



DESIGN & ACCESS STATEMENT

JANUARY 2024

THE PARISH CHURCH OF ALL SAINTS
CHURCH LANE
LITTLE SHELFORD
CB22 5HG

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1.0 List of Drawn Information

The Design & Access Statement accompanies the planning application and should be read in conjunction with the following documents:

Proposed Site Plan 2125-100-P3

Survey Drawing by Survey Solutions

Topographical Survey 63113NOLS-01

Showing the existing conditions

2.0 THE PROPOSAL

2.1

This application relates to the resurfacing of existing gravel paths within the churchyard of All Saints Parish Church, Little Shelford. There will be no new paths. Some areas that will retain vehicular access -these are highlighted on the proposed site plan. The surface finish will look the same as the adjacent pedestrian-only paths. There will be no new excavations to areas beyond the existing pathways.

2.2

The Rector, churchwardens and Parochial Church Council (PCC) aim to make the church and its environs universally accessible. The paths are prone to ponding. Uneven, loose gravel makes wheelchair, pram and pushchair access difficult. Most of the paths lack defined edges which has resulted in soil erosion and changes in level where aggregate has leached away.

2.3

The proposal is for a durable, firm, free-draining surface that resembles the present surface finish in terms of colour, texture and width. Breedon Porous is an asphalt surface with a 'rolled in' aggregate. It is a sustainable drainage system (SuDS compliant). The path will be edged with a tanalised gravel border where none exists and will retain the masonry edging sections near the North Building. The latter will be re-bedded to form a consistent edge. It will be important to maintain some of the irregularities of the path to ensure it retains its rural character. Where necessary, the gravel boards will be scored on the rear to enable gentle radii to be formed. Existing manhole covers will be replaced with recessed covers to enable the surface finish to continue over them. There will be a slight camber to the paths to assist with drainage. Brick gulleys to the base of the rainwater pipes serving the Tower will have open joints to encourage drainage from adjacent areas to existing below ground drains. Loose gravel will be maintained to the perimeter of the building to facilitate good drainage.

2.4

Three additional lighting bollards are proposed which will enable safe access to the church. The external wall light will be removed.

3.0

Access

Access from Church Street will be unaltered. Pedestrian access around the churchyard will be easier for visitors of all ages and levels of mobility. The churchyard is self-contained and on weekdays there is ample street parking available adjacent to the churchyard.

4.0

Ecology & Trees

The resurfacing of the paths will not adversely affect any trees or protected species.

5.0

Consultation

A member of the Parish Council has provided input. The local planning authority has been consulted. The application has been made following the advice given by the Diocesan Advisory Committee (DAC) which has recommended the petition for approval by the Consistory Court.



01 View from the western entrance from Church Street. The current paths are natural and informal in appearance. These are positive aspects that will be retained by keeping path widths to 1.1 to 1.4m & using treated softwood (sw) gravel boards



02 The resurfacing aims to reduce ponding by providing a permeable surface with a slight camber to direct surface water to the adjacent grass



03 The paths have reduced in width because they have very few defined edges. The resurfaced paths will re-use existing masonry edging sections where these exist and treated softwood (sw) gravel boards elsewhere



04 levels will be carefully regraded to provide level access to the Church & North Building (which functions as a community centre)



05 The Existing gravel: The resurfaced paths will have a porous asphalt with 'rolled in' aggregate of a size, colour and texture similar to the existing paths



06 A free-draining gravel margin will be formed at the perimeter of the building in a similar way as the current arrangement at the west end.



07 additional lighting bollards are proposed along the paths. The external wall light will be removed from the SE corner of the chancel



08 Bound gravel will alleviate the problem of ground erosion which has made the entrance to the North Building difficult to access.



09 Bound gravel will provide a universally accessible surface finish avoiding the difficulty of uneven areas of gravel that are difficult to navigate for wheelchair users, visitors with prams and pushchairs and those with walking sticks and walking frames



10 Porous Breedon is the asphalt surface that has been recommended by a reputable landscape contractor. This image shows the anticipated finish. Existing manhole covers will be replaced by recessed fittings that will allow the surface finish to run continuous. The 50mm thick wearing surface will be laid over 100mm Type 3 hardcore for a SuDS compliant finish.

Areas that require occasional vehicular access will have the same surface finish over a deeper substrate (the depth and material will be advised by the specialist landscape contractor to suit the existing ground conditions).