



Statutory Advisory Committee

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Senior Advisor

Adrian Browning
Closed Churches Division
Church House
Great Smith Street
London SW1P 3AZ

Your Ref: RC27/28

13 October 2012

Dear Adrian,

ASTWOOD, ST PETER (Oxford)

Your request for the Council's early information and advice on the church of St. Peter, Astwood, was considered by the Statutory Advisory Committee at a meeting held on 10 October.

Having considered your request in the light of a member level site visit, the Committee noted the Schedule of Additional Information, aspects of which informed its formal advice. The Committee endorsed both the Critical Information Summary and the Informed Change Assessment and concluded that this Grade II* church was of moderate to high significance with limited scope for change and for the mitigation of its impacts. Notwithstanding small differences of view as to matters of building chronology, the Committee advised that the post-war rebuilding of the nave roof was a notable piece of historicism in which the form of the roof reflects that its C16 predecessor. In consequence, the Committee advised that the church be preserved by conversion to an alternative use, drawing attention to the historic and archaeological significance of the site and to the archaeological implications of any intervention above or below ground.

In considering the future of the church in the event of there being no suitable alternative use, the Committee not convinced that a recommendation for vesting would be forthcoming. As with a similar case considered at the last meeting, the Committee regretted the lack of opportunity to explore open and sustainable, which would certainly have been done had the church been referred to the Council in the current year.

As to matters of detail, the Committee advised that, overall, the contents were of moderate to high significance. In this context attention was drawn to the high significance of the bells and bell-frame, the former of which the Committee advised should be preserved in situ if the church is retained in community use and otherwise re-located in line with the SAC policy. The Committee advised that the organ, which was built by Trustrum of Bedford around 1850, be referred to BIOS for assessment of its historic significance and, on the basis of the BIOS findings, be preserved by relocation to a new home elsewhere.

The wall monuments – from which that of Margaret Lowndes (d. 1743) was omitted from the PM report – are of historic local interest and moderate national significance as works of art. The ledger stones and brasses which range in date from the C15 to C18 [Brasses: C15-16; ledgers: C17-18] are of local historic individually and as a group and, in the case of the ledgers in the chancel and sanctuary, sufficiently numerous to constitute an 'historic floor'. While, as a whole, the monuments constituted a potential constraint, the Committee advised that although the contents were not of national significance as an entity, the notable contents should be preserved by relocation and re-use elsewhere. In offering this advice a caveat was made in respect of the war memorials, benefactions board, and Royal Arms, all of which were considered to be of historic interest and moderate local significance and worthy of preservation locally in a building to which the public has access.

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STATUTORY ADVISORY COMMITTEE
on closed and closing churches advising the Church Commissioners
and the Churches Conservation Trust on behalf of the
CHURCH BUILDINGS COUNCIL

CRITICAL INFORMATION SUMMARY


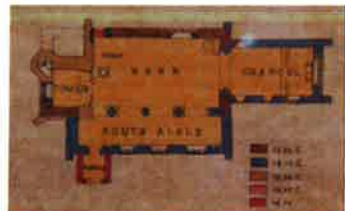

This Critical Information Summary has been issued by the Statutory Advisory Committee to provide a synopsis of heritage and planning information relating to the named church which is subject to procedures under the Pastoral Measure 1983 as amended. The document is intended to assist the Church Commissioners and other ecclesiastical and secular planning authorities in the management of casework, and is issued without prejudice to the process of the 1983 Measure and to the needs of a third party to comply with the requirements of ecclesiastical or secular planning procedures. The information, for which the Committee gives no warranty, was (to the Committee's knowledge and belief) correct as at the date given on the document and is based on secondary sources and personal observation only.





Parish	Astwood	Dedication	St. Peter
County	Buckinghamshire	Diocese	Oxford




Address	Main Road, Astwood, Nr. Newport Pagnall, Bucks, MK16 9JS Sherington with Chicheley, North Crawley, Astwood and Hardmead (27/439BL); Archdeaconry of Buckingham
Benefice & Archdeaconry	
Local Authority	
NGR	SP 950 473
SMR/NMR/HER	

Date of redundancy	
Uses approved	

Designations: LB, CA, SAM, SSSI, SINC, TPO etc.	Church: Grade II*; not in a Conservation Area. [The 'base of an ancient cross' said in the VCH (Bucks., iv, 270) to be opposite the S porch was not noted by the RCHM, nor noted in the statutory list. Not seen 2012]
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<p>Outline history of site & building</p>  <p style="text-align: center;">S elevation from churchyard</p>  <p style="text-align: center;">Church plan based on RCHM</p>	<p>Church (chapel) first recorded at Astwood in the 12C (before 1154) when it was named among the gifts of the lords of Newport to the Cluniac priory at Tickford [VCH, 1, 360-1, 364]. Re-used architectural fragments of late 12C date are in evidence on the tower [fragments noted by VCH & RCHM in chancel arch possibly removed/covered in 1963].</p> <p>The established building history comprises <u>four</u> phases: (1) 12C church; (2) 14C rebuilding of the chancel on an extended plan & the addition of a S nave aisle; (3) c.1400 W tower built in SW corner of 12C nave, NW corner of nave demolished and new W wall built on W side of N door; (4) 16C addition of a nave clerestory and new nave & aisle roofs, S porch also added.</p> <p>List description (1966) 'Mainly C14 and C15.'</p> <p><u>Restoration.</u> The 16C main nave roof destroyed & the S porch damaged by bombing in 1940 after which the church was left unroofed until 1963,</p>	
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	when the existing concrete truss roof was constructed & the interior and its furnishings were restored. The chancel roof was replaced in 1971.
Location in townscape or landscape	Situated at the NW end of the village near the junction of Main Road and the A422 from Milton Keynes to Bedford.
Building: materials, plan form/constituent parts of building & site  <p>Int. view of nave from S. aisle</p>	<p>Materials: <i>Exterior:</i> Limestone, coursed rubble with freestone dressings; chancel, N nave wall & N face of tower (stage 1) rendered. Roofs: lead (S aisle); clay tile (chancel & S porch); nave roof in concrete.</p> <p><i>Interior:</i> chancel, S aisle & tower interior plastered, central nave walls exposed to full height. Floors: chancel: ledgers, flagstones & tile; nave [pew platforms replaced with concrete] tile & pamet aisle; S aisle: brick; tower stone flags & brick tiles.</p> <p>[Note: QIR notes possible evidence of early 'lime wash decorations' around the inner arch of the S nave door – not seen]</p> <p>Plan form/constituent parts: Nave of 4-bays with S aisle & SW porch, SW tower, chancel.</p>
Notable features, fittings and characteristics of building (in chronological order)  <p>Chancel N wall, wall monuments</p>  <p>Turret clock of 1774</p>	<ul style="list-style-type: none"> • [See Bells below] • 12C architectural fragments re-used in tower [chancel arch – VCH] • Font: 14C bowl & 13C stem • Monumental brass: Roger Keston d 1409 • Monumental brass: Thomas Chibnale d 1534 & 2 wives • Doors: tower stair 16-17C; SW door 17C • 16 & 17C furnishings {S aisle benches, Holy Table (S aisle), chest & chair • 17C tablet: Samuel Cranmer d 1640 [family of Archbishop Thomas Cranmer] • 18C Lowndes family monuments & ledgers incl. monument to William Lowndes d 1775 attrib. John Vidler of Westminster (fl. 1775 -1804) • 18C ledgers to Lowndes & Layton families • Turret clock, 1774 • Royal Arms of William IV (1765-1837) • Choir seating, oak with inlaid bench-ends, 1885
Stained Glass	None: Plain glazing in leaded diamond quarries
Organ 	<p>No survey currently available on NPOR Identified as Trustam of Bedford ca. 1850.</p> <p>1 manual organ at E end of S aisle, brass plates record purchase from (1) Chicksands Priory, 1936, and (2) Kempston, 1997. [Removed from the Bunyan Meeting Chapel, Kempston 1976].</p> <p>Harmonium by Hillier of London.</p>

War memorials	<p>WWI – white marble on grey slate apron (UKNIWM 8184) WWII – Portland stone plaque (UKNIWM 8185)</p>	
<p>Bells & bell-frame</p>  <p>Bell frame (15C or 17C)</p>	<p>Three bells.</p> <ul style="list-style-type: none"> • Treble & 2nd: c.1490 by Balcolme Shield of London (Dove's guide, G. Dawson & ChurchCare historic bells database). Note that A.H. Cocks attributes these two bells to founder John Walgrave of London, c.1430 (Cocks 1897: 30 & 305). • Tenor: James Keene of Woodstock, dated 1631. <p>Bell-frame: Probably C17 (Cocks 1897: 305) but possibly using earlier material.</p>	 <p>15C Bell by John Walgrave</p>
Other buildings or pieces of land		
Historical associations: people & events	<p>Monument of great nephew of Archbishop Thomas Cranmer. Monuments to Lowndes family</p>	

Human remains

Evidence of burials within church	Ledger stones in the chancel and sanctuary
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Condition


<p>State of repair QIR, Structural Engr Rpt.</p>	<p>QIR: Sept-08 by Bruce Deacon of Bruce Deacon Ltd.</p> <p>Structurally sound and generally good condition. Stonework repairs, pointing, and the clearance of ivy (S porch & S aisle) recommended. Evidence of stone replacement to window tracery where deteriorated.</p>
<p>Heritage at Risk Register: Local, national</p>	<p>Not on national Heritage at Risk Register.</p>

Planning and amenity issues

Local social & amenity profile	<p>Rural dormitory village serving Milton Keynes, Bedford, Northampton and commuting to London.</p>
Local plan	<p>Milton Keynes Council adopted its Local Plan on 2005. This is in process of being replaced by the Local Development Framework. The Local Plan, its saved policies and Supplementary documents can be found by following the links at: http://www.miltonkeynes.gov.uk/planning-policy/displayarticle.asp?ID=61289 [Email: development.plans@miltonkeynes.gov.uk; tel. 01908 252599/ for planning enquiries, Email planning.enquiries@miltonkeynes.gov.uk; tel. 01908 252358 (this information was valid as at 19-Sept-12)</p>

Identified risk of flooding	Not located in area identified as being at risk from flooding from the River Thames (Environment Agency)
Availability & provision of mains/services / WCs / disabled access (Equality Act 2010)	Electricity.
Archaeological implications of alternative use (church/churchyard/site)	Even though documentary and material evidence indicate that the church site has been in ecclesiastical use since at least the C12, Roman-British pottery and ditches comprise the record of early settlement. Though a church (or chapel – <i>capellam</i>) was in existence by 1154 –poss.earlier – the archaeological profile of Astwood is late medieval and early modern housing, including a medieval moated house 450yds E of the church.
Human remains considerations	None

Churchyard, Curtilage and planning

Status of churchyard	Open for burial.
General character and setting of churchyard and curtilage 	Church and churchyard give the impression of being secluded with only the upper story of the 3-stage tower being visible over the mature trees on the N & W boundaries. The ground is level falling away to the N with late 17C and 18C headstones near the church on the N & S and 19C & 20C burials curtilage to the N of 2 mature yews, and the 20C burials to the E & N of the chancel on the E boundary. The churchyard has mature horse chestnut, lime and yew trees. Well kept.
Churchyard monuments, memorials & chapels	Large late 18C chest tomb (insc illegible) with railings to NE of chancel. 17C & 18C headstones of local stone?
Commonwealth war-graves	2 CWG: <ul style="list-style-type: none"> • Driver J.A. Bacon d 3-Nov-1945 • Pte S.C. Wright d 21-Nov-1943 [Note: Commemorative insc. at base (not recorded by CWGC) recording: “his brother Arthur George died Japan June 1943 whilst a prisoner of war...”]
Boundary walls & lychgate (N.B. war memorial gates)	The N boundary is marked by a brick wall; the S and W boundaries by post and rail timber fence, and the E boundary by a hedge, paling fence and close boarded fence. At the entrance of the churchyard there is a five-bar wooden gate and a small garden gate at the SE.
Churchyard or adjacent burial ground subject to Open Spaces Act	No
Enabling development required/in place / S.106 Agreement / other planning considerations	None
Use dependent on availability of amenity land (not within churchyard or curtilage)	No

Access/egress to site (highways issues)	Metalled road from access gate in N boundary wall to church; footpath to S porch.
Parking on/off site, street	Small parking are near SW access gate.

Biodiversity

Churchyard designations, e.g. Local Nature Reserve	
Protected species as listed by Countryside Officer	QIR Sept-08, paragraph 19.05, evidence of bats.
Trees & Tree Preservation Orders	None

Records and references

	<ul style="list-style-type: none"> • Pastoral Measure Report: 25-Oct-11 PM 2259 • Additional Information Summary: September 2012 • P10 form: 09-Jul-12 • Church Inventory: No • QIR: Sept-08 by Bruce Deacon of Bruce Deacon Ltd • Milton Keynes Council (http://www.miltonkeynes.gov.uk/) • ChurchCare Database of Historically Significant Bells and Bell Frames (http://www.churchcare.co.uk/bells.php) • Cocks, A.H. 1897. <i>The Church Bells of Buckinghamshire</i>. Jarrold & Sons, London. • Dove's Guide for Church Bell Ringers (http://dove.cccbr.org.uk/home.php) • George Dawson's National Bell Register (http://georgedawson.homestead.com/) • Environment Agency flood maps (http://www.environment-agency.gov.uk/homeandleisure/37837.aspx) • Heritage Gateway (http://www.heritagegateway.org.uk/gateway/) • Multi Agency Geographical Information for the Countryside website (http://magic.defra.gov.uk/) • National Monuments Record of England (NMR), accessed via the Archaeology Data Service website (http://ads.ahds.ac.uk) • Royal Commission on Historical Monuments (England). Buckinghamshire. Vol. II: North. His Majesty's Stationer, 1913. • Victoria County History, Buckinghamshire, 1 (1905); 4, (1927)
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Date compiled	01-Oct-12
Updated	



STATUTORY ADVISORY COMMITTEE
on closed and closing churches advising the
Church Commissioners
and the Churches Conservation Trust
on behalf of the
CHURCH BUILDINGS COUNCIL

INFORMED CHANGE ASSESSMENT

Parish	ASTWOOD	Dedication	St. Peter
Diocese	Oxford	County	Buckinghamshire
Address	Main Road, Astwood, Nr. Newport Pagnall, Bucks, MK16 9JS		
LPA	Milton Keynes Council		
Listing & Designation	Church: II*	Conservation Area	N
		Area of Outstanding Natural Beauty	N
Outline	<ul style="list-style-type: none"> • C12 origins (charter evidence & C12 architectural fragments re-used in W tower). • Church largely rebuilt C14 with addition of S aisle; W tower added c. 1400. C16 addition of N & S clerestory, nave and S aisle re-roofed. • Nave & S porch damaged by bombing 1940. Church left unroofed until 1963 when new concrete truss roof erected over nave (S aisle roof preserved) and interior restored and re-furbished. 		
Plan	<ul style="list-style-type: none"> • 4-bay nave with (blocked) NW door, S aisle and SW porch, W tower of 3 stages, chancel with S priests doorway. 		
Materials	<p><u>Materials:</u></p> <ul style="list-style-type: none"> • <i>Exterior:</i> Limestone, coursed rubble with freestone dressings; N wall of chancel, nave & N face of tower (stage 1) rendered. Roofs: lead (S aisle); clay tile (chancel & S porch); nave roof in concrete. • <i>Interior:</i> chancel, S aisle & interior of tower (lower stage) plastered, central nave walls exposed to full height. Floors: chancel: ledgers, flagstones & tile; nave [pew platforms replaced with concrete] tile & pamet aisle; S aisle: brick; tower stone flags& brick tiles. 		


The Committee's advice as outlined in this document has been offered to the commissioning body [Church Commissioners or Churches Conservation Trust] and should not be taken to indicate that listed building consent and / or planning permission will be granted for the alterations discussed.


PART 1


ASSESSMENT OF SIGNIFICANCE AND OVERALL HERITAGE VALUE


*This assessment is based on the **Criteria for determining heritage values and the scope for change in closed Anglican churches**, issued in May 2008 by the Advisory Board for Redundant Churches after public consultation and adopted by the Statutory Advisory Committee in June 2008 on behalf of the Church Buildings Council.*

In Part 1 of this document **L, M & H** refer to **Low, Moderate & High** significance

1	CONTEXT	
	The Grade II* listed church on the NW edge of the village of Astwood where it stands towards the southern boundary of an historic churchyard.	M-H
	Documentary and material evidence indicate that the site has been in continuous ecclesiastical use since the C12.	M-H
	The church which, though partly concealed by mature trees on the N & W boundaries, is a feature of value in the streetscape.	M
	As a building of medieval and early modern date, the church is a feature of considerable local historic interest.	M-H
	CONCLUSION	MODERATE TO HIGH

2	CHURCHYARD	
	As an ecclesiastical site in use since the C12, the churchyard is of archaeological significance and potential.	M-H
	The areas of the churchyard to the N & S of the church contain late C17 and C18 headstones which are of local historic interest and some aesthetic quality.	M
	The marked burials are of local historic interest and include 2 burials in the care of the Commonwealth War Graves Commission.	M
	The mature trees (horse chestnut, lime, yew) contribute to the setting of the church and are features of value in the streetscape.	M
	CONCLUSION	MODERATE

3 CHURCH	
The church is of national interest as a Grade II* listed building.	M-H
The church is of historic and archaeological significance as a record of a building and site in ecclesiastical use since C12, and as a record of its architectural social history.	M-H
The church is of archaeological & historic significance as a place of burial and commemoration, notably of the Lowndes family, which is of local historic interest.	M
The church is of national and local architectural significance as an example of a C14 and C15 parish church.	M
The C20 re-roofing of the nave contributes to the architectural significance of the church and the quality of the nave as an architectural space	M-H
CONCLUSION	MODERATE TO HIGH

4 CONTENTS	
The contents contribute to the overall significance of the Grade II* listed building.	M-H
The re-used fragments of C12 stonework are of considerable national and local significance.	M-H
The C15 & C17 bells and the C17 bell-frame (poss. C15) are of historic interest and high national significance.	H
The C15 & C16 monumental brasses are of historic interest.	M-H
The C16 & C17 furnishings [Holy Table, S. aisle benches, chair, 'church' chest] are of national & local significance.	M
The C17 & C18 wall monuments and ledger stones are of local historic interest and contribute to the national significance.	M-H
The C18 benefaction board is of local historic significance.	M
The C18 turret clock is of national historic interest.	M
The Royal Arms of King William IV are of significance.	M
The choir benches and desks of 1885 are of local significance.	L-M
The pipe organ is of historic interest and aesthetic quality.	M
The main nave benches are of little historic interest or aesthetic quality	L
The WWI & II memorials are of local historic significance.	L



CONCLUSION	MODERATE TO HIGH (bells & bell-frame H)
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PROVISIONAL CONCLUSION:
The church and its contents are of **moderate to high** significance as a heritage asset.


PART 2:
SCOPE FOR CHANGE AND POTENTIAL IMPACTS ON SIGNIFICANCE

In the event that a change of use involves proposals for alterations or development affecting the site, building, contents, monuments or memorials, need must be demonstrated and evidence provided that options, impacts, and mitigation strategies have been adequately explored. Comment on the scope for alteration takes account of significance and is offered without prejudice to the requirements of relevant legislation and current planning policy guidance.


1	CHANGE TO THE CHURCHYARD AND CURTILAGE
1.1	<p>NOTABLE CONSTRAINTS</p> <p>The church is Grade II* listed and a focal point of the historic settlement.</p> <p>The churchyard is of moderate to high archaeological sensitivity and potential.</p> <p>The churchyard contains headstones and other grave markers of moderate local interest.</p> <p>Mature trees within the churchyard contribute to the setting of the listed building and are features of value in the streetscape.</p>


1.2	SCOPE FOR CHANGE, POTENTIAL IMPACTS AND POSSIBLE MITIGATION	
<p>IMPROVED PEDESTRIAN & VEHICULAR ACCESS</p>  <p style="text-align: center;">Entrance gate on Main Road</p>	Scope	<p>No scope:</p> <ul style="list-style-type: none"> • Note: an all-weather level road, parking space, and an all weather footpath to the principal entrance (and the SE gate) exists.
	Potential impact	<p>High:</p> <ul style="list-style-type: none"> • <i>Affecting</i> – setting • <i>Affecting</i> – monuments & headstones • <i>Affecting</i> – archaeology & human remains
	Mitigation	None envisaged
<p>DEVELOPMENT WITHIN CHURCHYARD</p>  <p style="text-align: center;">Footpath from road past porch to E gate</p>	Scope	None
	Potential impact	<p>High:</p> <ul style="list-style-type: none"> • <i>Affecting</i> – setting (/fabric) of the church. • <i>Affecting</i> – archaeology & human remains
	Mitigation	None envisaged

2	CHANGE TO THE EXTERIOR OF THE CHURCH
2.1	NOTABLE CONSTRAINTS
	The church is a Grade II* listed building of moderate to high national significance.
	The church with its W tower is a feature of value in its village setting with principal views from W & S [the N elevation is currently obscured by trees].
	The church is of moderate to high significance as a later medieval building with C12 origins.
	The churchyard is of moderate to high archaeological significance and potential as a site in ecclesiastical use since the C12.



2.2	SCOPE FOR CHANGE, POTENTIAL IMPACTS AND POSSIBLE MITIGATION	
ADDITION AND ALTERATION TO THE EXTERIOR  N elevation of W tower	Scope	Little or none <ul style="list-style-type: none"> Replacement of cement based renders (N elevation incl. W tower)
	Potential impact	High <ul style="list-style-type: none"> <i>Affecting</i> – setting & principal views of the church. <i>Affecting</i> – fabric of the listed church. <i>Affecting</i> – architectural quality of the composition, its silhouette and massing. <i>Affecting</i> – archaeology of site & human remains.
	Mitigation	<ul style="list-style-type: none"> None envisaged

3	CHANGES TO THE INTERIOR OF THE CHURCH
The 3.1	NOTABLE CONSTRAINTS
	The church is a Grade II* listed building of moderate to high overall significance.
	The interior as a naturally light architectural space is of some quality and significance.
	The height of the W tower arch relative to the nave.
	The architectural quality and significance of the S aisle and its contents as an entity.
	The C16 benches of the S aisle are of moderate historic interest and significance.
	The C17 & C18 ledgers in the chancel and sanctuary are of moderate national significance.
	C17 & C18 wall monuments in the chancel are of moderate to high significance.

3.2	SCOPE FOR CHANGE, POTENTIAL IMPACTS AND POSSIBLE MITIGATION	
SUB-DIVISION OF PRINCIPAL SPACE  Nave view to W	Scope	Limited scope: <ul style="list-style-type: none"> Potential N side gallery in nave.
	Potential impact	High: <ul style="list-style-type: none"> <i>Affecting</i> – quality of the interior as an architectural space.
	Mitigation	<ul style="list-style-type: none"> By limiting subdivision to a portion of the nave so as to preserve existing sight-lines and spatial relationships between nave and aisle, tower & chancel. By archaeological assessment and mitigation strategy for archaeology and human remains.

UNIFIED FLOOR LEVEL  C18 ledger stones to Lowndes family	Scope	Little scope: <ul style="list-style-type: none"> Sanctuary platform is raised, otherwise level throughout.
	Potential impact	High: <ul style="list-style-type: none"> <i>Affecting</i> – C18 ledgers in Sanctuary
	Mitigation	None envisaged

4	CHANGES TO THE CONTENTS OF THE CHURCH
4.1	NOTABLE CONSTRAINTS
	Contribution of contents to the historic interest and aesthetic quality and to both the local and national significance of the church.
	Contribution of C16 S aisle benches to historic interest & national significance of the church.
	Contribution of the C17 (poss. C15) bell-frame to the national significance of the listed church.
	Contribution of the C15 & C17 bells to the national significance of the listed church.
	Contribution of the C18 turret clock to the national significance of the church.
	Contribution of the wall monuments to the national and local significance of the church.
	Contribution of WWI & II memorials to the local historic interest of the church.

4.2	SCOPE FOR CHANGE, POTENTIAL IMPACTS AND POSSIBLE MITIGATION	
REMOVAL OR RELOCATION OF CONTENTS  S aisle benches  Choir benches	Scope	Some scope: <ul style="list-style-type: none"> for the removal of contents that are either not listed as notable in the CIS, or which are assessed as Low/ Low to Moderate significance for the removal and/or relocation of contents that are either subject to bishop's directions (e.g. Font), or are of Moderate significance or above
	Potential impact	Impact on the historic interest and aesthetic quality of the interior, and the local and national significance of the church overall: Low <ul style="list-style-type: none"> <i>affecting</i> – the removal of contents of low or low to moderate significance; Moderate to high <ul style="list-style-type: none"> <i>affecting</i> – the removal of contents of moderate significance or above;
	Mitigation	<ul style="list-style-type: none"> Proposals for the removal and/or relocation of contents of moderate significance and above should be



Royal Arms of William IV

fully justified

- Preservation of contents of national significance by record prior to relocation.
- Preservation of contents of low to moderate significance by record.

5 PROVISIONAL CONCLUSIONS:

The church is a Grade II* listed building of **moderate to high** significance with limited scope for change and some scope for the mitigation of its impacts.

For office use

<i>elements > aspects √</i>	Church	Contents	Churchyard	Landscape/ townscape	Overall High-moderate- low
Statutory and non-statutory designations/ planning considerations	Moderate to High	Moderate to High	Moderate to High	Moderate to High	Moderate to High
Historic interest	Moderate to High	Moderate to High (bell & bell-frame H)	Moderate to High	Moderate to High	Moderate to High
Archaeological interest/sensitivity	Moderate to High	Moderate to High	Moderate to High	Moderate to High	Moderate to High
Architectural / aesthetic quality	Moderate	Moderate to High	Moderate to High	Moderate	Moderate to High
Overall High-moderate- low	Moderate to High	Moderate to High (bell & bell-frame H)	Moderate to High	Moderate to High	Moderate to High

Low
Low to Moderate
Moderate
Moderate to High
High

Church House
September 2012