

**HERITAGE,
DESIGN AND
ACCESS STATEMENT
For**

**REORDERING &
NEW SINGLE STOREY EXTENSION**

**to
ST MARY'S CHURCH,
DEVIZES**

APRIL 2020

HERITAGE, DESIGN AND ACCESS STATEMENT
For
REORDERING & NEW SINGLE STOREY EXTENSION
to
ST MARY'S CHURCH, DEVIZES

APPLICANTS:

The PCC of St Mary's Church, Devizes
c/o Mr Tony Scorer
The Mallings
Potterne Road
Devizes
SSN10 5DB

AGENT:

Chedburn Codd
Glove Factory Studios
1 Brook Lane
Holt, Bradford on Avon
Wiltshire
BA14 6RL

SITE:

St Mary's Church
New Park Street
Devizes
SN10 1DS

PROJECT:

New single storey extension with landscaped gathering area to replace existing vestry (to include new office, toilets, kitchen, entrance hall and meeting/ green room) including internal reordering works.

THIS APPLICATION:

This application should be read in conjunction with the drawings and photographs provided.

DRAWINGS:

The following drawings are provided as part of the application:

1735/01	Location Plan
1735/02	Church Floor Plan As Existing
1735/04	Church Sections As Existing
1735/05	Church Elevations As Existing
1735/06	Site Plan As Existing
1735/20A	Masterplan As Proposed
1735/21A	Elevations As Proposed
1735/22A	Sections As Proposed
1735/23A	Site Plan As Proposed
1735/24A	Roof Plan As Proposed
1735/25	Sections/Elevations as Proposed

HERITAGE STATEMENT

Setting



'Know Your Place' OS Map 1844-1888



Google Maps 2019

St Mary's Church sits within the Devizes Conservation Area and is located centrally within Devizes to the north east of the Market Place between Commercial Road and New Park Street.

The church is positioned within an enclosed churchyard and access is via two gated entrances to the west and south from New Park Street (either side of the Castle Hotel). The church is surrounded on all sides by adjacent residential and commercial properties, including close proximity to The Castle Hotel to the south.

Significance

The church of St Mary, Devizes, is Grade I Listed and is constructed of coursed ashlar with Bath ashlar dressings. The church consists of a large nave, north aisle, south aisle, chancel, vestry, west tower and south porch. The north and south aisle roofs are dressed in lead and the nave and chancel are covered with stone tiles.

The original church was constructed in the 12th Century and the only element of this era that remains is the chancel. The remainder of the church was largely rebuilt in 15th Century. Later alterations took place throughout the 16th Century, which included internal works to the altar, organ, rood screen and loft. From the 17th Century further alterations included remodelling of the west window and doorways formed within the tower (to access the gallery).

Following these works it is suggested that no further major work was undertaken until the mid-19th century when the east chancel wall and the east window were added. Other works in the 19th century included introduction of the clergy vestry on the north side of the chancel, relaying the floor, displacing some ledger stones and making a new pew platform. Late 19th century underpinning works carried out on the tower and re-roofing of the chancel. Major repair works were carried out in the 20th Century that included repairs to the nave and tower roofs, new heating system, electric lighting and repairs to the clock.

History of Galleries

taken from P16 onwards of Historic Building Assessment (Appendix 3):

4.4.5 In 1697 two doorway were cut in the tower, with a bill for "Lyme and workmanship in cutting the 2 dores in the Tower 16s.131 to allow access to the new gallery which had just been erected.

P21 4.5.11 Perhaps the greatest amount of change since the Elizabethan reformation occurred in 1706 when a new gallery was inserted. A plan attached to the 1854 faculty (figure 35) shows the layout of the galleries before the alterations. It seems most likely that the 1697 gallery only occupied the space underneath the tower and that this new gallery saw the expansion to that shown in the plan extending it out to the first arcade in the nave and in the two bays over the south door. We know that the underside of the new gallery covered 45 yards (probably square yards) as Daniel Cutting was paid for "seiling the new gallery, 45 yards at 10s a yard".¹⁷⁹ For the creation of this new gallery the builder, Ambrose Zealy (jnr) was paid £25. There were also a number of other payments for connected work and items such as locks and keys and beer for workers.

It is clear that there has been more than one gallery inserted into the tower in the long history of St Mary's. Our proposals include a new mezzanine platform at first floor level above the west door, to serve primarily as a vantage point for technical theatre desks for shows of all genres. The mezzanine will be of a lightweight construction supported from the ground floor rather than the walls of the tower, in order to minimise harm to the historic fabric. Access will ideally make use of the existing spiral stair within the tower walls, accessible if the doorway is reopened.

History of pews

taken from P20 onwards of Historic Building Assessment (Appendix 3):

4.5.6 It would appear that at this time [1691] the seats (or at least a significant proportion) were renewed, with "It. Recd. of those that do sit in the seats that are newly built and new planked ijli viijs (these new seats had been shortly before erected at the cost of £27)".¹⁷² These were probably the box pews that survived until the 1854 restoration, a small glimpse of which can be seen in the watercolour by Nash dated 1809 figure 34 and their layout is shown in a pre 1854 plan (figure 35).

P23 4.5.24 The major refurbishment of 1854 completely transformed the church. Proposed works to the Church of St. Mary Devizes
To take down all the present galleries, pews and seats and remove the flooring and paving. To clear out the earth within the church for ventilation under floors and for new paving. To form air channels...

P26 4.5.35 The war bought two significant changes to the nave. Firstly the installation of blackout curtains in 1940,²²⁹ which were finally removed in January 1948,²³⁰ and the removal, in 1942, of the pews at the east end of the south aisle to create space for the Sunday School

There has been a recent faculty to remove a number of pews from the west of the north aisle to investigate damage caused but damp ingress.

History of Organ

taken from P17 of Historic Building Assessment (Appendix 3):

4.4.13 The major restoration work that was undertaken in 1854 saw the removal of the substantial galleries. That under the tower was replaced by an organ gallery which held the newly commissioned organ from Sweetland & Co.

4.4.14 In 1877 the organ was removed from its position under the tower and placed at the east end of the north aisle, the gallery removed and the stair turret door to it blocked.

This is where the organ currently sits and we propose that this is moved to the southwest corner of the church to allow the new doorway to be formed under the window in the east end of the north aisle, giving access to the proposed new facilities.

Please refer to Appendix 2 for detailed Statement of Significance and Appendix 3 for the Historic Building Assessment by Matthew McMurray.

Pevsner describes the church: St Mary has a Norman chancel. It dates from the same time as that of St John, and may well be due to Bishop Roger's liberality too. Externally the Norman work is recognisable by the flat buttresses, corbel-table, and the square stone blocks. The E window is Victorian (*Above it a late medieval statue of the Virgin. The Early Victorian restoration of the church was by R.C. Carpenter (P.Joyce)*). Internally again one has the surprise of a two-bay rib-vault. The same fat rolls, the same intersected arches, though only a fragment on the s wall is original. The stretch on the E wall is wholly renewed. The details seem a little earlier than at St John, i.e less wild (no scale pattern, thinner zig zag). Norman also, and evidently re-used, the zigzag bands up the arch of the s porch entrance. Apart from this arch and the chancel, the church is Perp. There is an inscription in the roof recording the rebuilding of church by William Smith, who died in 1436 ('qui istam ecclesiam fieri fecit'etc.). Tall W tower. Diagonal buttresses, with buttress-shafts and pinnacles in relief. Pinnacles. Pairs of two-light bell-openings.

Four-light W window with transom; niches l. and r. Aisle and clerestory windows of three lights. Gargoyles, battlements. The clerestory has pinnacles too, and the middle one of the E wall, as at St John, is a tall canopied niche instead. Its plinth has William Smiths initials. Two-storeyed embattle s porch. Inside, arcades of five bays with octagonal piers and double-hollow-chamfered arches. Low panelled chancel arch. The niches l. and r. look all Victorian. Tall tower arch and tierceron-star vault in the tower, with a big circle for the bell-ropes and bosses. Nave roof of low pitch with tie –beams and tracery over. Good corbel heads. FONT. Octagonal, Perp, with tracery pattern. ORGAN. Gothic; early c19. WEST DOOR. Traceried. SCULPTURE. Pelican of wood over the S door. Was it a roof corbel? WEATHERCOCK (under the tower) Brass. PLATE. Set, 1789. MONUMENT. John Garth 1761. Portrait bust in an oval medallion hanging from an obelisk.

*References: The Buildings of England, Wiltshire- Nikolaus Pevsner – Devizes, St Mary
Historic England Listing Description: Church of St Mary
List Entry Number: 1251640
Date first listed: 09-Apr-1954
Historic Building Assessment – Matthew McMurray 2009*

Statement of Need

The church have demonstrated and provided evidence (within their Statement of Need, see Appendix 4 & The Business Plan, See Appendix 7) that there is currently no viable congregation and if the church was to be left to continue it would be forced to be made redundant. To avoid this happening, the PCC decided to involve the local community to determine the church's future. The PCC put forward the idea to carry out alterations to St Mary's to create a 'Medium Place of Assembly; with a capacity of around 250 persons (seated) for use as an arts, sports, social and meeting space and serviced accommodation for charities'.

The PCC received an overwhelming support for the idea of community use and therefore the PCC wish to carry out alterations and introduce the new facilities to cater for this use. With increased and regular use the church, this added benefit will ensure the regular maintenance and repair costs can be covered and ensure the longevity of the church into the future.

We feel that the revised proposed scheme now represents the optimum viable use for the building. It meets the needs of the church and local community and more importantly we feel the public benefit will outweigh the harm through the positive changes to the building. If the proposals are not carried out it is likely that there will be a decline in use and subsequently harm to the building through lack of funding to support maintenance and repair costs. *Please refer to Appendix 4 for the PCC's Statement of Need and Appendix 7 Business Plan for more details to justify the requirements for the facilities in the extension and the internal re-ordering which are crucial for this to become a sustainable community venue.*

Statement of Intent

The PCC wish to undertake alterations and introduce new facilities at St Mary's Church to transform and make full use of the currently underused valuable community asset. Whilst improving the flexibility, use and facilities at the church, this will ensure the longevity of the building and ensure the building can remain in use for future generations. The proposals involve the following:

Proposed External Works:

- Remove the vestry extension to the north of the chancel and construct new single storey extension with new office, toilets, kitchen and a multi-purpose meeting/ green room.
- Form new doorway through the east wall of the North Aisle (below window) to link the extension facilities with the main church.
- Alter existing path and steps to the west of the tower to provide level access and lay new stone paving to the entrance of the new extension.
- A new curved stone wall is proposed to enclose both the extension and this level paved gathering area, incorporating landscaped steps to link the lower space with the churchyard.

Proposed Internal Works (Ecclesiastical Exemption):

- Introduce new draft-proof glazed lobby within the tower to improve the current entrance and retain heat within the building.
- Introduce new mezzanine floor above glazed lobby within the tower to provide a raised area for technical performance desk.
- Relocate existing font within the south aisle
- Relocate the organ from the north aisle to the west end of the south aisle.
- Remove existing pews, pulpit, flooring and heating system and install new underfloor heating and lay new natural stone flooring throughout the nave, aisles and tower.
- Introduce integrated adjustable (below ground) staging system within the nave for a range of events and services.
- Introduce moveable seating throughout the church, which can be stacked and stored on trolleys and possibly stored within old boiler basement area below north aisle.
- Introduce new performance staging within the nave.
- Install new lighting system throughout the church.

IMPACT ASSESSMENT

Significance:	High – The church is Grade I listed and a prominent historical building within the town.
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Main Interventions:	<u>New single storey extension & External Landscaped Area</u> Remove the existing vestry and construct new single storey extension with sedum flat roofs to the north east corner of the church. The extension will be accessed via a new entrance from the landscaped gathering space created on the north side of the church, with new doors formed through the east wall of the north aisle below the window.
Archaeology	An archaeological evaluation was carried out for the original 'cloister' proposal that included areas within the churchyard to identify the likely impact on buried archaeological remains. The evaluation established burials of nineteenth to early twentieth century date within the 'cemetery soil' but no other archaeological or building remains were revealed. A written scheme of investigation has been produced by Michael Heaton Heritage Consultants (Ref. 3537-1, August 2011) and is being updated to refer to the current proposals.
Effect/impact of change:	The new extension has been designed to have minimal impact upon the historic fabric and setting of the listed structure, where possible. It has been considerably reduced in size from previous proposals including the most recent pre-application submission from July 2019, and instead it has been designed to be a positive enhancement to the overall site and building.

PLANNING ISSUES

The church is Grade I listed and is located within the Devizes Conservation Area. The proposal must comply with **Core Policy 57** of the Wiltshire Core Strategy (*'Ensuring high quality design and place shaping' which states that developments should protect and enhance heritage assets, have consideration for views around the site and respond positively to the existing townscape, building and landscape*) and the **National Planning Policy Framework (NPPG) – Introduction, Section 7 – Requiring Good Design and Section 12 – Conserving the Historic Environment**

In addition, the proposal should also comply with **Core Policy 58** (*'Ensuring the conservation of the historic environment' which states that any development will be of the highest standard in order to maintain and enhance the quality in the area and be sensitive to its character and appearance. The council will also seek that the form, scale design and materials of new buildings are complementary to the historic context*) and **Planning Practice Guidance (PPG)** (*'Conserving and Enhancing the Historic Environment and Design'*).

These policies and guidance documents have been carefully considered as part of the design process and we believe that the proposals comply with the above. The proposals include minimal loss of historic fabric and will not have a detrimental impact upon the Conservation Area. Instead the proposed works are a positive enhancement to the heritage assets and area.

Consideration for the surrounding areas and buildings were also a significant part of the design process. We feel that the nature of the revised proposals with the low level curved wall and sedum-covered flat roofs will not cause any substantial harm to the setting of the nearby listed buildings outside of the site boundary (Grade I listed Brownston House, Grade II listed 48 New Park Street, 1-3 Mary's Cottages and Castle Hotel) and will not result in the loss of neighbour amenity as a result of overlooking.

Planning History

Below are previously planning applications for St Mary's Church, Devizes:

- On the 7th December 2012 a planning application was submitted for a 'Proposed extension with cloister' and was later WITHDRAWN. (Application Ref: E/2012/1477/FUL)
- On the 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 12th May 2014 an appeal was lodged by the applicant and was DIMISSED on Wednesday 13th August 2014. (Application Ref: 13/00719/FUL).

Consultations

20th March 2018: Following the refusal of the 'cloister' scheme in 2013 (application reference: 13/00719/FUL), a meeting was arranged on the 20th March 2018 with the Local Authority, Historic England, DAC and the statutory amenities society's to discuss a way forward for the project. It was agreed that the 'levels of intervention' should be explored and this was to include the alterations required to achieve the minimum needs of the church/ community, up to the original 'cloister' design brief.

9th January 2019: Chedburn Codd worked closely with the PCC on the 'levels of intervention' and options appraisal and later submitted new proposals for pre application advice to Historic England and Isla MacNeal (Senior Conservation Officer) at Wiltshire Council on the 9th January 2019. A meeting on site was arranged and the options were discussed in more detail, with the preferred scheme being sketch option 4 (see Appendix 6). A subsequent meeting was held with Jacquie Smith of Historic England on the 13th March 2019.

Both Isla McNeal and Jacquie Smith responded with diverse comments on the scheme. Isla McNeal suggested that the new facilities in the extension would be better placed inside the church. However, Jacquie Smith suggested that she would prefer the interior of the church to remain 'uncluttered' and clear and preferred the idea of positioning the facilities externally.

The comments received were very helpful and again Chedburn Codd worked closely with the PCC to try and resolve and satisfy the comments received. A revised scheme was drawn up reflecting the suggestions put forward.

18th June 2019: The scheme was presented to Devizes Town Council on 18th June 2019 who expressed their support for the proposals.

23rd August 2019: The drawings and accompanying documents were updated and a revised Pre-Application submission was sent to Wiltshire County Council and all other consultees (Historic England, Church Buildings Council, and the Joint Committee of the National Amenity Societies) on 23rd August 2019. The package was also sent to Salisbury DAC to be included for discussion at the September DAC meeting for further informal advice.

1st October 2019: A site meeting was held with the client, Salisbury DAC, Historic England and Church Buildings Council and the architects to discuss the latest proposals. (WCC unable to attend).

2nd October 2019: Historic England response included a preference to omit glazed link and new door on north side of church altogether, and introduce appropriate landscaping to open up the north side of the church to the churchyard for public use.

17th October 2019: Church Buildings Council response was favourable to the removal of pews and the relocation of the font and organ. The Council questioned the glazed link on the north side of the church and suggested the access from the extension to the church could be limited to the new door proposed in the east end of the North Aisle below the window, with a slight reduction in meeting space in order to accommodate the proposed kitchen. The CBC were positive about an enclosing courtyard wall, with low single storey extension with rooflights to help with natural lighting whilst improving security.

17th October 2019: Salisbury DAC response suggested that perhaps some elements of the pews, and some of the ledger stones could be reused if possible as part of the internal reordering but were generally in favour of opening up the internal spaces. The DAC questioned the glazed link on the north side of the building and the proposed door in the north elevation. It was suggested that the glazed link raised maintenance issues and the proposed doorway would damage the appearance of the north elevation and therefore these do not demonstrate minimal harm to the church. The DAC suggested that the design of the extension and landscaping to the north could take inspiration from the idea of an 'enclosing courtyard wall'.

December 2019: Scheme revised

Following discussions with the client, the scheme was revised, picking up on the clear preference for a reduced size extension, set within complementary landscaping with the intention of linking the wider churchyard with the new facilities at the church. The extension no longer has a glazed link along the north elevation and is set behind a gently curving 'garden wall' with wide steps from the lower paved area up in to the churchyard, leaving the north elevation of St Mary's clear of obstruction.

The intention for this revised design is that it sits harmoniously within the context of the church itself, whilst providing much needed modern facilities which will enable this complex to host regular worship, community meetings, and large performances and so become a sustainable public activity venue with benefits to the wider community.

The amended scheme sketches and plan were sent to Jacquie Smith at Historic England and Isla MacNeal, Senior Conservation Officer, Wiltshire County Council, for comment.

22nd January 2020: Comments from Isla MacNeal (IM) at WCC

'The extension is an improvement in terms of siting, footprint, height than previous proposals. It will extend substantially into the churchyard requiring some excavation. I am not qualified to comment on the archaeological impact, as that is more for Rachel Foster to assess.'

Response: *Rachel Foster has requested a new Written Scheme of Investigation to accompany any future planning application which has now been commissioned.*

'I am of the view that from the information provided the scheme is getting closer to something we could support. We would need to consider it as a whole project and with worked up drawings. I am of the view that a key aspect will be the materials and suggest the curved wall should be stone. Perhaps some of the stone from the dismantled vestry could be reused. As with previous schemes we were not convinced that render is appropriate in this context.'

Response: *More detail on the proposals including the curved wall to be shown as stone as suggested, are now shown on worked up drawings to be included in the submission for planning approval.*

22nd January 2020: Comments from JS at Historic England received verbally.

JS called to say she feels we have made a positive move with our latest proposals. She added that the need for these extra facilities still needs to be justified, but she will respond formally in due course. (No written response received as yet)

Response: *The Statement of Need has been updated in response to these comments.*

Summary of Reasons for Refusal, Dismissal of Appeal & Proposed Mitigation Measures

Planning Refusal (<i>Application Reference: 13/00719/FUL</i>)		
Ref	Summary	Mitigation Measures
	The extension by reason of its scale and size, siting, form, design and materials/ detailing, would cause substantial harm to the grade I listed building and its setting and to the character and appearance of this part of the Devizes Conservation Area.	The revised proposal addresses the scale, size and siting by introducing a semi-subterranean extension with low level flat roofs to retain the open churchyard and views of the church.
	No evidence has been provided to adequately demonstrate that the proposal represents the optimum viable use for the building or that there is an overwhelming local need for the facilities such that the public benefit of providing them would outweigh the substantial harm that would be caused to the heritage assets.	The PCC have provided evidence within their Statement of Need and Business Plan that there is an overwhelming support for the proposals to introduce a new community use for performances, events and services.
Appeal Dismissal (<i>Appeal Reference: APP/Y3940/A/14/2217381</i>)		
Ref	Summary	Mitigation Measures
3	The proposal would not harm the settings of the adjacent listed buildings.	The revised extension is set away from the churchyard boundaries and the adjacent listed buildings will be unaffected.
19	The proposed extension would involve the loss of a sizable part of the churchyard and green space on the northern side of St Mary's.	The revised scheme will maintain an open churchyard and green space and in fact encourage access and use of the space.
20	Erosion of the space in the north churchyard; building close to the boundary wall; proximity to a yew tree.	The revised scheme will maintain an open churchyard and green space and has been designed around the existing yew tree.
21	Disrupts the view of the church from Commercial Road. Detracts from an appreciation of the special qualities of St Mary's	The revised scheme maintains the uninterrupted views across the churchyard from Commercial Road.
22	Entry through the tower wall	This has been omitted from the revised scheme.
24	External appearance of the building – very different to the host building, will sit uncomfortably with the recessive green of the churchyard and the muted honey coloured stone walls of the church. Sizeable areas of glazing and a sedum roof would not in itself be harmful.	The revised scheme includes a natural stone low curved wall complementing the existing church structure, with the added benefit of sedum flat roofs and lightweight glazed elevations to maintain the feel of an open green space/ churchyard.
25	Proposal at odds with LP policy PD1(B)(7) and emerging CS policies 57 and 58	These policies have been carefully considered as part of the design process and we now feel that the proposals comply.
27	Loss of sizeable area of the churchyard would erode the townscape qualities of the Devizes Conservation Area	The revised scheme will maintain an open churchyard and will now improve the townscape qualities of the DCA.

29	The loss of space around the neighbouring listed properties would give rise to a cramped context to these buildings and would alter their settings.	The revised extension is set away from the adjacent listed buildings and their setting will be unchanged.
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The reasons for refusal and subsequently dismissal of the appeal (as summarised above) have been carefully considered when re-submitting these revised proposals. We feel the revised scheme now mitigates and addresses the previous concerns, which included the general scale, size and sitting of the cloister scheme, loss of open churchyard and green space, proximity to adjacent listed buildings and disruption of views. The revised proposals now take in to account further comments from all parties consulted, on the scheme submitted for pre-application advice in January 2019, with revisions shared in August 2019.

This latest scheme sensitively offers the facilities the church and community require whilst maintaining the desired open churchyard and green space, existing views, pleasing contrast between the new and old with minimal harm to the historic fabric and churchyard.

DESIGN CONSIDERATIONS

Design & layout

The proposed semi-subterranean extension takes advantage of the topography of the site. This enables the extension to be kept at low level and reduces the visual impact compared to previous schemes.

The north elevation of the church remains in its entirety, with new access pulled back to the far north east corner of the building. The approach is via a landscaped level-access gathering area to the north of St Mary's with new steps linking the churchyard, the extension and the church. The location of the new extension has been carefully considered to minimise impact on the appearance of the church whilst providing useful facilities during concerts, performances and services.

The extension has also been designed around retaining use of the existing doorway into the Chancel, which will be the main access and egress for performers to the new staging and during church services.

The new doorway in the east wall of the North Aisle provides an access and egress from the church to the extension and also enables the new facilities to be used independently to the church, if required. The design of the generous external paved gathering space to the north provides a welcoming entrance and public space when approaching the church from the north west. It will be overlooked by a new office and entrance hall, and improves security by physical and visual use of this secluded side of the church.

The positioning of the proposed extension is such that it will lie outside of the root protection areas of the nearby trees, including the visually important yew tree. Positioning of service runs and tree protection during construction subject to agreement with the Local Authority Arboricultural Officer.

Scale

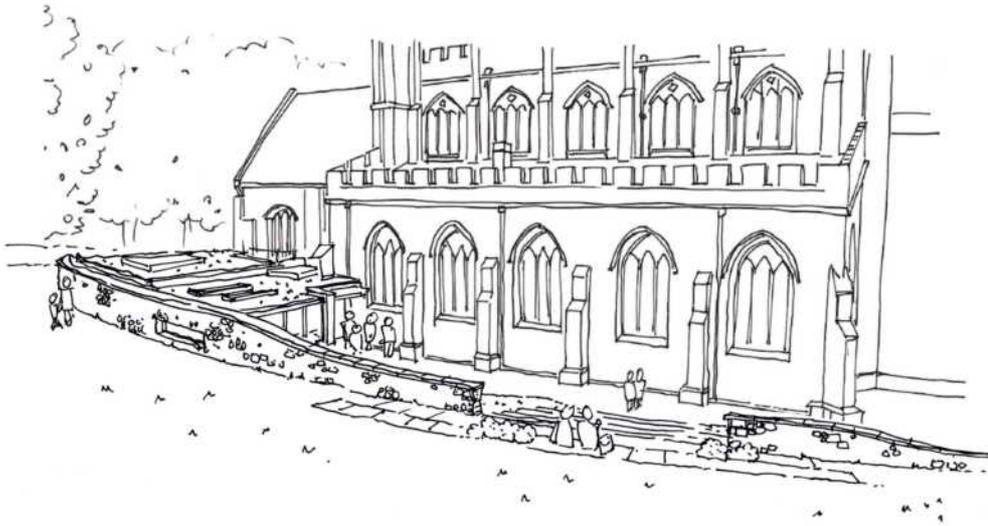
The proposals have been designed to ensure the size of the extension is kept to a minimum to retain the context of the original building and churchyard. The low single storey profile, flat roofing and advantageous topography help reduce the visual scale of the extension compared to being above ground.

The existing footprint of the church including the vestry (external measurements taken to the outside line of the buttresses) is 577 square metres. The footprint of the church excluding the vestry is 561 square meters. The original cloister proposal was double the footprint at 340

square metres (excluding the proposed courtyard area – approx. 59% increase) and the more recent scheme with the glazed link represented a 29% increase. The footprint of the current proposed new extension is approximately 132 square metres that equates to a 23% increase in floor area.

Appearance

The external façade of the extension has been designed as a low curving stone wall wrapping around both the accommodation and the landscaped area to the north of the church. The curved wall is kept to a minimum height with gaps where the wide steps are proposed to maintain the views of the main features of the church (windows, buttresses and stonework). This will ensure a natural and undisturbed connection to the church whilst preserving the views of the original building especially on the north side.



SK1: View of Proposed Extension from Churchyard to the north.

The extension is to be of modern construction with a rubble stone façade to the proposed curving courtyard garden wall that slowly increases in height from a dwarf wall at the west entrance, to a higher enclosure around the semi-subterranean extension. The new accommodation will be topped with sedum flat roofs and low profile rooflights. The east and west elevations of the extension will be composed of lightweight full height glazed windows and doors, to highlight the contrast with the existing church structure and enclosing garden wall.

Materials

The low curved retaining wall surrounding the new extension and the landscaped gathering space will be a rubble dry stone wall using stone chosen to blend harmoniously with the fabric of the church. The flat roof with sedum planting will keep the height of the extension to a

minimum and help the new structure to blend visually into the existing surroundings. The green roof will also reduce the carbon footprint of the new facilities whilst providing a high level of insulation and will maintain the biodiversity of the natural environment.



Example of dry stone wall with straight edge coping stones.



Example of flat sedum roof with roof lights.

Landscaping

The existing lower level path around the west and north side of the church will be levelled and widened within the sweeping curve of the proposed enclosing garden wall. The new paved route will welcome visitors to the new facilities in the extension on the north east side of the church, and create a gently-stepped link up into the surrounding churchyard.



View of proposed level access and gathering space on north side of church

Access

The proposals include improving the main access points around the west entrance to the church by removing the steps towards the top of the path and regrading new paving to provide level access to the church and new extension on the north side. Level access will also be improved via the south gate and path to the south entrance door.

SUPPORTING INFORMATION

- Appendix 1 - Listing Description
- Appendix 2 - Statement of Significance
- Appendix 3 - Historic Building Assessment
- Appendix 4 - Statement of Need
- Appendix 5 - Planning Refusal & Appeal Decision
- Appendix 6 - Options Appraisal
- Appendix 7 - Business Plan
- Appendix 8 - Sketch views
- Appendix 9 - Existing Images
- Appendix 10 - Written Scheme of Investigation
- Appendix 11 - Archaeological Evaluation
- Appendix 12 - Arboricultural Report
- Appendix 13 - Ecological Report
- Appendix 14 - Highways Comment