



EAST HATLEY ST DENIS CHURCH
PHASE I EXTERNAL & INTERNAL REPAIRS

FOR FRIENDS OF FRIENDLESS CHURCHES

HERITAGE IMPACT ASSESSMENT
(DESIGN & ACCESS STATEMENT)

REV A 05/04/17 – Amended to include client comments

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1.0 INTRODUCTION

This Heritage Impact Assessment has been prepared for the Grade II* listed Church of St Denis in East Hatley, Sandy, Cambridgeshire, where repair works are proposed. The works include localised external stone and roof repairs being completed on a like-for-like basis, the reinstatement of the Nave windows, the repair and reinstatement of the internal floor and a new door to the north porch within the existing opening

This report assesses the history and significance of the church in order to provide the context for an impact assessment which analyses how the proposed works will affect the heritage significance values of the building.

2.0 HERITAGE ASSETS

The Church of St Denis in East Hatley is a Grade II* listed building and therefore protected under the Planning (Listed Buildings and Conservation Areas) Act 1990 and policies within the National Planning Policy Framework (NPPF) published in 2012.

The listing description, written in 1967 shortly after the church was closed, is reproduced below:

Former parish church, now redundant. C13 nave and chancel mostly rebuilt 1874 by W Butterfield. Fieldstone with clunch and limestone dressings. Plan of nave and chancel with modern vestry and south porch. Nave, c.1300 with C19 gabled bell-cote at west end. North wall has three windows restored, including two lancets one with a cinquefoiled and the other with a trefoiled head. The third window is of two trefoil lights with a foiled head. North doorway in two centred arch of two chamfered orders. South doorway is mid C14 of two continuous wave moulded orders.

St Denis is the only listed building in the hamlet of East Hatley, though Hatley St George to the west has several designated heritage assets. The closest is the Grade II listed Hatley Gardens, the western boundary of which is situated approximately 600m from the Church of St Denis. Laid out in the seventeenth and early eighteenth century, these formal gardens formed part of the manorial land belonging to Hatley Park.

St Denis is neither in nor close to a conservation area.

The most relevant policy in the South Cambridgeshire Local Plan 2014 which is Policy NH/14: Heritage Assets. The full wording of this policy is included in appendix B.

3.0 HISTORY

Summary Timeline

- 1217 – The Church of St Denis was first established in East Hatley
- c.1260 – A Victorian survey suggests this as the date for the construction of the nave
- c. 1300 – The chancel was constructed
- 1673 – Sir George Downing, the Lord of the Manor, added a porch to the church
- 1800 – St Denis, along with Downing's other estates, passed to Downing College, Cambridge
- 1857 – The prominent ecclesiastical architect William Butterfield was commissioned to restore the Church of St Denis. He replaced the roof, floor and furniture and was also responsible for rebuilding the chancel walls and adding a vestry.
- 1867 – The church was reopened following its restoration
- 1959 – St Denis was closed due to the increasing cost of repairs and its decreasing congregation
- 1985 – The church was declared redundant and ownership was conveyed to South Cambridgeshire District Council
- 2002 – Restoration work began with the removal of ivy overgrowth. This was followed by three years of structural repairs.
- 2017 – Vesting with The Friends of Friendless Churches

History of the Church of St Denis

Both East Hatley and the neighbouring Hatley St. George are mentioned in the Domesday Survey in 1085. In the medieval period the centre of the village was a triangular village green, around which the moated manor, church and parsonage were sited.

It is believed that the Church of St Denis was established in 1217, though an 1865 survey suggests that the present church was built in two phases, with the nave built in c.1260 followed by the chancel in 1300.¹ The patronage of the church was held by Sir George Downing, the lord of the Manor from 1663, and was later passed to Downing College. A brick porch was added to the church in 1673, the tympanum of which features the Downing arms.² The church contained both box pews situated on the north wall and standard pews, as well as a marble-topped tomb in the south-east corner of the nave.²

In 1857 the prominent Gothic Revival architect William Butterfield, who was responsible for the restoration of a large number of churches, was commissioned by Downing College to restore the East Hatley church and the nearby church in Tadlow. The work included the

¹ 'Hatley,' in *An Inventory of the Historical Monuments in the County of Cambridgeshire, Volume 1, West Cambridgeshire*, (London: Her Majesty's Stationery Office, 1968), 145-152. British History Online, accessed January 21, 2017, <http://www.british-history.ac.uk/rchme/cambs/vol1/pp145-152>.

² Karin Semmelmann, *Historic Building Recording* (Archaeological Services & Consultancy Ltd, 2005)

rebuilding of the roof and chancel walls, the replacement of the existing floor and the installation of heating. In addition, a vestry was added and new furniture was provided. The church was reopened in 1867.

A large portion of the village had been cleared in the late seventeenth century following the final enclosure act. However, by 1851 East Hatley's population had risen to 150 inhabitants. Despite its restoration in the 1870s and the growing number of parishioners, church attendance at St Denis remained low. As the cost of repairs mounted in the early twentieth century, the decision was made in 1959 to move the church to a new building to be partially furnished with fittings from the old church. The medieval church was declared redundant in 1985, with ownership subsequently conveyed to South Cambridgeshire District Council.

The following extract is taken from Pevsner's description of the church, written in 2014.

*'Hidden away w of the main street. Made redundant in 1959, but conserved and reroofed 2002-2006. Of fieldstone rubble. The nave dated by its windows c.1300 (Ogee-headed, i.e. later, niches l and r of the chancel arch.). Butterfield rebuilt the chancel in 1874. At the same time the nave was heavily restored and received a stone bellcote of severe Butterfieldian profile. Over the s doorway a coat of arms dated 1673, Downing impaling Howard.'*³

The building had fallen into a state of dereliction by 2002, when strong winds and ivy overgrowth caused further damage to the walls and roof. The first stage of restoration began the following year with the removal of ivy, unearthing further structural deficiencies. Over the course of the next three years the roof was retiled and the timbers and stonework made safe following grant support from English Heritage, Hatley Parish Council and the Historic Buildings Preservation Fund.⁴

In 2017 the church was conveyed to The Friends of Friendless Churches, a charity that owns historic but redundant churches that it has saved from demolition and loss. East Hatley was its 49th vesting.

³ Nikolaus Pevsner, *Cambridgeshire*, (Penguin Books, 2014)

⁴ Peter Mann, 'The Church of St Denis, East Hatley', Information Sheet

4.0 SIGNIFICANCE

- The Church of St Denis is of **medium evidential value** for its potential to show more about the development of the building, including its original construction date and the extent of Butterfield's mid-nineteenth century restoration works. The use of local materials, such as clunch, are also illustrative of medieval construction methods and materials.
- The church is of **high historical** value for both its age and its connections to the restorative work of William Butterfield.

Although much of the building's thirteenth century fabric has been replaced and rebuilt, the church has retained a substantial amount of medieval fabric, mainly focused in the nave which was not rebuilt during the Victorian restoration. Features such as the coat of arms in the porch can be associated to the Downing family, who were patrons of the Church of St Denis for almost two centuries.

William Butterfield (1814-1900) was one of the most significant of all High Victorian architects. His greatest work is perhaps Keble College in Oxford but he also responsible for some of the richest of the churches built under the influence of the Gothic Revival. His All Saints' Margaret Street, in London's West End (1849-59) was the archetype for the Ecclesiological Society. His approach to Restoration was not archaeological – he had his own motifs, many of them strongly crystalline or geometric in form and that spirit pervades his font at East Hatley, which remains intact and the remains of the pulpit and reredos behind the (now lost) altar.

The church's restoration has seen the rebuilding of the chancel walls and windows and the replacement of the roof, resulting in the removal of original fabric. The restoration of the church by William Butterfield, however is in itself historically significant. Although one of a large number of churches restored by Butterfield, St Denis still serves as an important example of his restoration work.

- St Denis is of **medium aesthetic value**. The church is of an interesting, if simple, design, using vernacular materials. Lacking a tower, the church is instead adorned with a bell-cote. Internally, the majority of fittings were removed when the church closed and the window glazing has also been removed.
- As a former parish church, St Denis has traditionally been at the heart of the community for centuries and continues to play an important role in the village's identity, especially amongst those who have worked towards its restoration. However, the closure of the church in 1959 has meant that the building has not been publically accessible for over sixty years, a detachment that is emphasised by the relatively isolated position of the church. St Denis is therefore deemed to be of **medium communal value**.

However, the church, once it is fully repaired, should prove a significant community asset. The Friends of Friendless Churches have received several donations towards the forthcoming round of repairs from people living in the village and from the Parish Council.

5.0 IMPACT ASSESSMENT

The impact of the proposals will be assessed using the following criteria:

Positive Impact	A change which enhances the character, appearance and heritage values of the Church of St. Denis.
Neutral Impact	A change which has no impact to the Church of St. Denis.
Negative Impact	A change which harms the character, appearance and heritage values of the Church of St. Denis.

Proposal	Impact
Localised stone and roof repairs are proposed both internally and externally. These will be undertaken on a like-for-like basis using traditional material and techniques to match the existing stonework and lime mortar. This will improve the condition of the church, enhancing its aesthetic value and ensuring its condition for the future.	Positive Impact
A new door is proposed in the north porch to be fitted into the existing limestone opening. The door will be a traditional boarded design, similar to that in the south porch and will therefore be an appropriate style for the existing character of the church. The door will replace the current temporary protections/security panels used to block the door, therefore having a positive impact on the aesthetic value.	Positive Impact
<p>The windows in the church have been removed or lost since the closure of the church in the mid-twentieth century. The proposals are for the reinstatement of the Nave windows with designs that match those by Butterfield at St. James' Church in Waresley, Cambridgeshire, which have a diamond leaded pattern with a rectangular border/margin. These are of a design by Butterfield and are therefore appropriate in style for the replacement of the lost windows. Additionally, they will allow daylight back into the building, which will improve the internal environmental conditions and the aesthetic character both internally and externally, following the removal of the current temporary protections/security panels blocking the windows.</p> <p>Within the church there are a number of metal casement window frames stored within the chancel. These are rusty and decayed but may be salvageable and any which are in good enough condition will refurbished and reinstated, therefore minimising the loss of historic material.</p> <p>As the site is remote and not in daily use, to protect the building/assets, it is proposed that the new Nave windows will externally have black powder coated window guards installed; these typically found on churches.</p>	Positive Impact
The floor of the church is currently in poor condition with floorboards missing/decayed beyond reuse, along with missing or damaged quarry tiled floors. The proposals are to repair the floor structure/bases, to reinstate the quarry tiled floors and provide new floor boarding. This would involve the retention of the majority of the existing floor structure (where many of the timbers are re-used medieval floor timbers), with localised pairing up of existing timbers with new joists and splice repairs to preserve as much of the historic fabric as possible. There are a number of tiles which have been taken up, being stored within the building and wherever possible these will be repaired and reinstated, therefore minimising the loss of historic material. The very poor condition and appearance of the floor would be much improved.	Positive Impact

In conclusion, the proposals are for the sensitive repair and informed reinstatement of features within the Church of St Denis that are currently missing or in a poor state of repair. The works will enhance the aesthetic value of the church and will enable the church to be brought into a state where it can be better enjoyed by the public in the future, as well as enhancing and safeguarding its condition and should prove a significant community asset. This is in line with Local Plan policy NH/14: Development proposals will be supported where *'they sustain and enhance the significance of heritage assets'* and section 6.43: *'A core planning principle of the NPPF is to conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.'*

APPENDICES

APPENDIX A: BIBLIOGRAPHY

'Hatley,' in *An Inventory of the Historical Monuments in the County of Cambridgeshire, Volume I, West Cambridgeshire*, (London: Her Majesty's Stationery Office, 1968), 145-152. British History Online, accessed January 21, 2017, <http://www.british-history.ac.uk/rchme/cambs/vol1/pp145-152>.

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Nikolaus Pevsner, *Cambridgeshire*, (Penguin Books, 2014)

Karin Semmelmann, *Historic Building Recording* (Archaeological Services & Consultancy Ltd, 2005)

Peter Mann, 'The Church of St Denis, East Hatley', Information Sheet

APPENDIX B: LOCAL PLAN POLICIES

South Cambridgeshire Local Plan (March 2014)

Policy NH/14: Heritage Assets

Development proposals will be supported when:

- a. They sustain and enhance the special character and distinctiveness of the district's historic environment including its villages and countryside and its building traditions and details;
- b. They create new high quality environments with a strong sense of place by responding to local heritage character including in innovative ways.

Development proposals will be supported when they sustain and enhance the significance of heritage assets, including their settings, particularly:

- a. Designated heritage assets, i.e. listed buildings, conservation areas, scheduled monuments, registered parks and gardens;
- b. Undesignated heritage assets which are identified in conservation area appraisals, through the development process and through further supplementary planning documents;
- c. The wider historic landscape of South Cambridgeshire including landscape and settlement patterns;
- d. Designed and other landscapes including historic parks and gardens, churchyards, village greens and public parks;
- e. Historic places;
- f. Archaeological remains of all periods from the earliest human habitation to modern times.

6.43 A core planning principle of the NPPF is to conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.

6.44 Heritage assets are buildings, monuments, sites, places, areas or landscapes which are significant because of their historic interest. They are irreplaceable but can be vulnerable to neglect or unsympathetic change.

6.45 The district's character is largely shaped by its heritage, including that of its much loved historic villages and countryside. Villages stand out in the landscape, with a variety of forms which respond to their locations such as at the edge of Fens or on hilltops or valley sides. Agricultural and foodprocessing buildings are characteristic, and the varied geology is reflected in traditional materials such as brick, tile, clunch and clay batt.

6.46 Challenges facing the historic environment include preserving the district's special rural character and scale of building, the degree of change generated by prosperity, the impact of intensive agriculture on historic landscapes and archaeology, the need to find new uses for traditional farm, food-processing and industrial buildings, and securing the future of unoccupied buildings such as historic garden pavilions. Understanding, conserving and enhancing the historic environment will be an essential part of master planning the growth planned within the district helping to create a sense of place.

6.47 The distinctive character and quality of life given by the historic environment of the area has been key to its economic success. Many important Hi-Tech and Bio-Tech organisations and businesses are based in large historic houses and their parkland settings. Strategic management plans are an important tool for achieving successful growth. Historic farm and industrial buildings can provide a range of size and type of premises for smaller businesses. Retaining historic pubs in use is important for village life as well as conservation.

6.48 Heritage is an essential component of plans from a village or neighbourhood level to that of the district. A full understanding of the historic environment is needed to inform plans, identify opportunities for conservation and enhancement, and to be able to reinforce local identity and create a sense of place.

6.49 The conservation of heritage assets does not prevent all change but requires it to be managed in a way which does not compromise heritage significance and exploits opportunities for enhancement. The NPPF says how different degrees of significance and harm should be weighed against each other and how heritage and other public benefits should be taken into account. Harm should be minimised and needs to be justified.

6.50 Non-designated heritage assets of archaeological interest which are of equal significance to scheduled monuments will be considered in the same way as designated heritage assets.

6.51 Finding viable uses which sustain rather than compromise the significance of historic buildings is fundamental to conservation (though not possible for all buildings). The need to secure the future of buildings may require a flexible approach to other policies or enabling development, Section 106 agreements and other planning contributions. Buildings at risk will be monitored and action taken to secure their repair and encourage sustaining uses.

6.52 Decisions on development proposals must be based on a good understanding of how the proposals will affect heritage. Applicants must describe the significance of any heritage assets, including any contribution from their setting. The level of detail must reflect the importance of the asset and clearly identify the potential impact of the proposal.

6.53 Where development is proposed for a site which includes or has the potential to include heritage assets with archaeological interest, developers must submit an appropriate desk-based assessment and, where necessary, a field evaluation.

6.54 Prospective developers should contact the County Council's Historic Environment Team for information to establish whether there is known or potential archaeological interest and the need for investigation and evaluation at an early stage.

6.55 Different levels of information are available on different types of heritage asset and parts of the district. For some development proposals, more research will be required. It will always be important to investigate sites and their context on the ground.

6.56 The Cambridgeshire Historic Environment Record, held by the County Council, gives information on archaeological sites and monuments. Other information on heritage assets and local heritage character is available on national websites, from the County Council's Historic Environment Team, and in District Council Conservation Area Appraisals and SPDs. The Council's web site and officers will give advice on sources of information.

6.57 Information about historic assets, including recordings and assessments, which are required and collected as part of development management advance our understanding and are of public interest. They will be made accessible, normally through the Cambridgeshire Historic Environment Record.

6.58 The Council encourages people to be involved with and enjoy local heritage and, where appropriate, developers will be required to support public understanding and engagement, and interpretation.