and the lean on the wall. More detailed investigations have been carried out and are shown on the attached numbered photographs as follows: 0811 (001) shows the lean on the wall and 002 and 003 show the separation between the paving and the Church walls. A trial hole was excavated on the driveway side of the wall and these revealed a limited foundation depth as photograph 0807 (002) the wall will be underpinned with concrete before being re-built.

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