

FEASIBILITY STUDY

ST PETER'S CHURCH, BIRCH

**For
Colchester Borough Council
Essex County Council
English Heritage**

**FREELAND REES ROBERTS ARCHITECTS
25 City Road, Cambridge CB1 1DP**

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Acknowledgements

This study has been carried out with the help and advice from many people including those listed below. Freeland Rees Roberts are extremely grateful and would like to warmly thank all those who have given assistance.

English Heritage
Colchester Borough Council
Essex County Council
Archdeacon Stroud
Colonel J. Round
Mrs C Cottrell
Mr A P Baggs
The Landmark Trust
Many Local Estate Agents
Mr Venn (Former Church Architect)
Sherriff Tiplady Associates, Quantity Surveyors.
Biscoe Stanton, Chartered Surveyors

BRIEF

Introduction.

The former church of St Peter, Birch was built in 1850 to the designs of the well-known Victorian architect S.S. Teulon (1812-1873). It was built for the Round family of Birch Hall (now demolished) and replaced a medieval church. Its design shows none of the 'rogueish' qualities with which its architect is associated, but is rather a sophisticated and cohesive essay in Decorated Gothic, built in flint with stone dressings and a tile roof. Its hilltop position and 110 foot stone spire make it a prominent local landmark. It forms the focus of the village centre, and faces a village green on the other side of which is the local school, also by Teulon. The village centre has recently been designated a conservation area by Colchester Borough Council, and the church is a grade II listed building.

Recent History.

The church was declared redundant in 1990. Following the advice of the Advisory Board for Redundant Churches that the building was not of sufficient architectural or historic value to merit vesting in the Redundant Churches Fund (now The Churches Conservation Trust), an attempt was made to market the building with a view to finding an alternative use. Following the failure of this marketing exercise, the Church Commissioners resolved early in 1994 to seek demolition of the building. Following objections from many quarters, the demolition order was recently withdrawn pending a further marketing effort. It was agreed that it would be helpful for this to be preceded by the commissioning of a feasibility study, which would be jointly financed by Colchester Borough Council, Essex County Council and English Heritage.

The Feasibility Study.

The purpose of this study has been to consider whether there are viable alternatives to total demolition. It considers the various options for alternative use, taking account of planning requirements and the current state of the property market. It involves the preparation of survey drawings and photographs, and broad estimates of the cost of repair. Conversion to alternative use may involve reduction in the size of the building; if so, an estimate of the cost of partial demolition and making good is provided. The likely final value of the building after conversion to different uses is investigated, as is the possibility of grant aid to make up any shortfall. Questions of access, car parking and introduction of services are addressed. It should be borne in mind that it is the building alone which will be marketed; the large churchyard will remain in use.

The study gives due weight to the special importance of the buildings, especially in the village scene and landscape. It includes design ideas for new uses.

THE PRESENT POSITION

The church has been declared redundant. There are three possible routes for its future. Demolition, conversion to another use or reversal of the redundancy to bring it back into use as a church.

Demolition is not straight forward. Since there have been many objections to the proposal from the Victorian Society English Heritage, Essex County Council, Colchester Borough Council and the Ancient Monuments Society a Public Inquiry would be likely. This would be very expensive. The Church Commissioners costs alone could easily amount to £30,000 to 40,000. The physical act even if demolition was then agreed, would also be difficult, because the building is tall and parts are in a delicate structural state. In addition there are new Health & Safety regulations, the CONDAM Regulations, which are likely to add to costs since the demolition contractor would have to comply with a safety plan which would define all the dangers involved in demolition. The costs of demolition are notoriously difficult to assess and would be particularly so in this case. A judgement would be required as to how valuable the salvaged materials would be. The value of roof tiles and lead would be easy to assess but flint, brick and stone (generally rather soft and not very durable) probably have low values. Traceried stone windows are probably of little value unless there is a buyer already identified. But to take down a stone window for subsequent reuse is very different from fairly careless demolition.

Conversion to another use would be possible. But a viable use has to be identified. In order to get assistance for this study local Estate Agents have been asked whether they can identify any local demand. Twenty eight firms were asked. About 8 firms replied, (copies in Appendix B), one or two showing no interest but the others suggesting uses. The suggested uses were: Either a house, a day centre, or a Headquarters for local mental health; office units; a large luxurious house; apartments; small business units with central facilities; photographic

studio; local Evangelical Church; craft work shops/cottage industry units. The mental health organisation mentioned are Severall's Hospital and the Evangelical Church is a local one who do not have enough space. Other ideas for alternative uses could be considered such as : Conversion of part of the Church to a hall and support spaces for the church; housing of various numbers; flats; a residential home for other categories than mental patients; surgery; dental health or alternative medicine; library; museum/gallery; dance studio/gym; recording studio; hotel; cinema or other entertainment; Archive warehouse; swimming pool. Questions of outline design, Planning, Parking, location in relation to users and costs and marketability all have to be considered.

Reversal of Redundancy to be used as a Church. The Church Commissioners have intimated that this reversal is possible. The Church is rather large and it needs quite extensive repairs. Consideration is required about its size, whether to reduce it by part demolition, or whether to incorporate some support spaces for worship. These might include, a Hall, Meeting Rooms, a creche, lavatories, a kitchen etc.

The retention as a church has been briefly discussed with Colonel J Round and Mrs Clare Cottrell. (one of St Peter's church wardens). Their reaction was favourable although they are concerned about the considerable costs involved, as well as running and maintenance costs of retaining such a large building, even once it has been repaired. The congregation now worship in Layer Breton Church. This is an early twentieth century church built on common land in the centre of Layer Breton. It is a very small church which apparently cannot be made larger because it is built on common land. The question of whether it could be made redundant instead of St Peter's Birch, arises. If it could then proceeds (or part of them) could go towards St Peters. In the same vein could Birch village hall be sold and the proceeds go towards replacing the hall facilities in St Peters?

Colonel Round and Mrs Clare Cottrell were asked about access to the Church as Colonel Round owns the land over which the present access runs, and Mrs Cottrell owns the land to the South of the churchyard where it may be possible to form a new carpark with an access road from next to the Village Hall. They had no objections to access for future uses or for retention as Church use, and seemed keen to help. Presumably while the building retains its church use the access is established.

If it is not found to be possible to fit a viable alternative use to the existing building and it has to be demolished, The tower and spire should be retained because of their importance in the landscape as a local landmark. In this situation it would be worth approaching the Landmark Trust as they do adopt landmarks. But they usually convert them to holiday accommodation. So it might be necessary to keep an adjacent part of the fabric as well. Though it has to be recognised that the Landmark Trust do not normally take on Churches.

Archdeacon Ernest Stroud's views were sought. He is sympathetic with the idea of keeping the church in use. When asked if a part of the Church eg the chancel would be sufficient he said that this would not be large enough. He thought the retention of the tower and spire is important. He said that it would be possible under the Pastoral measure to make Layer Breton Church redundant and for all or part of the proceeds to go towards keeping St Peters Church. But he warned that although Layer Breton Church is not very nice architecturally that it is cosy, easy to heat etc and the Congregation may need to be persuaded to move back.

If Layer Breton Church were to be made redundant and sold for conversion to a house for which it seems admirably suited, two thirds of the proceed go to the Diocese and one third to the Church Commissioners. It would seem to be important that if this course were to be followed a way would need to be found to ensure that all the proceeds were available for St Peters.

THE CHURCH AND CHURCHYARD AND THEIR PHYSICAL CONSTRAINTS.

The church and churchyard are set back to the east of the triangular green to the east of the main road which runs North South through Birch. Access to the Churchyard is via quite a narrow tarmacaded drive through trees and a gate at the west edge of the churchyard. The drive extends up to the west end of the church and to the South door. The church sits towards the west end of the churchyard which is open and burials continue mainly at the east end. There is a high concentration of graves, many of which are modern on the North side of the Church filling the area between the North Aisle and the North boundary. Graves and headstones are evenly spaced, but less densely so than the north, in the whole of the east part of the churchyard. However, the west and south areas are fairly clear of headstones and only a few old stones remain. The church is set on high ground which falls quite steeply both to the north and west. The fairly clear areas of churchyard in west and south quarters could possibly be used for carparking or open space in relation to the building as a church or other use provided that this is allowable in an open churchyard. This point has not yet been established.

Alternative parking is difficult. It might be possible to construct a carpark in the field to the south of the churchyard with a road from near the village hall. But the land would have to be purchased, the costs of construction met and there may be opposition from the planning point of view.

The church building is quite a difficult building to convert, because it has a very deep plan, its windows are set at heights which do not suit inserted first floors very well, and internal horizontal access at a first floor level would be possible at centres of arches only at arcades etc. Existing services provisions are very limited. There is no foul drainage or water supply, (although there appears to be oil fuel; tank, a boiler and radiators?). There is only a basic electricity supply. Considerable upgrading to services would be essential.

CURRENT PLANNING POLICIES.

These are contained in the Essex County Structure plan and Adopted review Colchester Borough Local Plan. (Copies of the relevant policies are attached for your information.)

The Structure Plan: Contains three policies (C1-C3) which are aimed at controlling development in Conservation Areas and protecting historic buildings. Policies C2 and C3 are particularly relevant to this case as they are aimed at preventing unnecessary demolition of listed buildings and permitting alternative uses outside areas where such development would ordinarily be allowed where this would preserve such a building.

It should be noted that Policy C3 does NOT include demolition, part demolition or redevelopment of such sites.

The Borough Local Plan: Contains a number of policy areas and individual policies which would or could apply to this case.

These relate to:

- a) Development within the village (Birch Church) - Policy B/H25 Minor villages and hamlets.
- b) Development within the Conservation Area - Policies B/ENV3, B/ENV4, B/ENV5, B/ENV6.
- c) Development in respect of a Listed Building (or its curtilage) - Policies B/ENV7, B/ENV8.
- d) Employment uses in the Countryside - Policy B/EMP13.

Full copies of these policies are in Appendix C to this report.

Planning Policy Objectives.

All the policies especially those relating to the Conservation Area and Listed Building have the prime objective of restricting development to that which will either be of no detriment to the area, will positively enhance it or will help to preserve the building itself.

The Planning View.

In Planning Policy terms therefore the most satisfactory proposal would be to repair and retain the building in its present use.

If this proves impossible, alternative uses which retain the building in its entirety could be acceptable depending upon their local environmental impact. In particular, traffic generation, parking provision, and impact on local residential amenity are likely to be the main issues. Proposals for partial demolition are likely to be less favourably received unless there is proven to be no other alternative.

Finally as an absolute minimum the spire of the church must be preserved as a landmark in the countryside.

It is considered that any complete demolition and redevelopment of the site for other uses (eg residential) would be refused.

ALTERNATIVE USES

Some of the suggested uses have been dismissed on the grounds that they are very unlikely to be viable because of lack of demand, inappropriate use for the building, obvious planning difficulties etc. The discarded uses are Hotel; cinema; swimming pool; Archive warehouse.

The remaining listed uses are tested in the following pages. Some uses are considered to be similar eg photographic studio, craft workshops, small business units, small office units and are looked at under office units.

Each use has an outline scheme to illustrate how accommodation might be planned, areas of accommodation, notes about conversion, approximate costs and comments on viability.

There are also sheets to illustrate extent and costs of demolition and repairs. The repairs and their costs are also included in a report on the condition of the fabric in Appendix A.

CONCLUSION

Following analysis of the various options contained in this report, it becomes clear that due to high costs, difficulties with access, and poor parking facilities there are problems connected with any change of use. It is felt that there must be one hundred percent certainty that St Peters, Birch cannot be left as a Church before the other options discussed are considered.

The recommendation of this report is that St Peters, Birch be retained as a Church with the possibility of incorporating some support spaces for worship such as a Hall, Meeting room, lavatories, kitchen etc, and that Layer Breton Church be made redundant and sold for conversion to a house; the proceeds going towards work at St Peters. At the same time other public funding should be sought.

THERE IS A HIGH CONCENTRATION OF GRAVES, MANY OF WHICH ARE MODERN, IN THIS AREA BETWEEN THE NORTH AISLE AND THE NORTH BOUNDARY.

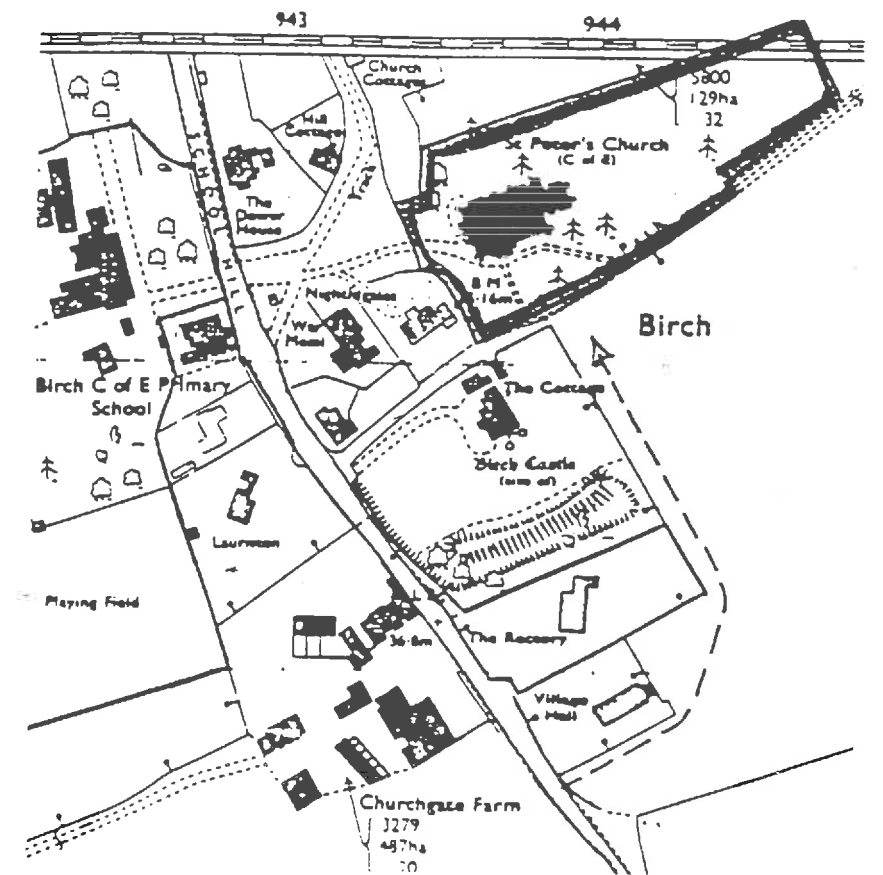
THE EAST END OF THE CHURCHYARD IS OPEN AND BURIALS STILL CONTINUE. GRAVES AND HEADSTONES ARE EVENLY SPACED THROUGHOUT THE EAST END. THERE IS ACCESS THROUGH A WIDE GATE IN THE WEST BOUNDARY FENCE.

SITE PLAN . NTS

TARMACADAMED DRIVE

THE WEST AND SOUTH AREAS OF CHURCHYARD ARE FAIRLY CLEAR OF HEADSTONES AND ONLY A FEW OLD STONES REMAIN (MARKED IN BLACK) THESE AREAS COULD POSSIBLY BE USED FOR CARPARKING OR OPEN SPACE IN RELATION TO THE BUILDING, BUT THIS MAY NOT BE PERMITTED.

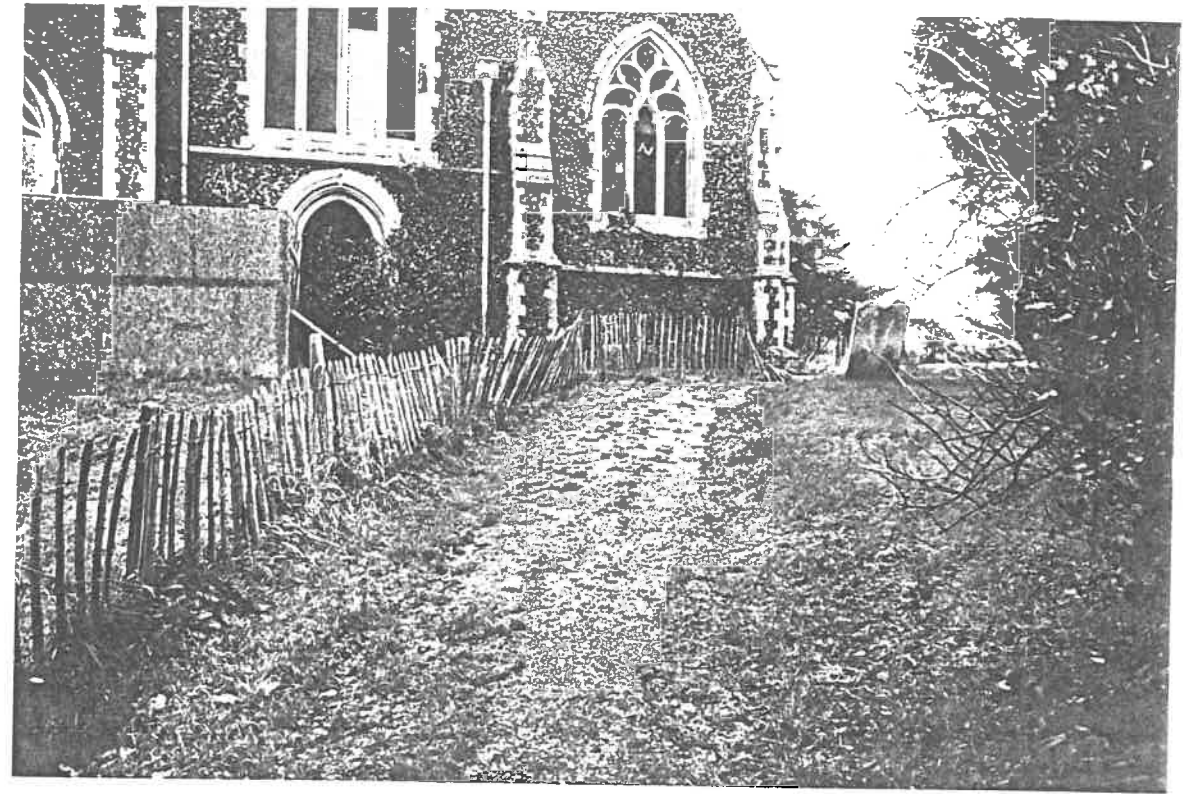
IT MIGHT BE POSSIBLE TO FORM A CAR PARK IN THIS FIELD TO THE SOUTH OF THE CHURCHYARD, WITH AN ACCESS ROAD FROM NEAR THE VILLAGE HALL (SEE INSET PLAN). HOWEVER THIS LAND WOULD HAVE TO BE PURCHASED, THE COSTS OF CONSTRUCTION MET AND THERE MAY BE OPPOSITION FROM THE PLANNING POINT OF VIEW.



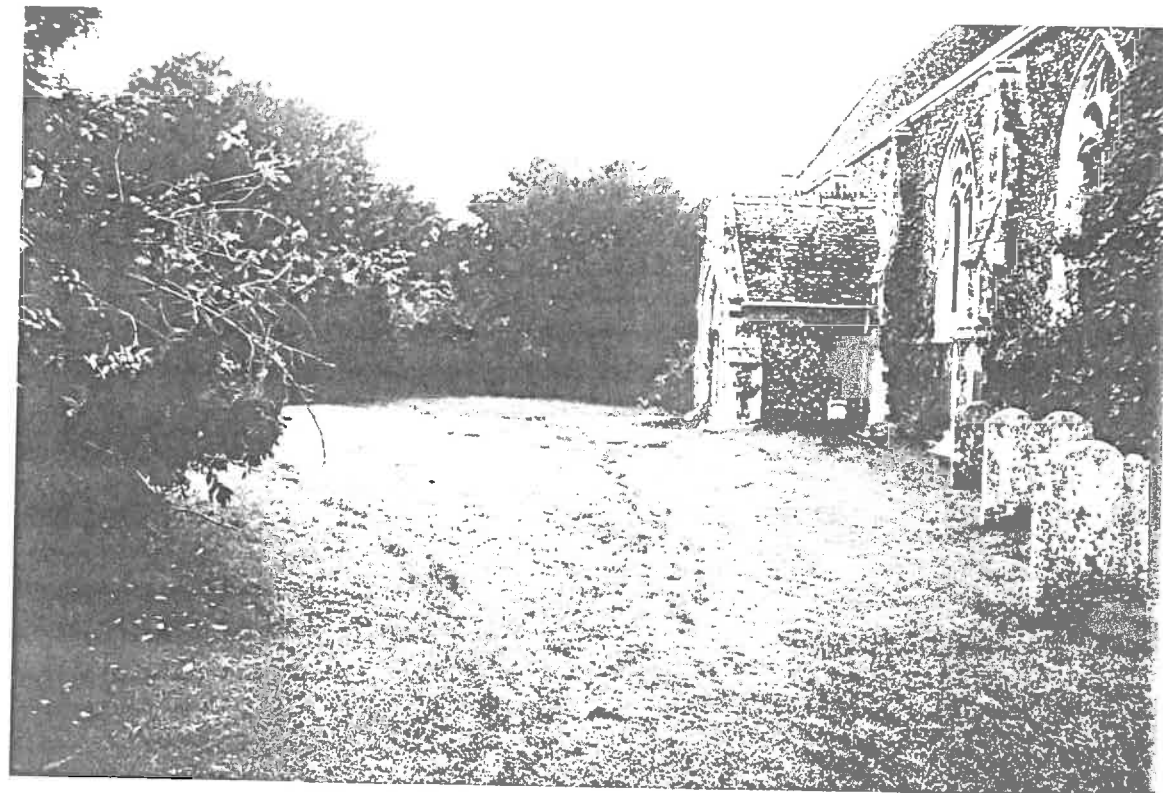
Location Plan 1:2500



Main Entrance Gateway on West Boundary.



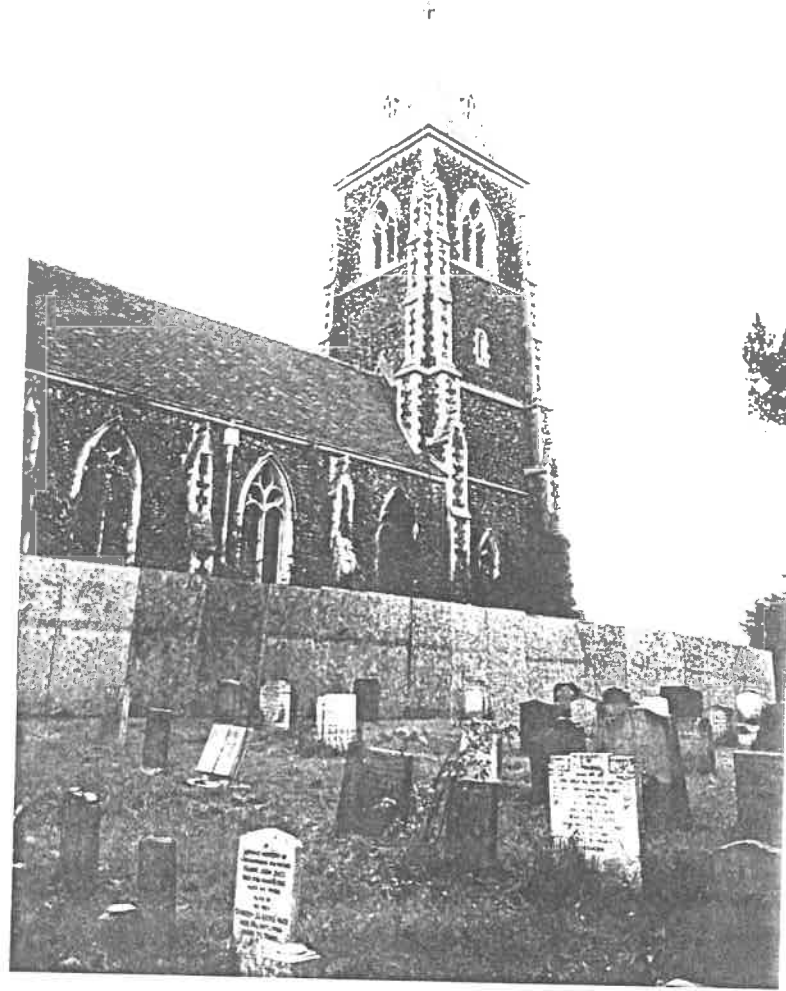
View from gateway to South of site.



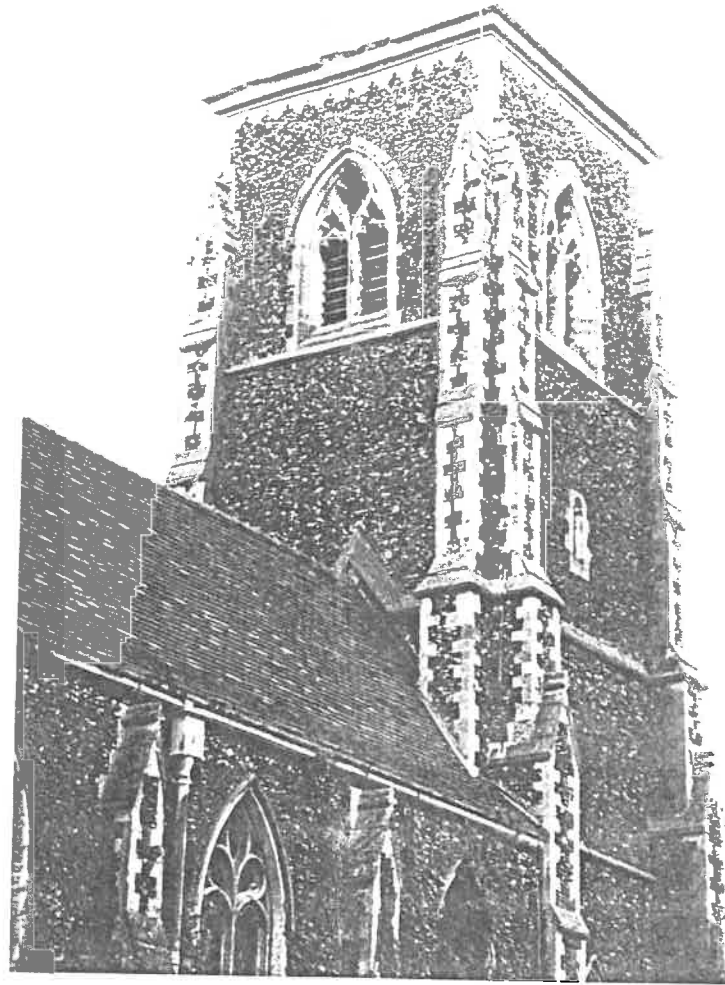
South side of site.



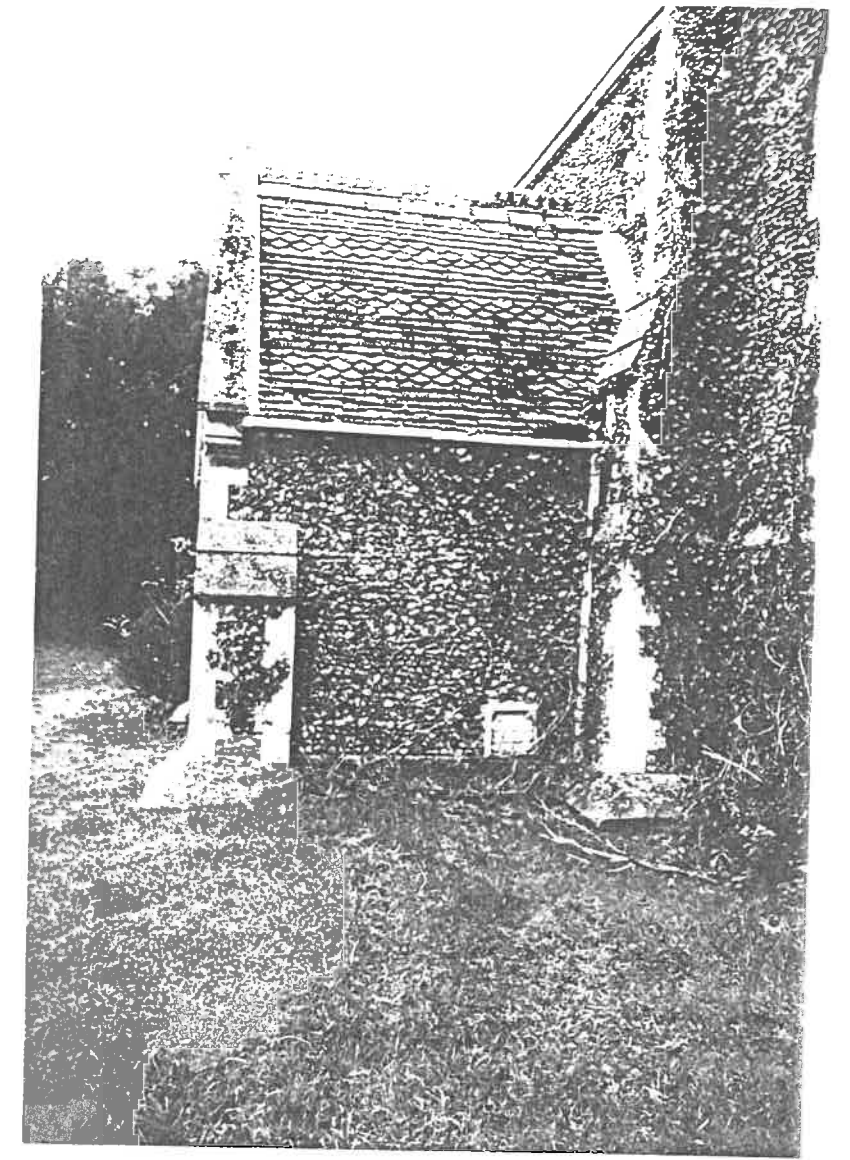
East End of Site.



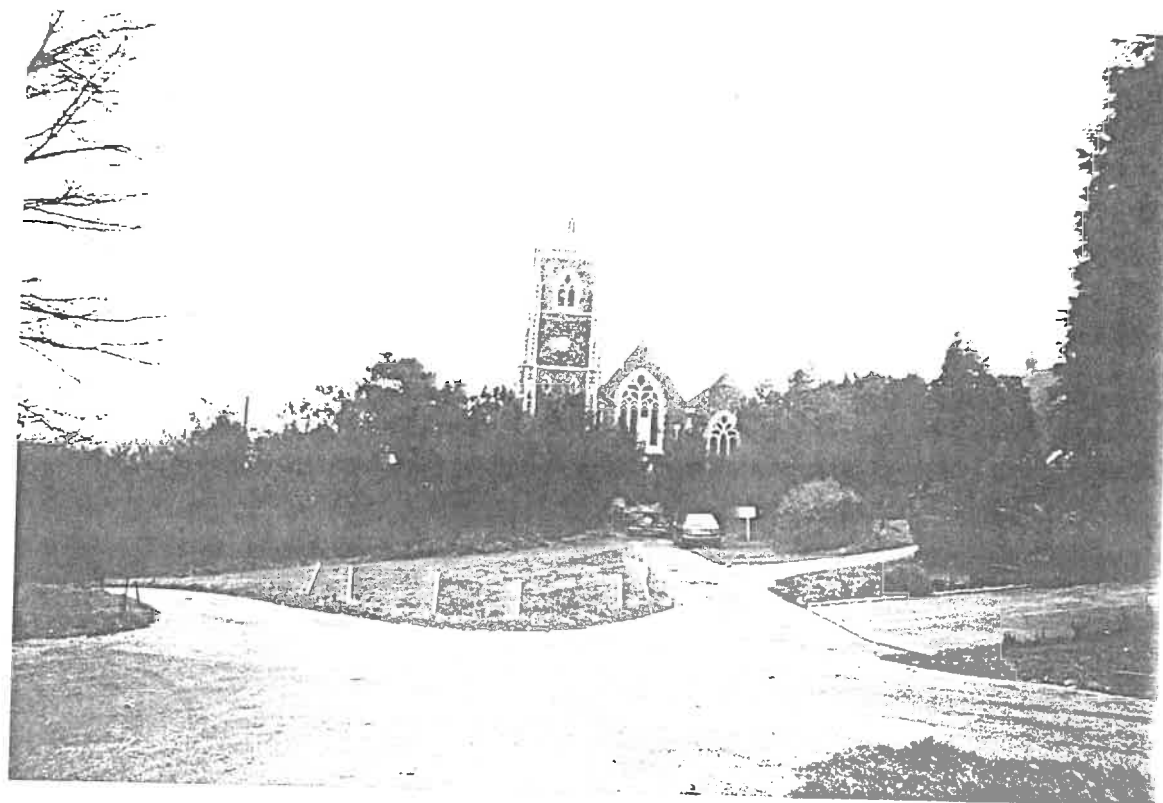
View of Tower and Spire from North.



Close up view of Tower.



East side of South Porch.



View from School Hill.



South Elevation.



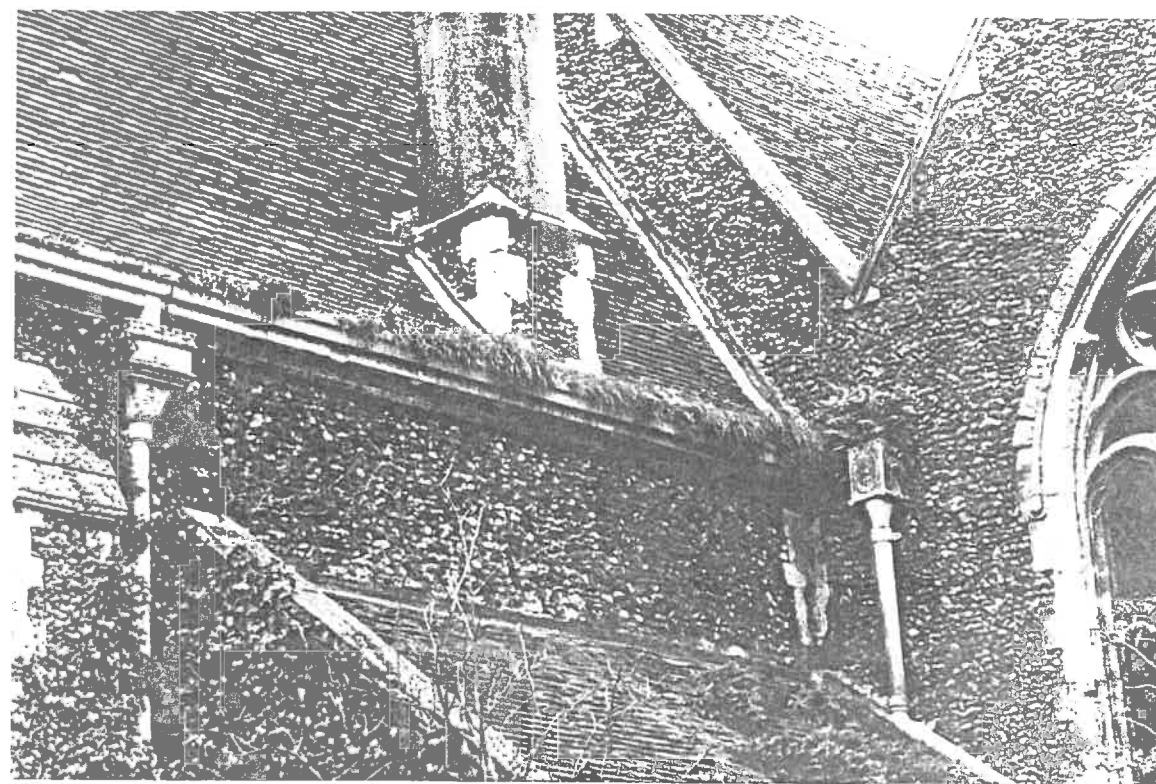
View of East End.



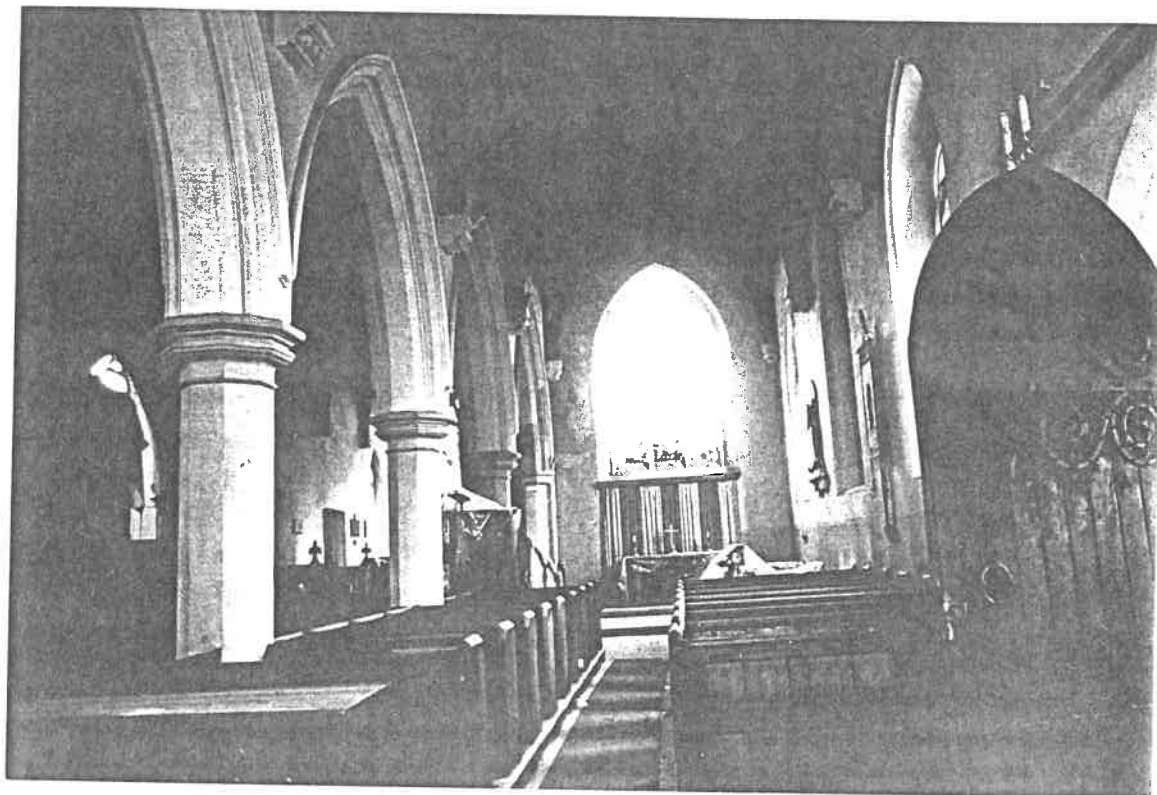
North side of Chancel and Vestry.



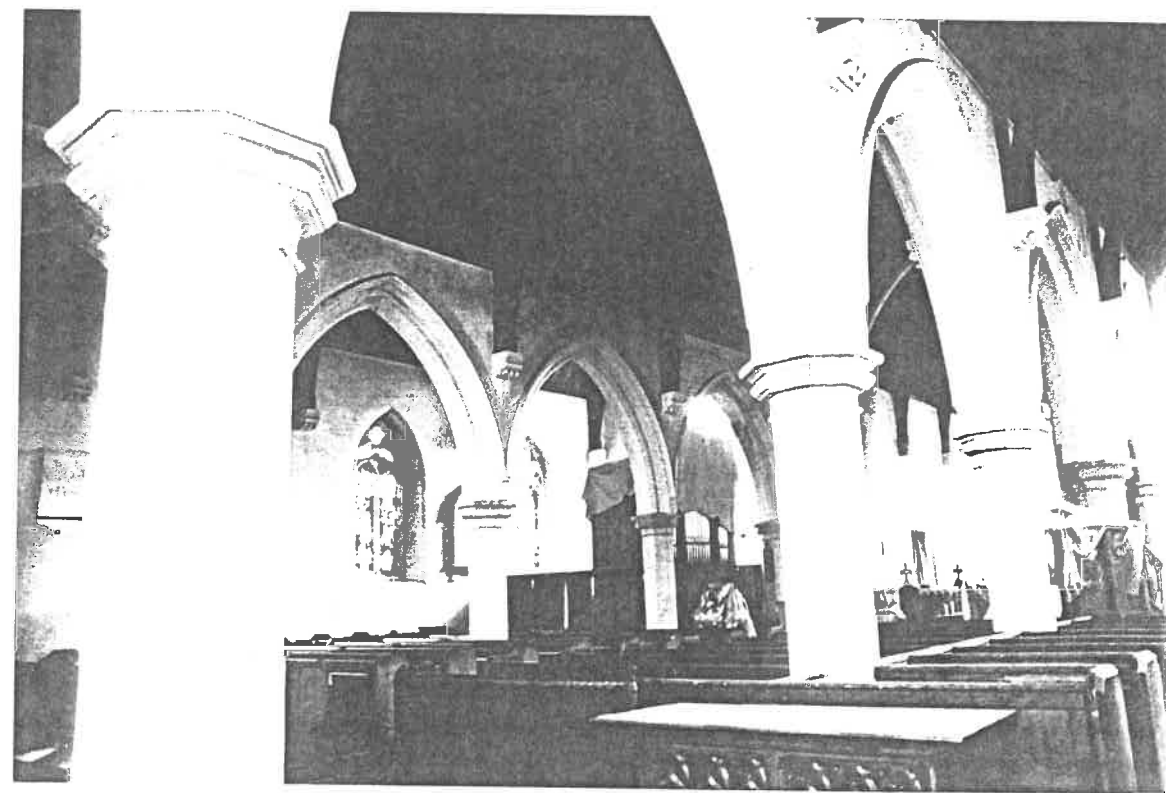
South side of Chancel.



Overgrown gutters and rainwater pipes to Chancel and Vestry.



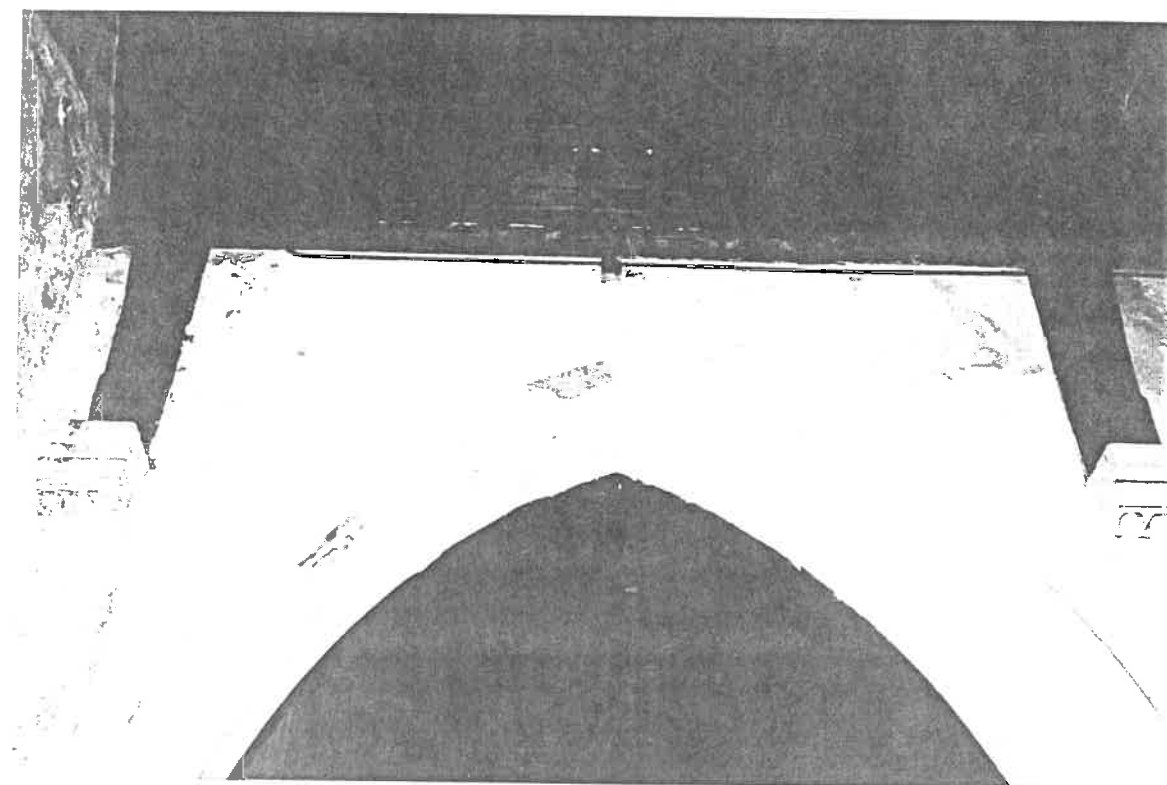
South Aisle looking East.



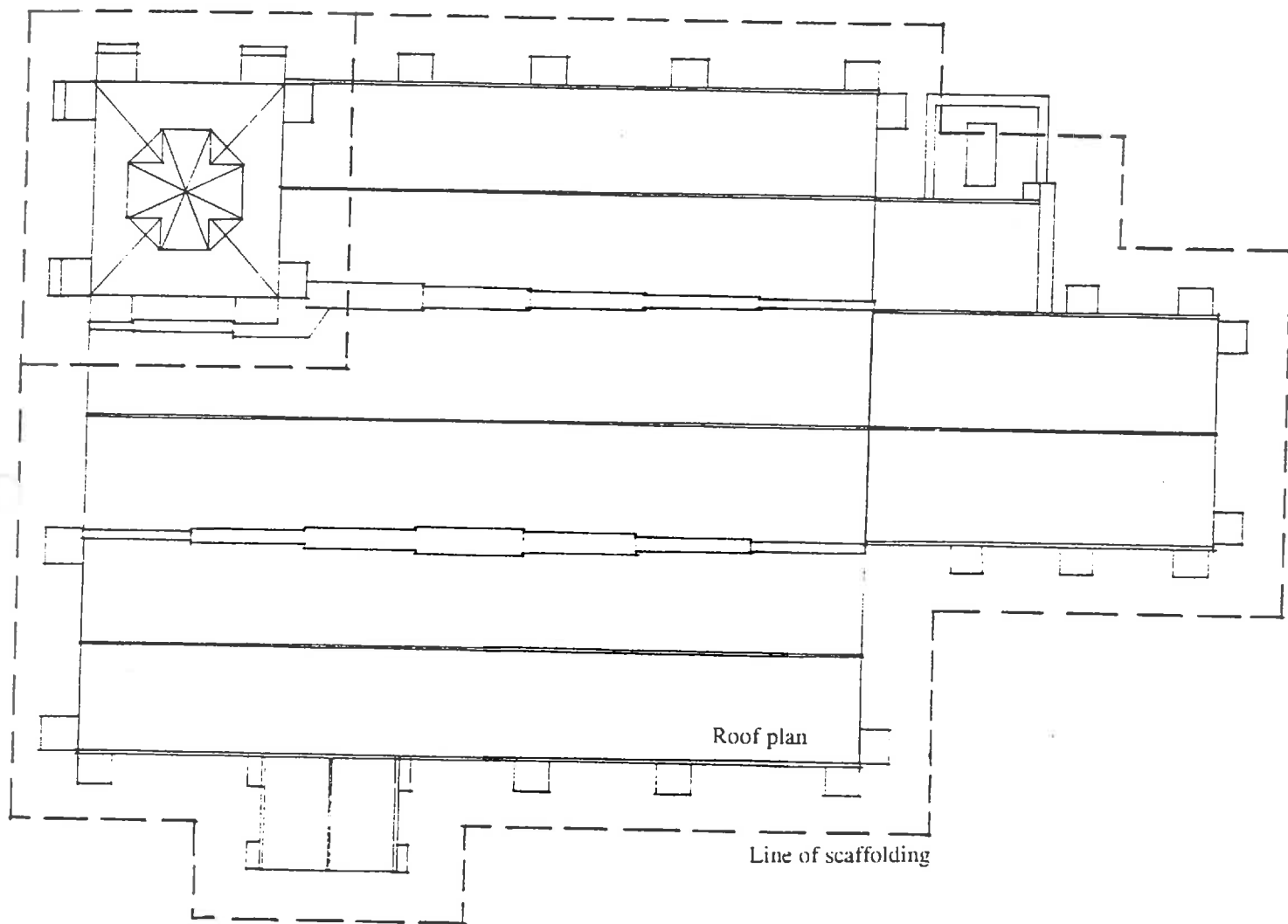
Nave and North Aisle from South West corner of South Aisle.



Base of Tower and Nave from South West corner of South Aisle.

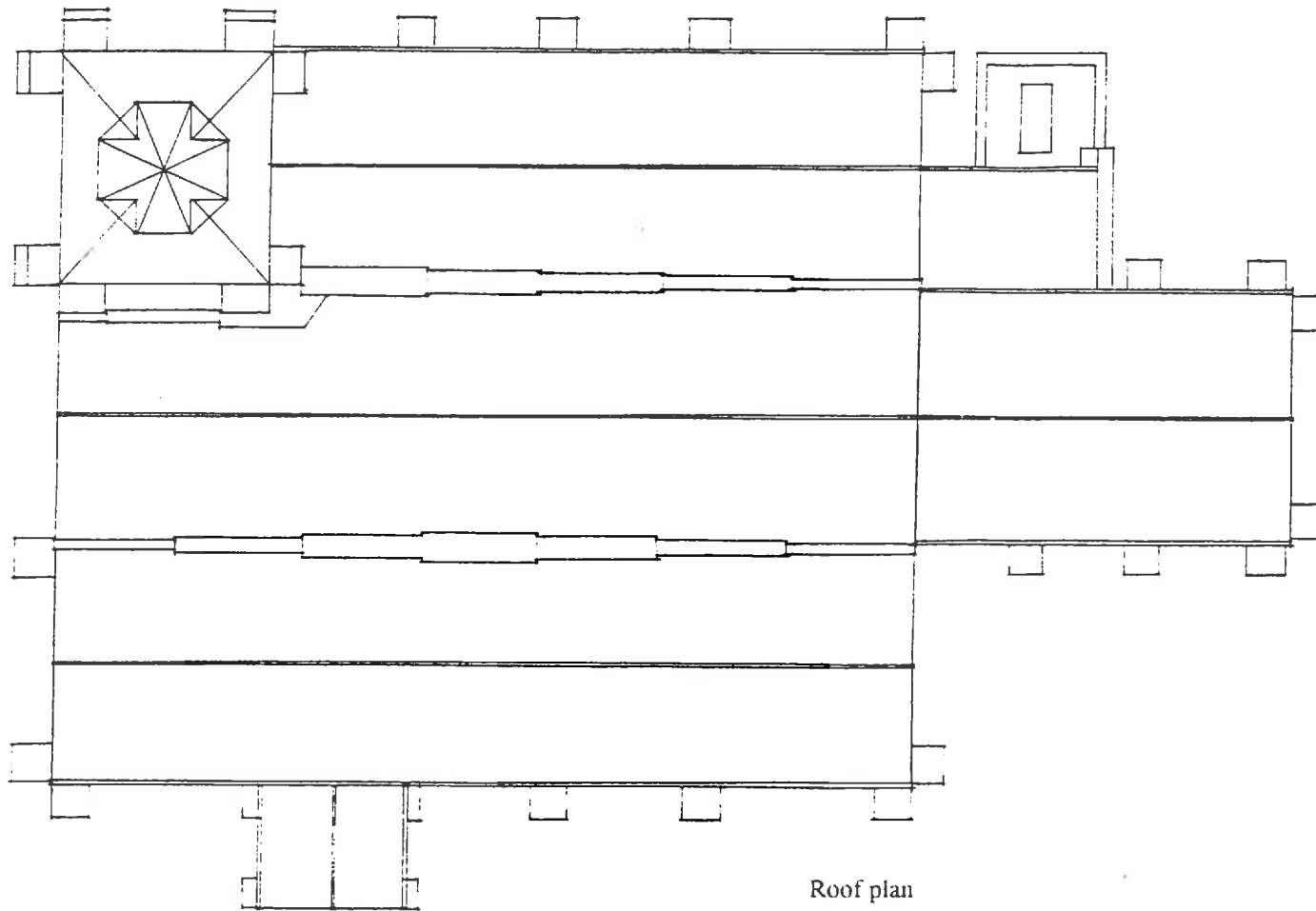


Decay and spoiling of decorations due to roof leaks from valley gutters.

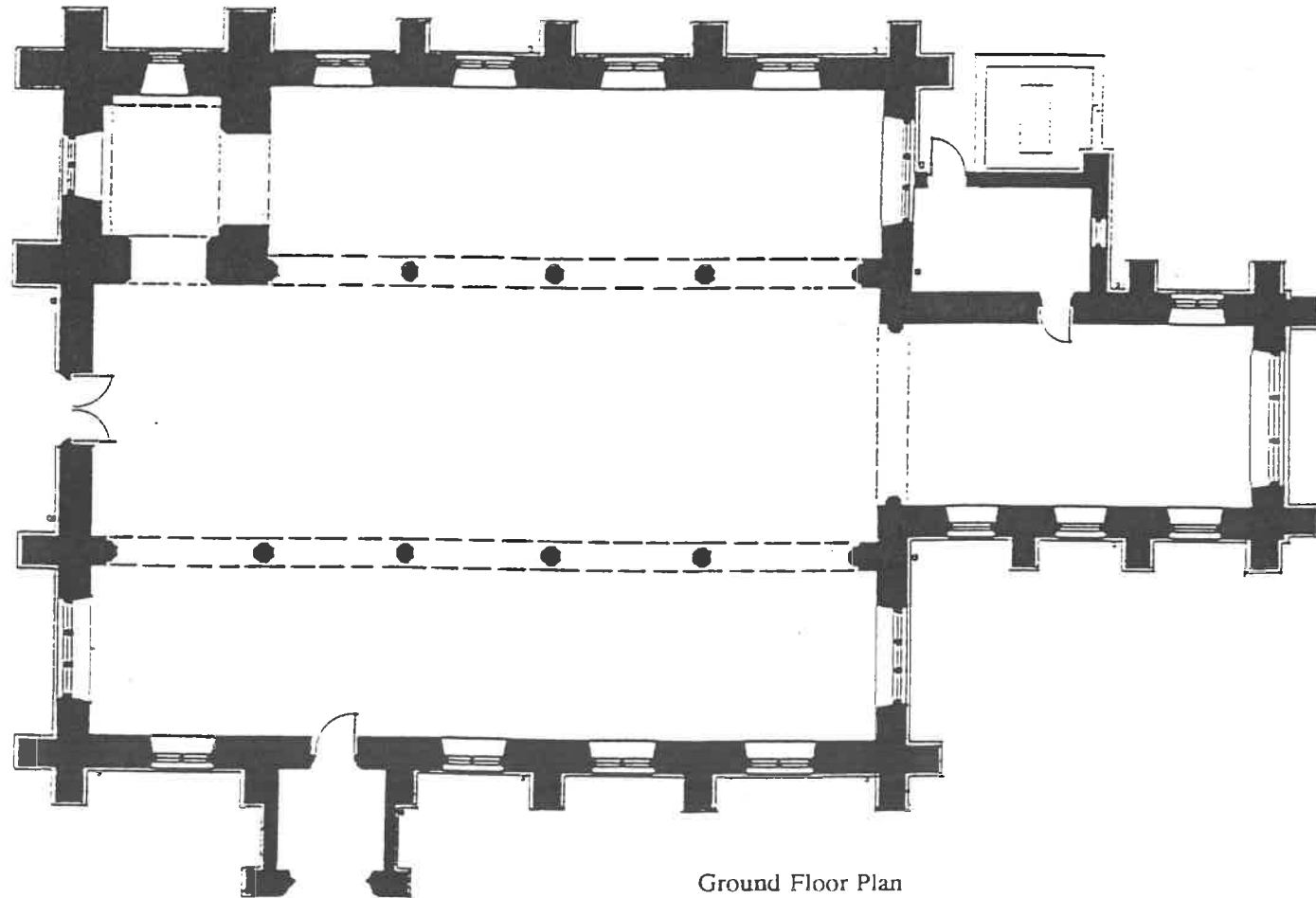


DEMOLITION

- 1.0 The Church Commissioners have previously resolved to demolish St Peters. However as there have been objections from many quarters, the prospect of a Public Inquiry has to be considered.
- 2.0 The act of physical demolition would be difficult and expensive. The new Health and Safety (CDM) Regulations, which came into operation on the 1st April are likely to add to the cost. Full scaffolding inside and out would be required.
- 3.0 Salvage of materials is difficult to assess but is not likely to provide a very high financial return.
- 4.0 An estimate of the probable costs are as follows:
- | | |
|--|-------------------|
| Cost of Public Inquiry to Church Commissioners | £ 40,000 |
| Cost of demolition | £ 50,000 |
| Credit for salvaged materials | <u>(£ 16,000)</u> |
| | £ 74,000 |
- 5.0 **Sale Value of Site.**
Due to Planning restrictions there is no development potential and therefore no sale value in a cleared site, unless it is to build a new Church. It therefore means that there would be a net loss if total demolition went ahead.
- 6.0 If the tower and spire were to be retained then the costs of demolition of the remainder would be in the order of:
- | | |
|--|-------------------|
| Cost of Public Inquiry | £ 40,000 |
| Cost of demolition of remainder | |
| (Adjusted to take account of retention of tower and spire) | £ 25,000 |
| Credit for salvaged materials | <u>(£ 12,000)</u> |
| | £ 53,000 |



Roof plan



Ground Floor Plan

REPAIRS

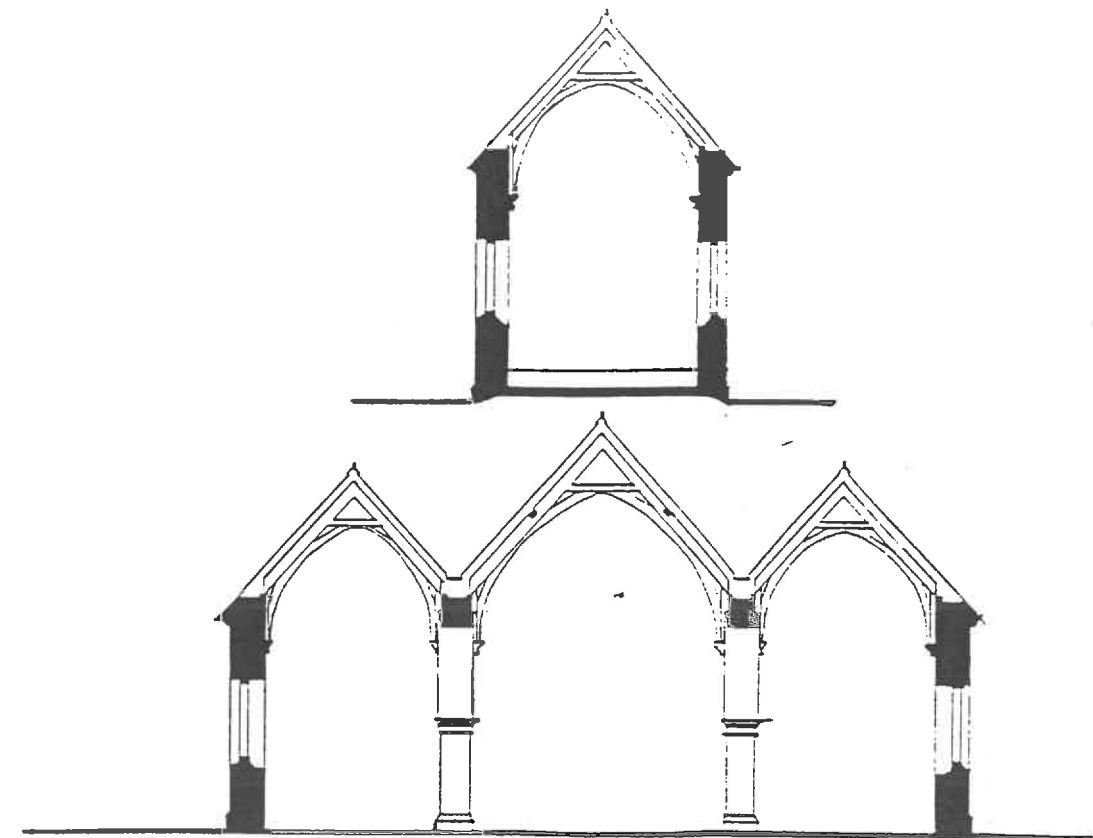
1.0 This should be read in conjunction with Appendix A's Report on the condition of the fabric which reports on defects and repairs which are needed plus priorities and approximate costs.

2.0 The main parts of the fabric requiring repair are as follows with orders of priorities as shown:

	A	B	C	D
The Tower & Spire	80,250			
Roofs	55,750		3,500	
External Walls	11,250	10,000	10,000	
Windows			10,000	10,000
Rainwater disposal & Drainage	12,000			
Electrical Installation		2,500	5,500	
Internal work			3,000	
Totals	159,250	10,250	32,000	10,000
Exclusive of professional fees & VAT				

It is important to realise that the repairs have different priorities and in practice the work would need to be phased and might well take five years or more to complete. 'A' priorities are the most urgent and should be tackled as soon as possible. 'D' priorities are much less urgent and may be needed in five to ten years.

3.0 Part of the cost of repairs could be offset by grants and perhaps the proceeds from the sale of Layer Breton Church. English Heritage, Colchester Borough Council and Essex County Council, CCC and HCPT may be able to make small contributions. The National Lottery might be able to make a more substantial contribution in the context of a scheme with community benefits emanating from a charity or voluntary body, such as the PCC.



Section

1.0 CHURCH WITH CHURCH HALL.

1.1 Use

This scheme maintains the building as a Church with additional accommodation provided for a Hall, Meeting Room and catering facilities within the existing shell.

1.2 Area

Church	306 sq. m.
Hall	50 sq. m.
Meeting Room	22 sq. m.
Kitchen	12 sq. m.
Vestry	16 sq. m.
WCs	18 sq. m.
Total	424 sq. m.

1.3 Alterations

This scheme uses the whole of the existing building envelope with no demolitions. It requires provision of new internal walls.

1.4 Planning and Landscaping

By maintaining the entire building and its use as a Church, there would be minimal changes needed to the landscaping or access.

Some additional 20 car parking spaces could be provided to the west and the south without disturbing graves, for those users of the Church Hall and Meeting Room, although it does not look as if we could provide the planners requirement of 28 spaces, one for every 4 sq. m. of public meeting space. However, this may be negotiable.

1.5 Costs

Repairs and Building work	£380,000
External landscaping	£ 14,000
Services and drainage	£ 6,000
Total	£400,000 + Professional fees & VAT.

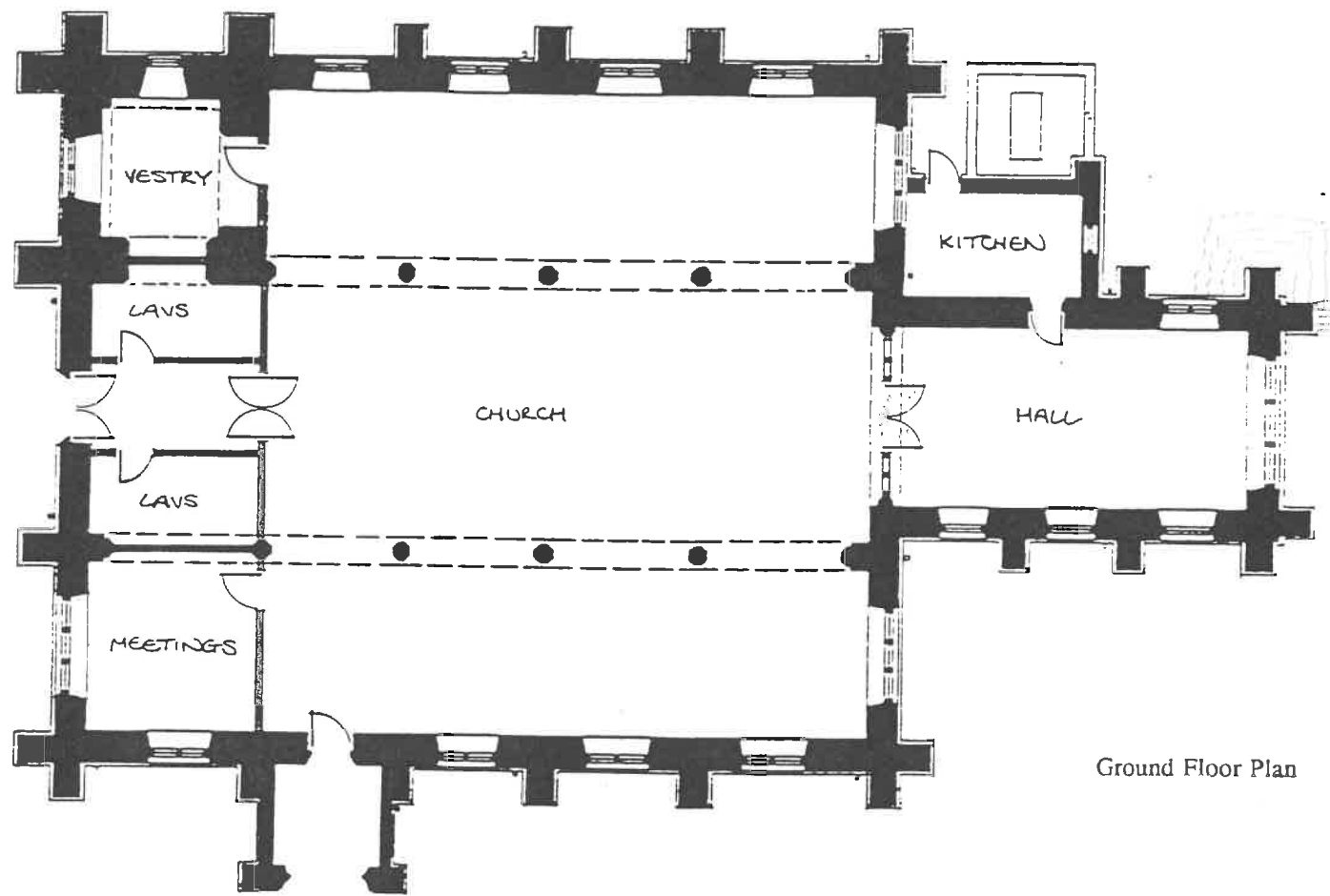
1.6 Viability

Obviously the Church in its present state is too much of a liability both in terms of its structural condition and running costs. By considering bringing the building back into use as a Church there would need to be considerable incentives for the Parish. This scheme maintains the volume of the building, and converts it to provide more than a place of worship. The additional facilities of a Hall, Meeting Room and kitchen provide a focus for the Parish and could also be used to generate income. The spaces created would be more cosy and manageable, especially the Church itself. The Hall could be designed to enable it to be opened up into the Church for special events such as weddings.

A thought that has occurred to us is that the Church at Layer Breton, which is an ideal size, in better condition and in an ideal setting, could be made redundant and sold for conversion to a dwelling, with the proceeds going towards the repair and conversion of St Peter, Birch.

It must also be noted that there may be grants available which could be offset against the costs of repair and conversion, as discussed under section 3.0 of Repairs. This seems to be a very attractive and viable option and one that should be pursued further.

The Evangelical Church could use this scheme.



Ground Floor Plan



2.0 CHURCH WITH PART DEMOLITION

2.1 Use

As an alternative to Scheme 1 this scheme maintains the building as a small Church with vestry and meeting room, by partial demolition.

2.2 Areas

Church	174 sq.m.
Meeting Room	22 sq.m.
Vestry	17 sq.m.
Total	213 sq.m

2.3 Alterations

This scheme involves extensive demolition of the Chancel and Vestry and east half of the North Aisle, Nave and South Aisle, with the walls left at ground level only. It maintains the entire west elevation to the road, and the south porch, with a new east elevation and minimal new internal walls.

2.4 Planning and Landscaping

Despite the extensive demolition, the orientation of the Church remains the same, with repositioned east windows in the new east wall. The area of demolition to the east could be treated as a ruin, with walls left at ground level only, and the ground inside the walls planted.

By maintaining its use as a Church there would be little alterations required to any further landscaping or access.

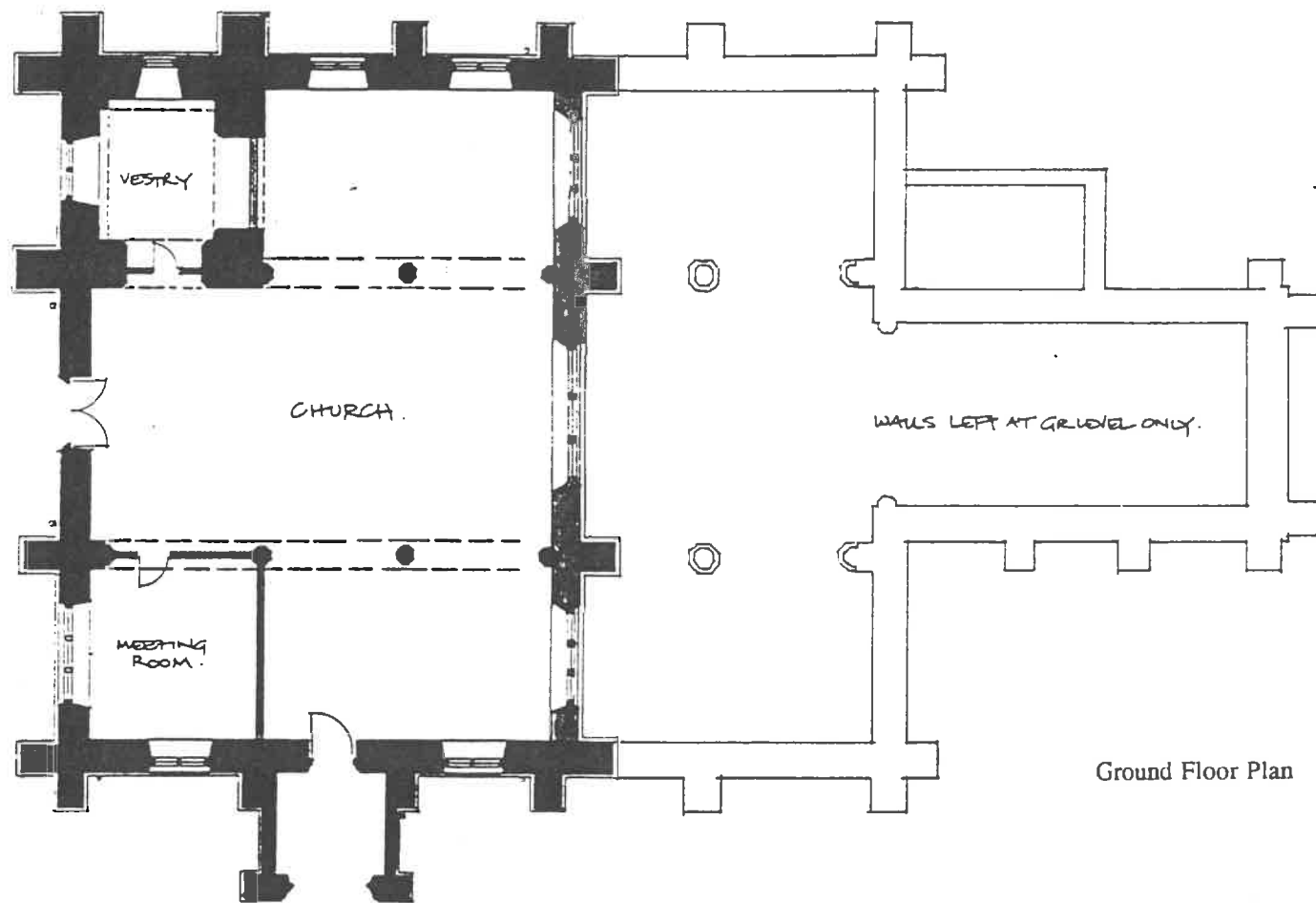
2.5 Costs

Demolition & rebuild end	£ 50,000
Repairs	£148,500 (Tower & Spire repair plus half of rest.)
External landscaping	£ 8,000
Total	£206,500 + professional fees and VAT.

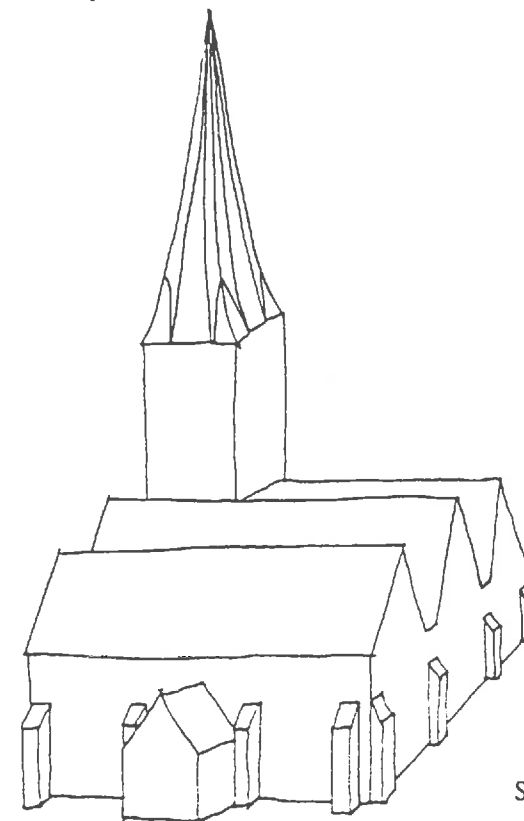
2.5 Viability

As an alternative to Scheme No 1, the Church is reduced to a more cosy and manageable volume. There is more building work involved, due to the extensive demolition, but as in Scheme 1 a thought that has occurred to us is that the Church at Layer Breton could be made redundant and sold for conversion to a dwelling, with the proceeds going towards the repair and conversion of St Peter's Church, Birch under Scheme 2.

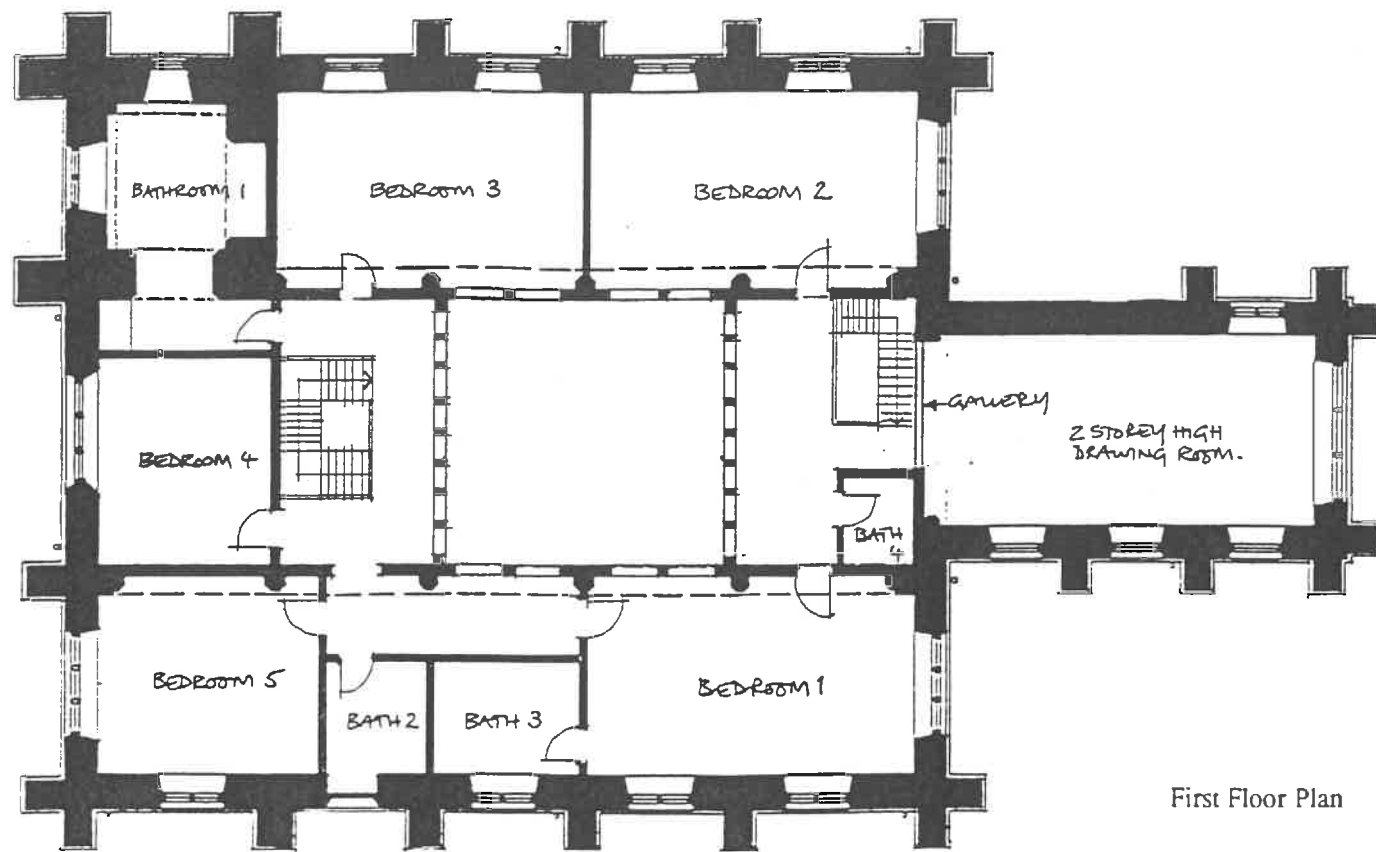
However, for roughly the same cost, the whole Church could be repaired and retained, and so this does not seem to be a cost effective option.



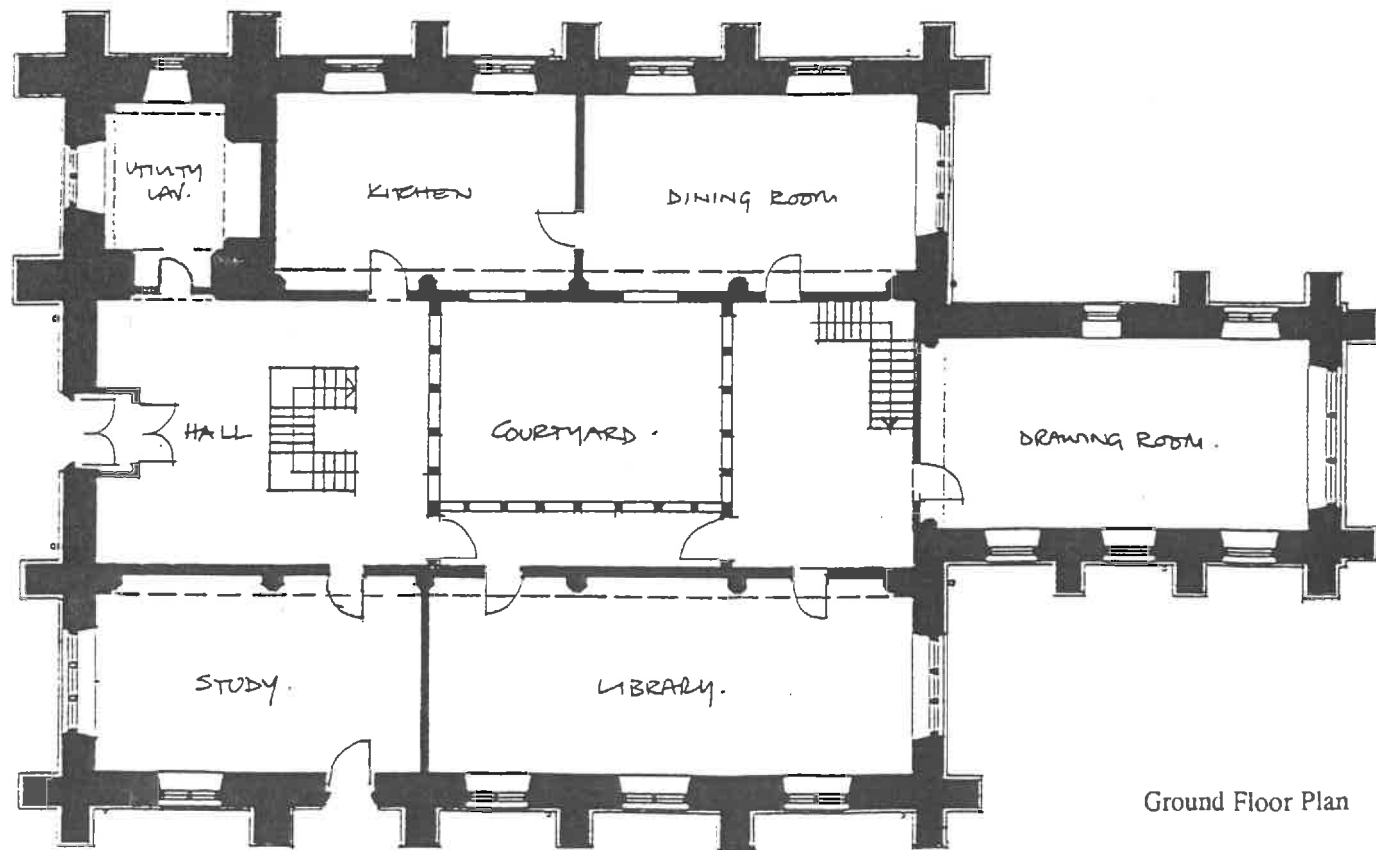
Ground Floor Plan



Sketch Perspective



First Floor Plan



Ground Floor Plan

3.0 SINGLE HOUSE

3.1 Use

This scheme maintains the whole building as an individual house with hall, kitchen, utility, study, library, dining room, 2 storey high drawing room, internal courtyard, 5 bedrooms and 4 bathrooms.

3.2 Areas

Hall	63 sq. m.	Bedroom 1	42 sq. m.
Kitchen	40 sq. m.	Bedroom 2	42 sq. m.
Utility	17 sq. m.	Bedroom 3	40 sq. m.
Study	40 sq. m.	Bedroom 4	24 sq. m.
Library	64 sq. m.	Bedroom 5	29 sq. m.
Dining Room	44 sq. m.	Bath 1	24 sq. m.
Drawing Room	50 sq. m.	Bath 2	7 sq. m.
Internal Courtyd	44 sq. m.	Bath 3	11 sq. m.
Circulation	112 sq. m.	Bath 4	4 sq. m.
		Total	697 sq. m.

3.3 Alterations

This scheme involves minimal demolition of the south porch, oil tank enclosure and Vestry, provision of a new first floor and 2 new staircases, removal of the central section of the Nave roof to form a new internal courtyard, and numerous new internal walls. As this is a 2 storey scheme, with the need for windows on both floors, there is a design difficulty with the existing windows. One option may be to provide new windows beneath the existing to light the ground floor rooms.

3.4 Planning and Landscaping

The deep plan of the building makes it very difficult to convert to housing without some demolition, so that interior spaces can be naturally lit and ventilated. By removing the central part of the Nave to form an internal courtyard this problem is overcome to form a large single house maintaining the rest of the building envelope. The landscaping proves more difficult, as houses are usually associated with their own "garden", yet this is not really possible because of the number of marked graves to the north, south and east. It may be possible though to put the required garage and 2 parking spaces to the west of the building, which would be screened from the road by the existing planting, and a gravelled drive also to the west

3.5 Costs

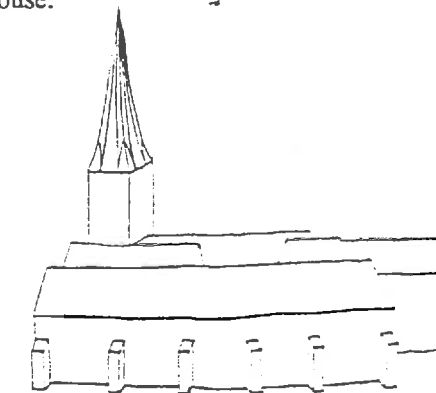
Repairs and Conversion of Building	£580,250
External Landscaping	£ 6,000
Services and drainage	£ 13,000
Approximate Total	£599,250 + professional fees and VAT.

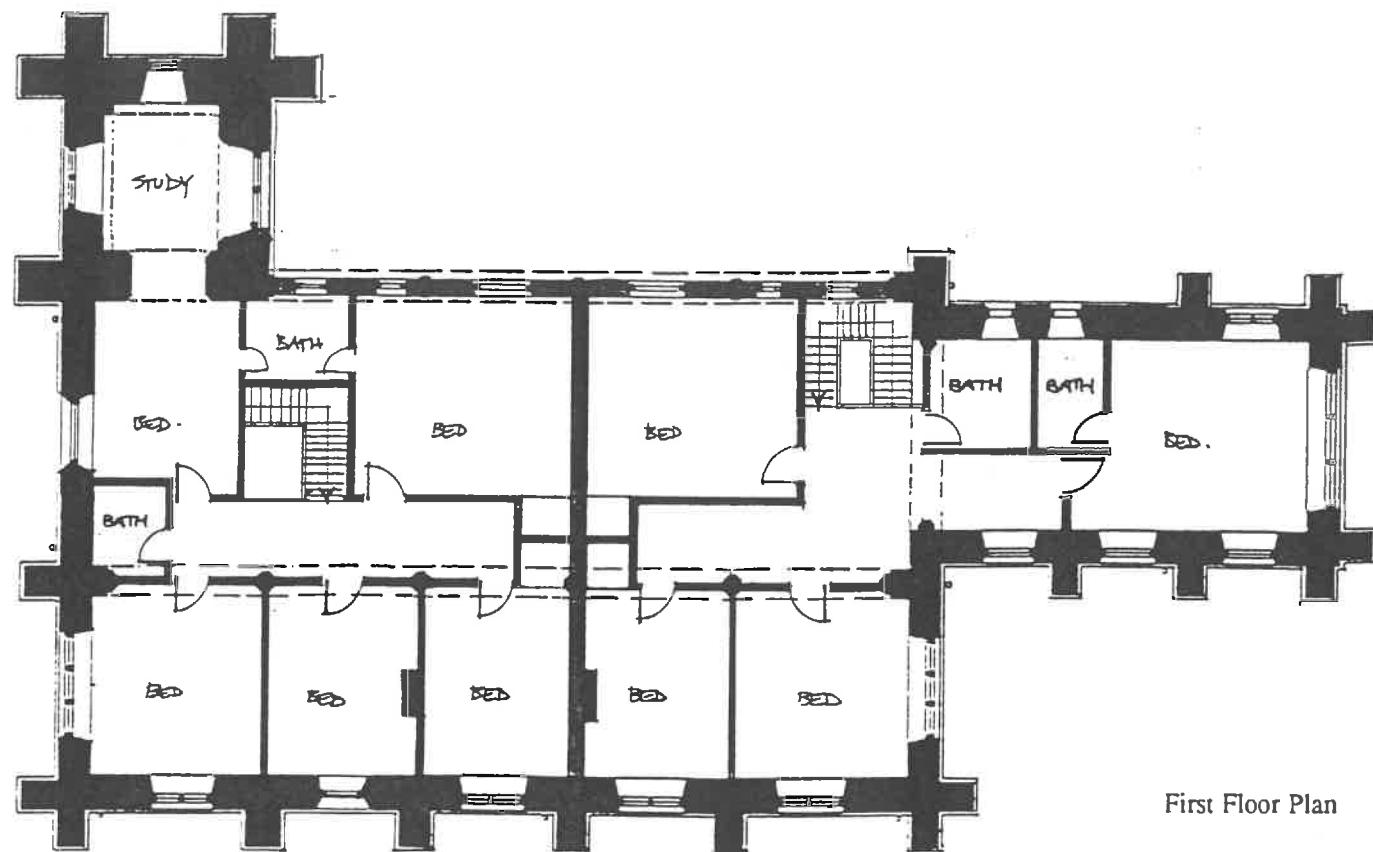
3.6 Viability

A house would seem the most obvious use for a redundant church in the countryside. Following correspondence with local estate agents, there appears to be a good market for this sort of property. However, there are problems associated with converting the building into a single house, in particular the need for part demolition to relieve the deep plan, and very importantly the extremely limited options for any landscaping or provision of a garden. The costs involved in converting the building into a single dwelling are very high in comparison to the likely price of selling the house on completion. Its size is very large and most people wanting a large house of this size in the country would be able to afford something more suitable. These inherent problems mean that although the change of use to housing is a very attractive one, a single house is not a very viable option.

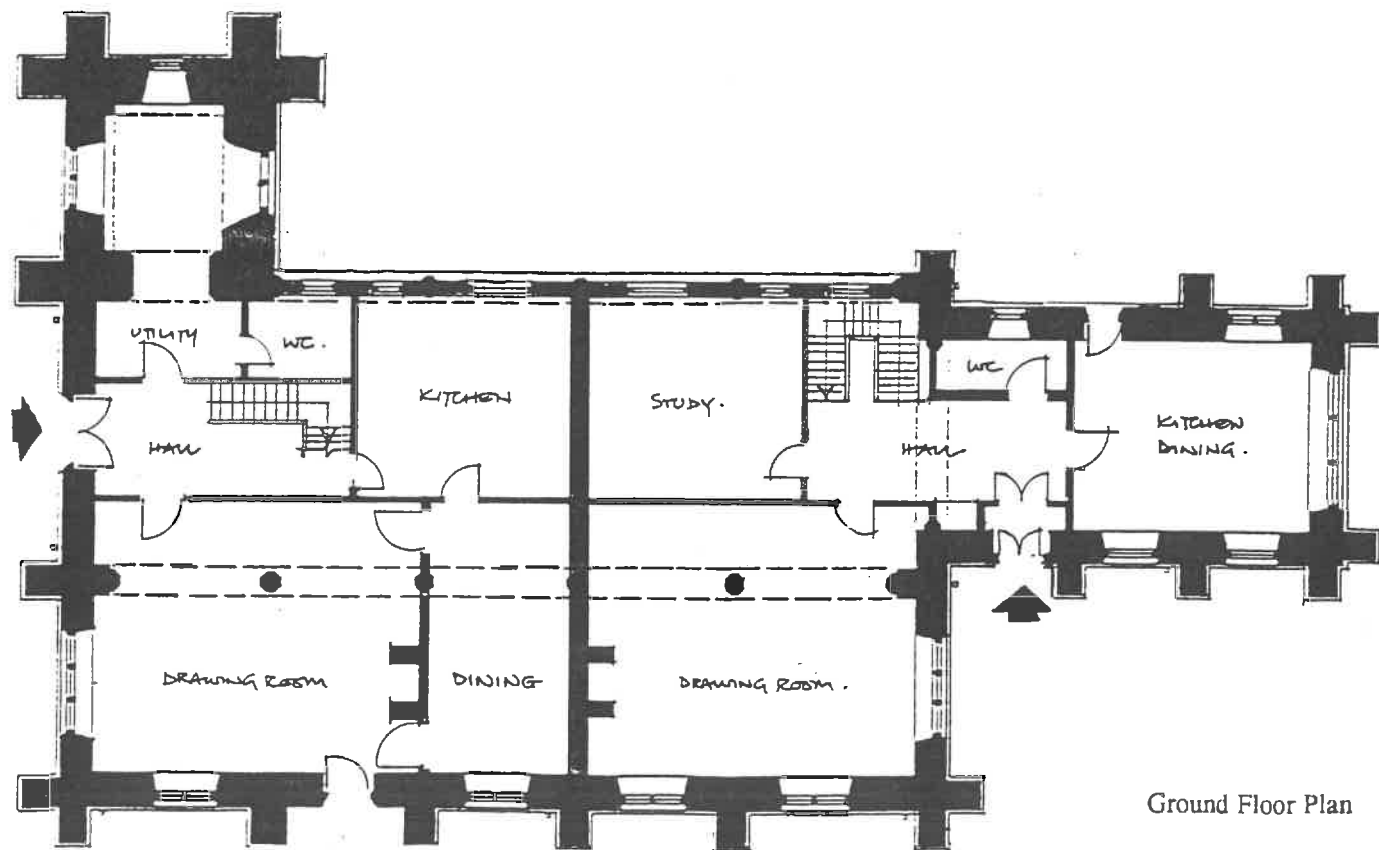
Following on from this, Scheme 4, 5 and 6 attempt to develop the idea of conversion to housing, while trying to solve the problems associated with a single house.

Sketch Perspective





First Floor Plan



Ground Floor Plan

4.0 TWO HOUSES

4.1 Use

This scheme, through partial demolition, produces 2 large individual houses each with drawing room, kitchen, dining room, utility room/study 4-5 bedrooms and 2 bathrooms.

4.2 Areas

House No 1		House No 2	
Drawing Room	61 sq.m.	Drawing Room	61 sq.m.
Dining Room	27 sq.m.	Study	29 sq.m.
Kitchen	29 sq.m.	Kitchen/Dining	32 sq.m.
Utility	20 sq.m.	Master Bedroom	28 sq.m.
Study	14 sq.m.	Ensuite Bathroom	5 sq.m.
Master Bedroom	29 sq.m.	Bedroom 2	29 sq.m.
4 No. Bedrooms	20 sq.m. each	2 No Bedrooms	20 sq.m. each
2 No. Bedrooms	5 sq.m. each	Bathroom	7 sq.m.
Circulation	38 sq.m.	Circulation	65 sq.m.
Total	308 sq.m.	Total	295 sq.m.

4.3 Alterations

This scheme involves demolition of the North Aisle, Vestry and oil tank enclosure and the south porch. It requires a new north elevation, new first floor and staircases to each house, and extensive new internal walls. There is the problem with the need for windows on both floors, but one solution may be to provide new windows beneath the existing ones to light the ground floors.

4.4 Planning and Landscaping

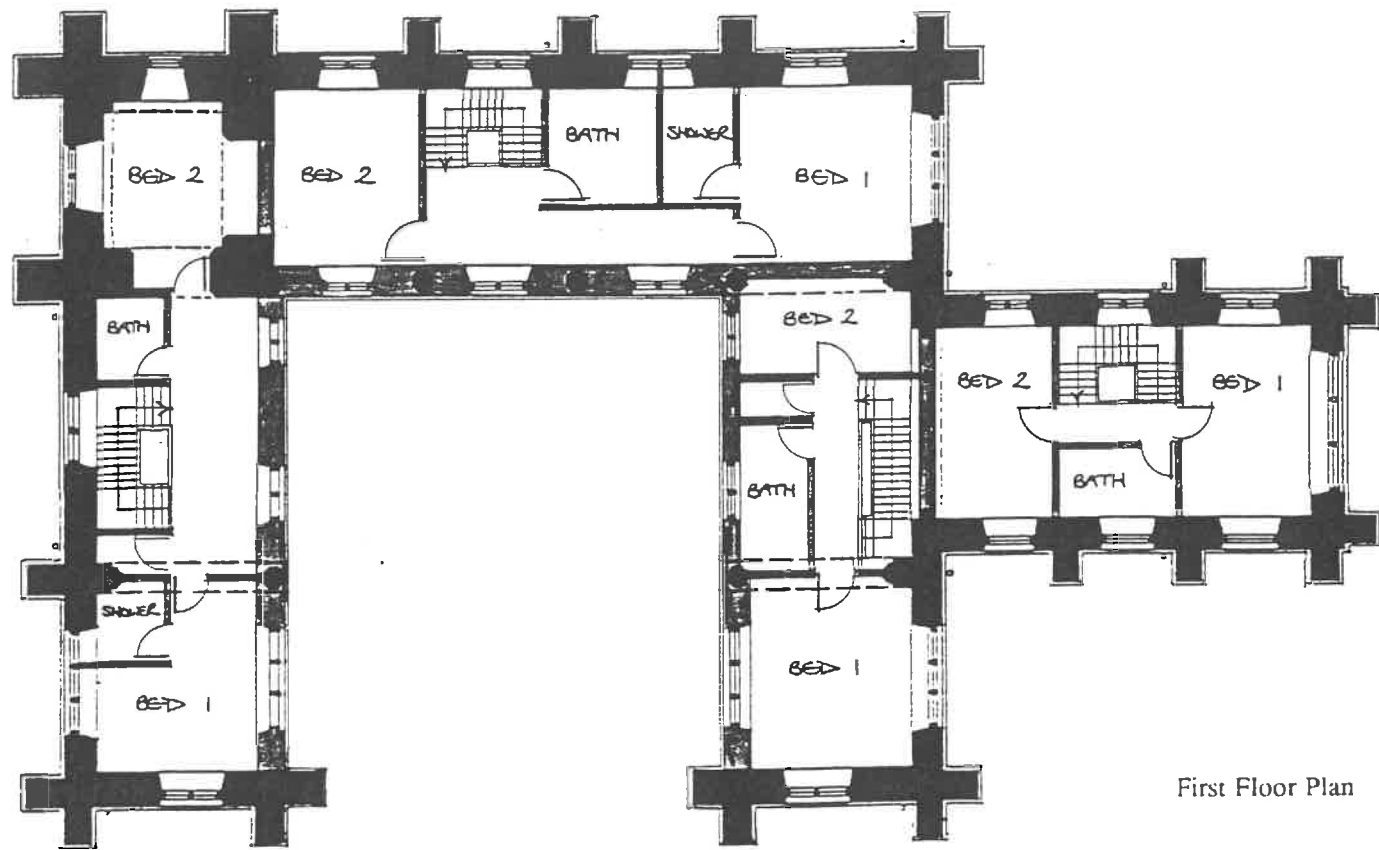
By demolishing the North Aisle, the deep plan of the building is reduced and 2 large 4-5 bedroom houses can be provided which can be naturally lit and ventilated. The demolition also provides an area free of marked graves to the north which could be screened with planting and gardens introduced, although these would be facing north and would be overshadowed by the building. 2 No garages, 4 parking spaces and a gravelled drive could again be provided to the west, by the entrance to the site, screened from the road by planting. There is also an area of land to the south that is available for use as communal gardens, without too much disturbance.

4.5 Costs.

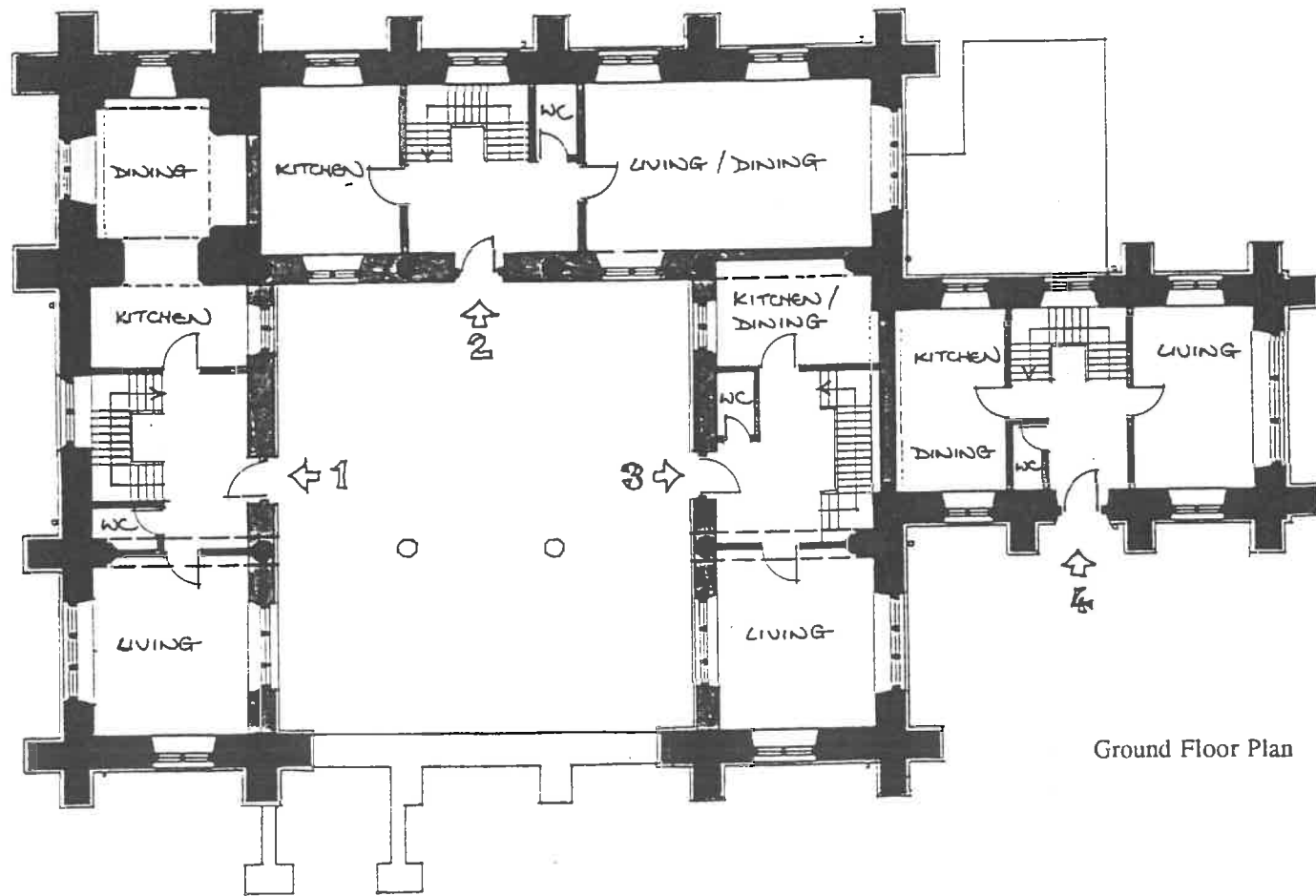
Demolition	£ 10,000
Repair & conversion of building	£480,250
External landscaping	£ 11,000
Services & Drainage	£ 15,000
Total	£516,250 + professional fees and VAT.

4.5 Viability

This scheme would appear more viable than Scheme 3, because of the possibility of providing small private gardens to the north and the more manageable sizes of the properties. The houses are still large but would possibly be more in demand than the extensive house in Scheme 3. As in Scheme 3, according to the Estate Agents, there is a good market for this sort of property, yet the costs involved in converting the building to 2 houses in comparison to the saleable price mean that as with Scheme 3, this is not a very viable option. With a probable conversion cost of about £700,000 each would need to be sold for at least £350,000.



First Floor Plan



Ground Floor Plan

5.0 FOUR INDIVIDUAL HOUSES

5.1 Use

This scheme through partial demolition, produces 4 individual houses on 2 floors with hall, cloakroom, living room, kitchen and dining, 2 bedrooms and a bathroom, in a courtyard format.

5.2 Areas

House No 1	138 sq. m.
House No 2	154 sq. m.
House No 3	106 sq. m.
House No 4	98 sq. m.
Total	496 sq. m.

5.3 Alterations

This scheme involves demolition of the south porch, oil tank enclosure and Vestry, and the middle sections of the Nave and South Aisle to form a new courtyard. It maintains the entire west elevation to the road, with three new elevations to the new courtyard, new first floor and staircases to each house and extensive new internal walls.

5.4 Planning and Landscaping

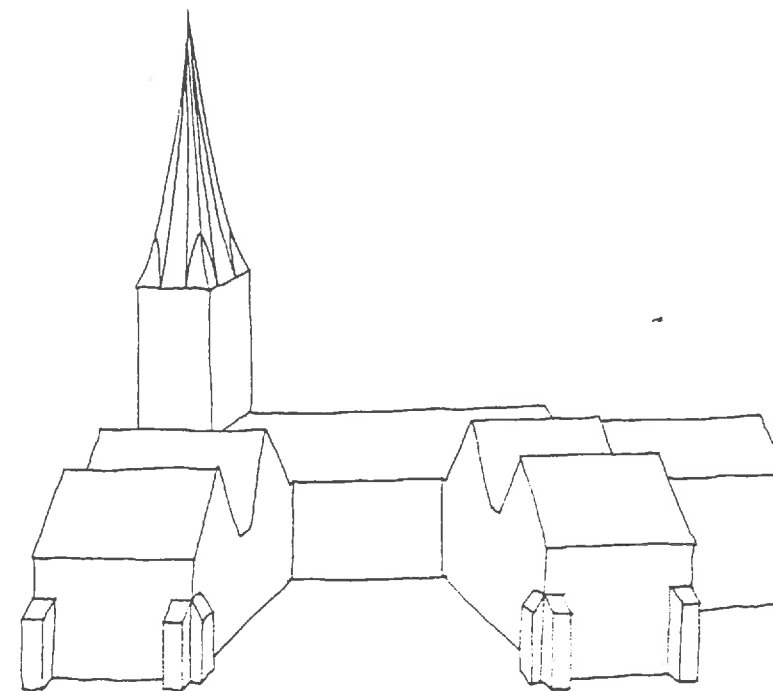
By demolishing the middle sections of the Nave and South Aisle, the deep plan of the building is removed, and 4 houses can be provided within the remainder of the building. The resulting courtyard could be landscaped to provide communal gardens. The remainder of the site could be left intact and undisturbed. As in Schemes 3 & 4, 4 No. garages and a gravel drive could be provided to the west of the building, with a gravelled parking area to the southwest for a further 4 cars.

5.5 Costs

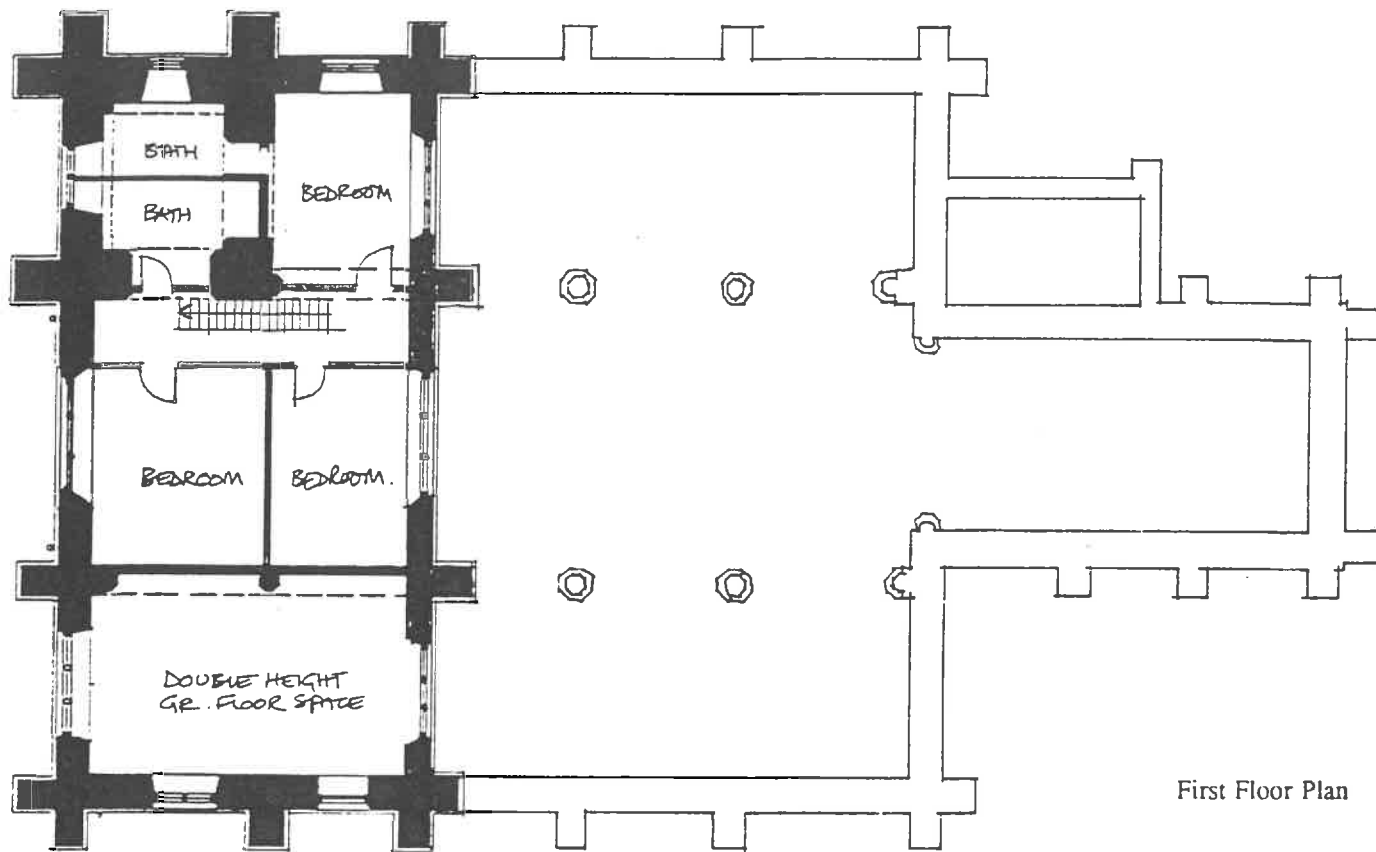
Demolition	£ 15,000
Repair & Conversion of Building	£480,250
External landscaping	£ 18,000
Services & Drainage	£ 16,000
Total	£529,250 + professional fees and VAT.

5.6 Viability

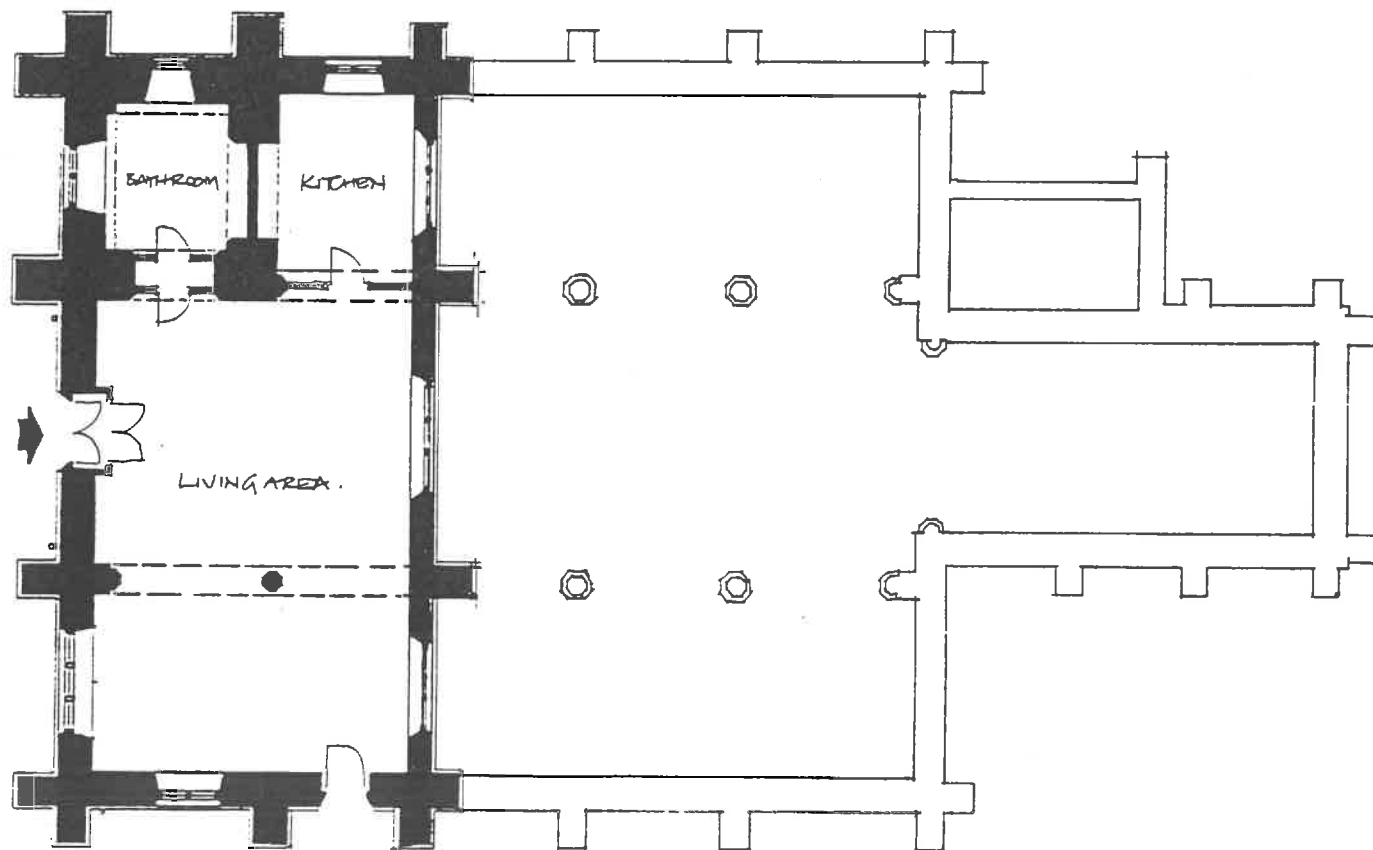
The same advantages apply to this Scheme as to Scheme 4. The estate agents have confirmed a market for converted housing such as this. Each property would share the communal landscaped courtyard, as well as having garages and parking spaces. However, although there is more demolition and building work involved than in Scheme 4, the 4 houses produced are of more manageable and potentially more viable sizes. However, yet again, the costs involved in converting the building to housing in comparison to the saleable price means that it probably is not a viable option. With a probable conversion cost of about £320,000 each house would need to be sold for at least £180,000.



Sketch Perspective



First Floor Plan



Ground Floor Plan

6.0 INDIVIDUAL HOUSE

6.1 Use

This scheme, through extensive demolition, produces an individual house with living area, kitchen, 3 bedrooms and 3 bathrooms.

6.2 Areas

Living area	105 sq. m.	Bedroom 3	18 sq. m.
Kitchen	19 sq. m.	Bathroom 1	14 sq. m.
Bedroom 1	23 sq. m.	Bathroom 2	9 sq. m.
Bedroom 2	19 sq. m.	Bathroom 3	6 sq. m.
		Total	213 sq. m.

6.3 Alterations

This scheme involves extensive demolition of the Chancel, Vestry and east half of the North Aisle, Nave and South Aisle. It maintains the entire west elevation to the road, with a new east elevation wall, new first floor and staircase and new internal walls. There are design problems with the need for windows on two floors, but there is a possibility of providing new windows under the existing ones to light the ground floor.

6.4 Planning and Landscaping

Despite the extensive demolition of more than half of the building to the east, the most attractive features of the church: the west elevation to the road and the tower, are retained, providing a comfortably sized 3 bedroom house. The area of demolition to the east could be adapted to form a very attractive private garden, with the demolished walls being retained just above ground level as an archaeological record, and grass and planting being introduced within the old plan of the building. A garage could be provided to the west of the new house, screened from the road by planting, with a gravelled access drive, and additional car parking space.

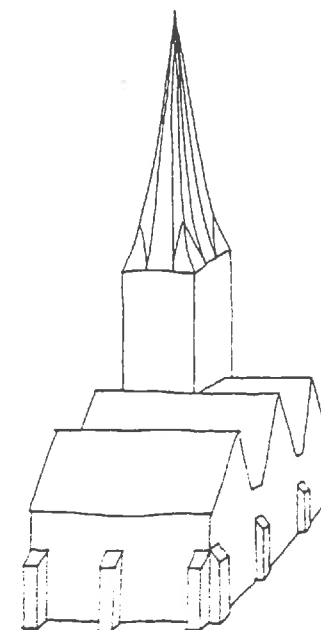
6.5 Costs

Demolition and rebuilding of East end	£ 50,000-60,000
Repairs & conversion	£220,250
External landscaping	£ 7,000
Services & drainage	£ 9,000
Total	£286,250 + professional fees and VAT.

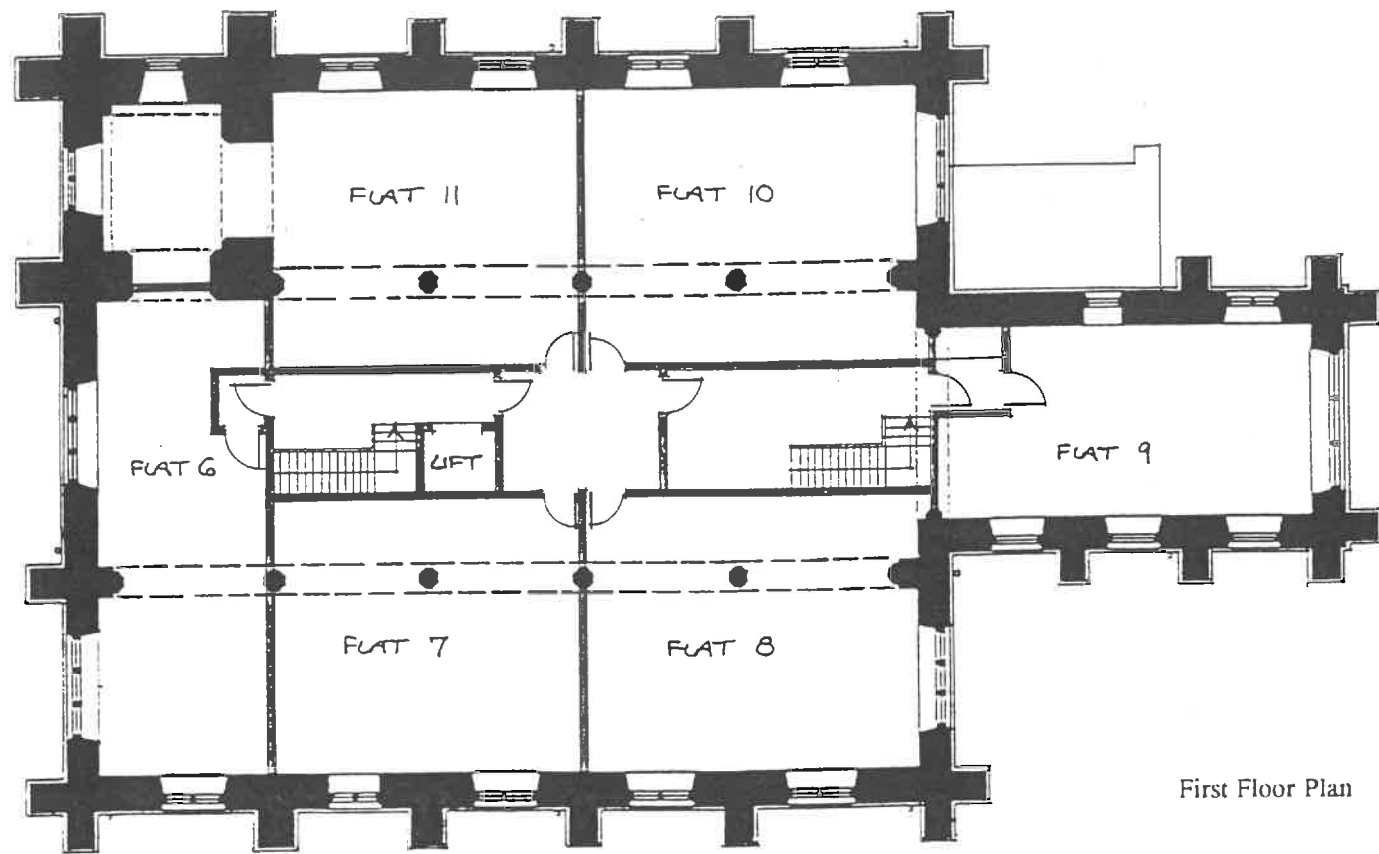
6.6 Viability

The actual planning of the house, and the garden that could be provided within the demolished area of the old building provide a very attractive option that could be developed as a house for the private market, or as a house for the Landmark Trust, and would appear to be a viable option for further development. However, the costs of demolition and conversion are probably too high to make it viable.

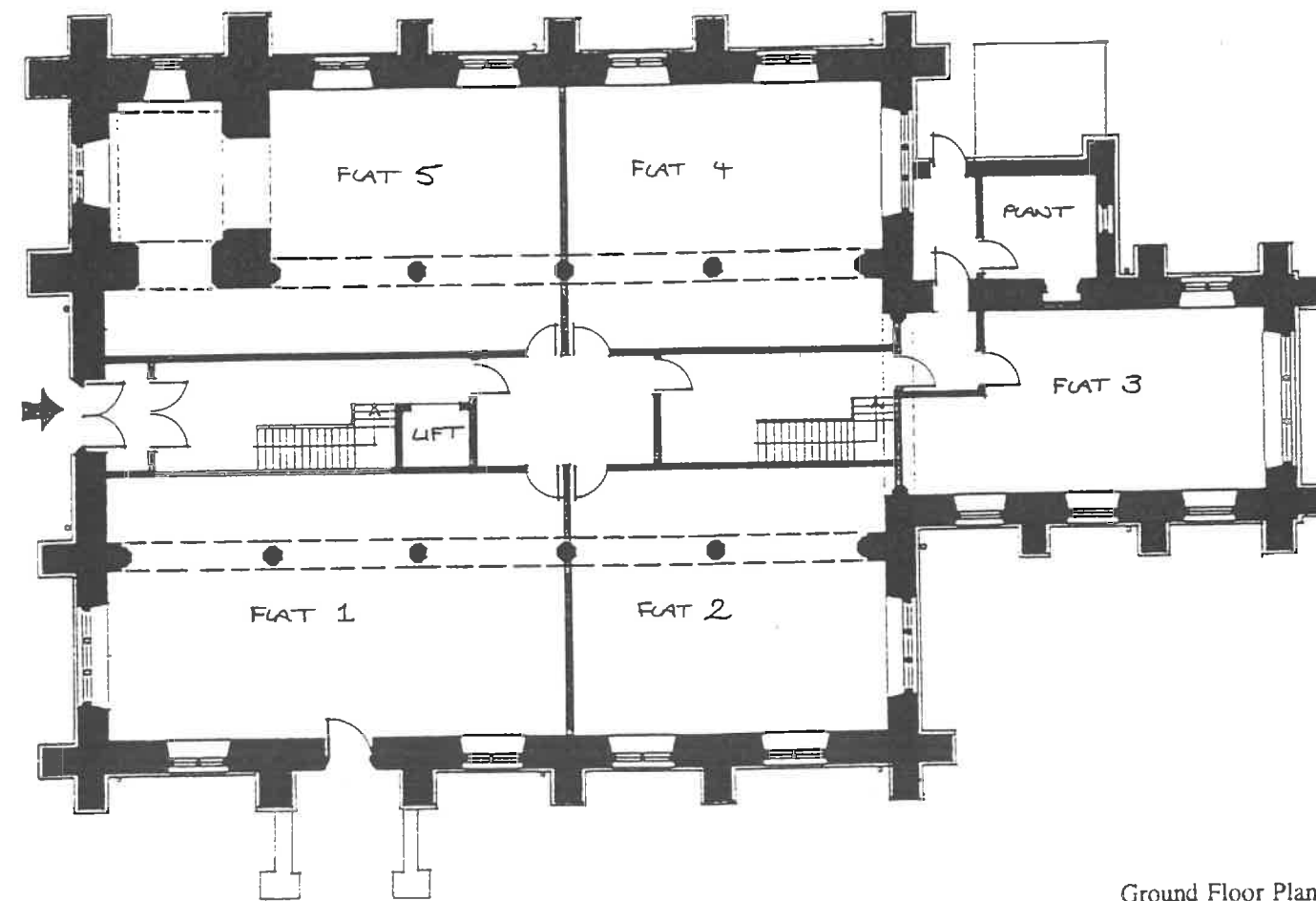
We have spoken to the Landmark Trust and they have said that they do not normally take churches, but we could send a photograph to them to see whether they would like to visit and consider the matter further. This use is probably a last resort and therefore photographs have not been sent yet.



Sketch Perspective



First Floor Plan



Ground Floor Plan

7.0 FLATS

7.1 Use

This scheme maintains the whole building and produces 11 one bedroom flats on 2 floors, with communal stairs and lift.

7.2 Areas

Flat 1	91 sq. m.	Flat 7	58 sq. m.
Flat 2	64 sq. m.	Flat 8	64 sq. m.
Flat 3	46 sq. m.	Flat 9	46 sq. m.
Flat 4	64 sq. m.	Flat 10	64 sq. m.
Flat 5	84 sq. m.	Flat 11	76 sq. m.
Flat 6	54 sq. m.	Circulation	120 sq. m.
		Total	830 sq. m.

7.3 Alterations

This scheme involves minimal demolition of the south porch and oil tank enclosure, provision of a new first floor lift and 2 staircases, and numerous new internal walls. There is a design problem, as this is a two storey scheme with the need for windows on 2 floors, but an option may be to put in new windows under the existing ones to light the ground floor.

7.4 Planning and Landscaping

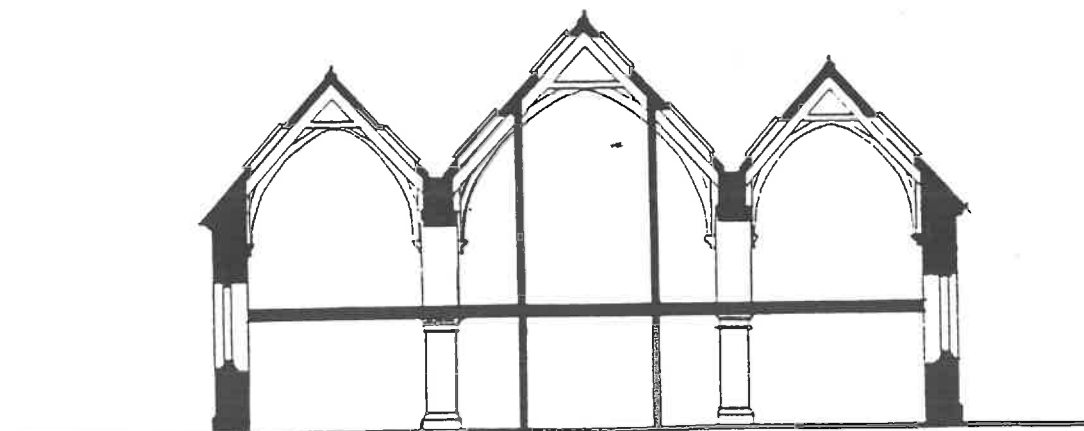
The deep plan of the existing building is suited for subdivision into individual flats, with 2 communal stairs and a lift axially in the centre providing access to all flats from the entrance in the west elevation. The west and south areas of churchyard where there are very few marked graves would need to be sensitively made into gravelled parking areas for the residents, with two spaces for each flat.

7.5 Costs

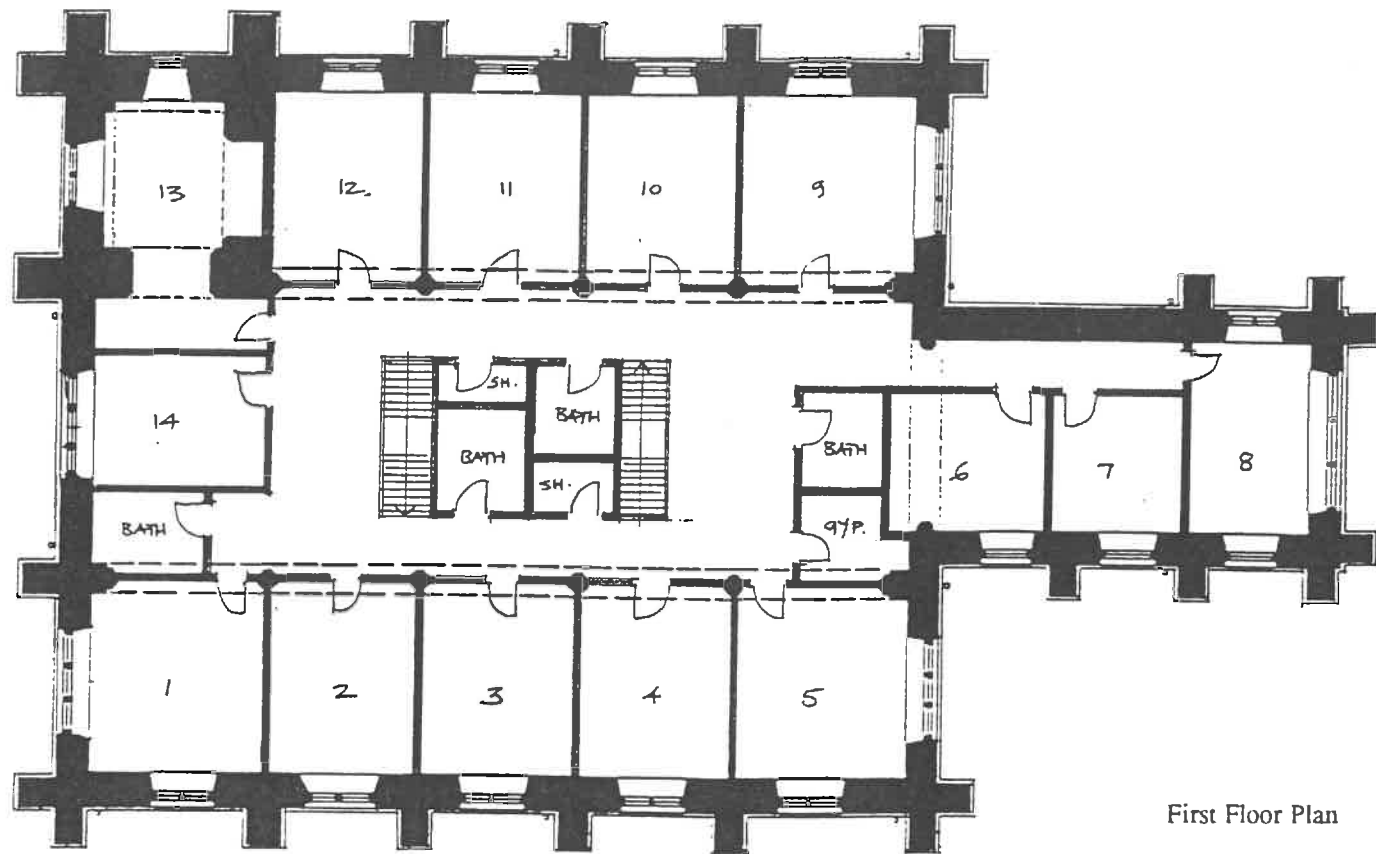
Repair and Conversion	£780,250
External landscaping	£ 13,000
Incoming Services	£ 11,000
Drainage	£ 18,000
Total	£822,250 + professional fees & VAT.

7.6 Viability

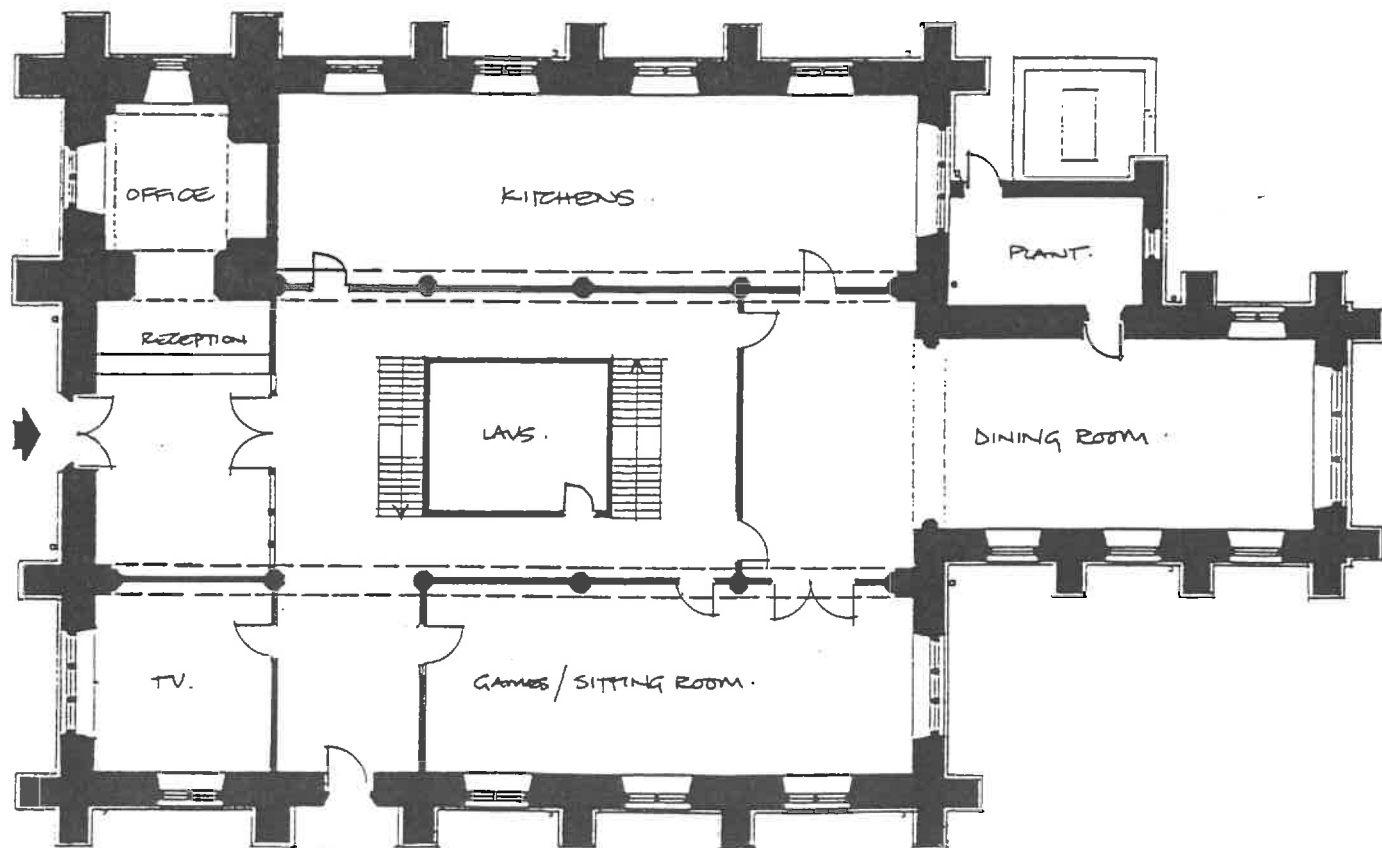
Following correspondence with the local estate agents, conversion to flats was confirmed as a marketable option with an existing buyer market. In comparison with conversion into houses, it is not usual for a complex of flats to have private gardens, and so there need not be any disturbance to the surrounding churchyard, except for careful gravelling to the south and west to provide parking areas. The scheme maximises the useable floor area and solves the problem of the deep existing plan by having the communal staircases in the centre. Although the cost of conversion is high, there would be 11 saleable individual flats as a result. A project cost of about £1,115,000 would indicate a sale price of about £100,000 per flat. This would seem to be too much.



Section



First Floor Plan



Ground Floor Plan

8.0 RESIDENTIAL HOME/YOUTH HOSTEL

8.1 Use

This scheme maintains the whole building as a residential nursing home, or house for mentally impaired which could also be adapted to Youth Hostel accommodation. It provides a reception, TV room, kitchens, dining room, wcs and games room on the ground floor, with 14 No. bedrooms, 4 bathrooms, 2 shower rooms and a gyp room on the first floor.

8.2 Areas

Reception and Office	51 sq. m.	Plant & WCs	36 sq. m.
TV room	23 sq. m.	14 No Bedrooms	(approx) 18 sq. m. each
Kitchens	84 sq. m.	4 No Bathrooms	6 sq. m. each
Dining room	85 sq. m.	2 No Shower rooms	2.5 sq. m. each
Games/sitting room	63 sq. m.	Gyp room	5 sq. m.
		Circulation	210 sq. m.
		Total	830 sq. m.

8.3 Alterations

This scheme involves minimal demolition of the South porch, provision of a new first floor, lift and 2 staircases, numerous new internal walls, and new rooflights.

8.4 Planning and Landscaping

The deep plan of the building is suited for this purpose with vertical circulation in the centre of the building providing access to all the communal areas on the ground floor and to the bedrooms on the first floor, arranged around the outside of the plan to maximise natural light and ventilation. The central circulation areas can be lit by rooflights in the Nave roof.

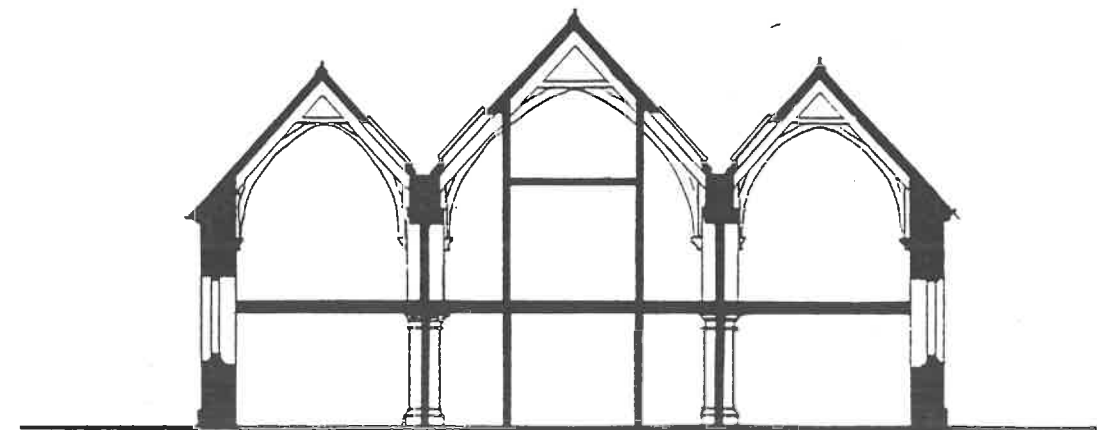
As in Scheme 7, the majority of the Churchyard can be left undisturbed, with west and south areas being sensitively made into gravelled parking areas with space for approximately 10 cars; one visitors space per 4 beds (total of 3) and two spaces for each unit of residential staff accommodation (Total of 6).

8.5 Costs

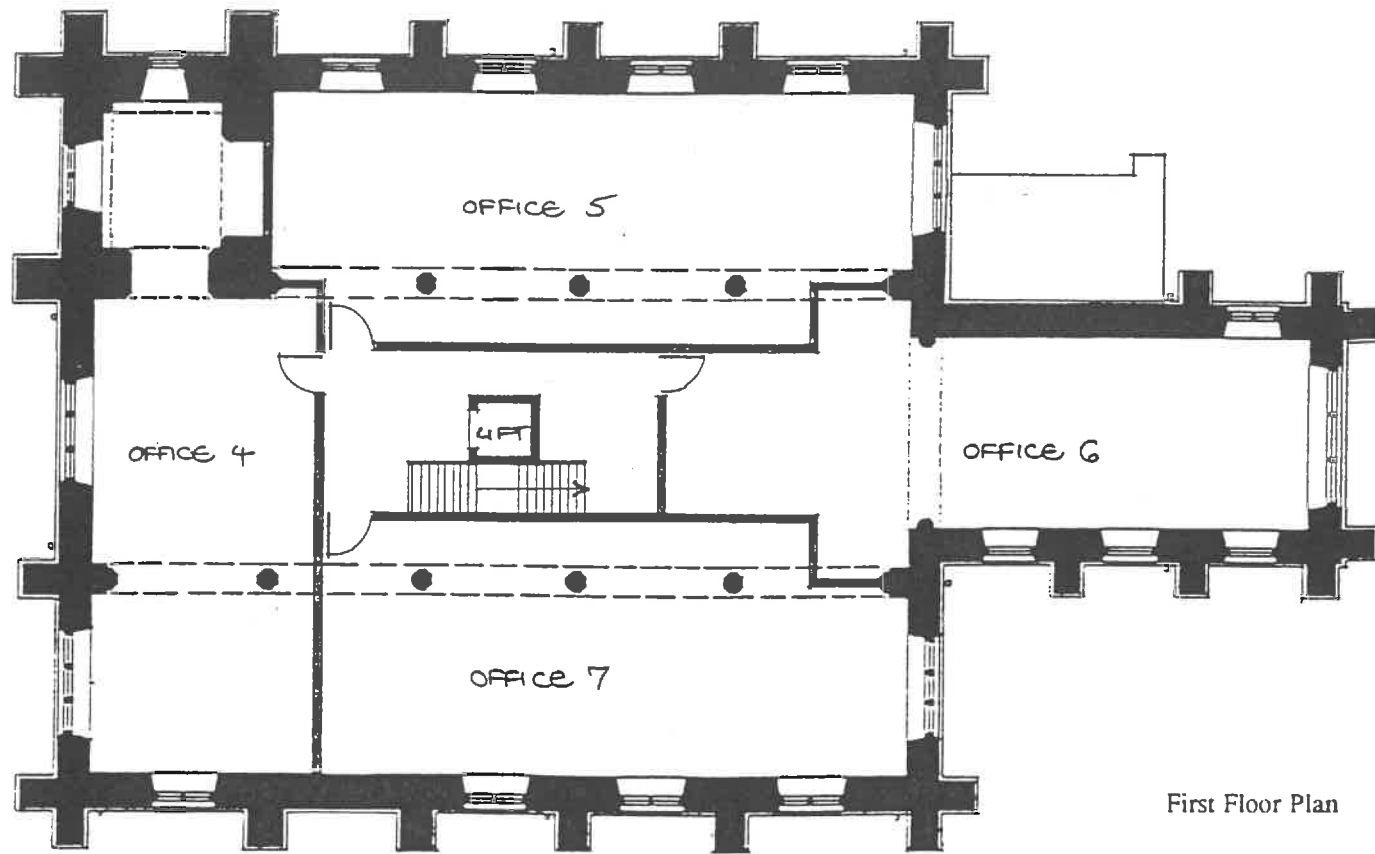
Repairs and Conversion	£830,250
External landscaping	£ 9,000
Service and drainage	£ 11,000
Total	£850,250 + professional fees and VAT.

8.6 Viability

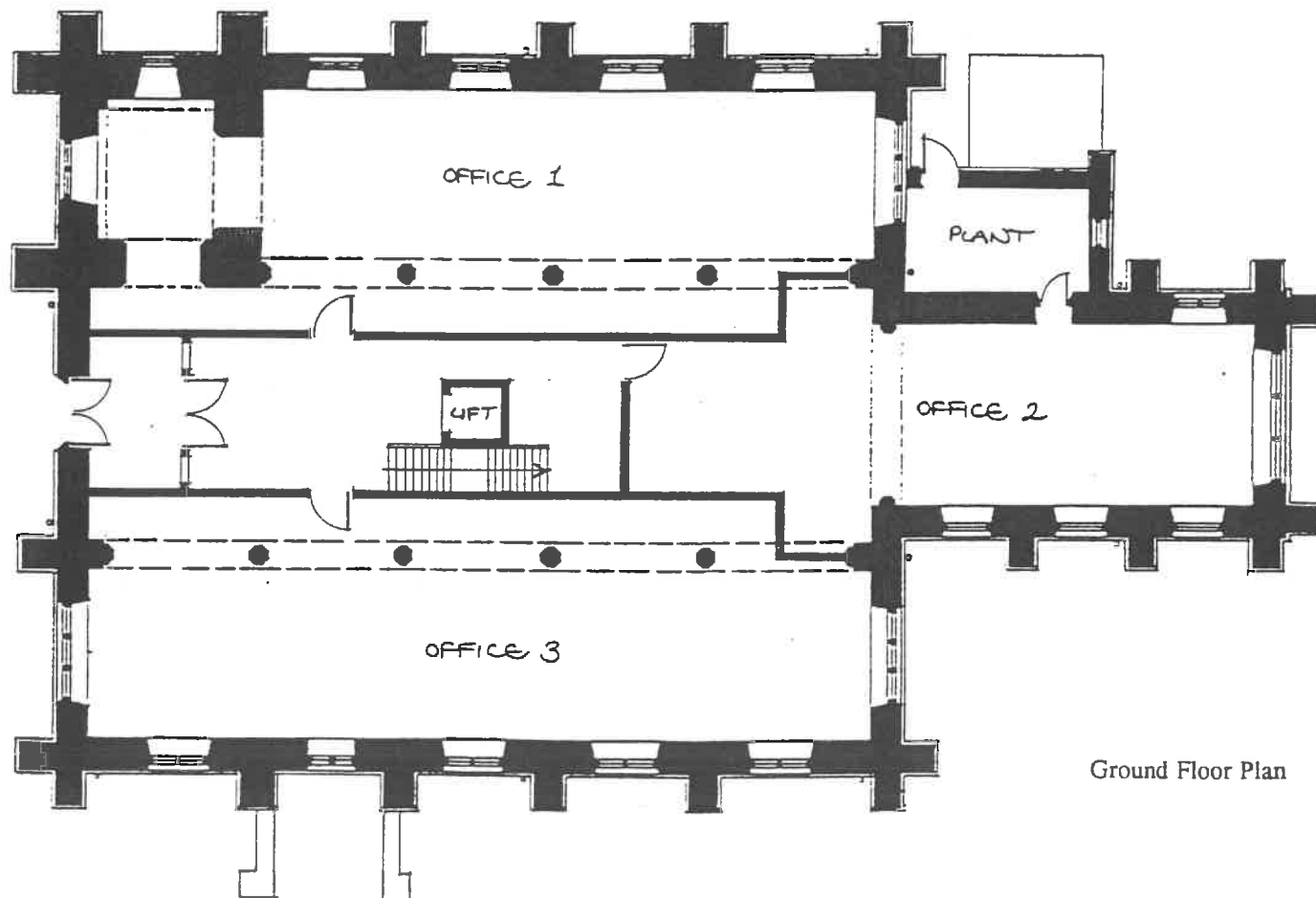
The scheme maximises use of the plan, and minimises disturbance to the Churchyard. However, the cost of conversion is extremely high compared to the estimated cost of building a new nursing home (approximately £20,000 per bed space, totalling £280,000). This compares with a project cost for this scheme of about £1,150,000 which is £82,300 per bedspace. This scheme does not seem to be viable financially, and would certainly have a high level of local opposition.



Section



First Floor Plan



Ground Floor Plan

9.0 OFFICES/WORKSHOPS

9.1 Use

This scheme maintains the whole building as office accommodation, with the option of the units being used as workshops, with 7 office units with a communal staircase and lift and plant room.

9.2 Areas

Unit 1	130 sq. m.
Unit 2	88 sq. m.
Unit 3	135 sq. m.
Unit 4	100 sq. m.
Unit 5	103 sq. m.
Unit 6	88 sq. m.
Unit 7	92 sq. m.
Circulation	94 sq. m.
Total	830 sq. m.

9.3 Alterations

This scheme involves minimal demolition of the south porch and oil tank enclosure, provision of a new first floor, lift and staircase, new internal walls, and new rooflights. As this is a 2 storey scheme, with the need for windows on both floors, there is a design difficulty with the existing windows. One option may be to provide new windows beneath the existing to light the ground floor.

9.4 Planning and Landscaping

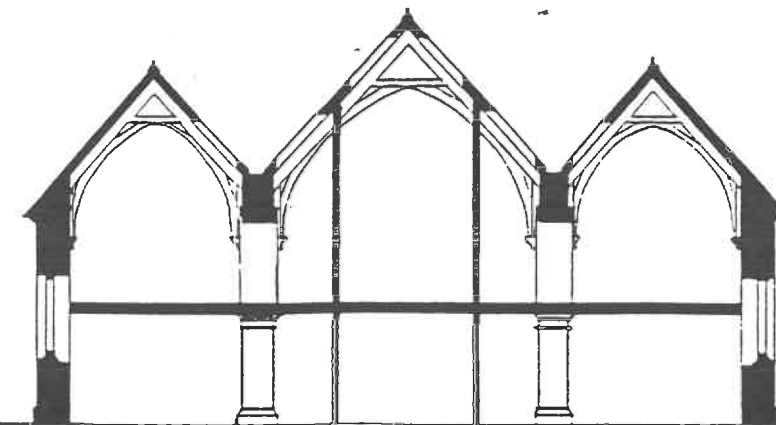
Again, this scheme is ideal for the deep plan of the building, with the vertical circulation in the centre of the building lit by rooflights in the Nave roof and providing access to all the units, which are arranged around the outside of the plan to maximise natural light and ventilation. The units can just as easily be used as offices or as workshops, and the conversion to small units desirable and gives flexibility of use since a single company could use more than one unit, or even take over a whole floor. Intermediate floors could also be inserted to create additional floor space. The provision of adequate parking facilities would be difficult but we think possible, by carefully making the west and south areas of the Churchyard into gravelled parking areas, for space for approximately 20 cars. (The planning requirements are 1 space per 30 sq. m. totalling 25 spaces).

9.5 Costs

Repairs and Conversion	£780,250
External Landscaping	£ 13,000
Incoming Services	£ 7,000
Drainage	£ 16,000
Total	£816,250 + professional fees and VAT.

9.6 Viability

This kind of conversion of the Church to office units or workshops was confirmed by local estate agents as a marketable option with an existing buyer market. It maximises useable floor area and natural lighting and ventilation, and provides flexibility of use between units and between floors. Although adequate parking facilities may be difficult we recommend that this option is considered further, as the costs could be offset against the rentable rates. The total building cost, including professional fees at 12.5%, would be £921,656, or £1,105,988 with professional fees and VAT at 35% total. This would mean the space would have to be rented over a 14 year let at between £7.37 and £8.84 per sq. ft. depending on the VAT chargeable. We think this is rather high, but it may warrant consideration.



Section

10.0 SURGERY/HEALTH CENTRE.

10.1 Use
This scheme maintains the whole building as a doctors/dentists surgery or alternative health centre on 2 floors, with reception and offices, 21 consulting rooms, waiting areas, meeting rooms and wcs.

10.2 Areas

Reception	33 sq. m.	Meeting Rooms	75 sq. m.
Offices	39 sq. m.	Plant & WCs	45 sq. m.
Waiting areas (2 floors)	144 sq. m.	Circulation	36 sq. m.
21 No Consulting Rooms approx.	14 sq. m.	Total	830 sq. m.

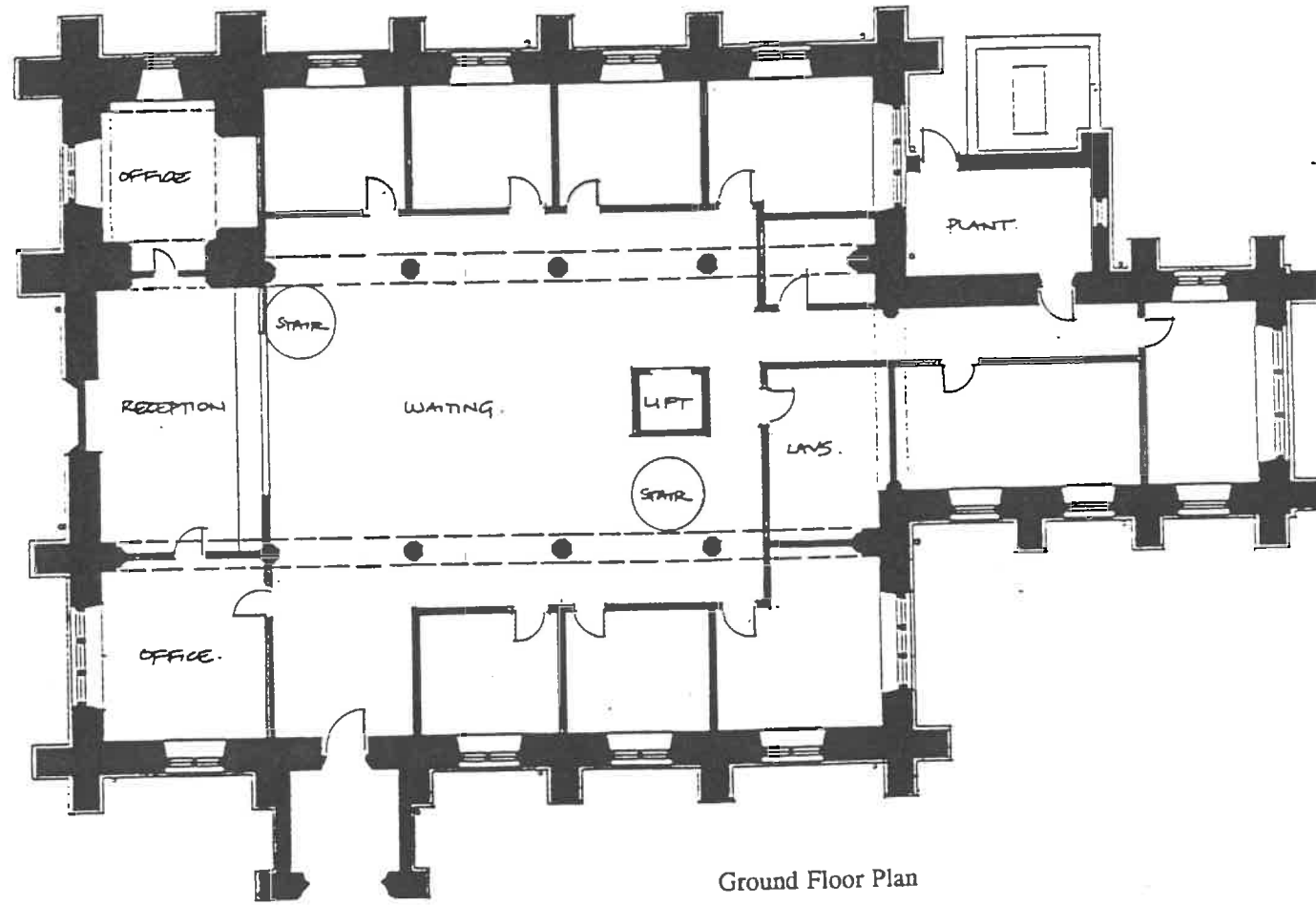
10.3 Alterations
This scheme uses the whole of the existing building envelope with no demolitions. It requires provision of a new first floor, lift and 2 staircases numerous new internal walls, and new central rooflights. As this is again a 2 storey scheme, with the need for windows on both floors, there is a design difficulty with the existing windows. One option may be to provide new windows beneath the existing ones to light the ground floor.

10.4 Planning and Landscaping
By placing the waiting rooms in the centre of the plan with the vertical circulation, the scheme provides natural light and ventilation to all the consulting rooms with rooflight in the Nave roof providing natural light to the 1st floor waiting area. However, it does prove difficult to naturally light or ventilate the waiting area on the ground floor. If it is assumed that each consulting room would be for a separate doctor and nurse, as well additional as administrative staff, it will be impossible to provide adequate parking facilities for staff and for patients, on the site although the west and south areas of churchyard can be made into gravelled parking areas as in previous schemes, with approximately 20 spaces, allowing for 6 doctors or nurses and 4 admin staff.

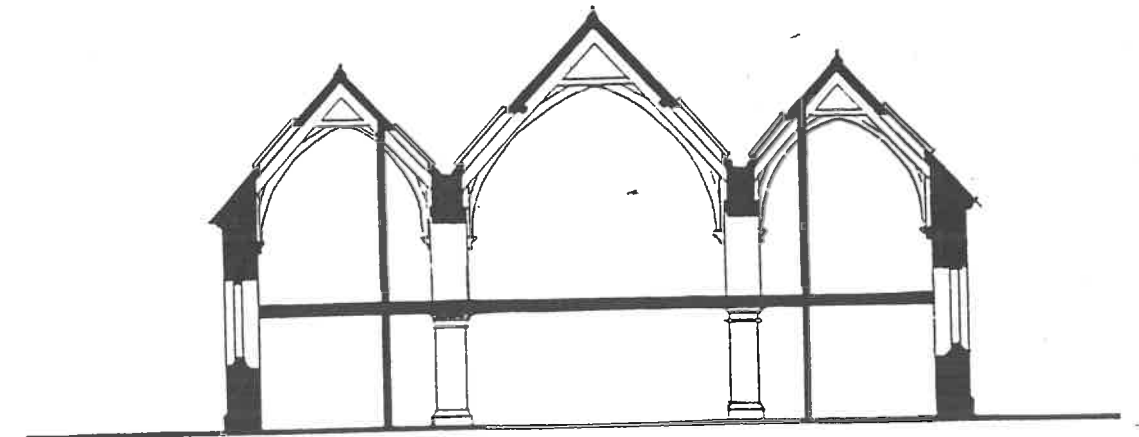
10.5 Costs

Repairs and Conversion	£880,250
External landscaping	£ 18,000
Services and drainage	£ 18,000
Total	£916,250 + professional fees and VAT.

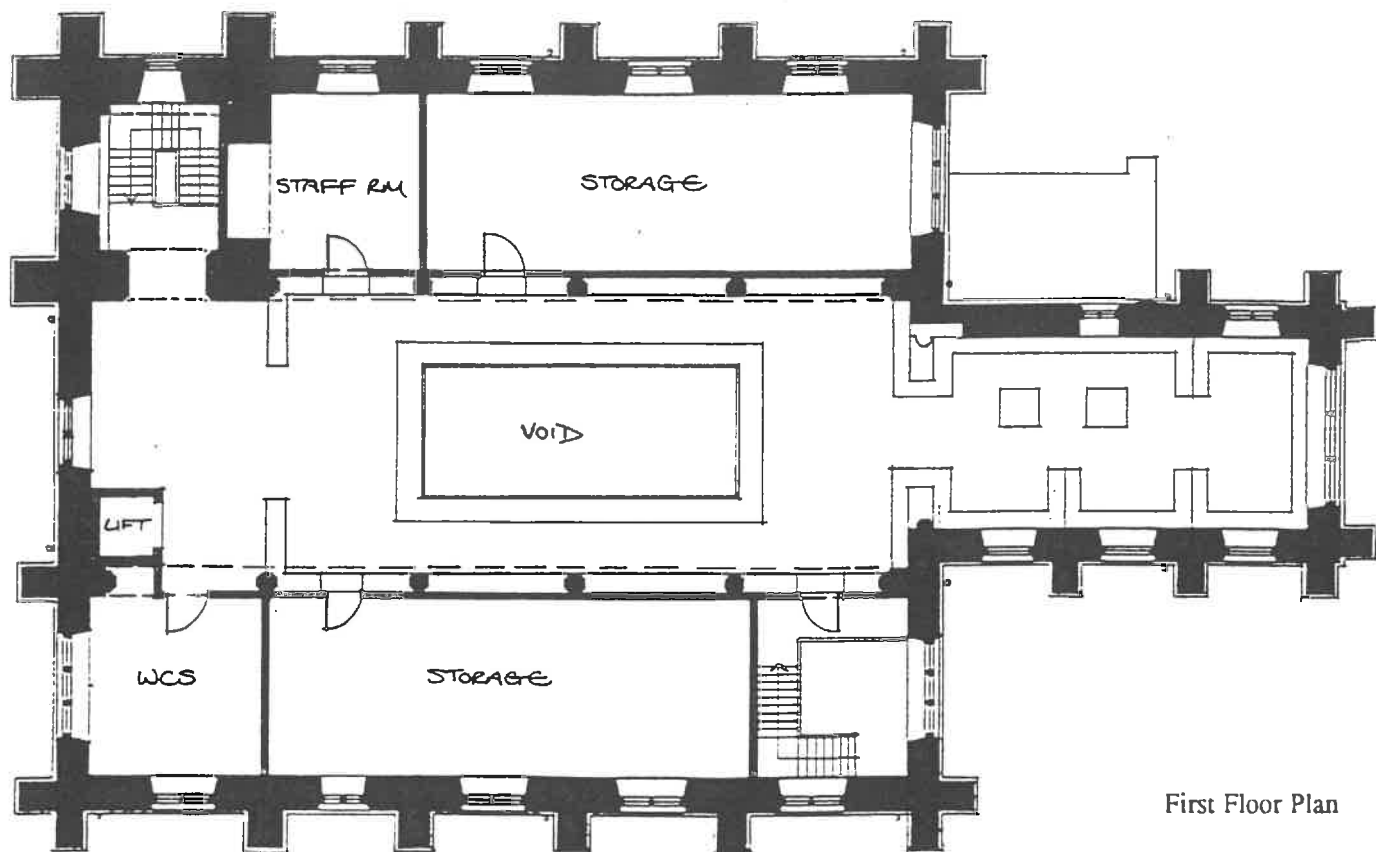
10.6 Viability
Although it appears to make good use of the plan, there are many problems associated with this use of the building. Adequate parking provision is one of the major problems, especially since it is not an ideal location for a surgery/health centre in such a small village is disproportionately large and virtually everyone working or visiting the surgery would be travelling some distance and arriving by car. It is also a problem providing natural light and ventilation to all areas. We do not know what demand this type of use would generate, but we do not consider it a viable option.



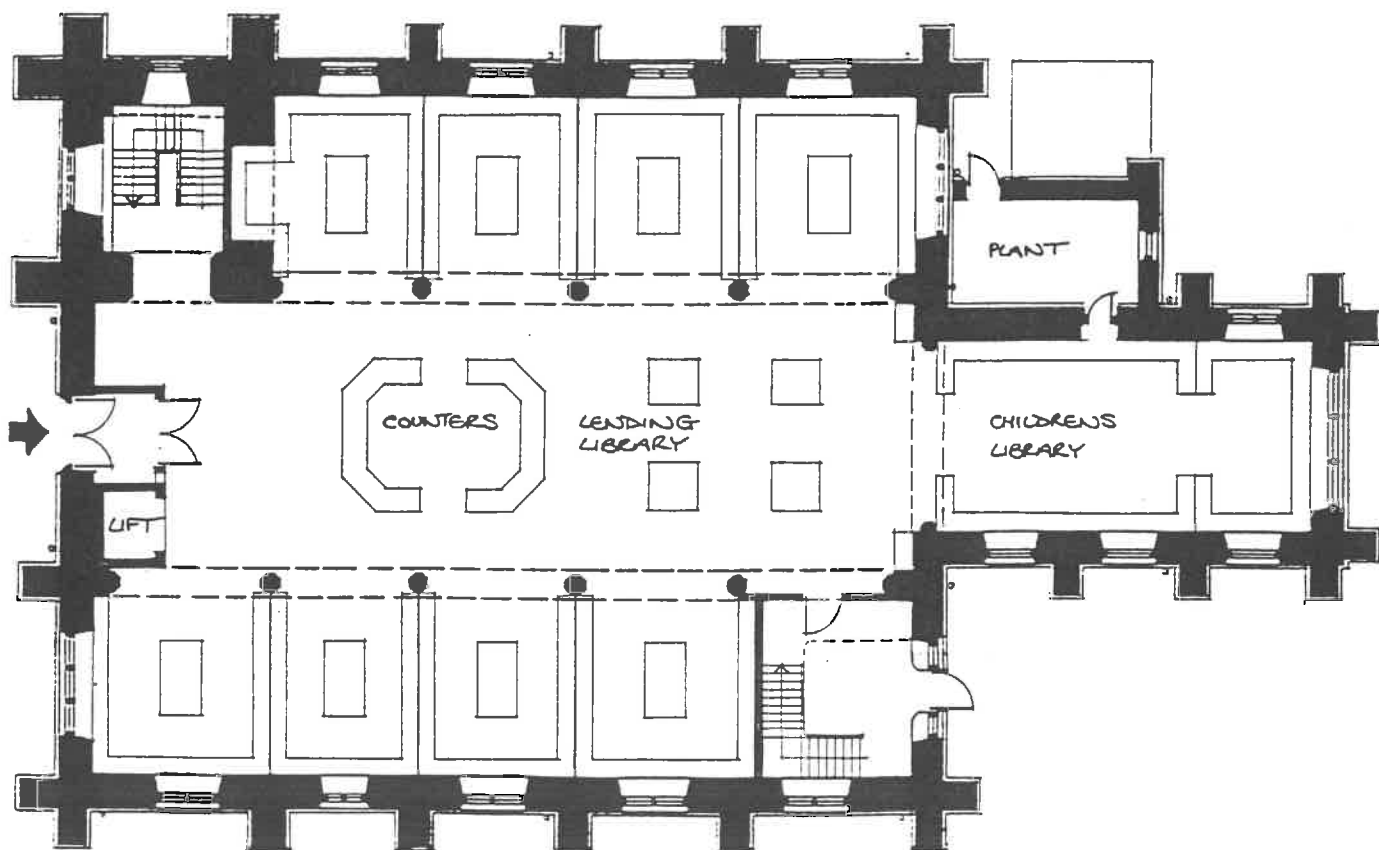
Ground Floor Plan
+
First Floor Plan



Section



First Floor Plan



Ground Floor Plan

11.0 LIBRARY

11.1 Use

This scheme maintains the whole building as a small library for public use, with storage, staff room and wcs.

11.2 Areas

Library	598 sq. m.
Storage	115 sq. m.
Staff Room	20 sq. m.
WCs & plant	34 sq. m.
Circulation	58 sq. m.
Total	825 sq. m.

11.3 Alterations

This scheme involves minimal demolition of the south porch and oil tank enclosure, provision of a first floor, lift and 2 staircases, relatively minimal new internal walls, and new rooflights. The spacing of the columns in the north and south aisles provides ideal proportions for shelving bays with reading tables. As this is a 2 storey scheme, with the need for windows on both floors, there is a design difficulty with the existing windows. One option would be to provide new windows under the existing ones, to light the ground floor.

11.4 Planning and Landscaping

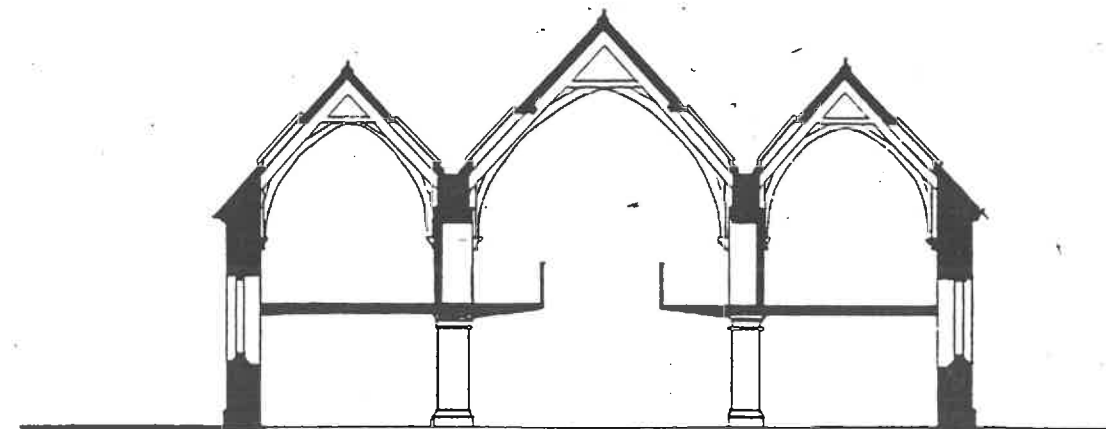
The space inside the church would work extremely well as a library. The size of the bays between the arcades are ideal for a bay of bookshelves with a reading table in the middle, leaving the centre of the plan free for counters, information services and displays. On the first floor there is space for storage and further leading library space, or the centre of the plan could be used as a reference library, with light being introduced via rooflight in the Nave roof. However, as with the surgery scheme, there are inherent problems with providing adequate parking facilities for staff and visitors: we could provide a maximum of approximately 20, but this would be negotiable with the Planning Department.

11.5 Cost

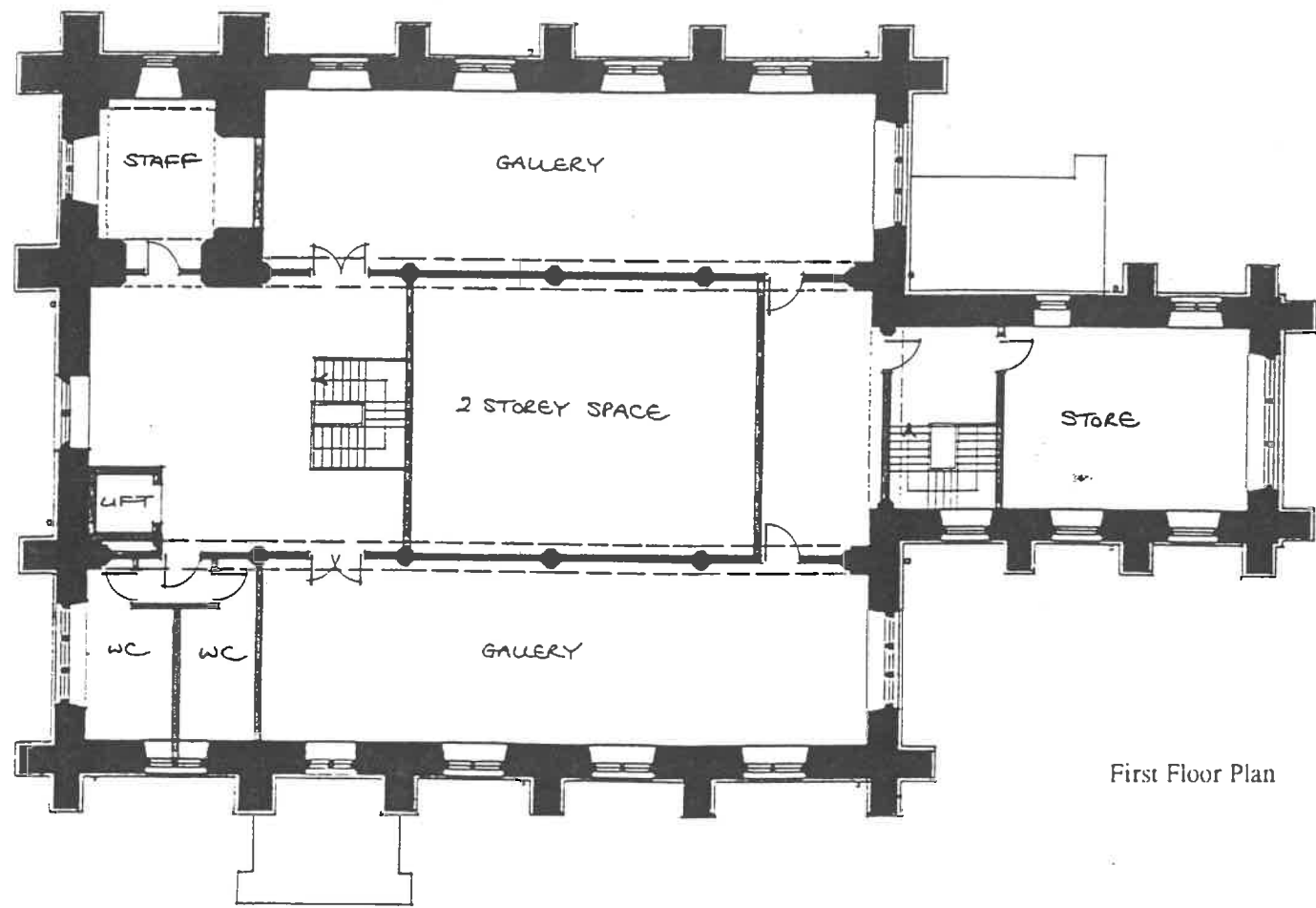
Repairs and Conversion	£ 980,250
External landscaping	£ 18,000
Services and drainage	£ 6,000
Total	£1,004,250 + professional fees and VAT.

11.6 Viability

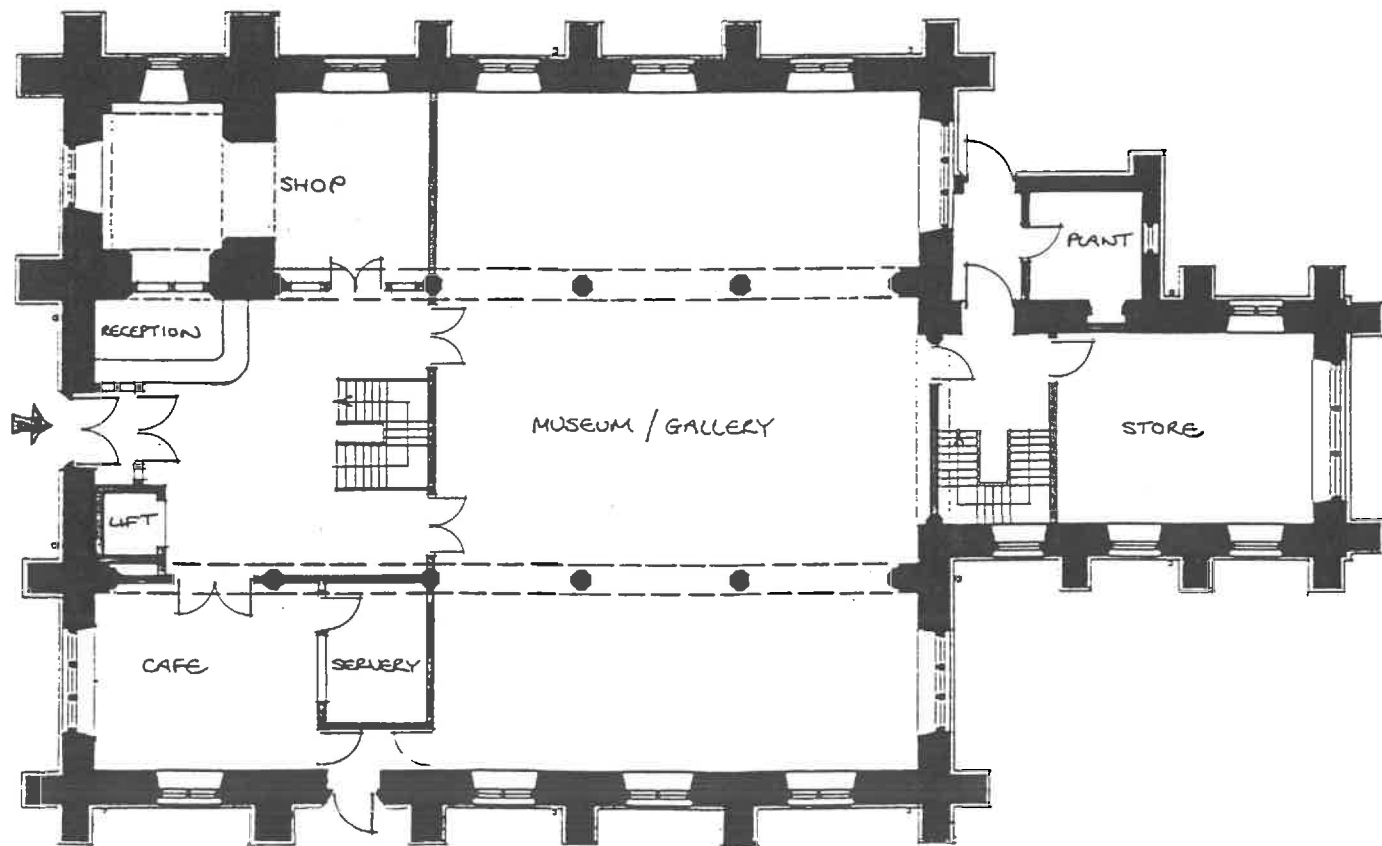
Although the space would work extremely well as a library, it is probably not viable because of its remote position, high cost, difficult access, poor parking facilities and access.



Section



First Floor Plan



Ground Floor Plan

12.0 MUSEUM/GALLERY

12.1 Use

This scheme maintains the whole building envelope and provides a small museum or gallery on 2 floors with reception, shop, cafe, staff room, storage, plant and wcs.

12.2 Areas

Museums/Gallery space	396 sq. m.	Storage	75 sq. m.
Reception & vertical space	156 sq. m.	Staff Room	17 sq. m.
Shop	38 sq. m.	WCs and plant	31 sq. m.
Cafe	42 sq. m.	Circulation	80 sq. m.
		Total	830 sq. m.

12.3 Alterations

This scheme involves minimal demolition of the south porch and oil tank enclosure, provision of a first floor, lift and 2 staircases and new internal walls. As this is a 2 storey scheme, with the need for windows on both floors, there is a design difficulty with the existing windows. One option would be to provide new windows under the existing ones, to light the ground floor.

12.4 Planning and Landscaping

Due to the open plan nature of the museum/gallery, the space would work well in this scheme.

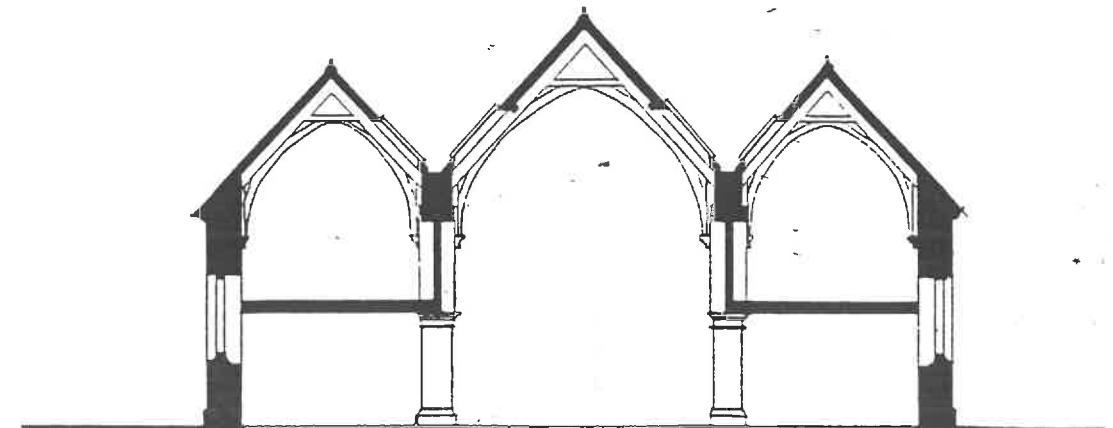
Facilities such as a shop, cafe and toilets are accommodated either side of the reception at the front of the building, with storage at the back of the building, leaving the centre of the plan free for the museum/gallery space. The centre of the ground floor plan is lit via a 2 storey space to the roof with roof lights, with further galleries positioned around this space on the first floor. However, as with the library scheme, there would be access difficulties due to problems with providing adequate parking facilities in the west and south areas of the churchyard, although we do think we could provide the minimum requirements of 20 spaces. (1 space per 30 sq.m. of public space).

12.5 Costs

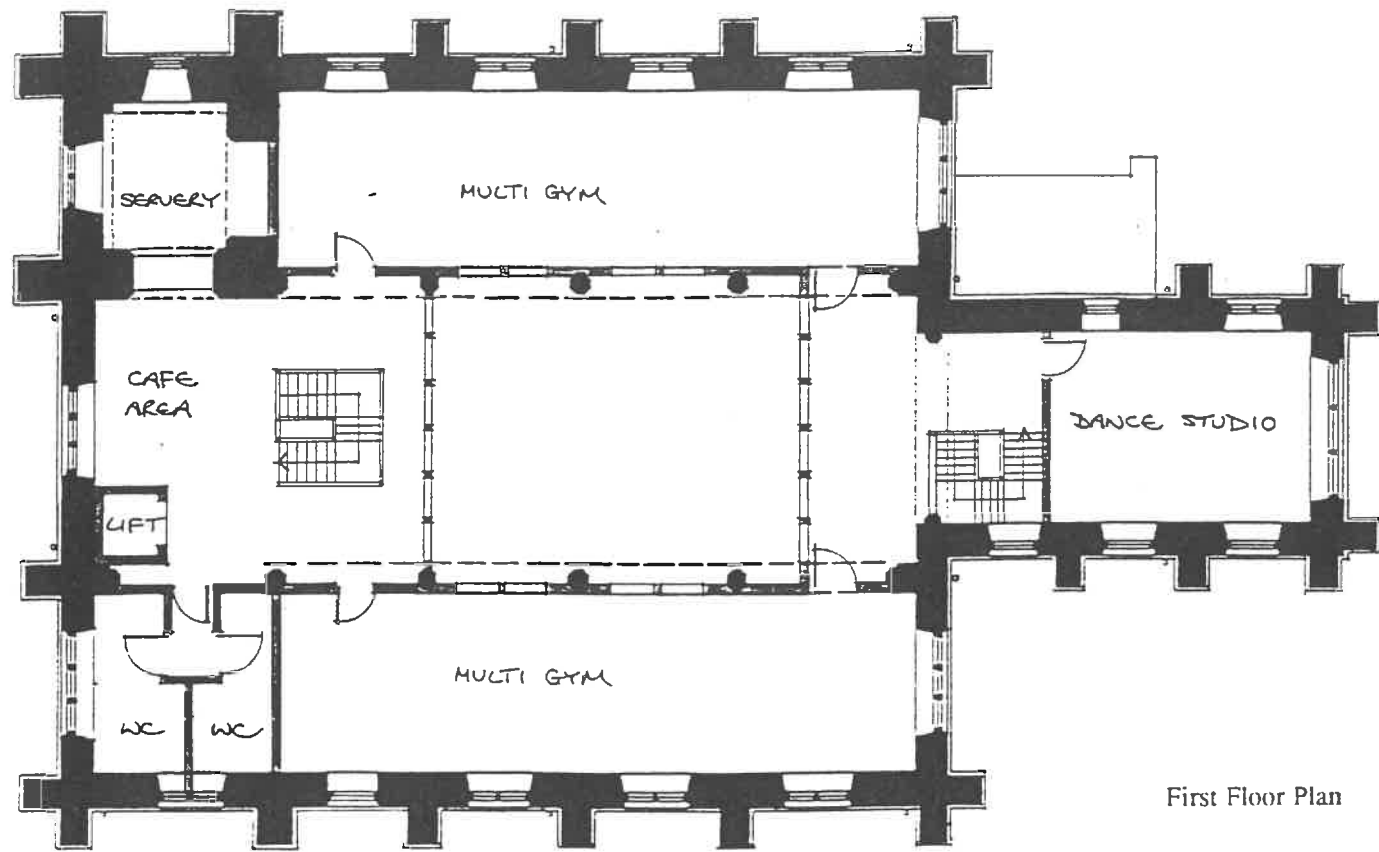
Repairs and Conversion	£ 980,250
External landscaping	£ 18,000
Services drainage	£ 8,000
Total	£1,006,250 + professional fees and VAT.

12.6 Viability

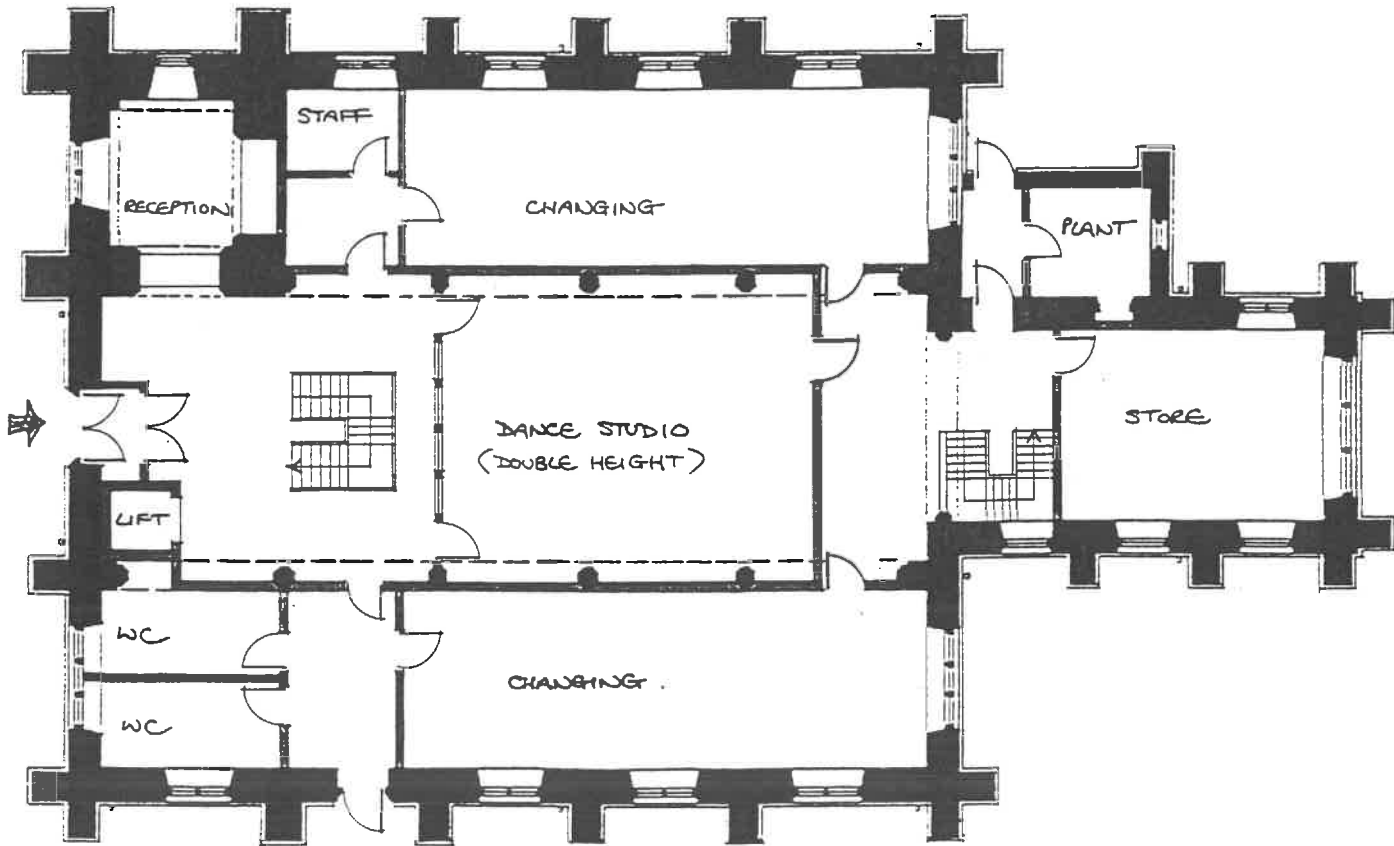
Although spatially the space would work well as a museum and gallery, commercially and because of access difficulties it is probably not a viable option, unless a wealthy private collector came forward!



Section



First Floor Plan



Ground Floor Plan

13.0 DANCE STUDIO/GYM

13.1 Use

This scheme maintains the whole building envelope and provides dance studios and gyms for a private dance or health centre, with reception, changing facilities, storage, cafe, staff room and wcs.

13.2 Areas

Dance Studio 1	78 sq. m.	Cafe and Servery	72 sq. m.
Dance Studio 2	35 sq. m.	Staff Room	7 sq. m.
2 No Gyms	152 sq. m.	Store	35 sq. m.
Changing Rooms	125 sq. m.	Plant + WCs	50 sq. m.
Reception	72 sq. m.	Circulation	204 sq. m.
		Total	830 sq. m.

13.3 Alterations

This scheme involves minimal demolition of the south porch and oil tank enclosure, provision of a new first floor, lift and 2 staircases numerous new internal walls and new rooflights. As this is a 2 storey scheme, with the need for windows on both floors, there is a design difficulty with the existing windows. One option would be to provide new windows under the existing ones, to light the ground floor.

13.4 Planning and Landscaping

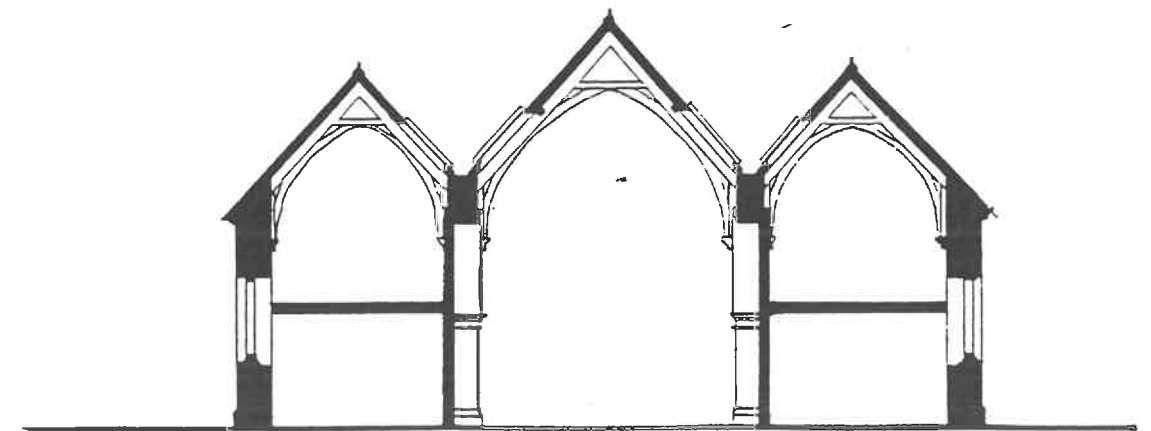
The space appears to work as a dance studio or gym. By providing a double height dance studio in the centre of the plan, light is introduced down into the middle of the ground floor plan via rooflights in the Nave roof. Changing facilities are positioned either side of the studio at ground floor level, accessing directly to both vertical circulation spaces to the first floor, with storage and toilet provision. A cafe area, small dance studio and two large gyms are all provided on the first floor, which can all be naturally lit and ventilated. Yet, as with schemes 9-12, adequate parking provision would be difficult, due to the likely number of people using the building and having to travel some distance by car. The requirement would be one space per 10 sq. m. of public space, totalling 26 spaces. We could provide approximately 20 spaces, but this may be negotiable with the Planning Department.

13.5 Costs

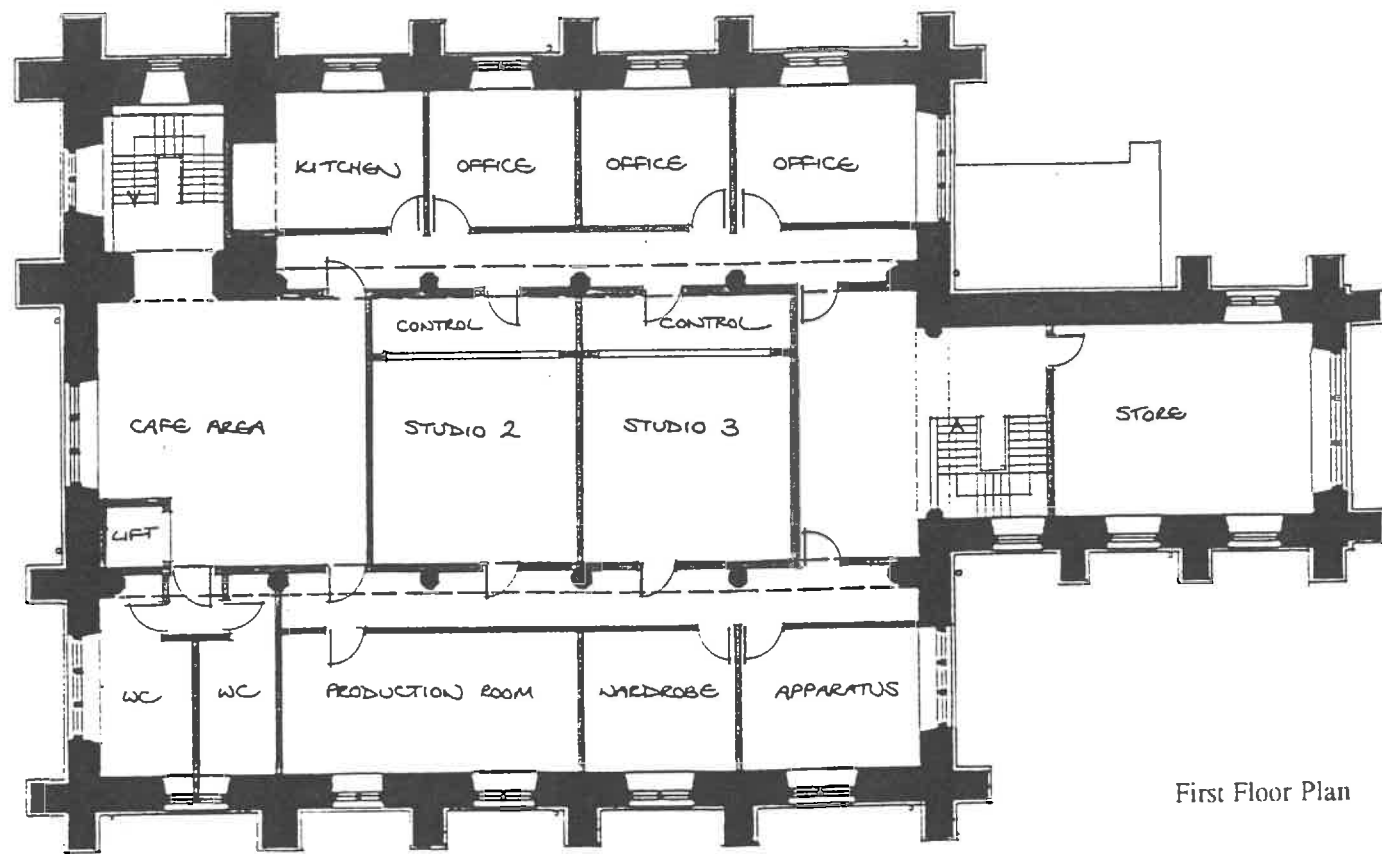
Repairs and Conversion	£780,250
External landscaping	£ 18,000
Services and drainage	£ 16,000
Total	£814,250 + professional fees and VAT.

13.6 Viability

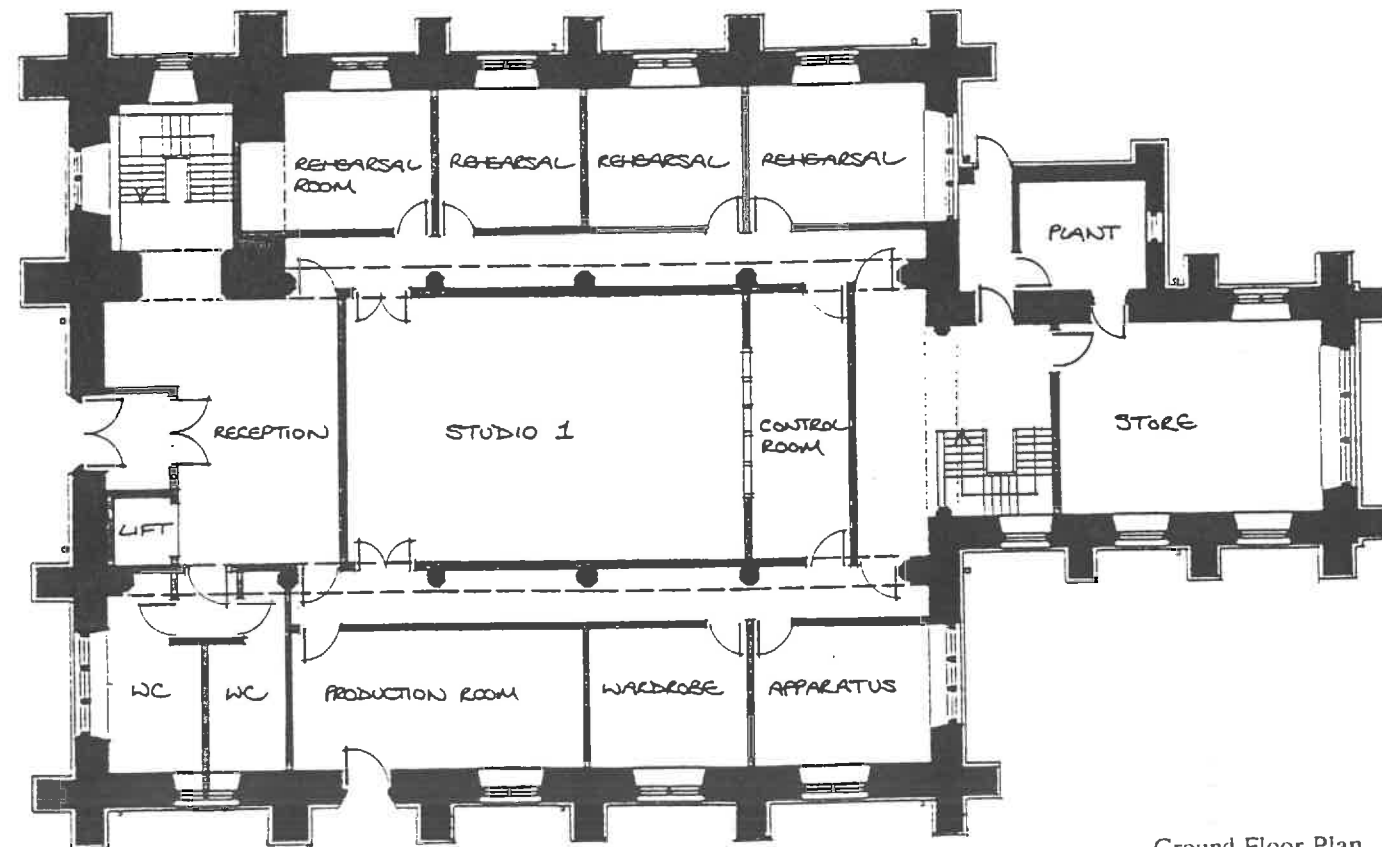
Although spatially the building would appear to work as a dance studio/gym, commercially it is very specialised and would require special marketing, and because of the high cost and access difficulties it is not a particularly viable option.



Section



First Floor Plan



Ground Floor Plan

14.0 RECORDING STUDIO

14.1 Uses

This scheme maintains the whole building as a recording studio, which could be used for other purposes such as photography or general production. It provides a reception, 3 studios and control rooms, 4 rehearsal rooms, 2 production rooms, 3 offices, 2 wardrobe and apparatus rooms, a cafe area and kitchen, stores and wcs.

14.2 Areas

Reception	42 sq. m.	2 No Wardrobes	14 sq. m. each
Studio 1 (including control room)	92 sq. m.	2 No Apparatus room	16 sq. m. each
Studio 2 (including control room)	39 sq. m.	Stores	70 sq. m.
Studio 3 (including control room)	28 sq. m. each	Cafe and Kitchen	60 sq. m.
4 No Rehearsal rooms	14 sq. m. each	Plant and WCs	54 sq. m.
2 No Production rooms	28 sq. m.	Circulation	262 sq. m.
		Total	830 sq. m.

14.3 Alterations

This scheme involves minimal demolition of the south porch and oil tank enclosure, provision of a new first floor, lift and 2 staircases, and numerous new internal walls. As this is a 2 storey scheme, with the need for windows on both floors, there is a design difficulty with the existing windows. One option would be to provide new windows under the existing ones, to light the ground floor.

14.4 Planning and Landscaping

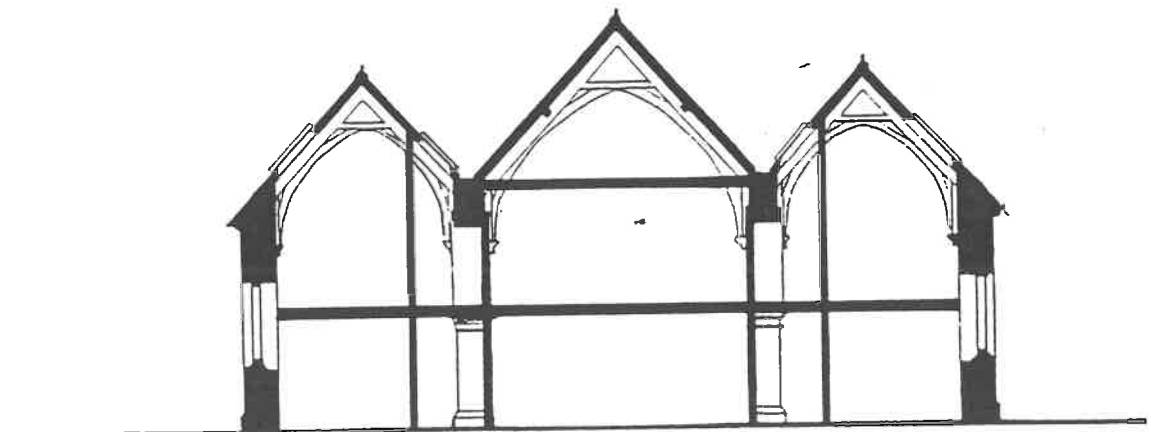
The space would work well as a recording studio. The "room within a room" principle of the Studios themselves, with strict mechanical control of lighting and ventilation means that they can be positioned in the problematic area in the centre of the plan, leaving the outer areas of the plan for ancillary uses which are more likely to require natural light and ventilation, such as offices, production rooms, rehearsal rooms, wardrobes, cafe, etc. Adequate parking provision would probably not be as difficult as with Schemes 9-13, as there would be fewer people using the building and would be negotiable with Planning Department.

14.5 Costs

Repairs and Conversion	£880,250
External landscaping	£ 18,000
Services and drainage	£ 12,000
Total	£910,250 + professional fees and VAT.

14.6 Viability

Spatially the space works well as a recording studio, but there would be difficulties providing adequate parking facilities, and the very specialist nature of the use commercially and the costs involved means that it is probably not a viable option.



Section

APPENDIX A

REPORT ON THE CONDITION OF THE
FABRIC

APPENDIX A

REPORT ON THE CONDITION OF THE FABRIC

1.0 GENERAL REMARKS.

- 1.1 This report is based on an inspection based on the standard Quinquennial Inspection of Churches.
- 1.2 The Church has a four bay Nave, Chancel, North and South Nave. Aisles and North West tower with broach spire. There is a South Porch and a Vestry on the north side of the Chancel.
- 1.3 Access was limited to inspection from ground and ground floor level and from the ladders in the Tower. The North Aisle and Tower were sealed off externally at ground level by scaffolding and hoardings. Part of this has fallen down and should be reinstated. The trap door in the belfry floor was weighed down with pigeon droppings and was not able to be opened. No parts of the structure were opened up and therefore it is not possible to say that hidden parts are free from rot or defects. No ladders were available to get access to valley gutters or to inspect the Nave roof slopes or inner slopes of North and South Aisle roofs. There was no access to the Vestry.

2.0 GENERAL STRUCTURAL CONDITION.

- 2.1 This is a large Victorian Gothic Church built with brickwork face with flint with Bathstone dressings to windows, buttresses, gables, arcades, doorways etc. The tower is similar construction and the spire is brick faced with stone at its lower section and then entirely constructed of stone above that.
- 2.2 The building has not suffered significantly from structural movement and all its structural elements appear to be upright and in their correct relationships. However individual units of construction have become eroded and decayed on quite a wide scale. In particular the stone used is obviously not of the most durable kind and in exposed positions it has eroded and exfoliated. Flintwork was built originally with very recessed pointing and where this has significantly eroded flints have fallen out. The valley gutters have not been adequately maintained and this has led to leaks and fungal decay of timber beneath. All of these things pose a threat to the building but they can all be repaired.

3.0 ROOFS

- 3.1 **Chancel.**
Roofing is in quite good condition. North slope not quite so good. A few tiles to replace. If the chimney on the North side is removed then there will be a patch of tiles to do here. **A 250**
- 3.2 **South Aisle.**
Roof tiling: South Slope in quite good condition except for a few tiles high up which have slipped or are missing. **Repairs:**
The North slope is very difficult to see. No access to valley gutter. An oblique view from the East end was not possible. **A 500**
- 3.3 **Nave**
Tiling also difficult to see but the North slope seems to have been extremely patched in machine made tiles.

- 3.4 **North Aisle**
South slope not seen. North slope tiling is in good condition.
- 3.5 As both valley gutters have dry rot the bottoms of internal aisle slopes and Nave roof slopes will have to be stripped for structural repairs. It is likely that it will be necessary to continue up these slopes for complete retiling.
Complete retiling A 25000
Dry Rot structure A 20000
Scaffolding/temporary roof A 10000
- 3.6 **South Porch.**
Roof tiling is in quite poor condition and it needs to be retiled. **B/C 1500**
- 3.7 **Vestry.**
Roof tiling in quite poor condition and in need of retiling **B/C 2000**
- 4.0 **THE TOWER AND SPIRE.**
- 4.1 **Spire**
The weathercock is broken and if access is available it should be repaired. The top 20 feet of the spire stonework appears to have been repaired recently. The spire is plain stonework without any rolls or crockets. There are four diagonally placed upper spirelights in South East, South West, North East, and North West faces and four lower spire lights in North, East, South and West faces. The bottom of the spire is broached. There are what look like remnants of heads of upper upper spire lights on North, East, South and West faces.
B/C 250
- Upper spire lights are in variable condition, but some stonework repairs are needed on each. Lower spire lights are also in variable condition. The East is in quite good condition. The North is reasonable. It has part of its gabled hood and part of one jamb missing. The West is in poor condition and the central mullion and tracery are crumbling away. The South tracery is in poor condition.
- The spire face has many open joints and some cracks but it still appears to be the correct shape and not failing structurally. There are quite considerable problems with falling masonry from the broach table where parts of stones have already fallen away and some others are in danger of doing so. The spire may need to be given bands to tie it together. But this cannot be fully assessed without close inspection from a scaffolding.
- Undoubtedly it needs to be repointed and some stonework repairs are required. **A 20000**
- 4.2 **Tower.**
Flintwork with stone dressings in four stages with buttressed corners. Flintwork was originally built with recessed pointing - erosion has caused loss of flints in places and this will need to be addressed. It also indicates that repointing will also be needed. Belfry light stonework is in variable condition. East and North and South belfry lights are in quite good condition. The West belfry light is in rather poor condition and stonework is deteriorating quite badly. Buttresses are quite weathered. Gabled tops are generally in poor condition and require repair. Quite a number of Quoins and water shedding stones are in poor condition. Stonework to lower windows to the tower is generally in quite good condition. String corners are generally in good condition. There is a section missing beneath the West belfry light. **A 60000**
The tower needs to be scaffolded and repaired.

5.0	EXTERNAL WALLS		
5.1	West End The West end of Nave and South Aisle are in fairly poor condition. Flintwork is very eroded under gable copings. Gable copings are worn and in need of attention. The West windows and West doorway are in reasonably good condition. West buttresses are eroded and need repair.	A 10000	
5.2	South Side. South side walling is in reasonable condition but there is a fallen patch of flints above the South porch which needs to be rebuilt. Buttresses stonework is worn in places and need consolidation and repair. The West gable kneeler stone and quoins beneath are defective so need repair. The South porch gable stonework at the apex needs repair. The south doorway jambs at low level are suffering from rising damp and need consolidation. Window stonework and string courses and plinth are in fairly good condition.	A 8000	
5.3	General. Stonework is quite soft Bathstone and it is generally quite friable and porous. Wherever possible consolidation by lime water treatment should be provided to consolidate and strengthen. There is a lot of ivy and other vegetable matter climbing walls which needs to be carefully killed and removed.		
5.4	East End of South Aisle and Nave East Gable. Walling in reasonable condition. Ivy needs to be removed. Gable copings need to be pointed and one or two kneelers repaired and flint work immediately beneath consolidated.	A 3000	
5.5	Chancel South Side. Walling and windows are in quite good condition. Buttresses stonework need limewater consolidation.	A 500	
5.6	Chancel East Side. The East wall and window are in quite good condition. Some flintwork beneath parapet copings needs consolidation and one or two copings need repair.	A 2000	
5.7	Chancel North Side. Walling in reasonable condition. Ivy needs to be removed. The chimney is in quite bad condition at its base. Removal should be considered.	A 250 A/B 2000	
5.8	Vestry. Walling in reasonable condition but needs repair here and there.	B/C 2500	
5.9	North Aisle West Wall. Covered in ivy but generally in reasonable condition.		
5.10	North Aisle North Side. In reasonable condition. There is lots of ivy to be removed. Hoodmoulds to East and West windows are damaged and need repair.	B/C 3000	
6.0	WINDOWS Most are boarded therefore it is difficult to be sure about their condition, but some glass is broken and there may be some stonework damage.		
	say Glass	C 5000 D 5000	
	Stonework	C 5000 D 5000	

Ventilation should be improved wherever possible.

7.0	RAINWATER DISPOSAL AND DRAINAGE		
7.1	Cast iron ogee gutters sitting on stone eaves tables plus rain water heads and straight cast iron pipes. The whole system needs to be repaired/replaced.		A 10000
7.2	The details of the drainage system are uncertain. The connections between rainwater pipes and drains should be excavated, drains rodded and rodding eyes added to the system for further maintenance.		A 2000
8.0	INTERNAL		
8.1	Spire & Tower. Because of difficulties of access it was not possible to see adequately up into the spire. However there was a partial view which showed the spire stonework. This looked rather flaky on its surface and consolidation and pointing is thought to be necessary. The brickwork at its base seemed to be in quite good condition. Brickwork walls in the Tower clock chamber are in quite good condition as are walls to the ground floor stage. Belfry and Clock chamber floors are very dirty and a good clean out and pest control treatment are needed. Ladders appear to be reasonably sound but need checking over and repairing. There is one bell in an oak bellframe which needs to be cleaned and checked. The clock is working and appears to be in good order. Weight cables need to be checked for safety. Belfry lights and the belfry stage of the tower could not be seen properly. Bird screening of all openings needs to be renewed.		A 3000
8.2	The Church interior is in reasonable condition but roof leaks have caused decay and spoiling to decorations. The valley gutters between Nave and both Aisles are badly affected by dry rot and several fruiting bodies can be seen. Windows are generally boarded up and cannot be seen very well. Some windows have stained glass. The rest are clear glass in leaded lights. Furniture and fittings are quite dirty but are otherwise mostly in quite good condition. Where bad roof leaks have occurred floors and some furniture are probably affected by rot. There are no memorials of great note.		
8.3	The organ in the East end of the North Aisle was not examined.		
8.4	There was no access to the inside of the vestry.		
9.0	HEATING INSTALLATION		
9.1	This was not inspected The oil tank to the North of the Vestry was not examined.		
10.0	ELECTRICAL INSTALLATION		
10.1	This was not inspected in detail but is thought to be in poor condition. It needs to be inspected and tested and probably rewired.		A 8000

11.0 LIGHTNING PROTECTION

11.1 To spire and tower only and needs checking. The existing installation should be tested. It should really be extended to cover the whole church, but this would be expensive.

12.0 FIRE AND SECURITY

12.1 There are no fire or security systems.

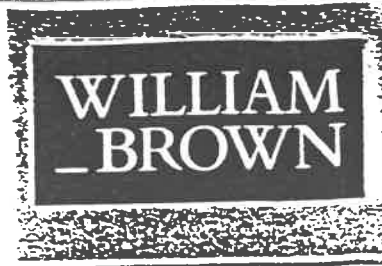
13.0 THE CHURCHYARD

13.1 The Churchyard is open and burials continue towards the East end. The Churchyard is generally in good condition.

Henry Freeland
5 April 1995

APPENDIX B

RESPONSES FROM LOCAL ESTATE AGENTS



Fenn Wright Spurlings



146 HIGH STREET, COLCHESTER, CO1 1PW
Telephone (01206) 764499
Residential (01206) 763388
Fax (01206) 760571 DX 3604 Colchester

CHARTERED SURVEYORS
RESIDENTIAL, COMMERCIAL AND AGRICULTURAL
ESTATE AGENTS, AUCTIONEERS AND VALUERS

Our Ref : JO/SW

30 January 1995

Freeland Rees Roberts Architects
25 City Road
Cambridge
CB1 1DP
FOR THE ATTENTION OF MR H. FREELAND

12 Culver Street West
Colchester
Essex
CO1 1JF

Telephone : (0206) 577772
Fax : (0206) 864435

31 JAN 1995

Dear Mr Freeland,

RE: St Peters Church, Birch, Colchester

Further to our telephone conversation of Friday 27th January 1995, we write to confirm that in our opinion of the local market, we feel St Peters Church might be suitable for a conversion into a apartment complex and we would have retained clients who would be interested in this type of property.

We look forward to hearing from you in the future should there be any further developments.

Yours sincerely,
WILLIAM H. BROWN

JENNY OLLEY
AREA MANAGER

H Freeland Esq
Freeland Rees Roberts Architects
25 City Road
Cambridge
CB1 1DP

Our Ref: RPHH/nt

31 January 1995

By fax and post:
01223 312882

1 - FEB 1995

Dear Mr Freeland

RE: ST PETER'S CHURCH, BIRCH, COLCHESTER

Thank you for your letter of 25 January 1995.

We are familiar with the type of property you have in mind having recently let a converted church in Berechurch Hall Road, Colchester. Although unusual, this type of property has potential for conversion to both residential and office use although the former is perhaps more valuable at the present time.

I would be helpful if we could look at the unit and take some measurements and photographs. Without seeing the building, it is difficult to comment on the level of demand. In the case of Berechurch Hall Road many tenants were sceptical before seeing the building and I think it was the quality of the conversion which made the difference in securing a tenant. Would you be interested in having a look at this building as it is so close to Birch?

I look forward to hearing from you.

Best wishes.

Yours sincerely

R P H HAYWARD

Also at 100 High Street Telephone 01473 262700 and Clermonts Telephone 01246 261226

20 PIANO FRIGS FAD
20 DUAL FRIGS FAD
20 DUAL FRIGS FAD
20 DUAL FRIGS FAD
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Established
prior to 1768

Managers
1. Mr. J. A. ...
2. Mr. J. A. ...
3. Mr. J. A. ...
4. Mr. J. A. ...
5. Mr. J. A. ...
6. Mr. J. A. ...
7. Mr. J. A. ...
8. Mr. J. A. ...
9. Mr. J. A. ...
10. Mr. J. A. ...



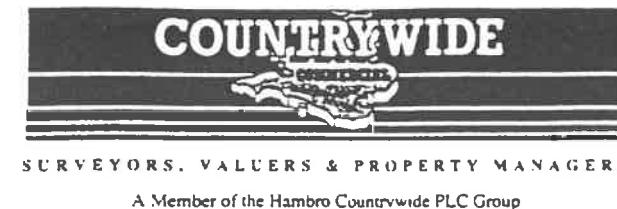
5a Head Street,
Colchester,
Essex CO1 1NB
Tel: 0206-763636
Fax: 0206-762705



Board of Directors
C.J. Finch, FSVA, Chairman,
D.V. George, FRICS, Managing Director,
N.G. Franklin, FCA,
J.L. McGuffog, FRICS, IRRV, AClArb,
M.D. Moody, FRICS, AClArb,
D.J. Shortland, FRICS.

Associate Directors
P.C. Burleigh, B.Sc., (Est. Man), FRICS,
J.P. Newman, B.Sc., ARICS,
E.J. Webb, MRTPI.

5a Head Street,
Colchester,
Essex CO1 1NB
Tel: 01206-763636
Fax: 01206-762705



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D.J. Shortland, FRICS.

Associate Directors
P.C. Burleigh, B.Sc., (Est. Man), FRICS,
J.P. Newman, B.Sc., ARICS,
E.J. Webb, MRTPI.

Our ref: JPN/CLM
Your ref:

27th January 1995

H Freeland Esq
Freeland Rees Roberts Architects
25 City Road
Cambridge CB1 1DP

Dear Mr Freeland,

RE: ST PETER'S CHURCH, BIRCH, NR COLCHESTER

Thank you for your letter of 25th January the contents of which I note.

This type of building is certainly becoming more and more popular with office occupiers because it will I assume provide good on site parking in a semi rural location. I currently have a number of applicants who are looking for offices out of town and will be most interested to hear from you if the building is to be sold.

Alternatively I am also aware of a number of residential developers who could be interested in purchasing the building for conversion into either one or more residential units.

I would be most pleased to assist you further and would obviously be pleased to act on behalf of both Councils and English Heritage if a disposal is to be considered.

Yours sincerely,
COUNTRYWIDE COMMERCIAL

J P NEWMAN B.Sc ARICS

ENC.

Our ref: JPN/CLH
Your ref:

18th April 1995

H Freeland Esq
Freeland Rees Roberts Architects
25 City Road
Cambridge CB1 1DP

Dear Mr Freeland,

RE: ST PETER'S CHURCH, BIRCH, NR COLCHESTER

Further to your letter of 25th January regarding the above I have now received an enquiry from a party who are interested in around 4,000 sq.ft of offices in an out of town location and would enquire whether your clients are in a position as yet to market.

I would be most grateful to receive your further comments.

Yours sincerely,
COUNTRYWIDE COMMERCIAL

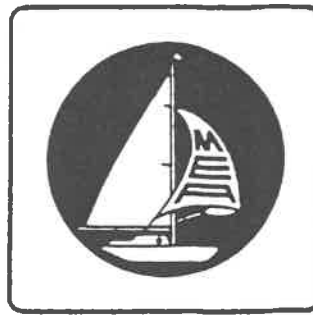
Jeremy Newman B.Sc ARICS

MERSEA ESTATE AGENCY

4 Yorick Road West Mersea Essex CO5 8HT

Tel. (0206) 383333
Fax. (0206) 383319

HOUSE AND LAND AGENT L.A. KNOTT & G.M. KNOTT



CHARTERED SURVEYORS
FINE ART AUCTIONEERS
ESTATE AGENTS AND VALUERS



R. T. COOPER, F.R.I.C.S.
L. C. DRINKELL, F.R.I.C.S.
J. HOWE, F.R.I.C.S.
J. J. GRINTER

12 Head Gate Colchester Essex CO3 3BT

Telephone: (0206) 574271

26th January 1995

Henry Freeland
Freeland Rees Roberts Architects
25 City Road
CAMBRIDGE
CB1 1DP

Dear Mr Freeland

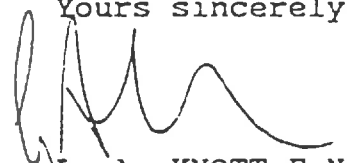
RE: ST PETER'S CHURCH, BIRCH, COLCHESTER

I thank you for your letter of 25th January.

I normally concentrate my business on Mersea Island itself and Birch is really rather too far away for me to give you any specific advice. However, I would have thought that due to the very pleasant location and the close proximity to Colchester, there ought to be clients around who would be interested in taking the Church for either offices, photographic studio or the like.

I am sorry I cannot be any further help but trust that these few comments are of assistance.

Yours sincerely


L. A. KNOTT F.N.A.E.A.

Our Ref: RTC/RMS

Your Ref:

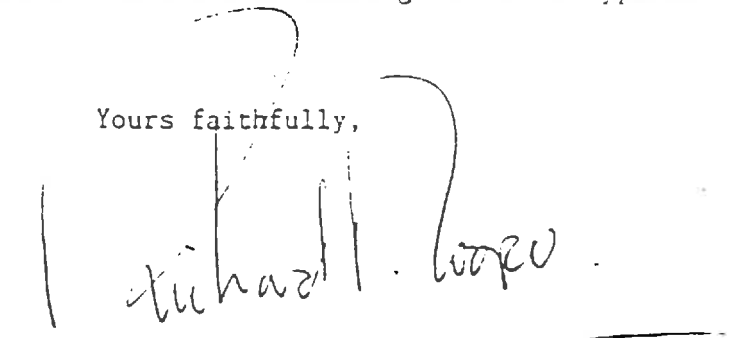
Henry Freeland, Esq.,
Messrs. Freeland Rees Roberts,
Architects,
25 City Road,
CAMBRIDGE,
CB1 1DP

Dear Sir,

ST. PETER'S CHURCH, BIRCH

We thank you for your letter of the 25th January concerning the above but regret that we have no clients who would be looking for this type of building.

Yours faithfully,


for REEMAN, DANSIE, HOWE & SON.

30th January 1995
FEB 1995



APPENDIX C

CURRENT PLANNING POLICIES

CONSERVATION

Conservation Areas and Protected Buildings

- POLICY C1 WITHIN CONSERVATION AREAS ALL THOSE BUILDINGS, OPEN SPACES, TREES, VIEWS AND OTHER ASPECTS OF THE ENVIRONMENT WHICH GO TO MAKE UP THE CHARACTER OF SUCH PLACES WILL BE PROTECTED AND ENHANCED. PROPOSALS FOR NEW DEVELOPMENT WHICH WOULD BE TO THE DETRIMENT OF THE LOCAL SCENE AND CHARACTER OF THE AREA WILL NORMALLY BE REFUSED. IN THE CONSIDERATION OF APPLICATIONS FOR DEVELOPMENT AFFECTING CONSERVATION AREAS, REGARD WILL BE PAID TO THE FOLLOWING DESIDERATA:
- (i) THE POSITION OF NEW BUILDINGS SHOULD ENHANCE THE TOWNSCAPE CHARACTER OF THE AREA. ALL NEW DEVELOPMENT OR REDEVELOPMENT WHICH WOULD BE TO THE DETRIMENT OF THE LOCAL SCENE AND CHARACTER OF THE AREA WILL NORMALLY BE REFUSED.
 - (ii) THE MATERIALS TO BE USED SHOULD BE APPROPRIATE TO THE AREA AND SYMPATHETIC TO THE ADJOINING BUILDINGS.
 - (iii) THE MASS OF THE BUILDING SHOULD BE IN SCALE AND HARMONY WITH THE ADJOINING BUILDINGS AND THE AREA AS A WHOLE.
 - (iv) THE DESIGN OF THE BUILDING SHOULD BE SUCH THAT THE PROPORTIONS OF THE PARTS RELATE TO EACH OTHER AND TO THE ADJOINING BUILDINGS.
- POLICY C2 BUILDINGS OF ARCHITECTURAL, HISTORIC AND TOWNSCAPE IMPORTANCE WILL BE PROTECTED FROM DEMOLITION AND UNSYMPATHETIC CHANGE AND THEIR SETTINGS SAFEGUARDED AS FAR AS POSSIBLE.
- POLICY C3 IN AREAS WHERE DEVELOPMENT WILL NOT OTHERWISE BE ALLOWED THE CONVERSION OF BUILDINGS OF ARCHITECTURAL OR HISTORIC INTEREST MAY BE PERMITTED IN APPROPRIATE CIRCUMSTANCES WHERE THIS WOULD PRESERVE A BUILDING.

TABLE 1

Class A : Sub Regional Centres

A1 - Colchester

Class B : Local Urban Centres

B1 - Stanway
 B2 - Tiptree
 B3 - West Mersea
 B4 - Wivenhoe

Class C : Principal Villages

C1 - Abberton - Langenhoe
 C2 - Dedham
 C3 - Eight Ash Green
 (including Choats Corner and Fordham Heath)
 C4 - Layer de la Haye (including Malting Green)
 C5 - Great Horkesley
 (including Horkesley Heath)
 C6 - Marks Tey
 C7 - Rowhedge
 C8 - West Bergholt

Class D : Small Villages

D1 - Aldham
 D2 - Birch
 D3 - Boxted Cross
 D4 - Chappel - Wakes Colne
 D5 - Copford (London Road)
 D6 - Dedham Heath
 D7 - Fordham

Class A : Sub-Regional Centres

Sub-Regional Centres are towns of sub-regional importance for employment, professional services, shopping, recreation and education. Their spheres of influence as service centres are usually dominant over at least a 10 - 15 mile radius.

Class B : Local Urban Centres

Local Urban Centres are small towns and 'urbanised villages' providing a reasonable range and choice of facilities for shopping and recreation, some professional services, and at least primary and sometimes secondary education facilities. They offer significant local employment opportunities in addition to service industry and agriculture. Their spheres of influence as service centres may extend for several miles.

D8 - Ford Street (Aldham)
 D9 - Great Tey
 D10 - High Park Corner (Fingringhoe)
 D11 - Langham Moor
 D12 - Layer Breton
 D13 - Messing
 D14 - Peldon
 D15 - St. Margaret's Cross (Langham)
 D16 - Salcott and Virley
 D17 - Wormingford

Class E : Minor Villages and Hamlets

E1 - Abberton Road, Fingringhoe
 E2 - Bargate Lane/Long Road, Dedham
 E3 - Birch Church*
 E4 - Boxted Church Street*
 E5 - Copford Green
 E6 - Easthorpe
 E7 - East Mersea
 E8 - Fingringhoe (Whalebone Corner)*
 E9 - Great Wigborough
 E10 - Hardy's Green, Birch
 E11 - Heckford Bndge, Birch*
 E12 - Inworth*
 E13 - Lamb Corner, Dedham
 E14 - Little Horkesley
 E15 - Little Tey
 E16 - Mount Bures
 E17 - Mulberry Green*
 E18 - Smythes Green, Layer Marney
 E19 - Swan Street, Chappel
 E20 - Wakes Colne Green/Middle Green
 E21 - Workhouse Hill, Boxted
 (*Denotes no Village Envelope)

3.44 The Minor Villages and Hamlets (Class E in Table 1) denotes the smallest size of settlement within the Borough. Several of these settlements have no village envelope. In these latter cases, the Council wishes to lay down very strict criteria against which to assess proposals for any further residential development, so as to protect the vulnerable character of these very small settlements and that of the open countryside.

B/H25 In the Minor Villages and Hamlets within Class E without Village Envelopes, new housing may be permitted if it constitutes minor infilling, or rounding-off within the established core of the settlement provided that:-

- (a) it is not an estate form of development;
- (b) it does not constitute the extension of ribbon development;
- (c) it does not contribute to sporadic development in the countryside;
- (d) it is sympathetic with the scale, form, detailed design and materials of the traditional character of the existing settlement.

EMPLOYMENT USES IN THE COUNTRYSIDE

General

4.32 The Council is generally sympathetic to the provision of employment opportunities to serve the rural parts of the Borough (see policies B/EMP9, B/ENV9 and B/ENV12). However, in considering such proposals, the Council will need to balance the possible economic benefits against the likely environmental impacts. In this regard, the Council will not consider favourably proposals for employment generating uses that either:-

- (a) do not aim to conserve buildings that are in a reasonable condition and state of repair and that constitute a long-established and valuable element of the local environment and landscape; or
- (b) involve a significant element of new build.

4.33 Moreover, it will resist proposals for employment generating uses in either villages or particularly the open countryside that would be likely to cause serious damage to local amenities or the surrounding environment. An example is the generation of significant volumes of commercial traffic ill-suited to narrow country lanes. A further example is harm that may be caused to an important local wildlife habitat.

4.34 In this regard, the Council may well wish to adopt a more cautious approach to proposals for employment uses by making permissions temporary and/or personal to the applicant so as to retain a measure of control over the use in terms of its emerging impact on the local environment and the amenities of nearby interests.

4.35 This kind of stipulation attached to such planning consents is consistent with the 'trial run' concept embodied in Circular 1/85.

B/EMP13 The Council will support the establishment and/or expansion of employment-generating uses in the rural area provided that:-

- (a) the development would not be detrimental to the general character of the rural area, to any significant nearby wildlife habitat, and/or to the amenity of local residents.

Special protection will be given to the open-countryside of the Dedham Vale AONB and the other Countryside Conservation Areas;

- (b) development, especially new buildings, is normally located within or adjacent to existing settlements;
- (c) development, where possible, makes the fullest use of existing buildings rather than requiring new ones. New buildings in the countryside will normally be resisted. Proposals which would help to retain and/or enhance a listed or other "heritage" building will be preferred;
- (d) traffic generation, both in the immediate vicinity and the surrounding highway network, does not result in unacceptable congestion, danger or loss of amenity. A traffic generation statement, or exceptionally a full impact study, may be required.

In addition, where appropriate, the following restrictions may be imposed on any consent:-

- (a) temporary time limit and/or personal to the applicant;
- (b) removal of permitted development rights;
- (c) limitation on hours of operation and/or process carried out;
- (d) restriction of use to particular buildings or areas if part of a larger complex.

Conservation Areas

8.6 As a way of furthering the aims implicit in the policy below, the Council is engaged in promoting Town Schemes in three parts of central Colchester, using the provisions of the Historic Buildings and Ancient Monuments Act 1953 and Local Authorities (Historic Buildings) Act 1962. These schemes are located in North Hill, East Hill and Scheregate. This scheme will cease in March 1995 and will be replaced by a Conservation Area Partnership.

8.7 The last sentence of the policy statement refers to a duty placed on Local Planning Authorities by the 1971 Town & Country Planning Act to formulate schemes for the preservation and enhancement of their Conservation Areas. A rolling programme of schemes is to be prepared.

B/ENV3 Within Conservation Areas, all those buildings, open spaces, trees, views and other aspects of the environment which go to make up the character of such places will be protected or enhanced.

The Borough Council will:-

- (a) encourage and support property owners to preserve and enhance buildings worthy of retention;
- (b) support schemes to visually improve buildings, sites, street furniture and the landscape.

The Council will formulate a programme of positive schemes for the preservation and enhancement of Conservation Areas on a progressive basis.

8.8 The Town & Country Planning Act 1971 requires that Local Planning Authorities pay special attention to preserving or enhancing the character or appearance of Conservation Areas. Recent case law (Steinberg & Sykes v Secretary of State for the Environment) has further focused on the issue of enhancement of Conservation Area character and appearance. Stemming from these considerations, the Borough Council has placed 'positive enhancement' as its leading principle within the framework of the policy as a whole. The other principles, relating to siting, mass, retention of detailing, shop front design and appropriate materials, all flow from this leading principle.

B/ENV4 In the consideration of applications for new buildings, alterations and extensions affecting Conservation Areas, the following principles will apply:-

- (a) proposals will only be permitted where they positively enhance the character of the Conservation Area;
- (b) the siting of new buildings should, where appropriate, retain the existing street building line and the rhythm of the street;
- (c) the mass of the new building should be in scale and harmony with the adjoining buildings, and the area as a whole, and the

proportions of its parts should relate to each other, and to the adjoining buildings;

- (d) architectural details on buildings of value should be retained wherever possible;
- (e) a high standard of shop front design relating sympathetically to the character of the building and the surrounding area will be required;
- (f) the materials to be used should be appropriate to, and sympathetic with, the particular character of the area which the Council wishes to retain and enhance.

Planning applications in Conservation Areas should be in the form of detailed proposals, incorporating full elevational treatment and colours and materials to be used.

8.9 In addition, to seeking to control the appearance of buildings and spaces in Conservation Areas, the Plan also seeks to resist unsympathetic uses of land.

B/ENV5 The establishment, change of use, or expansion of uses that would detract from the character of a Conservation Area by reason of excessive noise and excessive traffic generation, or be detrimental to visual amenities, will normally be resisted.

8.10 Conservation Area designation is often in recognition of the fact that a group of buildings together, or a particular arrangement of buildings and spaces, comprises an identifiable character. Such areas are sensitive to the demolition of even one building, so the Borough Council must be satisfied that there are good or overriding grounds for such demolitions.

8.11 Equally, the Borough Council will wish to ensure that, firstly, no unsightly gaps are left in building façades any longer than is necessary after demolition. Secondly, that replacement buildings in line with Policy B/ENV4, would actually enhance the character and appearance of the Conservation Area.

B/ENV6 The Council will normally grant Conservation Area Consent to demolish or partially demolish non-listed buildings in Conservation Areas where:-

- (a) the existing building does not make a contribution to the character and appearance of the Conservation Area; and/or
- (b) the applicant being able to demonstrate that the building is beyond reasonable repair; and
- (c) if appropriate, there are satisfactory detailed proposals for redevelopment of the site, for which full planning permission is granted. In these cases, Conservation Area Consent will be conditional to the making of a contract for the works necessary to implement the approved redevelopment scheme; and

- (d) the proposed redevelopment building(s) would enhance the character and appearance of the Conservation Area.

Listed Buildings

8.12 Buildings listed as being of special architectural or historic interest are important in themselves and for the contribution they make to the character of the Borough, particularly in Conservation Areas. The Plan proposes that these buildings should be protected from demolition or unsympathetic change as far as possible and that measures should be pursued to safeguard their continued well-being.

B/ENV7 The Borough Council will only recommend to the Secretary of State for the Environment that a listed building is demolished when it is satisfied that the existing building is wholly beyond repair or where there are other overriding and exceptional reasons.

8.13 The value of many historic buildings does not just relate to their external appearance, but also derives from their special internal fabric and features such as panelling and fire surrounds. The Council is obliged to control any proposed works which may damage any of the irreplaceable and unique aspects of such buildings and structures. This means the limiting of works, whether required for structural, safety or public health reasons, to those which are strictly necessary to extend the life of the building. Clauses (a) - (f) of the policy address themselves to these aims.

8.14 The second main part of the policy reflects the fact that new unsympathetic development may seriously detract from the appearance and/or setting of a Listed Building.

8.15 The third part of the policy relates to the Council not wishing to encourage quite inappropriate land uses solely to secure provision of, or improvements to, heritage buildings. However, the Council will consider new uses which enhance and facilitate the maintenance of a Listed Building if this would not directly undermine other policies contained elsewhere in the Plan. In all cases, the Council would wish to negotiate schemes for refurbishment and improvement works with the applicant prior to any permission being granted, using the mechanism of a formal legal agreement where this was felt to be necessary.

B/ENV8 The Council will require that any works to a Listed Building or to other buildings and structures dating from before 1 July 1948 within its curtilage, must-

- (a) be in harmony with the period, style, detail and materials of the existing building or structure;
- (b) retain and repair internal and external original fabric and features, and replace that which is missing;
- (c) not harm the structural stability nor fabric of such buildings and structures, or adjoining buildings and structures;
- (d) be of a scholarly nature, carefully supervised and professionally executed;

- (e) in the case of emergency works carried out in the interests of public health and safety, be carried out in accordance with (a)-(d) of this policy unless an exception has been authorised by the Council;

- (f) in the case of extensions, be of a scale and character that would clearly retain the distinctive form, scale and mass of the original building;

Furthermore, the Council will normally not permit any development which adversely affects the setting of a Listed Building. In addition, the Council will, subject to relevant policies elsewhere in the Plan, give favourable consideration to the change of use of a Listed Building where structural and economic evidence indicates it would otherwise be incapable of continued beneficial use in its present form. In these cases, a detailed scheme of refurbishment will be negotiated between the Council and the applicant before permission is granted, and where appropriate, may be subject of a legal agreement.

In such cases, the Council will pursue any suitable opportunity to improve access to listed buildings open to the public for the benefit of people with disabilities.

Any demolition or structural alteration of a listed building will be subject to a condition ensuring the necessary archaeological and historical recording.

CONSERVATION AREA BOUNDARY

