

# **Church of St Mary the Virgin, Devizes**

## **Reordering and Extension**

Chedburn Codd Architects

Methodology: Rev C 25<sup>th</sup> June 2021

### **1.0 Introduction**

The Church of St Mary the Virgin is listed as Grade 1 and is located in the Devizes Town Conservation Area. Although it is exempt from the need to apply for listed building consent, it lies within the Victoria Road Conservation Area. The church is part of a multi-parish benefice with St John's.

The Parochial Church Council (PCC) of St John with St Mary applied for redundancy for the church in 2006 as it did not have a viable congregation as its larger, sister church of St John's fulfilled the needs of the parish. Rather than accept the redundancy, the Diocese of Salisbury asked the PCC to look again for alternative uses for the building. The church was offered to the congregation of St Peter's Devizes but they decided it did not meet their needs. When a major fire affected St John's church, St Mary's was brought back in to use temporarily for regular worship.

There is now a vision in the parish with strong support from the local community, to see each church with a distinctive role with the main worship function being at St John's.

### **2.0 The Intention**

The proposal for St Mary's is to adapt it for wider performance and community uses to complement the ministry at St John's Church. The main ideas are to open up the main church space, install an efficient and sustainable heating system, renew the flooring, provide flexible seating, staging and storage for all types of events and provide associated facilities to enable people to benefit from the new spaces.

The St Mary's Future Group was established to manage this project from commissioning in-depth studies of the existing fabric, developing a brief by liaising thoroughly with the PCC and the local community and compiling a detailed and relevant business plan to ensure robust funding and a sustainable outcome. The group has spent a great deal of time and energy in justifying the proposals as can be seen in their Statement of Need, and they have recognised the importance of their architectural heritage in their Statement of Significance. They have also developed a thorough Conservation Management Plan developed by many different people associated with the church, and updated regularly following advice from the DAC, to provide an informative document to clearly define the history and future purpose of the site.

### **3.0 Original Design**

Following an architectural competition in 2010 to design a scheme for the reordering and additional facilities at St Mary's, a proposal of a sizeable semi-circular cloistered design attached to the north of the church by Batterham Matthews Design was chosen.

Following meetings with the DAC, Wiltshire Council, SPAB, Historic England in 2011 and also a public meeting in 2012 in Devizes to present and discuss the proposals, planning applications were submitted as follows:

### **4.0 Planning History**

- 7th December 2012: Planning Application submitted by Batterham Matthews Design for a 'Proposed extension with cloister' and was later withdrawn. (Application Ref: E/2012/1477/FUL)
- May 2013: A Planning Application resubmitted by Batterham Matthews Design
- 25th October 2013 Planning Permission was refused for a 'Proposed new cloister and ancillary accommodation to support the church building, along with associated rebuilding of a boundary wall (resubmission E/2012/1477/FUL). On the 12<sup>th</sup> May 2014 an appeal was lodged by the applicant and was dismissed on Wednesday 13th August 2014. (Application Ref: 13/00719/FUL).

The main reason for refusal was summed up as '*the benefits of the scheme do not outweigh the totality of the harm*' caused to the building. Important historic features visible on the north side of the church would be lost with such a large scheme, and the size of the extension negatively affected the churchyard setting and the neighbouring properties. However, there was plenty of support evident from the local community, the Town Council, SPAB and The Trust for Devizes and others, and it was clear that there was the potential for a revised scheme to be considered acceptable.

In March 2018 a meeting was held with Salisbury DAC, Historic England, Church Buildings Council and Wiltshire Local Authority to discuss way forward, and in June 2018 Chedburn Dudley (now Chedburn Codd) were appointed as Architects to take the project forward.

## **5.0 Process of Design**

Working closely with the St Mary's Future Group (StMFG) and the Levels of Change study document, Chedburn Codd developed an Options Appraisal as a tool to determine the best solution for a revised scheme that would still meet the needs and aspirations of the local community whilst respecting the unique character of the original building and surroundings.

After numerous submissions, revisions and discussions and working closely with all relevant committees, we have now secured planning permission from Wiltshire Council

- 11th November 2020 Full Planning Approval granted by Wiltshire Council  
Application Ref No. 20/03841/FUL  
Subject to conditions which we fully intend to satisfy in the final design.

The scheme has been designed with several important principles in mind:

1. Meeting the needs of the community.
2. Respecting the fabric of this important local building.
3. Creating a sustainable venue through good quality design and a strong business plan.

We are now submitting all relevant revised drawings and documents, seeking Full Faculty permission from Salisbury DAC and the Chancellor to undertake the work proposed.

## **6.0 Reordering of the Church**

### **6.1 The West Entrance**

The scheme proposes that the west doors will be used as the main entrance to the church for larger events. The existing timber doors will remain but will be opened when the building is in use, revealing a fully glazed inner lobby. To simplify access at the west doorway, we have designed a gentle rise in the path to the south west of the church, and a couple of additional steps in the west path, to bring visitors up to the new raised floor level within the building, and to the new landscaped area to the north.

The doors will be carefully adjusted to suit the new floor level, to avoid the need for ramps and steps within the church itself. 155mm will be removed from the bottom of the doors before they are refurbished and rehung. An inner glazed draught lobby will be formed inside the west doors within the tower, to allow the heavy main doors to be left open when required without losing significant amounts of heat, but allowing welcoming views into the church and allowing people of all abilities to access the building.

## **6.2 Mezzanine Floor**

A new floor with steel structure and access stairs is proposed above the west entrance lobby within the tower itself, with a glass balustrade allowing uninterrupted views down into the nave and aisles. This will be particularly useful for the location of a technical stage light and sound desk required for so many events. The structural engineer has designed a structure with a 'light touch' to minimise harm where it attaches to the tower walls. There was previously a gallery floor at this position as can be seen from historic plans and blocked doorways to the spiral stair, but we have proposed a new stair for access as the spiral stair and doorways are too narrow with thresholds at the wrong level for safe access.

## **6.3 South Entrance**

The stone floor within the south porch and the path approach will be relaid to ramp up gently allowing easy access for all into the church with the new raised floor level. The heavy timber studded door with inner wicket door, will be altered to suit the raised floor, by carefully removing 155mm off the bottom and refitting the bottom rail to allow the inner door to still be operational. This approach has been taken in order to eliminate any ramps or steps within the church itself, to maximise space for activities and to reduce trip hazards.

## **6.4 Floor Level**

We have chosen to implement a raised floor level following comments from the CBC, the DAC and the client who have all stressed the importance of level access throughout if at all possible. We commissioned an initial archaeological report of a number of trial pits excavated inside and outside which concluded that the subfloor inside the church was very disturbed during Victorian reordering of 1855 so very little intact archaeology survives. Externally, there is the expectation that burial remains will be found where the churchyard banks up from the north side of the church. Therefore a reasonable compromise seems to be to raise the existing church floor by 155mm up to the existing level of the chancel. The floor level of the extension will be raised to match this which reduces the disturbance to archaeological remains within its footprint.

The structural engineer has also designed the foundations to the extension to minimise overall disturbance to the site, incorporating small diameter piles and a reinforced concrete beam and raft floor of minimal depth (please see engineer's drawings).

## **6.5 Nave**

The proposal to declutter the church space and remove the fixed pews from throughout the nave and aisles has seen support from all those consulted. SPAB asked if the church could keep a small number of pews in the future scheme. Many are too large to be modified and would fall apart if removed from the pew platforms, some are damaged by damp and beetle infestation, others are made to suit corners and other specific locations, but we now have plans to select four suitable pews before work commences, to be modified and made mobile to be kept within the church space. There are also proposals to reuse some of the timber in the new storage facilities.

In place of the pews, we have chosen high quality freestanding stackable chairs that are designed especially for church use (most likely to be the popular 'Theo' brand bent timber framed chair). These chairs will provide numerous layout options to accommodate all types of events, worship, shows, concerts and informal groups.

CBC and others have stressed the importance of maintaining the east west central aisle unencumbered for certain events such as worship and weddings etc, which befits the church as a place of worship, and this will be possible with moveable chairs.

The StMFG have consulted the local community groups at length and determined that a timber floor would be most suitable and safest for most activities including dancing. We have specified a high quality semi-sprung solid hardwood floor throughout the nave, suspended over an underfloor heating system integrated within a limecrete layer laid over lightweight recycled foam glass compacted over reinforced concrete where required to span any voids. A vapour membrane will be laid over limecrete and up where timber floor abuts stone, to eliminate condensation. We have taken into account comments from the CBC following the February 2021 DAC meeting, to ensure that high quality hardwood solid timber flooring is specified rather than engineering flooring, for longevity and aesthetics in this important historic building.

The timber flooring will be laid east to west to minimise expansion joints, which will be of a compressible material located at perimeter joints with the new stone flooring.

Adjustable staging with some adjustable and moveable raked seating is planned to enable the main church to become a versatile and desirable performance and event space. The facilities provided must be adaptable for a wide range of events in order to attract the largest potential number of users from small meeting groups, to conferences, shows, musical concerts, weddings, dances and exhibitions. The chosen modular staging will retract down on scissor legs, into the floor at the east end of the nave into a shallow pit of just 200mm to minimise the depth of excavation at the east end of the nave, and will have a floor finish to match the timber flooring.

The raked seating proposed is a bespoke mobile unit extending to offer improved site lines for a larger audience, which then retracts and is easily moved on castors to the aisle when not needed.

The existing carved timber pulpit with timber steps is mounted on a solid stone base at the east end of the nave. This is rarely used and would block site lines and use of a central stage if left in its current position. We have responded to the views of SPAB and have plans to keep the pulpit, albeit carefully modified and fixed to a timber base that would be mobile enabling it to be moved back and forth from the south aisle when not in use.

In a similar way, we have designed two matching mobile welcome desks with storage beneath that would also serve as refreshment servery tables when required during certain events. These sit against the diagonal walls to the west end of the nave either side of the west entrance, but could be pulled forward when in use. The style of these match the bespoke storage cupboards which in turn complement the existing organ and pulpit panelling, to create a coherent look for all of the joinery within the church.

## **6.6 North Aisle and Organ**

The current floor is uneven and includes trip hazards. Any existing ledgers from the main church floor have been logged carefully, and will be relocated into the centres of the north and south aisles as proposed on the floor finishes drawing 1735-36. The proposed floor finish to be laid around these ledger stones will be natural stone tiles (to be chosen from samples of Purbeck stone) with a contrasting perimeter border and border around column bases, all laid over a limecrete slab on

recycled foamed glass gravel loose-fill insulating aggregate. This natural stone has been chosen as a long lasting floor finish which will suit the aesthetics of the existing stone of the church, complement the existing stone ledgers, columns and walls, and enable a level floor to be created throughout.

The organ is used only occasionally at present and is not likely to be used on a very regular basis in the future but the church would like to keep it within the building. The StMFG has organised several initial inspections by organ repair specialists who have confirmed current condition to be in need of repair, and offered quotes for refurbishment. This is a good opportunity for refurbishment of the organ to take place off site whilst the reordering takes place, and the design team have therefore been able to consider the best location for it to be returned to in the future. Quote from Goetze and Gwynn report and estimate Sept 2020 *“The great advantage of a full restoration is that the whole organ starts on its next century of existence from the same condition; no part has been left behind.”*

We originally proposed to move it to south aisle when the scheme still included a glazed link to the north with more interlinking doors, but since reducing the size of the extension, it makes more sense to move it to west end of north aisle instead. We have had advice from the organ advisor at the DAC confirming that this should be possible and would keep the organ away from direct sunlight. The south aisle windows would then allow more daylight in, and we propose to swap the storage below windows to the south aisle. The north aisle is slightly narrower and the organ will be located as near to the external wall to the north as possible to allow circulation around the column, whilst keeping it centred when viewed through the arch from the nave. We intend to raise the organ frame up on a sub frame and incorporate storage below, and to the side below the window sill level. The structural engineer has incorporated additional strengthening in the new floor below the proposed position of the organ.

With the organ relocated, the proposal is to form a new doorway into the extension beneath the existing window at the east end of the north aisle. The structural engineers have worked closely with the architect here to design a new stone-clad lintel and splayed opening that continues the lines of the existing window above very sympathetically to the existing profile of the window above. (See structural engineer’s drawings submitted).

The existing boiler room accessed from the north of the church will be reused for the new installation so that the engineers can make use of existing service runs. However, the vaulted ceiling has suffered from partial collapse over the old coal store, so a new floor structure with reinforcement designed by the structural engineers has been proposed.

### **6.7 South Aisle and Font**

The new floor here will match the floor in the north aisle, with new Purbeck natural stone tiles set around relocated ledger stones.

The existing font will be removed carefully from its high stone plinth and repositioned within the south aisle level with the new stone floor finish. This will enable easier access for more people, and still be in a prominent position which suits its importance in this place of worship.

Timber storage cupboards have been designed to sit under window sill level at both the west and east ends of the south aisle. These are designed to house the mobile dollies that hold stacked chairs when not in use that will replace the pews. We have noted SPAB’s concerns that we avoid a bland design and we have incorporated traditional oak panelled design with a high quality oiled finish.

### **6.8 Chancel and Sanctuary**

We intend to preserve the important features of the chancel and sanctuary with very little intervention in these areas. The flooring will remain as existing; the only addition to this area apart from unobtrusive high level lighting, will be perimeter radiators with discreet small diameter pipes, which will operate as part of the booster heating system in the main church.

## **7.0 Extension**

### **7.1 Scale, form, fabric and facilities**

The scale and size of the original extension were the main reasons for planning refusal after the previous architect submitted designs back in 2012/13. Historic England (HE) in particular was concerned about harm to church with two new doorways in north and east walls of the north aisle together with the glazed link, and was keener on a reduced scheme. Our response was to remove the glazed link from the proposal along with the doorway in the north wall of the aisle, keeping only the doorway in the east wall of the north aisle for access between the extension facilities and the main church space.

Since then we have amended the design to take into account the comments from Historic England, the DAC, CBC and SPAB and others. The current scheme is much reduced in size and requires only one new doorway through to the main church which has been positioned in the east end of the north aisle.

The form of the proposed extension is a single storey, flat roof building located on the north side of the church taking the place of the existing Victorian vestry. It sits behind a gently curving stone wall that continues round from the west entrance, drawing people from the south side of the church.

The columns of the steel structure have been offset from the north side of the church, with beams cantilevered over, which will allow 'soft' joints at junctions between the extension and the north wall of the church to minimise harm to the church. The gutters have all been lowered where the extension meets the church, to sit below existing windows.

The semi retaining wall to the extension allows the new facilities to sit low within the surroundings of the church therefore reducing the visual impact and minimising disturbance to the archaeology of the churchyard bank. The curved wall will be clad with natural stone with a sharper split or guillotined edge and no visible mortar to create a contemporary aesthetic to contrast with the existing stone of the church walls. This is a conscious decision agreed with the Principal Conservation Officer at Wiltshire Council, to ensure that the new extension does not clash or compete visually with the existing building, but allow the church form to still shine.

The floor level of the new facilities will be level with the new finished floor level within the main church space to allow easy access for all. The natural stone flooring will flow through from the north aisle into the extension entrance lobby for continuity.

The roof covering is a low maintenance, lightweight, extensive sedum roof blanket which has the following benefits: good levels of insulation, extension of natural wildlife habitat, reduction of visual impact and screening of rooflights and vents, and reduction in rain water run off.

The CBC raised concerns about access onto the extension roof. Access will certainly be discouraged with the introduction of a perimeter dip in the landscaping behind the curved wall, clear signage, and regular presence of people on site. However, due to the low lying position of the extension for visual purposes, access would not be impossible. We are therefore proposing an extension of the existing alarm system, plus protection of any historic windows that would be reachable. Rooflights,

roof vents, profiles and edging details etc will all be specified to be robust enough to withstand occasional pedestrian traffic, which will also be required for maintenance of the sedum roof and gutters etc.

## **7.2 Entrance Lobby**

Accessible entry for all from new landscaped area, with glass canopy over entrance doors which are glazed for clear views of people approaching the doors.

There is a large rooflight positioned over the inner lobby area to reduce the need for artificial light and to save energy, an idea that was particularly praised by the DAC.

## **7.3 Vestry/Office**

This is positioned with full height glazing to landscaped gathering area, and also incorporates a higher window set into the retaining wall to allow views over the churchyard for monitoring public areas for safety. This will also have an internal window onto the lobby, for ease of management to monitor and interact with visitors to the venue. The office windows will also have blinds and secure storage to enable it to be used as a vestry or private meeting room when the need arises.

## **7.4 WCs**

Several unisex WCs with integral wash hand basins have been included, plus an accessible WC with baby change facilities, to suit the wide variety of events planned.

## **7.5 Meeting Room/Green Room**

We have planned one generous meeting room with a raised ceiling height suitable for a range of activities. This room has a kitchenette tucked into the corner to enable drinks to be made by some groups without the need for access to the kitchen. Glazed doors also open onto a smaller paved courtyard beyond the east elevation to further maximise space available and introduce fresh air and maximum daylight, reducing energy costs.

The meeting room will also have blinds at the windows for privacy, and is positioned well to act as a green room for performances held within the church.

## **7.6 Kitchen**

The kitchen has been reduced in size with the extension redesign, but is still very functional as a 'final-prep' kitchen with a rooflight and ventilation above. There is a servery hatch onto the new lobby, well positioned to serve both larger events held in church, and smaller meetings held in new meeting room.

## **8.0 Services**

### **8.1 Heating**

It is the intention of the venue to be open every day and therefore, constant background heat is required, with the ability to raise the temperature of the building on occasion. The services engineer has carefully considered a variety of sustainable energy supplies and has concluded that a zoned underfloor heating system powered by efficient new gas boilers would be the most appropriate in this church. These could be converted to a hydrogen-powered boiler in the future as suggested by the DAC.

A low level radiant source such as floor warming is widely recommended as a more efficient way of heating a high lofted space. This will reduce energy and emissions and improve comfort of the space,

and by reducing large fluctuations in temperature, will also help to prolong the life of the fabric of the church itself.

The chosen heating method will power a wet underfloor heating system laid under the new flooring in the main church and also the extension. We have chosen this method because under floor heating is an efficient way to maintain a stable low level temperature which can be boosted quickly if required before an event with convector heaters placed around the perimeter.

As suggested by SPAB in their review in April 2021, the existing boiler room within the undercroft under the north aisle will be reused for new gas boiler for the venue. The new service runs will then reuse the existing service trenches that run under the floor of the church, and the existing flue chimney on the external wall of the north aisle.

We intend to embrace the Church of England's Carbon Net Zero policies for the new extension with a domestic-sized air source heat pump sited towards the back of the flat roof against the north wall of the church supplying energy. But following discussions with the services engineers we understand the size and number of air source heat pumps required for the venue as a whole would not be suitable in this sensitive location.

The perimeter convection heaters will be housed within timber carcasses specially designed to match the bespoke storage cupboard designs with features to blend with existing wooden fittings including the organ. (See services engineer's drawings).

## **8.2 Lighting and power**

It is proposed to install a complete new lighting installation throughout. Low energy LED lights at high level are proposed to replace the outdated suspended luminaires. The new lights will not need replacing very often or require regular maintenance. These will also be able to be operated remotely to create pre-programmed scenes, and to save energy. Directional spots will highlight points of interest in the church and the high level direct and indirect lighting will illuminate the floor area and ceiling.

It is assumed that production groups will arrange their own specialist lighting rigs for larger events and plug into dedicated socket outlets provided towards the front of the north and south aisles, and floor boxes installed at each column base. Smaller events are expected to make use of the high level fixed installations of lights and speakers etc with control from the PA desk located on the mezzanine.

The engineers propose an underfloor cable trunking system through the north and south aisles to distribute mains power, controls, security, data, audio and stage lighting cables. The floor trunking system will incorporate floor boxes with flush lids suitable for stone and timber floor finishes. Other wiring will generally be clipped direct to the building fabric following the contour of any stonework using fire rated clips, and cabling to blend into fabric where visible.

There will be a new fire alarm, an intruder alarm and emergency lighting suited to the types of events planned at the venue.

PV panels with batteries to store energy are planned. The neighbouring church St John's has recently received permissions for a similar array on their south aisle roof and the likely benefits of a photovoltaic array have also been calculated for the south aisle roof here at St Mary's and investigations are under way to determine whether this roof is structurally suitable for installation. The space above the south porch has the potential to house batteries for electricity storage and structural investigations are underway before we apply for required permissions for the PV installation under of a separate application.

## **9.0 Additional Fixtures and Fittings**

The electrical services engineer has established a detailed brief with clients for internal and external lighting, power and AV provision, and has consulted with specialist theatre and stage lighting experts to include the specialist requirements for the venue suitable for performances. Technology is constantly evolving however, so the sustainable way forward is to provide the infrastructure, wifi and power etc for visiting users to bring their own specialist equipment.

Window blinds are necessary for the church to function as a rehearsal, performance or exhibition space during hours of daylight as well as after dark. We propose unobtrusive roller blinds in a blackout fabric (but without vertical channels) that are tucked out of view below the clerestory windows above the nave, and housed at the top of the walls above the lower windows in the aisles. There will also be one provided over the window in the east wall of the tower. These will all be remotely operated, and just as for the new lights, power will be supplied via surface mounted cabling discreetly tucked away wherever possible, and coloured to blend with the stone work where visible.

The preference from the client is to hang a full height and width curtain just behind the arch to the chancel, to act as a backdrop to staged performances and to create a backstage area when required. A two stage retractable projection screen is also proposed in front of this curtain for performances, which will retract up and to the side when not in use.

Acoustic baffles are also required to regulate the reverberation time within the church for various situations. We are seeking advice about the exact design of these since acoustic conditions are likely to change once internal finishes are altered, but will ensure that any baffles installed would be lightweight and fully demountable and cause no harm to the fabric of the building, and the installation of these would be subject to a separate application in due course.

## **10.0 The Exterior**

The StMFG wishes to improve the setting of the church and to provide a more welcoming, safe and inclusive aspect. The proposals include restoring the gates and relaying the original paths to both the south and west entrances. The south path will provide level or gently sloping access up to the south door and around the church to the west door and the new extension, improving safety with new lighting and handrails where required.

There will be level access from the public pavement up the south path around to the west entrance and no ramps or steps within the church itself. We have indicated 2 extra steps in the west path approach to bring this up to the higher level, and refurbishment of the existing path with handrails and low level lights where required. For clarification following queries by the CBC, the south path will be regarded as the main approach with step-free access into the church at the south door, the west door and the new doors to the extension.

The new landscaped gathering area to the north of the church will improve safety for all visitors and encourage regular use of the churchyard – a valuable and unique space in this town centre location which is currently unsafe, underused and neglected. HE suggested that a reduced scheme with landscaping on the north side would open up the churchyard and create a better connection between the churchyard and church itself. Our response was to reduce the size of the scheme, and design appropriate landscaping to open up the churchyard to the north side and create a welcoming, safer and more useable area as an approach to the new extension.

We have chosen high quality natural stone paving for the landscaped area and steps up to the churchyard after detailed discussions with the Principal Conservation Officer at Wiltshire Council and

comments from the Ancient Monuments Society (AMS), in order to complement the stone of the church itself and the stone found in the important public areas around Devizes. Subject to sample panels being approved, it is likely to be a Chilmark Limestone from the local Chicks Grove Quarry or Chilmark Mine which can be sourced in a pale cream colour from the Upper Portland bed, the appearance of which blends attractively with the colour and texture of the existing church fabric, and it is suitable for split stone walls as well as contemporary landscaping. This was used historically throughout Wiltshire and Dorset and was also used for Salisbury Cathedral.

External drainage has also been carefully designed to discreetly direct surface water away from the perimeter of the original church to protect it from damp. There will be flush channel drains set within the new paving to carry run off from the roof and landscaping to existing drainage routes confirmed by the engineer.

We have taken advice from the ecological study carried out and suggested low level lighting in some area to minimise disruption to existing wildlife, whilst balancing this with the need for attractive external lighting to encourage people to use the spaces around the perimeter of the church in complete safety and comfort.

SPAB and AMS suggested that we mark an area for the relocation of gravestones that will need to be moved from the area of the extension. We have suggested relocation of the few gravestones affected to the northwest boundary wall – (see Drawing 1735-26 Proposed Gravestone Relocation). We will also liaise with the archaeologist and ensure that all gravestones and others unearthed during works are treated with the utmost respect and relocated thoughtfully within the churchyard.

### **11.0 Finance**

We appreciate that this project is unusual amongst church reorderings, with its heavy emphasis on a high quality performance venue and associated facilities rather than just worship-orientated church.

A robust and carefully considered business plan has been regularly updated by StMFG with a huge amount of detail specific to the ongoing success of this project including comparisons with similar venues, running costs, employment plans, timetable of potential major events and smaller regular group uses. It makes reference to the QI, ongoing maintenance issues and the responses at numerous community meetings over the past few years. It has formed an invaluable part of the brief and funding process in order to establish an ongoing sustainable business.

We have an experienced quantity surveyor on board as part of the design team who is assisting in detailing the budget for construction and for creating a firm foundation as we enter the next stage of funding applications.

### **12.0 Conclusion**

The current proposal for reordering and extension at St Mary's in Devizes represents the result of many years of work by numerous people and organisations who have each had an input in bringing about what we believe will be a new lease of life for such a unique building that would otherwise face decline through lack of use.

Every consultee has had the best interests of the church and the community in mind, and we have listened to and applied this advice to bring about a balanced and well considered solution that will create a sustainable public activity venue with benefits to the wider community of Devizes and beyond for generations to come.