

## Building God's Kingdom in Oxshott

To fulfil our vision of being followers of Jesus Christ, growing in faith and number, and serving the community – through the re-development of St Andrew's ancillary buildings

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St Andrew's Church, Oxshott

# STATEMENT OF SIGNIFICANCE

January 2021

**nyesaunders**  
CHARTERED ARCHITECTS

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# 1. Background & Basic Information

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This Statement of Significance has been prepared by Nye Saunders Ltd to accompany the Parochial Church Council's (PCC) application to the Guildford Diocesan Advisory Committee (DAC) for approval in principle for the re-development of the ancillary building elements of St Andrew's Church, Oxshott.

The general format of this statement follows the general guidance published by the Church Buildings Council (CBC), but tailored to suit the project.

## 1.1 Assessment of Significance Criteria

The document sets out to quantify the historic importance of the building in general and the Church's mission, and in turn elements of the building directly or indirectly affected by the proposals. Where relevant, the assessment is made not only from the context of how important the building is as a Heritage Asset/Historical Artifact, but also with regard to its social/usage significance to the Church congregation and/or local community.

The assessment scale is set out as follows:

	<b>As Heritage Asset / Artifact</b>	<b>To Congregation/Community</b>
<b>Low</b>	The element is not fundamental to the understanding of the Heritage Asset/Artifact. Its loss would be barely noticed.	The presence of the element is of little concern to the building users / community. Its loss would be barely noticed.
<b>Low / Moderate</b>	Of some historical importance. Its loss would affect the understanding of the Heritage Asset/Artifact in a local context but not to an extent which fundamentally affects the overall understanding of the element's history.	The presence of the element is noteworthy to a minority of building users / community but not all. A change/loss of the element would generally be welcomed by the majority.
<b>Moderate</b>	Of local importance. A change/loss would affect the understanding of the Heritage Asset/Artifact in a local context but not to an extent which fundamentally affects the overall understanding of the element's history.	The presence of the element is noteworthy to building users / community. A change/loss of the element would divide opinion.
<b>Moderate / High</b>	Essential for the	The presence of the

	understanding of the Heritage Asset/Artifact. A significant change / loss of the element would affect the historical understanding of the element and any impact would have to be minimised and carefully mitigated.	element is noteworthy to the majority of building users / community. A significant change/loss of the element would generally not be welcomed.
<b>High</b>	Of significant national importance. A change / loss of the element would have a far-reaching impact on the historical understanding/significance of this building and wider culture/history.	The element is of utmost importance to the building users / community. Its loss would have significant impact socially and in terms of the building's use.

Where the building is statutory listed, the building is automatically considered to be of 'national significance' as a baseline. It should be noted at this stage that St. Andrew's Oxshott is not statutory Listed.

In relation to the significance table above:

A: A Grade II listed building would generally be considered low/moderate significance on a national level, although may contain elements/artifacts of higher significance.

B: A Grade II\* listed building would generally be considered of moderate or moderate/high significance.

C: A Grade I listed building will generally be considered of high significance although will contain elements/artifacts of lower significance.

## 1.2 Basic Information& Plans

<b>Parish:</b>	Oxshott
<b>Dedication:</b>	St Andrew
<b>Benefice:</b>	Oxshott, St Andrew
<b>Diocese:</b>	Guildford
<b>Address:</b>	St Andrew's Church Oakshade Road Oxshott Surrey K22 0LE
<b>Grid Ref:</b>	TQ142605
<b>Local Planning Authority:</b>	Elmbridge Borough Council
<b>County:</b>	Surrey

<b>Statutory Listing of Church:</b>	Not Statutory listed
<b>English Heritage Building Reference:</b>	N/A
<b>Statutory Designation for Structures and Objects within Churchyard:</b>	None
<b>Conservation Area:</b>	N/A
<b>Scheduled Monument:</b>	None
<b>Tree Preservation Orders:</b>	None
<b>Protected Species:</b>	Bats - TBC
<b>County Wildlife Site(or equivalent, or SSSI):</b>	No
<b>Flood Risk</b>	West end of site partly in Flood Risk Zone 2
<b>Any other designations:</b>	None

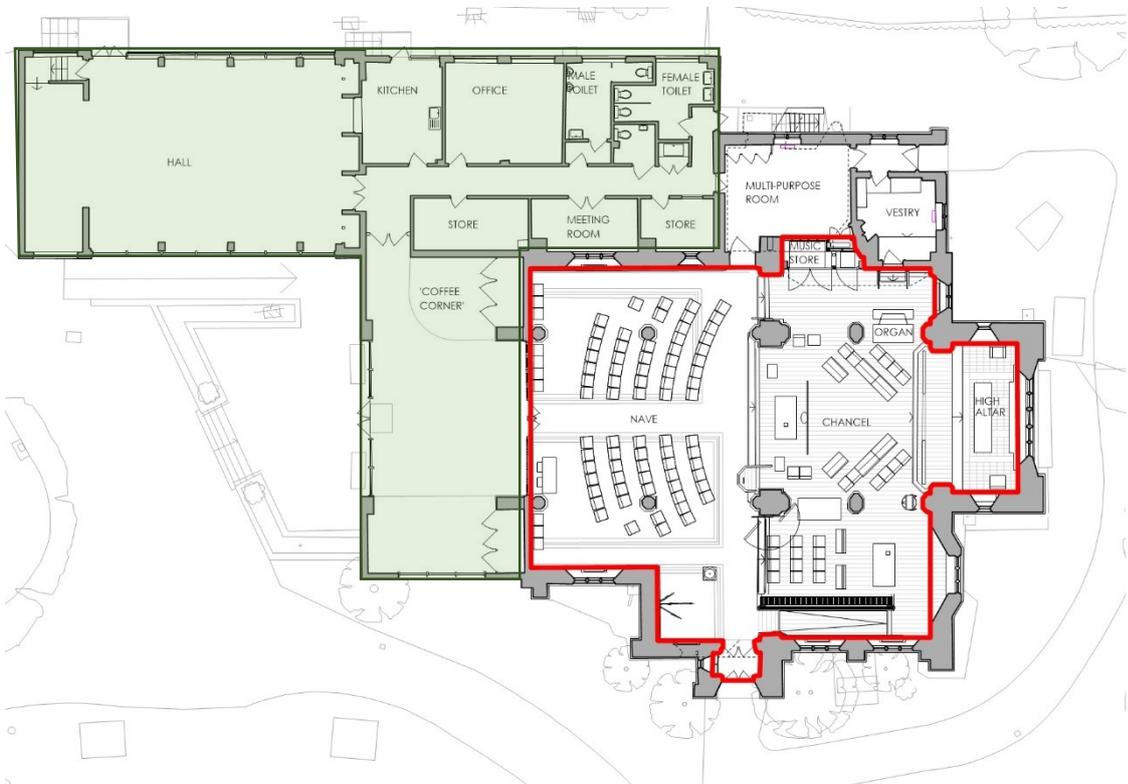


*Site Location Plan (not to scale NTS)*

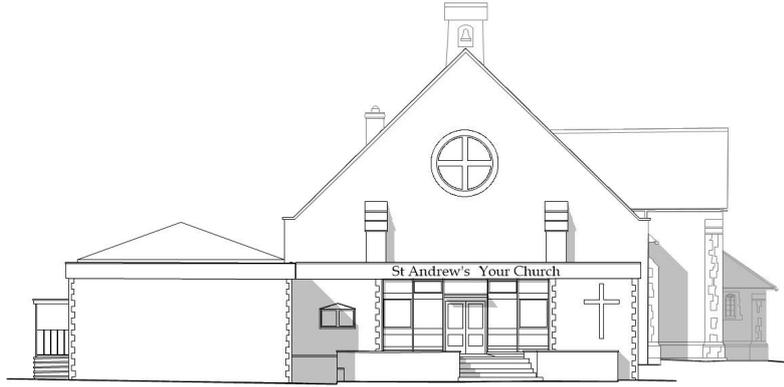
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Existing Site Plan Showing Original Church (Phase 1 of Vision 2012) & existing 1970's extension (Phase 2 of Vision 2012 / Vision 2018) - NTS

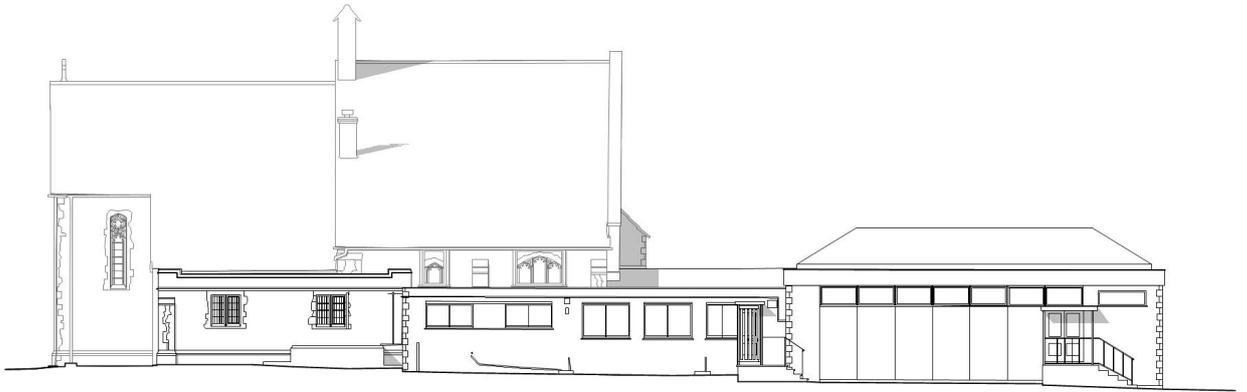


Floor Plan of Existing Church Showing St. Andrew's Vision 2012 Phase 1 Sacred Space re-ordering Work Boundary Undertaken in 2014 (outlined red) and Phase 2 Ancillary Buildings Redevelopment Area Boundary (green shading) – NTS



DATUM 43.00m A.O.D. West Elevation

Existing West Elevation – NTS



DATUM 43.00m A.O.D. North Elevation

Existing North Elevation – NTS



DATUM 43.00m A.O.D. East Elevation

Existing East Elevation – NTS



DATUM 43.00m A.O.D. South Elevation

Existing South Elevation – NTS

## 2. The Church in its Urban Environment

### 2.1 Setting of the Church

Oxshott is a small but well-known village within Surrey's so-called 'stockbroker belt'. It is located amid pine woods and heathland between the A3 and M25 and has a direct rail connection to central London.

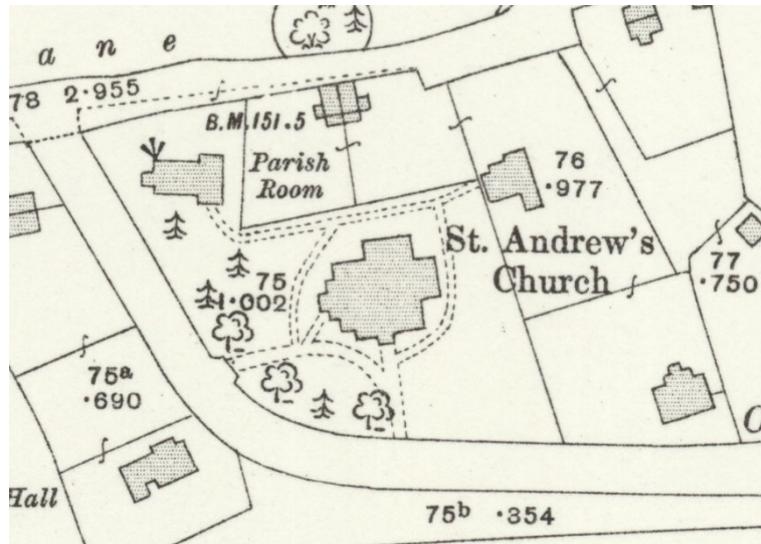
The small farming hamlet of 200 years ago has been replaced by a village with many large houses and, reportedly, some of the most expensive streets in the UK, as well as a thriving community based around the Church, schools, village clubs and a small High Street. The Church stands on the corner of Oakshade Road and Steels Lane, the road to Stoke d'Abernon. The area immediately around the Church has mostly been developed in just over the past century. Mapping from 1896 shows open fields and a few buildings or houses in the area, with Oakshade Road yet to be constructed.



Extract from Ordnance Survey 1896 1:2500 Mastermap (NTS).

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The next map from 1912-13 shows the significant development in the previous 16 years, including the construction of Oakshade Road, the original temporary Church (noted in the map below as Parish Room) and the new Church itself, together with numerous new large, detached houses.



Extract from Ordnance Survey 1912-13 1:2500 Mastermap (NTS).

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Extract from Google Maps 2020 (NTS).

Today, the site of the Church is in a good location by the crossroads of Oakshade Road, Steels Lane and Holtwood Road, in close proximity to the Oxshott Club and Oxshott Village Centre, although a little distant from the High Street. The Village Centre has an extra large hall which is available to rent, and the Oxshott Village Sports Club has an agreement to provide overflow car parking during the Sunday services, large weddings or funerals etc.

However, the road crossing to the Village Centre is poorly defined and although there are two prominent roadside notice boards, the main Church building is hidden from the view of most passing traffic in Steels Lane, by the hall and vestibule. The hedges have been lowered in recent years to improve visibility, as some locals commented that they did not know the location of the Church.

There were Baptist and Roman Catholic places of worship in Oxshott, but they were closed in 1986 and 1991 respectively.

## 2.2 The Living Churchyard

The Church site provides space for all the Church buildings, a Garden of Remembrance, a now unused pre-school playground and sheds, the driveway, the car park, lawns and flowerbeds. The highwater-table has prevented the churchyard being used for burials.

The Garden of Remembrance is in a comparatively quiet and secluded part of the grounds (south east corner) and is kept neat and well-presented.

Mature trees and hedging bound the site on the southern, western and part northern aspects of the site, with the majority of the northern, and all the eastern boundary consisting of hedging or large shrubs. Within the churchyard are numerous mature shrubs. These all serve to provide habitat for invertebrates and birds.

The current car park only has one entrance off Oakshade Road (no separate exit) and was painted with car park space markings. It is well used during the week by Church visitors and staff, and is always full during the school run for the Royal Kent primary school. Parishioners also park their cars on Oakshade Road, although there are now parking restrictions around some parts of the bend. There are no parking bays required in Oakshade Road for wedding cars or hearses as the driveway is available for such purposes.

Adjoining the churchyard, on the northern side of the Church, between the Church and Steels Lane, there are two semi-detached cottages and a house, with a narrow pathway between the 1970s offices and toilets and the back fence of these houses.

The Church's neighbours on its eastern boundary are the Vicarage on Steels Lane and private residences on Oakshade Road.

To the west and south, on the opposite side of the curving Oakshade Road, are numerous private residences and the Oxshott Club House.

The original plan and design for the Church incorporated additional arches in the Nave, which would have extended the west door to a point somewhere in the current drive, significantly reducing the space between the west door and Oakshade Road. Conversely, at the other end of the Church there is considerable space between the east wall and the Church boundary.

## 2.3 The Social History & the Existing Church Building's Development in General

### The 'Permanent' Church's Development

In May 1909, it was decided to replace the 1904 'temporary' Church with a permanent building on the site which had been donated by someone in the community. Messrs Caroe & Passmore Architects were commissioned to design a Church with a seating capacity of 500 at a cost of £10,000. It was planned to build it in two stages – the first stage immediately and the second stage when more space was required.



*Perspective of the 1912 scheme*



*View of original west end in 1912, as built (note brickwork gable, verged roof and west window to Nave, which was subsequently reconfigured, parapeted and re-clad with fake stone)*

The first stage, comprising a Sanctuary, Chancel, Side-Chapel, Vestry and two bays of the Nave, with a seating capacity of 260, was constructed by Cornish & Gaymer. The additional three bays of the Nave plus gallery and the tower were never commissioned.

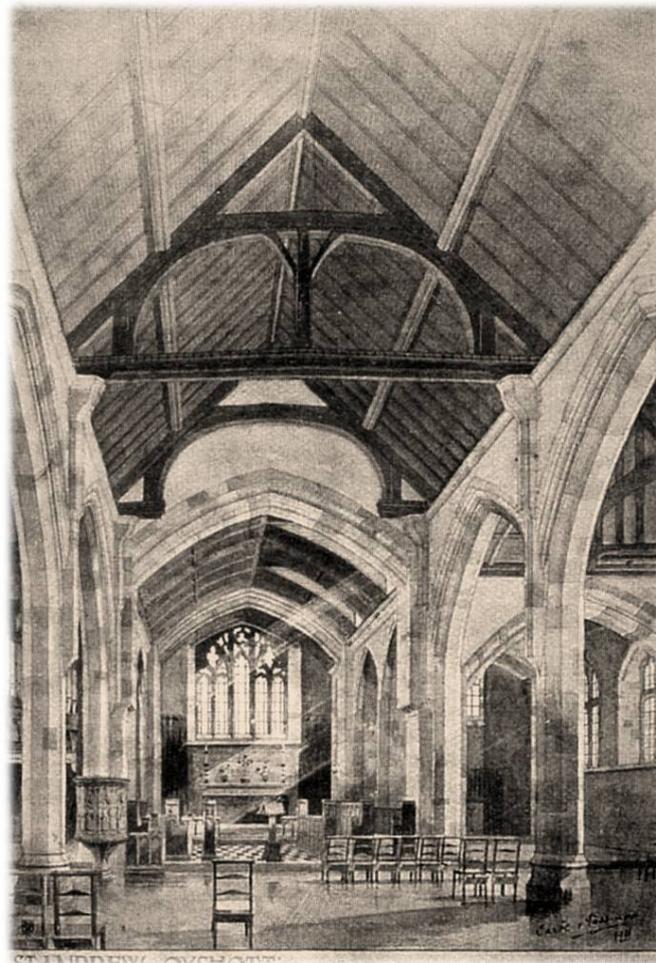
The foundation stone was laid in the east wall in May 1911, by the Duchess of Albany. The building was consecrated in March 1912 by the Bishop of Winchester.



*South elevation in 1912*

Following completion, the new and discrete parish of St Andrew's, Oxshott was established in 1913. This was achieved by revising the parish boundaries with Stoke d'Abernon, Cobham and Claygate.

The original temporary Church to the north west of the site became the Church Hall. This remained in use until 1969 when it was demolished as part of the 1970's ancillary building extension project which replaced its function. The site is now the car park.



*Original internal proposals. Note chequer pattern to Chancel floor and use of chairs.*



*Pre-1955 interior, with chairs and open organ loft and altar in Lady Chapel. See also light fittings.*

The Sanctuary contains an oak altar, given by the Ellis family in 1912 and an oak reredos (given by the Lambert family) as well as oak altar rails. There are free-standing prayer desks and a Bishop's chair. In the Chancel there are carved oak choir, Vicar's and reader's stalls and a tall eagle lectern. There is a single bell mounted inconveniently above the Chancel which has to be rung from the middle of the Church, but provides a good, if simple, sound across the centre of the village.

Pews were installed in the 1950s, and Faculties have been obtained and implemented to remove these to give flexibility of space at the front of the Church and by the south door. The Church previously had a badly reconditioned cinema pipe organ which was condemned as unsafe and had to be removed some years ago. This was replaced with an electronic organ which used until the re-ordering of the Church in 2014 when it was replaced by a new organ. At the same time the old organ pipes were removed.



*View prior to installation of benches, finish to Chancel floor clearly visible.*



*View in 1955 showing benches, tiles to Chancel and new light fittings.*



*View of Chancel with carpeted floor and infilled organ loft prior to the 2014 Phase 1 re-ordering.*

## The 1970s Additions

Fundraising to extend the Church as originally planned had continued, and by 1965 funds raised amounted to £15,000. London Architects George, Baines and Syborn were commissioned and the design involved extending the west end of the Church (but not by the three bays as per the original plan) incorporating a balcony, and building the vestibule, Church Hall and offices, etc. Further funds were raised, and it was agreed that the vestibule, Church Hall and offices should be built with a new west end wall, but without a gallery. The seating capacity of the Church would remain at 260.

The building work started in 1970 and the new facilities, including a car park, were opened in May 1971 for a total cost of around £25,000. Apart from some improvements and refurbishments (re-fitted kitchen, accessible toilet, external signing etc), these buildings and facilities are those in use today.



*The present west end constructed in 1971.*

## The 2014 Re-ordering of the Worship Space

In 2012 a 'vision' developed as a desire to recognise the centenary of the original Church and culminated in a project to redevelop/refurbish the sacred space and ancillary buildings.

After prayer and consultation, the PCC agreed to split the building project into 2 phases:

Phase 1 – Reordering of the Sacred Space.

Phase 2 – Refurbishment/Rebuilding of the Ancillary Buildings.

Architects Thomas Ford and Partners were commissioned to design and undertake the phase 1 Re-ordering of the Worship Space at an approximate cost of £670,000. This work was undertaken between April and September 2014 and to a very high quality of finish. The works included:

- Removal of the pews and replacement with loose seating as per the original configuration.
- Floor level alterations/unification to the Chancel and Lady Chapel to improve access including installation of a new ramp.
- Formation of a new music store in place of the old organ.
- General repositioning of liturgical furniture within the Chancel.
- New lighting and A/V equipment.
- Alterations/improvements to heating.



*View of Chancel in 2020 following the 2014 Phase 1 re-ordering.*

Following these works, Phase 2 was not pursued at that time as it was felt:

- The original architects' proposals for Phase 2 were too ambitious and expensive.
- An alternative approach of installing a prefabricated building for children's activities – pre-school and Church – was thwarted by pre-planning advice.
- All re-development had to be put on hold during the two years of vacancy.
- Revd Frances Trickey, as the new incumbent, naturally wanted time to observe and learn how the buildings could be used to support a new mission and vision for St Andrew's, including a particular focus on the facilities that might be needed for the pre-school and families work.

- In 2018 Ofsted closed the pre-school and it was re-located to the Royal Kent School changing the Church’s requirements for its on-site facilities.

During these 5 years, St Andrew’s has been patiently and graciously offering welcome and hospitality to the community in steadily deteriorating buildings.

### The Current Proposals

In 2018 the St. Andrew’s 2012 Vision was resurrected. Initial work by the Church considered either the refurbishment and remodelling of the existing 1970s extension or replacement. Ultimately, following assessment, the decision was taken to replace the existing, and then development of a detailed brief of requirements was undertaken.

Following competitive interview, Nye Saunders Ltd (Chartered Architects) were appointed to undertake designs in late December 2019. Throughout 2020, initial schemes have developed, been costed by a Quantity Surveyor and revised on several occasions to meet the Church’s brief. The latest scheme has been presented to the Church family and generally the Church family and steering group are in full support of the proposals.

This has resulted in the proposals submitted to the DAC and outlined by the drawings in section 3 of the document below.

## 2.4 Significance of the Existing Church Building and its Contents in General

The external views of the Church are pleasant from the south in Oakshade Road, with the flint façade of the 1912 Church and traditional style windows looking attractive against the surrounding trees and gardens. The view from the west is modern and redolent of the 1970s with the square design, flat roofs and large metal-framed windows looking more like a municipal centre than a place of worship. In order to challenge passers-by to recognise the building as their Church, as part of the Vision 2012 the PCC obtained a Faculty in 2008 to place a cross and a large sign saying ‘St Andrew’s – Your Church’ above the entrance.

Phase or Area	Significance
1912 Church Building including 2014 Reordering	<p><b>Moderate Significance</b></p> <p>A late example of the Arts and Crafts style, the incomplete design of Caroe &amp; Passmore is not considered exemplary and this is reflected in the unlisted status of the building. To emphasise this, Pevsner, in his book <i>Images of England (Surrey)</i>, states : “<i>St Andrew. Poor free Late Gothic by Caroe &amp; Passmore, 1912</i>”.</p> <p>However, the building does possess charm and character, particularly when viewed from the south, which is much appreciated by local people.</p>

1971 Extension (west and north)	<p><b>Low Significance</b></p> <p>The George, Baynes &amp; Syborn west end extension and ancillary accommodation is of no notable architectural merit and has, if anything de-valued the original Church building. The work is poorly integrated with both the older building and the site. Inferior cast stone and concrete materials are unrelated to the earlier flint and stone construction.</p>
Altar & Reredos	<p><b>Moderate Significance</b></p> <p>The carved oak altar, given by the Ellis family in 1912, and reredos (given by the Lambert family) as well as oak altar rails contribute to the character of the interior.</p>
Pulpit	<p><b>Moderate Significance</b></p> <p>The pulpit dates from the original 1912 period.</p>
Lady Chapel Altar	<p><b>Moderate Significance</b></p> <p>Carved timber altar given by Philips in 1904 contributes to the character of the interior.</p>
Monuments	<p><b>Moderate Significance</b></p> <p>There are a limited number of wall plaques in the Church, the biggest being a pillar-mounted War Memorial in the Lady Chapel dedicated to ‘the men of Oxshott and of the Canadian forces’, who were based in Oxshott during World War II. Contributes to the character of the interior.</p>
Stained Glass	<p><b>Moderate Significance</b></p> <p>East window (Edgar Dudley – 1912); Lady Chapel altar window (Mrs Basil Ellis – 1912); South Transept window (W E Faulkner – 1912); North Transept window (R J Lambert – 1912); North Sanctuary (R J Lambert – 1912) and South Sanctuary (Lambert family – 1915). Contribute to the character of the interior.</p>
Other Furniture	<p><b>Low Significance</b></p> <p>In the Nave are new, modern, upholstered chairs. Of good quality, but part of the 2014 re-ordering.</p> <p>There are free-standing prayer desks and a Bishop’s chair. In the Chancel there are carved oak choir, Vicar’s and reader’s stalls and a tall eagle lectern.</p> <p>These items are of various dates and styles, although the Chancel furnishings are largely of the 1912 period.</p> <p>Within the 1970s extension there are numerous pieces of modern, commercial grade furniture, such as desks, chairs, filing cabinets, tables etc.</p>

## 2.5 Significance for Mission

### The Worship Space (Original Church)

The Church provides an appropriately holy place for services supported by the choir and organ and following the 2014 re-ordering, provides flexibility for modern worship services supported by a band.

The current seating capacity of the Church (250) is sufficient for most Sunday services and most of the well-attended weddings or funerals, particularly if the seats in the Lady Chapel are turned to face the Chancel. However, at Easter and Christmas and for school or Scout services and some big weddings/funerals, the double doors into the vestibule are opened to provide additional seating capacity of about 80 (tightly packed), although this does then impact on the functioning of the wider 1970s extension. The Christmas Crib service has been particularly popular and there are now two Crib Services to cope with the numbers attending. An improved flexible Worship Space extension would be hugely beneficial in enabling the Church's vision.

The Lady Chapel is used as a more secluded, peaceful area for use as a quiet Prayer Corner when not being used for services. It is used for smaller midweek services and small baptisms.

Sunday Services are held in the Church and the current pattern of services includes a variety of styles of worship, including Oxshott Praise, Holy Communion and Morning Prayer, as well as 'special' services such as Remembrance Sunday, Christingle, Easter Week, Christmas dramas and, historically, Youth Services, Kids Alive, Toddler Praise (all of which St Andrew's would love to resume), Some alternative services or meetings are based in the Church Hall such as Alpha or Christianity Explored courses. The building is open every day.

The main Worship Space has always suffered with poor sightlines from some areas. Previously, this was made worse by the fixed pews, but was improved a little by the reintroduction of loose chairs in the 2014 reordering allowing more flexibility. Lighting is good in the Nave, Chancel and Sanctuary.

The extended, raised area in front of the congregation which formed part of the 2014 reordering has made sermons, talks, dramas, children's songs etc, more visible with improved interaction with the congregation/audience.

### **StAks (St Andrew's Kids) and OY (Oxshott Youth)**

StAks is an active, and integral part of St Andrew's, taking place in the 1970s extension hall.

OY meet on Friday evenings and enjoy informal ball games in the hall, table tennis, craft activities, and a form of Christian message.

Quite simply StAks and OY both require better all-round facilities, including storage, which would reduce the time to set up and clear away, and separate rooms or areas for different activities and ages of children and teenagers.

### **Other Events**

The Church buildings are also used for a variety of other events, both by St Andrew's and other organisations. Examples are youth groups, dance and drama classes, the monthly Luncheon Club, Probus, choral concerts, etc. and the Hall is rented to families for children's parties. The Hall used to be regularly used in the afternoons and evenings, but has become increasingly unattractive and inadequate.

Making a reservation for the Hall can be a challenge in terms of space options. Some users of the Hall require all its space. Other users, such as a meeting of three or four people, require a more modest space. The bereavement group has to meet in the Parish Office in less than comfortable surroundings, and when a Marriage Course or Alpha Course is run, the small groups have to use all sorts of rooms and spaces around the Church, offices and vestibule.

The stage in the Church Hall is currently used as a storage area, which precludes its use as a stage.

There are concerns about the kitchen (see below), environmental concerns about the poor insulation of the windows, etc, and general concerns have been expressed about the age of the curtains and decorations generally. Both Women's Institute groups have moved to alternative venues due to dissatisfaction with the quality of the Hall premises. For outsiders especially, the general impression created by the buildings and its facilities is no longer regarded as satisfactory, let alone inspirational.

### Catering for Events

Food preparation is a particular concern; the kitchen was upgraded in 1992, since when standards (as well as expectations) have risen. There is a new dishwasher but an inadequate fridge/freezer and cooker. The surfaces are not to the standard of modern food preparation surfaces and there is no ventilation. Storage is at a premium. The success of events such as the Luncheon Club has shown up the difficulties. Producing hot meals in particular is an onerous task because of the lack of a proper oven or catering equipment.

### Welcome and Coffee Corner

The vestibule operates as a welcoming entrance hall, although it now looks very much of its period. The layout, high usage and need for the various notice boards, cupboards and bookshelves give the impression of being busy and even cluttered. The floor and carpets have been renewed and a large mural board is used for large displays, with rolling information on a flat screen monitor mounted on the wall. There are pleasant views through into the old Church through windows in the vestibule folding doors. There is no separation of areas, and the once popular Coffee Corner has dwindled to virtually nothing, though hopes are high for its future in a new environment. Some groups use part of the vestibule for a meeting, but then visitors or others using the entrance can disturb the meeting.

The vestibule is not able to function as a welcoming area when the main body of the Church is set up for a large service (for example major festivals, school services, large funerals, etc) when the folding doors are open and additional seats are set out.

### Church Administration

The Parish office currently has two desks with computers for administration staff, a desk for the Youth Pastor, and a copier/printer. The room is sometimes used for meetings. Opposite the office is an unattractive small room with easy chairs and a desk, which is used by the Vicar and Curates for small meetings and separate working.

Whilst the Church Leadership and the admin team cheerfully make do with these limited facilities, such facilities have their limitations, particularly the fact that there is no effective reception desk, and the meeting room is too small for small groups. The office can also be crowded if Vicar, Youth Pastor, Curates and/or two Parish staff are present together. Other Church members or groups seeking a meeting at Church are often required to use a corner in the vestibule or the Lady Chapel, rather than a meeting room.

There are poor quality toilet facilities for both women/children and men and a more modern accessible toilet. There is a utility cupboard with a sink (which was used mainly by the pre-school) and two walk-in cupboards used by Junior Church. The choir Vestry has storage facilities; in the corner there is a door to an abortive spiral staircase with damp patches on the walls in both the choir Vestry and Vicar’s Vestry. There are cupboards used by the choir to store music and vestments, but no rehearsal area for the choir or the band, both of which rehearse in Church.

Phase or Area	Significance to Mission
1912 Church Building including 2014 Reordering	<p><b>High Significance to Mission</b></p> <p>The 1912 Church (Worship Space), following its 2014 re-ordering is now a much loved, more flexible and well utilised space providing effectively for weekly services and normal events. It is very much the heart of the Church and worship at St. Andrew’s and is therefore of ‘high significance’ to the Church/congregation.</p>
Clergy/Choir Vestry	<p><b>Low/Moderate Significance to Mission</b></p> <p>Split into two rooms together with corridor, both rooms being somewhat cold, damp and utilitarian and very much ‘back of Church’.</p> <p>The choir Vestry is sparsely fitted out, with basic cupboards and some loose seating. Part of it was partitioned off to form music equipment storage in the main Worship Space in the 2014 re-ordering. It also has 3 points of entry which can make it something of a through route. Used by the choir prior to and after services, for storage and very infrequently as a small meeting room, if only because more comfortable spaces can be found elsewhere in the</p>

	<p>building.</p> <p>The clergy Vestry is similar in appearance to the choir Vestry and although used by the Incumbent before services, is not used actively for parish work.</p>
1971 Extension (west and north)	<p><b>Moderate/High Significance to Mission</b></p> <p>The facilities are still used on a day-to-day basis including; welcome space to the Church, StAks, catering, coffee corner, storage, Worship Space overflow &amp; importantly Church administration / pastoral care. The significant growth in other Church and community activities has also rendered the 1970s Church Hall, meeting room/offices not fit for purpose when compared to the range of Church and community activities that take place on Sundays and during the week. Overall, several aspects of the building and its facilities are no longer regarded as satisfactory, let alone inspirational.</p>

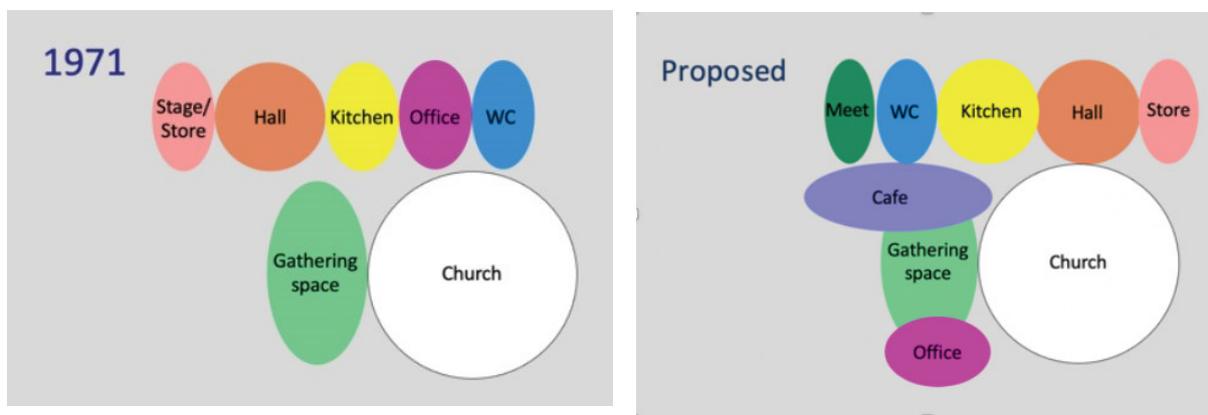
In order to meet the Church's 2018 Vision of being followers of Jesus Christ, growing in faith and number, and serving the community, the present facilities require significant expansion and modernising

## 3. The Proposals

### 3.1 General Summary of Proposals

Fundamentally, the proposals replace the existing 1970s 'L' shaped extension following its demolition, albeit with a slightly different footprint and positioning of internal functions to meet the current and future accommodation requirements of the Church, its mission and the community.

The proposals respond to a highly detailed and extensive brief which is too large to incorporate into this document, but as such the proposals represent a direct response to the brief. The change between the current layout of the Church and the proposed layout is best summarised by the diagrams and list of key changes outlined below:



- Move the main store to the least visible part of the site.
- Locate a new café where it is most visible and accessible.
- Move the office suite to the south of the current vestibule – this will help to show signs of life every day with the expanding staff team and it will also be easier for visitors to find.
- Move the toilets much closer to everything.
- Enlarge the kitchen.
- Promote the Hall to take full advantage of the characterful flint wall and traditional Church windows. This view has been hidden for 50 years and the high ceiling of the Hall makes it the only space that can really do justice to these unique features.
- Add a new meeting room where lots of different activities can be seen by the wider community as part of the 'shop window' concept.

The question of whether to **refurbish or rebuild?** was asked early on in the project, and an analysis and report prepared. The decision taken to rebuild instead of refurbishing the current building was taken for a multitude of reasons and a copy of the report will be available on the Church's website.

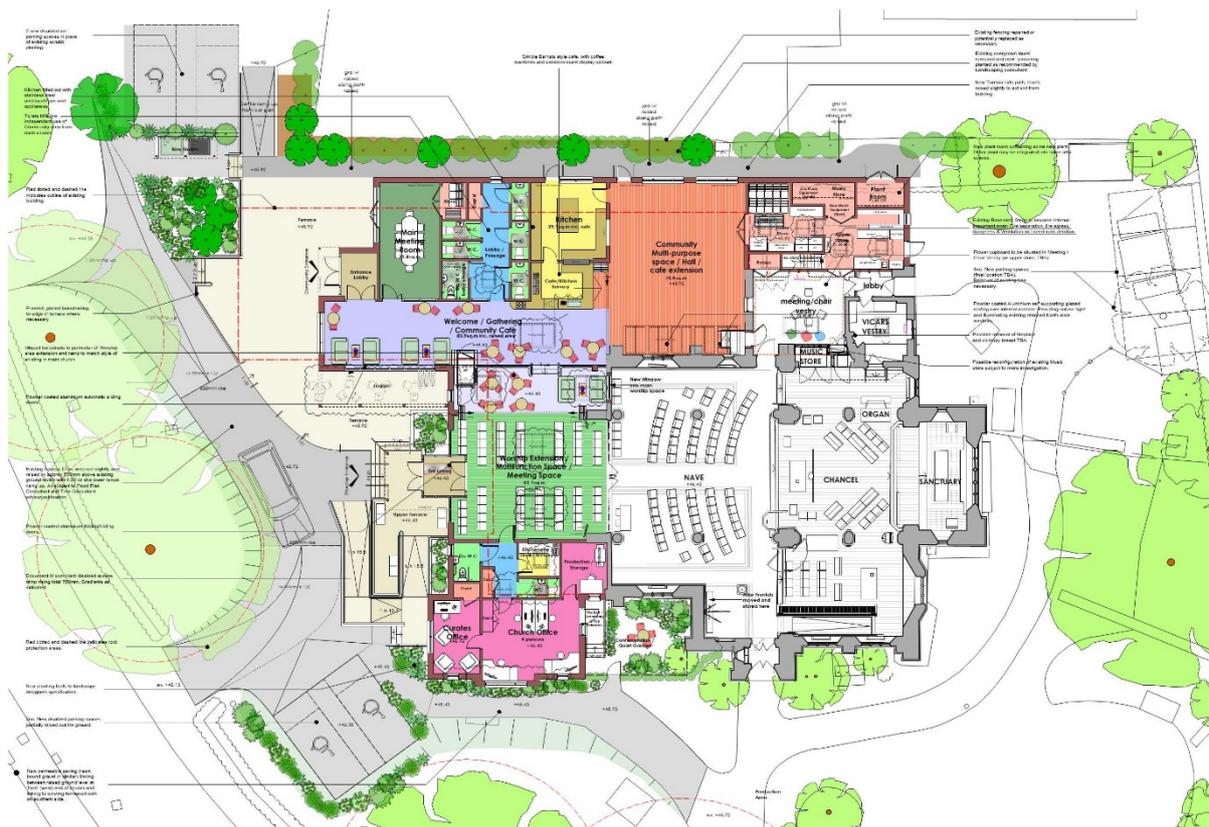
### 3.2 Proposed Materials

The exact final details for the proposed extension are yet to be finalised. However at this stage we would suggest that the palette might include:

- Standing seam metal roofing.
- Knapped flintblock, most notably on the south west corner to reference the original Church.
- Reconstituted stone dressings, quoins and plinths to some elements to reference the original Church.
- Rendered masonry. Cost effective and natural walling material not detracting from the original Church.
- Powder coated aluminium windows and screens.
- Standing seam metal wall cladding.
- Possible use of glu-laminated structural timbers internally/externally.
- Glass/stainless steel handrailing.

### 3.3 The Proposals

Below are a selection of drawing extracts outlining the proposals. *(Note: These are for illustrative purposes, for the benefit of this document. The formally submitted plans should be used for formal consideration.)*



Proposed ground floor plan - NTS



West Elevation (Public Front)

Proposed West Elevation - NTS



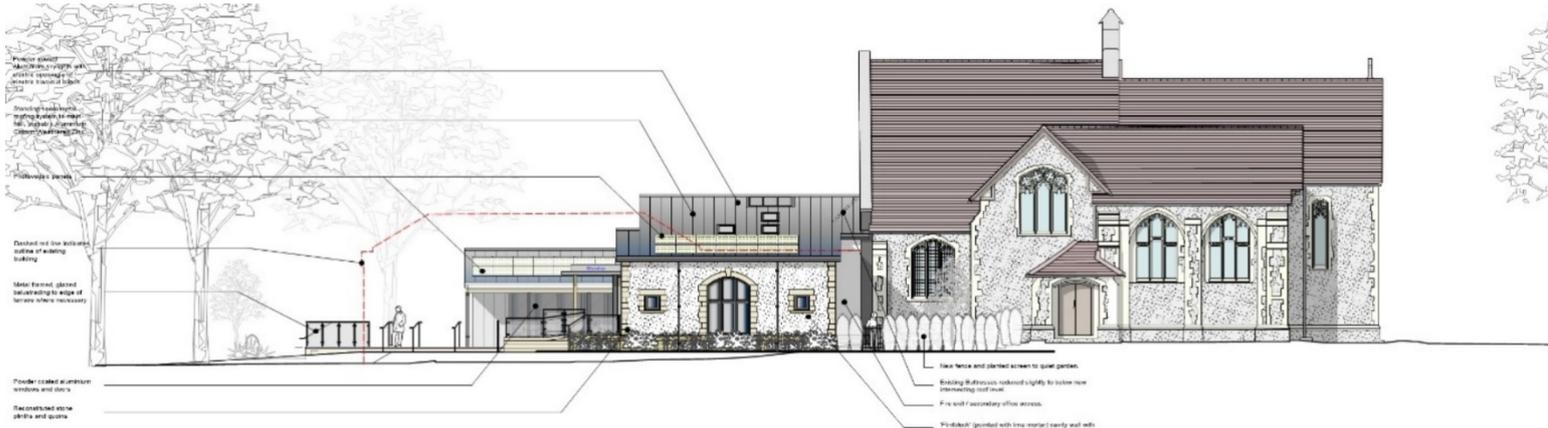
North Elevation (Hidden Side)

Proposed North Elevation - NTS



East Elevation (Hidden Rear)

Proposed East Elevation - NTS



South Elevation (Public Side)

Proposed South Elevation - NTS

## 4. Areas Affected by the Proposals and Significance, Impact and Mitigation Assessment

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### 4.1 Identifying Areas that may be Affected Directly, or Indirectly by the Works

The areas affected by the proposed works have been identified as part of the Significance and Impact Assessment in item 4.2 below, and have then been visually depicted by the author by way of current photographic record of the current existing situation.

#### Original Church Externally

See array of photographs below, particularly the various external elevations.

#### Appearance from the Road



*South elevations from Oakshade Road (note view largely obscured when trees in leaf).*



*West elevation from Oakshade Road (note view largely obscured when trees in leaf).*



*View from north west at junction between Oakshade Road and Steels Lane (note view largely obscured when trees in leaf).*

## Original Church Internally



*View of Nave looking west. Fundamentally unaffected by proposed works with exception of new internal window opening to be formed through right hand side of timber screen (in place of wooden memorial board).*

For Nave looking east see image in section 2 above.



*View Looking north west from Lady Chapel, part of 2014 reordering. Will not be affected by proposed works.*

### North Elevation Original Church



*Only visible element of Original Church north elevation visible above 1970s extension flat roof. Note the very crude boxing around the north aisle windows. None of this elevation is visible from ground level or even afar except by the neighbouring residential properties to the north.*

### East Elevation Original Church



*Eastern elevation of original Church (Chancel and Lady Chapel).*

South Elevation Original Church



*Southern elevation of original Church.*

West Elevation 'Original' Church



*West end of original Nave. Rebuilt/reclad in imitation stone as part of 1970s extension. See image of original west elevation verge and brickwork in photos in section 2.*

West Elevation 'Original' Church Cont.



## The Choir & Clergy Vestry



North east view of Choir/Clergy Vestry. West face abutted by 1970s extension.



Choir Vestry internally – very bland, utilitarian previously intersected by formation of music store cupboard to left hand side of picture. Used as a through room & flexible space including basic choir Vestry, adult and child meeting space etc.

## 1970s Extension



*West face of main entrance.*

1970s Extension Cont.



*South face of Hall (west end) note level difference, steep steps, and steep ramp beyond.*



Northern face – toilet block.



*Existing 1970s hall – to be demolished.*

1970s Extension Cont.



*Existing combined welcome area/worship extension.*



*Storage cupboard against north wall of original church. Note rendered wall and enclosed window.*



*Existing poor kitchen facilities not adequate for the tasks it performs*



*Church office tucked away not easily accessible.*

### The Churchyard



*Eastern landscape – grass, shrubs and hedging. Vicarage visible beyond.*

The Churchyard Cont.



*Western landscape – note tarmac driveway, boundary hedging and trees.*



*Southern landscape – note paths, lawn and boundary hedging and trees.*



*North eastern landscape – previous pre-school playground. Note hedging to northern boundary residential houses to north.*

The Churchyard Cont.



*Northern landscape – note path, bins, deep hedging.*

#### 4.2 Significance, Impact and Mitigation Assessment Table (1 of 3)

Phase or Area	Historical Significance	General Significance to Church Congregation/Community	How Affected	Impact	Mitigation
<b>The Original 1912 Church (externally)</b>	<b>Moderate Significance</b> Attractive and of its time, but not an exemplary piece of architecture. Not Statutory Listed.	<b>Moderate Significance</b> Attractive building in its own setting offering variation to the local urban fabric of large residential houses in close proximity to each other.	<b>Directly</b> Affected by virtue of a new replacement extension being built to the west end/north face	<b>Low</b> The proposals are not substantially bigger or higher than the existing 1970s extension, and indeed overall project less to the west than the existing, which is relevant to the principal views of the original Church from the south.	<b>Low/Moderate Mitigation Required</b> Fundamentally replacing the existing 1970s extension on the same footprint. Other locations for the new extension were considered but discounted early on, partly due to impact on the setting of the Church.
<b>Appearance from Road</b>	<b>Moderate Significance</b> Attractive building in its own setting offering variation to the local urban fabric, although somewhat obscured by boundary trees and hedges.	<b>Low/Moderate Significance</b> Attractive building in its own setting offering variation to the local urban fabric of large residential houses in close proximity to each other.	<b>Directly</b> Affected by the slightly increased building depth directly to the west of the original Nave by 3-4m max over the current 1970s extension line to allow a larger Worship Space extension and Church offices. Increased height of the extension at localised 'like for like' location at the west end of the Nave result is approx 2.4m over the current flat roof situation following a change from predominantly flat to pitched roof. However, overall max increase in height compared to the highest point of the existing 1970s extension (over the hall) the difference is only 0.8m.	<b>Low</b> There is an impact by virtue of a change in design and slight increase in the proposal's height over the existing, but the building will remain largely obscured by boundary trees and hedges from the road.	<b>Low Amount of Mitigation Required</b> Reduction in projection to west of north range over the current 1970s extension line (hall) by approx 4m, meaning the extent to which 'bulk and mass' extends beyond the original Church is reduced.  Although an increase in height at the main west end, this is partially offset by the new roof being shallow pitched and this means some areas, particularly to the north are actually lower than the existing flat roof extension.  The over roof apex being 0.8m higher than the max height of the existing 1970s extension.
<b>The Original 1912 Church with 2014 reordering (internally)</b>	<b>Moderate Significance</b> Simple but attractive and of its time but not an exemplary piece of architecture. Not Statutory Listed.  2014 reordering providing a more flexible interior addressing some of the issues of the original design.	<b>High Significance</b> The focus of worship, a sacred space, held in regard by the congregation.  <b>Low/Moderate significance</b> to the wider community i.e. those who do not regularly use the building but identify this as being the local parish Church.	<b>Indirectly</b> The proposed works will not fundamentally affect the interior of the Worship Space with the exception of the insertion of 1no. internal window in the west end of the north aisle. The ability to bring more natural daylight through the north aisle north windows over the current situation and by providing Worship Space extension which is not also the principal entrance.	<b>Low</b> Some disturbance to the walling at the west end of the north aisle, but will be made good. No effect on the layout of the space.  Improvement in level of natural daylight inside the main Worship Space.	<b>Low Amount of Mitigation Required</b> Positioning of the new internal window in an original 'temporary' wall which has been rebuilt previously.  Ensuring the placement of rooflights directly above the north windows to ensure adequate natural light penetration.
<b>Church Contents</b>	<b>Original Church = Moderate Significance</b> – Part of 1912 design.  <b>1970s Extension = Low Significance</b> – nothing of note/historical value.	<b>Original Church = Moderate Significance</b> – Longstanding liturgical furniture familiar to users of Church.  <b>1970s Extension = Low Significance</b> – nothing of note/historical value.	<b>Not Affected</b>	<b>No Impact</b>	<b>No mitigation required.</b>
<b>West Elevation (Externally)</b>	<b>Low Significance</b> Built originally as a temporary wall to accommodate future Nave extension.  Rebuilt/reclad as part of the 1970s extension to form gable parapet utilising fake stonework	<b>Low/Moderate Significance</b> Mainly held in low significance due to poor aesthetic/materials, lack of connection between inside and out. Poor connection with car park. The circular west window, although of 1970s vintage is of	<b>Directly</b> The new proposal changes the aesthetic by removing the current flat roof/gable pitched roof and replacing it with a shallow pitched roof/gable pitched roof juxtaposition.  The west wall of the new extension is	<b>Moderate</b> The proposals seek to obscure more of the 1970s artificial stone cladding than the existing flat roof on purpose. This is achieved by raising the roofline of the new extension and by pulling the extension forward thus reducing the ability to view it at close quarters.	<b>Low Amount of Mitigation required</b> Shallow pitched roof to obscure more of, but not all of the 1970s artificial stone cladding applied to the gable. Retention of the circular west window.  Full remodelling of this elevation has been considered but deemed too costly, and begs the question of what to re-clad it with that would be more harmonious than

4.2 Significance, Impact and Mitigation Assessment Table (2 of 3)

	cladding and concrete copings.	importance to some Church users.	brought slightly further to the west than the existing.	Funds do not at this stage go far enough to re-clad the gable.	the existing.
Phase or Area	Historical Significance	General Significance to Church Congregation/Community	How Affected	Impact	Mitigation
<b>South Elevation (Externally)</b>	<b>Moderate Significance</b> Part of the original 1912 Church.	<b>Moderate Significance</b> It is this elevation that most of the congregation and community would think of if asked to describe the original Church, fundamentally because it is the only original elevation visible from the public domain or on approach (from the south only) to the Church.	<b>Indirectly</b> No physical connection by the proposals. The indirect impact is due to the replacement of the structures at the west end.	<b>Low/Moderate</b> The proposals do not physically connect to or obscure the southern elevation, although the proposal will result in some additional mass/bulk at the western end together with the aesthetic contrast of the old and new.	<b>Low Amount of Mitigation Required</b> The proposals do not directly connect to the south elevation of the original Church. Although the elevation adds some additional mass/bulk to the western end this is not considered materially more than the existing 1970s extension at its southern end, with the northern wing of the proposals having less impact in the background than the existing situation.
<b>North Elevation (Externally)</b>	<b>Low/Moderate Significance</b> Part of the original 1912 Church but very much an unimpressive 'rear' elevation and not outwardly seen outside the site other than by the direct neighbours. The original wall face is already largely obscured by the 1970s wrap around extension. It also is not visible internally having been concealed within cupboards, the two north aisle stone surround windows being 'boxed in' and not outwardly visible due to the reflection of the glass.	<b>Low Significance</b> Being largely concealed and only visible from on the flat roof most of the congregation/community with perhaps the exception of the residential neighbours directly to the north have no idea what the elevation looks like or indeed that it exists.	<b>Directly</b> The proposals will conceal the remaining (above flat roof) elements of the original Church externally.  The 2no. north aisle windows will become internal.	<b>Moderate</b> Fundamentally this elevation is already largely obscured and 'impacted' on by the existing 1970s extension, and thus the impact is moderate.  The new extension will obscure the remaining portion of original Church north wall from outside view, but this will be offset by the original elevation becoming an exposed internal feature of the new hall.  Enclosing the 2no. north aisle windows within the new extension could have a negative impact on light inside the Church.	<b>Moderate Level of Mitigation required</b> Providing large rooflights to allow more light than the current situation to get through the north windows into the main Worship Space.  Exposing the lower level existing north wall (currently concealed in cupboards) in the new hall, and repairing/restoring it (removal of render, stone and flint repairs) to make a feature wall inside the new hall.  Intersecting the new pitched roof with the original Nave roof at eaves level to retain a distinction between the two elements.
<b>East Elevation (externally)</b>	<b>Moderate Significance</b> Original 1912, arguably the most impressive and well-designed elevation with large east window, relieving arch and then half timbering to the Lady Chapel, although largely unseen from the public realm.	<b>Low/Moderate Significance</b> Being 'tucked away' to one side of the site, and only being visible to the Vicarage and small number of neighbouring residential properties to the east and the congregation/community from a restricted area inside the site (to the east) it is generally considered to be of little importance to congregation/community.	<b>Indirectly</b> No physical intervention onto this elevation other than the addition of mass/bulk of the proposed extension to the northern side, set back from the principal elevation.	<b>Low</b> Any projection of the southern end of the proposed western extension is minimal and, even if just visible would have negligible impact on the eastern elevation.  The projection of the north wing extension, to the north of the Vestry by approx 4.5m is noticeable on the east elevation, but is well set back (by approx 3m), and remote enough from the Chancel, that it has a low impact.	<b>Low Level of Mitigation required</b> Ensuring projections beyond side elevations are minimal and providing setbacks.  Reduction in church extensions overall silhouette outline compare to current situation.

4.2 Significance, Impact and Mitigation Assessment Table (3 of 3)

Phase or Area	Historical Significance	General Significance to Church Congregation/Community	How Affected	Impact	Mitigation
<p><b>The Choir and Clergy Vestry</b></p>	<p><b>Low/Moderate Significance</b>                      North east corner. Parapeted flat roof, with flintstone and dressing details to the walls as the main Church.                      It is not known if the Vestry, together with its basement was contemporary with the original 1912 Church, or a slightly later addition. Fundamentally it has the same wall style as the main Church, but the use of a flat roof, the stone parapet and the slightly contrived intersection of the parapets with the eaves of the organ area lead one to believe it is a slightly later extension.                      The western elevation is already abutted by the 1970s extension.</p>	<p><b>Low/Moderate Significance</b>                      Being largely concealed to the rear of the Church and being single storey and thus below adjacent fence/hedging levels it is not widely seen or noted by the congregation/wider community.                      Internally the space is not widely used, typically because it is cold, damp and not particularly welcoming.</p>	<p><b>Directly</b>                      The proposals will enclose the Vestry on the west and north side. (West side already abutted by 1970s extension.)</p>	<p><b>Low/Moderate</b>                      The majority of the northern elevation of the Vestry will be incorporated into the new extension including the complete removal of 90% of the existing Vestry north wall in order to maximise floor area.</p>	<p><b>Low/Moderate Level of Mitigation Required</b>                      Setting back of new wall line on eastern elevation to retain significance / presence of original Vestry.                      Retention of existing access doors / lobby – likely to become more heavily used.</p>
<p><b>The Existing 1970s Extension</b></p>	<p><b>Low Significance</b>                      Not of noteworthy design. Encompasses many of the deficiencies associated with 1970s design.                      Does not enhance the original Church.                      Maintenance issues and costs.                      Inefficient to run detracting finances from the original Church.</p>	<p><b>Low Significance</b> aesthetically  <b>High Importance</b> to users of facilities but low significance with regard to the quality of those facilities.</p>	<p><b>Directly</b>                      By virtue of full demolition and replacement.</p>	<p><b>High</b>                      Full demolition and replacement.</p>	<p><b>Low Level of Mitigation Required</b>                      Replacement with a new extension meeting the Church’s and community’s’ current needs.                      Providing thermally efficient / comfortable and more sustainable facilities.                      Omitting the problematic flat roofs of existing extension.</p>

<p><b>The Churchyard</b></p>	<p><b>Low/Moderate Significance</b></p> <p>The churchyard is general open and laid to lawn. It does not contain any burials due to the highwater-table but does have a Garden of Remembrance to the south east corner.</p> <p>The hard paved car park to the north west corner is well used.</p> <p>The playground area to the north east of the site is now unused following the departure of the pre-school.</p> <p>With limited features within the churchyard, none contributing to historic understanding of the Church.</p>	<p><b>Moderate/High</b></p> <p>The grounds and openness of the churchyard is of <b>moderate importance</b> to the congregation, giving a sense of place and setting to the Church.</p> <p>In many ways the car park is of <b>high significance</b> to many users.</p> <p>The openness of the site is likely to be of <b>moderate/high</b> importance to the local community.</p>	<p><b>Directly</b></p> <p>By the proposed extension and associated landscaping being constructed in the grounds.</p>	<p><b>Low</b></p> <p>Raising of ground levels (driveway and terrace) to west to aid access up to Church level, but does not directly affect the openness of the site.</p> <p>Reduction in width of path to north/rear of Church, but utilising area currently occupied by overgrown hedging.</p> <p>The proposals do not result in any notable reduction in the openness of the churchyard to the west, south and east.</p>	<p><b>Low Level of Mitigation Required</b></p> <p>Additional new planting at base of new walls and within the new ramped/terraced area to the west to soften proposals.</p> <p>Replacement of immature trees/hedging to northern boundary to provide some replacement screening of the extension to the existing residential properties to the north.</p>
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## 4. Conclusion

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The proposal to demolish the existing 1970s 'low significance' Church extension and replace it with new accommodation coupled with the fact that any other alterations or impact on the fabric of the original Church building are considered de-minimus, means that overall, the Vision 2018 proposals will have a low, or at most a low/moderate impact on the significance of the original Church. The original church itself being of only moderate historical and architectural significance and not statutory Listed

The assessment above demonstrates that the proposed replacement of the ancillary Church accommodation will result in a significant positive impact and improvement to the Church's Mission, on the congregation it serves and for the wider community.

Whilst contemporary in design, it should be remembered that the original 1970s extension was 'contemporary' at the point of its construction, and whilst now tired, has served its function for the last 50years. It is hoped that the new proposal, should last far in excess of this lifecycle into the future.