



Heritage, Design & Access Statement

Church of the Holy Innocents, Vicarage Rd, Dewsbury, WF12 9PD

Project: Church of the Holy Innocents,
Address: Vicarage Rd, Dewsbury, WF12 9PD
File ref: 22-111
Doc title: **Heritage, Design & Access Statement**
Date: 10/02/2025
Planning Portal Ref: PP-13686453

Heritage, Design & Access Statement

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INTRODUCTION

This heritage, design and access statement has been prepared in support of Planning & Listed Building Consent to convert an existing Grade II listed church building into residential accommodation. The building no longer operates as a church and has been vacant since 2019 but is still in the ownership of the Church of England who are looking to settle the future of the building.

This application follows dialogue with the planning department surrounding the formal planning applications submitted in July 2023, planning references: 2023/92127 – full planning & 2023/92128 – listed building & a subsequent submission for pre-app advice submitted in March 2024 (council ref: 2024/20259)

The following pages outline the client teams design approach to sympathetically developing the listed building thus breathing new life into a dormant heritage asset. The client team have developed the proposed scheme with full involvement from local representatives of the Church of England which is covered in more detail in the main body of this document.

Guidance for heritage, design and access statements emphasises the need for the documents to be appropriate in length. The nature of the property, which encompasses a number of distinct elements and features, coupled with the extent of the proposed works have contributed to the overall length of this document.

The first part of this report looks at the design proposals and the second part looks to address the councils previous comments.

SITE & HERITAGE ANALYSIS

HISTORICAL CONTEXT

The large Victorian Gothic church of blackened sandstone was built in 1858-9 and designed by the prolific local architects Mallinson and Healy and paid for by the Cook and Wormald families of Dewsbury Mills. Holy Innocents is situated part way up a hill (Vicarage Road) thus has considerable townscape value, though this is limited in the summer months due to its partial concealment by surrounding trees, especially when viewed from the main road (Saville Road) which runs parallel to the site. Even during the summer months, the tall spire intermittently comes into view as one approaches, mainly from the south side. Generally, this is a fine and dignified church, exemplary of this prolific Yorkshire practice.

Despite the building currently being unoccupied it is in relatively good cosmetic condition but is in need of maintenance and upkeep. the longer the building remains dormant the more the existing fabric is susceptible to deterioration.

AESTHETICAL CONTEXT

Due to its location and scale the building is a landmark feature within Dewsbury and the spire is prominent feature in the towns landscape.

The church is now bounded by residential developments constructed at various stages over the past several decades. The Church itself looks to have been developed with a small infill extension at the rear quarter along the northern elevation although this is difficult to evidence.

The building listing references features of importance (see Appendix A for full details) the general existing building materials have been listed below;

Church building

- External walls - rock-faced stone with ashlar stone plinths, projecting bullnosed string coursings, lug sills etc .
- Internal floor – solid stone flooring with recessed troughs & covered gratings,

- Windows – ashlar stone framed with decorative stained glass insets..
- Roof – pitched slate
- Spire – slate

External areas

- Boundary walls - rock-faced stone
- Paths – broken concrete
- Landscaping – generally sort landscaping area, some overgrown, some containing graves.
- Internal landscaped walling - rock-faced stone

LISTED BUILDING REFERENCES

There are 3 listings directly associated with the Church of the Holy Innocents:

1. Church Building
2. Gates (Holy Innocents)
3. Sundial

The full official listing description are noted in Appendix 01 but the salient references are noted below as these will help shape the design.

CHURCH BUILDING

Exterior

- Rock-faced stone with ashlar dressings.
- Pitched slate roofs.
- 5-bay nave with buttressed, lean-to north and south aisles.
- South porch.
- 3-bay chancel with vestry.
- Square west tower with broach spire. Tower is of 3 tiers with angle buttresses. Paired 2-light bell-chamber openings. The parapet is pierced with trefoils and has large octagonal pinnacles, and gargoyles. The spire has lucarnes and smaller ones higher up.
- The west window is of three lights with two trefoils and one cinquefoil in head.
- The south porch has elaborate moulded surround with filleted colonnettes and good foliage capitals and drop tracery.
- 2-light clerestory windows with simple tracery.
- North and south aisles have 3-light windows with Decorated tracery. 2-light chancel windows with traceried heads. 5-light east window with two cinquefoils and one large circle in head.

Interior:

- 5-bay arcade to north and south on quatrefoil filleted piers with plain capitals.
- Chancel arch on similar responds.
- Arched braced hammer beam roof on colonnettes and corbels.
- Very elaborate stone pulpit, and font, the latter with good, carved, tall, cover with pinnacles.

CURRENT SITUATION

Due to dwindling congregation numbers the Church had little choice but to close its doors in 2019 and has been vacant ever since but is still in the ownership of the Church of England. Please refer to Appendix 2 for a fuller explanation provided by the Church Commissioners for England.

VACANT BUILDINGS

The below is an extract from the Historic England website in relation to vacant heritage assets:

When historic buildings are left vacant they are at a greatly increased risk of damage and decay as well as being a potential blight on their locality. The best way to protect a building is to keep it occupied, even if the use is on a temporary or partial basis. It is inevitable that

some historic buildings will struggle to find any use, especially in areas where the property market is weak and the opportunities for sale or re-use are limited. However, such buildings may become centrepieces of future regeneration and safeguarding will allow them to fulfil their social, cultural and economic potential.

ASSESSMENT OF HERITAGE SIGNIFICANCE

Like most churches the Church of the Holy Innocents was of great significance to the local community since its construction. As the local area has developed & changed over the years the congregation numbers have dwindled to the point the building could no longer operate as an ecclesiastical building. The building itself still holds dear memories to a number of local residents and is still visited, but mainly these days to access the graveyard.

The buildings prominent location and sheer size & mass make the building a landmark feature within the local landscape. At a more intimate level the established relationship between the church and the surrounding mature woodland & landscaped grounds should be protected and enhanced.

Whilst the Church is of lesser significance to the local demographic, the building itself is still of great significance to the character of the local area and the town of Dewsbury in general. Any development proposals should reflect & maintain this, especially at the human level.

As the building listing succinctly describes, the interior has many decorative and intricate design elements and these should be protected, especially those noted within the listing.

VIABILITY

Through extensive marketing the only option open to developing the building is to convert the church into residential units. Please refer to the Viability Study accompanying this application for a detailed explanation of the measures taken to secure the future of the building.

DESIGN PROPOSALS

DESIGN ETHOS

The design intent is to keep demolition and re-modelling of the existing listed building to an absolute minimum thus retaining as much of the existing building fabric as practically possible. Through sympathetic & creative design the scheme proposals look to incorporate any new structure and new fabric with minimal interface with the existing building shell thus exposing as much of the existing internal fabric as possible which will help to retain the character of the church building.

The latest proposals have been developed through dialogue with various stakeholders including the planning & conservation departments, the church and their respective consultants.

EXTERNAL BUILDING SHELL

The external character of the building will be preserved via restricting the extent of work to the existing building fabric. This will be limited to inserting 8 new rooflights into the existing roofscape - which is substantially less than the 48 shown on the original scheme. The existing - and now yellowed - protective Perspex window sheeting will be removed and will not be replaced.

The below briefly outlines the proposed new materials associated with the external building fabric:

- Roof lights - new velux rooflights set within existing roof fabric.
- Refurbishment of existing external timber entrance doors.

INTERNAL DESIGN

The internal design strategy is to limit re-modelling the existing listed building to an absolute minimum and to expose as much of the existing internal building fabric as practically possible. Also, to minimise demolition, the design shall look to utilise the existing openings to move between new rooms. The top floor (3rd) of the original scheme has now been omitted and the new top floor bedrooms (at 2nd floor) do not have a ceiling so the existing vaulted ceiling/roof space is open to the bedrooms and also allows increased views from the ground floor.

Internal rooms above ground floor will be built from the independent steel frame. As the existing external fabric of the building will not be lined with modern insulating materials, these internal rooms will be insulated all around to limit thermal loss.

The below briefly outlines the proposals:

Internal Building

- New steel frame – new independent steel frame supported mainly at the base and only fixed back to existing walls where absolutely required.
- New Internal ‘intermediate’ floors – supported from the new steel frame
- New vertical access stair within a fire protected enclosure leading all the way to the main access/egress.
- New Internal walls – thermal & acoustic insulated plasterboard and lightweight stud walls.
- Existing external walls – these will be left untouched and not lined with (ie) an independent plasterboard system so as to expose the original fabric.
- New Internal doors – new timber doors

Services

- Heating – new radiators with pipework generally routed within new building fabric
- Electric – the existing electric circuits are to be stripped out and replaced with a new system designed and installed to the current building regulations
- Ventilation – a new internal ventilation system designed by a specialist.
- Fire suppression system.

EXTERNAL WORKS

The external amenity space will be enhanced through new soft landscaping, planting and new access pathways sympathetic to the existing setting & surroundings.

There is currently no dedicated car parking within the church grounds and there are no public car parks within the vicinity. The only available parking is ‘on street’ within the surrounding residential streets. The site is directly opposite a primary school and close to a convoluted & very busy road junction. To prevent additional burden on the already overcrowded local roads the parking will have to be located within the church grounds.

Alternative parking arrangements have been assessed ie: on-street parking, parking adjacent to the church building (within the residential curtilage) but all other options are highly unsuitable. Please refer to below section ‘Parking Analysis’ for additional information.

Due to the location of the existing graves the only position for the new parking is to the righthand side of the main access gates (as shown on the proposed site plan). The existing graves close to the proposed car parking area have been surveyed to ensure these will not be disturbed by the proposed works.

The existing gate piers will be widened, and both existing gates will be fixed open to allow unrestricted access for cars and pedestrians alike. A dedicated pedestrian access can’t be facilitated due to grave locations and the clear width required through the entrance gates to allow fire tender access. The gates will be widened to 3.8m, and the hard surfacing within the site flaring out to 5.1m which creates adequate shared space. The parking spaces are

separated by 6m which allows adequate space cars to reverse and exit the site in forward gear.

Technically a fire tender only requires 3.1m clear through gates but this would leave only 700mm for dedicated pedestrian access gate which is inadequate so the decision has been made to maximise the gate width for shared pedestrian / vehicular space.

The below briefly outlines the proposed new materials;

- New soft landscaping, design intent shown on proposed site layout drawing.
- New perimeter landscaped boundary to delineate residential curtilage from the surround graveyard. The treelined boundary will screen residential gardens and provide privacy for residents.
- Re-modelled entrance gates – existing gate pier relocated/rebuilt to match the existing pier. Gates widened to allow vehicular & pedestrian usage and fire tender access.
- New enclosed timber bin store within the residential curtilage.
- A bin collection store near the entrance which will be used only once a week. Bins will not be stored here, but in the dedicated bin store noted above.
- New external footpath in tegula paving sets (or a similar sympathetic material).
- External vehicular hard standing to match the footpath.
- External lighting shall generally be low level and set within the landscaping rather than building mounted.
- New Internal and below ground drainage systems designed by specialists.
- A more detailed hard & soft landscaping scheme including materials can be conditioned and issued to the council once the scheme has been approved.

PARKING ANALYSIS

The below shows the approximate parking requirements different use groups would likely generate compared to residential. Kirklees Highways Design Guide does not stipulate parking figures for non-residential usage so the maximum parking standards outlined in PPG13:Transport have been used. PPG:13 does note that max standards do not apply to small scale developments like this, but obviously any development of the church building would generate increased vehicular traffic thus increasing the parking requirement in and around the site. The floor space is based on converting the original ground floor area of 395sq.m;

- Commercial: non food retail 1 space per 20m² = 20 spaces
- Community: Class D2 (assembly & leisure) 1 space per 22m² = 18 spaces
- Residential: 4+ bedroom residential properties require 3 spaces plus 1 visitor space per 4 residential units = 7 spaces total.

Alternative residential parking options were explored and have been included in Appendix 12. As highlighted within the Viability Report 1 single residential unit does not stack up, so a minimum of 7 spaces will be required for a residential development.

In summary commercial, community & educational use groups will generate far more vehicular & pedestrian movements than residential which is a positive for residential development.

AMOUNT

The below summarises the amount of internal floor space associated with the new scheme, the table also shows the reduction in floor area compared to the 2023 scheme, which is a reduction of over 19%.

DEVELOPMENT AREA	THIS SCHEME		2023 SCHEME	
	sq.m	sq.ft	sq.m	sq.ft
GROUND FLOOR	395	4252	395	4252
FIRST FLOOR	130	1400	193.00	2077
SECOND FLOOR	58	624	60.00	646
THIRD FLOOR	0	0	75.00	807
TOTAL	583	6276	723	7782

DEMOLITION, RE-USE & PRESERVATION

The below assessment looks at the volume of the existing building compared to the extent of proposed demolition associated with the existing listed building fabric.

BUILDING & DEMOLITION VOLUMES			
EXISTING BUILDING VOLUME (m3)		4687.65	m3
PROPOSED DEMOLITION OF EXISTING FABRIC (m3)			
TYPE	LOCATION	TOTAL	
Column Foundations	Extg Floor	20.00	
Steel Beam Connections	Extg walls	0.75	
Rooflights	Extg Roof	4.00	
Ventilation	Extg Roof	1.20	
MISC	Extg Fabric	4.20	
TOTAL DEMOLITION		30.15	m3
% OF EXTG FABRIC		0.64%	

The original 2023 scheme called for circa 60.96m3 of demolition, the new scheme reduces the proposed demolition by just over 50%.

For context and ease we have set out the elements of the building which are to be demolished, re-used or preserved. The below should be read in conjunction with the demolition drawing (22-111-A11);

Items to be carefully removed for re-use or re-purposed:

- Pews & timber furniture
- Raised pew flooring
- Doors & panelling to left hand side arch.
- Organ mechanism
- Existing radiators
- 3 no. supporting roof timbers
- Freestanding timber alter siting on upper platform at the rear of the Chancel
- War memorial - it will be for the Bishop to direct what happens to this and the Diocese will arrange for it to be moved into a nearby public building.

Items to be preserved within the building:

- Bells & clock equipment.
- Stained glass windows.
- Tiled wall finish & timber wainscot wall panelling.
- Iron grates over heating pipes.

- General 'religious' metal plaques and decorations.
- Font.
- Pulpit.
- Inner timber front door & timber panelling/surround.
- Main heavy timber front door (retain and use as main entrance door).
- Side heavy timber door (retain and use as main entrance door).
- Tiled flooring around baptismal font and also within Chancel.
- All other fabric not noted above.
- Spire

Items to be demolished and removed from site;

- Existing carpet and soft furnishings.
- Existing electric system.
- Existing boiler and heating system.
- Existing heavy metal safe.
- More 'modern' timber doors/screen/walls and cupboard within the office area.
- protective Perspex window sheeting.

Areas to be adapted;

- The existing listed gate pier (1No.) will be moved by circa 1.1m to create a wider vehicular access point into the site to allow fire tender access. The min distance required by Building Regulations is 3.1m but we will exceed this to ensure the gate posts are safe from accidental vehicular damage. We propose to line through the new pier position with the existing stone retaining wall, this also helps create a safer interface at the pinch point for pedestrians and vehicles.
- The existing stone dwarf retaining wall will be demolished in part to facilitate creating the new parking area. The existing stone will be re-used to form the newly created retaining wall to the north of the parking area.
- Along with the aforementioned retaining wall the existing upper landscaped level will be re-graded to form the new carpark.

SPIRE MAINTENANCE

The spire will have a conditions survey undertaken annually and any defects addressed.

ACCESSIBILITY

The existing floor levels and surround external levels make level approach practically impossible. Trying to re-grade the external paths - both within and outside the residential curtilage - is not possible so the only way a level access could be achieved would be through the creation of raised external landing levels and external platform type lifts (within the residential curtilage). To include this level of modifications at this stage would be excessive but should a person with a disability look to purchase the house we will include future proofing measures to allow the adaption works to be undertaken with the minimum of fuss. The future proofing works undertake as part of this application will consist of following:

- External power point located close to the main access door which a future lift could be connected.
- Additional (concealed) future power points located internally so a fire rated lift can be installed linking the ground & upper floors.

FIRE STRATEGY

The basic fire strategy principles for the scheme are noted below;

- 2nd floor = 6.2m from ground level
- Protected stair 30mins construction incorporating 30FD fire doors.
- 30min fire resistant construction for every floor and wall separating bedrooms and stair enclosure. (ADptB1 sec 2.5)
- No inner rooms above 1st floor (ADptB1 sec 2.6 diagram 2.1 & 2.4)

- Both residences will be fitted with a Grade A Category LD2 fire detection and alarm system as described in BS 5839-6.
- Both residences will have a CAT 1 sprinkler systems to BS9251-2021
- The proposed Velux rooflights are 'national class rated' AC rated which equates to European class Broof (T4) and can be used within 1.5m of the party wall (ADptB1 sec12).
- Fire tender access (ADptB1 sec 13) - 3.1m min gate width. Access required 45m from all points inside the dwelling(s) which can be easily achieved from the new external parking access road immediately inside the gates.

ECOLOGY & LANDSCAPING

CONSERVATION AREA

The site is not in a conservation area.

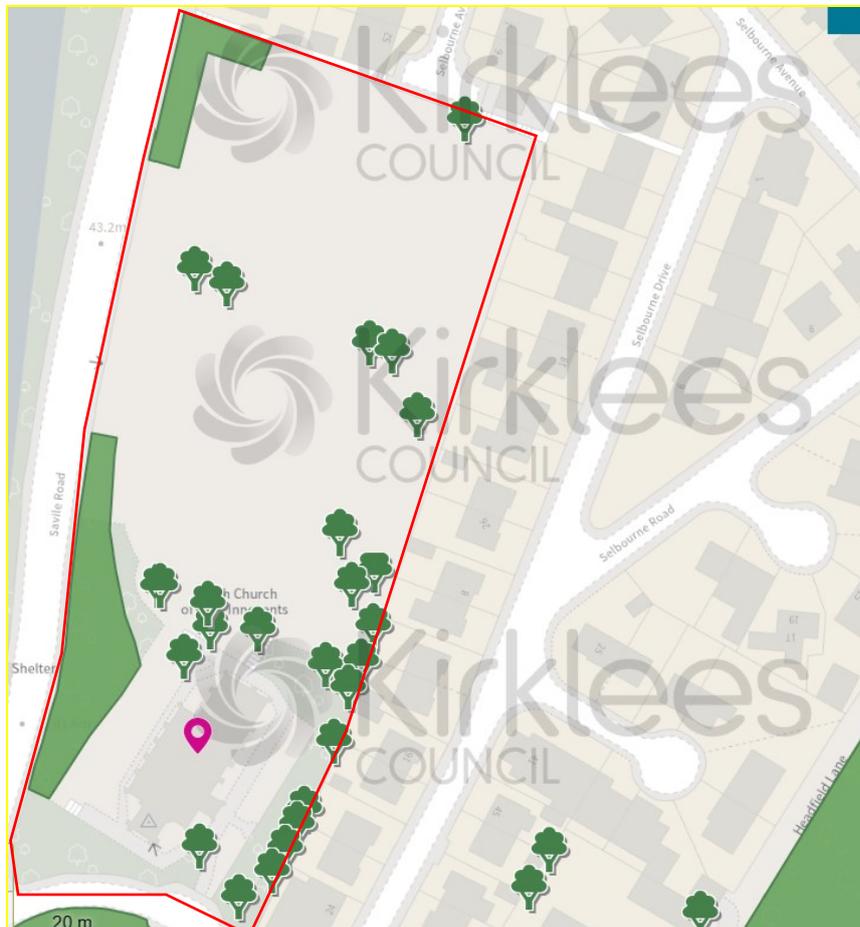
FLOOD RISK

The site is not in a flood risk area.

TREES

Refer to appendix 4 for the Arboricultural Impact Assessment for the full assessment and also more detailed reference plan.

The existing church is set within extensive mature woodland with an abundance of existing scrub land and natural wild flora. Many of the trees within the overall curtilage of the church are under Tree Preservation Orders (see below map extract obtained from Kirklees Council website). To facilitate the formation of the new parking area associated with the residential development six trees will have to be removed, some of which have TPO's.



BIODIVERSITY NET GAIN

Refer to appendix 8 for the Environmental Impact Assessment and appendix 9 for the Biodiversity Metric Calculations.

Biodiversity net gain (BNG) is an approach to development, and/or land management, that aims to leave the natural environment in a measurably better state than it was beforehand. The local landscaping will be enhanced as part of the new development and an area of land within the remaining grounds has been earmarked as a place for compensatory measures, please refer to the EIA & BMC in appendix 8 & 9 respectively for more information.

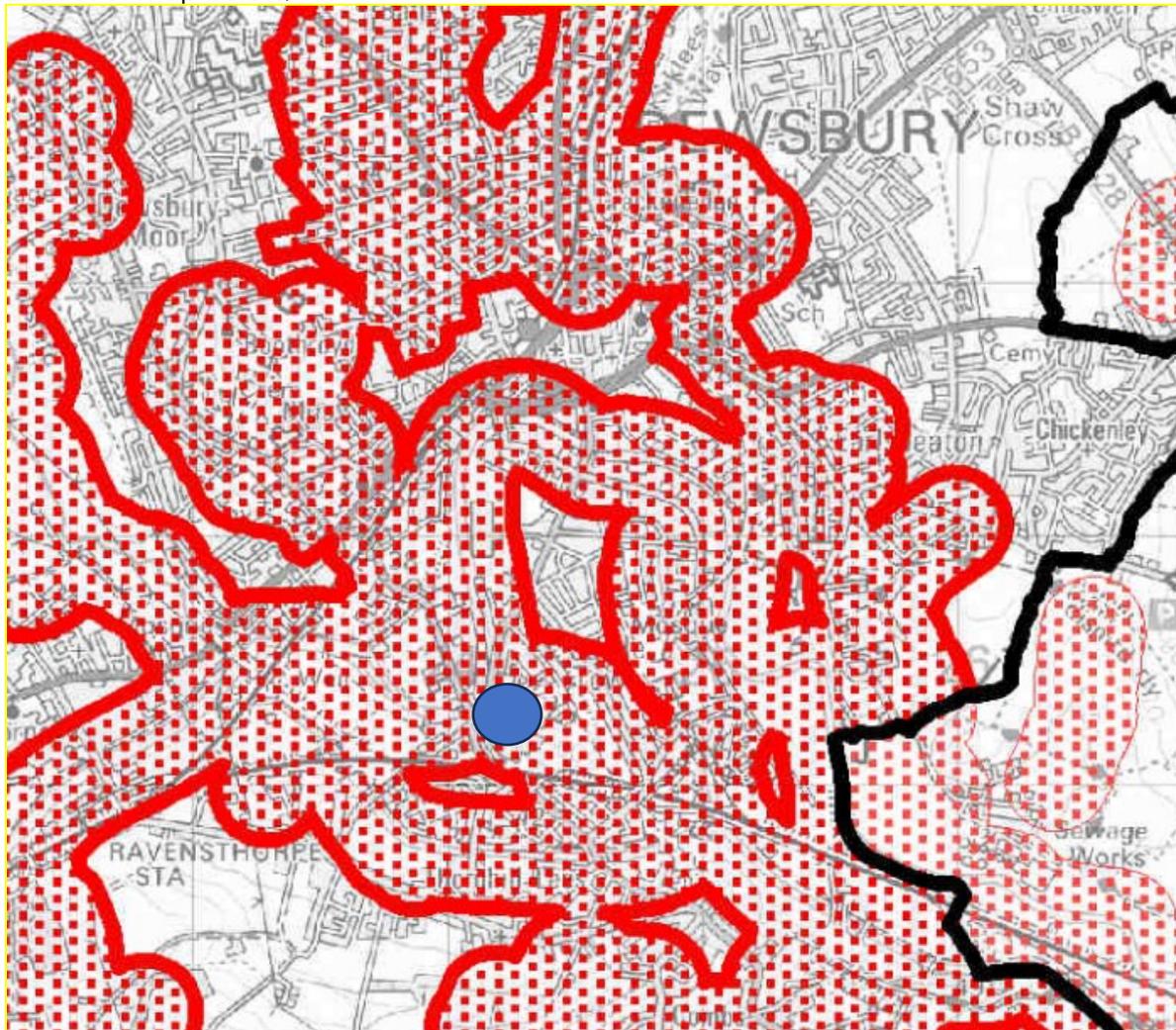
4 swift boxes should be fitted within the tower as noted in EIA (appendix 8)

BAT SURVEY

Refer to appendix 8 for the Environmental Impact Assessment & Bat Survey

The site falls within a Bat Alert Zone as shown on the extract from the Kirklees district map taken from the WYJS website ([ebellFull page fax print \(wyjs.org.uk\)](http://ebellFull%20page%20fax%20print%20(wyjs.org.uk))). Therefore, a bat survey of the site has been undertaken by an appropriately qualified licensed bat surveyor – in accordance the relevant section of the JNCC Bat Workers Manual 3rd Edition (2004).

Extract of map below;



STRUCTURAL ENGINEERING PRINCIPLES

The structural engineering principles look to insert a new steel frame within the shell of the existing building. Column foundations will have to be inserted below the existing ground floor slab and will be kept to an absolute minimum to limit disturbing the existing slab.

The independent intermediate floors will be supported from the main steel frame but should the holistic frame need bracing back to the existing building this will be done but only where absolutely necessary to limit fixing back into the existing walls.

The layout of the new internal steel frame will be finalised once an intrusive survey has been undertaken to establish the condition of the existing building fabric and localised ground conditions. The intrusive survey can only be undertaken once planning has been granted and the building is in possession of the client. This design element could be conditioned if the information is required by the planning dept.

BELOW GROUND DRAINAGE

The existing property has running water and handwash facilities but no more extensive sanitary provisions (ie: toilet, shower etc).

The below ground drainage design is the responsibility of the structural engineer who will need to undertake an intrusive survey to ascertain how the new drainage design will exit the main building and connect to the mains sewer running along Vicarage Road. This design element could be conditioned if the information is required by the planning dept.

NOISE ASSESSMENT

The council Environmental Health have requested a Noise Assessment, this can be conditioned and submitted once the scheme is approved.

CONTAMINATED LAND

The council Environmental Health have requested a Contaminated Land Assessment. The residential amenity space is located on land which do not contain any gases. Should this assessment be required this can be conditioned and submitted once the scheme is approved.

BURIAL PLOTS

There is no definitive documentation showing the location of graves in close proximity to the church building. Most are obvious but the church was consulted to ascertain which areas do not house graves or cremation plots. This influenced the available land which could possibly be developed. Any church with human remains interred within a building are documented by the church, no such documentation exists for Holy Innocents. The existing graves around the proposed parking zone have been surveyed to ensure the new parking layout does not impact them, refer to drawing 22-111/A19.

CONSULTATION

Representatives from the Church of England have been consulted during every aspect of the design stage and the resultant scheme proposals have been developed with their full support. Refer to the relevant appendices for more information.

The local council planning & conservation departments have been consulted at length, a copy of the councils comments, along with the development teams responses, can be found in appendix 3 of this DAS. Please also refer to the Viability Report accompanying this submission for additional information, notably appendix 1 of the viability report.

HERITAGE IMPACT ASSESSMENT

The design intent for the new structure and fabric to be inserted within the shell of the existing building, without extensive interface, remodelling or demolition of the existing fabric - has minimal impact upon the heritage asset.

A great deal of the existing internal structure is left exposed so the character of the existing church building is retained, is visible and can still be appreciated.

The external character of the building is retained with the installation of 8 new rooflights the only slight visible change. The surrounding landscaped areas directly adjacent to the building are enhanced through delineating planting scheme creating and enhancing the amenity space at the interface between the new residential boundary & remaining church grounds.

The effect the proposed new parking layout has on the existing site is a little more intrusive than the works proposed to the listed building. On balance the overall benefit to protect a heritage asset & local landmark far outweigh the negative impact the external loss of trees has on the development, and these factors must be weighed in the planning balance

In our view the proposals are a very sympathetic response to the need to develop a listed building thus bringing a dormant heritage asset back in to use and securing its long-term conservation.

EXECUTIVE SUMMARY

In conclusion, due to an evolution in the local demographic and with it a change in faith group the church congregation has dwindled to such an extent that the church had no option but to reluctantly close. All avenues to find another use for the building have been exhausted - as highlighted within the Viability Report - the only viable option to save this heritage asset and bring the building back into use being a residential conversion scheme.

The proposed building alterations maintain less than substantial harm to an existing heritage asset by keeping demolition of the historic fabric to a minimum and the sympathetic insertion of the proposed new build elements maintain the visual appearance of the church interior and it's architectural and historical features.

To facilitate any development off street parking is required within the curtilage of the site. Unfortunately, this requires the loss of TPO's trees but any habitat loss etc sustained from this is minor and has been offset within the wider site.

Without the proposed development taking place the church would lie dormant, and without a viable alternative usage being available - the church could take the drastic and unwanted decision to demolish this landmark building.

PLANNING SUBMISSION

This planning application has been submitted to Kirklees Council via the Planning Portal website (Planning Portal Reference: PP-13686453).

The client team & current owners are open to further discussions with Kirklees planning department to ensure the scheme can achieve planning and listed building approval.

INFORMATION SUPPORTING THE APPLICATION

- Heritage, Design & Access Statement
- Viability Statement
- Drawings;
 - 22-111-01 Existing Site Plan
 - 22-111-02 Existing Ground Floor & Basement Plan
 - 22-111-03 Existing First Floor to Roof
 - 22-111-04 Existing Elevations (sheet 1)
 - 22-111-05 Existing Elevations (sheet 2)
 - 22-111-06 Existing Sections (sheet 1) - Sec A-A
 - 22-111-07 Existing Sections (sheet 2) - Sec B-B

- 22-111-08 Existing Sections (sheet 3) - Sec A1, B1 & C-C
- 22-111-09 Existing Sections (sheet 4) - Sec D-D & E-E
- 22-111-10 Existing Sections (sheet 5) - Sec F-F & G-G
- 22-111-11 A Demolition Drawing
- 22-111-12 A Proposed Site Plan
- 22-111-13 A Proposed Ground Floor & Basement Plan
- 22-111-14 A Proposed First Floor to Roof
- 22-111-15 A Proposed Elevations (sheet 1)
- 22-111-16 A Proposed Elevations (sheet 2)
- 22-111-17 A Proposed Sections (sheet 1) - Sec B-B
- 22-111-18 A Proposed Sections (sheet 2) - Sec E-E & F-F
- 22-111-19 Grave Locations Around Proposed Parking
- Notice No.1 served to the current owners

APPENDIX 1 – Listed Building References

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APPENDIX 2 – Letter from the Church Commissioners for England.

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