



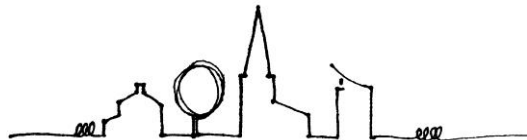
HEMINGTON St Mary the Virgin



DESIGN, ACCESS & HERITAGE STATEMENT Installation of new boiler and flue

Project No 0280

Nov 2021



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1. SUMMARY

- 1.1. This application seeks permission for the installation of a new boiler with associated flue and condensate pipe at the Grade I listed St. Mary the Virgin, Hemington, Somerset. The church has recently been vested in the Churches Conservation Trust, so no longer benefits from Ecclesiastical Exemption. The churchyard remains under Faculty Jurisdiction and is the responsibility of the PCC.
- 1.2. The works proposed are improvements to the existing system as the new boiler will avoid the need for a manual top up tank refill, and the existing blockwork flue and asbestos flue bend (visible on the main approach to the church) will become redundant. The works will also improve the layout of the vestry by moving the boiler out of the vicinity of the doors. The new flue requires Planning permission and Listed Building Consent.

2. THE SITE

- 2.1. St. Mary the Virgin is typical of many English country churches. It was built by the Normans, extended and altered around 1230; there was further work 100 years later, and again 1480-1500 when the tower was built. There is a nave, chancel, south aisle, south chapel, west tower, south porch and north vestry, all set within a large and tranquil churchyard.
- 2.2. The church is sited centrally in the village of Hemington, Somerset, BA3 5XX, approximately 5.5 miles north-west of Frome.

3. HERITAGE STATEMENT AND BACKGROUND

- 3.1. The church has been Grade I listed since 1968. Certain parts of the building are of substantial architectural interest including the Norman chancel arch, C13 south doorway, nave roof corbels, ledger stones, wall paintings, and early C13 south chapel with central circular column to the chancel. The pews date from the early 1600's. The church was restored in 1859 and again in 1862 when the porch and vestry (where the boiler is located) were built.
- 3.2. The Listing Description is as follows:

HEMINGTON CP ST75SW HEMINGTON VILLAGE 6/99 Church of St. Mary (previously listed as Hemington Church) 11.3.68

GV I

Anglican Parish Church. C12, C13, C15, some C19 restoration probably by the office of Sir George Gilbert Scott. Coursed and squared rubble and some ashlar, embattled parapets, stone file and lead sheeting roofs. Clerestoried nave, south aisle, south porch, chancel with south chapel, north vestry, west tower. Predominantly Perpendicular though some earlier features remain. Fine 3-stage tower with diagonal buttresses, embattled parapet, corner pinnacles, stair turret, single bell-chamber windows to top stage with stone grilles, tall double windows with blind tracery on the stage below; 3-light west window, west door. Four bay nave, 2-light windows, that to north-west corner of the 1340's, the remainder Perpendicular. Six bay aisle-cum-chapel, 2-light windows, added C13 though fenestration C15. Porch 1869 in an Early English style; Early English inner doorway with Purbeck shafts, C15 door. Chancel with 3-light east window. Plastered interior on flagstone floors. Nave with C19 roof on large C15 corbels carved as angels; C15 aisle roof with ribs and bosses on small allegorical corbels. Springers for vault under tower. C19 ceiling with ribs and bosses; C19 wagon roof to chancel. Norman chancel arch with 2 pairs of shafts; Early English 4 bay arcade to south aisle, of similar date 2 bay arcade between chancel and south chapel, the centre pier with detached Purbeck shafts, piscina on east respond. Aisle and chapel windows with shafted rere-arches. Upper and lower entrances to rood. Aumbry. Norman tub font; C16 chest; C17 pews; pair of

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coffin stools; C19 pulpit, choir stalls, chair and altar rails. Organ dated 1869 by Vowles of Bristol. Sole monuments to floor; C17 wall monument; 3 C18 wall monuments, C19 and C20 monuments. Charity plaque under the tower. Five early bells. Chancel window with simple C19 stained glass. Chapel window dated 1937 by A. K. Nicholson of London. Jacobean cover to font. Late C16 painted text on nave wall. (Church Guide, 1984).

Listing NGR: ST7273453026.

- 3.3. The churchyard (which remains under Faculty jurisdiction) contains several Grade II listed monuments.
- 3.4. The church is not in a Conservation Area. Nearby buildings include Grade II listed *The Old Rectory* (adjacent, to the west).
- 3.5. Work was undertaken to repair a lean-to shed within the churchyard in 1998, which now houses a WC (undertaken under building notice BN/98/0628). In 2020/2021, a substantial repair project was undertaken to the main roofs and masonry, which included a new downpipe to improve rainwater discharge in the south-west corner of the church.

4. POLICY

4.1. Relevant policies include:

- National Planning Policy Framework (NPPF), 2012, specifically paragraphs 126-141.
- Policy DP3 of the Mendip District Local Plan 2006-2029 (Part 1 Strategy and Policies).

5. THE DESIGN

- 5.1. The proposed work involves the replacement of the current oil-fired boiler in the vestry. Some reconnection to existing internal pipework is also required in association.
- 5.2. The existing oil-fired boiler is of some age (approx. 20yrs) and although it is currently in working order, various parts are now difficult to obtain. It also requires a manual top-up tank to be refilled by the former churchwarden, which poses a H&S risk and a risk of damage to the system if it is not done.
- 5.3. The radiators and pipework are relatively new (2018) following theft and the PCC and local community funded this work; they are therefore keen to retain the system in good working order. The CCT wish to continue the heating provision at the church as this enables it to be better utilized for local activities and occasional worship.

6. HERITAGE

6.1. In replacing the boiler, there are several factors we have considered:

- 6.1.1. The current boiler connects to an external asbestos flue bend on the west side of the vestry which connects to a tall flue encased in rendered blockwork on the north-east corner of the north aisle. This is all highly visible from the approach to the church, and improvements would be welcome.
- 6.1.2. Because of the asbestos, it is not possible to connect a new boiler to the existing flue. If replacing the boiler in its current location, a new builder's work opening, condensate pipe and flue outlet would be required on the prominent west vestry elevation.

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6.1.3. We have therefore proposed that the current safe, in the north-east corner of the vestry, is relocated to the current boiler position, and that the new boiler is located here. This allows a more discrete flue outlet on the east elevation, where there is also a downpipe that the condensate pipe can connect into. This will also allow the removal of the internal asbestos board and externally visible asbestos flue bend on the west vestry elevation, which will be an improvement.

6.1.4. The CCT and PCC do not currently have funds to remove the blockwork flue and asbestos lining, but once redundant, these could be removed at a future date, subject to consents and fundraising.

7. HIGHWAYS, ACCESS AND PARKING

7.1. The church is accessed from the main highway via a secure metal gate which, when unlocked, provides vehicular access up to the west door of the tower.

7.2. There is no public parking and the proposal does not involve altering the existing provision.

8. ACCESS

7.4 No works are proposed to alter current access provision.

Photographs are included in separate documents.

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