

Chichester Community
Development Trust
Graylingwell Chapel
Design and Access Statement

Adam Richards Architects
September 2018 - Rev A



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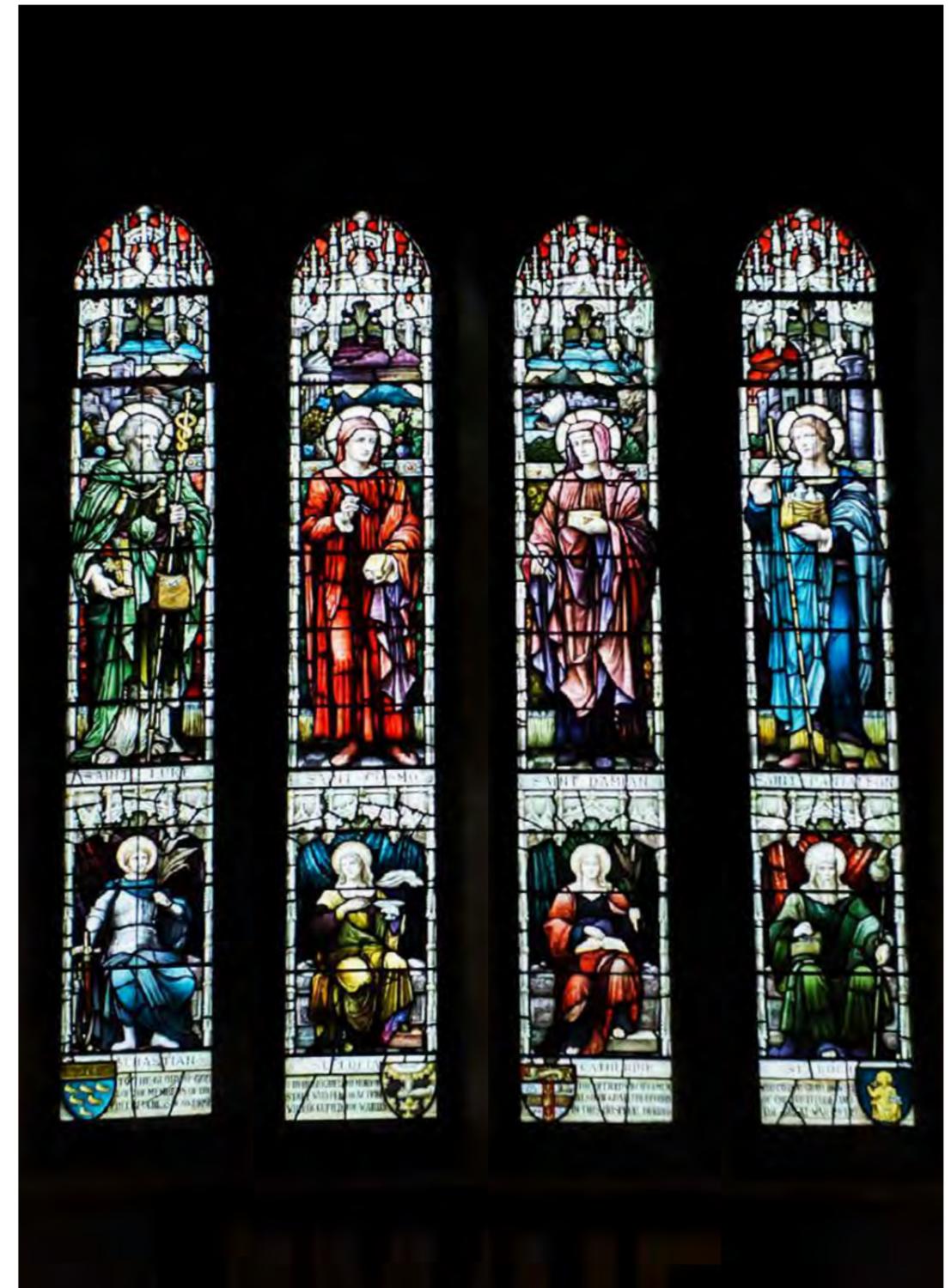
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Right: Graylingwell Chapel seen from the south east

01.00 Introduction

01.02 Executive Summary

Graylingwell is a fascinating place: the psychiatric hospital built here in the late 19th century was renowned for its progressive approaches to mental health issues, and before the arrival of the hospital the site was a farm, lived in during the mid-19th century by the author of *Black Beauty*, Anna Sewell, whilst traces of Saxon habitation have also been detected.

The closure of the hospital and the development of its site and neighbouring sites to create a significant new residential district in north Chichester has raised the issue of the need for new social facilities to serve this large new community.

The choice of the former hospital chapel building as the site for these facilities is a wonderful opportunity to create a Heritage asset for community use – one that restores and cherishes a listed building and that tells the story of people who have often been placed outside the community. Telling the stories of its patients and staff offers an opportunity to address the stigma that is still sometimes associated with mental health issues.

The overriding intention is to convert Graylingwell Chapel to its new uses in a way that conserves and enhances its character as a listed building. This will mean restoring its fabric to a level that makes it ‘sing’ again as a piece of architecture, and a place to nurture the spirit. The spaces chosen for the new uses have been selected for functional reasons, but also in a way that complements the feel of the chapel, and works with the logic of its original layout. The aim is to deliver a Heritage Hub that is warm, welcoming and comfortable; useful, practical and meaningful. A high quality of design is intended to be applied throughout.

Right: Graylingwell Chapel, view towards The Chancel.

01.00 Introduction

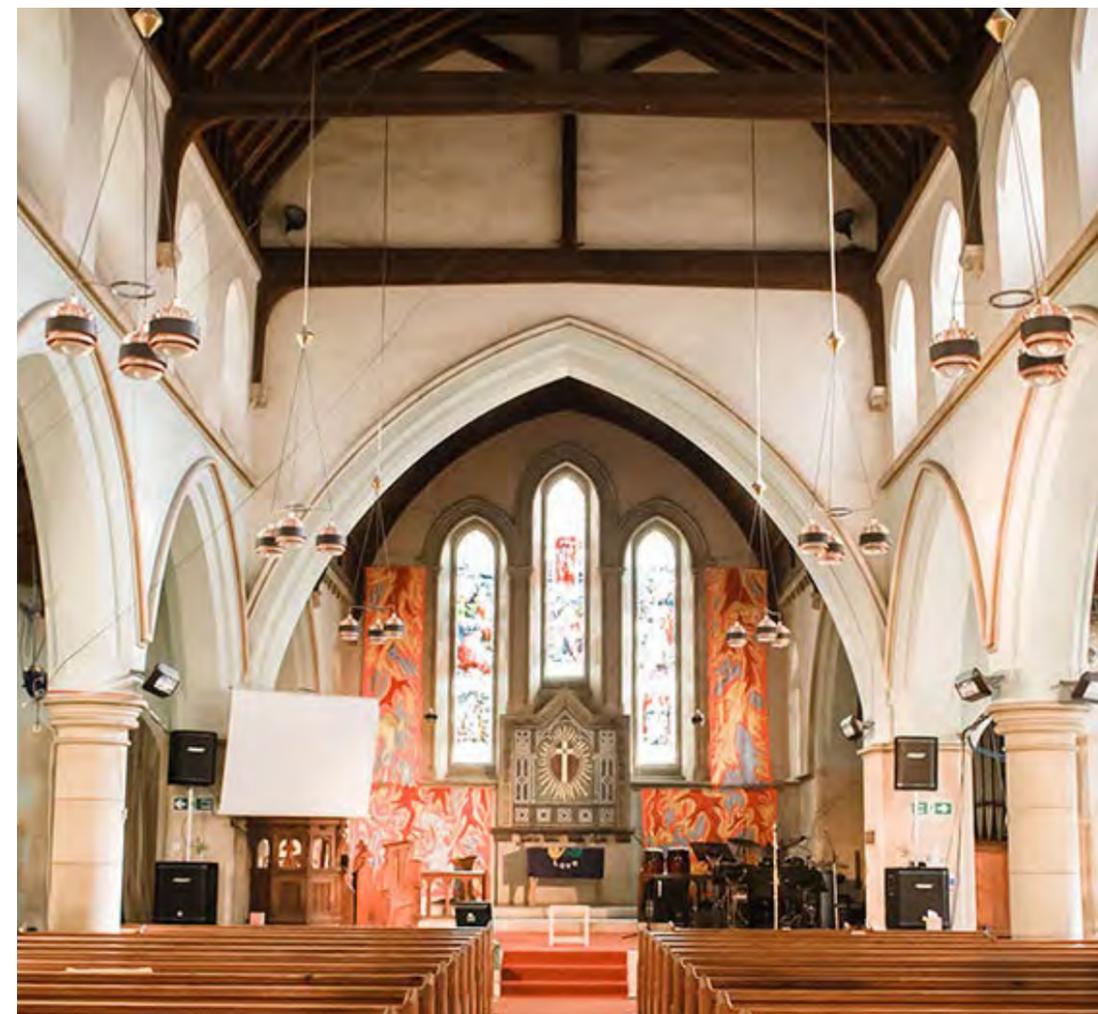
01.03 Project Aims

Chichester Community Development Trust aims to transform Graylingwell Chapel into a new heart for this large new community. The project aims to conserve the historic fabric of the chapel whilst sensitively converting it for mixed community uses. These uses should become an asset to the area, and more widely, helping to create an inclusive place to which people of all ages and backgrounds are drawn.

The intention is to incorporate exhibitions and interpretation about the history of the site and its association with mental health. By carefully curating a programme of activities and events, raising the issues of mental health, the project aims to address the stigma that is associated with this topic. These events and exhibitions will be co-curated with those with mental health issues drawing on the experience of people still on the Graylingwell site and also working with organisations in Chichester who support mental health issues.

The building’s programme will be all inclusive and cater for all ages of the community. By making a community visible to itself it becomes possible to help build that community and build resilience within it. This is the core aim of the Graylingwell Chapel project: making a space for a creative, cohesive community.

Graylingwell Chapel is the only remaining public building left on the hospital site and its historic close links to the well-being of patients alongside its architectural significance makes it an ideal location to convey the story of Graylingwell Hospital.



01.00 Introduction
01.04 Client Brief

Chichester Community Development Trust's original design brief for the redevelopment of Graylingwell Chapel contained the following:

"The aspiration is for mixed community use, with appropriate facilities to support this approach. It is important that the redeveloped chapel is able to operate as a multifunctional space, capable of comfortably accommodating a wide spectrum of uses. CCDT would like to combine this with elements of heritage interpretation.

The primary purpose of the scheme is to conserve the historic fabric of the chapel, introduce effective heating and electrical systems and integrate new fit for purpose facilities.

Adam Richards Architects undertook further briefing exercises with the Trust through discussion and questionnaires. This process led to the identification of the following briefing requirements for the project:

- Accessible entrance
- Accessibility for the Chancel
- Memory cafe
- Cafe kitchen and store
- WCs (including accessible, and staff WC)
- Meeting rooms
- Quiet spaces
- Main central multi-use space
- Interpretation exhibits throughout
- Interactive play Area
- Performance space and facilities
- Storage throughout



Right: Reference images illustrating intended uses within the proposed project

02.00 Analysis



Right: Historic photograph showing The Clockhouse and The Watertower

02.00 Analysis
02.01 Landscape and Planning Context



1.



2.



3.

The Graylingwell site, along with the neighbouring Rousillon site and other proposed developments forms part a significant new tranche of residential development in north Chichester. Whilst central Chichester is a thriving city, the residents of the new housing at Graylingwell will be in need of community facilities, of which there are currently very few, and of limited capacity.

Graylingwell Chapel is situated at the heart of these developments, and, as a former chapel, now the only public amenity on the site, its form is one already associated with a social focus and yet it is intrinsically linked to the history of the site, the mental hospital and the well-being of patients. It is therefore ideally placed to communicate this story. The building ideally lends itself to conversion to a heritage centre, educating people about the history of the site, addressing mental health issues and providing a mixed use community facility.

The Chapel is located within the Graylingwell Park, a Conservation Area that contains two Grade II listed buildings, (including the chapel) a Scheduled Monument and 472 protected trees.

JTP Architects have developed a mix-use developments masterplan involving the retention and enhancement of the core hospital buildings, conversion of former farm buildings into accommodation for creative industries, the provision of 750 new homes (40% affordable), over 24,000 sq ft of community uses and approximately 64,000 sq ft of commercial space, whilst improving local infrastructure and landscaping. The aim is to form a Community Development Trust to manage the community facilities and open space.



4.

Mixed Uses Masterplan

The Masterplan illustrated here was presented at the last Graylingwell Forum on 11 June. The masterplan has continued to be developed since the Community Planning Weekend in March 2008 and the design team is still working on the more detailed aspects of the scheme in advance of an Outline Planning Application in August.

The blue boundary illustrated shows the extent of the phase 1 development (the site of the Harold Kidd unit and Pinewood House are not within the landholdings). The yellow line indicates the current settlement boundary and development shown to the east of this line will not form part of the Outline Planning Application.

This plan shows the mixed uses proposed for the site. These uses are broadly in line with those which evolved during the Community Planning Weekend and further work is being undertaken to better understand the viability of some of these uses and to seek end users.

The layouts of the new residential development are being worked on in more detail in parallel with the development of landscape proposals focusing on retaining as many trees as possible and enhancing and enriching the landscape character of the development.

Key:

- 1. Cafe & Changing Facilities (interim use as Sales Centre)
- 2. Mixed-use Community Hall
- 3. Chapel – faith-based use
- 4. Watertower – Community Use and Energy Centre
- 5. Artists Studios & Related Employment
- 6. Farmhouse – conversion to public house or alternative use
- 7. Farm shop / food store (possible local produce / farm allotment / organic)
- 8. School area including play areas and drop off point
- 9. Local Centre - small local shop/ pharmacy with residential above
- 10. Land outside the settlement boundary subject to further application
- 11. Care Home



5.

Fig 1. Water Tower and Clockhouse
Fig 2. New housing
Fig 3. Refurbished hospital buildings
Fig 4. JTP visualisation showing proposed masterplan
Fig 5. Extract from The Graylingwell Newsletter Issue Two (Source: JTP Architects)

02.00 Analysis
02.02 Listing and Significance

The Chapel was designed by Sir Arthur Blomfield and Sons, one of the last Gothic Revivalists, noted for Church Construction and Restoration. The Chapel was built for the West Sussex County Lunatic Asylum, later known as Graylingwell Hospital.

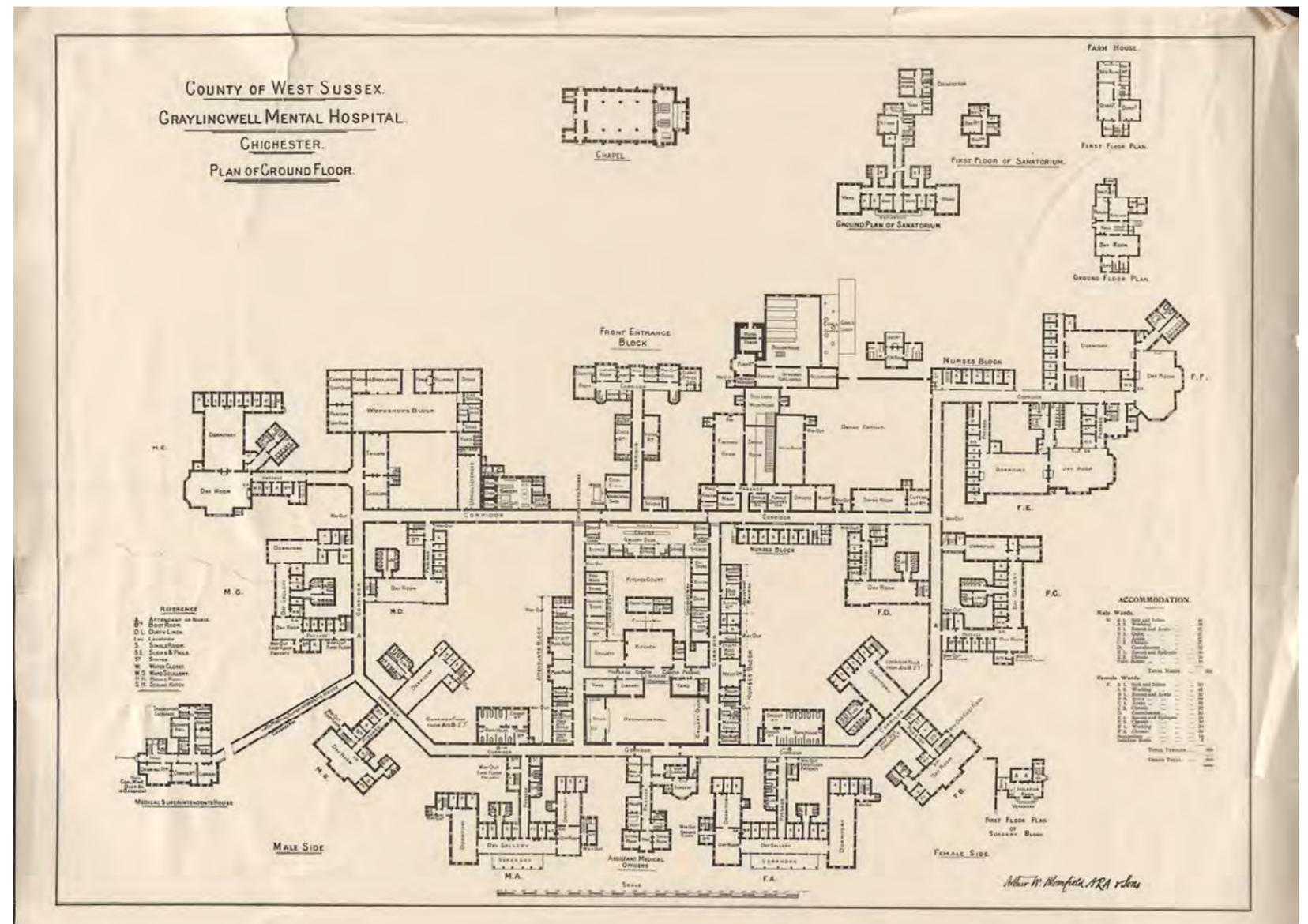
The hospital was built between 1895-7 in a Queen Anne style. Blocks were added in 1901-2, bringing the capacity up to 750 beds. Further accommodation was added in 1933, to achieve a capacity of 1,045 beds.

The site was divided with female and male accommodation on different sides as was typical, and this is also reflected in the design of the Chapel with its separate entrances.

Listing significance extract from Historic England's Listing:

"A good, intact example of a large, detached asylum chapel of 1895-7, almost parish-church like in scale, designed by Sir Arthur Blomfield, with fine stained-glass windows. The separate male and female entrances, as well as the small rest rooms identify its specialist original function. It is an important feature in the hospital grounds, which are registered as an historic park."

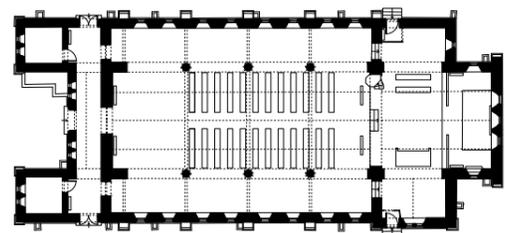
Please refer to Section 3 for a full heritage appraisal



3.



4.



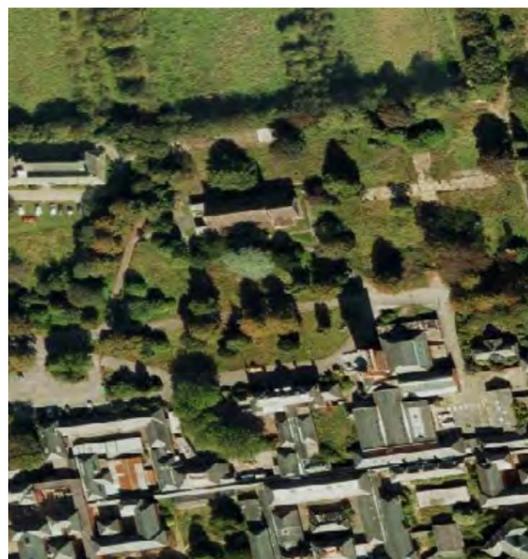
1.



2.

Fig 1. Existing Plan
Fig 2. Photo of Chapel (Source: Graylingwell Chapel, A Short Introduction to its History)
Fig 3. Ground Floor Plan of the Hospital
Fig 4. Photo of Hospital and Water Tower

02.00 Analysis
 02.03 The Site: Access, Constraints and Organisation



Graylingwell Chapel sits to the north of the most important buildings of the former hospital, addressing them across Chapel Green – an attractive open space with mature trees. New housing surrounds the chapel making its centrality an asset of the project.

Car parking will be to the east of the building, with people arriving on foot from all directions. A play area is currently being constructed to the north of the building, whilst the Chapel Green itself offers a great opportunity to be used for occasional events associated with the new community uses. The outside space at the south-west corner of the chapel offers an excellent site for external seating associated with the café.

The west end of the chapel building is currently dark damp and unattractive, hemmed-in by the trees that screen the institutional buildings to the west. This makes it an excellent location for the café building, which can then open south and enjoy a relationship with the Chapel Green.



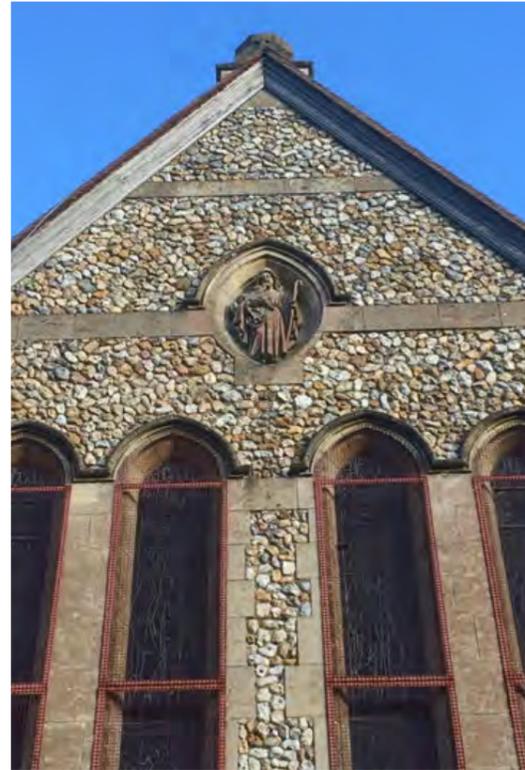
Above: Aerial Site View
 Right: diagram and site constraints.

N.b Proposed site plan shows linden homes phase 4 masterplan.
 Application reference: 14/01018/OUT

02.00 Analysis
02.04 Photographic Survey



1. Aerial view from the south east



2. Stone details on the West Gable



3. Flint cobbles



4. Door details



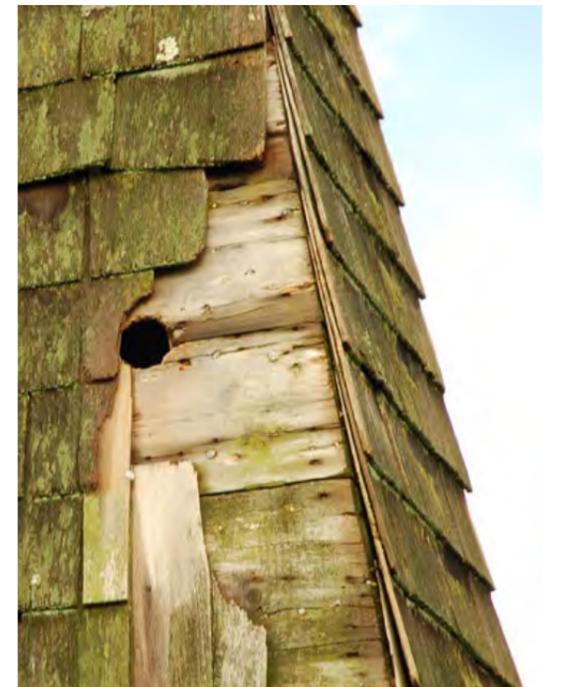
5. Aerial view of the bell tower, viewed from the south



6. View of the North West projecting bay



7. Window details on the south elevation



8. The bell tower shingles

02.00 Analysis
02.05 Photographic Survey Internal



1. View east from the nave



2. View east from the side aisle



3. View of the nave roof



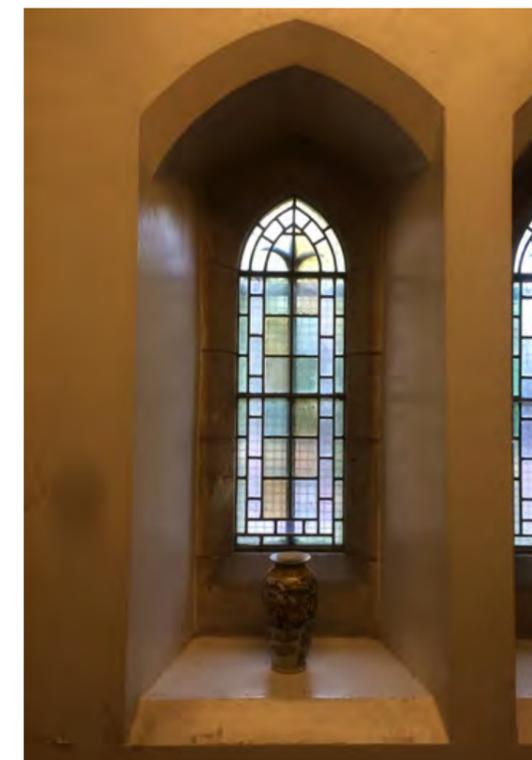
4. View of The Altar



5. View west across the nave from The Chancel



6. View south across The Narthex



7. View of a window in the Narthex

03.00 Heritage Statement



Right: Stone detail within chancel.

03.00 Heritage Statement
03.01 A Brief History and Significance

This report has been written to provide some historical background to the Graylingwell Chapel which is situated to the north of the former Graylingwell Hospital, which was a psychiatric hospital until its closure in 2001.

The site is situated about 1 mile north east of the Cathedral city of Chichester, the county town of West Sussex. Since the closure of the hospital, much of the surrounding grounds are in the process of being developed for residential housing, and it is planned to convert the chapel into a community centre.

The chapel was listed Grade II in 2006, the description reading as follows:

Chapel: Built 1895-7 as the chapel to the West Sussex County Lunatic Asylum, later known as Graylingwell Hospital, to the design of Sir Arthur Blomfield and Sons.

Materials: Faced in local flint with ashlar dressings. Clay tile roof.

Plan: Detached, with 4-bay nave, side aisles, S transept, and chancel comprising short choir and sanctuary. W end has narthex porch with central entrance, flanked by small projecting square porches, each with side doors, providing separate access for male and female patients, as well as small rest rooms.

Exterior: Early English Gothic Revival. Triple lancet windows to E wall; 2 pairs of lancets to W wall; lancet windows to aisles and oculi to clerestory. Transept window has plate tracery. Flèche to E gable-end of nave.

Interior: Simply-furnished interior has benches to nave and choir with poppyhead ends. E and W walls have good figurative stained glass by Heaton, Butler and Bayne. Also, memorial

window to hospital staff killed in the First World War. Pulpit with ogee arches and carved spandrels. Coloured mosaic reredos. Crown-post roof.

History: The hospital was built 1895-7 as the West Sussex County Lunatic Asylum, to the design of Sir Arthur Blomfield and Sons in a Queen Anne style. Blocks were added in 1901-2, bringing the capacity up to 750 beds. Three further blocks and a nurses' home were built in 1933, the capacity now being 1,045 beds. The site was divided with female and male accommodation on different sides of the echelon, as was typical, and this is reflected in the design of the Chapel with its separate entrances.

Summary of Importance: A good, intact example of a large, detached asylum chapel of 1895-7, almost parish-church like in scale, designed by Sir Arthur Blomfield, with fine stained-glass windows. The separate male and female entrances, as well as the small rest rooms identify its specialist original function. It is an important feature in the hospital grounds, which are registered as an historic park.

*Sources: Royal Commission on the Historical Monuments of England, English Hospitals 1660-1948, 1998. SU8665406435
National Grid Reference: SU8665406435*



03.00 Heritage Statement
03.01 A Brief History of the Site Continued



1920s Aerial view of the hospital complex, from the south, showing the chapel top centre left, north of the watertower.

The hospital came into being following the passing of the 1888 Local Government Act which ensured that asylum provision came under the remit of County Councils, whereas previously it had been under the remit of local Quarter Sessions. Following the creation of the West Sussex County Council in April 1889, the search for a suitable site for a mental hospital began. Several potential sites were considered and rejected until a possible site, close to the county town of Chichester, was suggested.

The site was centred on Graylingwell Farm and a site visit was conducted in 1892. This was shortly followed by the purchase of 239 acres, of which 148 acres were purchased from the Ecclesiastical Commissioners and 90 acres from a Mr. Martin.

The architect chosen to build the new hospital was Sir Arthur Blomfield (1829 – 1899) although he had no experience of designing asylums. His expertise lay in ecclesiastical and civic buildings, his works including Southwark Cathedral and the Royal College of Music. He was also involved with a number of churches in Sussex, including St. Andrew's, Worthing, All Souls, Hastings and St. Leodegar's, Hunston.

The contractors, who carried out the work, were James Longley of Crawley, and work commenced in 1895. The new hospital opened in 1897 and appears on the Ordnance Survey Map of 1898.

First called the West Sussex County Lunatic Asylum, Graylingwell Hospital was a psychiatric hospital which emphasised 'moral treatment' in treating mental illness. This was a holistic treatment model which emphasised keeping patients physically, mentally and spiritually occupied, and attendance at religious services

was an important aspect of this therapy.

The chapel was constructed from undressed flints in the neo-Gothic style, unlike the rest of the hospital buildings which were built in a Queen Ann style. The 2006 English Heritage report 'The Graylingwell Hospital Historic Landscape Characterisation' suggests that this contrast in design was implemented 'to provide a comforting sense of tradition and permanence, or to emphasise the different character of religious days in the life of the hospital.'

Although the chapel was built with plain glass windows, these were replaced with stained glass windows which serve as memorials. One inscription commemorates Graylingwell Hospital's time as a War Hospital, stating 'in grateful record of the fortitude and cheerfulness of all those who occupied the wards in this Hospital during the Great War 1914-1919' There are also stained glass memorial windows commemorating the hospital staff who fell during service in the Great War.

During World War I the hospital was turned into a military hospital, before converting back to civilian use in 1919 and becoming known as the Graylingwell W Hospital. The hospital was transferred to the NHS in 1948, and finally closed in 2001 as the emphasis on psychiatric care moved from long stay care to 'Care in the Community.'

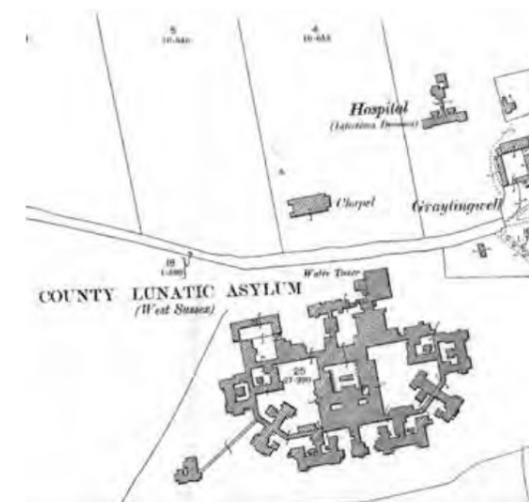
Some of the buildings continued to be used for administrative purposes, but the last NHS services moved out in 2009, leaving the site derelict. Since then re-development of the site has taken place, and continues to take place, for residential units. The chapel has been used in recent times as a by the Immanuel Church.

Conclusion

There is little doubt that the chapel is an important building. Notwithstanding that it was designed by an eminent architect, it has played a significant role in the history of former hospital and in the wider community itself, when it became a military hospital during World War I.



1875 Ordnance Survey 25" Map showing Graylingwell Farm



1898 OS Map showing the new hospital. Note the chapel to the north of the main buildings

03.00 Heritage Statement
03.02 Appraisal

Graylingwell Hospital was created on farm land to an holistic design in similar style as those in Sussex East, Haywards Heath and Redhill as some but not all examples of the Victorian approach to mental health.

Architecturally an holistic symmetrical plan on the centre axis off which was the Chapel at the North end of the site as the original plan records. The Chapel was little changed by the developments in health care which led to the closure of the hospital for more supportive methods of care. The Chapel survived intact though redundant when the hospital closed. As with many institutional centres the hospital was successfully developed retaining much of the original layout, but the Chapel provided a challenge as it frequently does to a housing developer as the hospital buildings lend themselves to conversion into residential use which the single architectural space of a place of worship does not without major intervention of mezzanine floor that destroys the original architectural concept.

This project seeks to retain the original architectural holistic composition of Sir Arthur Blomfield and put the redundant building to a sustainable use. It will require some intervention as it always the result of finding a new use for a building that was designed for a use no longer required.

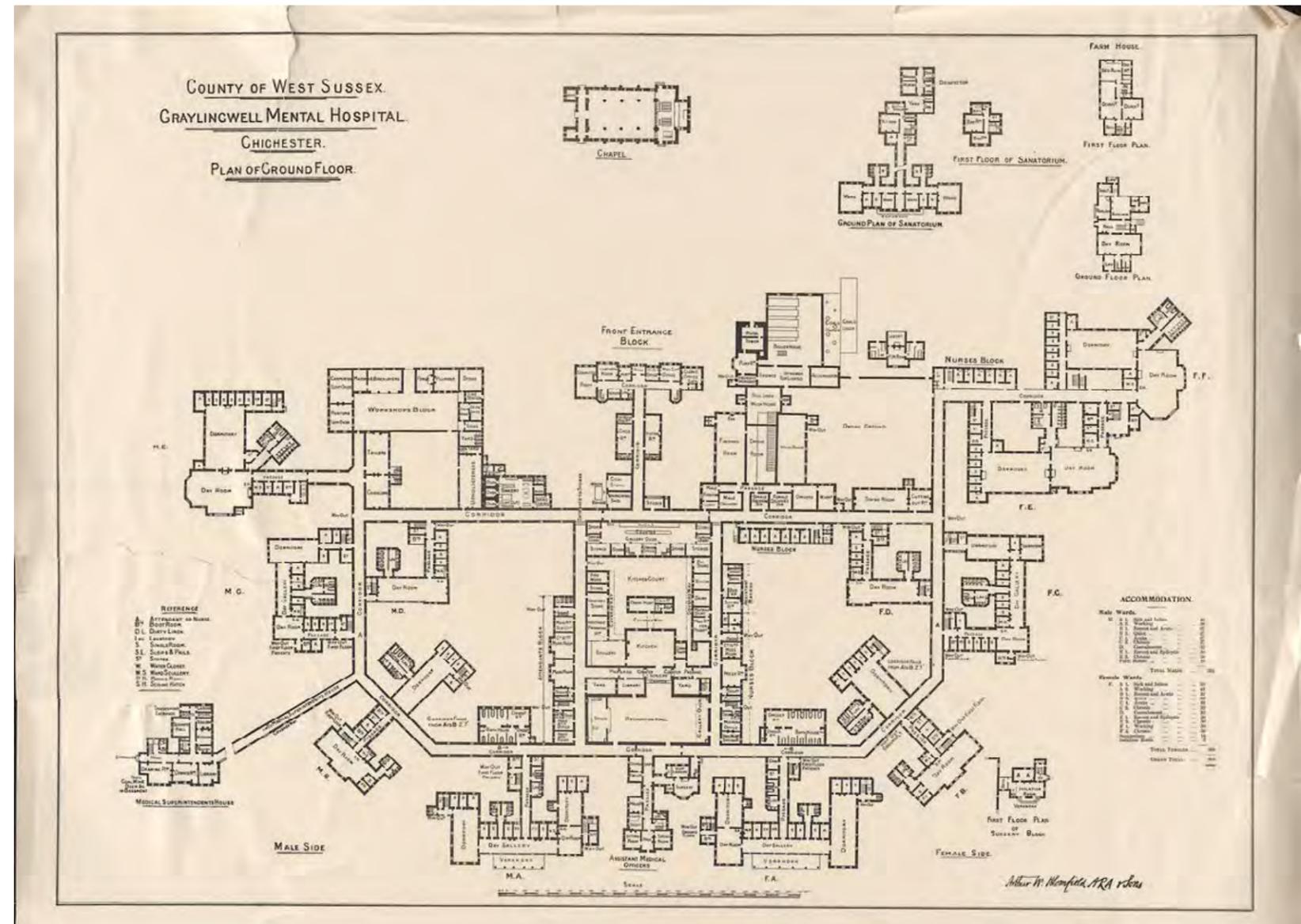


Fig 1. Graylingwell Hospital Historic Plan

03.00 Heritage Statement
03.03 Setting

Graylingwell is located on the flat coastal plain between The South Downs and The English Channel which tapers eastwards from the Hampshire border to feathering-out in the cliffs East of Brighthelmstone. The authenticated founding settlement of the Saxons in 477AD the plain developed leaving The Weald North of The South Downs largely uninhabited.

The Roman city of Chichester was an important regional centre in the Roman empire and was connected to Londinium by Stane Street that still exists in the form of the A29 which enters the city from the East. Located at the head of Chichester harbour the city expanded Northwards and Eastwards along the London Road. The hospital was built to the North of the ribbon development on the London Road on the flat farmland. The water tower remains the second most important feature in the coastal plain to the tower and spire of the cathedral which was founded in 1090AD. The water tower continues to dominate the Chapel as do the former hospital buildings.

The chapel remains in its original setting at the North end of the green which was planted with Cedars of Lebanon. The development Masterplan has preserved the setting of the Chapel though housing is reportedly to be constructed close to the East end of the Chapel.



Fig 1. Aerial image of Chichester with the site highlighted in Red

03.00 Heritage Statement
03.04 Fabric Description



Fig 1.

06.04.1: External Spaces

06.04.1.1: General Composition (Fig 1)

Construction: the Chapel was constructed on the traditional East to West axis adjusted to the regimented plan of the Hospital. The composition consists of a Nave with clerestory with North and South Aisles leading upwards to the Chancel with vestry on the North balanced by an organ bay on the South. The traditional West end access is modified to reflect the gender separation of the Hospital by separate access in side wings for male and female patients.

06.04.1.2: General (Fig 2)

Construction: in random sized unknapped Downland flint cobbles laid randomly with Portland stone dressing of source to be investigated and Bath stone window dressings. The architectural composition is traditional Blomfield of stone dressings to the openings, quoins, plinth course, strings with articulation by stone lacing courses. Rectangular leaded light with obscure glass lights with stained glass panels to most lights in the Chapel and in particular a fine East window providing one of the important decorative features internally. Access by vertical Oak batten doors on heavy decorative strap hinges completes the composition. Open eaves support cast iron half-round gutters draining to circular downpipes. Hand-made clay plain tile roof finish throughout with half-round ridge tiles to the upper, main roof with traditional lead flashings at the abutments to the solid stone chimney centrally placed in the West gable and the bellcote with single bell in the louvred bell chamber beneath a shingled square spire surmounted by an iron Cross.

The flat roof entrance wings have suffered

severe ingress of water due to the theft of the lead finish and lack of maintenance to the stone parapets that surround.

Heavy steel framed security screens to the windows have prevented damage to the fine stained glass windows but at the expense of a highly obtrusive visual intervention.

Surprisingly in good condition but suffering the tell-tale signs of an accelerating rate of deterioration due to the suspension of a regular maintenance regime.

06.04.1.3: North Aisle (Fig 3)

Construction: raised in random sized unknapped Downland flint cobbles laid randomly with Portland with bays in 4 bays defined by 2-tier intermediate buttresses with pair of lancets to each bay overpaneled with steel security mesh grilles. Lean-to clay tile roof with cast iron half-round gutters and circular rwhps.

06.04.1.4/5: Chancel North elevation and North Aisle East (Fig 2 & Fig 4)

Construction: continuation from North.



2. North Aisle viewed westward



Fig 3.



Fig 4.

03.00 Heritage Statement
03.04 Fabric Description Continued



Fig 1.

06.04.1.6 South elevation and South Aisle (Fig 2)

Construction: continuation from East with gable to organ bay with two-light window and the South Aisle a repeat of the North. Quatrefoil clerestory lights with Bath stone dressings and hood mouldings. Clay plain tile lean-to roof to aisle with lead dressed valley to gabled organ bay. Handmade clay plain tile roof to Nave and chancel.

06.04.1.7 South elevation and South Aisle (Fig 1 & Fig 3)

Construction: continuation from East with single storey projecting wings on North and South with pair of lancets in West elevation with wrapped corner buttresses and stone parapets to flat roof. Lean-to roof over entrance cross-wing with pair of lancets each side of pair oak vertical battened entrance doors. 4-light stained glass West window with oculus above.

06.04.1.8 Chapel roofs (Fig 4 & Fig 5)

Construction: hand-made clay plain tiles with some machine made replacements with half-round ridge tiles draining to half-round cast iron gutters. Aisle roof same with Code 6 lead flashing at abutment with clerestory. Stone chimney at head of West gable.

06.04.1.9 Bellcote (Fig 6, Fig 7 & Fig 8)

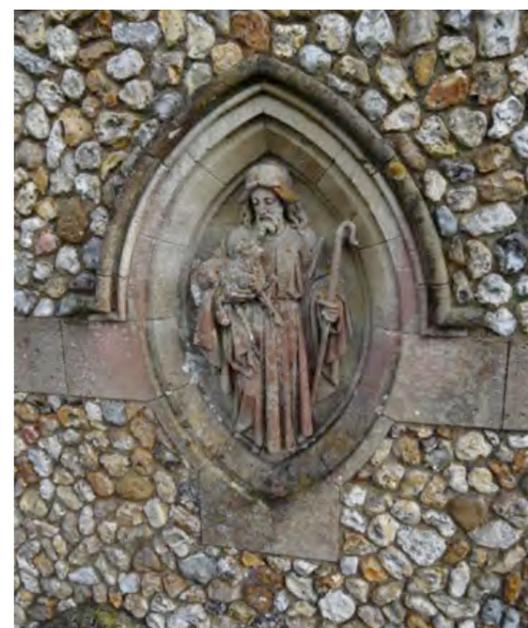
Construction: the softwood framed bellcote with lead dressed plinth beneath bell chamber with oak louvres and single bell on iron headstock. Cedar shingled square spire surmounted by an iron cross.

06.04.1.10 West Wings (Fig 8)

Construction: modern high performance roofing felt system base sheet devoid of finish cap sheet within Portland dressed stone parapets and copings. South wing devoid of roof finish with deck exposed. Draining to parapet outlets at East end.



Fig 2.



3. The lamb of God with the good Shepherd in Portland stone



4. Nave and North Aisle roofs viewed East



5. Portland stone chimney at head of West gable now devoid of pot.



Fig 6.



7. Bell chamber with single bell possibly founded by the Whitechapel Bell Foundry



Fig 8.



9. Cedar shingles indicative of re-shingling lost WWII. Woodpecker holes are indicative of inspect colonization of the spire.

03.00 Heritage Statement
03.04 Fabric Description Continued

06.04.2.0: Internal Spaces

06.04.2.1 Narthex

Construction: entrance anti-chamber in lean-to roof structure with cross-corridor terminating in entrance doors North and South and with a single door on West leading to North-West and South West single storey projecting wings. Herringbone parquet floor. Plain plastered walls with heavy oak entrance West doors within oak frames devoid of stone dressings. Pair of lancets each side of entrance doors. Single doors to projecting wings set within stone dressings. Single oak entrance doors at end of cross corridor within Bath stone dressings. Pair of doors to Nave within heavy Bath stone dressed recess. Closeboarded part pine wagon roof above exposed rafters and collars with wallplate.

Simple room within projecting wings North and South with flat ceiling, plain plastered walls and pair of lancets with coloured glass and external ferramenta. No decorative scheme or ornament.

06.04.2.2 Nave

Construction: pair of doors lead to 4-bay Nave with floor and wall finish continuing. Pine pews to full extent of the Nave and along the side walls of the Aisles. 4-bay gothic arcade North and South on circular piers with simple capitals and plinths and square responds. Hood moulding to arcade with string at foot of clerestory lights. Plain plaster walls with stone strings at level of capitals. 4 lancet West window with shafts and stained glass panels depicting Luke, Cosmo, Damien and Pantaleon in upper row and Katherine, Lucien and Rochester in the lower row.

Katherine, Lucien and Rochester in the lower row.

Exposed pine roof of timber pendant posts on stone corbels supporting canted tie-beam in turn supporting to king posts with collar purlin with braces to principle rafters with closeboarded roof finish. 3-lamp pendant light to each bay N and S.

Pair quatrefoil lights with coloured glass in each bay of clerestory. Decorative pine octagonal pulpit on North-East. Balancing lectern now missing. Three stone steps up to Chancel.



South Pair



North Pair



03.00 Heritage Statement
03.04 Fabric Description Continued



Fig 1.

06.04.2.3 North Aisle (Fig 2)

Construction: continuation from the Nave with pair of lancets with coloured glass in each bay with stone string as foot of window recess and lean-to roof as Narthex. Two pendant lights in each bay.

06.04.2.4 South Aisle (Fig 3)

Construction: continuation from the Nave with pair of lancets with coloured glass in each bay with stone string as foot of window recess and lean-to roof as Narthex. Two pendant lights in each bay.

06.04.2.5 Chancel (Fig 1)

Construction: decorative mosaic floor now partially overcarpeted with pine chorister benches surviving on North those on South having been removed. Single Gothic arch North and South to vestry and organ bay respectively. Single Portland stone step up to Sanctuary with single stone step up to High Altar plinth both with mosaic floor. Mosaic reredos with 3 lancet East window with stained glass panels with stone string continuing. Single lancets with stained glass North and South. Pine wagon roof. Pine Communion Rail. Chorister bench placed against wall N and South. Pendant lights as Nave.

06.04.2.6 Vestry (Fig 4)

Construction: continuation from North Aisle with stone steps up.

06.04.2.7 Organ bay (Fig 5)

Construction: continuation from South Aisle with stone steps up. Organ by 1898 by Bryceson Bros London.



Fig 2.

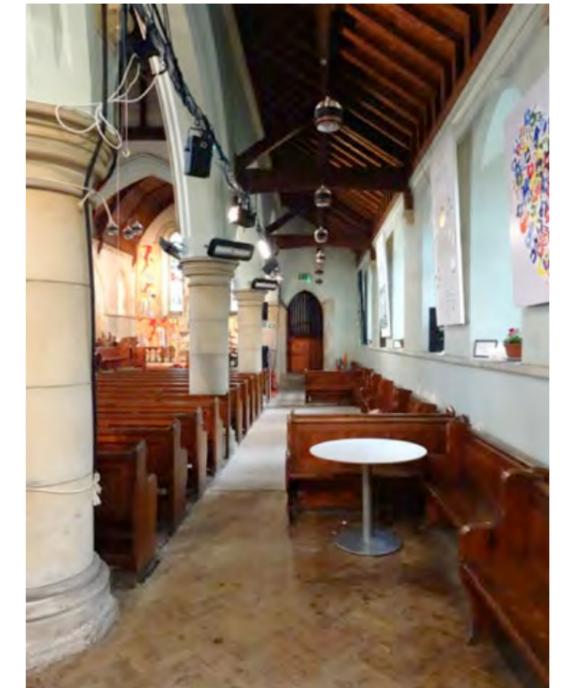


Fig 3.

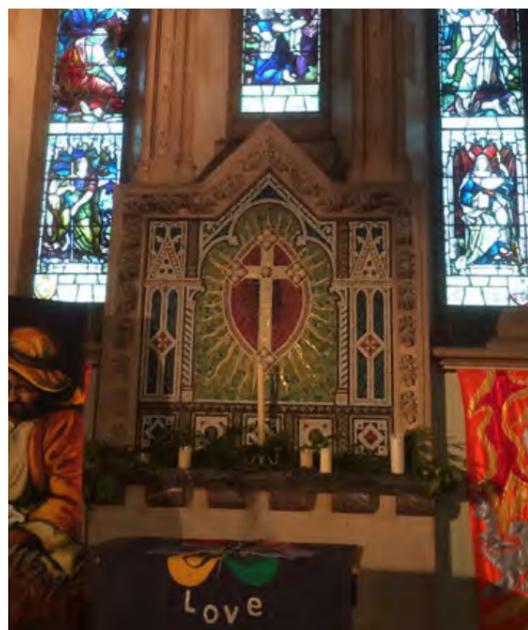


Fig 4.



Fig 5.

03.00 Heritage Statement
03.04.3.0 Internal Spaces Decoration



Reredos

06.04.3.1 General

A fine example of provincial ecclesiastical design by Blomfield with decorative ornamentation including the mosaic floors in the Chancel and Sanctuary, and the stained glass panels in the East and West gables and side aisles:

06.04.3.2 Condition

The interior largely survives with some pews removed from the Chancel but relocated to the side aisles. Generally in good condition except West wings where severe ingress of water through the roof due to theft of lead and led to high water saturation of the perimeter walls with active timber infestation as can be noted in the timber frames.

The panel each side of the chancel arch should be investigated for mural decoration much favoured by contemporary Victorian architects.



Chancel North Lancel



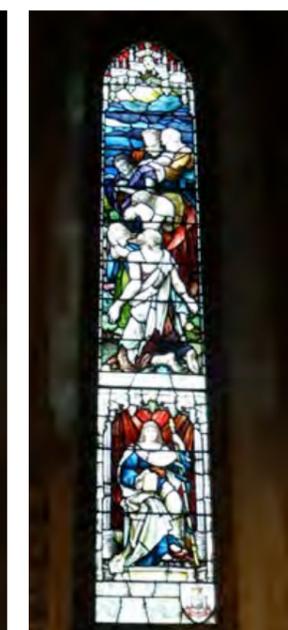
Chancel South Lancel



East Window North Light



East Window Centre Light



East Window South Light

03.00 Conservation
03.05 Condition

06.05.1 Building Survey Report:

The current report was conducted by Lambert Smith Hampton as an update to their previous inspection provided in 2014 and 2012. Their report forms the basis for discussion for the methodology of Conservation of Graylingwell Chapel as an architectural and historical asset.



East Window South Light

03.00 Heritage Statement
03.06 Repair and Conservation Required

General maintenance required extant. As located and described in the conditions report

Externals – setting

Drive:

Finish: tarmac in very poor condition with cracking of extant surfaces, surfaces missing causing ponding and potholes with generally rapidly accelerating deterioration

Visual: intrusion as a remnant of the dilapidation developing from closure.

Condition: trip hazard and partially inaccessible to mobility access.

Repairs required: reforming and consolidation of sub-base with active surface water drainage.

Externals – fabric

Walls:

Materials: random laid Downland flint cobbles laid in cementitious mortar with possible face mortar finish with stone dressings to openings, plinth, buttresses and quoins with strings

Visual: original work extant with little subsequent alteration.

Condition: largely sound with some localised repairs required to flintwork and minor repointing.

Repairs required: rebedding loose flints and replacing missing to match existing with same coloured cortex in mortar to match existing to mortar analysis of the existing.

Dressings:

Materials: sandstone possible Bath squared and surface tooled.

Chapel visual: original work extant with little subsequent intervention.

Condition: two windows on North side with cracking above arched head, potentially due to dampness.

Repairs Required: local pinning with phosphor bronze wire or stainless steel threaded rod to most severe cracks and pointing-up in NHI3.5 non-hydraulic lime mortar to weather.

Dressings – West bays:

Materials: sandstone possible Bath squared and surface tooled.

West bays visual: original work extant with little subsequent intervention.

Condition: cracking to window heads, compounded by failure due to migration of salts as a result of water ingress from the failure of flat roof finish and parapets and general dampness in the fabric.

Repairs required: local pinning with phosphor bronze wire or stainless steel threaded rod to most severe cracks and pointing-up in NHI3.5 non-hydraulic lime mortar to weather.

Windows:

Materials: leaded lights in rectangular pattern with obscure and stained glass panels.

Visual: extant with steel framed window guards that are a visual intrusion and state closure and protection as opposed to gentle protection.

Condition: extant – requires a thorough survey of cement putties and copper ties to saddle bars, mounting of saddle bars in mortice in stone jambs, general weathering and structure by stained glass conservator.

Repairs required: releasing of some panels, re-cementing some mortices in jambs and general clean.

Window guards: replace security screens with proprietary ecclesiastical window guards.

03.00 Heritage Statement
03.06 Repair and Conservation Required Continued

Doors:

Materials: oak vertical batten with decorative ferramenta strap hinges and ironmongery.

Visual: extant with little subsequent intervention.

Condition: sound but visually poor.

Repairs required: overhaul, clean down and re-oil and paint ferramenta.

R.W. goods:

Materials: some surviving original cast iron and uPVC gutters and downpipes replacements.

Visual: extant consistent with original architectural composition but plastic replacements a shiny visual intrusion.

Condition: operational with some local leaking joints.

Repairs required: renew in half-round gutters to match existing but deep follow with circular rwps all in cast aluminium.

03.00 Heritage Statement
03.06 Repair and Conservation Required Continued

Roof – chapel:

Materials: hand-made clay plain nib tiles with machine made replacements with half-round ridge tiles. Lead lined valley gutters with tiled edges.

Visual: original extant with renewals not entirely matching in texture.

Condition: some tiles realigned locally with a few missing.

Repairs required: overhaul with replacement of locally missing, broken or otherwise defective tiles and realign slipped. Renewal of lead to valleys.

Flashings:

Materials: traditional stepped and straight lead cover flashings let into chases and mortar fixed.

Visual: original extant.

Condition: lead work needs redressing around boiler flue with lead on the right hand side requiring replacement as a matter of urgency. Pointing requires missing locally.

Repairs required: renew defective lead flashings in Code 6 lead dressed to traditional detail as existing and pointed-up in pointing mastic of same colour as existing pointing mortars.

Roof – West bays:

Materials: recently renewed with inappropriate plywood devoid of finish and finish to other incomplete with consequential deflection of roof deck and ingress of water.

Condition: both failed due to theft of lead finish.

Repairs required: reconstruct with terne coated steel finish or similar.

Boiler flue:

Materials: dressed stonework.

Visual: original extant.

Condition: substantial cracks through stack. Structurally impaired.

Repairs required: pinning with stainless steel threaded rod to re-instate structural integrity and deep point and point in NH13.5 non-hydraulic lime mortar to weather. Line flue to prevent condensation within stack.

Roof vents:

Materials: zinc vent slats to apertures.

Visual: original extant.

Condition: failed with potential ingress of water and leaks warm air.

Repairs required: clean away and extent roof finish over.

Lightning installation:

Materials: modern plastic sleeved copper.

Condition: extant but disconnected to bell tower and ground tapes stolen at West end.

Repairs required: appoint lightning conductor engineer to overhaul and leave fully operable and test.

Bell tower:

Materials: iron Cross with lead apron surmounting Cedar shingled roof on softwood closeboarding on softwood frame with timber louvres above lead dressed plinth.

Visual: original but very poor due to deterioration through lack of maintenance.

Repairs required: total reroofing of spire with renewal of defective lengths of closeboards and lead completely; refixing of louvres with replacement of missing lengths; overhauling of Cross and refixing as required with redecoration in gold leaf; renewal of bell headstock and overhaul of bell with rotation to avoid wasted interior surface; renewal of bell pull lever and chord.

Note: survey required by Natural England registered bat officer and if presence found ALL works to programmed to comply with NE

Internals:

Floors - Chapel:

Materials: solid with parquet finish.

Condition: extant with some lifting locally and worn surface throughout with water damage locally.

Repairs required: resetting lifted blocks; sanding down and re-oiling through with water damaged areas renewed.

Walls:

Materials: plain plastered walls with paint finish and Portland stone arcade overpainted.

Condition: paint spalling locally in many areas due to ingress of water and migration of slats to the surface. Desalinate affected areas, make good defective face plasterwork and redecorate throughout. Explore removal of paint from arcades and if not possible remove residue of petrochemical paint and redecorate in vapour permeable paint to colour of original stone.

Services:

General: renew throughout the chapel including electrics, lighting and heating.

Fixtures:

Pews: original remain in Chancel and form architectural space. Good condition. (ARA comment: the south pews have been removed and a damaged plinth remains)

Organ: 1898 by Bryceson Bros London, not operational. Commission an experienced organ builder to assess importance and remove for new layout.

03.00 Heritage Statement
03.07 Conservation of the Fabric

The Chapel was constructed with good workmanship using quality materials. Its design and composition is very similar to a parish Church as opposed to an institutional Church frequently devoid of character and feeling.

All buildings require maintenance, which if placed in the hands of the inexperienced and using the whole materials did, and does, visually disfigure a heritage asset. Fortunately, Graylingwell Chapel has not suffered this intrusion. For it remains as built though some of the chorister pews in the Chancel have been moved to accommodate current usage.

The Chapel now requires some repairs to the fabric due to the natural aging process. The repairs shall be correctly specified to employ the correct materials and be entrusted to experienced tradesmen and crafts people to ensure that they are seamless with the original by employing well tried and tested solutions. The repairs and materials selection must include:

Stone: take samples to analyse the Portland and Bath stones. Portland appears to be Whitbed with tooled quoins.

Sources: Portland: Albion Quarry Isle of Portland. Bath: Monks Park

Flint: white cortex suggests Downland and not coastal plain flint. Un-knapped as cobbles as found.

Source: Grimes Graves in Norfolk.

Mortar: take samples of the bedding and facework mortars which may differ in particular on principle facework. Analysis by The Lime Centre of Winchester Hampshire will provide exact matching material ready mixed in 25kg tubs. Mortar probably non-hydraulic lime – use NHL3.5 and not NHL5.0 with aggregate to an approved sample panel to match – allow one week to dry before inspection.

Source: The Lime Centre Winchester, Bleaklow Lime or other British lime – St Astier would not have been employed in the original construction.

Roof tiles: hand-made clay plain nib tiles probably from a local Sussex yard. New quantities must match in colour – aging will have darkened the original and a dark colour that the original underside colour as seen is required to ensure finish is seamless – texture and camber. Some tiles are double cambered.

Source: various. Goxhill hand-made clay plain tile as manufactured by Sandtoft Roof Tiles Ltd., Sandtoft, Doncaster provide a cost-effective alternative to hand-made.

Bellcote Shingles: existing Cedar will provide 50-60 years. Oak shakes were probably originally used. Ensure double lapped mitred arises and work entrusted to an experienced shingle/shake roofer and NOT a general roofer.

Source: John Brash, Wests.

Rainwater Goods: original cast iron. Replace with maintenance free cast aluminium or larger gauge to accommodate storm conditions as prevail frequently.

Bell: iron headstock is rusting and staples may be expanding with potential to crack the bell. Inspection required by Whites of Appleton, Taylors or Whitechapel if still operational. Repair to recommendations of the bellsmith.

Stained Glass: very good quality requires a full survey of the glasses, paint adhesion, cements, copper ties, saddlebar fixings and leadwork. Must be fully recorded for reconstruction in the event of damage.

Source: Knowles of Horley, Courtauld Institute, Hirst Conservation.

Internal Decoration: vapour permeable paints will have been used originally and not petrochemical – BEWARE of lead gloss paints used and green paints employed arsenic. Analyse essential to inform the choice of new coatings for redecoration to maintain permeability.

Source: Hirst Conservation, Courtauld Institute.



Oak shakes renewal – HLF funded 2015

04.00 Pre Application Advice



04.00 Pre-Application Advice
04.01 Pre-Application Advice

The following text is taken from the Pre-application comments from CDC (reference: CC/18/01029/PRESS)

Pre-application advice is sought regarding a proposed change of use and extensions to the building. Planning Permission and Listed Building Consent would be required for the proposed works.

The submitted documents with the pre-application enquiry follow on from previous discussions with officers at the Council, this response follows on from a site meeting attended by the case officer and a subsequent meeting.

The Council are supportive of the proposed use, and an extension to the building to facilitate the proposed use is on balance, considered to be acceptable.

The location of the extension to facilitate the Memory Café has been subject of discussion. It has been agreed that the north side is not suitable due to the proximity of trees and allocation of a play park. Similarly the south side has been discounted due to the impact on trees as well as the relationship between the Chapel, the former Administration block and the Water Tower building. An extension to the east would not be encouraged as this is the high status end of the Chapel.

As such the proposed siting of the extension, to the western side is the preferred position on the building. It also works better in terms of the internal and external circulation for the proposed use.

If an extension is to be accommodated in this location, it is suggested that a gable roof form is the preferred solution. Officers do have

some reservations regarding the materials of the proposed extension, and further details of this should be provided in a formal application. Materials more responsive to the park setting may be more acceptable in this location.

For an extension to be acceptable in this location there should be a clear visual separation from the Chapel, for example through a lightweight link, and it is important that the position of the extension and its roof allows for the stained glass windows to be visible. It was also suggested that the length of the building should be reduced to be proportionate to the rest of the building. Removal or re-positioning of the current area of plant room from the western end would assist with this. In addition, the building as shown on the submitted plans has no openings to the west or north. It is suggested that the setting of the proposed extension should respond better to public vantage points 'in the round' i.e. when approached from the north and west as well as the south. This could be achieved by introducing openings on these elevations and/or material changes/design features.

The proposed ramp access areas appear acceptable although the final execution in terms of the choice and detail of the surfacing materials will be important to get right. The suggested canopy area (or pergola) is, however, considered to be poorly integrated with the building and introduces an unnecessary element of clutter. It should therefore be omitted.

Internally, it is appreciated that there will be a degree of compartmentalisation to allow for the proposed use. Whilst the proposed meeting and office spaces are enclosed, the lightweight nature of their appearance would be acceptable in that they do not completely close down views of the internal space within the Chapel. The seating and display stands

also have an element of compartmentalisation, but again are considered acceptable. Officers have more fundamental concerns with the proposed interpretation screen. Given its size and position this introduces a degree of compartmentalisation which adversely impacts on the spatial character and experience of the building obscuring views towards the important eastern windows. This element is unlikely to receive officer support and should be omitted from the scheme.

04.00 Pre-Application Advice
04.02 Design Response to the Pre-Application Advice

1. Extension Massing

The height of the eaves has been reduced in order to reduce the bulk of the building. This gives the roof a steeper pitch, which is more sympathetic to the form of the existing chapel.

2. Visual Separation with Existing

The east gable of the extension has been moved to the west by creating a low-level link which accommodates service spaces. This reduces this overall length of the tall section of the extension, which reduces its bulk visually and maximises views of the chapel's westerly stained glass windows for passers-by.

3. Materials

In response to the pre-application advice the materials for the extension have been considered carefully. While the design submitted for pre-application advice was clad in gold coloured brass cladding, our planning proposal uses blue/grey pre-patinated cladding, which will allow the extension to have a more sympathetic relationship with the Chapel and the surrounding landscape. Brass details have been retained to enliven the design and identify the building as a special place for the community within its context.

4. Response to Vantage Point

The Cafe now has large areas of glazing and entrances on the north and south offering generous views in and out. A large circular window has been positioned on the west elevation, which animates the facade while providing daylight to the cafe from high level.

5. Main Entrance

In response to the pre-application advice the design for the entrance has been reviewed. The canopy has been removed from the scheme and replaced with a low-level wall that gathers up the ramp and acts as a balustrade. The wall will be clad in flint cobbles so that it is in keeping with the materials of existing chapel, with brass lettering subtly communicating the building's new use to passers by.

6. Interpretation Screen

The Interpretation Screen has been removed from the scheme in response to CDC comments and has been replaced with a lightweight proscenium-like element which will frame the audience's views of the stage area while acting as a lighting rig.

This element will also help to define the Nave and Chancel as separate spaces, allowing each to feel more intimate, and appropriate to the building's new function as a community space. Also, Views of the easterly stained glass windows from the Nave will be maintained.

05.00 Design Proposal



Right: *St Jerome in his study*, Antonello da Messina.

05.00 Design Proposal

05.01 Architectural Concept

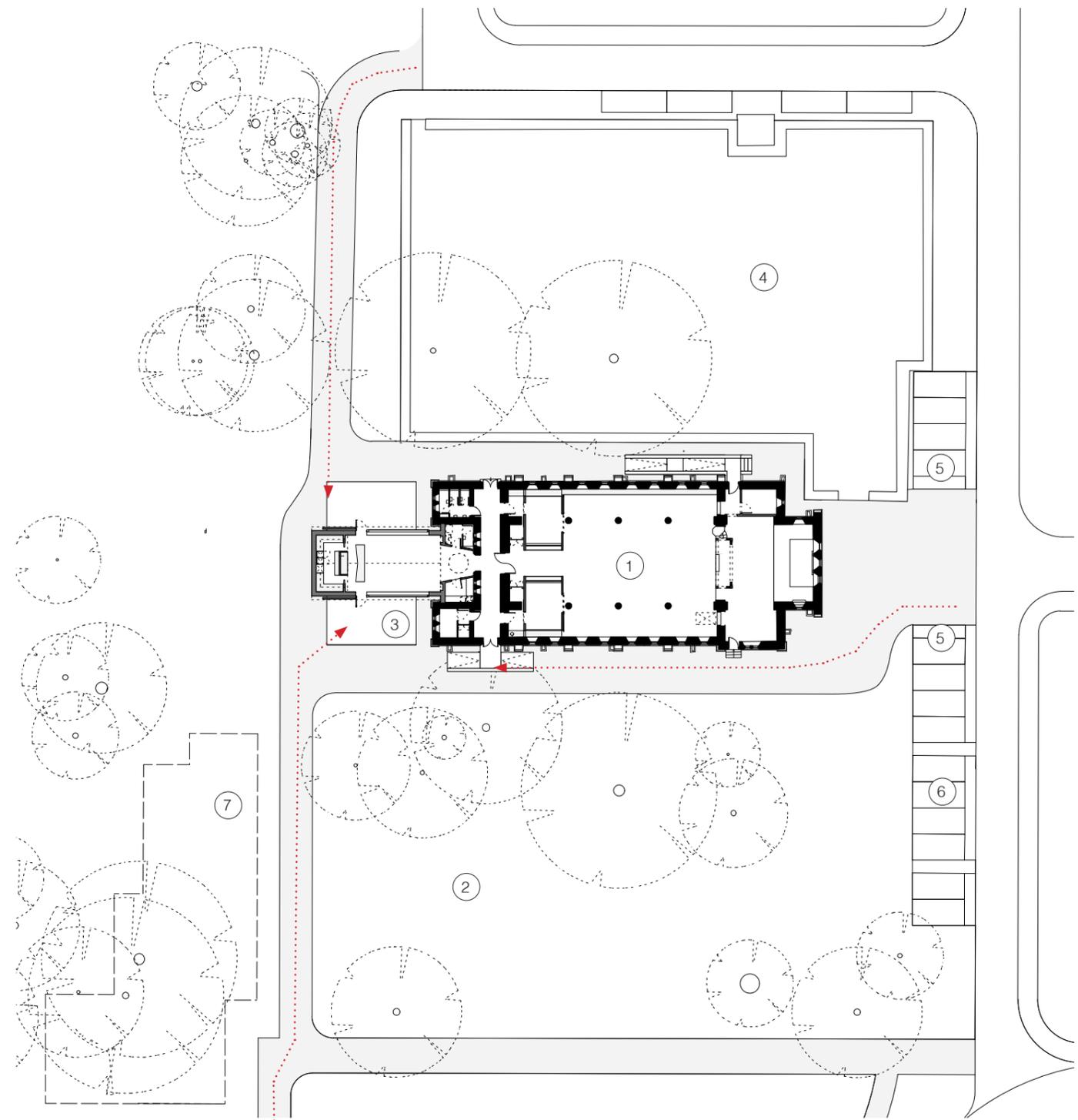
The overriding intention is to convert Graylingwell Chapel to its new uses in a way that conserves and enhances its character as a listed building. This will mean restoring its fabric to a level that makes it 'sing' again as a piece of architecture, and a place to nurture the spirit. The spaces chosen for the new uses have been selected for functional reasons, but also in a way that complements the feel of the chapel, and works with the logic of its original layout. The aim is to deliver a new heritage space that is warm, welcoming and comfortable; useful, practical and meaningful. A high quality of design is intended to be applied throughout.

The new interventions range in scale from are designed largely as 'objects' that sit within and alongside the building. This allows them to touch the existing fabric lightly: there are no clumsy mezzanines cutting windows in half. The design language of the new interventions is contemporary, but it draws fruitfully upon the history of ecclesiastical architecture in an abstracted way, in order to give the new development a character that speaks specifically of this place, to this community.



Right: Reliquary circa 1230-1250

05.00 Design Proposal
05.02 The Site



KEY

- 1. The Chapel
- 2. The Chapel Green
- 3. The Cafe Terrace
- 4. Play Area (In Construction)
- 5. Disabled Parking
- 6. Parking
- 7. Proposed Flats (Linden Homes)

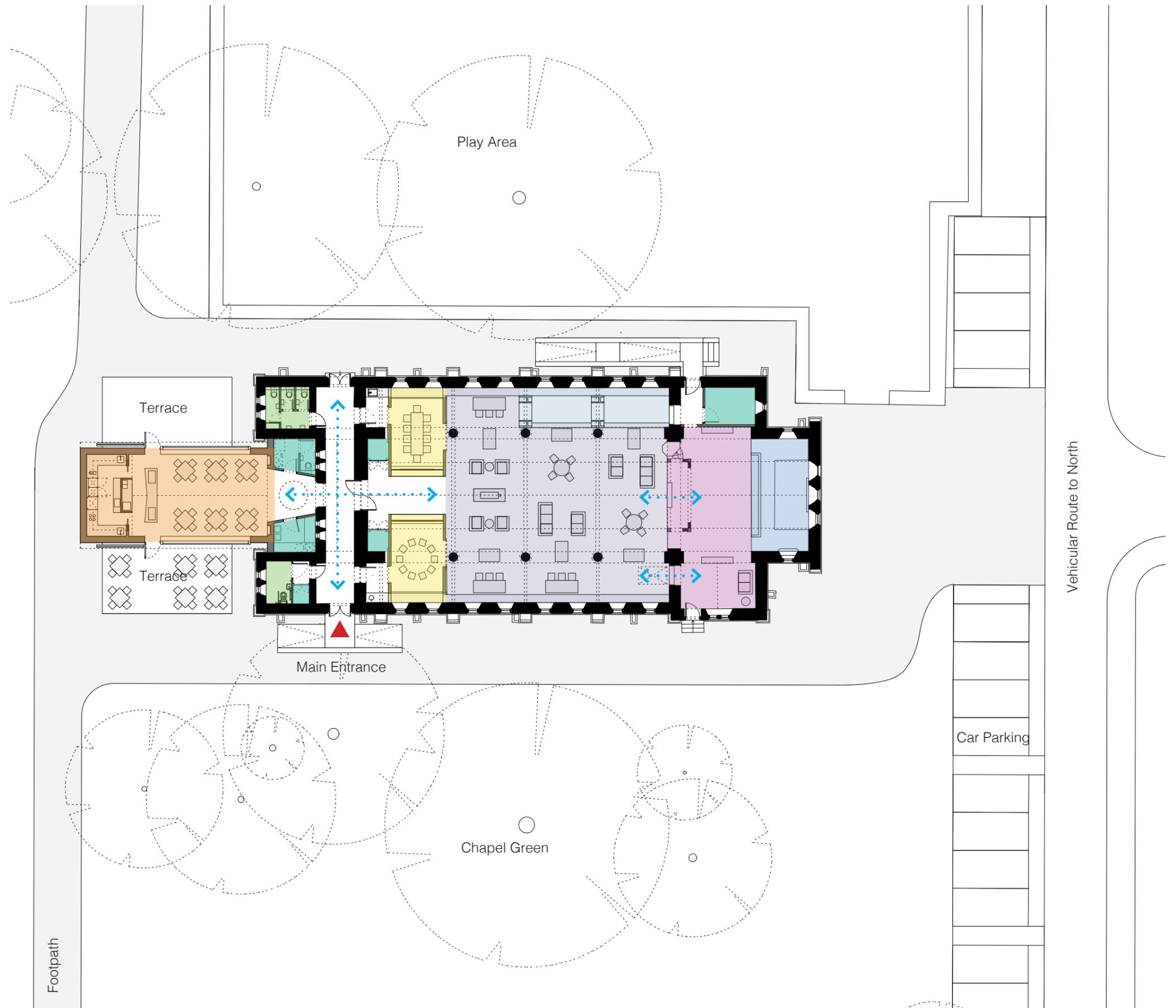
*N.b Proposed site plan shows linden homes phase 4 masterplan.
Application reference: 14/01018/OUT*

..... pedestrian access

0 5 25 M



05.00 Design Proposal
05.03 Spatial Organisation



-  Internal Circulation
-  The Main Space
-  The Cafe
-  Meeting Pavilions
-  The Chancel / Stage
-  The Altar Space
-  Interactive Play Area
-  Back of house / Storage
-  WCs

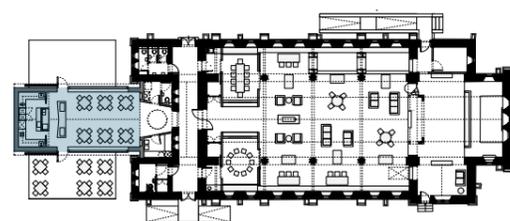
*N.b Proposed site plan shows linden homes phase 4 masterplan. Application reference: 14/01018/OUT
Please refer to the access statement for details regarding accessibility*

05.00 Design Proposal
 05.04 The Cafe

This is proposed to be a new extension to the chapel. A significant drawback of the chapel at present is that its high windows do not allow any views out to the attractive green space to the south of the building with its mature trees. Opening up a section of the south wall of the chapel would risk compromising the integrity of the building's main space, so it is proposed to 'plug-in' a new extension to the west side of the Narthex. This places the café in an area that is currently cold and dark in feel: the arms of the chapel will reach out and 'embrace' the new café.

A café placed here is able to have large areas of glazing looking south, and to open out onto the attractive green space. The café has an important role in interpreting the site, and the form of the new extension is suggestive of a medieval reliquary, with its connotations of a community cherishing objects important to its collective memory in a special container redolent of a building. Its position allows it to act as a 'break-out' space for larger events in the Main Space, and also enables those using the Main Space, the Meeting Pavilions, & the garden to get refreshments independently of one another.

A back of house, kitchen area has been included to the west of the cafe following advice from a catering consultant



Right: View from the south showing the



1 South Elevation Proposed
Scale: 1:100

KEY

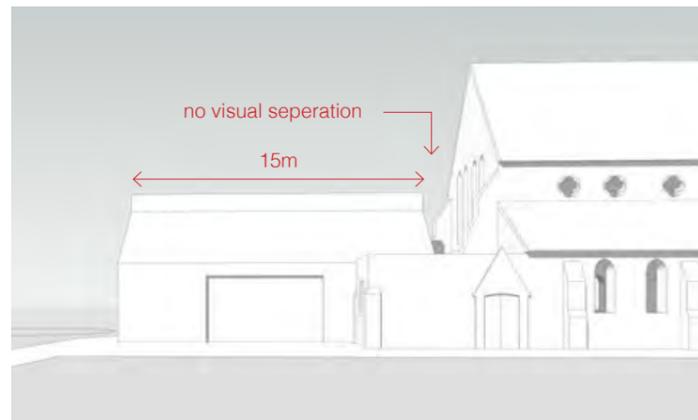
1. Handmade plain roof tiles
2. Half-round ridge tiles
3. Zinc roof vents
4. Stone parapet concealing flat roof
5. Portland stone chimney head
6. Cedar shingle cladding to bell tower
7. Random laid Downland flint cobbles
8. Portland stone dressings to openings, plinth, buttresses and quoins with strings
9. All steel framed window guards removed
10. Cast iron rainwater goods with some uPVC replacements
11. Profiled timber fascia board
12. Oak vertical batten doors with decorative ferramenta hinges
13. Lead cladding
14. Pre-patinated blue/grey zinc cladding to gutter
15. Pre-patinated blue/grey zinc cladding to ridge upstand
16. Brass cladding to roof void ventilation cowls
17. Perforated brass sliding screens
18. Brass cladding to fixed window assembly
19. Brass cladding to entrance door
20. Circular window to gable
21. Fair-faced in-situ concrete plinth
22. Flint cladding to low level wall beside access ramp
23. Brass lettering
24. Tile level raised by 25mm to incorporate insulated breather membrane
25. Pre-patinated blue/grey standing seam zinc cladding



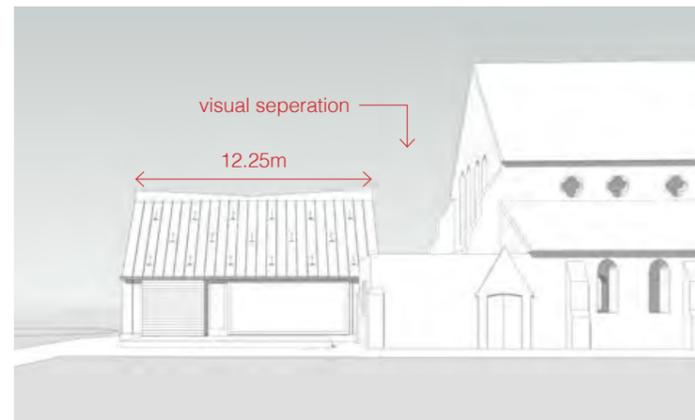
2 West Elevation Proposed
Scale: 1:100

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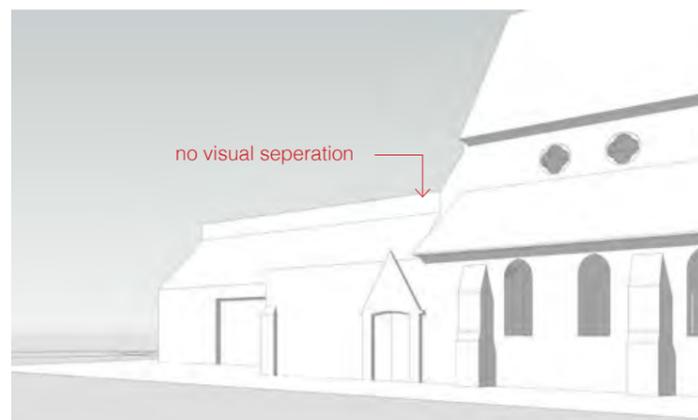
05.00 Design Proposal
05.05 Proposed Massing



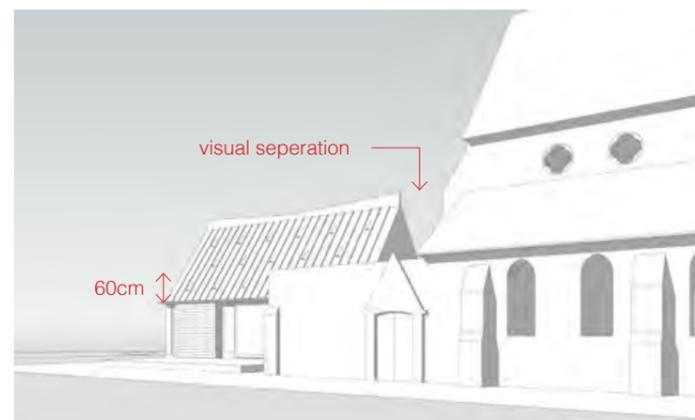
Pre-App scheme: view from south



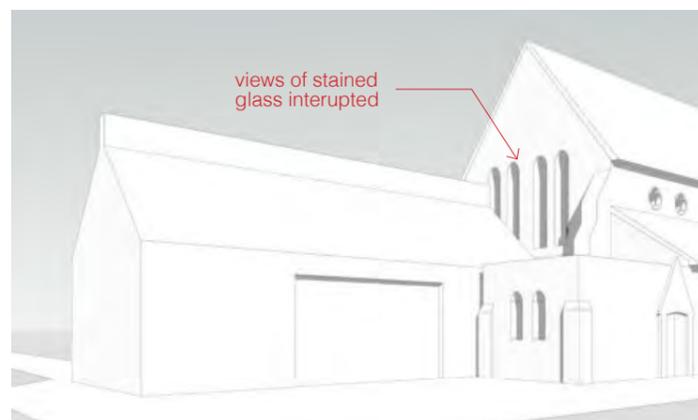
Proposed scheme: view from south



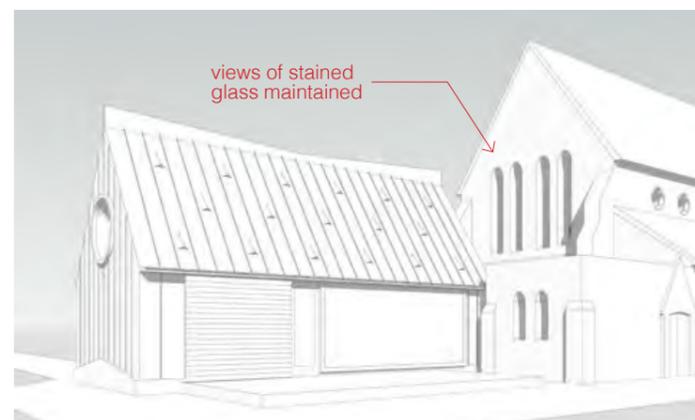
Pre-App scheme: view from the green



Proposed scheme: view from the green



Pre-App scheme: view to the west-end



Proposed scheme: view to the west-end

The proposed extension has been designed in response to comments from the CDC Pre-app Response (see 04.01)

1. Extension Massing

The height of the eaves has been reduced in order to reduce the bulk of the building. This gives the roof a steeper pitch, which is more sympathetic to the form of the existing chapel.

2. Visual Separation with Existing

The east gable of the extension has been moved to the west by creating a low-level link which accommodates service spaces. This reduces this overall length of the tall section of the extension, which reduces its bulk visually and maximises views of the chapel's westerly stained glass windows for passers-by.

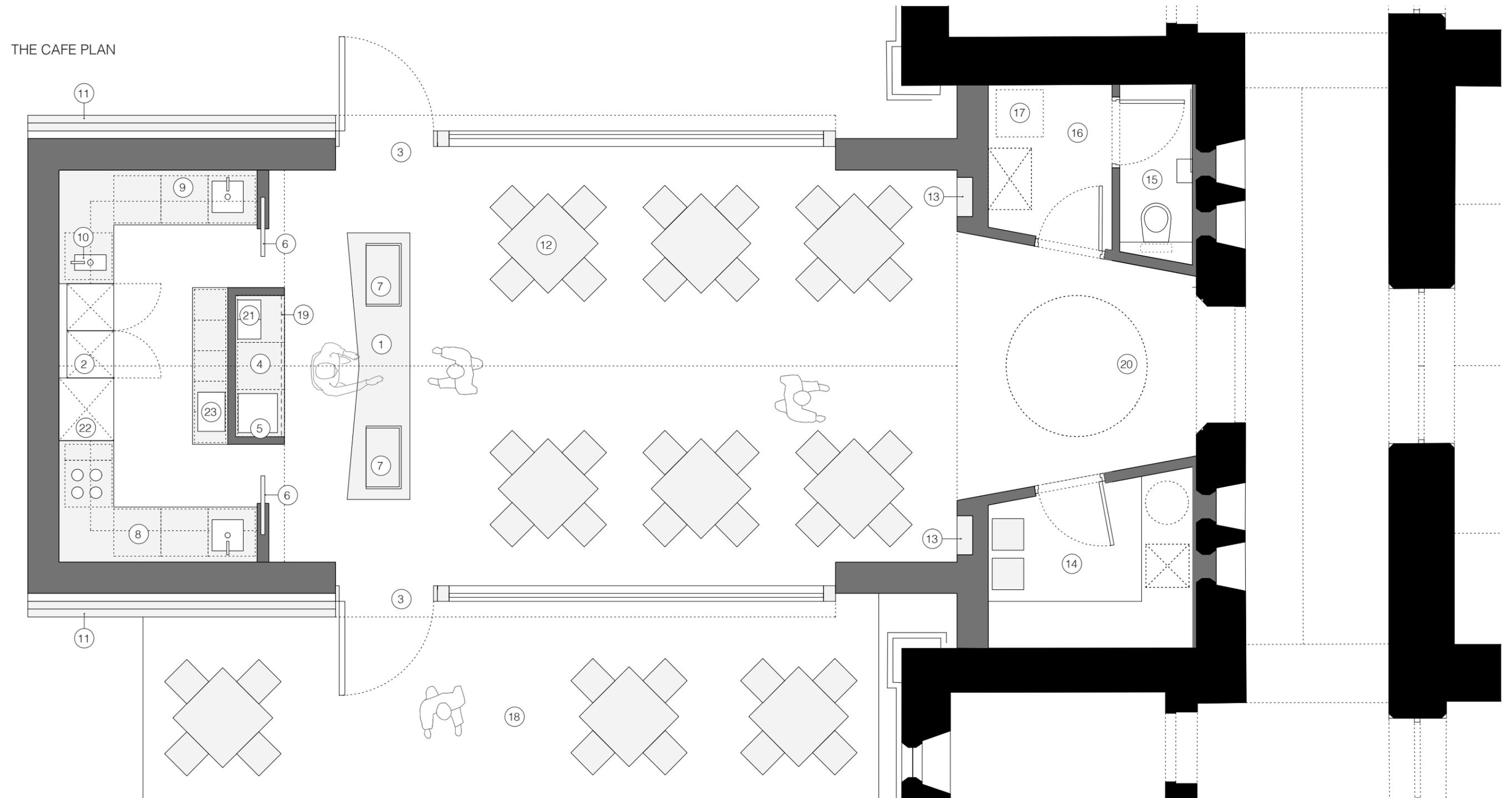
3. Materials

In response to the pre-application advice the materials for the extension have been considered carefully. While the design submitted for pre-application advice was clad in gold coloured brass cladding, our planning proposal uses blue/grey pre-patinated cladding, which will allow the extension to have a more sympathetic relationship with the Chapel and the surrounding landscape. Brass details have been retained to enliven the design and identify the building as a special place for the community within its context.

4. Response to Vantage Point

The Cafe now has large areas of glazing and entrances on the north and south offering generous views in and out. A large circular window has been positioned on the west elevation, which animates the facade while providing daylight to the cafe from high level.

THE CAFE PLAN



KEY

- | | | | |
|----------------------------------|-------------------------------|--------------------------------|---|
| 1. Servery | 7. Glass Display Boxes | 13. Interpretation | 19. Shutters close off back bar when not in use |
| 2. Tall Fridge and Freezer | 8. Food Preparation Area | 14. Storage | 20. Circular roof-light above |
| 3. Access to Outside | 9. Washing Up Area | 15. Staff WC | 21. Panini Toaster |
| 4. Back Bar (with fridges below) | 10. Hand-wash Basin | 16. Plant Room | 22. Convection Oven |
| 5. Coffee Machine | 11. External Sliding Shutters | 17. Access Hatch to Plant Room | 23. Combination Oven |
| 6. Sliding Door | 12. Seating | 18. South Facing Terrace | |



Above: View in the Cafe. Large areas of glazing on the north and south walls open up views to greenery beyond.

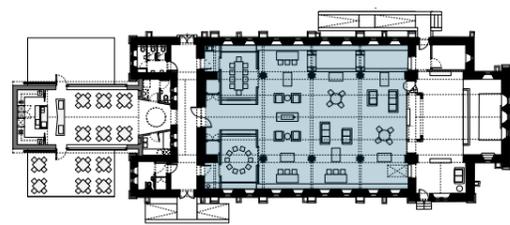
05.00 Design Proposal
05.06 The Main Space

This is the heart of the project. The nave of the former chapel will become the 'front-room' of the local community: a flexible, multi-purpose space that can be also be used for performances, film screenings, public meetings and events

The 'feel' of the space softened with rugs and upholstered furniture, and with intimate lighting to offset the scale of this part of the building.

This is also the key interpretation space with flexible display cases holding objects, books and exhibits. These elements will be positioned between the arches, helping to define the side aisles as intimate spaces for reading, meetings or study, and will allow the story of Graylingwell Hospital to be woven into the day to day life of the building.

In order to heat the space an underfloor heating system has been proposed with a polished screed floor finish. The system will have a minimal 70mm build up allowing for the existing parquet to be retained in place. The installation will be entirely reversible. Please see overleaf for more details.



KEY

- 1. Meeting Pavilion
- 2. Interpretation Display Cases
- 3. Underfloor Heating within Polished Screed Floor
- 4. Magic Lantern Display Case



Right: View from the stage showing 'interpretation display cases' and 'meeting pavilions' populating the main space. (loose furniture shown indicatively - to be specified later)

05.00 Design Proposal
05.07 Floor Finishes

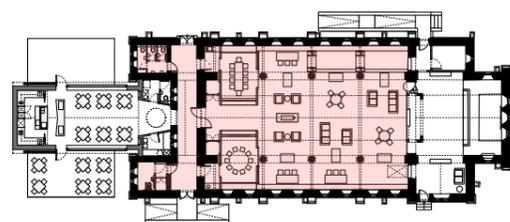
Due to the relatively high heating load needed to heat the Chapel and achieve a comfortable environment for the occupants throughout year, which is essential for the Chapel to function as a successful community facility suitable for all age groups, it has been advised that the provision of a system of underfloor heating utilising the existing parquet flooring will not achieve the output required to heat the space, or provide the required level of thermal comfort to those persons occupying the centre of the Nave or for toddler and baby groups who will play on an otherwise unheated heated floor.

Should a underfloor heating system not be installed which will achieve the higher outputs required, then a larger number of fan convectors will be required, each located within purpose building joinery units sited around the nave, side aisle, and chancel. The number, size and limited locations available to site such units, would significantly reduce flexibility within the spaces, with further damage being caused in routing heating pipework to the remotely located units.

As an alternative, the Services Engineer has recommended that a higher output system of underfloor heating be installed utilising a solid floor finish.

To develop the proposals for this element, ARA have consulted with a specialist underfloor heating installer with extensive experience of installing similar underfloor heating systems within listed ecclesiastical buildings. To which they have recommended a system which can be installed over the top of the existing parquet with a minimal build up, leaving it in place so that the process is entirely reversible.

The proposed floor finish will be a polished cementitious micro screed, with an appearance similar to that installed at the Garden Museum within St-Mary at Lambeth, a Grade 1 Listed church in South London.



Above: Diagram showing extent of underfloor heating
Right: Images showing a polished screed floor finish with a Grade 1 Listed Church at the Garden Museum, London

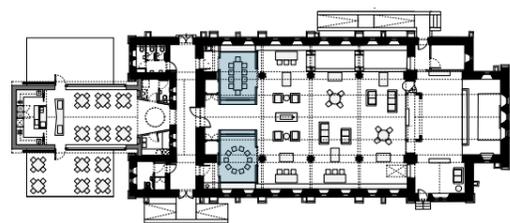


05.00 Design Proposal
05.08 The Meeting Pavilions

At the west end of the main space two 'buildings-within-a-building' are proposed. Again taking the form of reliquaries, these sit beneath the great arches to the side aisles. They touch the existing fabric only minimally, and are lit by the first pair of lancet windows in the side aisles.

The Meeting Room has a large sliding glass door enabling it to have a view into the main space whilst being acoustically separate. This door can be slid back to connect the Meeting Room directly with the Main Space. The glass door is wide enough to make the aisle column visible from within the Meeting Room without touching it. This brings the historic fabric of the chapel 'close up' to those using the building.

The Meeting Pavillions can also be accessed from the Narthex to the west through small ancillary spaces which will provide storage, as well as a sink (north), and water sountain (south).

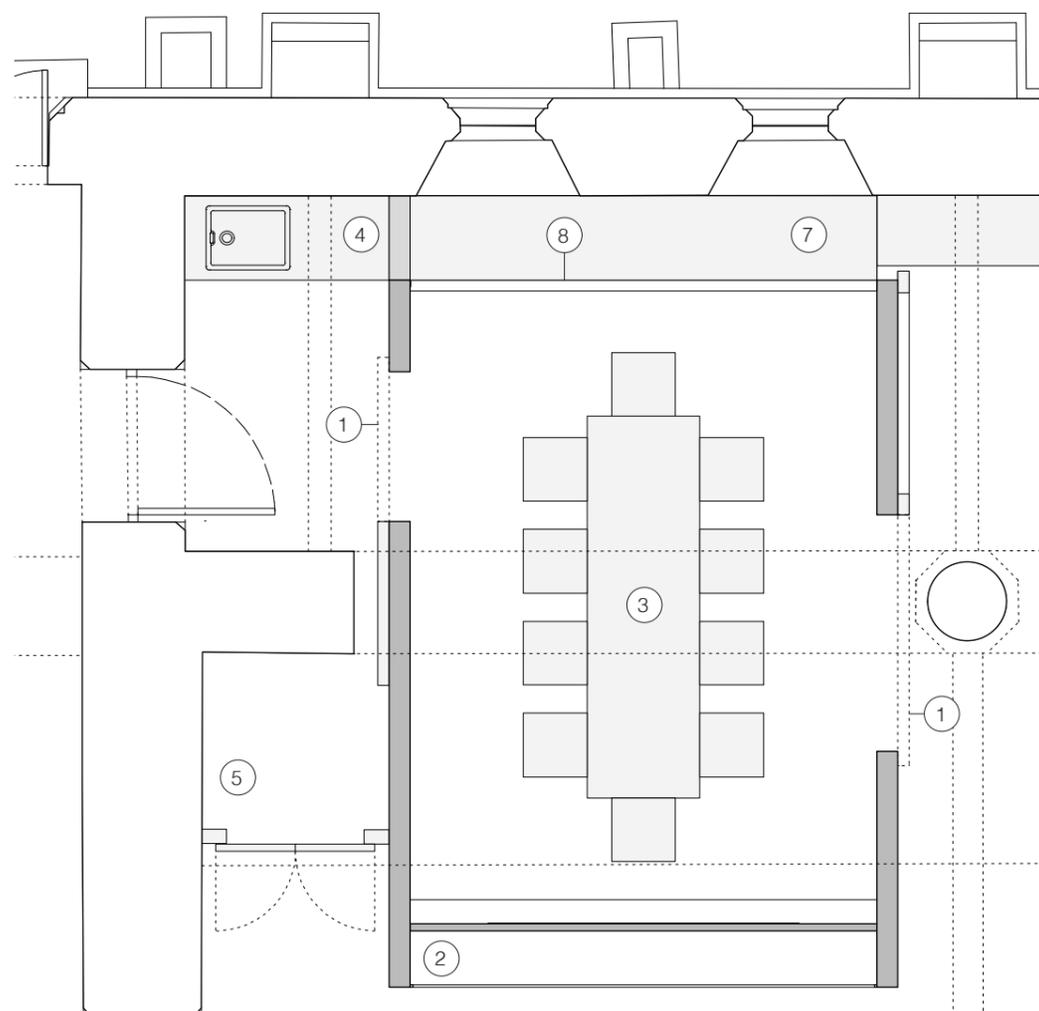


KEY

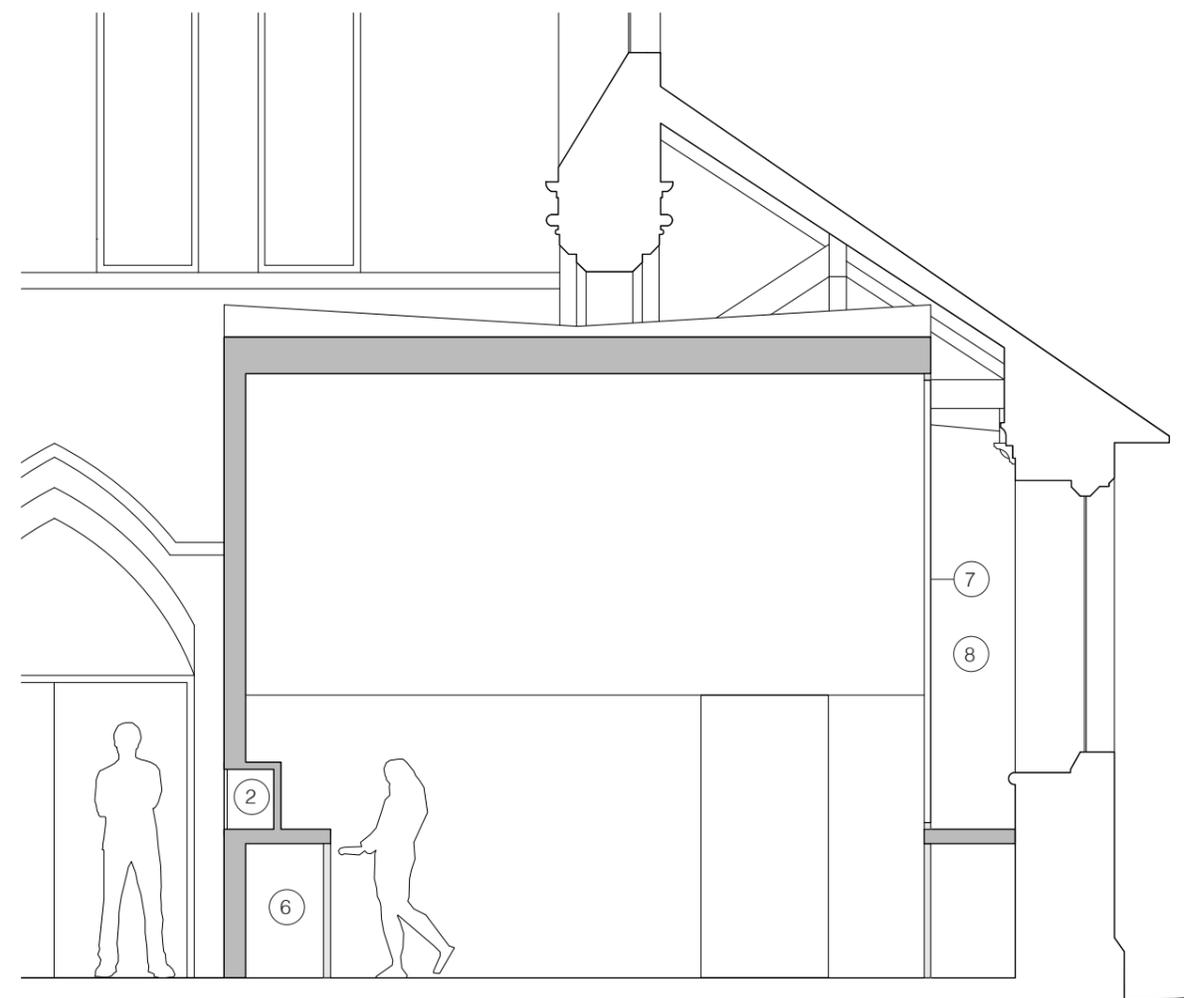
- 1. Interpretation Display
- 2. Externally Mounted Sliding Door
- 3. Built-in Bench Concealing Fan Coil Heaters
- 4. Access for Maintenance of Windows
- 5. Frieze of Patient Records

Right: View showing a 'meeting pavilion' situated within the arched bay to the west of the main space. (loose furniture not shown - to be specified later)





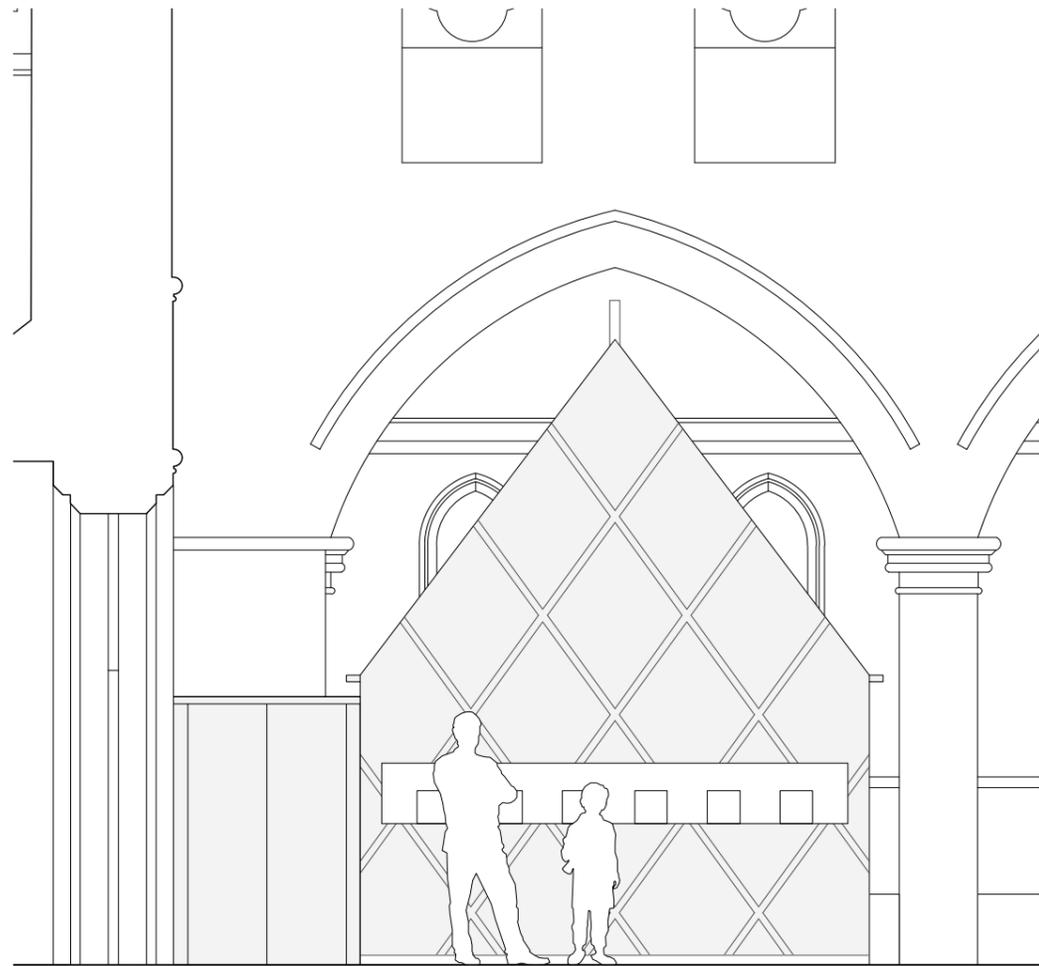
MEETING PAVILION PLAN - 1:50



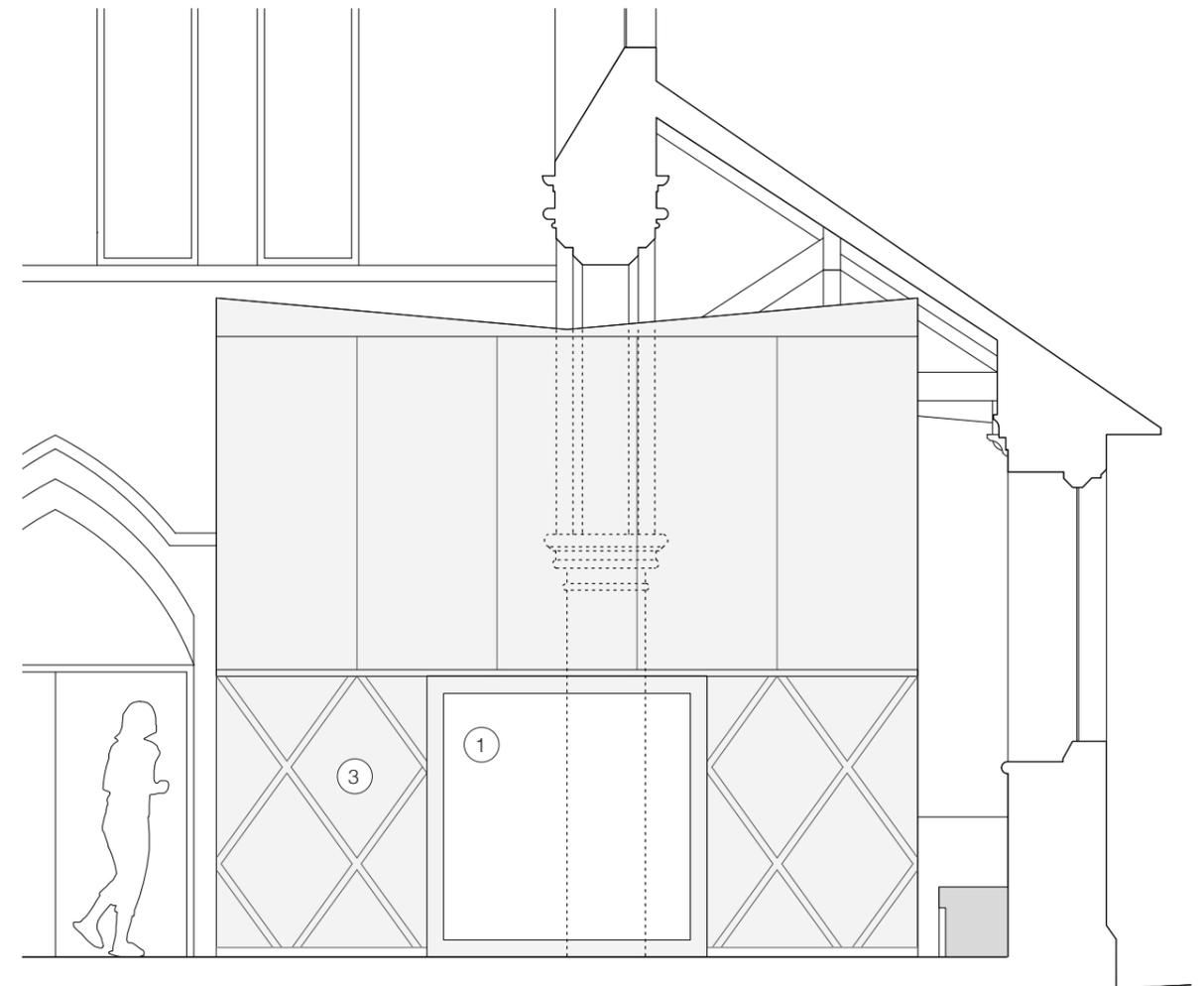
MEETING PAVILION SECTION - 1:50

KEY

- 1. Externally Mounted Sliding Door
- 2. Interpretation Display
- 3. Workshop Space
- 4. Sink and Wash-up Space
- 5. Storage (including electrical plant area)
- 6. Low Level Storage
- 7. Fully Height Glazing to Reliquary End
- 8. Maintenance Access



MEETING PAVILION ELEVATION - 1:50



MEETING PAVILION ELEVATION 2 - 1:50

KEY

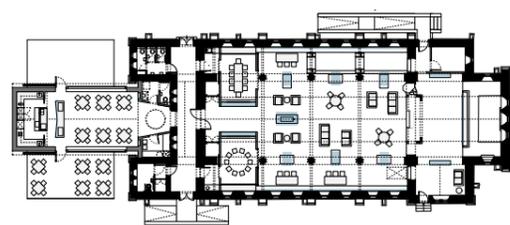
- 1. Externally Mounted Sliding Door
- 2. Interpretation Display
- 3. Patterned Cladding to Meeting Pavilion Walls

05.00 Design Proposal
05.09 Interpretation

Central to CCDT's vision for the project is the idea that the story of Graylingwell Hospital is woven into the day-to-day use of the building.

In response to this, ARA have designed a series of free-standing adaptable display cases which will populate the main space. These cases have been designed so that they might be 'read' as items of furniture allowing them to chime with the warm and comfortable atmosphere of the main space.

A 'frieze' of framed patient records taken from the Graylingwell Hospital case books is proposed as a kind of art installation along the walls of the side aisles

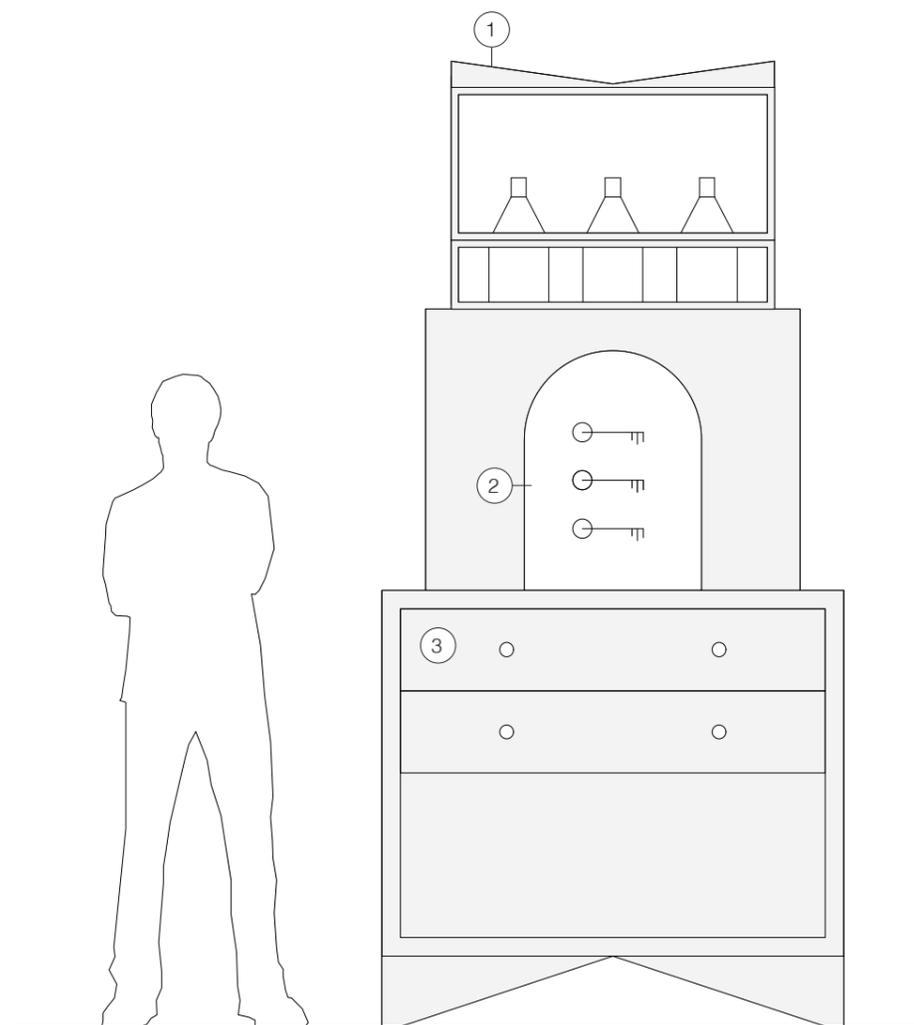


KEY

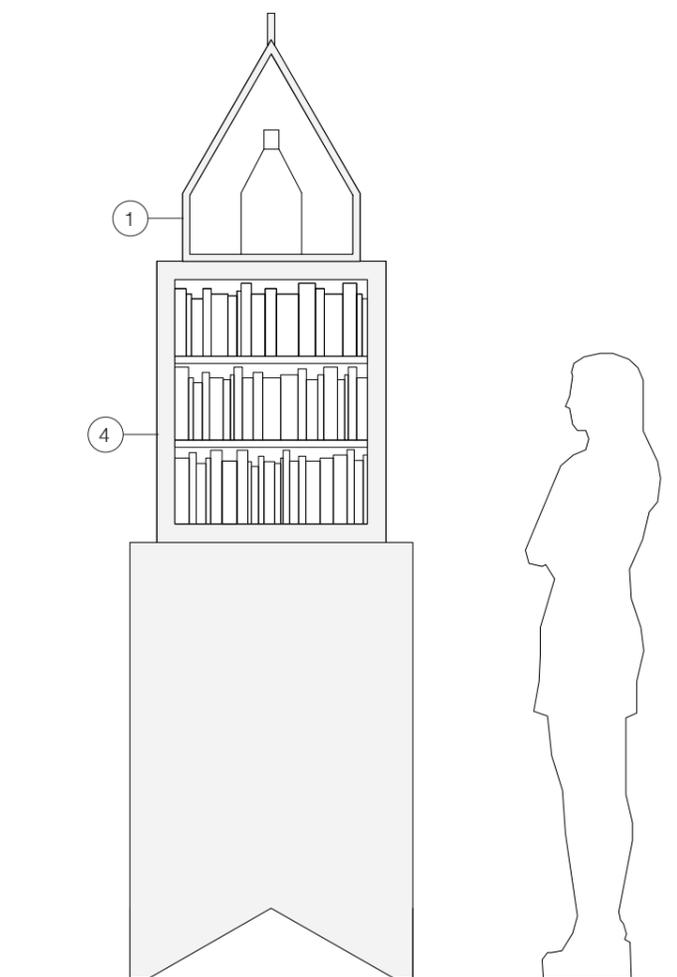
- 1. Display Cases
- 2. Glass Display Case
- 3. Built-in Bench Concealing Fan Coil Heaters
- 4. Frieze of Patient Records



Right: View from the main space into the side aisles showing the interpretation display cases sat within the arches. (loose furniture not shown. to be specified later)



DISPLAY CASE FRONT - 1:20



DISPLAY CASE SIDE - 1:20

KEY

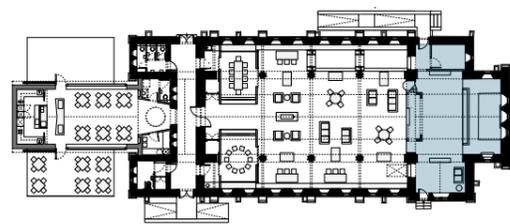
- 1. Metal Framed Glass Display Case
- 2. Recessed Display Case
- 3. Drawers for Display of Sensitive Information
- 4. Book Shelves

05.00 Design Proposal
05.10 The Chancel and Stage

The Chancel will accommodate a stage area for performances, with the audience located in the main space. A free standing high-backed bench seat will create a separate, special space beside the altar, which will offer opportunities for quiet reflection.

Views will be framed by a proscenium-like element, which will act as a lighting rig, and help to define the Nave and Chancel as separate spaces, allowing each to feel more intimate, and appropriate to the building's new function as a community space (see section 04.02 for a statement of how the design has responded to the pre-app).

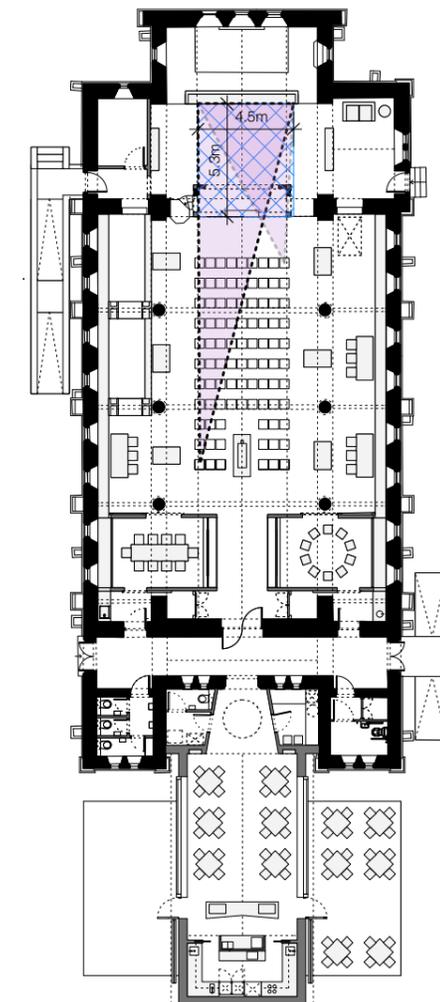
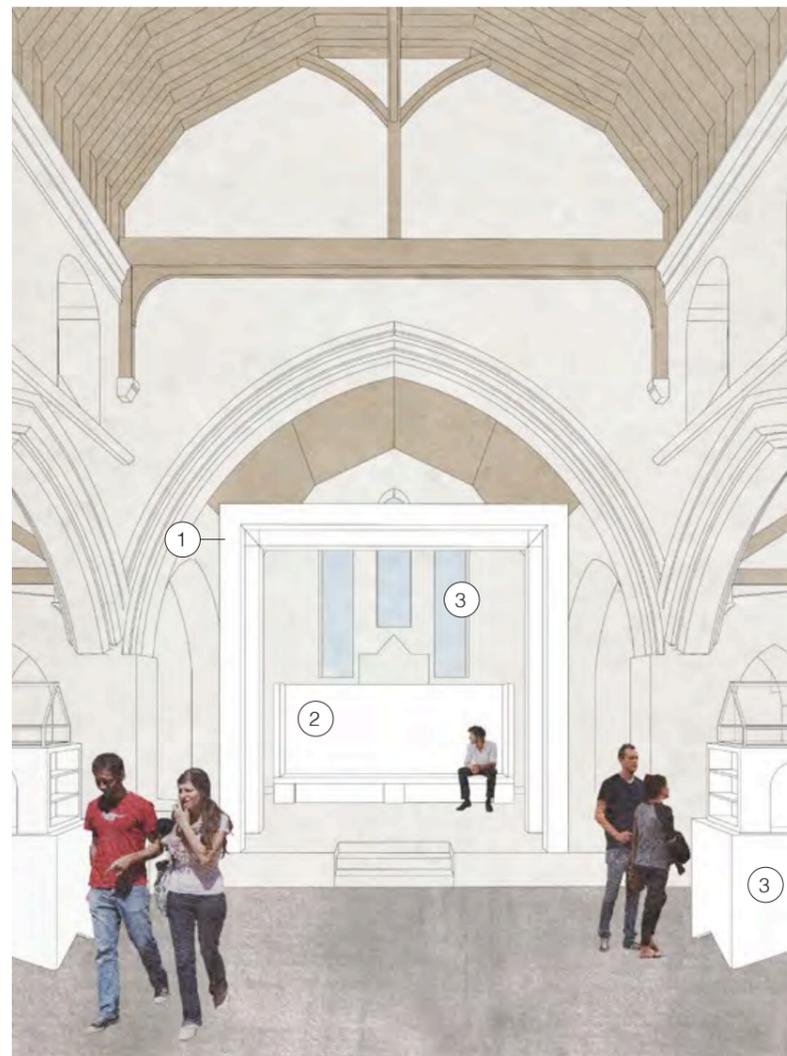
This plan shows The Main Space in 'performance mode'. The centre of the nave will accommodate 90 seated audience members, who will all enjoy uninterrupted views to a 4.5 x 5.3m stage located within The Chancel.



KEY

- 1. Stage
- 2. Free standing Bench with altar space beyond
- 3. Display Cases
- 4. Views to Stained Glass Beyond

Right: View to the Chancel showing the open stage area and the bench beyond screening a reflective space. (loose furniture not shown - to be specified later)



- Stage Area
- Side-front and Side-back Sightlines

05.00 The Design
05.11 Access

Approach

Pedestrian routes to the main entrance across the level site have been indicated on the adjacent plan along with a route from disabled parking. All footpaths will be formed from an accessible surface.

Entrance

An accessible entrance ramp has been designed in accordance with Part M of the Building Regulations, to take users from the external ground level to the internal floor level.

Circulation

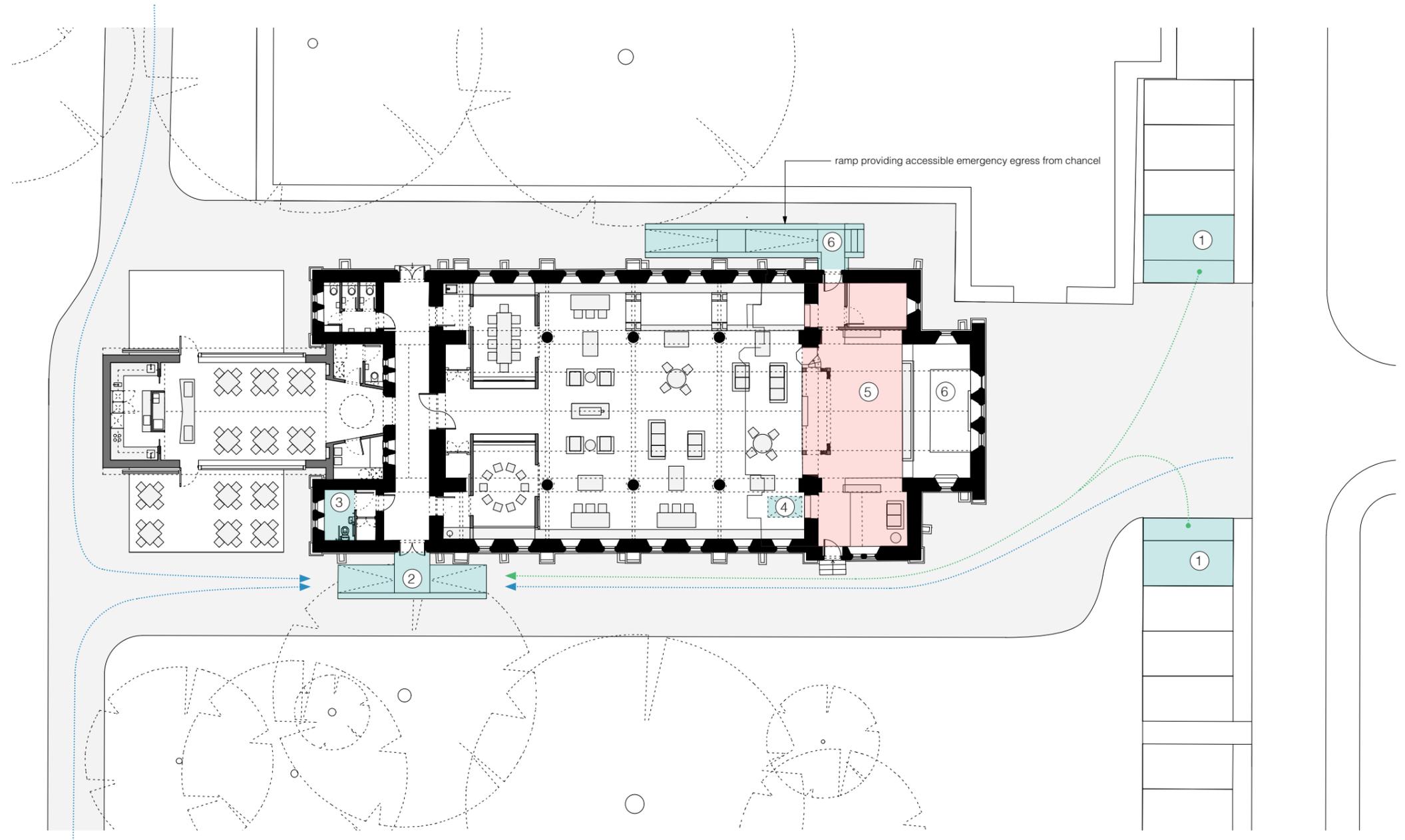
The floor level within the existing chapel are consistent apart from the chancel (5), and altar (6) which are both raised. The proposed extension will have a floor level consistent with the chapel. In order to provide access to the chancel area (highlighted in pink), whilst minimising visual and spatial impact on the space, an integrated platform lift with seamless floor finishes has been incorporated (see right).

Toilets

The west bays were chosen as the location for WCs due to their advantageous position in terms of circulation and building services. An accessible WC has been sited at 3

Fire strategy

During consultation with CDC Building Control it was advised that a ramp should be provided in order to accessible emergency egress from the chancel area.



KEY

- 1. Accessible Parking
- 2. Accessible Entrance Ramp
- 3. Accessible WC
- 4. Integrated Platform Lift
- 5. Chancel
- 6. Altar
- 7. Accessible Emergency Egress Ramp

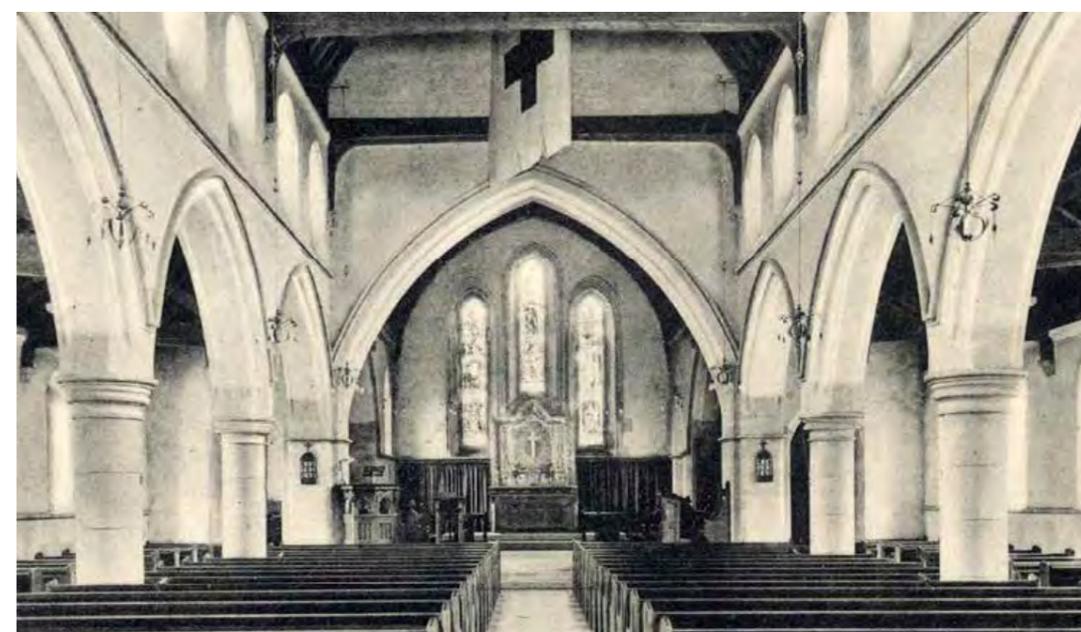
- Pedestrian Route
- Level Approach from Accessible Parking

*N.b Proposed block plan shows Linden Homes Phase 4 Masterplan.
Application reference: 14/01018/OUT*

Right: Images showing an integrated platform lift in operation



06.00 Heritage Impact Assessment



06.00 Heritage Impact Assessment
06.01 Proposal Impact Appraisal

Interfaces between new proposals and existing fabric. *Please read in conjunction with Architect drawings and design statement.*

The following heritage impact appraisal was written in response to the design which was submitted for pre-application advice (18/01029/PRESS). The submitted design has been developed in response to this appraisal. Please see notes on developments to the design in blue.

Entrance Canopy

Context: historically and culturally the West end marks a unique aspect at Graylingwell Chapel, the division of male and female entrance to a place of Worship with the two entrances. To conserve this reference to the sites history maintaining access from the West end of the Chapel is essential. The ramp which will negate the change in level providing access for all is mirrored on both entrances visually continuing the symmetry and balance that has resonates within the chapel. The South-West entrance is proposed to become the main entrance, and to mark this as a landmark a portico frames the existing South-West door **(1)**.

Interface: The new frame over the South-West entrance is proposed as a 'light touch' design with no physical connection to the historic fabric of the Chapel **(1)**.

Assessment: The addition of the access ramps as a point DDA and health and safety under BC Part M outweighs any minimal heritage impact the construction may have. The slim line, light weight, proposal for the framed canopy limits any visual impact on the existing chapel. This delicate metal structure acts as a contrast to the existing flint and stone work façade, and registers the continuing development of the site and its history **(1)**.

NO SIGNIFICANT IMPACT

1. In response to the pre-application advice the canopy has been removed from the scheme and replaced with a low-level wall that gathers up the ramp and acts as a balustrade. The wall will be clad in flint cobbles so that it is in keeping with the materials of existing chapel, with brass lettering subtly communicating the building's new use to passers by.

Narthex

Context: this area of the Chapel will continue to function much as it has done since its construction and use as an active Chapel for Graylingwell Hospital. The proposal makes no structural alterations to this area of the chapel, with repair and redecoration only in order to create a welcoming circulation space that remains of a neutral fit out and aesthetic leading into the main spaces.

Interface: Any work undertaken within this space is repair or superficial aesthetic redecoration therefore no harm or impact will be placed upon the historic fabric, but enhancements which will restore the existing which is in disrepair.

Assessment:

NO SIGNIFICANT IMPACT.

Memory Cafe

Context: to retain the form and layout of the holistic existing chapel, preventing a proposed location which would cause considerable harm to the existing fabric, history and layout, the proposal for the café is in a new break out space on the West end of the chapel. Currently the only services supply the chapel has is a temporary kitchen in space containing a small sink and cupboards in an inappropriate location for reuse, containing dry rot, and a non-viable option for expansion.

Interface: the proposed materiality suggests a metal-clad timber frame structure with a light footprint on the site, in keeping with the surrounding green spaces and providing a contrast between the existing stone, brick and flint façade. The expressive form proposed is subservient to the original chapel with a lower roof height. The architectural forms are sympathetic to the those used within the Chapel design on the chapel. Internally, the proposal is accessed from the chapel at the location of an existing West door opening. This opening will need to be opened outwards and down to provide sufficient access through to nearly the full extent of the recessed West central wall **(2)**.

Assessment: Some form of intervention is required to give the building a sustainable future, by providing this additional space to accommodate cellular use space in a new build to avoid the subdivisions of the architectural rooms within the chapel which must retain their open connected relationship.

MANAGED SIGNIFICANT IMPACT

2. The scheme submitted for pre-application advice required a section of west wall of the Narthex to be demolished. In order to reduce

the impact of the development on the existing fabric, the link between the café and the narthex has been redesigned so that no section of the west wall of the narthex is demolished. This will allow the lancet windows and existing west entrance door to be retained, so that character of the narthex is preserved.

WC/ Cloaks

Context: The proposed locations are in the quiet spaces to the west end of the chapel. there are currently no toilet facilities provided at the chapel.

Interface: a drainage plan **(3)** would need to be provided, and a drainage and archaeological survey in order to make sure no unmarked graves are located within the vicinity of the chapel, this may require an Archaeologist to be present and prepare a report **(4)**. The fit out and finish proposed in the toilets uses the timber finish highlighting the existing and new elements within the chapel, all finishes would be aesthetic and reversible.

Assessment:

NO SIGNIFICANT IMPACT

3. Drainage has been designed so that there will be no visual impact on the outside of the existing building.

4. Graylingwell Chapel is non-consecrated, and there were no burials in the vicinity.

06.00 Heritage Impact Assessment
06.01 Proposal Impact Appraisal Continued

Meeting room/ Quiet Space/ Offices

Context: these new soft touch 'room within the room', timber structures are framed and dwarfed by the existing stone arches. The interventions sit within the setting of the chapel as objects. The temporary structures take advantage of the existing window and door openings and are sensitive to the setting.

Interface: the spaces are proposed to be sitting within the existing space as large items of furniture, there are no physical abutments or joints except onto the floor itself. The contrast in materials provides a supporting visual aid to highlight the new intervention in the original holistic space, and is a reversible change. The visual impact of the spaces breaks the holistic view of the chapels nave; however, glazing is used to break this, and the scale of the interventions allow the spaces to read as objects within the holistic chapel.

Assessment:

NO SIGNIFICANT IMPACT

Interactive Play Area

Context: early stages play area with no material alteration to the Aisle. This use is not dissimilar to church youth group and junior church designated area found in other places of Worship.

Interface: there are no material alterations proposed, but redecoration enhancement to the historic fabric. All furniture is not fixed and light weight for children.

Assessment:

NO SIGNIFICANT IMPACT

Main Space and Interpretation:

Context: proposed to reflect the City Cross in Chichester on market day and consistent with the historic use of the large architectural spaces provided by the Medieval cathedrals of England that were the only spaces for market and community gathering. Sterilized by the rigidity of pews the removal of which provides a soft touch approach to providing a multi-purpose space.

Interface: there are no proposed material alterations. The furniture proposed are not fixed items, but soft furniture and rugs. A conservation benefit is the restoration of the existing parquet flooring (5). The built-in furniture between nave and aisle would visually break the holistic chapel space (6), however these would not be full height so the space would continue to read as a whole. They should be mounted to provide flexibility in use of the space.

Assessment:

NO SIGNIFICANT IMPACT.

5. The parquet will be retained below an overlaid underfloor heating system with a polished screed floor finish. This will allow the chapel to be comfortable and warm for occupants throughout the year, whilst being reversible from a conservation perspective (see section 05.06).

6. The interpretation display cases will be free-standing rather than built-in in order to increase flexibility and reduce impact on the existing fabric.

Interpretation Screen:

Context: proposed for community uses and functions consistent with the transformation of many places of Worship.

Interface: the Interpretation Screen will provide a visual stop in the chapel, allowing the spiritual space beyond to remain sacred (7). The contrast in materials provides a supporting visual aid to highlight the new intervention in the original holistic space, and is a reversible change.

Assessment:

MANAGED SIGNIFICANT IMPACT

7. The Interpretation Screen has been removed from the scheme in response to CDC comments and has been replaced with a lightweight proscenium-like element which will frame the audience's views of the stage area while acting as a lighting rig. This element will also help to define the Nave and Chancel as separate spaces, allowing each to feel more intimate, and appropriate to the building's new function as a community space. Views of the easterly stained glass windows from the Nave will be maintained.

Chancel

Context: the proposed use is as an exhibition space, meeting room, green room and for small private hire. (8)

Interface: removal of the existing organ, after recording, consistent with the transformation of many places of Worship will provide flexibility of use but retain the sanctity of space for continuing worship when required. Retention of the existing pews will retain the cultural significance of the space (9). The heritage importance of the organ should be assessed and if unimportant removal will provide usable space but will lose the cultural significance of the space. Gentle clean and decorative repair will enhance its appeal if retained.

Assessment:

LOW SIGNIFICANT IMPACT

8. The Chancel will now function as a stage area with elements of interpretation included.

9. The damaged pew plinth to the south of the chancel will be removed, along with the pews to the north in order to facilitate use of the Chancel area as a stage area. The pews will be retained on site.

06.00 Heritage Impact Assessment

06.01 Proposal Impact Appraisal Continued

Summary

The art of survival is to adapt to the changing needs of society which by doing so many ancient buildings have survived through either adaptation or alteration or extension. This proposal retains the original architectural composition by imaginative reuse of the architectural spaces within the chapel, by locating the intrusive changes in the lesser projecting West wings and using them to frame an extension that reflects the architectural form of the Chapel without replicating it or changing the form of it.

The proposal requires hardly any change to the external fabric other than repairs to it in particular the bellcote that is in poor condition.

Internally the open interconnecting spaces of the Chapel are retained. And brought back to life with activities that reflect the busyness of the markets in the Mediaeval cathedrals. The building will hum to the sounds of joyful life which by good fortune is not the stereotype Victorian mausoleum so many Victorian designs created.

The proposal is to be credited as a successful reuse of Victorian ecclesiastical space. Grant aid funding will restore the Chapel as a fine example of the institution chapels of the Victorian epoch.