

Statements of Need: Winterton All Saints

version 140210

Basic facts:

Parish:	Winterton
Dedication:	Church of All Saints
Benefice:	Winterton Group
Diocese:	Lincoln
Address:	Churchside, Winterton, Scunthorpe, DN15 9TU
Grid ref:	SE9218-9318
Local Planning Authority:	North Lincolnshire
Unitary Authority:	North Lincolnshire
Statutory Listing of church:	Grade I
Statutory designation for structures and objects within churchyard:	Grade II Medieval churchyard cross shaft
Conservation Area:	Winterton
Scheduled Monument:	None
Tree Preservation Orders:	None
Protected Species:	None
County Wildlife Site (or equivalent, or SSSI):	N/A
Any other designations:	None

General Information:

The population of Winterton is almost 5,000 and is set to rise further given local authority housing projections. A significant part of Winterton Parish [LSOA North Lincolnshire 003B] is a Super Output Area with an Index of Multiple Deprivation within 20% Most Deprived nationally, within 20% Most Deprived nationally for Income, Employment and Health/disability and within 10% Most Deprived for Education [Source - English Indices of Deprivation 2010].

There is a minimum of one Anglican communion service each Sunday [excepting the 5th Sunday when services rotate around Group churches] and a Tuesday morning communion. There is also a Roman Catholic Saturday Mass, the congregation, who number 15-20, having used the church by local informal agreement over some 35 years. The Anglican electoral roll has 56 and the average Sunday congregation is 26 [range 6 to 99] with average weekday congregations of 6. In 2012 there were 11 Baptismal Services, 10 Weddings and 15 Funerals as well as special services including Education Sunday, Remembrance Parade, Christingle Service and Junior and Infant Schools Christmas and end of year services. On some of these occasions there were 300+ people in the church.

The Anglican congregation is mostly elderly, female and white. A children's corner is stocked with materials for use when young children are in the church and workshops for children are run ecumenically with Trinity Methodist Church. They take place three times each year on a Saturday in rotation at the two churches. Each event caters for about 25 children. The themes focus on Easter, Summer and Advent. There are also very close links with our Church of England Infants' School and the Junior School both of which often visit the church and make use of it for end-of-term and Christmas services. The two local playgroups also make short visits to the church regularly.

Average annual footfall in the church for recent years totals over 10,000 [5800+ for regular services, 1,000 for school visits and services and 3,500 for other events]. Our annual programme of events held in the church includes concerts by brass bands, jazz bands, male voice and mixed choirs, folk bands; drama productions; regular Coffee Mornings, including a craft day; and special exhibitions. The church is always open on Wednesday afternoons for visitors with welcome staff on hand. There are weekly bell-ringing practices with younger members being trained and an organ school. This was set up and subsidised by the PCC to teach teenagers to play the pipe organ and an adult 'improvers' group also meets once per month. In total the church is open for activities on over 250 days per year. Key holders will open at any other reasonable time on request as the church is not left open when unattended. The meeting room in the church is occasionally used by community groups but the main church is too inflexible and insecure at present to be available for general use, but we do host occasional concerts promoted by others in the community.

The church has been financially stable for several years. The annual revenue budget is currently around £38,000 and it has balanced or produced a small surplus in recent years. Parish Share has always been paid in full even when reserves have had to be used. Currently this stands at around £19,000. The reserves fund benefits from investments in some small trust funds.

This overall current project is estimated to cost £1,058,000. The PCC applied to the Heritage Lottery Fund [HLF] and 'passed' Stage 1 for a Main Heritage Grant. They awarded £36,000 towards the £38,000 cost of developing this project to RIBA Stage D. This development work was completed by September 2012 at which point the PCC submitted a Stage 2 application. In March 2013 HLF awarded £748,100 for the main project.

We anticipate over £100,000 reclaimed VAT from the recently updated Listed Places of Worship Grant Scheme. The HLF require us to have £210,000 partnership funding which we now have in place. Of this Winterton PCC has £40,000, a large part of which came from two private gift-aided donations totalling £32,000. In addition we have grants/pledges of:

WREN £75,000, North Lincolnshire Council Community Grant £25,000, LEADER via North Lincolnshire Council £19,784, Church Buildings Council £14,500, Wolfson Foundation £10,000, Allchurches Trust £7,500, Garfield Weston Foundation £5,000, Winterton Town Council £4,000, Diocese of Lincoln £3,500, Bernard Sunley Charitable Foundation £3,000, Lincolnshire Churches Trust £2,000, J W Wright Trust £1,000, Manifold Charitable Trust £1,000, The Veneziana Fund £1,000, Charles Hayward Foundation £828, The John Warren Foundation £700. In addition we are grateful to Marshalls Charity for allowing its £5,000 grant to be used as 3rd party funding needed to release the WREN grant.

The most recent Quinquennial Report was 2012 and the most urgent issues highlighted have been included within the application submitted to the Heritage Lottery Fund. There are significant rainwater ingress issues to the South Aisle, South Transept, Vestry and North Porch roofs and the plastic rainwater goods need to be changed. A significant amount of internal plaster needs replacing, high level stone repairs are needed and a good deal of repointing to external walls. All the issues highlighted in the 2006 QI were dealt with, including complete re-roofing of the North Aisle. There is a maintenance plan but this has now been completely rewritten in much more detail as part of the Heritage Lottery Fund Stage 2 application.

What do you need?

In order to fulfil the requirements of our Statements of Purpose, and the Heritage Lottery Fund project derived from it, together with the terms of its grant, we need to conserve the church but also provide an extensive activity programme. This has led us to plan significant re-ordering and a relatively complex project. A huge amount of time has been taken to consider each aspect of the plan in great detail. Several on-site discussions have taken place with Lincoln DAC and other statutory bodies. Throughout our planning we have endeavoured to maintain the best practice principles embodied in both The Venice and Burra Charters, as issued by ICOMOS, and the guiding principles of SPAB. We are very keen to keep all that is best in our beautiful, medieval church. Our plan requires:

- A single floor level stretching between the nave, aisles, transepts and the new extension.
- Removal of most Victorian nave benches and replacement with suitable quality chairs and short benches.
- Storage for matching quality folding chairs, and for tables and refuse bins.
- Uncluttered space in the nave and aisles which will enhance the view of the internal medieval architecture, generally regarded as particularly beautiful.
- Three new toilets with access for all – to include disabled, baby-change and infant facilities.
- North porch reopened as entrance/fire exit.
- Small commercial kitchen to provide hot meals for lunch clubs and evening functions.
- Improved and safer access to all levels in the tower.
- Dedicated areas for heritage display, interpretation and study space with both physical and digital storage of data.

- Secure display cases for valuable heritage items together with a controlled environment for them and the room in which the oil paintings are on display.
- Creation of uncluttered space in the tower ground floor to enable appreciation of the significance of this unique chamber.
- Clear view of tower walls from rooms created at the west ends of both north and south aisles.
- Space to act as choir vestry on Sundays but which at other times can be a second meeting room for community use.
- Conservation of numerous valuable fixtures, including pipe organ, and artefacts/archives.
- New digital interpretation media for the church/community heritage story.
- Minor increase of space in Vicar's Vestry [by adjusting rear of organ housing] to allow more intense use, with provision of small hand basin.
- Repairs to south aisle, south transept, vestry and north porch roofs; replacement of inadequate plastic rainwater disposal goods; renewal of ineffective external perimeter drainage system , some high level fabric repairs and improved drainage on old boiler house site.
- Conservation of the South Transept gable window with installation of new stainless steel guard.
- Improved draught control at all external doors.
- New path along north and east sides of church.
- Seating in churchyard and signs at three entrances.
- New heating, lighting, sound and security systems.
- Relocate medieval font to west end of Nave.
- Remove Edwardian font and steps.
- New Nave communion table.

Why do you need it?

In 2005 the Bishop of Grimsby challenged the PCC to consider the vision needed for our church to face the 21st century. In response the PCC considered the issues raised about the nature of the church at All Saints [the people] and also the building itself. In 2009 this led the PCC to commission extensive consultation involving the congregations and the wider community which resulted in the adoption of new Statements of Purpose for our church [see Appendix A]. These Statements have acted as the guidelines for this scheme of re-ordering and the associated Heritage Lottery Fund project. Of particular importance in relation to the current proposal are the following purposes:

We will develop ways to allow us to maintain the best of our building's physical past while bringing about changes for the future. This involves seeking ways to retain the best aspects of our building and its meaning as a place of worship, prayer and spiritual comfort but also finding ways to create flexible space. This will allow us to encourage the new developments needed to bring about a closer engagement with our community and to meet people's needs.

We will make our space more available for community uses. In this, we will take advantage of the central physical presence in the community afforded by our location.

In addition our Statements of Purpose include an emphasis on hospitality and this has underpinned much of our thinking and planning.

Consultations when developing the purposes above soon established the following issues:

1. Access, capacity and flexibility are limited by different floor levels in the nave, aisles and transepts which also pose significant trip hazards.
2. The Victorian benches and pew platforms create further hazards and inflexibility.
3. Steps create difficult access to the 1980s toilet in the north porch.
4. Visits by young children are curtailed because of inadequate toilet facilities. The single toilet is also inadequate for large concerts.
5. The North Porch is not available as a safety exit and this needs to be reopened as the church

has limited exits.

6. Access to all levels in the tower is hazardous; public access is impossible and maintenance visits difficult.
7. A small meeting room at the west end of the south aisle provided in 2001 has tea and coffee facilities but cannot cater adequately for larger community events including lunch clubs.
8. The community would get much better use of the building if the church could be open every day, currently not possible due to access and security issues.
9. The church needs dedicated areas for heritage presentation, interpretation and study space linked to digital storage of data. There is great potential to develop the building in this way as a focus for community heritage.
10. Bells are rung from the ground floor of the tower. Yet this space is also vital for telling the story of the 'Lincolnshire Towers'. It became apparent that this story was little known and All Saints is one of the best surviving examples. It is the ideal place to tell the story if the unique space in the ground floor chamber is better utilised.
11. Valuable artefacts such as west gallery instruments, maps and drawings are currently not on display because they require professional conservation and secure means of display.
12. The south aisle roof leaks rainwater which is damaging the fabric. The poor condition of the south transept, vestry and north porch roofs and inadequate plastic rainwater disposal system also cause fabric deterioration as does the ineffective surface drainage ditch around the external walls and the badly drained, derelict boiler house site.
13. The outside of the church and churchyard is unwelcoming to the community although the paths across the churchyard are used heavily most days.
14. Conservation of the pipe organ and the South Transept gable window is urgently needed if they are not to suffer further severe degradation.
15. The congregation is ageing and the number small but the building is much loved by the wider community. Though the financial situation is currently stable, action needs to be taken now to secure the future of the church and the building and its contents by increasing both use and income.
16. Although there are several community spaces in the town they are heavily booked and there is unmet demand. All Saints is ideally located in the centre of the town to meet some of these demands.
17. Our friends at Trinity Methodist Church already operate a lunch club for the elderly once per fortnight. They are hard pressed to meet demand. There are no other spaces with suitable kitchen capacity. A new kitchen will allow the space at All Saints to be used for new lunch clubs.
18. The Big Local Lottery has selected Winterton, due to its significant area of deprivation, for a Big Local 10 year scheme 'Winterton 2022'. All Saints is represented on the steering group. There is no doubt that All Saints could play a more active role in this 10 year plan if the changes listed above were implemented.

In addition to the above, research involving the Lincoln archive office, the records held at All Saints and the internet, illustrated the wide-ranging and very rich detail of 'All Saints: the story it tells of Winterton'. This was the project name created for the successful HLF grant application. It became very apparent that the tower was especially important in this story. Since it has so many original features still clearly visible, it is important to ensure now that our project conserved these and provided interpretation for their better understanding, thus ensuring their future.

Why do you need it now?

Following the Bishop's challenge in 2005, the PCC first needed to tackle issues raised in the 2006 Quinquennial Inspection Report. Professional advice received by the PCC in 2008 required that a full community consultation exercise was first carried out with the development of new Statements of Purpose for the church. This led to the development of a heritage focused project and thus we needed to tread the path laid down by the Heritage Lottery Fund [HLF]. A successful pre-application was submitted to the HLF in June 2011 with encouragement to submit a Stage 1 application in September 2011. This application successfully 'passed' later that year and the HLF awarded us development funding to proceed to Stage 2. Our HLF Stage 2 application was submitted in September 2012 and in March 2013 the HLF granted us the full grant requested.

- We have the HLF grant of £748,100 in place but will lose it if we do not implement our project now. We thus have the chance to move ahead now if we are to retain this significant financial opportunity.
- We also have obtained the £210,000 partnership funding required by HLF. Many of these pledges are time-limited and we will lose these funding offers if we do not move ahead now.
- We have members of our community prepared to pledge up to £80,000 of private, interest-free loans to the PCC to cover the cash flow requirement during the capital project and activity plan period. We cannot guarantee that this will be available at some time in the future if we do not proceed now.
- The PCC spent £22,330 from its own resources between 2009 - 2011 on both the public consultation needed to create our new Statements of Purpose and the design development work necessary to reach a successful Stage 1 application with the Heritage Lottery Fund. The PCC was given two generous private donations in 2010 totalling £25,000 plus gift aid [over £32,000] from parishioners expressly to ensure that this project could move ahead without creating financial strains on our annual budget. In 2012 we received a development grant of £36,000 from the HLF to allow us to move our project forward to the Stage 2 application. All this will be wasted if we do not move ahead now.
- The Heritage Lottery Fund grant requires that an activity programme be planned to ensure the upgraded building is well utilised. We need to complete the capital works now to allow this activity plan to be implemented.
- Fabric deterioration, especially in the South Aisle roof, is of great concern. We applied for English Heritage grants in both 2010 and 2011 but on both occasions were turned down. The rainwater is steadily creating more damage and this HLF funding creates the chance to tackle these repairs and secure improved rainwater disposal systems.
- The congregation is small and growing older. Such a major step forward for the church has to be tackled now while there are those with the time and energy to undertake the significant voluntary workload required by the proposal.
- Our church needs to be able to contribute fully to the Big Local Lottery initiative recently announced for Winterton. The scheme has awarded Winterton £1m over the next 10 years to bring about community led improvements to the town [awarded largely due to the multiple-deprivation issues referred to earlier]. Under the banner 'Winterton 2022' a 10 year plan is now being developed. This is the chance for upgrading the church building so that the PCC can ensure that, given the new Statements of Purpose, it can contribute fully to this plan.
- Further housing development is planned for Winterton which is already the main focus for new housing in the rural area north of Scunthorpe.
- While the church finances are stable at present, additional and alternative sources of income need to be planned for now. Community use income from the building could be of major help in the future.

What is the evidence for the need?

As outlined above, the PCC set up a major consultation exercise in 2009 led by a professional facilitator. This embraced both the Anglican and Roman Catholic congregations, friends from the local Methodist church, schools, youth organisations, Royal British Legion, local council/museum/tourist office, members of the community and those further afield with relevant interests and expertise. A public meeting was held in early 2010, details inviting a response were placed on the church website, a meeting was arranged with the archdeacon and a preliminary on-site visit by Lincoln DAC for initial discussions took place. Since then there have been further discussions with, and site visits by, Lincoln DAC. A second public meeting took place in 2012.

This work since 2009, with professional advice and consultation with our community, has led the PCC to develop a project entitled 'All Saints: the story it tells of Winterton'. This envisages improving the access and amenities within the building so that it can meet a wider variety of community needs and creating space within the church for heritage study, interpretation and display enabling the church, while

remaining first and foremost a place of worship, to become also a focus for our community heritage.

Letters of support [available on request] for these developments were received between 2010 & 2012 from:

- Headteacher, Winterton Comprehensive School;
- Headteacher, Winterton Junior School;
- Headteacher, Winterton C of E Infant School;
- Winterton Cluster, Extended Services Integrated Cluster Coordinator;
- Panda Play Playgroup;
- Geoffrey F. Bryant M.B.E., B.Sc. [Econ], F.S.A.;
- John Ablott, M.B.H.I.;
- Music Development Officer, Diocese of Lincoln;
- Principal Tourism Services Officer, North Lincolnshire Council;
- Collections Manager, North Lincolnshire Museum;
- Town Clerk, Winterton Town Council;
- Winterton Disabled Club;
- Winterton Improvement Network;
- Lincolnshire County Branch Secretary, The Royal British Legion;
- Acting Master and Senior Tutor & Archivist and College Historian, Hatfield College, Durham University;
- seven West Gallery musicians;
- supporters of church events programme;
- members of former Winterton History Group.

Those operating the existing lunch club at Trinity Methodist Church in Winterton are keen for us to run an additional lunch club due to the demand they experience. Discussions with those who manage our village hall assure us that the new flexible space offered by the upgraded church will not affect them as they are booked to capacity.

There are a few individuals who initially expressed concern either about the loss of the Nave benches or about any changes being made. More recently some of these have expressed support.

Those who will benefit from the overall project will include:

1. Local people will benefit most as they will have easy and more frequent access to the church: a flexible community space known to be in demand. Alternative spaces are heavily booked and they offer smaller, less flexible spaces with poorer acoustics.
2. Teachers and school children from the three Winterton schools, who will be able to use the new church heritage facilities to enrich various curriculum areas.
3. Nurseries and playgroups who can stay longer for visits and activities due to upgraded toilets.
4. Disabled people, for whom access is currently very limited and for whom there is no toilet access.
5. The elderly and others, particularly those with limited social contact, who will attend lunch clubs in the church and may thus become engaged with oral history and the other planned activities.
6. Organ students and adult 'improvers' at the organ school arranged and subsidised by the PCC.
7. Students at local colleges and Bishop Grosseteste University College, Lincoln, who can be involved in drama and arts projects in our community based in the new flexible space created.
8. Concert and drama audiences: flexible arrangements will allow a wider programme provision with more comfortable seating and more adequate toilets. Jazz concerts sell out and attract people from afar. Our events programme has monthly evening attractions and regular coffee mornings
9. Those wanting training in certain skills, including heritage and catering [links here with 'Winterton 2022', the Big Local Trust plan for Winterton over the next 10 years].
10. Some families will benefit from improved cookery skills which they can learn in the new church kitchen.
11. Local people with heritage records and artefacts to display and share.
12. Visitors to the area: the church is part of a recently developed Church Heritage Trail.

13. Those exploring family history who will access the new heritage spaces.
14. Historians. The medieval church [Grade I listed] is the oldest and most significant building in Winterton's Conservation Area. The heritage illuminates so much local and national history and our 'Lincolnshire Tower' has a fascinating story to tell.
15. Musicians with a particular interest in west gallery music. We have a set of west gallery wind instruments and sheet music which is possibly unique which will be displayed.
16. Bell-ringers will benefit from improved facilities [bell simulator] to encourage new ringers.
17. Horologists: the locally made tower clock [1834] has a unique part in its escapement. This will be more easily seen via a webcam link to ground floor LED screens.
18. Specialists and amateurs with particular interests in medieval architecture, metal work, stained glass and other arts and crafts, including WEA groups.
19. Extensive consultation in 2009 showed that the church building is highly valued in the community. People either born in Winterton or who have lived there regard the church as part of their personal heritage and they would welcome improved amenities and opening times.
20. Congregations including regular Anglican and Roman Catholic worshippers; end-of-term and special services for the Infant [CofE] and Junior schools; civic services and baptisms, weddings, funerals [church can hold 300] will all benefit from the improved amenities.
21. Local traders, especially the two nearby pubs who will benefit from extra visitors to the village.
22. This major investment in our medieval Grade I listed church building will safeguard it for future generations. It will better serve its community and is thus more likely to be valued by them and thus be better able to 'earn' its keep in future years in a variety of ways and thus benefit future generations.

A detailed programme of planned activities for the re-ordered church has been prepared as part of the Heritage Lottery Fund Stage 2 application together with a ten year income and expenditure chart. Copies of these are available if needed.

In summary the business plan has to take into account the PCC's policy to be as inclusive as possible. Our community is not wealthy and contains families who suffer significant multiple deprivation [see reference above]. Also, given that many people are now unused to entering churches, we promote free entry to all visitors, free tickets for those aged under 16 to most of our planned events and our ticket prices need to reflect the limited incomes for many in our community. We thus envisage a modest increase in income even though we are planning for a significant increase in footfall to the building. Any increase in income is only likely to arise from new planned events or community hire and not from casual visitors.

The figures below relate only to new sources of income and resulting expenditure. They are in addition to the 'base budget' which is currently around £38,000 per year.

Projected increase in annual income

Talks/tours = £1,250

Friends Group subscriptions etc = £1,125

New casual donations = £500

New lettings = £1,590

New lunch club = £4,160 [based on existing club at Methodist Church]

Other new refreshment/dinners = £5,000

Total new income = £13,625

Projected increase in annual spending

Higher energy costs due to increase in use = £500

Cost associated with new events = £1,000

Extra consumables and charges = £1,200

New lunch club costs = £4,160
Extra costs cleaning etc = £500
New costs refreshments/dinners = £2,520
Costs Friends event = £300
Total new expenses = £10,180
Thus an additional surplus could be around £3,445 per year.

The reserves held by the PCC will be largely depleted on completion of the project as they will form a significant part of the funds contributed by the church towards the project. However, investments held by the PCC do add about £3,000 per year to reserves and the diocesan trust funds also provide a small annual increment of funding which can be called on. This will help to ensure continued financial security and the sustainability of the project.

On completion of the project the fabric of the building should be in good order but any new capital costs, such as further roof repairs to the nave or chancel, will still require grant-aided funding.

How is the proposal contributing to the need for environmental sustainability?

The small new build will include energy efficiency measures, especially high insulation levels, to at least Building Regulation standards. Building materials will be traditional and include high recycling content where possible. It will occupy a small area of grassed churchyard but not disturb any extensive areas of flora or fauna. A tree survey has been conducted and it is not anticipated that the concrete raft structure for the new extension will impact on nearby trees significantly.

Unfortunately, solar energy systems are not feasible given the roof structure and site layout and air source/ground source heat systems are not practical. New fittings to the water system will minimise water consumption.

Renewal of the old drains around the base of the church walls will alleviate current drainage issues and allow for any possible future heavier rainfall patterns. The new metal rainwater goods will also be better suited than the current flexible plastic to any future heavier snow or rainfall.

The new lighting, kitchen and other fittings will be energy efficient. We will install a new heating system which will be wet, underfloor to provide steady background heat to suit fabric maintenance. This will replace the current harmful and visually unattractive radiant gas heaters. Extensive draught proofing will be applied to all three external medieval doorways and the external Victorian vestry door.

A bat survey was completed in 2013 and, as in 2007, no bats were found roosting in the building.

An environmental data logging system has been installed and will inform us about internal temperature and humidity and thus enable us to better control the heating and internal environment.

What other options to meet the need were considered?

Careful consideration of the project plan has taken much time and has been referenced back to our Statements of Purpose. There have been many discussions with Lincoln DAC and other bodies. We have also kept in mind the best practice principles embodied in both The Venice and Burra Charters, as issued by ICOMOS, and SPAB's guiding principles. The many different options examined include:

1. Not making a change at all

Doing nothing would be easy but it would not meet the challenge to us set by the Bishop of Grimsby with the resulting Statements of Purpose and the Heritage Lottery Fund project. Any response we made would be severely limited as it would be restricted by the inflexibilities in the building listed above. The church building would steadily decay and become less valued by the community at large.

2. Using a different building in the wider community

Planning new activities at other locations is not an option as they are already used to capacity or do not have the space and amenities outlined in our plans. The church did once own a Church Institute in the

town centre but regrettably this was sold in the 1980s due to upkeep expenses. This choice, in any case, misses a principal objective: how best to make use of our large medieval building for the benefit of the church and our community in order to give it a sustainable future? Our project seeks to achieve this objective as outlined in our Statements of Purpose. And so much of the heritage story is embodied within the building itself that it is difficult to think that telling the story elsewhere makes any sense.

3. Larger or smaller schemes

A smaller improvement scheme was tried in 2001 when the Parish Room was created at the west end of the South Aisle. It serves its purpose as a meeting room extremely well but also demonstrates to us the problems of storing and serving light refreshments in a medieval stone building where damp and cold lead to deterioration. These limitations show us clearly that our current objectives can only be met by a bold scheme which addresses all the issues raised by our new Statements of Purpose.

4. Providing a management solution rather than a change in the fabric

At a very early stage after we developed our Statements of Purpose we considered many different additional uses for the building. But, in the context of our community, it became clear that creating a heritage centre in the church suited the church purposes, made superb use of the large and varied number of heritage features in the church and its contents and would be welcomed by our community. It thus became necessary to consider how spaces in the church could best be used to meet these requirements. We started by considering how best to fit everything inside the fabric of the existing building. But as the project developed and the need to find significant grants became clear [leading to the Heritage Lottery Fund], it was obvious that a commercial kitchen, extra toilets and a major heritage centre with an activity programme could not all be fitted within the perimeter of the existing, active church building. No management solution could be found to avoid this conclusion unless we 'destroyed' the quality of the tower's heritage by using it for inappropriate functions. We were clear that this would contravene many key heritage and conservation principles, would upset many in our local community and so was most undesirable, as indicated below.

5. Locating the toilets/kitchen inside the church building

At All Saints the proposal sees both toilets and kitchen located in a small new annexe whereas many other churches have located toilets and a kitchen inside the church. This latter option was examined and rejected only after exhaustive analysis.

- The **Chancel** is wholly unsuitable and lacks unused space.
- **Vicar's Vestry and/or disposal/relocation of pipe organ:** We considered creating space in the Vicar's Vestry by removing the pipe organ completely. However, while this would create much more 'admin' and storage space it would be of little use for heritage display, toilets or kitchen since access from the Nave is only via the Chancel or directly out into the churchyard. The pipe organ could be made redundant and we could rely on the digital organ already in the church. This option is not desirable since it would dispose of a vital part of the musical heritage story of All Saints. And the organ school set up by the PCC would not continue since it would not be appropriate to teach students on a digital instrument. The pipe organ might be put back in the North Transept where it was located from 1872 to 1885. But this would prevent the use of the area for contemplation and display purposes as in the current plan.
- There is no space suitable for these functions anywhere in the **Transepts, Nave or Aisles** since all these spaces are needed for other uses which are vital to the scheme arising from the Statements of Purpose [see para. 8 below]. This essentially leaves only the spaces at the west end of the building but these are the most sensitive due to the great significance of the architecture around the tower.
- Many churches use the **Tower** for these utilitarian purposes by locating them on the ground floor once bell-ringers have been moved to first floor level. Given the significant nature of the ground floor chamber [see para. 8 below], it is unthinkable to mar such space for any purpose which impinges on this heritage. Rather the very space in the chamber as well as the architecture encompassing it needs to be conserved so that the heritage can be interpreted experientially. The chamber needs to be de-cluttered and left as bare as is reasonably possible [see Article 1.3 in The Burra Charter]. This chamber is a vital part of the heritage story and it is a story best told if the chamber can be viewed in its entirety.

- The proposed **Heritage Room and existing Parish Room** both have similar constraints in that they currently offer full views of the tower north and south walls respectively, the latter with its original first floor 'squint' window. In addition they both show the abutment of the tower against the west wall of the earlier nave, the oldest remaining architecture in the church. In any re-ordering scheme these aspects need to be revealed and enhanced and not blotted out by utilitarian needs. Both spaces are thus best suited to uses which are accessible to the public and allow full views of these important aspects of the architectural heritage.
- The **Parish Room** already provides a badly needed meeting room and servery just inside the main entrance. We might argue that a new kitchen will make the servery redundant. But we know this will not happen. It serves as an ideal meeting room with a coffee/tea making facility and its location just inside the main entrance door is exactly what is needed for coffee mornings and for welcoming visitors at other times. The need for this will continue and this use already fulfils the public viewing criterion noted above.
- The proposed **Heritage Room** is required for a second meeting room, a Sunday vestry space and a heritage interpretation and display area. These are all required both by the re-ordering scheme and by the detailed activity plan which forms an essential requirement of the Heritage Lottery Fund grant. The nature of the heritage display and storage requirement means it cannot be spread around the church or tucked conspicuously in a nave corner, a practice in some other churches. This fails to provide the context sought by the PCC that All Saints is first and foremost a church. The heritage at All Saints cannot be illustrated casually in a few simple wall displays. The Statement of Significance shows clearly the wide-ranging and complex story to be told. It requires a dedicated space if the story of the church and of Winterton is to be illustrated and understood so that the church becomes an active heritage focus for the town.
- An additional factor is that most kitchens provided in churches are serveries rather than the **commercial kitchen** which is planned in this scheme. This requires a sealed ceiling and sealed walls covered by a washable surface in any food preparation area. This can only be achieved inside the church by substantial interference with the internal architecture of any of these spaces at the west end. Given the significance of the tower space and the view of its walls from both aisles, this is not appropriate since it would contravene principles stated in both The Venice and Burra Charters.

6. Locating the toilets/kitchen extension in a different part of the site

- Consideration was given to the possible use of the **former boiler house site** between the Vicar's Vestry and North Transept. It is an unkempt area of stone which is unattractive, providing a secluded site for inappropriate activity. However, any new build for toilets or kitchen would require access to the main church. Such access would be either via Vicar's Vestry and the narrow passage to the Chancel, most unsuitable, or via a new doorway made in the fabric of the North Transept, even more unsuitable. In any case, development here would have the same problem as that posed by the former boiler house which blocked three windows in the Chancel and North Transept, also most unsuitable.
- The only other locations which allows direct access to the church are **outside either the South Porch or Chancel south door** where an extension would be highly intrusive from almost every aspect and in the former case would interfere with existing paths through the churchyard.
- Locating a **new build on the north side and reopening the North Porch** will lead to more people using the new path along the north side of the church. This will help to deter inappropriate activities which now take place in the secluded space between the Vestry and North Transept, the site of the old boiler house.
- Thus the plan locates the small new build next to the north west corner of the church where it will have the **best access** [via the reopened north porch] to the church interior. The location is ideal for both toilets and kitchen in that it is external to the worship area but as close as possible to the nave in which lunch club or evening meal service will take place. It will also be accessible for events taking place in the churchyard, for example exhibitions or wedding receptions in a marquee on the north side of the churchyard. This is the only part of the

churchyard with such suitable space.

- This north-west corner of the churchyard provides the **least prominent elevation** for the extension. It will be seen mainly by those on foot who use the internal churchyard footpaths. It will be visible to those using the roads adjacent to the north and east sides of the churchyard. However, it will be almost completely screened from views further away from the church. We believe that locating the extension in the north-west corner complies fully with Article 13 of the Venice Charter since it involves minimal interference with key elements of the architecture and setting.

7. Different designs for the extension

- The PCC considered many different design options with ground floor plans which were square, rectangular and free-form with roofs which were flat or mono-pitched. The PCC now has a clear view that the proposed **free-form design** is the best option and there is great enthusiasm for this design within the PCC and the community. Other churches have broadly similar free-form extensions which are 'foreign' to the traditional architecture of the building but which enhance the current architectural experience. And the free-form design proposed is most certainly in keeping with a key principle of SPAB that 'New work should express modern needs in a modern language. These are the only terms in which new can relate to old in a way which is positive and responsive at the same time [Complement not parody]'.
 - Should there be any need for a **future additional extension**, the free-form design allows for this most aptly. Such a future plan is hardly likely to require an extension to the west or north. There is limited space, sizeable trees and well used footpaths. A future extension is thus likely to be to the east in order to make use of the open space in the churchyard to the north of the North Aisle. The current design allows for this as the planned eastern elevation is straight and it would be easy to extend the building further in that direction.
 - The proposed **drystone wall** for the extension is fully in keeping with the church and with local traditional architecture.
 - The PCC feels, having looked at many different designs, that the **low flat roof** proposed does not present any greater potential vandalism problem than any other low roof. Indeed, this roof is not as low as a potential single pitched roof might be and is thus less prone to vandals. Any single storey design will need a roof security system.
 - The huge advantage of this flat roof design is that it allows the **option of a roof lantern** for the kitchen. Being on the north-west corner with nearby trees, the extension is not well placed to receive natural light by standard windows. The lantern, which would not be feasible on a traditional inclined slate roof, avoids the need to insert numerous small windows in the drystone wall which would both provide less light and be more intrusive to the architecture. The lantern thus enables this 'dark' corner of the site to be used in a sensitive way.
 - It has been suggested that the extension is substantial in size for a building which will only house a kitchen and toilets. The PCC has been mindful throughout that the project plan be based firmly on the Statement of Purposes formulated after lengthy and detailed community consultation in 2009. The Statement makes clear that 'We are people of faith, who with God's help, celebrate our Christian inheritance' by sharing the sacrament of Holy Communion and by offering Hospitality. The PCC thus regards **hospitality as a key element** of the project plan. These are vital to the PCC's Purposes and thus have much significance. The PCC does not subscribe to the view that in some way these hospitality elements should be minimised or hidden from view. Their very presence in the extension signifies to our community the importance which the PCC attaches to them.

8. Options considered for other spaces

- **South Porch and Doorway.** This medieval entrance is a highly significant part of the church and is heavily used. However, the medieval door suffers a major draught problem and, despite measures to deter them, the inner porch ceiling and the niche above the door attract many pigeons. The mess they deposit affects not only the porch floor but the lower parts of the door itself. The PCC was thus much attracted by the idea of a glass screen and door inside the porch entrance. It would appear to offer a solution to both these problems and also allow a measure of protection to the old door.

The PCC, however, took note of the concerns expressed during initial consultations, that the glass screen would seriously impair the view of this important door and doorway. They considered the alternative of an internal glass porch. However, this was seen to be far too intrusive visually inside what is generally regarded as a beautiful church interior. It was also too difficult in practice as it would require reconfiguration of the doors to the Parish Room. The concept was rejected. And so the PCC has decided, somewhat reluctantly, to rely on the best draught proofing system that can be recommended for the door and trust that additional measures can be installed to deter the pigeons.

- **The Choir Vestry/new Heritage Room** is a large area. Storage and display of our archives and artefacts requires much space with museum grade conditions and security. The Choir Vestry is currently not well used and is not suited to toilets or kitchen. It is thus the best choice for the new Heritage Room especially as this will fit alongside the need to maintain a full view of the tower wall abutting the old nave west wall. It already has the 1844 reredos on the wall with space for the Mengs painting to be relocated as centrepiece. It has an existing large cupboard which can be adapted and reused for display and storage. It can provide chair storage space for the nave, can serve as a seminar room for community use and yet still act as a vestry for the procession to gather on Sundays. The new full height partition will re-use the Edwardian Tower Screen removed from the Tower Arch.

A half-height partition was considered but was rejected since a full height partition is needed for a number of reasons. It is necessary that the environment of this particular space is controlled since the Mengs painting and 'oil paint on canvas' reredos panels are all to be displayed here. Otherwise the conservation cost of these items will be wasted and they will steadily degrade. While security of the valuable items in the room could be met in other ways, hire of the room for community use would be impossible if there was no effective sound barrier between the room and the nave/aisles. Moreover if the large Tower Screen were to be located in a small half-height partition it would look very odd aesthetically. Thus if this screen is to be re-used, and the PCC is very keen that it should be re-used, it has to be placed in a full height partition. The PCC does not believe that such a partition will cause undue interference to appreciation of the architecture of the tower and north aisle. Indeed, experience over the last 10 years with the full height partition for the Parish Room suggests a greater willingness on the part of visitors to look carefully both inside and outside the partition when hearing the story of the development of the tower and aisles. It will also be possible to re-glaze the leaded lights in the screen with clear glass to improve the view in both directions.

- **The Tower ground floor** is unsuited to toilets or kitchen because it has a superb heritage story to tell [the Lincolnshire Tower story]. Visitors who enter the tower on guided tours now are fascinated. The argument put forward in Stocker & Everson, 2006, "Summoning St Michael – Early Romanesque Towers in Lincolnshire" makes clear to the PCC that the Tower is a highly significant and a crucial part of the heritage story. The PCC's project will ensure that the story of the Lincolnshire Towers can be told using the tower at All Saints as a key example. That is why the project plans to 'de-clutter' the existing ground floor tower chamber by removing C15 stone fragments fitted to the walls together with the gas and electricity meters and an unused corner cupboard. By fitting a counterbalanced ladder, which remains out of sight above the new first floor except when in use, visitors will be able to experience the ground floor as a space, as near as possible to the original Norman funerary chamber. Appropriate interpretation is planned for the chamber with a flat video screen which will tell the story of the tower and its associated bells and clock. This experience of the chamber is part of the heritage story. To use this significant space for toilets or any other non-heritage purpose would be wholly inappropriate. Rather the removal of the Edwardian Tower Screen, to be re-used elsewhere in the church, will return the ground floor to its original state, with open access to the Nave, and also allow a full view of the architectural details in the highly significant tower arch.

The ground floor is currently used for bell-ringing and there is a need to improve vertical access in the Tower. Many alternative schemes were considered. Moving the bell-ringers back up to a new first floor ringing chamber was one possibility to leave the ground floor as only a heritage space. But if the unsuitable iron ladder and gantry access to the clock

chamber was removed, a replacement was needed which would not interfere with the tower wall fabric or the bell-ringing or add visual 'clutter' to this important space [though part of the old iron ladder will be refurbished to connect the new gallery floor to the clock chamber and so will not be totally lost]. The issue of limited mobility for some bell-ringers was an added issue. No solution involving a fixed wooden stair, a helical staircase or a lift could be identified. A stair lift on a fixed stair to assist bellringers with limited mobility would add significant visual clutter to this space. The solution is to share the ground floor space between bell-ringers and heritage visitors. A new floor, creating badly needed storage space, will be inserted at first floor level with access for the bell-ropes. Beneath this a 'spider' will keep the bell ropes out of the way. A counterbalanced ladder will provide access to this new level only when needed. This restores the dimensions of the original ground floor chamber, thus helping to recreate the context of the early Norman tower. In this way the plan allows both bell-ringers and visitors to use the space as needed and maintains the integrity of the significant chamber as appropriate under the principles stated in both The Venice and Burra Charters.

- **The Nave** space needs to be flexible. While it is sensible to use the west ends of the two aisles for other uses [Parish Room and proposed Heritage Room], it is not sensible to allocate any other part of the nave for different purposes. Although the normal Sunday congregations can be fitted in a small area in the nave, large funerals and end of year school services can have attendances of 300 and concerts may have up to 200. The large space is needed for these core church purposes and keeping this large flexible space will also allow a range of other community uses. The time-line, originally planned for the tower ground floor, will be located along the north aisle wall. Such uncluttered space will also serve to make clear to all upon entry to the church that this building is first and foremost a church and one with a long history.
- **Both of the transepts** could be allocated for seating or other purposes. But there is an existing children's corner in the South Transept which is well used when play groups visit and sometimes on Sundays if there are children in the congregation. It will also house the digital organ in a manner which is less obtrusive than its current location. The North Transept already houses a votive candle stand which is well used. We plan to enhance this space for contemplation by repositioning the 1593 altar, candle stand and bench seating. This will create space to locate the superb 1882 bier and pall which is at present not in the church due to lack of display space. There is no other location in the church which has the space and flexible access for this heritage feature. It will also house the table stores along the west wall.

9. Floor levels

The PCC considered whether or not to retain a difference in floor levels between Nave/Chancel and Nave/exterior. Many medieval churches have the nave floor at a lower level and this can add to the sense of place. As outlined in our Statement of Significance, this change in level is not currently experienced in All Saints owing to both the infill platform at the Nave crossing and the gentle access ramp at the South Door. Once all the pew platforms are removed, this difference between Nave and Chancel could be recreated. However, this would in turn lead to a major issue at the re-opened North Porch which is the link to the planned extension. Our 'hospitality' plan requires both access for the disabled to the toilets in the extension and access for mobile hot cupboard/trolleys from the kitchen, also in the extension, to serve hot meals in the nave. So the nave and the extension require floors at the same level. The least intrusive and least costly way to deliver this is to raise the whole nave floor to the threshold level which will be the level for both the extension and the Chancel floor. This requires less excavation to the churchyard area under the extension's concrete raft platform. It also requires far less disturbance to the potentially sensitive layers under the nave floor for the insertion of underfloor heating. We know that users of the South Porch do not experience any sense of loss as they enter the church while remaining at the same level. The great medieval South door and its smaller wicket create a far greater 'sense of entrance/exit' than any change of floor level could. However, the Tower floor will be left at its current lower level to allow full visual appreciation of the detailed architecture in the Tower Arch. It will also enhance the sense of place on entry to the tower, the oldest space in the church. The step down in front of the arch will be clearly marked, a rope barrier erected when required and wheelchair access enabled.

10. Paved floor texture and pattern

Thought was also given to the matter of texture and pattern for the paved flooring. We know that many slabs have been moved and there is no authenticity to their current location. The paved floor of the Chancel is to be retained without change as there is no need. However, when the nave pew platforms are removed, new paving will be essential to infill the current voids. If the existing slabs on the walkways are retained in situ, the strange visual pattern resulting will appear very odd. This, together with the trip hazards created by some uneven slabs, does not meet the requirements of our Statements of Purpose. By grouping the historic ledger stones in the north transept, there is a greater chance that the inscription heritage will be conserved owing to less footwear upon them. A pattern of new quality paving for the rest of the nave/aisles/transepts will enhance the area and negate the trip hazards posed by the old slabs. These disused slabs can then be recycled as part of the new pathway in the churchyard where their unevenness matters far less.

11. Seating options

The PCC also gave much thought to seating. Should all the pews be retained? Our plan is to keep all the 1869 Chancel pitch pine pews in situ. They tell an important story about the mid-C19 'private pew' system. They also have beautiful, and we understand for pitch pine unusual, carved poppy heads. They are, more importantly, entirely fit for purpose in the context of the Chancel.

Much time has been spent considering the future of the pitch pine, pew benches [1872] in the nave. The benches are extremely uncomfortable; they vary in size from 3.3 to 1.2 metres in length; they are extremely heavy; the largest are impossible for any members of the congregation to move; even the smallest bench is only moved with the greatest difficulty, given the age and medical profile of church members; the location of the benches raised up on isolated pew platforms adds to the difficulty in moving them as they have to be raised up and down to different floor levels, thus negating the use of any possible trolleys. They are thus effectively immovable due to their weight and due to the different floor levels. Even if the pew platforms were removed to leave a single floor level, the pews are still too heavy to move easily. Moreover, even if they could be moved, they cannot be stacked out of the way to allow alternative uses for the floor space.

The wealth of ideas about church seating in 'Pews, Benches and Chairs' was most thought provoking. But our Statements of Purpose require that our nave/aisles/transept space can be used for a wider range of community purposes. To do this it is essential that space with a level floor can be created with seating which can easily be moved, stored when not required and later be replaced. Folding tables also need to be available, with storage when not needed, to enable the service of food from the kitchen.

While the 1872 benches could be re-modelled to improve comfort and to reduce length, little can be done to reduce their weight, make them easier to move and allow them to fold and stack. To achieve this, a mix of modern, quality, oak chairs and short benches, including some folding chairs [stored on trolleys in storage cabinets], is the only way the PCC can envisage meeting the Statements of Purpose.

A small number of the 1872 benches will be retained since, though mass produced and of limited merit, they do form part of the heritage story [the introduction of 'free' seating in the church]. They will be located along the walls of the two transepts where they will not need to be moved and will provide occasional seating which is appropriate for the purposes in these two areas.

Conclusion:

We believe that we have considered every option with our architect and that our current plan is the best to meet our Statements of Purpose and the requirements of the resulting project largely funded by the Heritage Lottery Fund grant. We believe it also meets the best practice principles embodied in both The Venice and Burra Charters as issued by ICOMOS and is also in line with SPAB's guiding principles.

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SPAB's guiding principles as stated on website at <http://www.spab.org.uk/what-is-spab-/spab-s-purpose/>

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Appendix A

ALL SAINTS, WINTERTON

Statements of Purpose

“Participating in the future encouraged by the past”

We are people of faith, who with God’s help, celebrate our Christian inheritance by:

Sharing the sacrament of Holy Communion¹

We will maintain the service pattern, which suits our current congregation.

We will create, over time, new ways to cater for those 'locked' out by the nature of our current worship provision.

We will create time and space for our close church family and time and space for our extended community family, to share and celebrate.

We will offer space for individual quiet prayer and study.

Offering Hospitality²

We welcome everybody, regardless of race, gender, sexual orientation, disability, age and status.

We will connect with our local community.

We will create new opportunities for our community to make use of our church: and our church to reach out into our community.

We will listen, serve and care for our community in a relevant but distinctive manner.

We will make use of our own strengths, and encourage others to contribute theirs, so that we do all that we can to offer support, learning and service to our community: be they individuals, organisations or schools.

We will work with our partners and fellow congregations in the community to offer appropriate services, which complement those already on offer locally.

¹ Holy Communion is transcendent and immanent, complex and simple, quiet and joyful

² The Gospel and its application; Inviting in and reaching out; Connecting and supporting

We will recognise the limits set by our small numbers: we must not promise that which we cannot deliver: it is better for us to 'under promise and over deliver' on 'quality'.

We will measure our success by means other than the simple counting of 'pew numbers' attending services.

We will improve our communication with our community so that there is a fuller understanding of what we do and what we offer. This will help towards changing attitudes about our church.

In addition

We value tradition but seek opportunity for change. We recognise that we are, and are seen to be, very traditional. We wish to maintain the best aspects of our Eucharistic tradition but we also recognise the need for change to take place if we are to remain relevant to the needs of our changing community. This change is a work in progress and already begun.

We will develop ways to allow us to maintain the best of our building's physical past while bringing about changes for the future. This involves seeking ways to retain the best aspects of our building and its meaning as a place of worship, prayer and spiritual comfort but also finding ways to create flexible space. This will allow us to encourage the new developments needed to bring about a closer engagement with our community and to meet people's needs.

We will aim to keep the church building open during most daylight hours, [our church will be 'visible' and open to all], preferably with duty person[s] on-site.

We will make our space more available for community uses. In this, we will take advantage of the central physical presence in the community afforded by our location.