



**Lechlade St Lawrence PCC**

**Version 2**

**July 2023**

**DAC comments in letter dated 3<sup>rd</sup> July 2023. This also includes comments from the CDC conservation planner.**

	Item	DAC comment	Project Inspire response	Action by
1	North porch	The DAC would recommend the removal of the Georgian gates and their replacement with timber doors if the planners were persuaded to drop their objection. The DAC agreed that if the north porch is to become the new main entrance to the church, it should be more secure and welcoming than it is now. Weatherproofing is a relevant consideration too. Should the planners be persuaded, the DAC would like to see the gates sold to as architectural salvage, in line with the advice of Historic Buildings & Places. The gates must not be destroyed.	<p>The DAC has accepted our proposals subject to agreement with the planners.</p> <p>The CDC conservation planner has not accepted these proposals as they currently stand and seek changes.</p> <p>Chedburn Codd is to revisit the design to look at potential options. Also, to liaise with CDC to see if a compromise can be found.</p> <p>Important to advise CDC that we have removed an internal lobby area on the basis that this space can be provided in the north porch.</p> <p>Also, that the DAC has supported the proposals for reasons of security, weatherproofing and more welcoming.</p>	Chedburn Codd
2	Stained glass window	The DAC noted that the planners do not agree with the proposal to relocate plain leaded light and stained glass windows to the south elevation. The DAC advised the PCC in March 2022 that it did not think there was a strong justification for relocating the windows and suggested the PCC to remove this item from the scope of the scheme.	<p>PCC not to pursue.</p> <p>Chedburn Codd to advise CDC planners.</p>	Chedburn Codd
3	ASHP design and location	The DAC thought that the proposed location of ASHP was right, but the enclosure appears unnecessarily large. The acoustic screen appears to be increasing the footprint and the visual impact of the heat pumps needlessly. The selected heat pumps are quiet units and would be positioned 11 metres away from the neighbouring property. Moreover, the specification shows a heat pump of this type needs to be 300mm off the back wall, with 500mm in front and 10mm to the side. The proposal suggests 500mm off the back wall and	<p>Noted.</p> <p>Need to explore ASHP design for footprint and noise reduction requirements, with the DAC heating advisor and EEP.</p> <p>Chedburn Codd to discuss with CDC planners.</p>	<p>NJ email to DAC 11 July</p> <p>Chedburn Codd</p>

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		1000 from the front and 450 from the sides. A much tighter arrangement could convince the planners to revisit their advice. As it stands, the proposed option has an unacceptable impact on the setting of the grade I listed church. The DAC will await advice from planners, before commenting further.	There is an option to locate the ASHP along the churchyard south wall if the tower base is still not acceptable to CDC.	
4	Path to vestry	The path to the vestry must be made with reclaimed stone matching the stone used recently to pave Shelley's walk and not made with new stone.	PCC accepted.  Chedburn Codd to advise CDC planners.	Chedburn Codd
5	Churchyard sheds	It agreed that the proposed location of sheds, their size and design are unacceptable. The DAC will await advice from planners, before commenting further.	Chedburn Codd to develop a design for the building along the south side of the churchyard.	Chedburn Codd
6	Other planning issues	All other points made by planners were noted and no further comments were made by the DAC. <ul style="list-style-type: none"> <li>- Ventilation outlets</li> <li>- Rooflights above the vestry</li> <li>- West door</li> </ul>	Chedburn Codd to provide additional sketches to explain our proposals for the vent outlets and rooflights. We understand that this will address the CDC planners' comments.	Chedburn Codd
7	Removal of pews and provision of chairs	The DAC will recommend the removal of all pews, but four, which according to the proposals are proposed to be shortened and repositioned within the chancel. It did not feel that retaining pews in the nave will have any practical purpose. Any number of retained pews would be unlikely to be used and would take up storage space. The Victorian Society's suggestion of retaining a 'meaningful block of benches' would, in effect, jeopardise the main objectives of the scheme. The design and number of chairs must be confirmed and agreed by the DAC.	PCC accepted.  We need to provide the DAC with the design and number of chairs to be provided. This can happen at design stage 4.	PI group
8	Floor	The DAC will recommend the replacement of flooring with stone. However: It requires more information on the impact on the south door and how that will be affected by the changing floor levels. It wishes to see a decorative motif incorporated into the new floor to visually break up the large expanse of flooring of the same colour and texture.	PCC accepted.  We need to provide details of the floor design at design stage 4.	Chedburn Codd Stage 4

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9	West gallery design	The DAC will recommend the west gallery of the proposed footprint, but not to the currently suggested design(s). An acceptable design will be one that is in keeping with and sympathetic to the significance of the church interior. The quality of craftsmanship of this new intervention must reflect and enhance the significance and character of the church. Structural glass should be avoided. The DAC wishes to be involved in the conversation with the project architect on suitable design options early on.	PCC accepted.  Chedburn Codd to work with the DAC to develop agreed design. This can happen at design stage 4.	Chedburn Codd Stage 4
10	Floor in the West Tower	The DAC wishes to see more detail regarding the suspended flooring in the base of the tower. The PCC should reconsider whether the heating solution chosen for this space is the most suitable one. The recording of the ledgers will need to be carried out by an archaeologist and archived in line with best practice. If the underfloor heating option is to be pursued, detailed drawings should demonstrate how the ledgers would be protected and isolated.	There may be an inconsistency in the drawings. We are not proposing underfloor heating under the timber floor. Need to explain our proposals to the DAC and develop design for design stage 4.	NJ explained inconsistency to DAC 11 Jul
11	Chancel	Having thoroughly considered the case made by the PCC, the DAC has made a decision not to recommend the removal of the chancel screen. It also resolved not to revisit this advice again. As the Committee previously emphasised, it was not convinced that the overall success of the reordering will depend on this particular aspect of the proposed reordering. It was noted that the screen is a significant item and a witness to the Victorian reordering of the church. While two prominent writers were quoted in the application, the DAC did not agree that the screen was 'heavy' and that it would impede church services and other activities once flexible space in the nave was created. The DAC did not think that moving the screen within the church, repurposing it or modifying it would be acceptable. It found the comment made by SPAB about: 'acceptable minor modifications that	PCC accepted the DAC proposal with reluctance.  The PCC also wishes the Chancellor to be made aware that it believes that it has provided good and substantive liturgical, architectural and other reasons for removal of the choir screen. However, it has decided that the importance of progressing the main elements of the reordering project, which is supported by the DAC, it shall defer any proposals for removal of the screen until we have further very good reasons to do so.	

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		might be made to the screen to reduce the heaviness noted by Simon Jenkins' most unhelpful.		
12	Choir screen	The DAC strongly felt that not only the chancel screen, but the whole of the chancel should be preserved as is, at least until the reordering has been completed and the parish has had an opportunity to use the newly created spaces and facilities over a period of time. It was noted that previous plans of reordering the chancel space have been withdrawn and are not part of the current scheme, but the DAC wished to reemphasise that making changes to the chancel should not be revisited at any time soon and not unless there is a very good reason to do so. With that in mind the DAC resolved that it will not be prepared to consider any proposals for changes to the chancel, including the chancel screen, for a period of at least 5 years.	<p>We ask that the Secretary points out to the Chancellor that the PCC has accepted the retention of the choir screen at this time, but for technical reasons we need to place the projector screen housing above the front of the chancel arch, subject to details being agreed with the DAC at design stage 4.</p> <p>Details of projector screen housing to be provided at design stage 4.</p>	<p>PCC to advise DAC Secretary</p> <p>Chedburn Codd</p>

#### Other comments from the DAC

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21	Design outputs	<p>Other documents and details the DAC wishes to approve before work commences:</p> <p>a) A set of finalised scheme drawings, reflecting the final proposals, taking into consideration the advice of the DAC and planners, once all details are agreed. These should include annotated plans, sections and elevations, along with all of the necessary relevant details i.e. floor build-up, joinery details; generally and of the storage units, and any glazing, if still applicable as part of the scheme, as well as doors, stairs, gallery, screens, WCs and kitchen etc.; along with a full written specification and schedule of works to support the drawings.</p>	<p>This will be an output from the Stage 4 design.</p> <p>No response needed now.</p>	

22	Professional teams	(b) A suitably qualified and experienced structural engineer and M&E engineer (for the part of the scheme with regard to heating, lighting and AV etc.) should be involved in all relevant stages of the design process and liaise closely with the project architect, to ensure that all aspects of the scheme can be adequately integrated without compromising or impacting upon other aspects. Evidence of their involvement will be required.	We have retained EEP as M&E consultant. Advise in response to DAC 31 <sup>st</sup> July.	NJ
23	Archaeological Services	Prior to the commencement of any construction work an archaeologist must be appointed to undertake a watching brief during all ground and floor disturbance associated with the works. The DAC Archaeological Adviser will issue a suitable brief for archaeological recording. Please contact the DAC secretary before appointing an archaeological contractor. A competent and professional archaeologist or archaeological organisation will be appointed to undertake the required levels of archaeological recording. The individual or organisation will be able to demonstrate suitable experience of archaeological excavation, including church archaeology and a proven track record of archaeological excavation and publication. The archaeological contractor shall be or be managed by a Member of the Chartered Institute for Archaeologists and will adhere to the Chartered Institute of Archaeologists Code of Practice for the Regulation of Contractual Arrangements in Field Archaeology.	We have used Chiz Harward, who is highly respected by the DAC, on previous work and plan to retain him for further archaeological work.  Advise in response to DAC 31 <sup>st</sup> July.	NJ
24	Sustainability and net zero carbon target	The Faculty Jurisdiction (Amendment) Rules 2022 require churches to have due regard to the Church Buildings Council's advice on Net Zero Carbon, for those proposals where it applies: <a href="https://www.churchofengland.org/resources/churchcare/net-zero-carbon-church">https://www.churchofengland.org/resources/churchcare/net-zero-carbon-church</a> The DAC, guided by its Sustainability Adviser felt that the PCC's proposals relevant to environmental sustainability are sensitively balanced. It was	This is required as part of the faculty submission.  Annex 5 to the Statement of Need prepared for submission to the DAC 31 <sup>st</sup> July,	NJ

		<p>noted that during the evolution of this project the Net Zero Carbon requirements have developed very considerably. One could take a view that this proposal is no attempting to be Net Zero Carbon and therefore criticise it for such but given its history and lengthy development the DAC was content that the proposal makes a balanced contribution to decarbonisation and in reusing the existing boilers that have life left in them. The DAC was content that this is the right balance in achieving the 'least worst' heating solution for the current time. However, the DAC was concerned that the proposals do not include a specific statement on how this project will have 'due regard for the CofE Net Zero Carbon guidance'. This is a legal requirement for a faculty application and must be sought. The DAC did not think it will change any substantial part of the actual design, but the Committee would like to see this, and in particular, a paragraph on how, when the exiting boilers reach the end of their life in 10 years' time, the current design is able to be adapted to a decarbonised future heating source. This future proofing of the scheme is critical.</p> <p>The DAC noted that this is perhaps the first time that the Victorian Society urged this DAC to consider the environmental impact of a reordering project. This was welcome. The Committee agrees with the Society that: 'the embodied energy in the floor and the benches is significant, added to which the proposed new floor, seating, and extensive amount of steelwork and glazing that would be required in the new gallery would have a major environmental footprint'. The statement requested in the previous paragraph must explain how the PCC is planning to offset the carbon footprint of this project.</p>		
25	Bellringers	The DAC remains concerned about the prospect of straining the PCC's relationship with the bell ringers as a result of the proposal to turn the ringing room as a multipurpose space.	We met the bell ringers on 19 <sup>th</sup> May. Notes of the meeting are being agreed and will be circulated. The	PC to follow up



		<p>The DAC has signalled before that it would not oppose the proposal subject to a clarification from the church insurance company that it was comfortable with the proposed auxiliary use and subject to a protocol that would describe how the space would be shared. Said protocol must be clear that the primary purpose of the space is bellringing and that it will have priority over any other uses.</p>	<p>response is mixed with some members supporting the proposals and others not so.</p> <p>A joint risk assessment has been prepared and is under review by the PCC. This will be linked to the draft protocol.</p>	
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