

Design and Access Statement
For proposed structural remedial work & creation of buttress

To,

St Nicholas Church
Baydon
Wiltshire

Note: This document should be read in conjunction with the proposed and existing drawings

Existing

St Nicholas Church is a grade II* Listed building and is located in Baydon Village approximately 10 miles from Swindon centre. The Church dates from the 12th Century for the South Aisle and the 14th to 15th for the remaining parts. A 19th century restoration was also carried out.

The Chancel end of the building has over the past few years undergone a combination of seasonal and thermal movements, to the extent where it was considered advisable to install a full restraint of scaffolding /shoring primarily located to the eastern and north eastern corner of the Chancel to at least limit the movement and prevent further damage.

Below are a couple of photos of the current situation with the scaffold in place.



A structural engineer was engaged to review the structural defects and subsequently a report was produced suggesting reasoning behind the defect and the potential repairs necessary. This report has been included with this planning submission along with their drawing.

The Church falls within the jurisdiction of the Salisbury Diocese and the defects, potential works and the phasing of such works has been discussed with Salisbury DAC

Proposal

In order to completely remove the current shoring and scaffolding, a structural buttress is proposed. This will be Phase 1 of a two phased structural repair. This is detailed on Milner Associates drawing and also under Phase 1 works as shown on Weaver Khan Architects drawings.

Phase 1- This will introduce a steel beam encapsulated in concrete and located at 45 degrees from the corner of the Chancel, just below ground, so will not be visible. This will be supported on two screw piles again below ground. The choice of screw piles is to prevent any unnecessary vibration and disruption to the building fabric and its surrounding.

From this ground beam a series of vertical above ground steel sections will be erected, with supporting side arms all fixed back to the existing north east corner of the Chancel. The extent and height of this structure has been carefully considered so as to facilitate Phase 2 of the works as described further below.

The intention, once Phase 1 structural works are complete, that past cracks will be regularly inspected to ensure that the movement has been resolved. Then and only then will Phase 2 be progressed.

Phase 2- As the initial structure involved within Phase 1 works is not 'aesthetically pleasing', it is proposed to cloak in a permanent stone surround. This will replicate a traditional stone buttress and will be of a proportion similar to that which resides on the south east corner.

Phase 2 elevations are also shown on the attached Weaver Khan drawings. Dressed ashlar natural stone blocks (stone to match the existing Church stonework) will be used and arranged in a series of stepped stages as shown. A flat raking natural stone coping will rise to meet with the corner of the building. During Phase 2, remedial repairs and repointing with a lime pointing will be conducted to the rest of the Chancel. The immediate surrounding ground where disturbed will be made good and brought back to existing levels.

Pre-application advice

The overall proposal was discussed between the Church Warden (Donni Blackwell) and Pippa Card. The contents of following email was received.

Having looked into the proposed temporary steel supporting buttress more so than my initial comment back in December, I can confirm that Planning Permission will be required for the works and any decision is likely to come with a timeframe attached. I note in the structural report 5 years is mentioned, and I would recommend to the case officer (when an application is forthcoming) that 5 years is agreed. Obviously this would be on the understanding that permanent repairs are eventually undertaken but the Council supports the efforts to ensure the structural integrity of the building.

I hope this is of assistance to you. If you have anymore questions, please do ask.

Kind regards

Pippa

Pippa Card BA(Hons) MSchHistCons IHBC

The works have also been discussed with Salisbury DAC. They advised that we check if planning permission is required, which we understand will be as mentioned above.



PHASE 1- Provision of structural steelwork to support Chancel Corner (prior to cloaking)

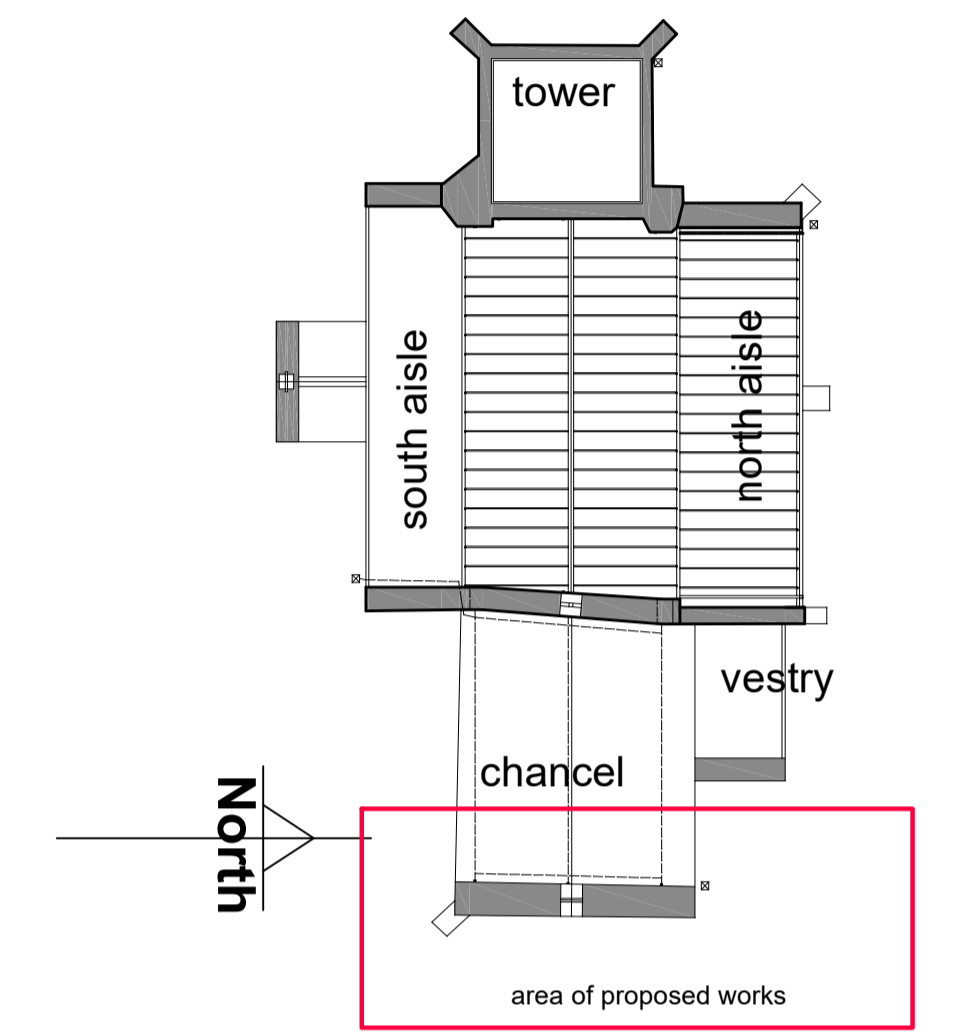


South elevation (Chancel) as proposed, no change scale 1:50

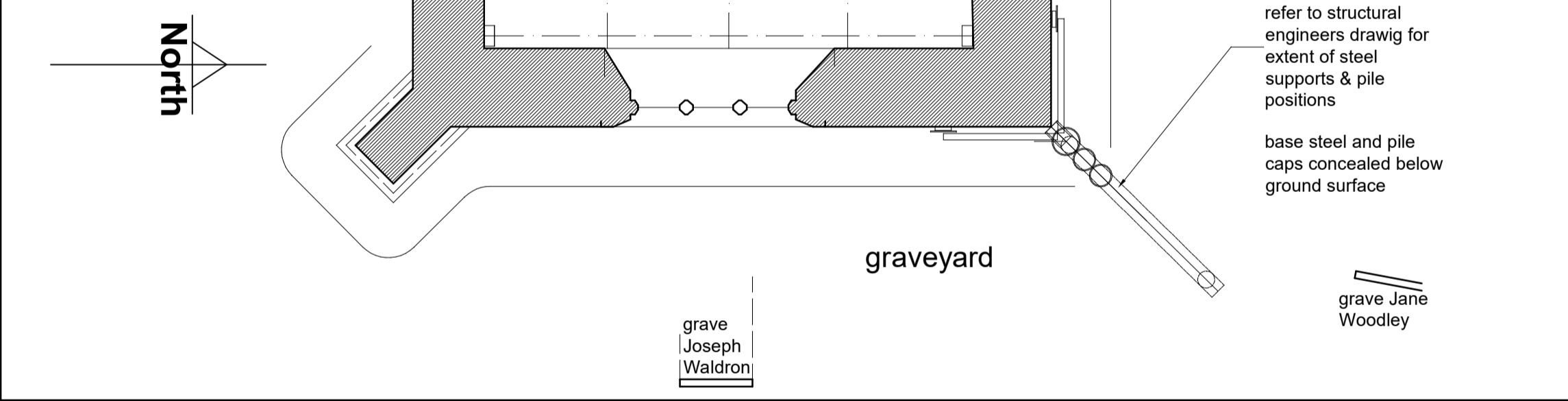
East elevation (Chancel) of Church as existing scale 1:50

North elevation (Chancel) as existing scale 1:50

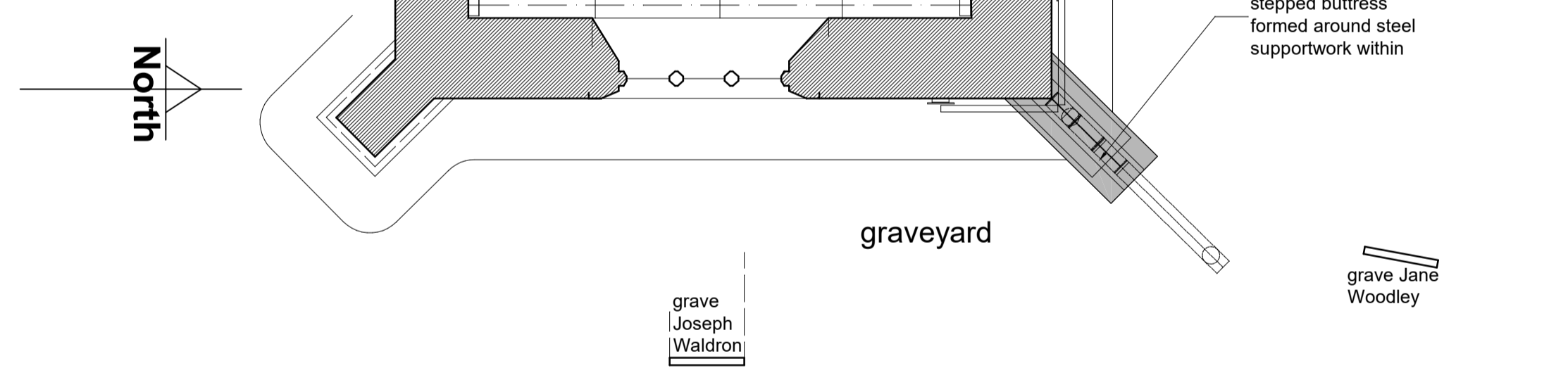
Overall Church footprint showing location of works as nts.



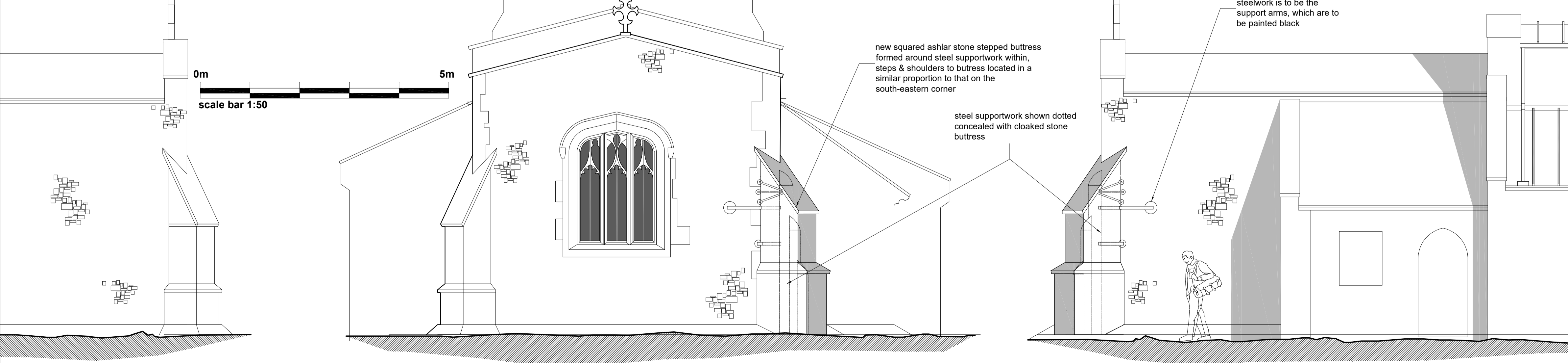
Phase 1- Part Plan (Chancel) with structural steel buttress scale 1:50

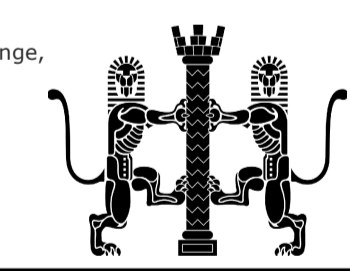


Phase 2- Part Plan (Chancel) with new stone buttress cloaking steelwork within scale 1:50



PHASE 2- Final stage with structural steel cloaked with new stone buttress



Rev	Date	Description	By	Checked
WEAVER KHAN architects				
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Project St Nicholas Church Baydon Wiltshire SN8 2JW				
Client St Nicholas PCC				
Drawing Title Chancel- Plans & Elevation as Proposed				
Date	Drawn	Checked	CAD Ref 1	
may 2021	CSW	
Scale	Status			
various A1	planning			
1172/PL/301a				