

**Proposed Extension to Christleton St James
Design, Access and Heritage Statement
June 2022**



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1. Introduction & Background

1.1 Introduction

- 1.1.1 This document has been prepared to accompany the application for Full Planning and Listed Building Consent for an extension to:

St James' Church
Pepper Street,
Christleton,
Chester CH3 7AG

Application will be made for Faculty in lieu of Listed Building Consent.

- 1.1.2 This document has been prepared on behalf of the Church by Donald Insall Associates – Historic Building and Conservation architects.
- 1.1.3 Christleton is a village and civil parish on the outskirts of Chester in the unitary authority of Cheshire West and Chester and the ceremonial county of Cheshire, England.
- 1.1.4 The church is a grade II* listed building sited within Christleton Conservation Area.

2. Design Statement

2.1 Existing and Proposed Use

- 2.1.1 The building is a Church, and this will remain unchanged.
- 2.1.2 The application consists of a ground floor extension to the North West corner of the church. The proposed extension will house a new kitchen, toilets, and storage space for chairs.

2.2 Amount of Development

The proposals consist only of a ground floor level extension to enable more flexible use of the main body of the church and provide WC accommodation.

2.3 Pre-Application Discussions

- 2.3.1 Initial sketches have been shared with Historic England, CW&C Conservation team, the Victorian Society and SPAB on an informal basis.

2.4 Layout

- 2.4.1 Ground Floor: The internal layout of the Church remains largely unchanged and the extension is proposed to limit intervention within the historic interior of Butterfields only Cheshire Church.

2.5 Scale

- 2.5.1 The works comprise an external extension which has been designed to be as compact as possible, modest in appearance, in harmony with the North aisle's walls and roof and in complimentary materials. However, this is being achieve at ground floor level only to ensure the impact on the existing elevations is minimal and subservient to the church.
- 2.5.2 The location of the proposed extension has been carefully considered to extend along the N-S line from the NW corner of the church into the churchyard. This will primarily impact on the church wall, and a number of graves. It is proposed to lay the removed gravestones flat and incorporate them around the extension.
- 2.5.3 The extension is designed to be at church floor level throughout which will require it to be built into the raised graveyard area.
- 2.5.4 The extension has been kept clear of the Tower following advice from Chester DAC at an informal consultation stage and in accordance with standard advice from Historic England.
- 2.5.5 The extension will not be visible from the church's face to the village.

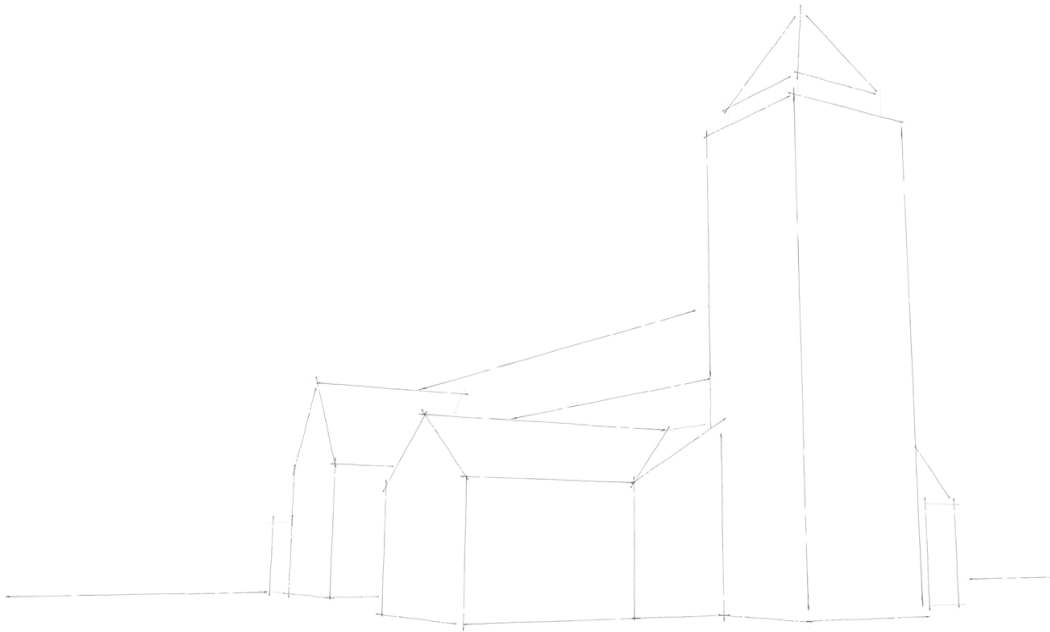


Image 1: Massing Model from the North West.

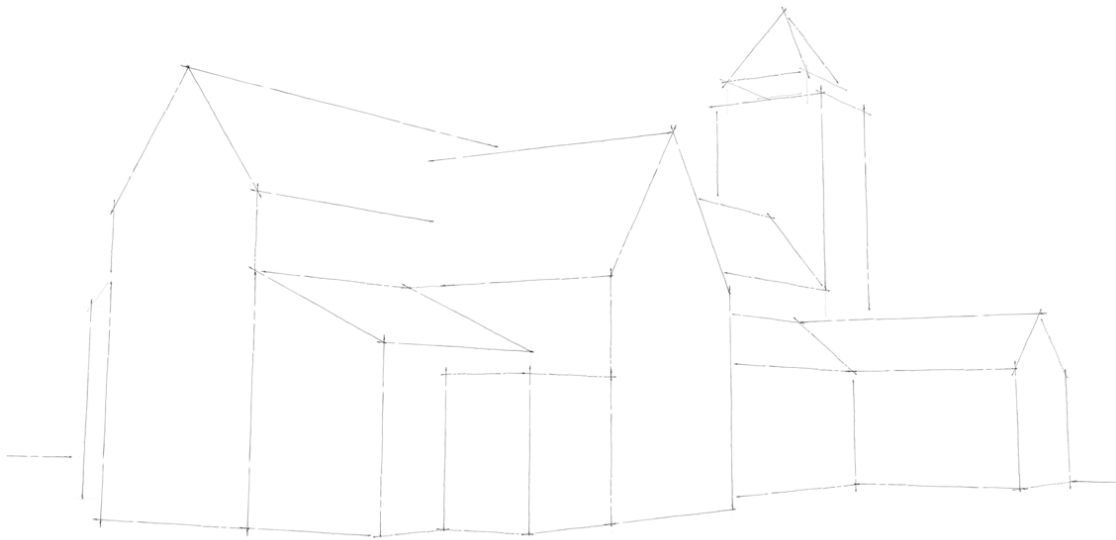


Image 2: Massing Model from the South West

2.6 Sustainable Approach

- 2.6.1 The extension will be largely constructed from natural materials and have a high level of insulation. The church is considering its net zero carbon target for 2030.

2.7 Landscaping Proposals

These are largely confined to the impact on the graves, through the proposal of an extension in one of the oldest sections of the churchyard. The proposed scheme, subject to advice from the DAC would require an archaeologist to project manage the removal of any uncovered remains and to relocate these within new plots within section 6 of the churchyard alongside the proposed extension. At the same time, taking note and following all relevant acts of parliament (Disused burial grounds (Amendment) 1981)

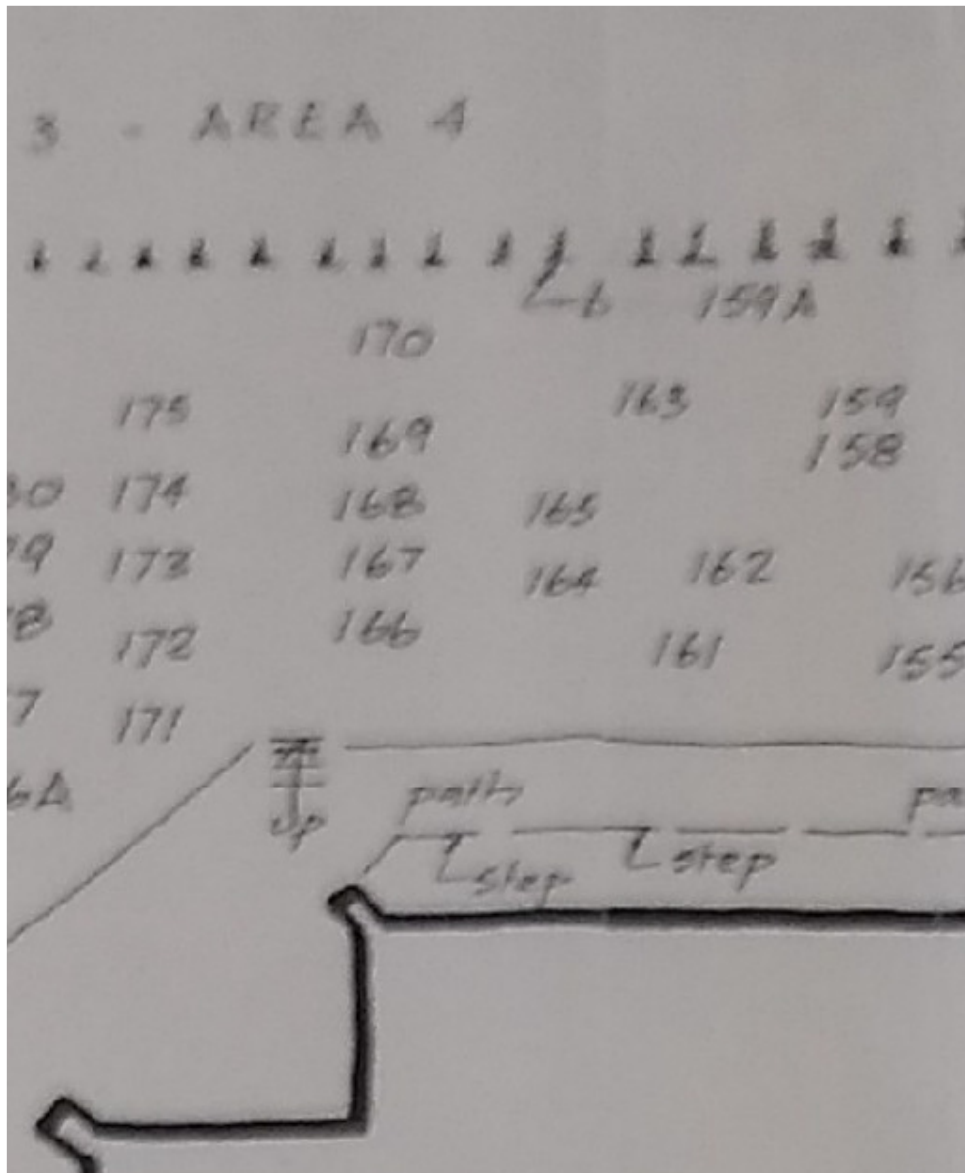


Image 3: An old churchyard map. The extension includes graves marked 161-169

2.8 Appearance

2.8.1 The church is built in ashlar red and white sandstone with a green slate roof. Its plan consists of a nave and chancel in one range with a clerestory, north and south aisles, a south porch, side chapels to the chancel, and a west tower.

The tower is in two stages with diagonal buttresses and a stair turret at the southeast angle. It has a three-light west window. The bell openings have two lights and are louvred. The parapets are embattled and have gargoyles. On top of the tower is a shingled pyramidal cap.

- The proposed extension will be connected to the church at the west end of the single storey North Aisle. To ensure the extension has minimal impact on the existing external elevation the proposed materials will be an extrusion of the existing single storey sandstone North Aisle with both the wall, and roof materials proposed to match the existing.

- The proposed window opening to the North Elevation will be a small high level window bringing light into the small storage room whilst not creating any views internally.
- The proposed window openings to the West Elevation and the East Elevation will be small and informed by the spaces inside. These will allow natural light to penetrate to each space, with arched heads to sympathetically sit against all opening throughout the church.

3. Access Statement

3.1 Access to the Church

3.1.1 The Church currently has two pedestrian access points from the front of the South West Elevation.

- Pedestrian access via the Main Porch entrance to the Church.
- Pedestrian access to the side of the Lady Chapel

3.1.2 The proposals do not impact the locations of the existing pedestrian access. However, it is proposed, that a new pedestrian access from the new extension creates a new emergency exit and a point of access from the church to the rear church courtyard.

3.1.3 The proposal has a new accessible WC at the heart of its inception.

3.2 Highway Access

3.2.1 The existing Highway access will remain unaffected.

3.3 Refuse, Recycling and Emergency Access

3.3.1 The existing refuse and recycling method will remain, and the proposal suggests no alteration to this arrangement.

3.3.2 Access for emergency vehicles will remain unchanged.

4. Heritage Assessment

4.1 Brief Overview of the Building and Site Context.

4.1.1 St James' Church comprises of a late C15 tower to the South West side and it is understood that the of the Church was constructed between 1874-77 by W.Butterfield. The church was built in ashlar red sandstone and has a green slate roof. The Church is formed as follows:

4.1.2 Exterior:

- Nave and chancel in one range
- North and south aisles, south porch, sidechapels to chancel and a 2-stage west tower.
- Aisles have rectangular windows of 2 or 3 cusped lights with similar 2-light windows in the clerestorey.
- Gabled porch with arched entrance on engaged columns.
- Tall gabled and buttressed side chapel has a 3-light window with cusped tracery. Similar tall 2-light window in the chancel and a 3-light east window.
- Tower has diagonal buttresses and a stair turret at the south-east angle.
- 3-light west window and a 2-light louvred bell opening.
- Gargoyle rainspouts below an embattled parapet.
- The shingled pyramidal cap is Butterfield's addition.

4.1.3 Interior:

- Decorated with red and white sandstone.
- 5-bay nave arcades of double chamfered arches on octagonal piers. The clerestorey windows are over the piers and all the windows have wooden lintels.
- A wagon roof is sprung from stone corbels.
- Tall narrow triple-chamfered tower arch where plaster mimics the white stone.
- Wrought iron chancel screen beneath a hanging wooden screen.
- The panels of coloured stonework continue into the chancel and have a chequerboard pattern added in the upper portion.
- 2 bay arcades to the side chapels with the sanctuary beyond.
- This has a large alabaster reredos with cusped and quatrefoil panels filled with mosaic. Above, the roof contains painted quatrefoil panels.
- West window of 1877 by Gibbs and much of the other glass by Kempe 1884-1904.
- Large painted panels of the royal arms dated 1665, by Randle Holme III (Pevsner and Hubbard).
- The red sandstone came from Waverton quarry and the white from Stourton Hill.

4.1.4 Site context; In the churchyard is an ashlar red sandstone sundial from the mid-late 18th century, and the headstone of William Huggins and members of his family dated 1884. Both are listed at Grade II. Also listed at Grade II is the Lych gate which was designed by Butterfield and is built from ashlar red sandstone and timber framing with a Welsh slate roof and a red tile ridge.

4.2 Impact of Current Proposals

4.2.3 The scheme comprises the following key elements:

- Construction of a small sandstone extension to improve facilitates within the church to encourage the community to see the church as a place of dwelling and gathering.
- Removal of a partial existing sandstone external wall to create structural opening for access from the church to the new proposed extension
- Removal and opening up of a modern window to side elevation to create access to the new Garden Room Extension.

5. Summary and Conclusion

- 5.1.1 The WC, kitchen and storage facilities were considered to be housed within the confines of the existing building, but this was ruled out due to a significant negative impact to the existing space of worship. The current scheme proposes a good balance between respecting the architecture of the existing building and creating a flexible space of worship to ensure it meets the needs of 21st Century visitors.
- 5.1.2 The proposals maintain the existing clear cruciform shape of the church and does not impact the elevation above the line of the current single storey North Aisle.
- 5.1.3 The proposed extension and internal alterations will be constructed of high-quality sympathetic materials, ensuring that new can be identified as new, whilst retaining a relationship with the natural materials of the church such as solid timber and sandstone. Openings will be formed to match the arched characteristics of all windows throughout the church.
- 5.1.4 The proposal to extend to the North West Corner enhances the versatility of the space that is currently used very sparingly and is the least obtrusive possible location. Considered detailing of Glazing and stone against stone reduces risk of the extension being detrimental to both the setting and appearance of the church.

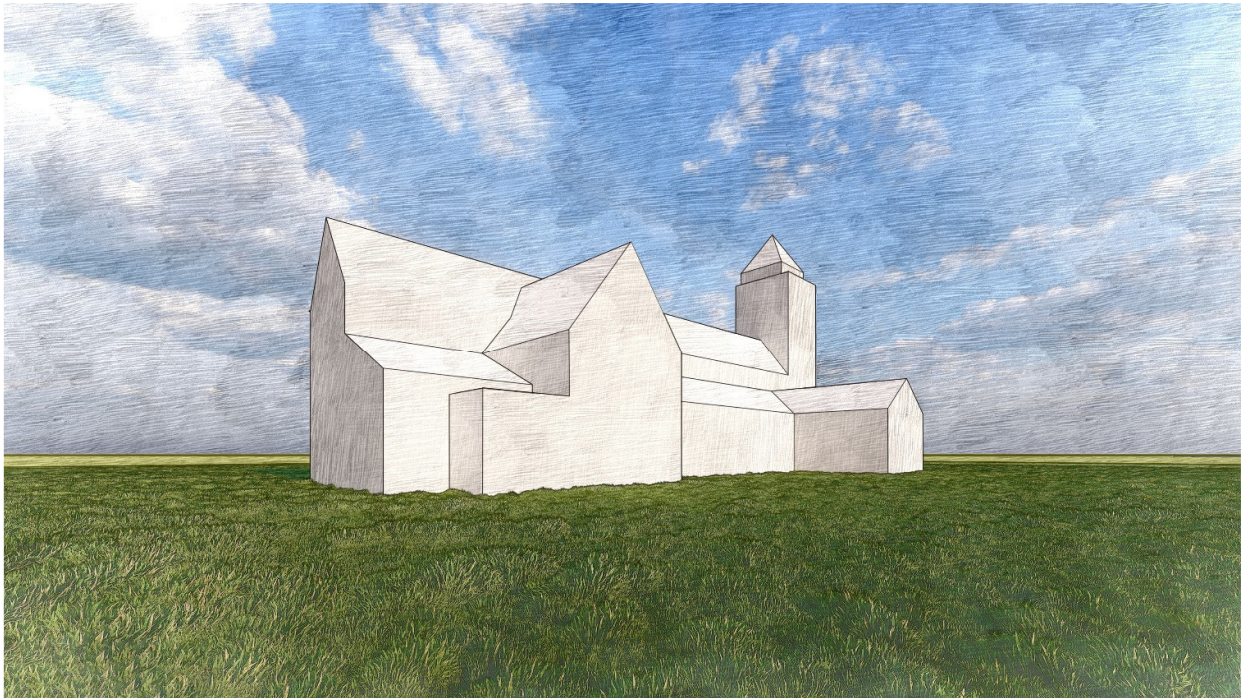
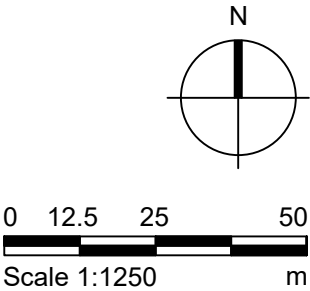


Image 5 -3d Concept Sketch

Appendix A Architectural Drawings



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- Notes
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- Drawing Status
- F Feasibility
 - S Sketch Design
 - P Planning
 - B Building Control
 - D Design Development
 - M Measurement
 - T Tender
 - C Construction
 - R Record

Rev	Date	Dwn	Auth	Revision	Rev	Date	Dwn	Auth	Revision
					2	22-10-21	LXW	TB	Issued for Planning
					1	22-10-21	AZB	TB	Minor amendments
					0	02-08-21	AZB	TB	Initial Issue

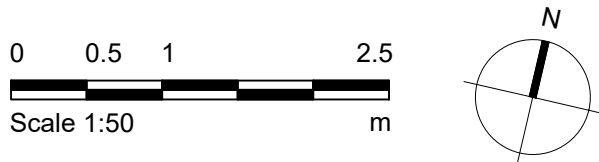
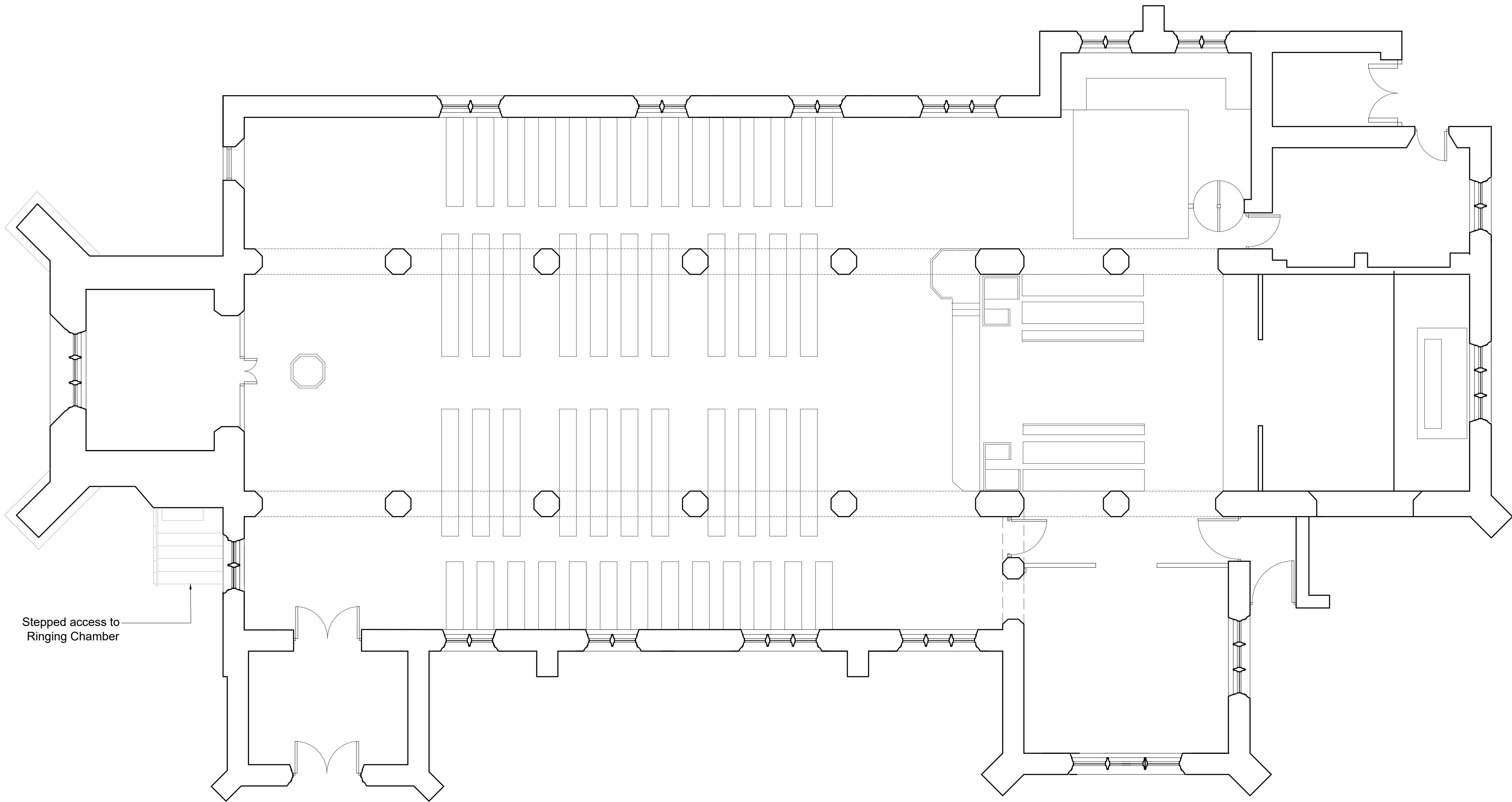
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St. James, Christleton

Site Plan
As Existing

Project	CD.STJC.01	No	4000
Scale (A3)	1: 1250	Status	3P
		Revision	2



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Drawing Status

F Feasibility

S Sketch Design

P Planning

B Building Control

D Developed Design

M Measurement

T Tender

C Construction

R Record

Rev

Date

Dwn

Auth

Revision

Rev

Date

Dwn

Auth

Revision

1

06-06-22

LXW

TB

Issued for Planning

0

25-11-19

EXW

TB

Initial Issue

Project

CD.STJC.01

Scale (A1)

1:50

No

1000

Status

3P

Revision

1

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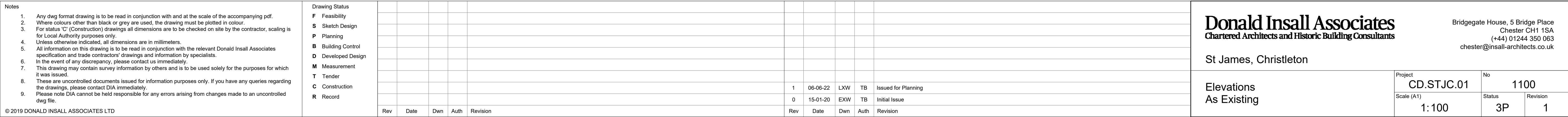
St. James, Christleton

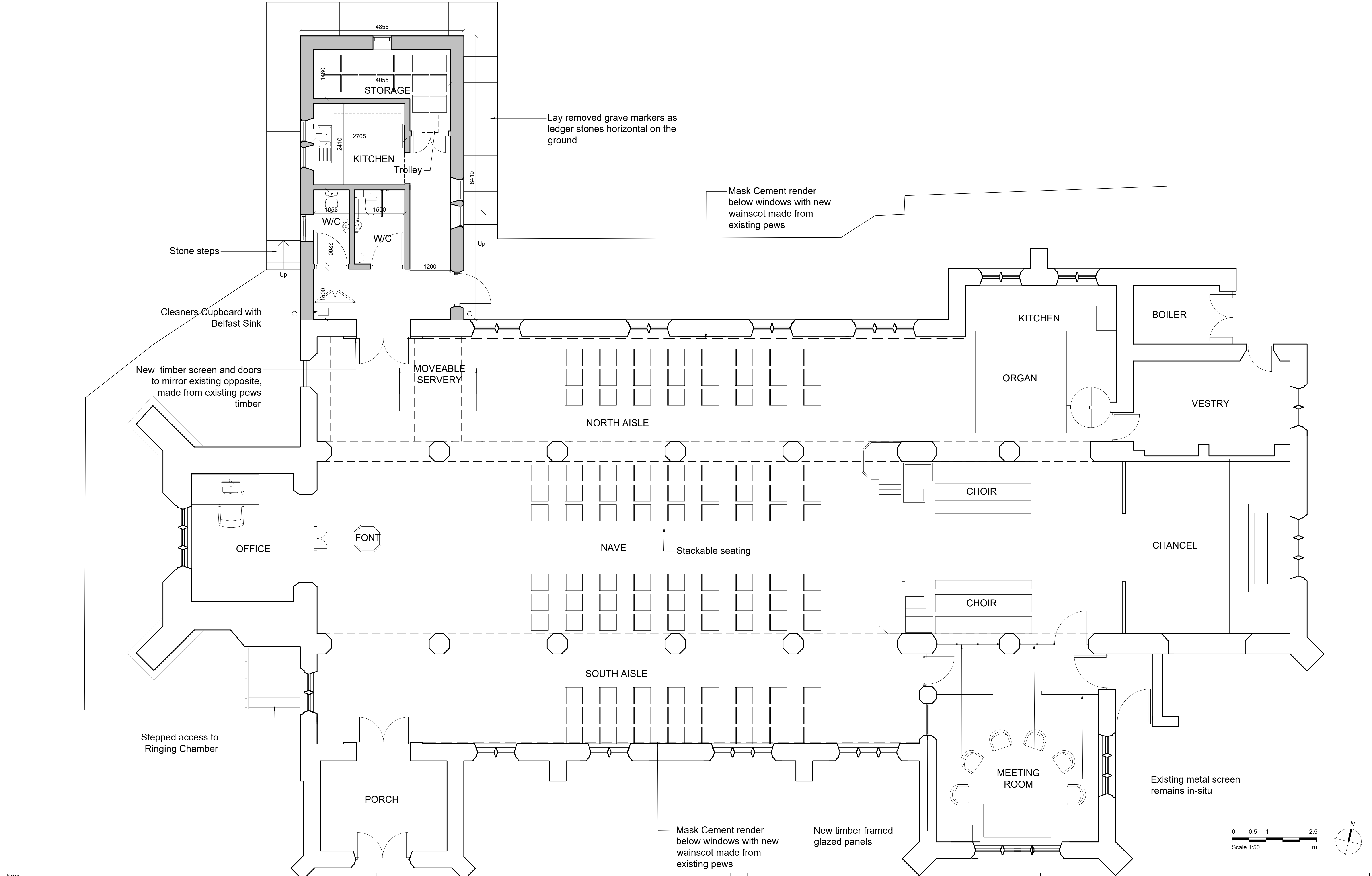
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Drawing Status						Revision					
F	Feasibility					6	06-06-22	LXW	TB	Issued for Planning	
S	Sketch Design					5	07-02-22	RXA	TB	Minor amendments	
P	Planning					4	01-12-21	AZB	TB	Minor amendments	
B	Building Control					3	01-12-21	AZB	TB	Minor amendments	
D	Developed Design					2	13-08-21	EXW	TB	Issued to client	
M	Measurement					1	17-06-20	EXW	TB	Minor amendments, following client comments	
T	Tender					0	25-11-19	EXW	TB	Initial Issue	
C	Construction										
R	Record										
Rev	Date	Dwn	Auth	Revision		Rev	Date	Dwn	Auth	Revision	

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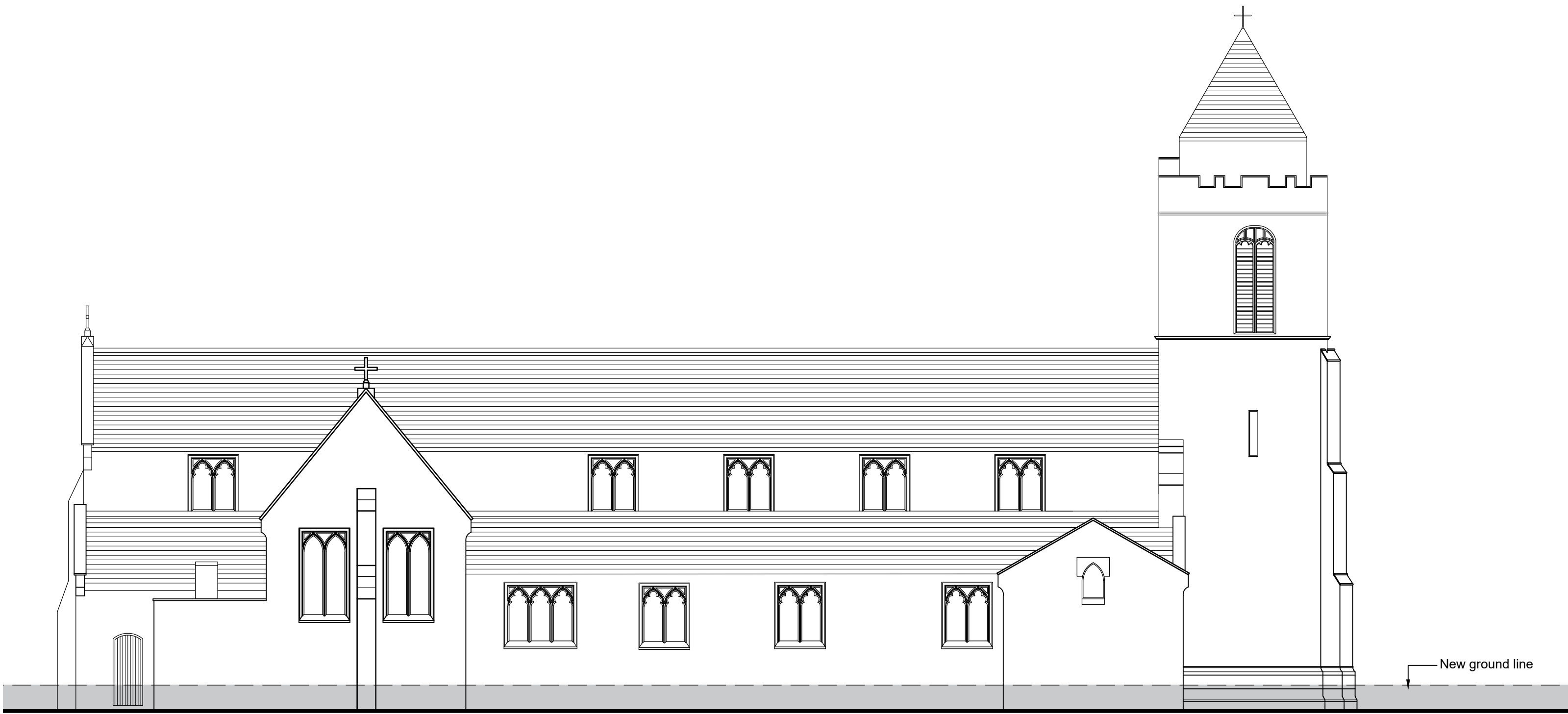
St. James, Christleton

Ground Floor
As Proposed

Project
CD.STJC.01
Scale (A1)
1:50

No
2000
Status
3P
Revision
6

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North Elevation



East Elevation



South Elevation



West Elevation

General Notes

ROOF

Natural grey slates to match existing with lead flashings and painted cast iron rainwater goods.

WALLS

Red Sandstone for both walls and lintels.

WINDOWS

Dark grey metal frame windows with clear or frosted glass to suit.

DOORS

Stained timber with metal ironmongery.

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St James, Christleton

Elevations

As Proposed

Project

CD.STJC.01

Scale (A1)

1:100

No

2200

Status

3P

Revision

6

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Appendix B Community Consultations

St James Faculty Application: Church Extension and Seating Project

Supporting Documentation: Community Consultations

These comprised six one hour sessions – a 20 minute presentation followed by time for questions and comments. We (Keith, Ken, and Stefan on behalf of PCC) hosted 42 people across all six events. The questions/comments raised across these consultations were as follows. All of these were suitably answered.

Tuesday 22 March 10.30am: 11 attendees

1. Comment from person at Cathedral about getting more out of sermon without displays
2. Concern about cost of project, and is there a list of priorities for project.
3. What was the feedback from the DAC
4. Question about money and timescales of project, and how good development at Ashton Hayes has been.
5. When can we apply for grants
6. Comment that Icon chair is ghastly, I voted for no pews.
7. Comment on history of pews through ages
8. Comment about chairs in another church

Tuesday 22 March 6.30pm: 3 attendees:

1. Proposal was felt to be very sound and sensible and will provide the environment for "optimising of interest" which was felt to be a vitally important goal as it will enable more engagement and connections within the congregation & community.
2. Proposals were supported with no change.
3. Observation : we need to think about how we are going to create/generate/facilitate events that can take advantage of the new space(s) both from a mission and social perspective when we get closer to completing the project.

Thursday 24 March 9.30am: 9 attendees

1. What is the total cost of the project.
2. Will this project make the Parish Hall redundant.
3. Could you clarify your statement 'giving the church back to the community.
4. Will we use 3rd party contractors to run any coffee shop operation or events/activities.
5. Moving/storing/ stacking chairs is a workload, do we have the manpower to cope.
6. Why do we need an office in the church.
7. What will happen to the pews.
8. Will the Lady Chapel remain an integral part of the church.

Thursday 24 March 6.30pm: 8 attendees:

1. What is the timescale for completion of the project
2. What is the anticipated cost
3. Is the plan to deliver the project in separate elements or as a whole
4. Will the new extension visually/materially match the existing building exterior (and interior)
5. Footprint/dimensions of the extension

6. Fundraising - example given of a church that raised funds for a new church in Africa while raising funds for its own development. Suggestion for "toilet twinning".
7. Gratings on the edge of aisles in the nave are a trip hazard and could this be addressed
8. Impact of church development on function / use of Parish Hall

Sunday 27 March 9.00am: 7 attendees

1. The architect drawing shows an entrance to the choir vestry which is no longer there. It could raise questions.
2. Will the chairs be stacked during the week or be kept set out in the naïve.
3. Should we keep some pews in use.
4. Can we get financial support for the project.
5. There were a number of comments about how useful the presentation had been, clarifying the objectives of the development and bringing clarity and understanding to the detail of the planned work. It also gave a clear understanding of the potential benefits and opportunities the project will give us.

Tuesday 29 March 6.30pm: 4 attendees

1. Is the heating system capable of heating the church sufficiently during talks, concert etc.
2. Could we consider solar panels and rain water toilets for the extension.
3. Are the chairs suitable for young children.
4. Will we require a small team to stack/reformat seating for various uses.
5. Do we have a schedule of works and a forecasted cost for the project
6. Do we have sufficient car parking capacity to meet demand when events are being held.
7. Is the accessibility for the disabled from the road and car park adequate.
8. Will the chairs be stacked in the body of the church when not in use.