

CHURCH OF ST MARY BENTWORTH



PROPOSED FACILITIES

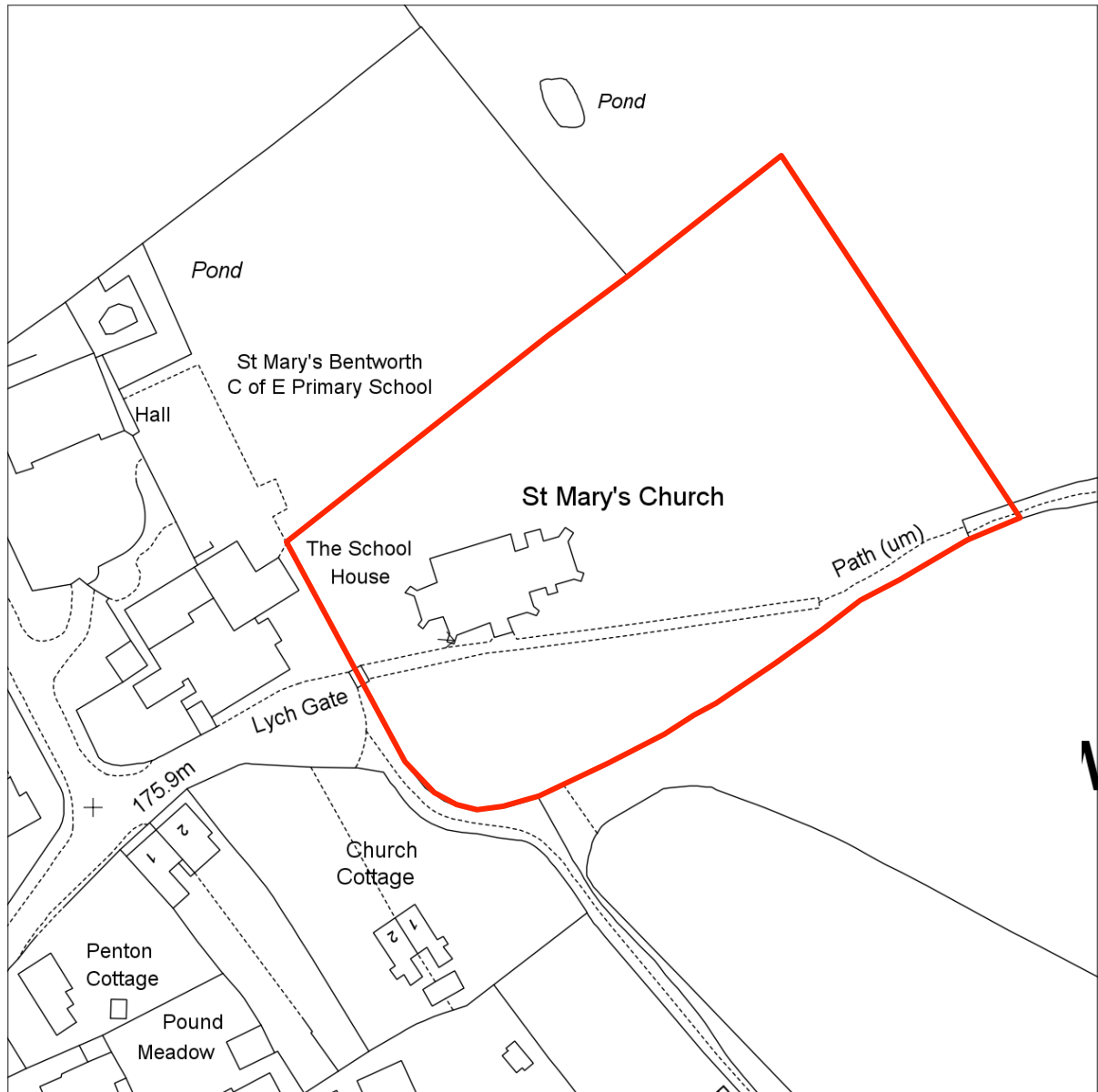
Project Statement

CTA

Carey-Thomas Architecture Ltd
April 2022

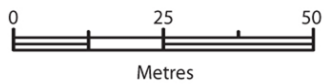
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Bentworth, Alton

Scale 1:1250



LOCATION PLAN

PROPOSED FACILITIES - 218.1

1.00 HERITAGE STATEMENT

1.01 The church is centrally located within the linear village, although not visible from the main thoroughfares of Village Street and Holt End Lane. The extended churchyard backs onto fields. The village school is adjacent, and beyond that the Village Hall.

1.02 Listed Grade II*, the building dates from the late 12th, possibly early 13th century. It comprises a Nave with Aisles, and a Chancel of lesser scale. At the west end there is a substantial Tower surmounted by a timber framed belfry and a shingle-clad broach spire. In addition there is a south Porch, and a lean-to Vestry on the north side of the Chancel. It is believed that the South Aisle was re-built in the C14.

Roofs are plain clay tiled; all walls are faced in knapped flint work, with stone quoins and window dressings.

1.03 Despite its age, the building owes much of its external appearance to successive building campaigns in the 19th century. The first of these, in 1849 by architects Carpenter & Ingelow, included largely rebuilding the South Aisle and Porch, including replacement of the windows, and the addition of a Vestry. A second stage, in 1879 by the same architects, included a similar exercise to the North Aisle. In both cases the aisles were heightened.

The most prominent feature, the Tower and Spire, owe their present appearance to work by Aston Webb in 1890-91. This included reconstruction of the Belfry and spire, and the addition of substantial buttresses to the south-west and north-west corners. Internally the western arch is from this time. Webb later became famous for his work at the Victorian and Albert Museum, Admiralty Arch, and the east front of Buckingham Palace.

1.04 The works of 1879 incorporated the stone surround of a round-headed north doorway dating from the building's first construction. Internally, this is reflected by a stone surround, slightly wider and higher than the external surround. The infill incorporates fragments of Norman enrichments, probably from parts of the building that were taken down at this time. It is not known how much of the original masonry was incorporated in the reconstruction of the aisle as a whole.

1.05 A painting from c.1840 shows the appearance of the building prior to the first of the Victorian building campaigns. While the overall form is much as at present, with a largely unchanged footprint, there is a lack of windows to the South Aisle, and the Tower is un-buttressed. The Belfry is clad in simple boarding and is surmounted by an equally simple spire.

1.06 The most striking feature internally is the late Norman nave arcades. These have thick round columns with multi-scalloped capitals. The arches which they support are 'transitional' in being slightly pointed, as is the chancel arch. It is these that have warranted the building's classification as Grade II*.

The Nave roof structure dates from c.1608, the original one having been destroyed in a fire. The font cover also dates from this time.

1.07 The Chancel appears to be of slightly later date than the Nave. It has an Early English flavour, the quality of which may be due to the ownership of the manor and advowson of the Bishop of

Rouen, who visited Bentworth in 1248. The large stone reredos of 1868 seeks to reflect this style. The east window is of particular note, with fine shafts and an arched head with dogtooth moulding.

- 1.08 The internal fittings are of no particular note, aside from the font cover. The pine pews are very plain, and appear to be from the late 19th century. In the Chancel the choir stalls are in oak, of an earlier date.
- 1.09 The design of the organ is of some interest, being at high level immediately above the console, cantilevered out on three sides. It occupies very little floor space.
- 1.10 The visitor's first impressions of the interior are of its dignity and calmness, the Norman columns and arches being the principal architectural elements. Despite the loftiness of the Nave, these maintain a more human scale. The Nave itself is rather dark due to its height and the absence of a west window, and relies on daylight from the Aisles. A partitioned area at the west end of the north aisle adds to the gloominess of this part of the church.
- 1.11 Assessments of the significance of the building's major elements are set out below. It should be noted that none of these would be affected by these proposals

High Significance

Transitional Nave arcades; Early English details in Chancel.

Medium Significance

Nave roof structure; remains of old doorway in North Aisle; work to Tower by Aston Webb.

Low Significance

Pews and other internal fittings

2.00 BACKGROUND TO THIS PROPOSAL

- 2.01 In recent years the village school has increased its capacity. As a result, the Village Hall is now used almost exclusively by the school, which does not have its own dedicated facility. As a result, the Hall is all but unavailable for public events.
- 2.02 This state of affairs has coincided with a dwindling congregation and with a far-reaching parish reorganisation, so that Bentworth and several neighbouring parishes have been combined with the Parish of the Resurrection in Alton. The effect of this is that services in Bentworth have been restricted to one per month, due to be increased to two from September. Typical congregation numbers are about 25.
- 2.03 The PCC have come to the conclusion that in order to keep the church in use, as well as to overcome the lack of available communal meeting facilities, it will be necessary to widen the range of events that the church will be capable of hosting. The church could then once again (as in medieval times) serve as the community hub of the village. As a minimum, the following are considered to be essential in achieving this aim:
- A toilet designed to full disabled standards.
 - A kitchen for the storage of crockery and preparation of beverages and snacks.
 - A servery for serving of refreshments.
 - A more suitable location for cleaning equipment etc.
 - A cleared space capable of accommodating a variety of layouts and types of event, unobstructed by pews.

3.00 EXISTING LAYOUT; OPTIONS CONSIDERED

3.01 In common with many churches in the locality, the interior is closely packed with pews. The South Aisle was cleared of pews some years ago: the font is located here and there is a subsidiary altar at the west end of this. At the west end of the North Aisle there is a partitioned space used for storage of cleaning and flower arranging equipment. The Nave and Aisles are otherwise tightly packed with pews, the aim apparently being to fit in as many people as possible. At the west end of the Nave some of the pews measure less than 700mm from pew to pew.

3.02 Other spaces include the Ringing Chamber, situated under the tower with access from behind the organ, and the Vestry which is accessed from the north side of the Chancel.

The range of options considered for accommodating the new facilities included the following:

1. Within the building.
2. Partly within the building, partly within a new structure
3. Wholly within a new structure.

3.03 **Option 1** - within the building.

This would entail more partitioning within the North Aisle, as there are no other suitable spaces. It would be visually disruptive, and the PCC (and the wider public) were particularly keen to avoid the risk of smells and other embarrassments associated with these facilities. The partitions would also obscure some of the windows which are needed for daylight into the Nave.

3.04 **Option 2** - Partly within the building, partly in an extension.

The blocked-in doorway in the North Aisle could provide a means of access into a new structure without compromising any part of the building other than the need to cut through the large diameter cast iron heating pipes that run against the north wall. The historic fragments could easily be re-sited elsewhere. Under this scenario, the partitioned space in the North Aisle would remain, probably as a servery, and storage and WC could be sited in a new structure. Being on the north side of the church this would not be seen readily from most public viewpoints.

3.05 **Option 3** - Wholly within a new structure.

The blocked-in doorway would be used for access to the new accommodation. The existing partitioned area would be cleared and could provide space for serving food and beverages prepared in the new accommodation. Removal of the partitions would improve daylighting into the Nave. This is the PCC's preferred strategy.

4.00 DESIGN DEVELOPMENT OF OPTION 3

4.01 For a new structure, two approaches have been considered.

A Wrapping around part of the North Aisle and in-filling the angle between the North aisle and the north side of the Tower; and

B A free standing structure on the north side of the church.

4.02 **Option A**

A passageway against the Aisle wall would necessarily involve some obscuring to the windows in that part, as would infilling between Aisle and Tower. There would be a quite radical change to the church's west elevation as viewed from the main approach to the building.

4.03 **Option B**

A freestanding structure would leave all of the windows unobstructed; it would be of a smaller gross internal area; and it would have less visual impact from the approach to the building than

Option A. It could be designed so as to be expressed as a clearly modern intervention without the risk of being confused with the historic structure; however it would be constrained dimensionally by the presence of a public footpath which runs roughly parallel to the north-west boundary of the churchyard.

5.00 THE PROPOSAL

5.01 This is based on Option B. A simple structure would be joined to the church by a glazed link. The link could also provide a separate means of access to the new structure without the need to pass through the church, as well as a possible means of escape.

5.02 The intention is to add an element that will stand out clearly as a modern intervention, while being sympathetic to the existing building.

The new structure would be made from pre-fabricated structural insulated panels (SIPS) which would be much thinner than conventional masonry and could be set onto a concrete raft requiring very little excavation, thereby minimising the effect of the new work on any archaeological remains. The panel construction would maximise the potential floor area and would minimise the time required on site work. Externally the panels would be clad in pre-patinated zinc with standing seam joints, harmonising in colour with the flint and stone of the church. The chosen material, 'Crystal' from elZinc, has a slight sheen giving a livelier appearance and 'feel' than the commoner flat grey. Windows would be metal framed, coloured dark grey and aligned with the standing seam joints. The detailing of the zinc will be crucial to the visual success of this proposal.

5.03 The extension would be served by an existing foul drain connected to the school system, which at present terminates adjacent to the west end of the north aisle.

5.04 The plan has been developed so as to allow approximately 2.5m clearance between the extension and existing head stones north of this: amply sufficient for the public footpath although a slight 'kink' will be required. The County Council footpath plan is rather imprecise, and there is no clear definition on the ground as to the footpath's precise alignment.

5.05 Within the church it has been decided to remove the majority of pews west of the entrance door. This would leave a total cleared space measuring about 6 metres from east to west, and 12 metres from north to south. Retaining the pews immediately west of the entrance would maintain the feel of a pewed church while still offering a reasonably generous space for events other than church services. Various options are being considered for stackable chairs or portable pews for this area. It is planned to provide a carpeted finish to the cleared area, which would include the already carpeted part of the South Aisle.

5.06 The works as specified have included underfloor heating in the extension, to be served from the existing heating system. An additional radiator has been allowed for in the North Aisle, to compensate for cutting back the Victorian pipes. However, Chris Reading has recommended fitting individual electric partial storage radiators in the extension: this is under consideration.

5.07 So as to improve comfort levels in the cleared area at the west end of the church, Chris Reading has recommended fitting electric heating mats under the new carpet. These would be 'breathable' to prevent build-up of moisture in the floor. Information as to the recommended type has been included in an Appendix to this Statement.

5.08 It is also proposed to improve lighting in the church generally, but in particular at the west end. A lighting scheme is under consideration, for a later submission to the DAC

- 6.00 ACCESS
- 6.01 Fully independent access to the new facilities will be via the re-opened historic doorway (D1) from the North Aisle. Within the extension, the WC will be fully accessible but not the kitchen.
- 6.02 The linking structure between church and extension will provide access and egress for users of the kitchen, but will not be fully accessible for wheelchair users.
- 6.02 The principal means of escape will be via the church entrance door as at present, with secondary means of escape from the Chancel south door.
- 7.00 PLANNING STATEMENT
- 7.01 **NPPF**
Sections 15 and 16 of the NPPF deal with the natural and historic environment, and it is acknowledged that the local authority must base any planning decisions upon the stipulations contained therein.
- In **Section 15** it is a requirement that 'planning policies and decisions should contribute to and enhance the natural and local environment', and that they should minimise impacts on, and provide net gains for biodiversity.
It is contended that in this case there would be a minimal if any impact on the local biodiversity.
- In **Section 16** it is stated that where a development would lead to 'substantial harm' to a designated heritage asset, consent should be refused.
It goes on to state that 'where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, the harm should be weighed against the public benefits of the proposal.
It is contended that in this case, such harm would not result.
- 7.02 **Local Plan**
Regard has been paid to the Countryside and Heritage policies in the Local Plan, in particular the following:
- C 6** - Planning permission will not be granted for development that would damage or destroy one or more trees.....in a conservation area.....' In this case although it will be necessary to trim some lower branches, no harm would be caused by this development.
- HE 2** - Alterations and extensions to buildings. These must sympathetic to the design, scale and character of the original building.
- HE4** - Development in Conservation Areas will only be permitted where it would 'preserve or enhance' the character or appearance of the area'. Particular regard must be paid to scale, design and form.
- HE10** - Development involving proposals to extend or alter a listed building.
- HE12** - Development affecting the setting of a listed building.
- HE 17** - Development adversely affecting important archaeological sites.
- HE 19** - Development adversely affecting the character and setting or the historical, ecological and archaeological value of ancient tracks and lanes. In this case a public footpath will be affected to the extent that a minor diversion will be required.
- 8.00 POSITION AS AT 7.4.22
- 8.01 Following a sympathetic response by the DAC to preliminary presentation of the project, planning permission was applied for in September 2021 and was granted in February 2022.
- 8.02 Although Historic England objected to the use of zinc cladding, preferring timber boarding, the Conservation Team at East Hants District Council did not agree. Our argument, supported by

the case officer, was that being on the north side of the building, with large yew trees nearby, timber cladding would be unlikely to weather satisfactorily to a silver colour and instead would be tend to attract verdigris. The zinc chosen would have a slight sheen that would produce a livelier effect than a flat grey, and would complement the tones of the flint work on the church.

- 8.03 A specification and detailed drawings have since been produced, and tenders obtained for the main work excluding re-lighting in the church building. These range from approximately £150,000 to £207,000 and will form the basis for budgeting The overall budget, to include upgrading the existing heating and lighting within the church building will be approximately £200,000 excluding VAT..
- 8.04 It is hoped, subject to the faculty procedure and to successful fund raising, that the works might start before the end of the year.,
- 9.00 SUMMARY
- 9.01 The new facilities would enable the church to function as a focus for village life. At the same time any income generated would help to ensure the upkeep of this historic and well-loved building.
- 9.02 This proposal would entail the minimum of alteration to the historic structure, and would be 'reversible' in the sense that the old doorway could once again be blocked up and the new structure removed without any further disruption.
- 9.03 Visually, The new structure would be designed to be recessive as compared with the old, while being clearly of its time. It would not interfere with the principal views of the church.

APPENDIX I - LISTING ENTRY

SU 64 SE BENTWORTH BENTWORTH

3/29 Church of St Mary

31/07/63 II*

Parish church. Late C12, early and late C13, restoration of 1849 and 1891. Flint walls and tiled roof. Aisleless chancel with small Victorian north vestry, nave with north and south aisles, west tower and south porch. The nave arcade (c1175) has 4 pointed Transitional arches, resting on Norman cylindrical columns with scalloped caps. The C13 chancel has 2 narrow lancets (c1200) on the north side, and 2 wider lancets (c1250) on each side of a priest's door on the south side, the triple lancets of the east window being framed (inside) in a hoodmould with dog-tooth ornament resting on slender jamb shafts with moulded caps; to the south of the east window is a piscina with trefoil head and short jamb-shafts: Perpendicular tower arch. The C13 table-top font has cusped recesses on the sides and the tub support, and 4 separate corner shafts with moulded caps and base; the oak cover is a panelled pyramid with a ball finial, and fascia around the base with raised letters "I am given by Martha Hunt Anna 1605". There are several wall monuments; one of 1606 to Nicholas Holdip, others of the late C18 and early C19, and some in similar traditional style of the early C20. Within the tower are the corner timber supports to the belfry. Externally, the building is Victorian, with plain roofs, flint walls with stone dressings; stepped buttresses, plinth, and in the nave coubled traceried lights. The bold west tower (1891) has diagonal buttresses with an elaborate arrangement of steps (some with gabled ornamentation), and at the top is a timber turret, surmounted by a broach spire.

Listing NGR: SU6681340702



The church's appearance in 1840, before the Victorian alterations.



Present day appearance.
The aisles, belfry and spire were reconstructed, and buttresses added, in the C19.

APPENDIX II - PHOTOGRAPHS (1)



1 General view from the south-west. The entrance pathway shows in the foreground. From this aspect the North Aisle is not visible.



2 West end of the North Aisle. The extension would project into the space on the left of the building. There would be enough clearance for the public footpath to pass alongside.



3 North side of the North Aisle. It is planned to utilise the old doorway for access to the extension.



4 North Aisle viewed from the east. The enclosure against the aisle is above the underground oil tank.



5 General view from north-east; Chancel and Vestry in foreground

APPENDIX II - PHOTOGRAPHS (2)



1 Interior looking east. The modest scale of the arcade offsets the loftiness of the roof. The Nave suffers from a lack of natural light.



2 West end of the Nave. Screens on either side, at the rear, will be fitted to conceal the storage area behind. Panels taken from the existing partition (see Photo 3) will be used for this



3 Partitioned area at west end of the North Aisle. Its removal would admit more natural light into the Nave.

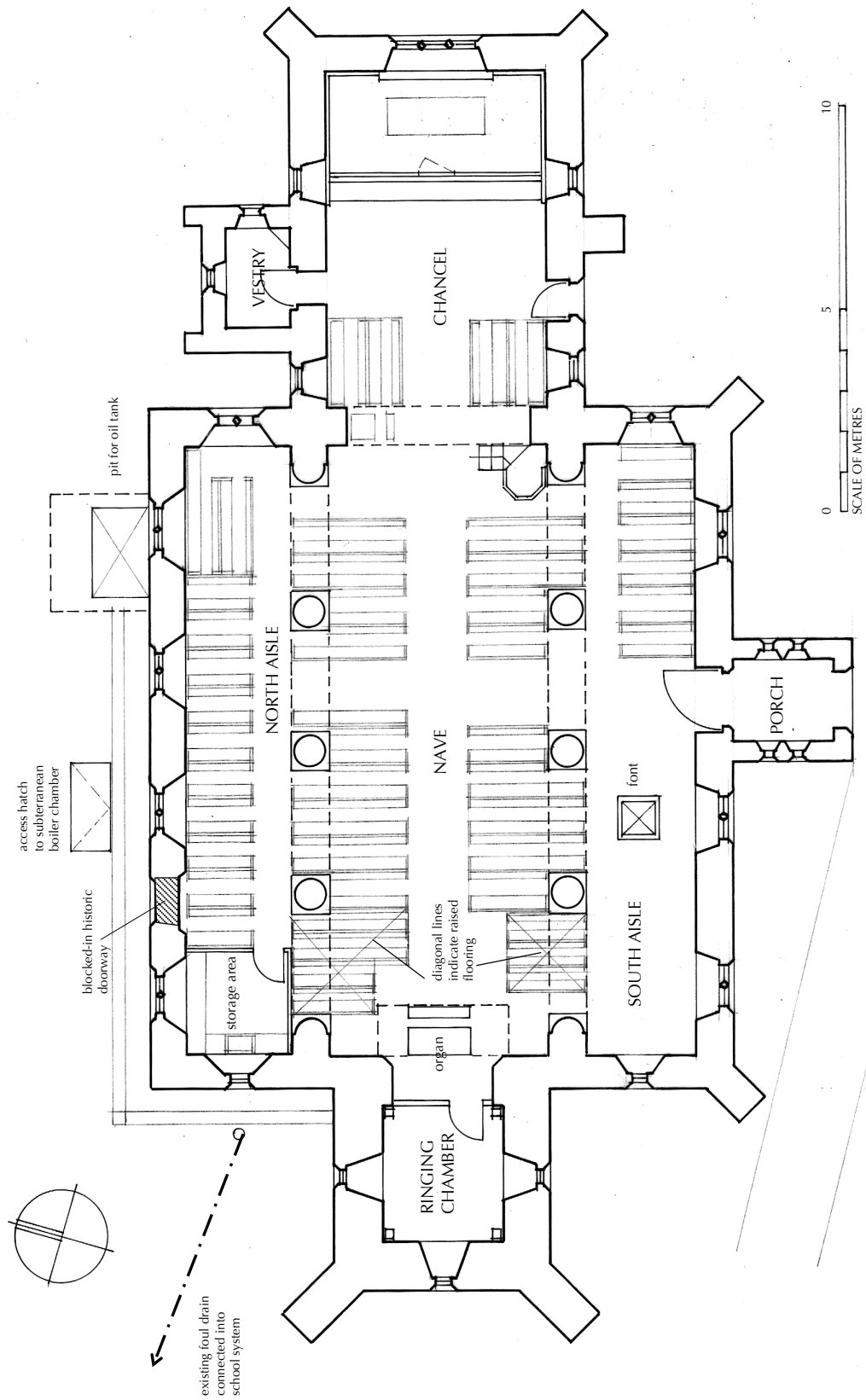


4 Interior of partitioned area. This will once again be part of the North Aisle. Its contents will be accommodated in the extension.



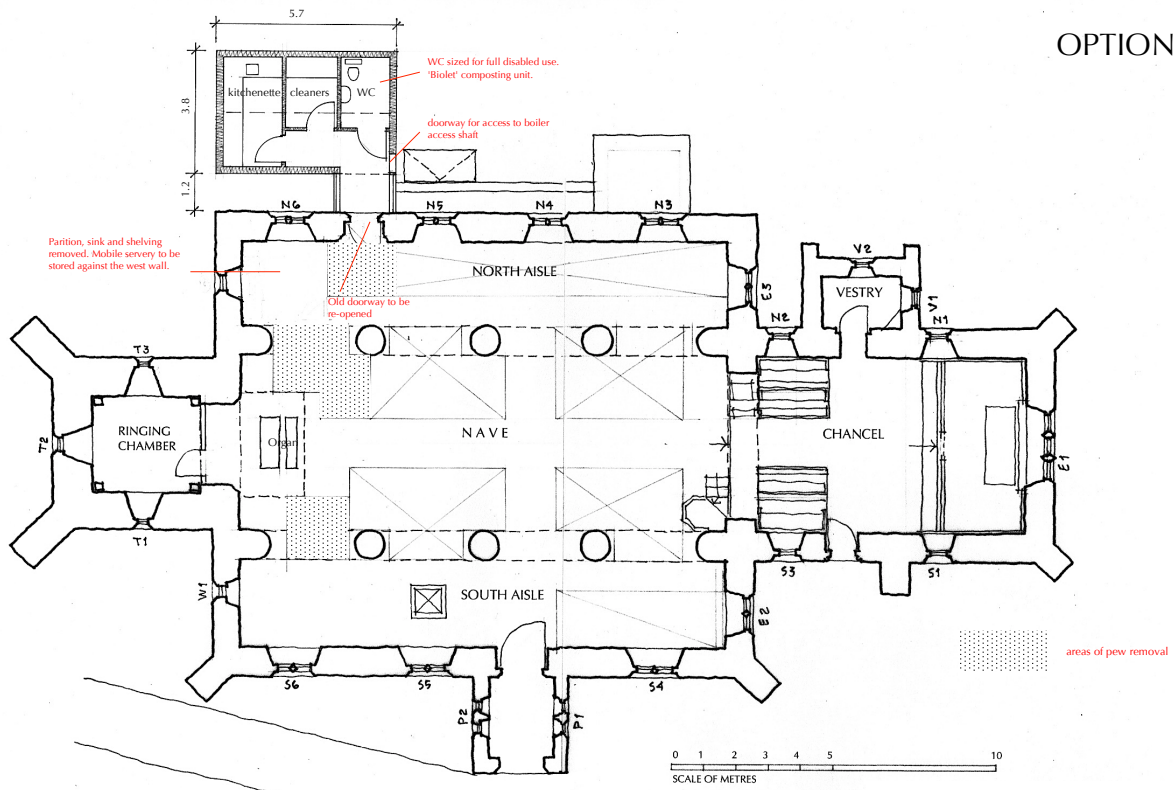
5 Blocked-in doorway in the North Aisle. Fragments of Norman masonry have been embedded in the wall. These will be re-installed beneath an adjacent window.

APPENDIX III - SELECTED DRAWINGS

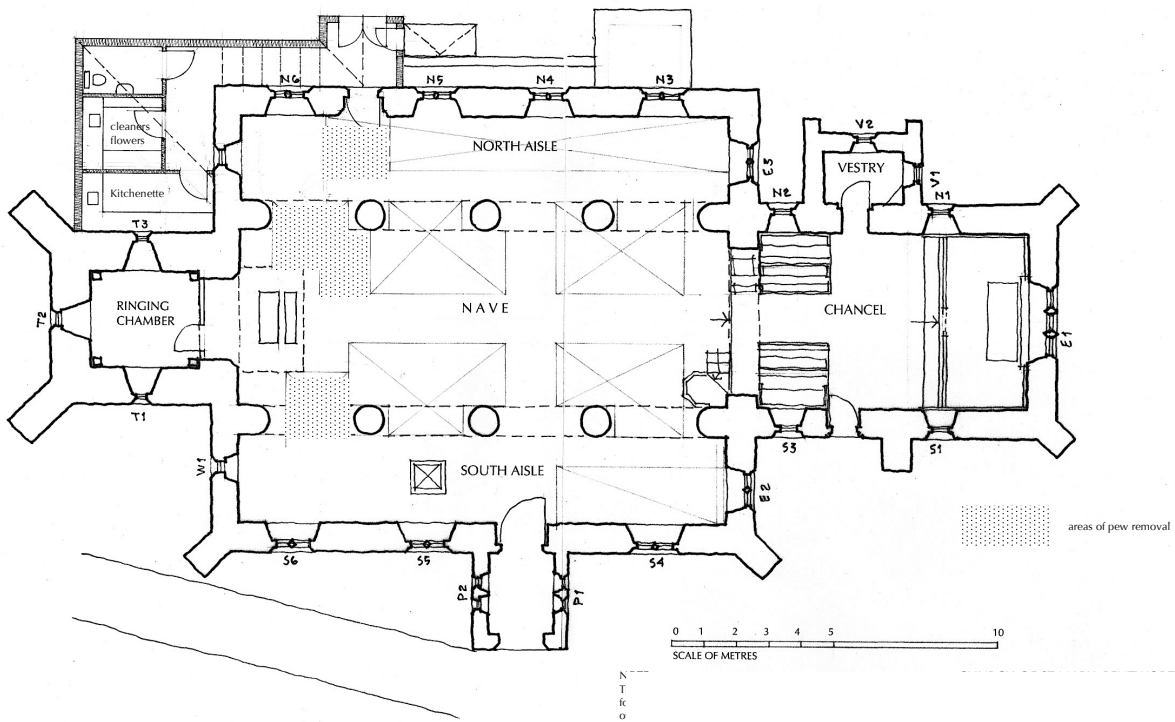


FLOOR PLAN - AS EXISTING

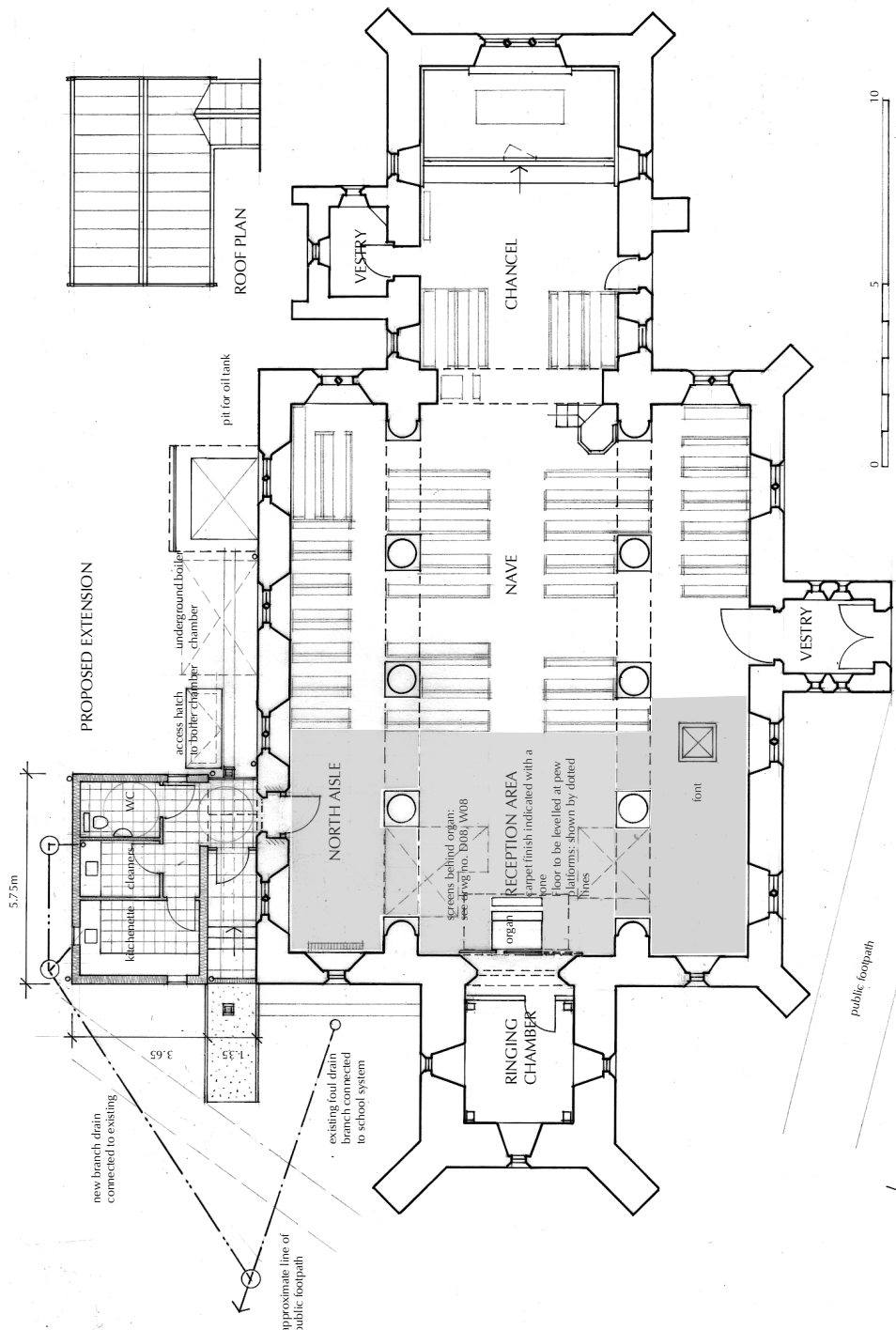
OPTION B



THE PREFERRED OPTION



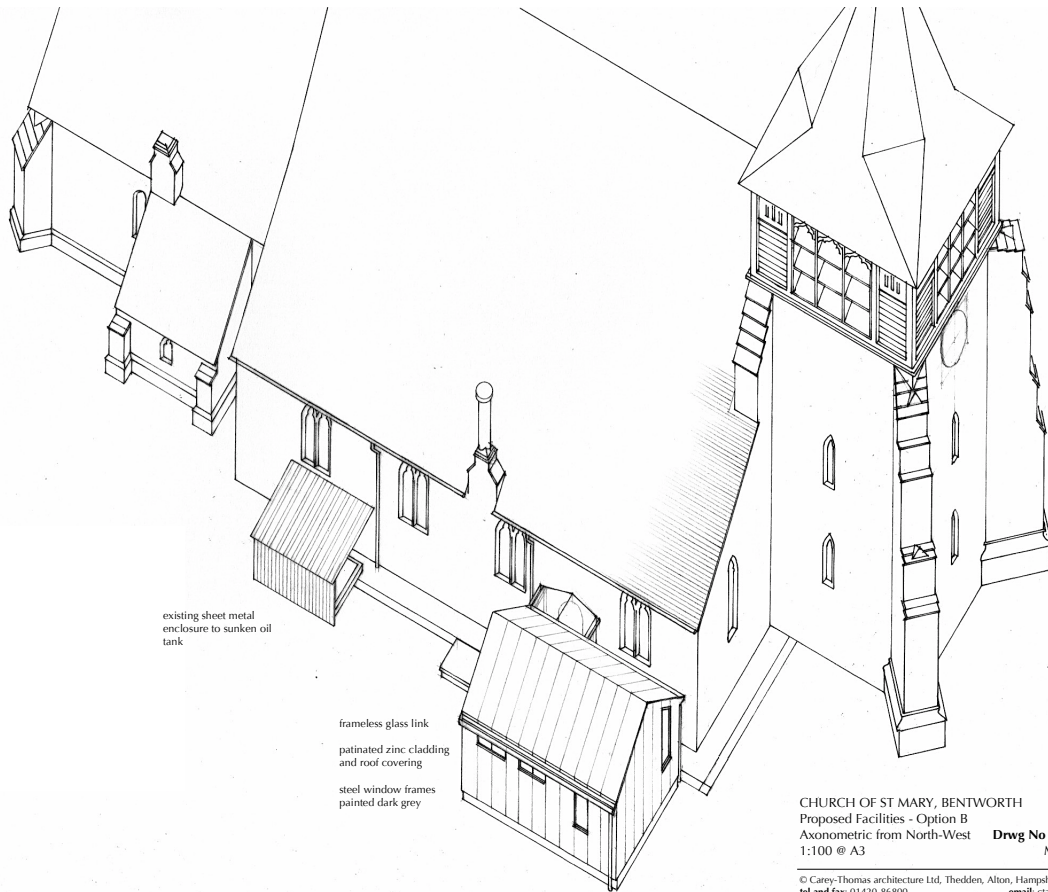
THE REJECTED OPTION A



CHURCH OF ST MARY, BENTWORTH 218
 Floor Plan as Proposed **Drwg No 218.1 D03T1**
 1:100 @ A3 May 2021
 © Carey Thomas architecture Ltd, Thedden, Alton, Hampshire GU34 4AU
 tel and fax: 01420-86800 email: cta@hadden.com

REVISION T1 - 10.4.22 - Access door position.

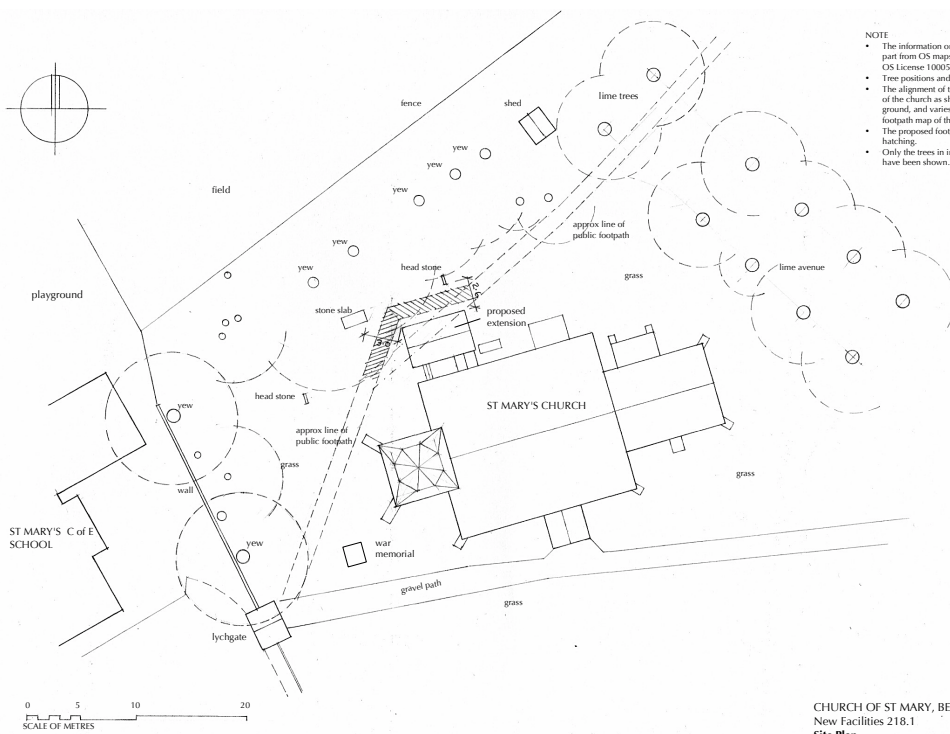
SCALE OF METRES



CHURCH OF ST MARY, BENTWORTH 218
 Proposed Facilities - Option B
 Axonometric from North-West Drwg No 218.1.D07
 1:100 @ A3 March 2021

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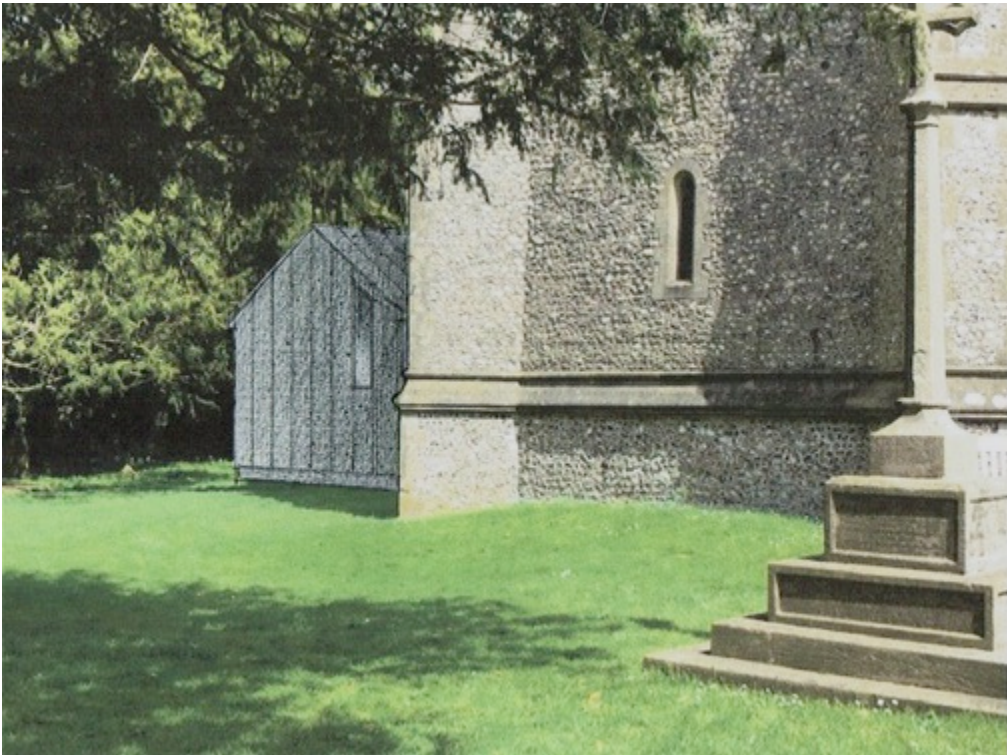
AXONOMETRIC PROJECTION



- NOTE
- The information on this drawing has been derived in part from OS maps, and has been reproduced under OS License 100054890.
 - Tree positions and canopies are approximate.
 - The alignment of the public footpath on the north side of the church as shown is based on evidence on the ground, and varies slightly from that shown on the footpath map of the County Council.
 - The proposed footpath diversion is indicated by hatching.
 - Only the trees in immediate proximity to the church have been shown.

CHURCH OF ST MARY, BENTWORTH 218
 New Facilities 218.1
 Site Plan Drwg No 218.1 D01T
 1:250 @ A3 September 2021
 © Carey-Thomas architecture Ltd, Thecdden, Alton, Hampshire GU34 4AU
 tel and fax: 01420-86800 email: cta@thecdden.com

SITE PLAN, SHOWING FOOTPATH



VIEW FROM LYCHGATE, AS PROPOSED



VIEW FROM NORTH-EAST, AS PROPOSED
Based on photograph 4




ECmat 150T

ECmat is an extremely high-quality, 360° fully screened self-adhesive all-in-one mat with FEP insulated conductors and a red PVDF outer sheath (non UV stable). The round profile, low height (only 3,5 mm) and robust construction ensures a fast, simple and safe installation perfect for renovating existing floors.

The cold lead is an installation cable with solid conductors ensuring fast installation. A clearly visible connection avoids accidentally installing the heated cable in the wall.

To ensure a long life-time, all cables are minutely inspected including tests for Ohmic resistance, high voltage and material controls to ensure the quality. This means that we are proud to supply our full floor extended Danfoss warranty.

Product specifications

Benefits <ul style="list-style-type: none"> • Fast and easy to install • Self-adhesive mesh • Low height - only 3,5 mm • Only one cold lead • Long life-time • Maximum protection Approvals:  Standard compliance <ul style="list-style-type: none"> • EN/IEC60335-2-96 	Nominal voltage	230 V~
	Construction	Twin conductor with 360° screening, one cold lead
	Output	150 W/m ² @ 230 V~
	Max. permissible use temperature, powered	115 °C
	Max. permissible use temperature, unpowered	120 °C
	Cable dimensions	3,0 mm
	Deformation strength	600 N
	Pulling strength	120 N
	Conductor insulation	FEP
	Outer sheath	PVDF
	Screen	100% coverage; alu-foil; 0,5 mm ² tinned copper drain wire
	Cold lead	4 m DTWB, 2 x 1 mm ² with screen
	Min. installation temperature	-5 °C
	Bending Ø, min.	6 x cable diameter
	IP Class	IPX7

Types

Item no.	Output @ 230V~	Heated area	Resistance, Ohm	Dimensions (W x L)	EAN no.
088L0200	75 W	0,5 m ²	705 Ω	0,5 x 1 m	5703466117729
088L0201	150 W	1,0 m ²	353 Ω	0,5 x 2 m	5703466117736
088L0202	225 W	1,5 m ²	235 Ω	0,5 x 3 m	5703466117743
088L0203	300 W	2,0 m ²	176 Ω	0,5 x 4 m	5703466117750
088L0204	375 W	2,5 m ²	141 Ω	0,5 x 5 m	5703466117767
088L0205	450 W	3,0 m ²	118 Ω	0,5 x 6 m	5703466117774
088L0206	525 W	3,5 m ²	100 Ω	0,5 x 7 m	5703466117781
088L0207	600 W	4,0 m ²	88 Ω	0,5 x 8 m	5703466117798
088L0208	750 W	5,0 m ²	70 Ω	0,5 x 10 m	5703466117804
088L0209	900 W	6,0 m ²	59 Ω	0,5 x 12 m	5703466117811
088L0210	1050 W	7,0 m ²	50 Ω	0,5 x 14 m	5703466117828
088L0211	1200 W	8,0 m ²	44 Ω	0,5 x 16 m	5703466117835
088L0212	1350 W	9,0 m ²	40 Ω	0,5 x 18 m	5703466117842
088L0213	1500 W	10,0 m ²	35 Ω	0,5 x 20 m	5703466117859
088L0214	1800 W	12,0 m ²	30 Ω	0,5 x 24 m	5703466120330