

# Supporting Documentation

## Latchford St James – Access ramp

### Note to parish

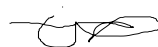
This bundle includes all the supporting documentation to your faculty application as required under Rule 5.5 of the Faculty Jurisdiction (Amendment) Rules 2019.

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Caroline Hilton, DAC Secretary



19 May 2023

**We petition the Court for a faculty to authorise the following-**

*Please describe the works or other proposals for which a faculty is sought in the way recommended by the Diocesan Advisory Committee in its Notification of Advice.*

**SCHEDULE OF WORKS OR PROPOSALS**

Installation of disabled access ramp to church entrance.

*Copies of the Standard Information Form and any drawings, plans, specifications, photographs or other documents showing the proposals must be provided with this petition.*

**St James Latchford:  
Proposed Works to Form DDA  
Compliant Ramp to Church Entrance**  
Statement of Significance  
July 2022



## ST. JAMES, LATCHFORD: WORKS TO PROVIDE DISABLED ACCESS: STATEMENT OF SIGNIFICANCE

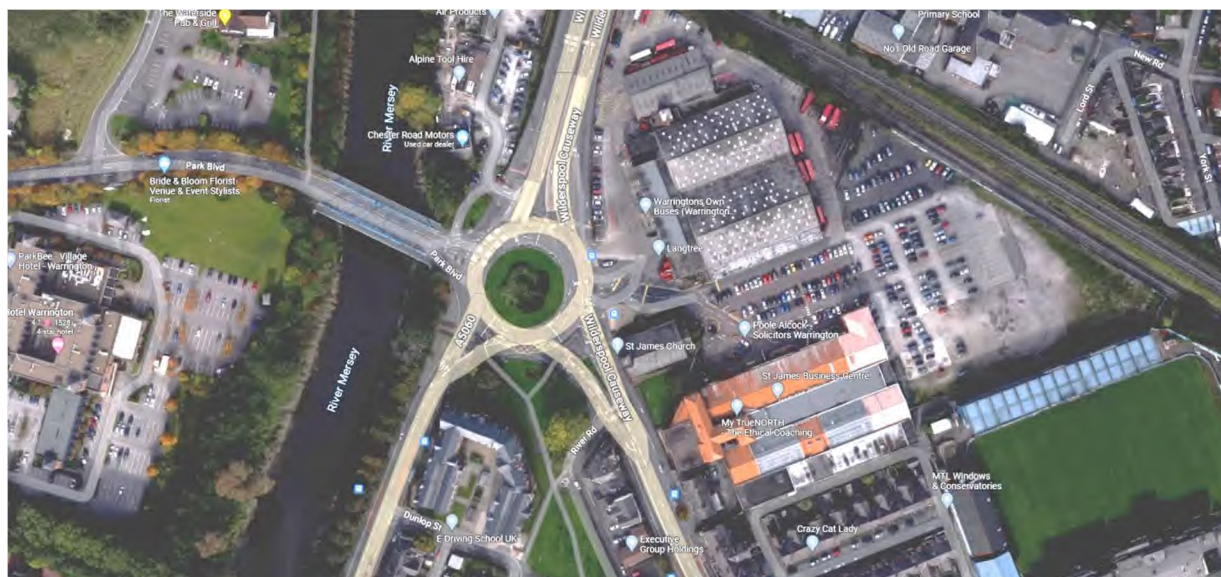
### 1.00 THE CHURCH IN ITS URBAN ENVIRONMENT.

#### 1.01 The Setting of the Church

The Church of St. James, Latchford, sits on a relatively level site immediately south-west of a major roundabout at the junction of the A49 Wilderspool Causeway with Chester Road and Park Boulevard, west of which is the River Mersey. The openness of the traffic island, the fact that the west end of the church forms the boundary with the public footpath, and the natural fall of the land to the east of the church give the building added townscape prominence. The church sits towards the northern edge of a well-defined, compact and irregular shaped churchyard, immediately abutting the eastern pavement of the A49, at National Grid ref. SJ 60785 87510.

The church is correctly orientated ecclesiastically, although its geographical axis is more south-west north-east. The principal access into the building is via a double door in the westernmost bay of the north Nave wall, which leads into a lobby which formerly contained stairs up to a long since removed gallery. A second entrance, in the corresponding southern location, appears to be largely unused. Other, single leaf, external doors giving access to the Lady Chapel in the easternmost bay of the south Nave wall, and Choir Vestry to the north of the Chancel, are also similarly little used. All the doors address a flagged path which runs around 3 No. sides of the building, linking with the Wilderspool Causeway footpath immediately south of the church and the road accessing the car park behind the building to the north. The building is Listed Grade II for the following reasons:

- Its well-preserved, simple early C19th Gothic exterior in a prominent location
- The proportions and volume of the Nave (with the former gallery stair vestibules flanking the west Tower, the lower chamber of which formerly acted as the entrance porch), and the short Chancel, all characteristic of Georgian church planning
- The quality of the later, C20th, fittings in the Chancel



*Google Maps image of the church's urban setting. The bus depot to the north will be demolished for housing.*

#### 1.02 The Living Churchyard

The churchyard has well defined boundaries in the form of low, local red sandstone walls, which were formerly surmounted by railings. These enclose a relatively small area of land around the north, east and south sides of the church, which, now that the churchyard is closed for burials, is maintained by the Local Authority. The west end of the building and flanking churchyard walls directly abut the Wilderspool Causeway footpath, which is also in Local Authority ownership.



Proportionally the biggest part of the churchyard comprises a triangular section of land to the south of the building, which is entered through a gated opening in the western boundary wall. This opens to a flagged path running parallel with the south Nave wall before returning around the east end of the church to link with the paving to the north. Except for the path and a landscaped bed infilling the area between the paving and the south church wall, which acts as a 'Garden of Remembrance', the area is laid to lawn, interrupted only by a mature tree near the eastern boundary.

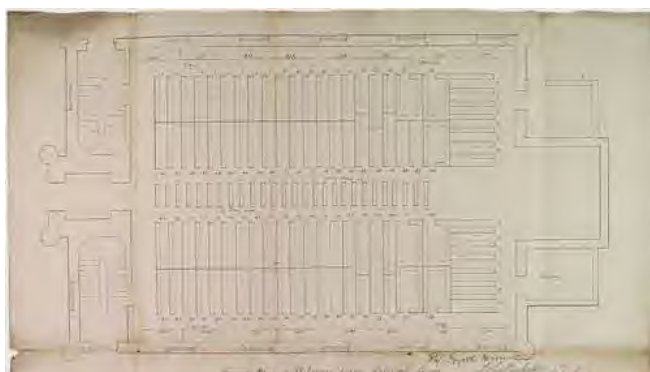
Site restrictions suggest burials would have been confined to this area, and nothing visible within the church grounds suggests that there are any vaults. The only indication that the churchyard was formerly used for burials is the line of memorial stones set upright in the ground in front of the diagonal east boundary wall to the lawned area south of the church. This area of the churchyard does, however, provide a small oasis of green space in surroundings otherwise dominated by large areas of hardstanding.



*The south churchyard with Memorial Garden against building wall and ledger stones along the east boundary.*

### 1.03 Social History

The church, dedicated to St. James the Apostle, was built to the designs of Liverpool Architect Samuel Rowland in 1826, to replace an earlier church constructed in 1777 beside the river Mersey on Knutsford Road. When consecrated in 1828 the interior of St James resembled more a non-conformist chapel than a typical Anglican church, and, whilst the exterior and masonry of the building has survived largely unaltered, the interior has been much remodelled to accommodate changing preferences in the way worship is observed.



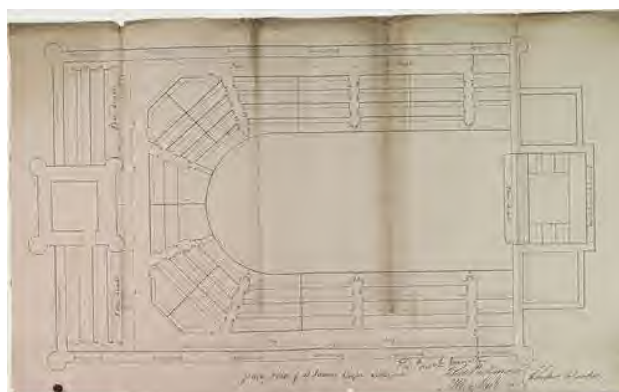
*Ground floor plan showing the Tower entrance.*

The entrance to the church was originally in the Tower west wall, where the current Baptistry window is. A second entrance, via a Porch (now Choir Vestry) built to the north of the Chancel in 1829 to balance the Vestry to the south is the only addition to the original form of the church.

The openness of the current interior is in marked contrast to its original form, where curved fronted seating galleries ran round the north, west and south sides of the building.

These linked to an organ gallery suspended in the Chancel arch, whilst towards the east end of the Nave services were conducted from a triple decker pulpit to a congregation seated in box pews.

Access to the gallery was from stairs in the vestibules to the north and south of the Tower, which now act as entrance lobbies. The communion table against the east Chancel wall, and altar rails across the Chancel entrance, would have been largely hidden from view by the pulpit.



*Original Plan at Gallery Level*

The first internal alterations to St. James took place in the late C19th, culminating in a major reordering in 1897 to ready the building for central to high Anglican worship. In 1880 the organ was taken from its gallery over the Chancel entrance and rebuilt in the easternmost bay of the north Nave, where it remains. At the same time the triple decker pulpit was removed and an eastward facing high altar on an elevated platform positioned on the east Chancel wall.



*Nave looking west towards the Tower and flanking arches denoting the former stairwells.*

The 1897 works included replacing the congregation box pews with the chairs seen today, the removal of the now unsafe gallery and its access stairs, and the insertion of part height arches in the west Nave wall flanking the Tower to create lobbies in the former stairwells behind external doors each side of the building, (the former central entrance under the Tower having been closed off to form the Baptistry).

Choir pews were also installed with a central aisle, the Lady Chapel added to the south-east of the Nave, and the corresponding northern space developed to act as a Choir Vestry.

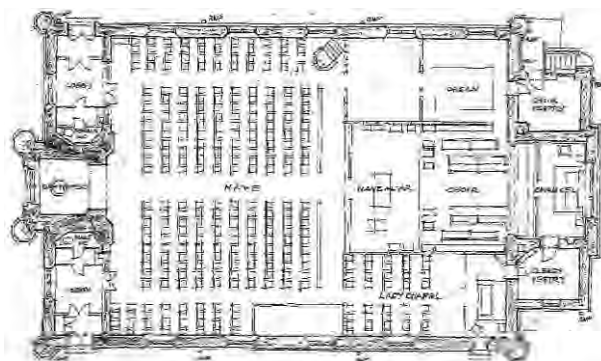
The church changed little until the 1950s and 60s when the nature of the services at St James changed to reflect modern Anglo Catholicism. Sanitary accommodation was fitted in the lobbies, the Lady Chapel was extended west, as was the Choir Vestry to balance this, a westward facing Nave altar added, and a new Chancel step and altar rails were installed in line with the extended Lady Chapel.

New Sanctuary furnishings were purchased, rendering the traditional pulpit, acquired in 1897, and eagle lectern redundant. The lectern is nowadays placed close to the Bishop's chair near the Sanctuary high altar, the traditional pulpit having been removed altogether. Above is a depiction in stained glass of the Last Supper modelled on that by Leonard de Vinci. On the reredos behind the altar the bottom section of the east window tracery has been infilled with 3 no. panels, the centre of which is a representative of Christ risen ascended and glorified and man priest and king



*Wall panelling and reredos in the Sanctuary.*

#### 1.04 The Church Building in General



*St James, Latchford: Floor Plan and Pew Layout.*

St. James has a plan form which is symmetrical about an axis running from the centreline of the Tower west wall to the corresponding point of the Chancel east wall. The Tower, which projects slightly westward of the main building line, contains the Baptistry and Parish War Memorial. Each side of the Tower and separated from the main body of the Nave by part height masonry arches, the former Gallery stairwells act as Lobbies to the principal doors in the north and south walls and house the building's sanitary accommodation.



East of the Tower and Lobbies the removal of the galleries has resulted in the 5 no. bay Nave surviving as an Aisleless clear open volume, interrupted only by the low-level openwork screens enclosing the Organ Chamber / Choir Vestry and Lady Chapel. East of the Chancel arch the short Chancel is flanked by the Clergy Vestry to the South and Choir Vestry to the north, beneath which is the Heating Chamber.

Internally the walls and ceilings (except for lay in grids in the Vestries) are finished throughout in painted plaster, embellished with C20th oak panelling to the lower areas of the Chancel walls, the head moulding to which extends upwards to wrap around the reredos on the east wall. Further carved joinery work is seen in the part open screens enclosing the Lady Chapel and Organ Chamber and those separating the Nave from the former gallery stairwells. Floors are generally timber boarded, with local areas of parquet where the bases are solid in the Choir Vestry and west end of the Nave, whilst carpet is used extensively towards the east end of the church.



*Screen enclosing the Lady Chapel.*



*The church building from the south.*

The exterior language of the building is typical of simple early C19th 'Gothic', the large principal volume of the Nave being wide and tall, with octagonal clasping buttresses at each corner surmounted by pinnacles, and interrupted by the Tower at the west end, which has matching corner details. A castellated parapet runs between the Tower pinnacles, behind which is a lead flat roof. The parapets to the north and south Nave are plain, surmounted by moulded copings, which follow the roof slope to the east and west. Behind the parapets rises a duo pitched slated roof with a terracotta ridge, central to which is a ventilation structure, which drains into lead lined parapet gutters along the north and south walls.

The Chancel is similarly detailed, but is lower and lacks the corner buttresses, whilst the abutting Vestries have hipped slated roofs draining to their parapet gutters.

The building is finished externally in local red ashlar sandstone, articulated with projecting string courses at the base of the parapet and beneath the windows, and with a corbelled plinth at the base. Openings in the walls generally take the form of tall arched headed masonry lancets with plain hood moulds over and painted copper weatherings protecting the masonry cills. Those in the Nave are, somewhat unusually, inset with 3 No. light leaded glazed windows in intersecting timber tracery, while the twin lights to the Baptistry at the base of the Tower west wall, and vestries flanking the Chancel, have 'Y' tracery, also in timber. Only the triple light Sanctuary window has stone tracery.



*Intersecting timber tracery at the head of the Nave windows.*

## 1.05 The Church Building in Detail



*Nave looking east towards the Chancel arch.*

Whilst the external architecture of the building is relatively plain, internally, the sense of openness is heightened by the painted plaster walls and flat plaster ceiling on a moulded cornice which define the principal volume of the Nave, into which light floods from the tall lancet windows in the north and south walls. Screens defining the Lady Chapel and Organ Chamber / Choir Vestry are timber, with a solid base panel, above which ironwork embellishes the open timber framing. Similarly, the screens set within the masonry arches enclosing the Lobbies are part height timber, with a solid base, glazed above, and with matching doors.

Similar triple light windows in the west wall each side of the Tower light the former stairwell Lobbies, whilst the Baptistry window in the Tower west wall has cusped 'Y' tracery partly infilling the former doorway. The west wall of the Tower Ringing Chamber has a blocked rose window set in a stone diamond, above which, at Clock Chamber level, is a blind stone oculus, possibly the original clock face.

Twin 'Decorated' lights with timber louvers are present to all faces of the bell chamber, three of which have a gilded clock face set central on the separating mullion. The Chancel window is a triple light with stone tracery, the bottom section beneath the transom having been infilled to accommodate the solid panels of the reredos.

The Vestry windows have timber 'Y' tracery set within the stone openings to the north and south, whilst steps up to an external door in the north wall give access to the Choir Vestry.



*The Tower west wall.*

## 1.06 Contents of the Church



*The original, relocated, organ.*

With the interior being extensively remodelled in the late C19th and mid C20th to suit changes in worship from low to high church and Anglo-Catholicism little of the original church liturgical fittings and furnishing survives.

One fitting contemporary with the building is the organ, although this has been moved from its original location on a platform suspended within the chancel arch and rebuilt in its present location, in the north-east corner of the Nave, in the 1880s.

Scattered around the Nave walls are 6 no. large C19th panels depicting gospel scenes painted by the artist Alfred Hemming, which must have some value. Beneath these hang some of the 14 no. 'Stations of the Cross', which, with St. James being Anglo-Catholic, remain on permanent display.



The octagonal font, which predates the building, has head corbels beneath the bowl and was probably brought from the old church. The early C20th choir stalls have ends with blind tracery and frontal with open arcading.

The panelling at the base of the Sanctuary walls may be early C20, but the reredos is dated 1963, by Harper-Wycombe Ltd (designed by H.H. Wilson and carved by S.W. Hodges) and incorporates a Christus Rex in high-relief. A wall tablet to Rev Richard Wager Allix, first incumbent of the new church, has a sarcophagus with monogram. There are several stained-glass windows including Nativity in the south wall by Caroline Townshend and Joan Howson (1933), 1914-18 war-memorial west window, and 3 no. early C20th windows showing the Good Shepherd, Christ with Peter and John, and Christ with Mary and Martha, by Alfred O. Hemmings. The highly coloured east window, which must have been inserted after the organ loft was removed, shows the Last Supper and Ascension.



*The Font.*

## 1.07 Significance of the Church and Significance for Mission

Historic England describes 'heritage assets' as having the following 4 no. heritage values, each of which require consideration when assessing the significance of churches:

- **Evidential:** The surviving physical evidence of the church, including how and when it was constructed, materials used, and how this has changed over time. Any hidden or buried elements also contribute to its evidential value.
- **Historical:** Any association the church may have with specific people or events, such as being designed by a famous architect, dedicated to a historical figure, containing a monument or tomb commemorating an event, built by a prominent local family who played an important role in shaping Welsh or British history, or during the industrial revolution, when the population of many towns and cities increased dramatically.
- **Aesthetic:** Is the church designed and constructed in a particular architectural style or illustrate good craftsmanship, does it relate positively to its immediate and wider environment and contribute to its landscape or townscape and the character of the area. It could be part of a coherent group of similar buildings.
- **Communal:** Any special meaning the church may have to its community, including its role in the local spiritual and cultural life of the community?

The levels of significance attributed to each are generally as follows:

- **Exceptional:** An asset important at the highest national or international levels, including scheduled ancient monuments, Grade I and II\* listed buildings and World Heritage Sites.
- **High:** A designated asset important at a national level, including Grade II listed buildings and some conservation areas.
- **Medium:** An undesignated asset important at a local to regional level, including local (non-statutory) listed buildings, some conservation areas. May include less significant parts of listed buildings.
- **Low/Neutral:** Structure or feature of very limited heritage or other cultural value and not defined as a heritage asset. May include later interventions to listed buildings, and buildings that do not contribute positively to a conservation area.
- **Negative:** Structure or feature that harms the value of a heritage asset.

Using the above criteria, the Significance of St. James can be assessed as follows:

The church has complete surviving physical evidence in its upstanding fabric, which, except for the addition of the Choir Vestry to the north of the Chancel not long after consecration, has not changed in plan form and massing since construction. All subsequent interventions have been internal, in response to changes in liturgical preferences, and whilst these late C19th and C20th restorations have significantly altered the character of the interior with the removal of galleries and fittings such as the triple decker pulpit, they are clearly legible in material and detail. For these reasons the **Evidential Value** of St. James is considered **High**.

St James was designed by Samuel Rowland (d 1844), a Liverpool architect responsible for a several secular Greek Revival buildings in his home city as well as several local churches. Drawings and photographs survive showing the former internal layouts with box pew furnishings and galleries, so detail of the original configuration of the building is not lost. The church also contains memorials to local benefactors including the first incumbent, and the War Memorial in the Baptistry beneath the Tower, where the font is believed to have been re-used from the church St. James was built to replace. Taking this into consideration St James can be said to have **High Historical Value**.

The aesthetic significance of St. James is recognised in its Grade II Listing designation. Whilst architecturally the early C19th interpretation of 'Early English' Gothic is relatively plain and lacking significant detail, (perhaps due to the architect's greater familiarity with the Greek revival style), the composition is nevertheless consistent and well balanced. The building contributes positively to the townscape, its Tower being an immediately recognisable local landmark, and whilst the tops of some of the corner pinnacles have been lost over time application of the assessment criteria above suggests the church has **High Aesthetic Value**.

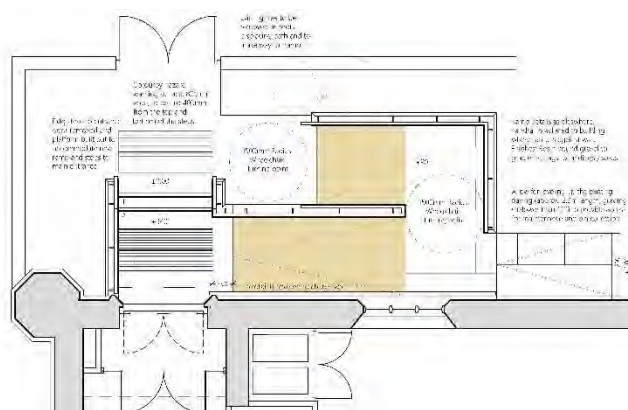
St James has continually served the spiritual needs of Latchford's residents for nearly 2 no. centuries, and despite more recently being under threat of closure the building continues to fulfil a special role in local spiritual and cultural life. As such it is considered as having **High Communal Value**.

Since consecration the church building has proved capable of adapting to any amendments in mission requirements dictated by changing preferences in the way worship is observed. As we move through the C21st there is a recognition that the building must also offer flexible use by the congregation and community alike. Given the large, open, areas in the building St. James is better equipped than most to accommodate any such change in mission.

## 2.00 THE SIGNIFICANCE OF THE AREA AFFECTED BY THE PROPOSAL

### 2.01 Parts of the Church directly or indirectly affected by the Proposals

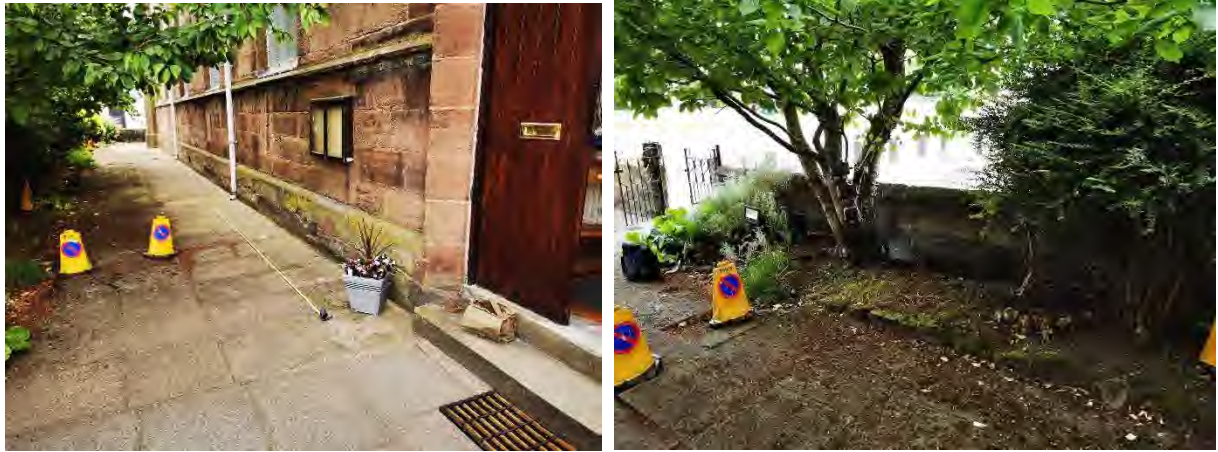
The proposed works to afford disabled access to the building form part of a wider scheme to reorder the west end of the church, updating the Kitchen and sanitary accommodation contained in the former stairwell lobbies, encroaching slightly into the Nave each side of the Tower to also include much needed storage. The balance of the works is under consideration, and, if implemented, will be the subject of a separate application.



*Plan of the Proposed Ramp.*

The ramp addresses double doors into the former north stairwell at the west end of the Nave, which acts as the principal entrance into the church via the north Lobby. No changes are to be made to the doors or elevations of the building, other than the ramp will directly abut the north Nave wall in the area occupied by the Lobby and adjacent westernmost bay of the Nave, raising the level directly against the north Nave wall by between 90 and 340mm. At the door the existing threshold will be extended out to provide a level platform at the top of the ramp, and 2 no. 170mm steps will be introduced replacing those lost when the platform is introduced.

Available space in this area is quite constricted so a relatively small, self-seeded tree (not subject to TPO) will require removal, the roots of which have already displaced the paving to the north east of the doors, and the dog leg form to the new ramp necessitates the paving to the east of the structure to be regraded up the level of the landing (approximately 80mm) to allow maintenance access and bin removal from the area to the north east of the church.



*Approximate extent of the proposed Ramp (L) and Paving displaced by roots of tree to be removed (R).*

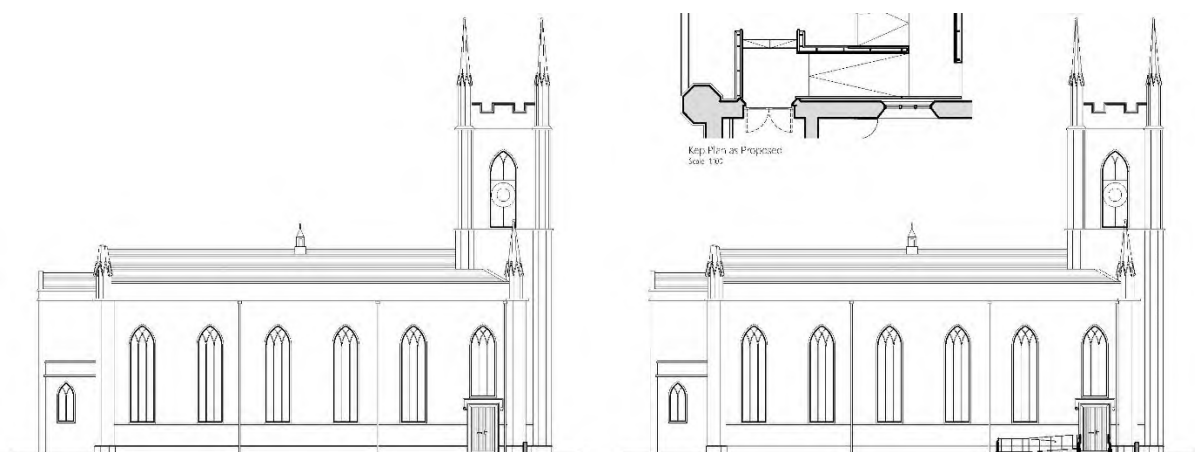
## 2.02 Significance of These Particular Parts

Other than containing the main entrance to the church building, and addressing the west end of the north elevation, neither of which are significantly altered by the proposals, the area on which the ramp stands can be said to have **Low / Neutral** significance. This assessment is made in consideration that the paving is precast concrete flags, likely to have replaced original York stone components, and the landscaped strip between the paving and boundary wall is largely self-seeded bushes and trees, the roots of which have displaced the paving in the area to be occupied by the ramp.

## 3.00 ASSESSMENT OF THE IMPACT OF THE PROPOSALS

### 3.01 The Impact of the Proposals on the Affected Parts, and the Church Building as a Whole

The proposals will impact positively on both the setting and the use of the building, access to which for people with disabilities or wheelchair users is currently limited. Materials used for the ramp will be sympathetic to those used on the building, with red sandstone used for the retaining element of the construction, and to house the steel supports for the handrail, with visually contrasting surfaces of resin bound gravel and York stone used for the ramp surfaces and landings respectively. The intervention is small in scale, so the visual impact of the proposal is minimal.



*St. James, Latchford: North Elevation as Existing (L) and as Proposed (R).*

### 3.02 Mitigation

The use of sympathetic, quality materials should mitigate any potential negative impact of the proposals on the Heritage Asset, whilst the confines of available space and limited rise requirements dictate that the intervention will be of relatively small scale.



**St James Latchford:  
Proposed Works to Form DDA  
Compliant Ramp to Church Entrance**  
Statement of Need  
August 2022



## ST. JAMES, LATCHFORD: WORKS TO PROVIDE DISABLED ACCESS: STATEMENT OF NEED

### 1.00 General Information

The parish church of St James, Latchford, is an early Victorian building, constructed between 1826 and 1828 to the designs of Liverpool Architect Samuel Rowland. For full descriptive details of the building and an assessment the significance of the church generally together with the specific areas affected by these proposals refer to the 'Statement of Significance' which supports this submission.

The principal access into the building is via a double door in the westernmost bay of the north Nave wall, which leads into a lobby which formerly contained stairs up to a long since removed gallery. 2 no. steps lead up to the door, which makes access difficult for the elderly and anyone with impaired mobility, and impossible for users of wheelchairs without the use of a temporary ramp, the gradient of which does not comply with current Building Regulations or DDA legislation.

A second entrance, in the corresponding southern location, appears to be largely unused. Other, single leaf, external doors giving access to the Lady Chapel in the easternmost bay of the south Nave wall, and Choir Vestry to the north of the Chancel, are also similarly little used, but also have the same stepped approaches which preclude unassisted access for wheelchair users.

Whilst, in theory, it would be possible to adapt any of the building's entrances for wheelchair use, the north door is considered as being the most appropriate for this purpose for the following reasons:

- It is the closest to designated parking for the building, including for disabled use
- Being the principal entrance to the church the use of other doors may be considered as discriminatory in terms of DDA legislation
- Levels, paths, and space around the door make this the logical place to site any ramp



*The north door to St James.*

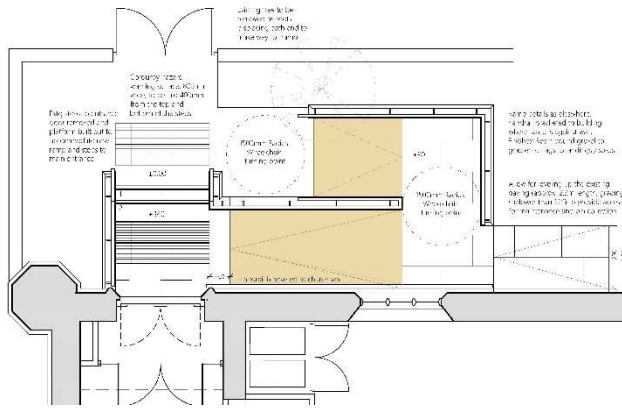
### 2.00 The Need for the Proposed Works

The church needs a permanent ramp to allow wheelchair and push-chair access for both parishioners and community groups who use the building. Currently, disabled people may only enter the building by means of a temporary ramp which requires two people to lift and is very steep and difficult to use unassisted. This makes the church unattractive to both disabled people and young families and may discourage some people and community groups from using the building at a time when the church are actively seeking to maintain the recent growth experienced in both service attendance and use by the wider community.

### 3.00 The Proposals

It is proposed that a permanent ramp be constructed to address the north door (as seen in the Plan drawing at the top of the next page), which would allow wheelchair access. The ramp would be wholly located inside the current boundary wall, so would not require any additional land, and, as the north door functions as the principal access to the church, the proposals allow the main entrance to be used by both wheelchair users and able bodied alike, so cannot be considered discriminatory in the eyes of DDA legislation.





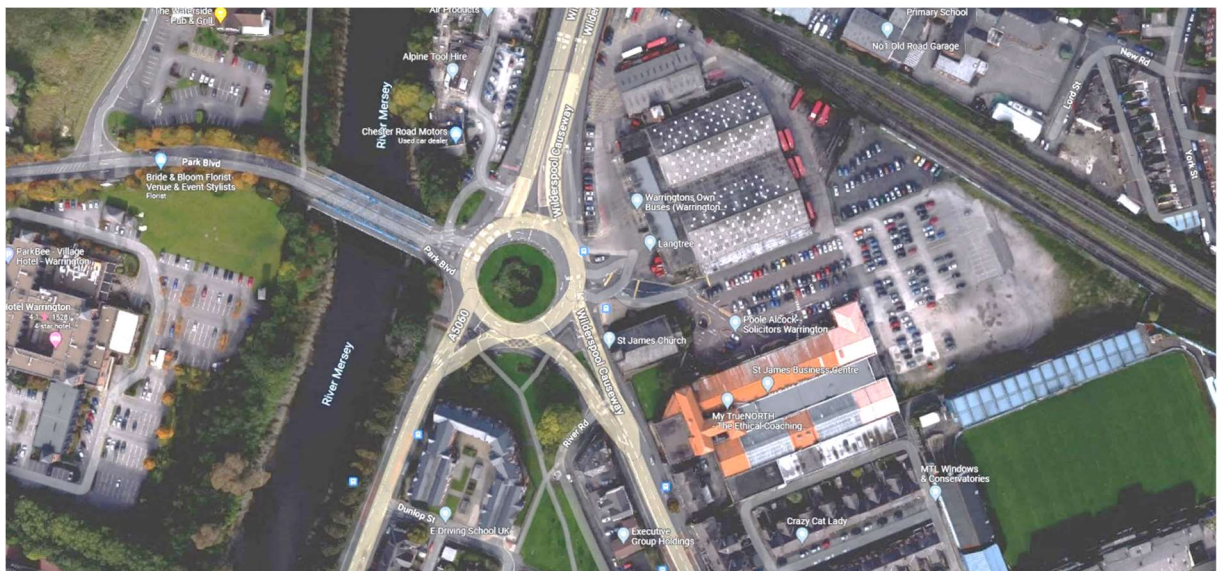
*Plan of the Proposed Ramp.*

Section 2.02 of the supporting Statement of Significance notes that the proposals directly affect the entrance door and a limited area at the west end of the north Nave wall, neither being significantly altered by the proposals. The hard landscaped area on which the ramp will stand is deemed to have **Low / Neutral** significance, an assessment made knowing that the current precast paving is likely to have replaced original York stone components, and the landscaped strip between the paving and boundary wall comprises largely self-seeded bushes and trees, the roots of which have displaced the paving in the area to be occupied by the ramp.

#### 4.00 Why the Church Needs to Undertake the Works Now

Unlike many other churches, St James, Latchford, has experienced an increase in attendance at services and in community use during the week, both immediately before the Covid 19 lockdowns and subsequently. Recent re-ordering of the interior has created a valuable space capable of supporting the activities of number of local societies and community groups, whilst the appointment of a priest-in-charge at the beginning of the year has also created additional interest in the local community.

This growth has been achieved despite the building being relatively remote from the nearby residential areas. A new housing estate, however, is planned on land immediately adjacent to the church, including that currently occupied by the bus depot to the north-east of the building. This will contain approximately 350 houses and has the potential to both increase the congregation considerably and cater for further use by the local community in the near future.



*Google Maps image of the church's urban setting. The bus depot to the north will be demolished for housing.*

All these developments, combined with the legal requirement to make a 'reasonable adjustment' to cater for the access needs of disabled people make the construction of a ramp in the very near future highly desirable, and is considered vital to maintaining growth and capitalising on any future opportunities presented by the planned developments. The church wants to make its services accessible to all and cater for flexible use by both able bodied members of the community and those with disabilities. This can only be achieved at St James with the addition of a ramp.



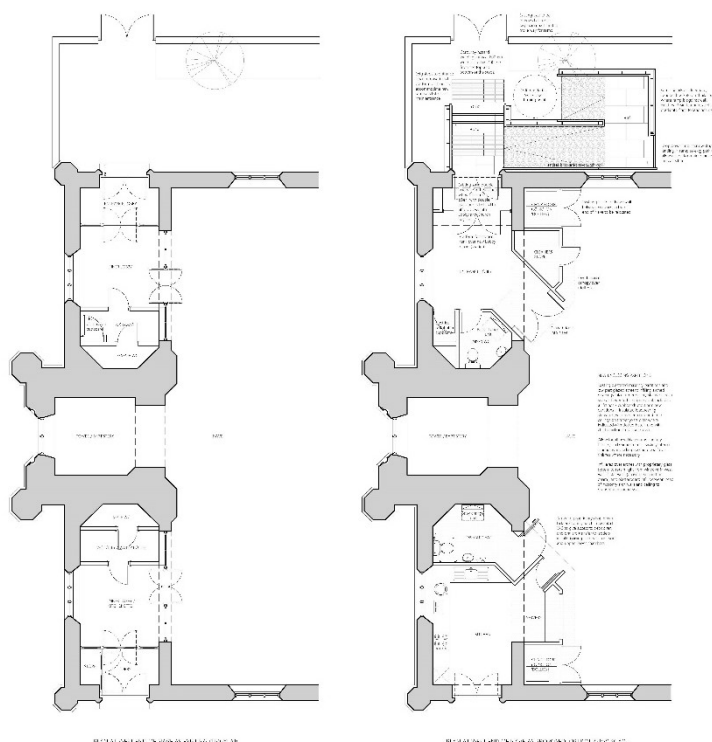
The provision of a ramp, by catering for access for all, will help secure a sustainable future for the whole parish, encouraging church attendance and accommodating greater community use. This will, in turn, generate much needed income towards the upkeep of the building and strengthen St. James position at the heart of the community once more.

## 5.00 The Evidence for the Need

The proposals form part of a wider scheme to reorder the west end of the church, updating and improving existing facilities to better equip the building to serve the needs of C21st worship and flexible usage by the wider community.

Whilst the need for improvements to facilities and access is confirmed by the escalation in service attendance and community use, immediately available finance will not allow undertaking the work as a single project. The more urgent need is to make the building accessible to all, so completion of the ramp is seen as a priority.

This matter was discussed at a meeting of the Parochial Church Council on 19th August 2021, and a resolution was passed authorising the provision of a ramp to the north door (see copy minutes submitted in support of this application).



*Plans as Existing and Proposed showing the ramp in the context of the west end reordering scheme.*

## 6.00 The Proposals and Environmental Sustainability

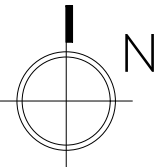
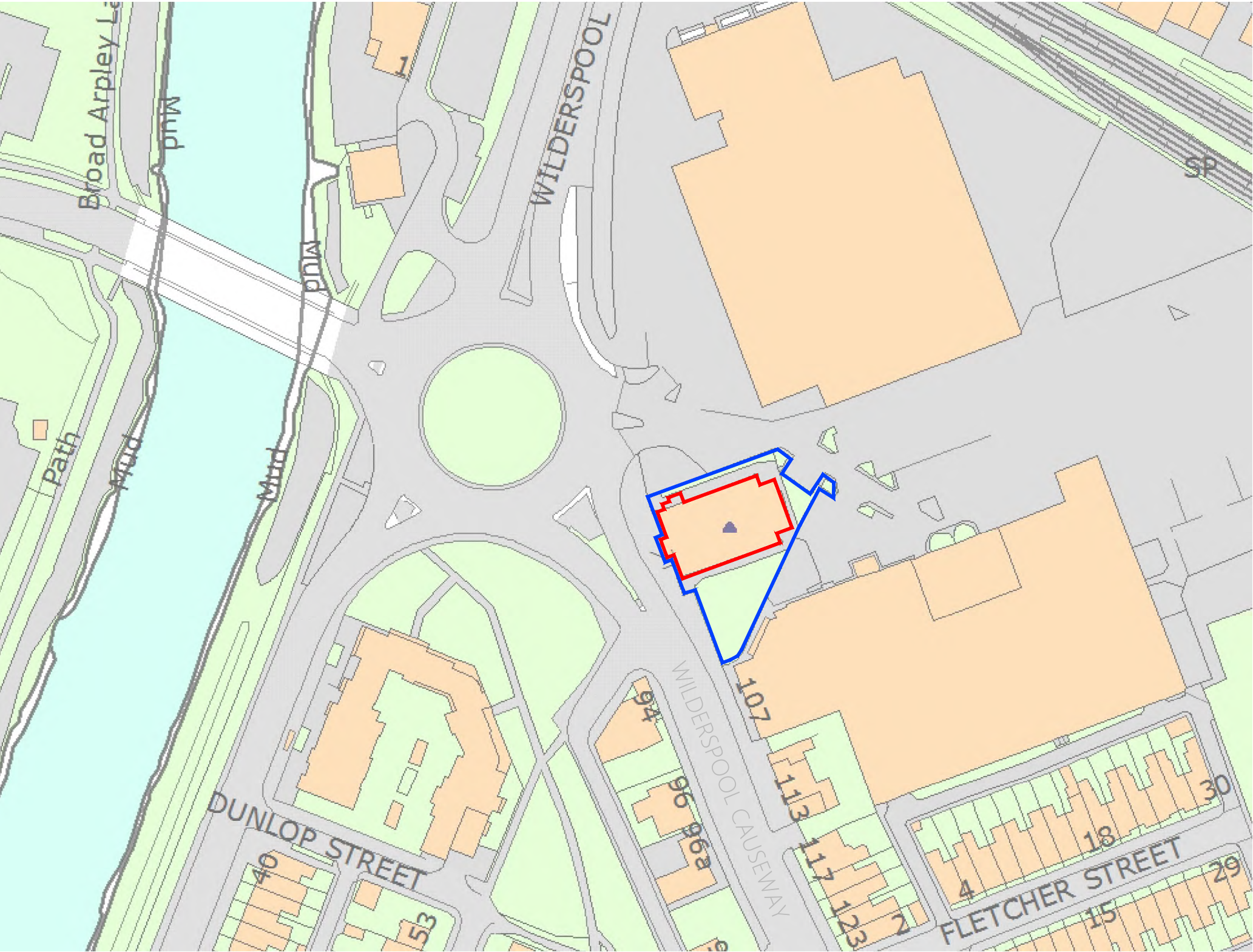
Being wholly external to the building the proposals have little part to play in reducing the carbon footprint of the church or contributing to the Parish's commitment to be 'net zero carbon' by 2030. The works will, however, rely heavily on the use of traditional materials, which, by nature, have relatively low carbon loadings and, if maintenance schedules are adhered to, should prove to be durable, reducing the need for intervention or replacement in the longer term.

In addition to this the introduction of the ramp, by providing access for all, will help secure a sustainable future for the parish and their building, by facilitating inclusive use of the building and generating income.

## 7.00 Other Options Considered to Meet the Need

Provision of disabled access to the church could only have been achieved by 2 no. means, DDA compliant ramp or platform lift. The 340mm rise between external paving level and the north door threshold meant that a ramped solution was always going to be the favoured option, balancing the relatively short length of ramp required against the capital and on-going maintenance costs of installing a lift.

The location of the lift was also largely predetermined by the north door being the principal entrance to the church and closest to available designated parking. Options considered for the ramp in this location included straight flight and dog leg solutions, the latter, whilst taking more space, was preferred as this form minimises the length of travel necessary for wheelchair users to reach the doors.



KEY

- ST JAMES CHURCH
- SITE BOUNDARY

- 1. READ IN CONJUNCTION WITH ALL OTHER CONSULTANTS / SPECIALISTS DRAWINGS, REPORT ANY DISCREPANCIES BEFORE AFFECTED WORK COMMENCES.
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PLANNING & BUILDING CONSENT ISSUE

PLBC4	Ash.K	Building boundary line amended	20/09/2022
PLBC3	Ash.K	General note "DO NOT SCALE" removed, in line with Planning Officer request	13/09/2022
PLBC2	Ash.K	SCALE of the drawing amended.	12/09/2022
PLBC1	Ash.K	PLANNING & BUILDING CONSENT ISSUE	29.06.2022
Rev.	Initial	Comments	Date

Location Plan  
Scale 1:1250



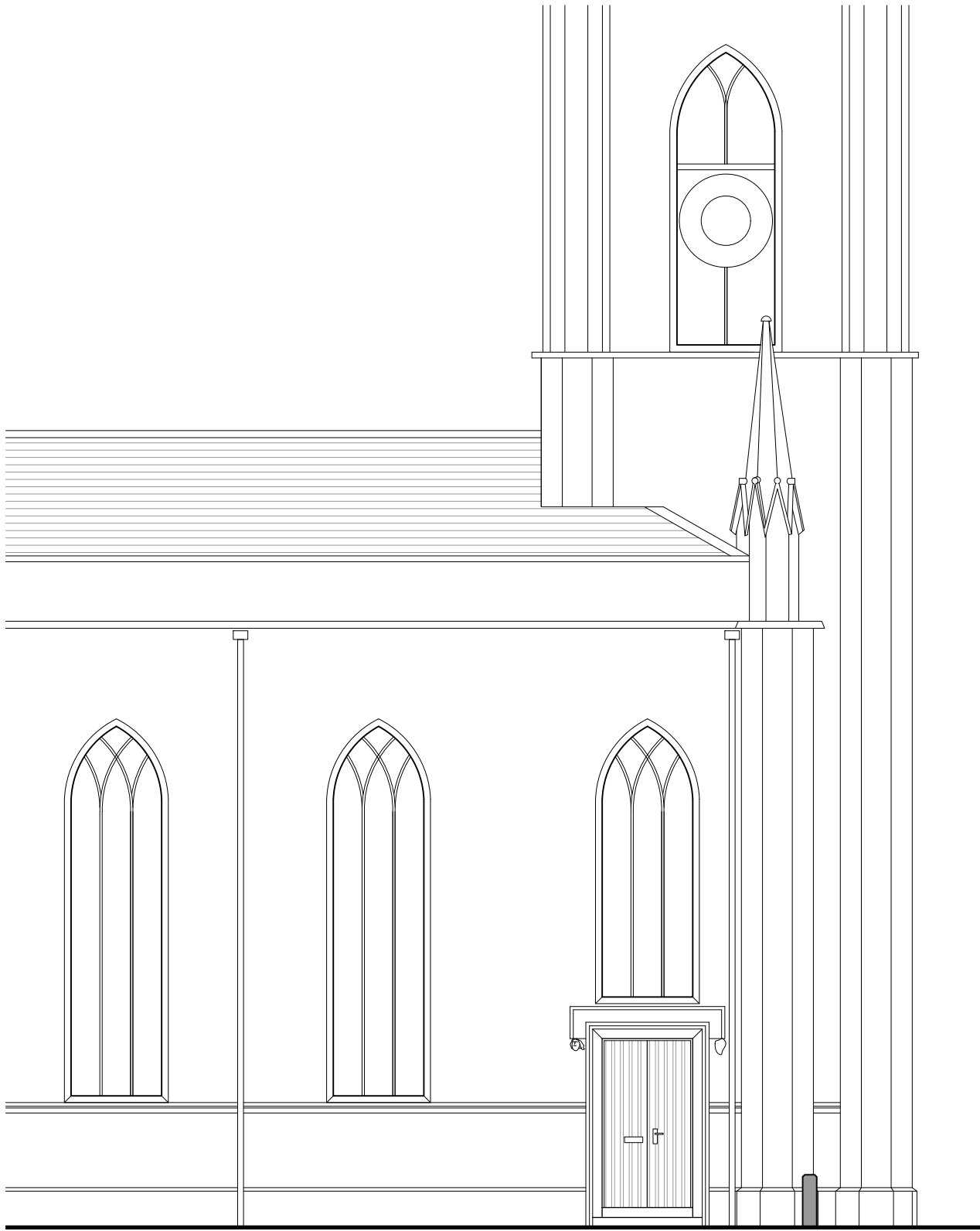
Contract	St James, Latchford
Client	The Parochial Church Council
Building / Structure	St. James Latchford: West End

KEPCZYK PEARCE SANDERSON  
ARCHITECTS, SURVEYORS & HISTORIC BUILDING CONSULTANTS

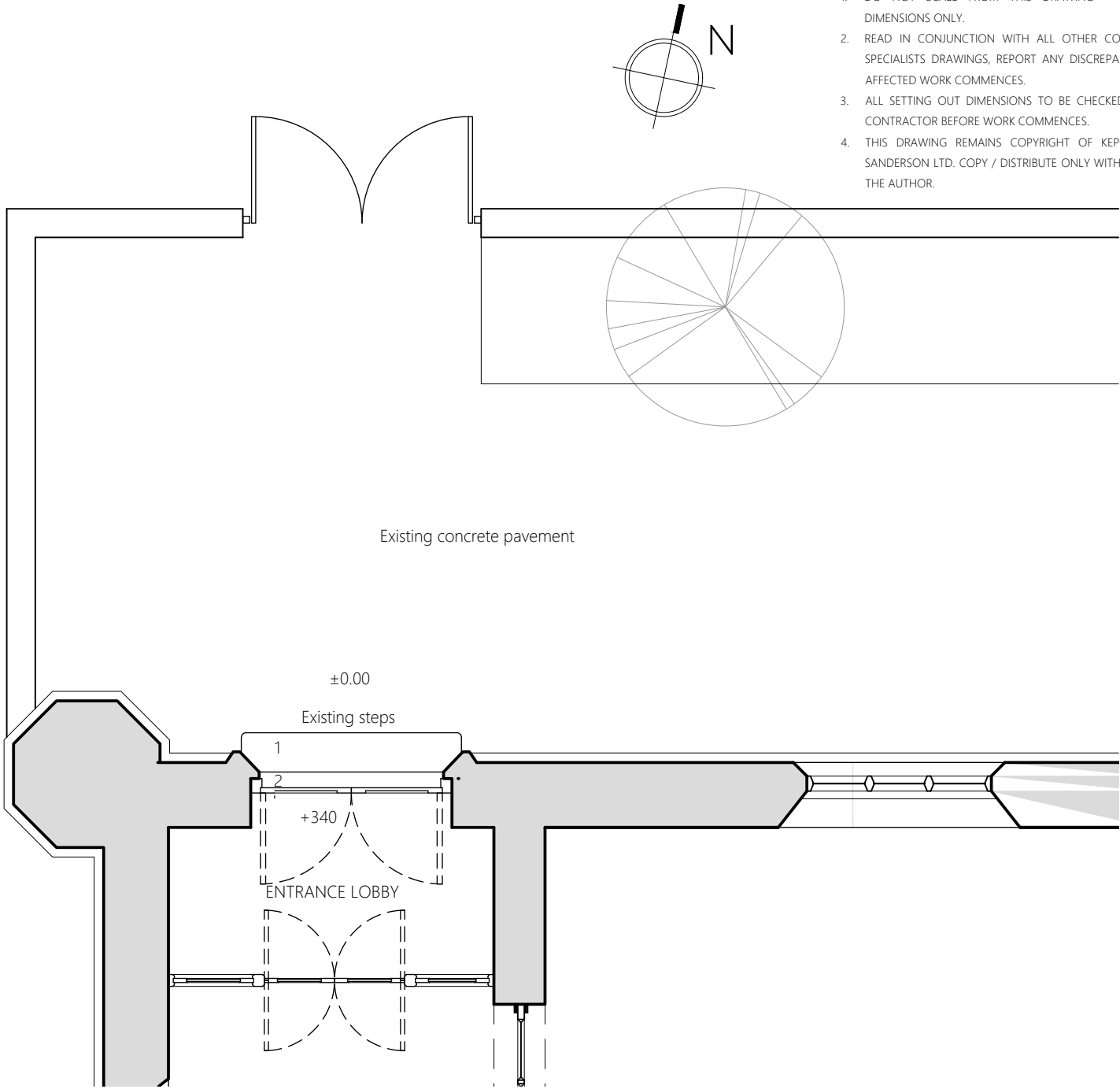
Location Plan

Contract No.	2031A	Drawn	FDS	Drawing No.	01
Date	Jun 2022	Revision	PLBC4	Scale	1:1250 @ A3

Address: 75 Wilmslow Road, Handforth, Cheshire SK9 3EN  
Tel: 01625 400103



North Elevation of West End as Existing  
Scale 1:100



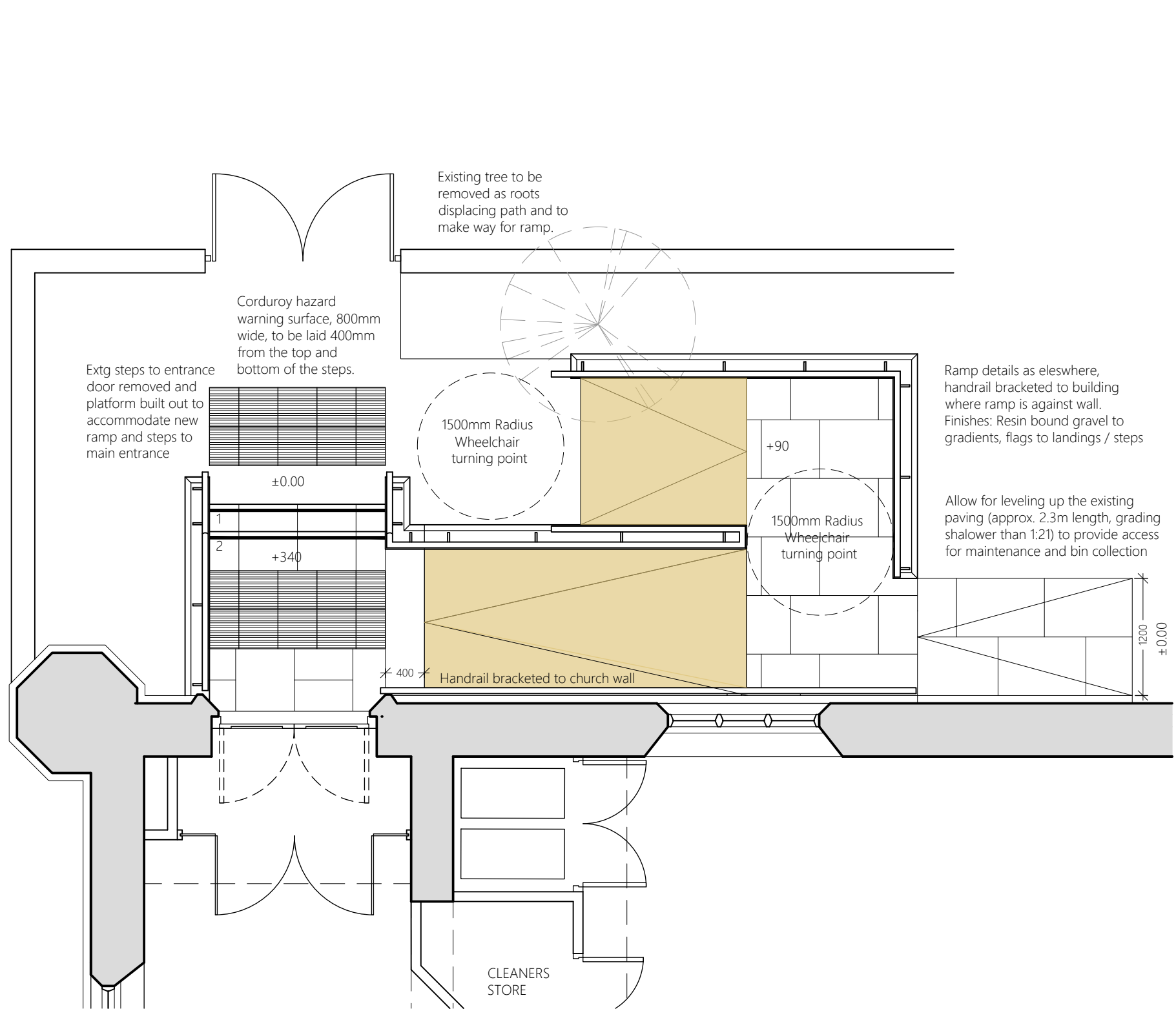
Plan of West End as Existing  
Scale 1:50

PLANNING & BUILDING CONSENT ISSUE

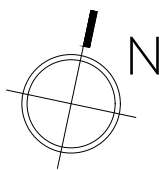
PLBC 1	Ash.K	PLANNING & BUILDING CONSENT ISSUE	29.06.2022
Rev.	Initial	Comments	Date

Contract	St James, Latchford	West End Plan & Elevation as Existing			
Client	The Parochial Church Council	Contract No.	2031A	Drawn	FDS
Building / Structure	St. James Latchford: West End	Drawing No.	02		
		Date	Jun 2022	Revision	PLBC1
		Scale	As Noted @ A3		
KEPCZYK PEARCE SANDERSON ARCHITECTS, SURVEYORS & HISTORIC BUILDING CONSULTANTS		Address: 75 Wilmslow Road, Handforth, Cheshire SK9 3EN Tel: 01625 400103			





Plan of West End Ramp as Proposed  
Scale 1:50

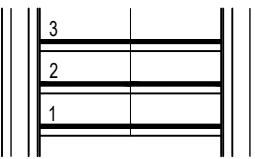


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KEY TO RAMP FINISHES:



600 x nominal 75mm thick x random length Riven Yorkstone paving flags, 'Grange' range by Bingley stone, as NBS Q25/110, or equal to CA approval, solid bedded on 30mm 1:3 lime mortar and pointed in the same mix, on 150mm well compacted hardcore.



Steps formed from Yorkshire stone flags as above. Treads to be 75mm thick with overhanging profiled front edge for DDA compliance, with 50mm stone 'slip' risers between. All components solid bedded on 30mm 1:3 lime mortar and pointed in the same mix, on concrete carriage with 150mm waist reinforced with A142 mesh, on 150mm well compacted hardcore. 25mm inset strips to risers set back 50mm from nosing.



'SureSet' Resin Bound Paving, 'Permeable Pathway (SUDS)', comprising 16mm surface course of SureSet aggregate (max size 6mm) hand applied and trowelled to a smooth finish, on 60mm binder course of AC 14 open surf asphalt concrete max 100/150 pen to BS EN 13108-1: 2006, laid in well compacted layers, on geotextile membrane, on 150mm well compacted granular sub base Type 3 to SHW clause 805 or 4/40, 4/20 graded crushed concrete aggregate to BS EN12620 blinded with 2/6.3mm graded concrete aggregate to BS EN12620, laid to falls and gradients indicated, on geotextile membrane, on excavated sub grade. See NBS Q23/110A.



400x400x50mm corduroy hazard warning paving, Contractor's choice to CA approval, solid bedded on 30mm 1:3 lime mortar and pointed in the same mix, on 150mm well compacted hardcore.

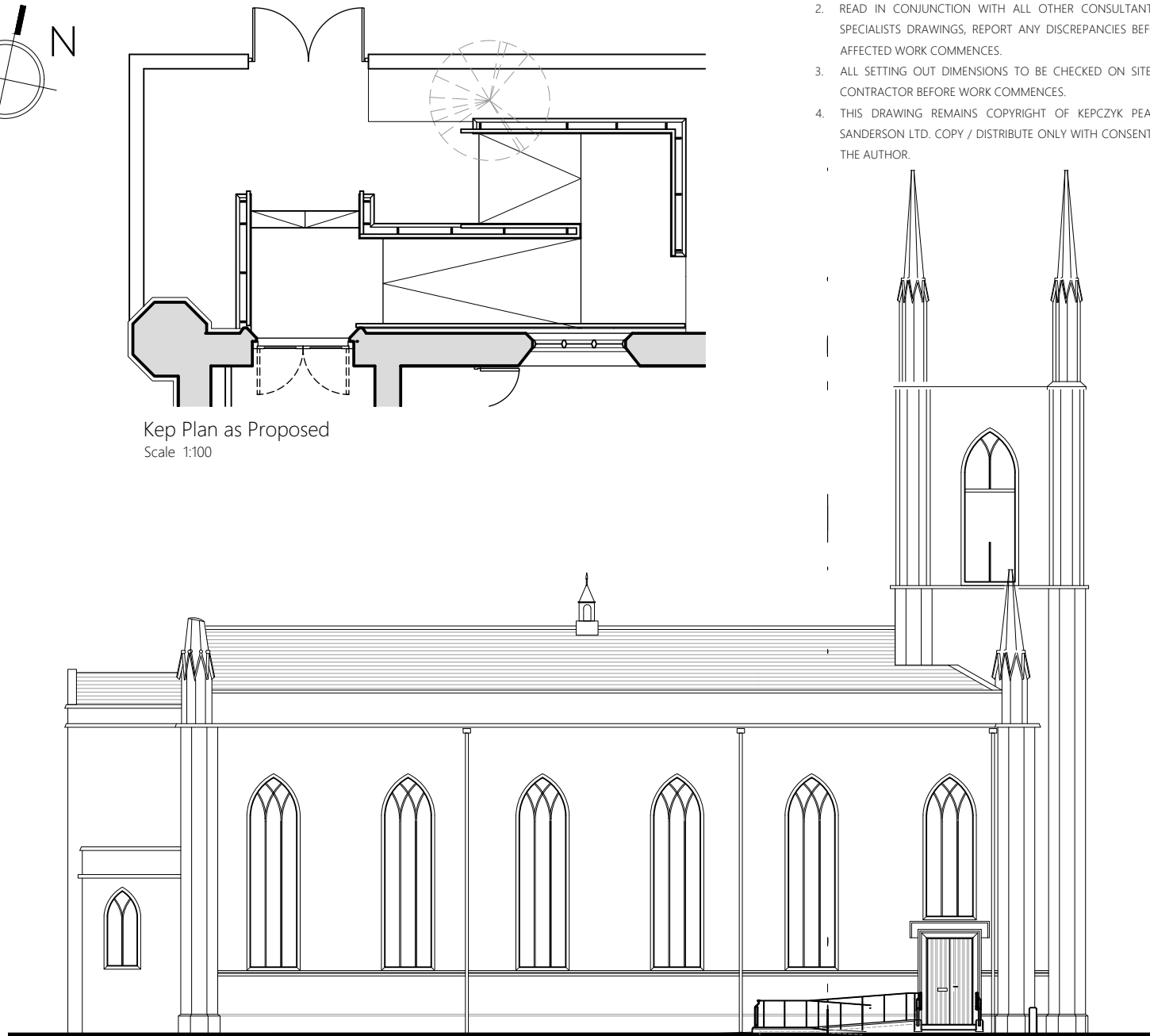
PLANNING & BUILDING CONSENT ISSUE

PLBC 1	Ash.K	PLANNING & BUILDING CONSENT ISSUE	29.06.2022
Rev.	Initial	Comments	Date

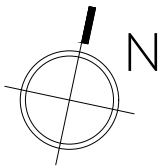
Contract St James, Latchford		Plan of West End Ramp as Proposed	
Client The Parochial Church Council		Contract No. 2031A	Drawn FDS Drawing No. 03
Building / Structure St. James Latchford: West End		Date Jun 2022	Revision PLBC1 Scale 1:50 @ A3
<b>KEPCZYK PEARCE SANDERSON</b> ARCHITECTS, SURVEYORS & HISTORIC BUILDING CONSULTANTS		Address: 75 Wilmslow Road, Handforth, Cheshire SK9 3EN Tel: 01625 400103	



North Elevation as Existing  
Scale 1:200



North Elevation as Proposed  
Scale 1:200



Kep Plan as Proposed  
Scale 1:100

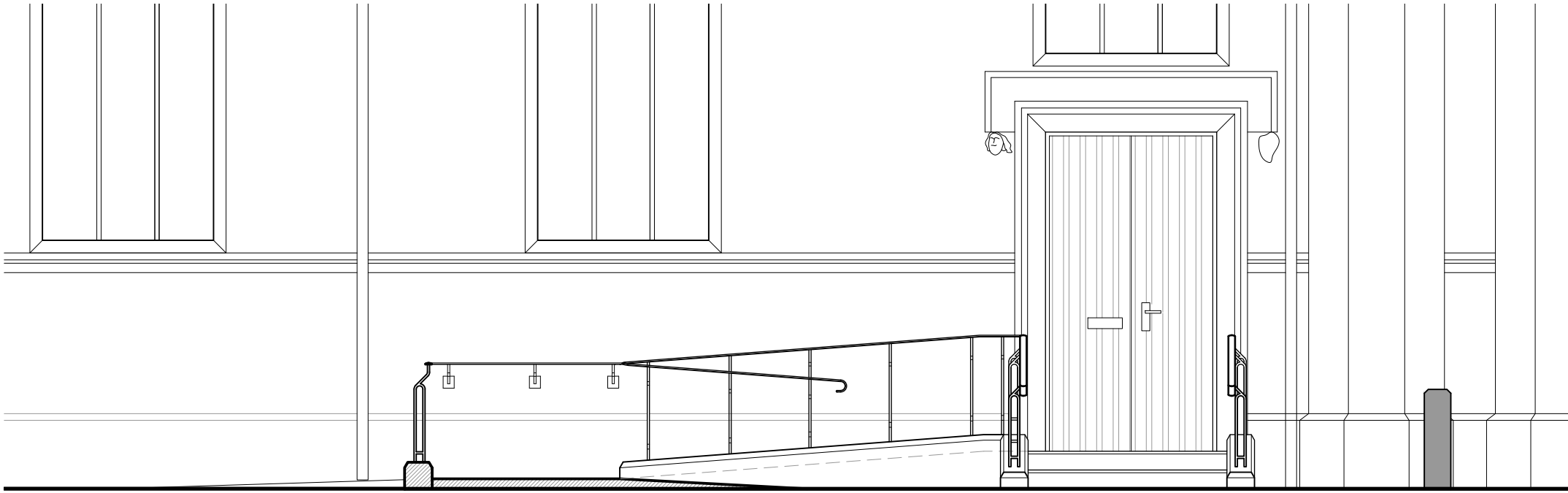
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NOTE :  
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DETAILS AND FINISHES.  
THIS DRAWINGS SHOULD BE READ IN CONJUNCTION WITH  
STRUCTURAL ENGINEER'S DRAWINGS AND SPECIFICATION.

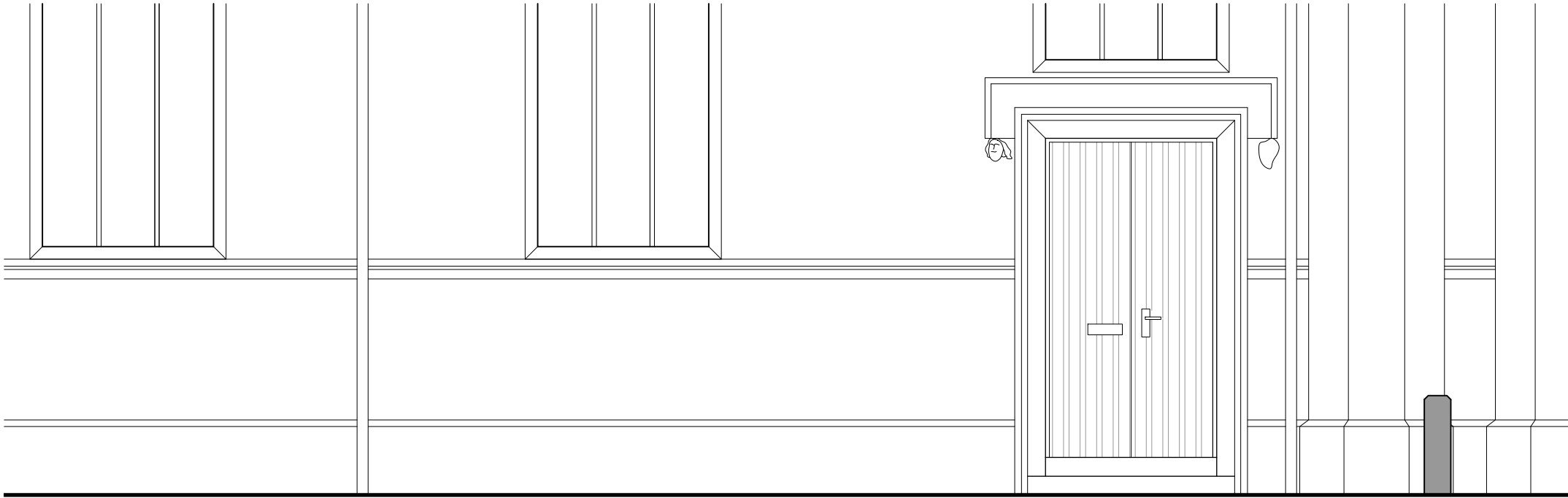
## PLANNING & BUILDING CONSENT ISSUE

PLBC 1	Ash.K	PLANNING & BUILDING CONSENT ISSUE	29.06.2022
Rev.	Initial	Comments	Date

Contract	St James, Latchford	North Elevation as Existing & Proposed	
Client	The Parochial Church Council	Contract No.	2031A
Building / Structure	St. James Latchford: West End	Drawn	ASH.K
		Drawing No.	04
		Date	Jun 2022
		Revision	PLBC1
		Scale	As Noted @ A3
<b>KEPCZYK PEARCE SANDERSON</b> ARCHITECTS, SURVEYORS & HISTORIC BUILDING CONSULTANTS		Address: 75 Wilmslow Road, Handforth, Cheshire SK9 3EN Tel: 01625 400103	

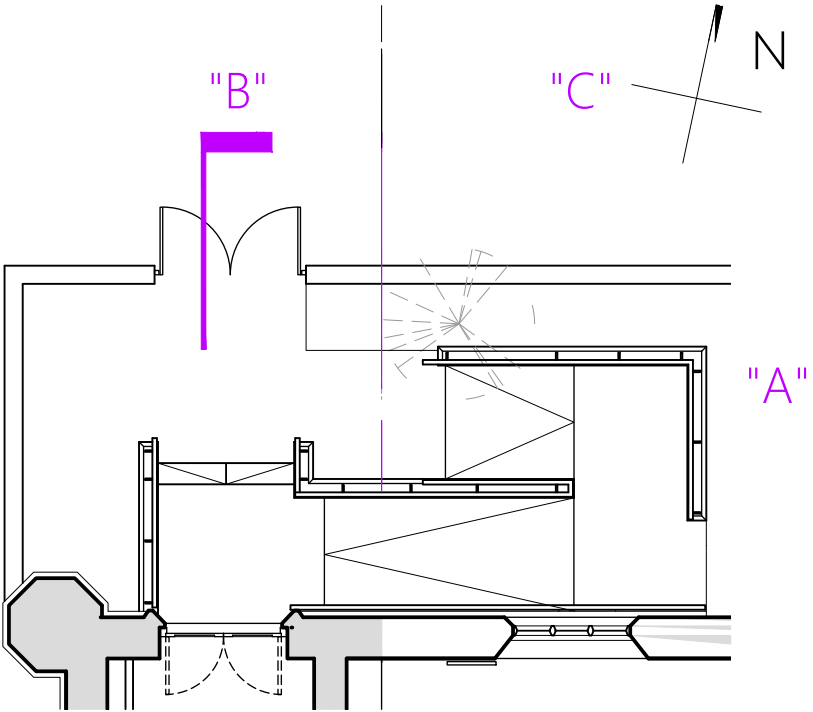


Section A-A as Proposed  
Scale 1:50



Section A-A as Existing  
Scale 1:50

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Key Plan as Proposed  
Scale 1:100

PLANNING & BUILDING CONSENT ISSUE

PLBC 1	Ash.K	PLANNING & BUILDING CONSENT ISSUE	29.06.2022
Rev.	Initial	Comments	Date

NOTE :  
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Contract

St James, Latchford

Client

The Parochial Church Council

Building / Structure

St. James Latchford: West End

KEPCZYK PEARCE SANDERSON

ARCHITECTS, SURVEYORS & HISTORIC BUILDING CONSULTANTS

Address:

75 Wilmslow Road, Handforth, Cheshire SK9 3EN

Tel:

01625 400103

Section A-A as Existing & Proposed

Contract No.

2031A

Drawn

FDS

Drawing No.

05

Date

Jun 2022

Revision

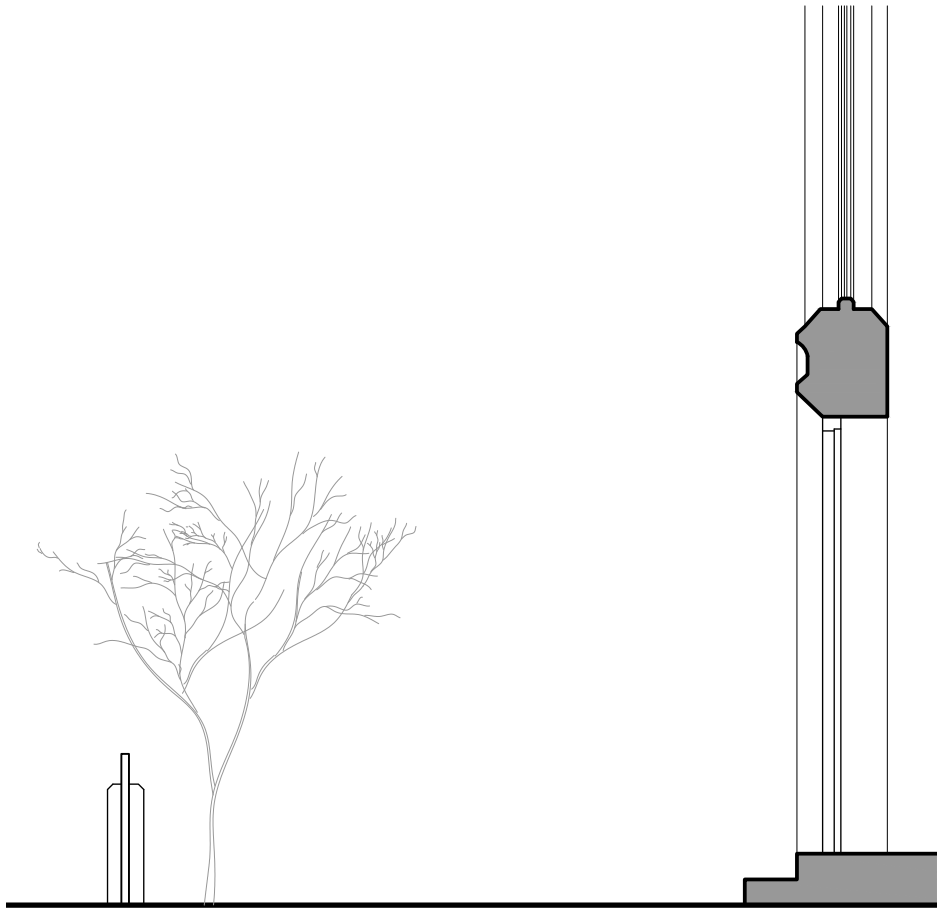
PLBC1

Scale

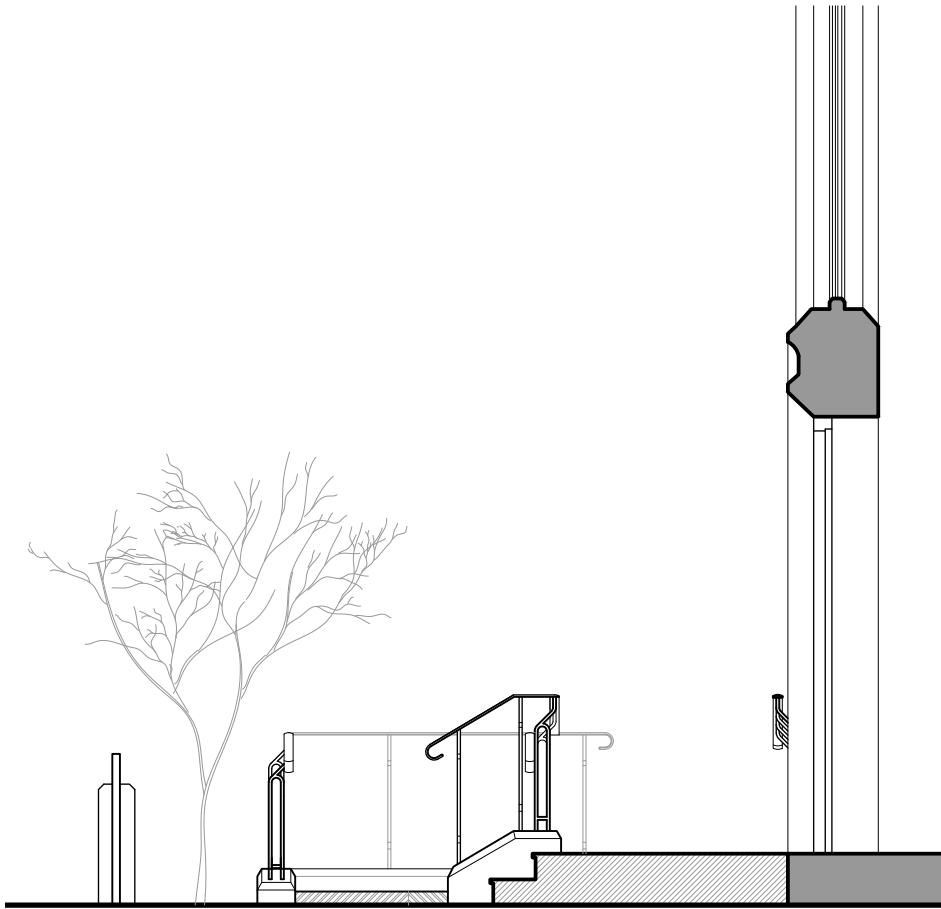
As Noted @ A3



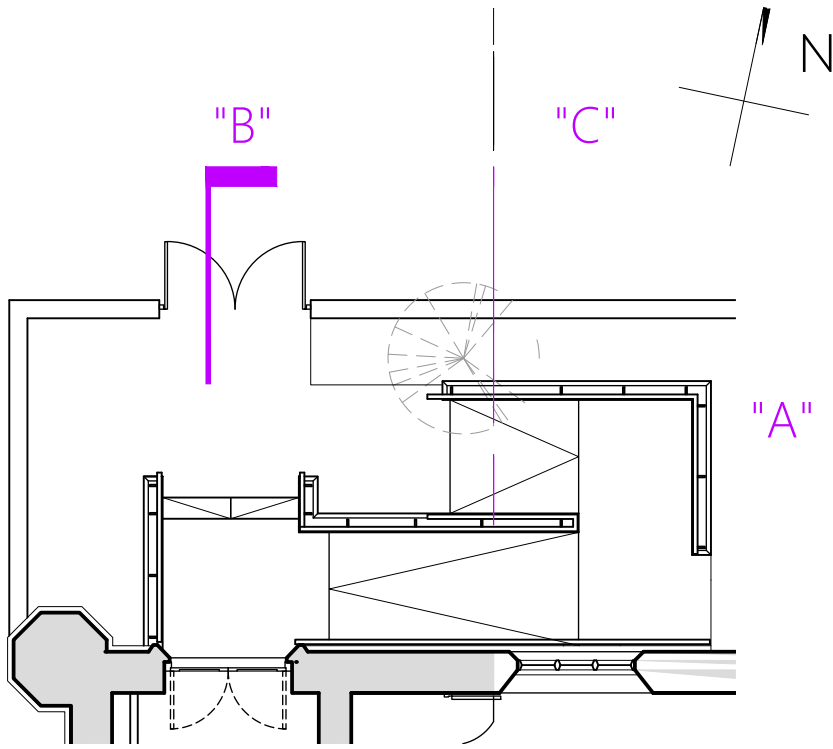
- 1. DO NOT SCALE FROM THIS DRAWING - USE FIGURED DIMENSIONS ONLY.
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Section B-B as Existing  
Scale 1:50



Section B-B as Proposed  
Scale 1:50



Kep Plan as Proposed  
Scale 1:100

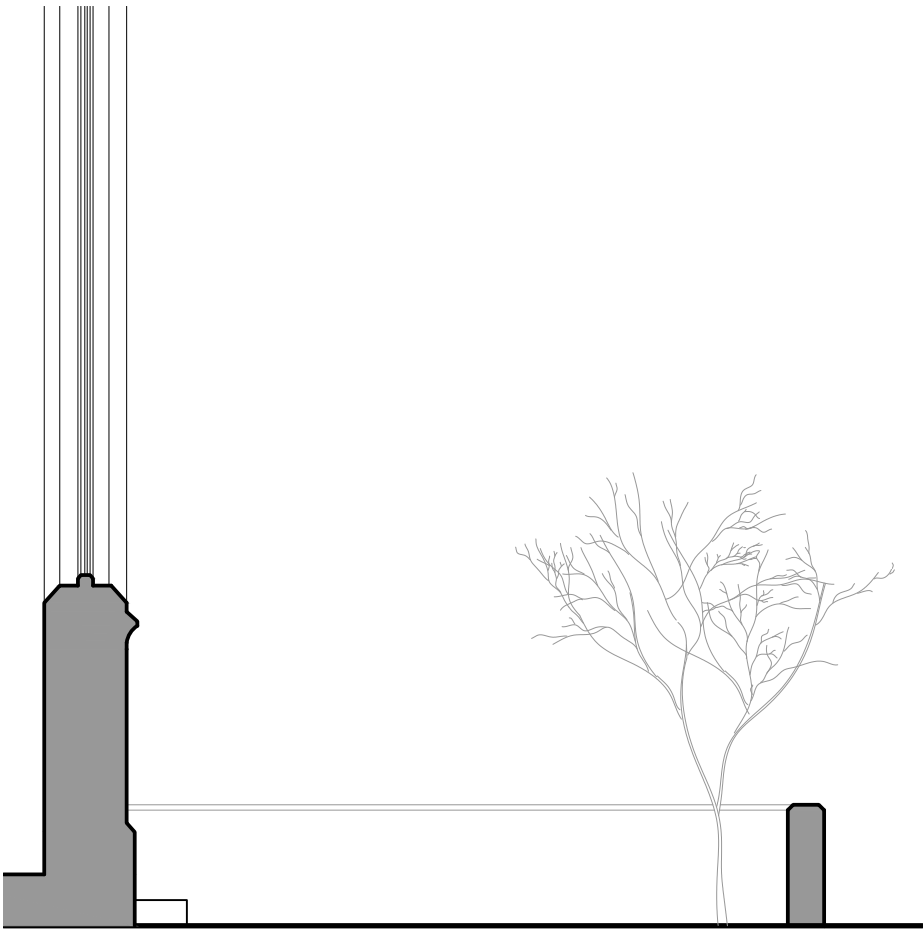
NOTE :  
PLEASE SEE DRAWING 03 FOR ARCHITECT CONSTRUCTION  
DETAILS AND FINISHES.  
THIS DRAWINGS SHOULD BE READ IN CONJUNCTION WITH  
STRUCTURAL ENGINEER'S DRAWINGS AND SPECIFICATION.

PLANNING & BUILDING CONSENT ISSUE

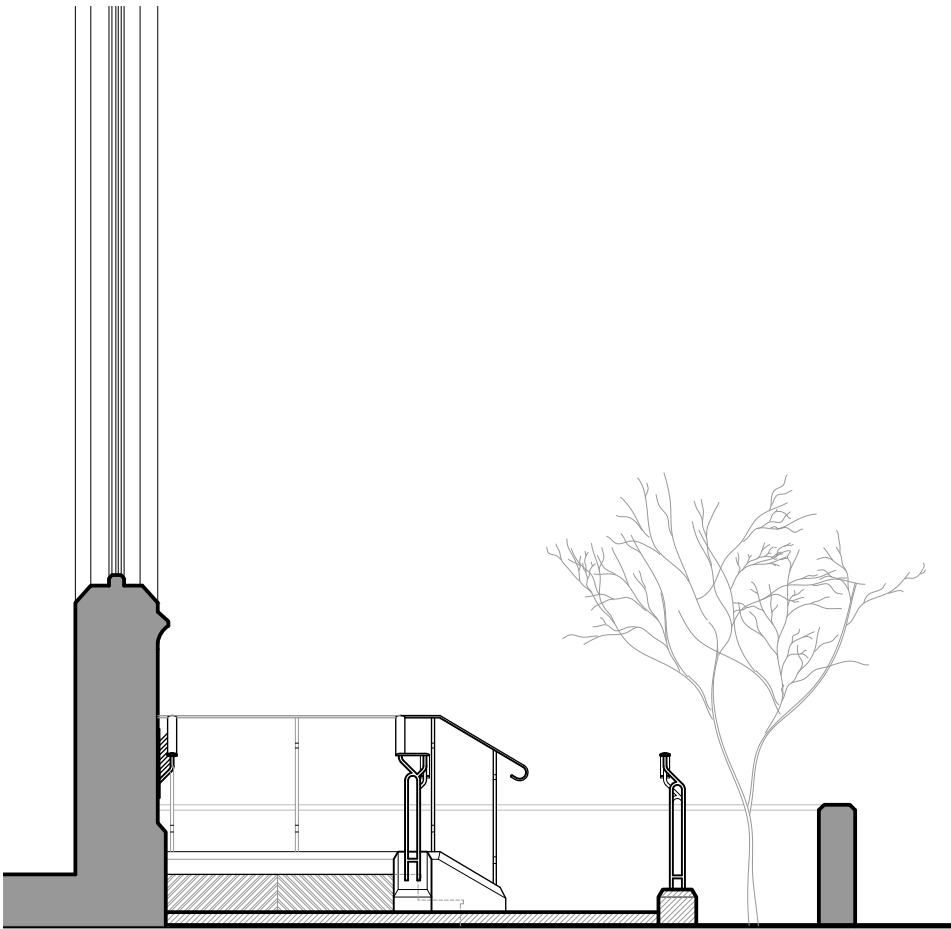
PLBC 1	Ash.K	PLANNING & BUILDING CONSENT ISSUE	29.06.2022
Rev.	Initial	Comments	Date

Contract	St James, Latchford	Section B-B as Existing & Proposed	
Client	The Parochial Church Council	Contract No.	2031A
Building / Structure	St. James Latchford: West End	Drawn	FDS
		Drawing No.	06
		Date	Jun 2022
		Revision	PLBC1
		Scale	As Noted @ A3
KEPCZYK PEARCE SANDERSON		Address:	75 Wilmslow Road, Handforth, Cheshire SK9 3EN
ARCHITECTS, SURVEYORS & HISTORIC BUILDING CONSULTANTS		Tel:	01625 400103

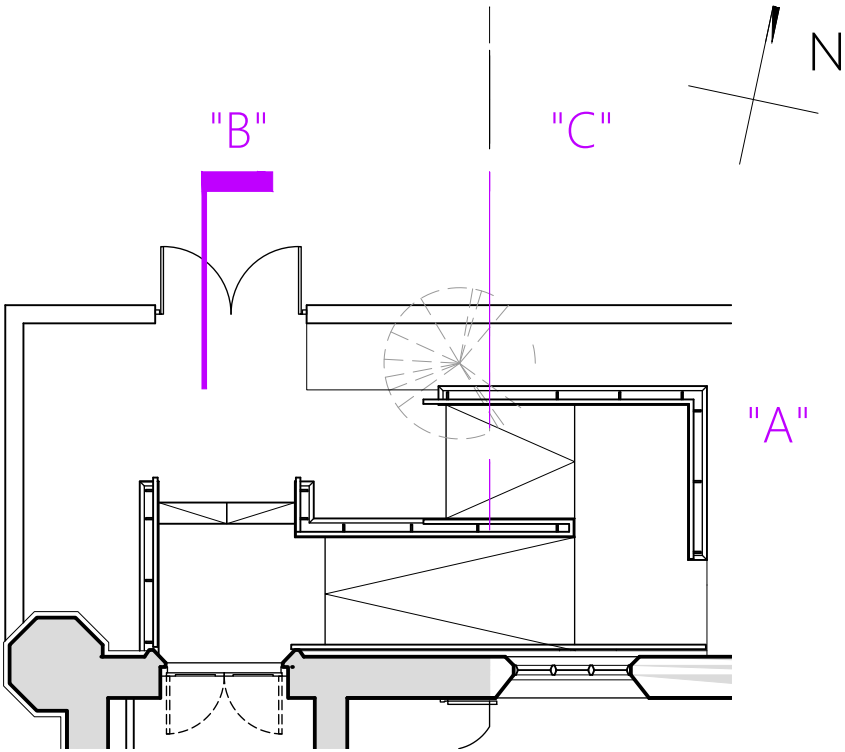
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Section C-C as Existing  
Scale 1:50



Section C-C as Proposed  
Scale 1:50



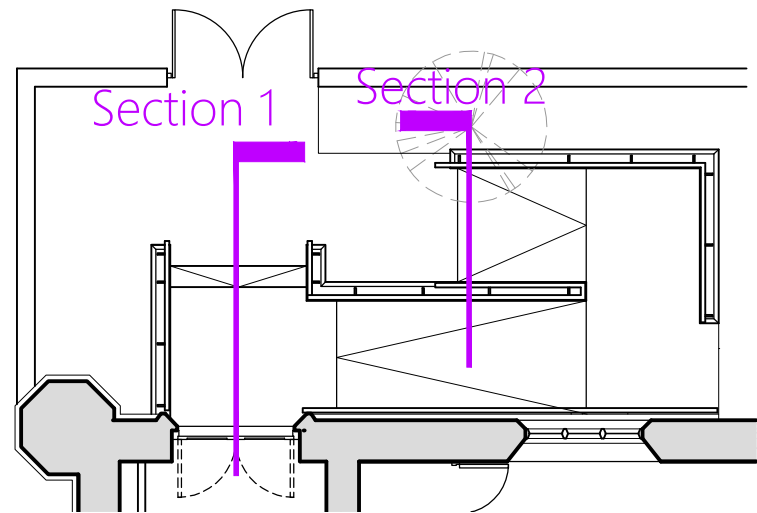
Kep Plan as Proposed  
Scale 1:100

NOTE :  
PLEASE SEE DRAWING 03 FOR ARCHITECT CONSTRUCTION  
DETAILS AND FINISHES.  
THIS DRAWINGS SHOULD BE READ IN CONJUNCTION WITH  
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PLANNING & BUILDING CONSENT ISSUE

PLBC 1	Ash.K	PLANNING & BUILDING CONSENT ISSUE	29.06.2022
Rev.	Initial	Comments	Date

Contract	St James, Latchford	Section C-C as Existing & Proposed			
Client	The Parochial Church Council	Contract No.	2031A	Drawn	FDS
Building / Structure	St. James Latchford: West End	Date	Jun 2022	Revision	PLBC1
KEPCZYK PEARCE SANDERSON		Address:	75 Wilmslow Road, Handforth, Cheshire SK9 3EN		
ARCHITECTS, SURVEYORS & HISTORIC BUILDING CONSULTANTS		Tel:	01625 400103		



SECTION DETAIL KEY PLAN  
Scale 1:100

Resin bound gravel surface to ramp as detailed elsewhere.

2 No. rows of 400x400x50mm corduroy hazard warning paving, solid bedded on 30mm 1:3 lime mortar and pointed in the same mix, on 150mm well compacted hardcore, to start 400mm from nosing of the bottom step of the stair flight.

Existing precast flags lifted and reset to facilitate the step and ramp works. Allow for lifting, cutting to suit new features and integration of hazard warning paving, and reset to existing levels on a solid lime mortar bed on existing base. Point in 1:3 lime mortar on completion of the works.

Steps formed from riven York stone paving to match new paving to landings. Treads to be 75mm thick with overhang to front edge for DDA compliance and proprietary carborundum inserts set in rebate, with 50mm stone 'slip' risers between. All components solid bedded on 30mm 1:3 lime mortar and pointed in the same mix, on concrete carriage with 150mm waist reinforced with A142 mesh, on 150mm well compacted hardcore.

Min. 300mm extension of handrail from edge of lower step, and finish in bend return.

Handrail as detailed elsewhere with support posts embedded 125mm into mortices cut in top section of stone copings and fixed with R-Kem II resin, as Engineer's details.

Existing north entrance doors to church.

10,000 datum on existing door threshold.

Handrail as described and detailed, bracketed to wall.

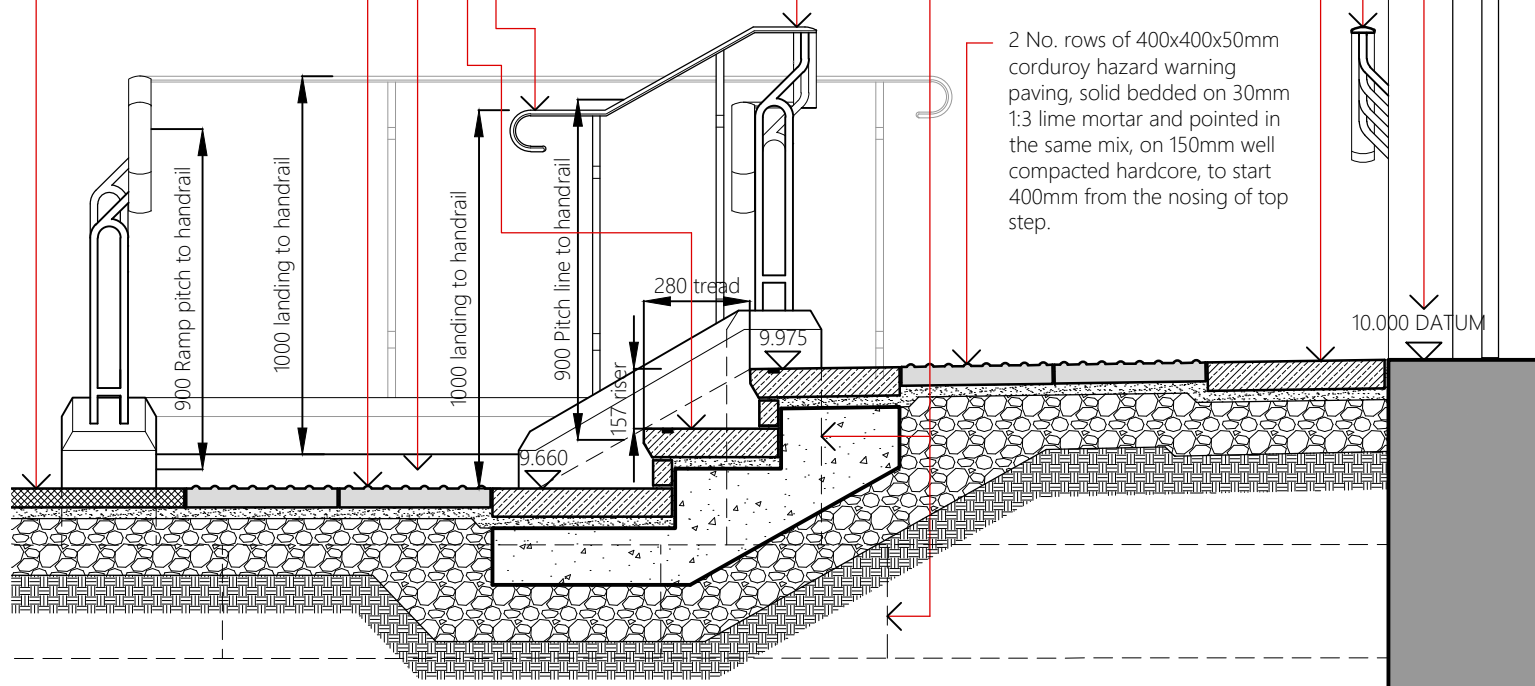
600 x nominal 75mm thick x random length Riven Yorkstone paving flags, 'Grange' range by Bingley stone, or equal to CA approval, to new landing areas to stairs and ramp. Flags to be solid bedded on 30mm 1:3 lime mortar and pointed in the same mix, on 150mm well compacted hardcore.

Ramp retaining wall beyond on 600 x 300mm mass concrete strip footings to Engineer's details (indicated dashed).

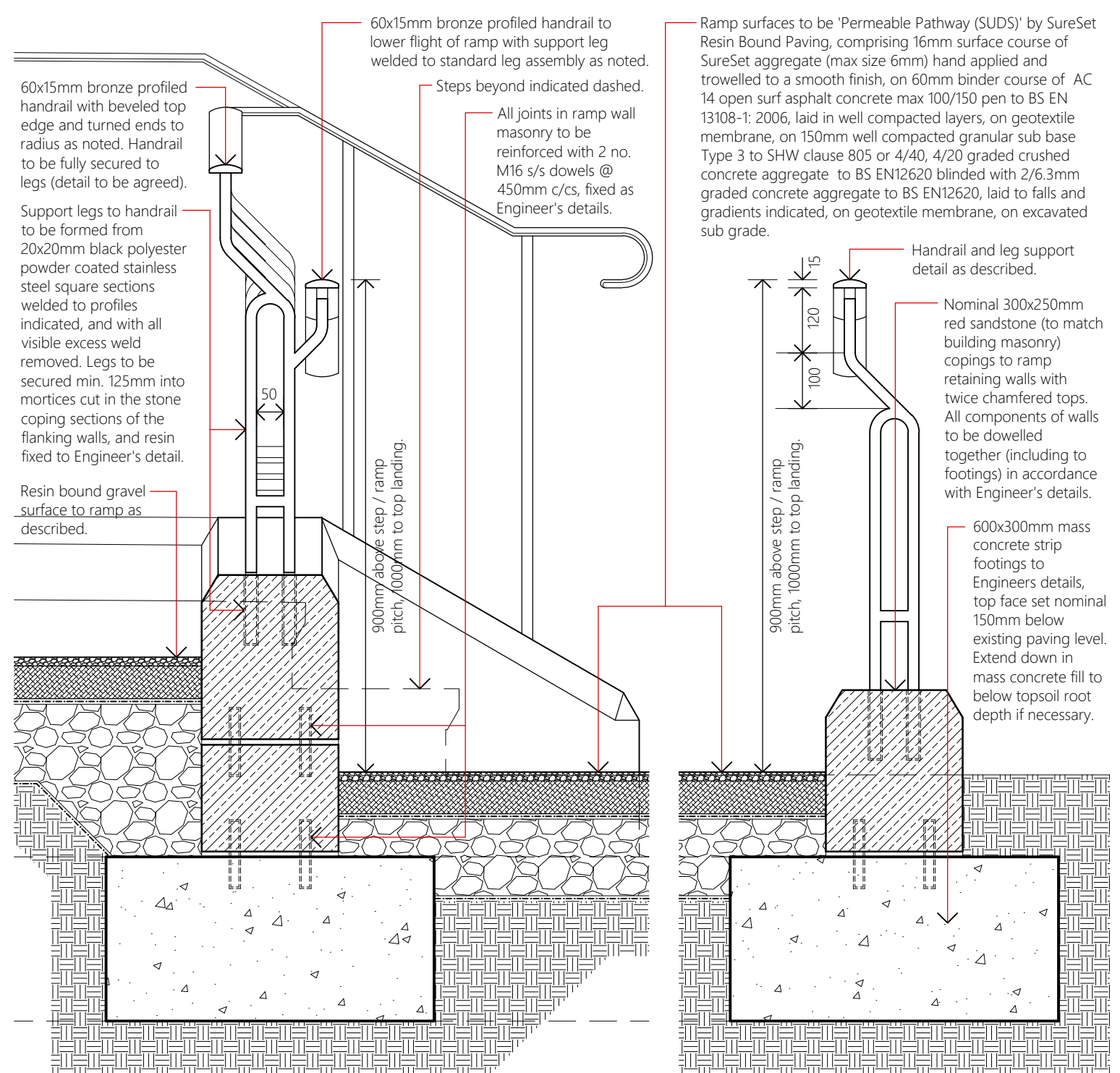
2 No. rows of 400x400x50mm corduroy hazard warning paving, solid bedded on 30mm 1:3 lime mortar and pointed in the same mix, on 150mm well compacted hardcore, to start 400mm from the nosing of top step.

**NOTE :**  
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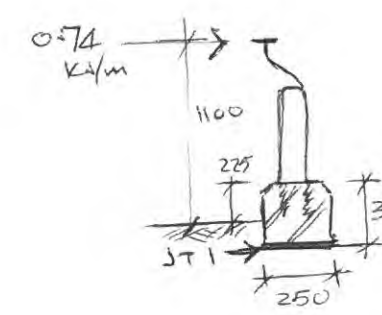
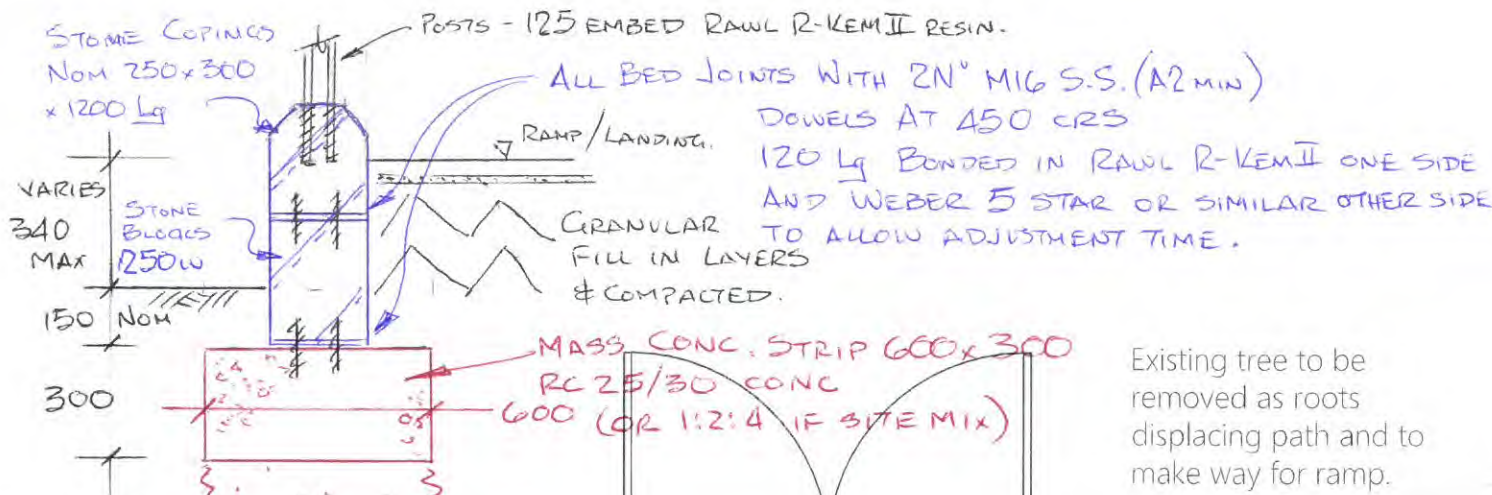
DETAILED SECTION 1 - 1 THROUGH STEPS AND LANDING OUTSIDE DOORS  
Scale 1:20



DETAILED SECTION 2 - 2 THROUGH RAMP SURFACE AND RETAINING WALLS  
Scale 1:10

Contract	St James, Latchford	Section Details Through Proposed Ramp			
Client	The Parochial Church Council	Contract No.	2031A	Drawn	FDS
Building / Structure	St. James Latchford: West End	Date	Aug 2022	Revision	PLBC1
KEPCZYK PEARCE SANDERSON ARCHITECTS, SURVEYORS & HISTORIC BUILDING CONSULTANTS		Address:	75 Wilmslow Road, Handforth, Cheshire SK9 3EN		
		Tel:	01625 400103		
		Drawing No.	08		
		Scale	As Noted @ A3		





**HANDRAILS** [EC 1-1 CAT C3 vi) STAIR/RAMP 0.74]

- DESIGN LOADING 0.74 kN/m BUT MINIMAL DROP
- WORST CASE LOAD WIDTH PER POST = 1.05 m
- TWIN LEG SOLID STEEL RESIN ANCHORED INTO CORE HOLES IN MASONRY COPINGS IS TRIED AND TESTED ARRANGEMENT.

CHECK FOR BASE OVERTURNING AT JOINT 1 (NO TENSILE CAPACITY OF MORTAR BEDDING)

EQU  $0.9G + 1.5Q$

OTM =  $0.74 \times 1.05 \times 1.2 \times 1.5 = 1.4 \text{ kNm}$

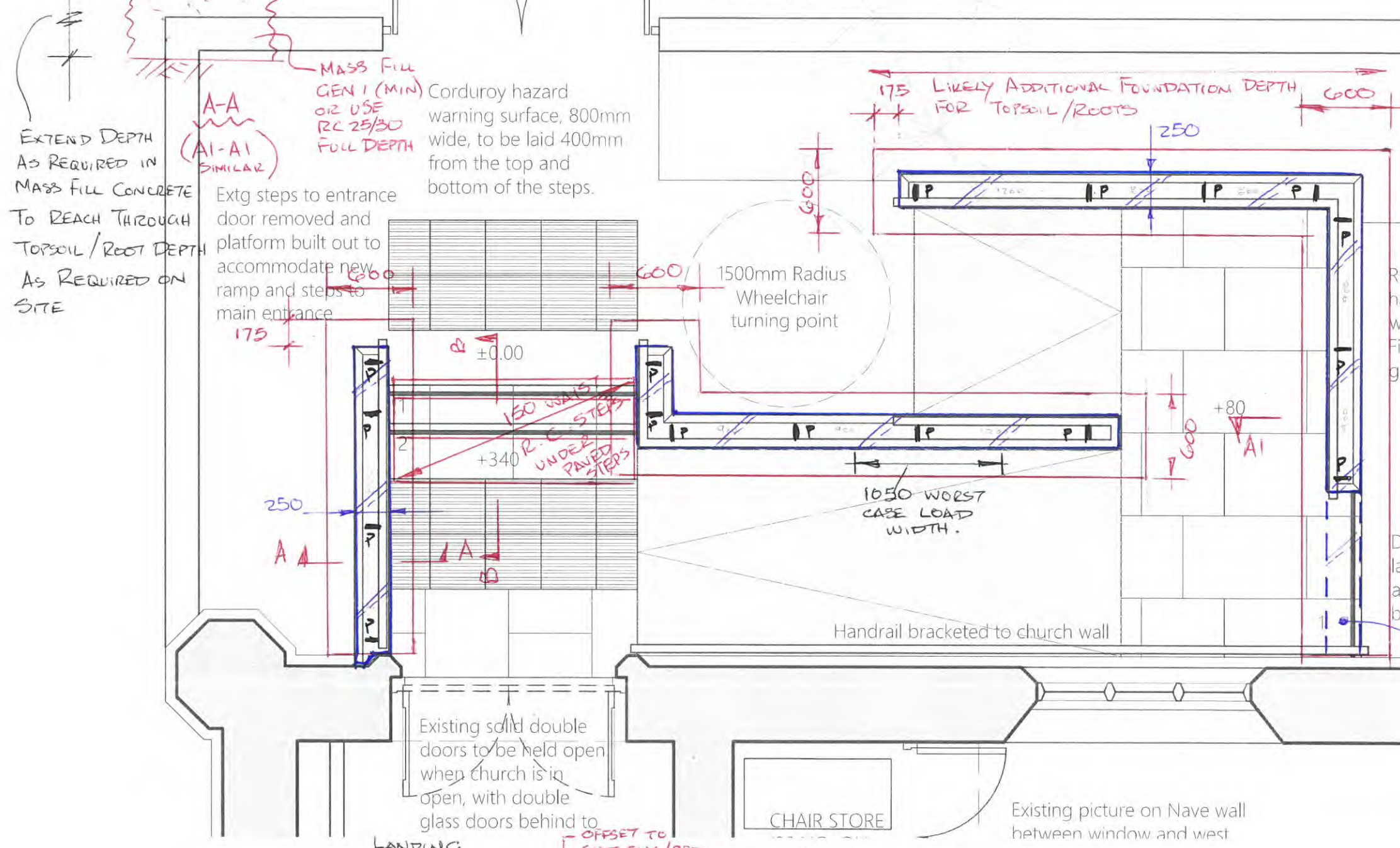
$M_{OR} = 1.05 \times 0.3 \times 0.25 \times 24 \times 0.125 \times 0.9 = 0.2 \text{ kNm}$

UNSATISFACTORY  
NEED TO DOWEL JOINTS & INCLUDE FOUNDATION.

ABOUT A

OTM =  $1.4 \times \frac{1.55}{1.2} = 1.8 \text{ kNm}$

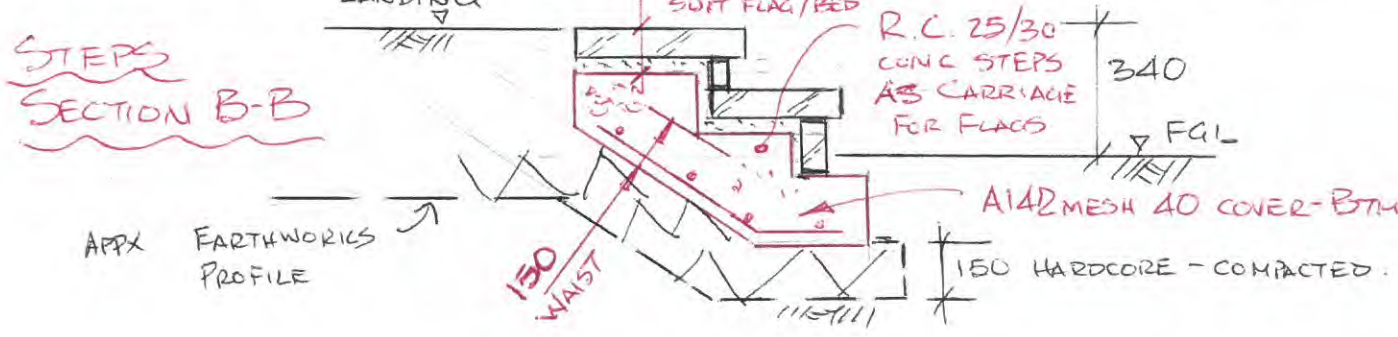
$M_{OR} = 1.05 \times 0.37 \times 0.25 \times 24 \times 0.3 \times 0.9 = 0.63$   
 $+ 1.05 \times 0.3 \times 0.6 \times 24 \times 0.3 \times 0.9 = 1.24$   
 $1.8 < \frac{1.87}{\text{kNm}}$



OK.

USE 600x300 STRIP, AND.

DEFIN NOT CONSIDERED CRITICAL BEARING CAPACITY OK. BY INST.





## Schedule of Works

Items	£	p
1. Site preparation, securing the site. Protection of existing doors and other vulnerable surfaces/fittings and equipment.	£3100	
2. Break up existing steps and remove from site	£450	
3. Excavate the area of proposed ramp, allow for investigation and diverting/ altering the existing drainage.	£3600	
4. Construct foundation for new access ramp and steps as structural engineer drawings and specifications.	£4500	
5. Construct new access ramp and steps as detailed inc. handrail to details. Masonry superstructure to Architect details.	£25,000	
6. Preliminaries and insurances.	£1500	
PROVISIONAL SUMS AND CONTINGENCIES		
Additional hard and soft landscape (Prov)	1000	00
Additional drainage works (Prov)	500	00
Contingencies	3000	00
<b>TO FORM OF TENDER</b>		
Saddleworth restoration conservation ltd	£42,650 + vat	
Andrew Sharp		

## Latchford St James – Access ramp - Correspondence with parish and others

Attachments are listed according to the numbering on the supporting documents list

- [Attachments in purple are in the overview section](#)
- [Attachments in blue are included within the proposals section](#)
- Strikethrough text relates to a separate application, italic text refers to superseded or unnecessary attachments

Date	Message
<b>30/11/2022</b>  To: Katy Purvis From: Duncan Sanderson of Kepczyk, Pearce, Sanderson, Robert Icke  <b>With attachments:</b>	<p>Further to our telephone conversation earlier please find attached our Statements of Significance and Need, drawings, and the Structural Engineer's drawings in respect of the above. I understand that the Parish will need to formally apply rather than ourselves as they need to raise the petition, but this is the supporting information.</p> <p>Rob: Katy said she would give you a call regarding the application, which, technically, we are unable to lodge, but the DAC now have all the information other than the petition. If you need anything else from us please let me know.</p> <p><a href="#">2) Statement of Significance of Kepczyk Pearce Sanderson dated July 2022</a></p> <p><a href="#">3) Statement of Need of Kepczyk Pearce Sanderson dated August 2022</a></p> <p><a href="#">4) Drawings of Kepczyk Pearce Sanderson numbered 01 Location Plan (dated 20/09/2022), 02 West End Plan &amp; Elevation as Existing (dated 29/06/2022), 03 Plan of West End Ramp as Proposed (dated 29/06/2022), 04 North Elevation as Existing &amp; Proposed (dated 29/06/2022), 05 Section A-A as Existing &amp; Proposed (dated 29/06/2022), 06 Section B-B as Existing &amp; Proposed (dated 29/06/2022), 07 Section C-C as Existing &amp; Proposed (dated 29/06/2022) and 08 Section Details Through Proposed Ramp dated August 2022</a></p> <p><a href="#">5) Drawing number SK01 Ramp Foundations of WML Consulting dated May 2022</a></p>
<b>30/11/2022</b>  To: Duncan Sanderson of Kepczyk, Pearce, Sanderson, Robert Icke From: Katy Purvis	<p>Thanks Duncan, Rob and I have just discussed this, all good to go. It's on the agenda for December in anticipation of a formal application being ready by then</p>
<b>22/12/2022</b>  To: Robert Icke, Duncan Sanderson of Kepczyk, Pearce, Sanderson From: Katy Purvis	<p><b>DAC Advice</b></p> <p>I am writing to let you that at its meeting of 16 December 2022, the DAC considered the proposal for the ramp and resolved to recommend the scheme with the following provisos:</p> <p>a. The works to be under the direction and subject to the inspection of the Scheme Architect</p> <p>b. The parish to obtain any necessary planning consents</p>



	<p>The Committee also wished to offer the following informal advice</p> <p>a. The parish should ensure the path around the building is safe and accessible</p> <p>If you have any queries please do let me know.</p>
--	--