

YORKSHIRE DALES NATIONAL PARK AUTHORITY

Yoredale
Bainbridge
Leyburn
North Yorkshire
DL8 3EL
Tel: 0870 1 666333
Fax: 01969 652399
E-mail: planning@yorkshiredales.org.uk

APPLICATION FOR (PLEASE TICK):

- LISTED BUILDING CONSENT
 CONSERVATION AREA CONSENT

RECEIVED BY:-
Yorkshire Dales National Park Authority
- 4 MAR 2008
E-mail: planning@yorkshiredales.org.uk

Planning (Listed Buildings & Conservation Areas) Act 1990

Please read the notes before completing this form and answer all questions (block capitals)

Planning Ref No (for office use): <u>C/33/255D/LB</u>	
<p>1. Applicant <u>CONGREGATIONAL CHURCH.</u> Name <u>REV P THOMAS</u> Address E-mail</p>	<p>Agent (if any) to whom correspondence will be sent Name <u>BRIAN FOXLEY ARCHITECT</u> Address <u>SUNHILL OFFICES</u> <u>FLEETS LANE</u> <u>RYLSTONE, SKIPTON</u> <u>BD23 6NA</u> Tel No : E-mail</p>
2. Nature of applicant's interest in property (eg Owner, Lessee, prospective Purchaser etc) <u>OWNER</u>	
3. Full address of the property to which this application relates <u>GARRS LANE CONGREGATIONAL CHURCH</u> <u>GRASSINGTON</u>	
4. Please give a description of the proposal including the type, colour and texture of materials to be used. Please also give details of any proposed alterations to internal features <u>STRUCTURAL INTERVENTION + REPAIR TO FRONT WALL</u> <u>OPTIONS A + B (FOR CONSIDERATION) REPAIR</u> <u>TO ROOF STRUCTURE</u>	
5. Please give details of any demolition involved (if application is for listed building consent and demolition is involved please provide 6 additional sets of plans) <u>N/A</u>	
6. Date: <u>3 MARCH 2008</u>	Signed: <u>1</u> On behalf of: <u>REV P THOMAS</u> (insert applicant's name if signed by an agent)

PLANNING (LISTED BUILDINGS & CONSERVATION AREAS) ACT 1990

THE PLANNING (LISTED BUILDINGS & BUILDINGS IN CONSERVATION AREAS) REGULATIONS 1990

CERTIFICATE UNDER SCHEDULE 2

PLEASE COMPLETE AND SIGN ONE RELEVANT CERTIFICATE A, B, C OR D

CERTIFICATE A (If you are a freehold owner of all the land to which the application relates).

I hereby certify that:

1. No person other than the applicant was an owner [note (1) below] of any part of the land to which the application relates at the beginning of the period of 21 days before the date of the accompanying application.

Signed Date 3 March 08.

On behalf of Rev Peter Thomas for Congregational Church.
(insert applicant's name if signed by agent)

CERTIFICATE B (If you do not own all of the land to which the application relates).

I hereby certify that:

1. The requisite notice has been given to all persons who, 21 days before the date of this application, were owners [note (1) below] of any part of the land to which the application relates.

Name of Owner	Address	Date of Service of Notice
.....
.....
.....
.....	<u>N/A</u>

Signed Date

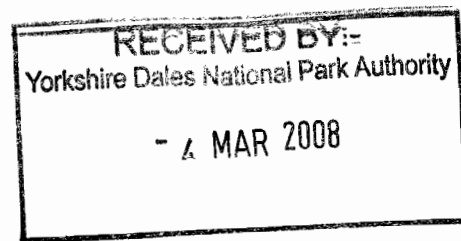
On behalf of

CERTIFICATE C: If you cannot complete Certificate B because you cannot trace all the owners of the land to which the application relates.

CERTIFICATE D: If you cannot complete Certificate B because you cannot trace any of the owners of the land to which the application relates.

NB: Certificates C and D obtainable from the National Park Authority on request.

NOTE (1): "owner" means a person having a freehold or a leasehold interest, the unexpired term of which is not less than 7 years.



Design and Access Statement + Justification

Introduction and description of proposals

Garrs Lane Congregational Church is a Protected Listed Building (Grade 2) constructed in 1811. The form of the building is simple and unadorned being constructed as a place for worship for an early non conformist denomination.

1. Stabilising the front wall

The Chapel is a two storey construction of loadbearing masonry with a pitched stone slated roof on Queen Post timber trusses. The upper section comprises a balcony gallery supported on a cast iron frame. The gallery is lit by windows at first floor level. The gallery ceiling is plaster with a decorative Rose in the centre and smaller ones around the perimeter.

Both Chapel and Gallery contain fixed wooden Pews, those of the gallery, being simple pine pews, are original. The gallery balcony void has been roofed over with a suspended ceiling for many years relegating the first gallery space for use as storage.

The front wall has shown signs of structural movement with a number of cracks developing through the wall and across the gallery ceiling.

The wall has been surveyed and monitored by Willie Haigh Consulting Engineers who advise that the movement is due to three factors;

1. The outward thrust of the roof
2. The inability of the unrestrained two story high wall to withstand the lateral thrust.
3. The incorporation of window openings along the front wall further weakening the buttressing ability of the wall.

The resultant movement appears to be a consequence of an inherent design flaw. Conventional repair of the cracks will leave the structural integrity of the building unresolved and further movement is likely to occur.

The solution proposed by Bill Haigh is to add structural support to the front wall, sufficient to withstand the lateral forces.

Two options have been identified (Options A and B) for consideration under Listed Building Consent. By its nature any additional support within the monument will be an intervention and as such requires our careful evaluation.

Option A – Buttressing

This option requires two buttresses to be constructed inside the Chapel, against the inside of the front wall. They are proposed as solid block work built off a solid concrete pad foundation

and extending up through the Chapel, through the historic fabric of the gallery and up to wall plate level at the top of the gallery wall.

The two sets of foundations would each be 600 wide 200 deep and extend 1300mm into the chapel. They would be located at approximately mid thirds of the wall. The block work piers would be 200mm wide and extend 900mm into the Chapel throughout the height of the Main Chapel and reduce to 450mm depth throughout the height of the gallery wall. The buttresses would be tied to the existing front masonry wall with ss ties.

The formation of the buttresses would involve, removal of the back two rows of pews, breaking up the ground floor in two places, excavation to form the foundation trenches. There would be the removal of the wall finish/plaster in two places to form a key for the block work and breaking through the historic fabric of the gallery to build the block work pier into the gallery space. This would incur the removal of original gallery soffit and floor sections, wide access being formed for construction and the removal of the back original pews within the gallery. The upper gallery walls would be chased to receive the block work piers.

Reinstatement, following plastering of the block work, would be to replace sections of the ground floor, cut out sections, adapt and replace ground floor pews. Reform the gallery soffit and re-plaster as a copy of the original fabric. Rebuild the gallery floor and reinstate after cutting and adapting, the original pews. Replaster the wall with a moderately hydraulic lime plaster and decorate with a mineral based breathable paint.

Option B – Bracing

This option is an alternative approach, one that relies on horizontal bracing across the mid span of the wall avoiding the disturbance and intervention to the walls, original gallery soffit and floors as in Option A. The gallery has been a redundant space for many years and the church has no intention to re-use it for additional seating for worship as was its original function. The ceiling within the chapel at the level of the gallery balustrade will be retained.

It is unlikely the gallery, its access and form of construction, comply with current Health and Safety legislation and Fire Regulations for a place of Public Assembly.

The bracing is proposed as a horizontal platform comprising two steels (533x210x82kg/m UB) spanning over the top of the original gallery balustrade and built into the existing front and rear walls. The bearing for each end would be 450x225x225 padstones. The beams would be installed via temporary openings formed in the roof from the north side. The bracing to the steels would be 225x75 C16 timber joists spanning at right angles and built into the web of the steel sections. Herring bone strutting would be formed between the joists.

The underside of the steels would oversail the top gallery pew platform and the top of the gallery balustrade. The finished level of the chipboard decking would be 480mm below the first floor window cills and 2100 below the underside of the trusses. The FFL of the deck would be 54.70m

LISTED BUILDING CONSENT APPLICATION

Architect	Date	Title	Number	Scale	Rev
Brian Foxley RIBA, Sunhill Offices, Fleets, Rylstone, N Yorkshire. BD23 6NA. brian.foxley@foxley.co.uk	01.03.08	Garrs Lane Church, Grassington Structural Intervention + Repairs	CF012	1:100	

The construction would require the careful removal of the gallery top pews but otherwise would not affect the historic fabric of the chapel below or the integrity of the gallery structure.

Appraisal

Both options reduce the cultural significance of the monument but the work is necessary in order to safeguard the building and not continue the vulnerable state.

It would appear that Options A would involve considerable disturbance to the following

1. Ground and below ground floor.
2. Ground floor pews
3. Ground floor walls
4. Gallery soffit and construction
5. Upper back pews
6. Upper walls.

Whilst that of Option B would affect

1. Gallery back pews
2. Gallery wall.

The ceiling at gallery balustrade level would be retained in both options.

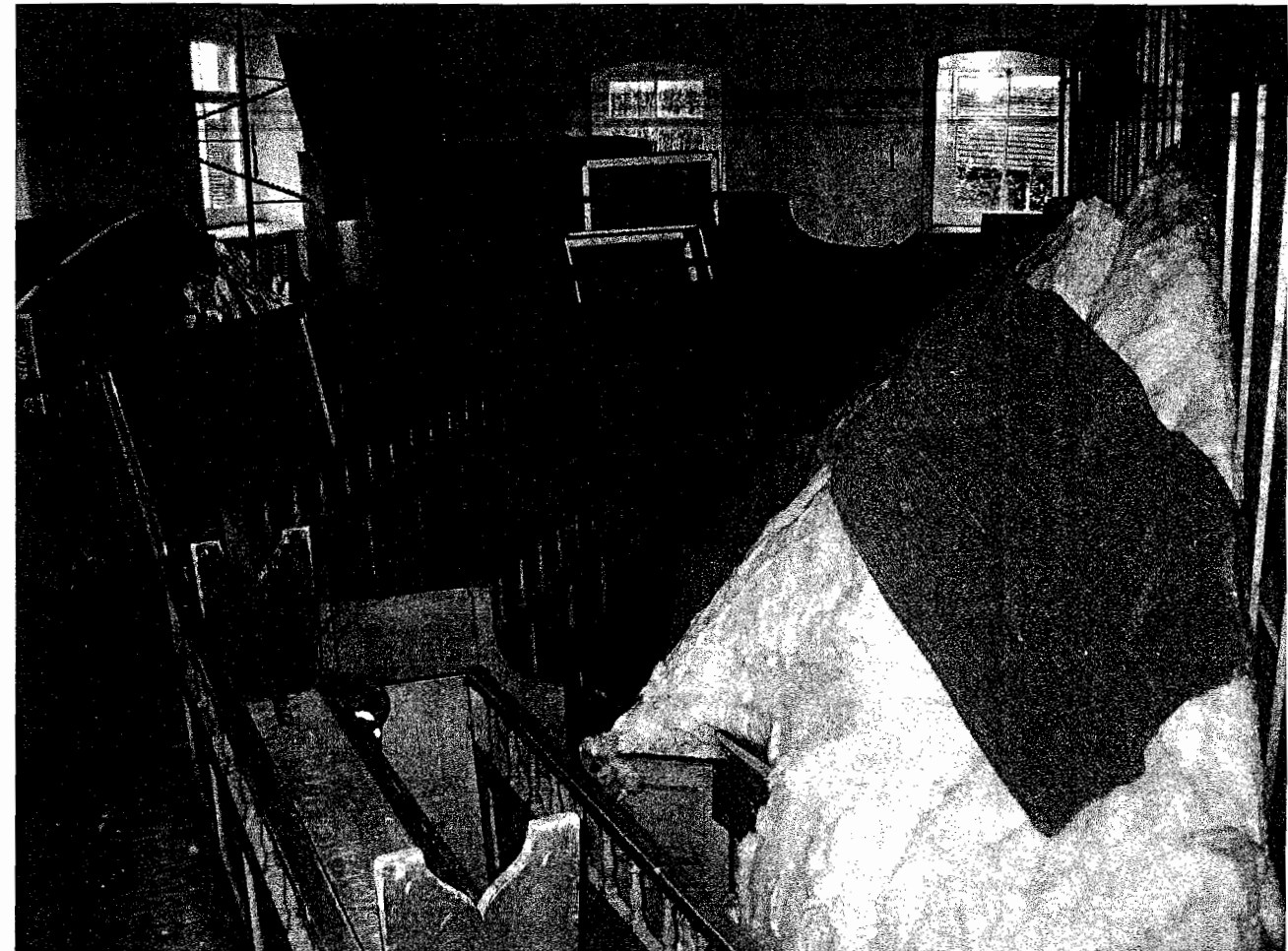
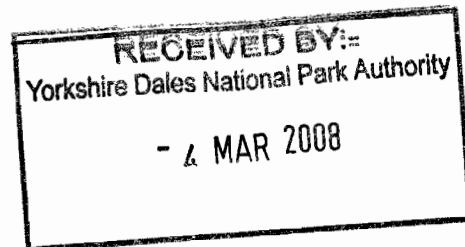
In view of the lesser extent of intervention into the historic fabric of Option B and the potential for other uses of the deck, the Applicant has requested this to be the preferred option. The resultant deck is a reversible option and can resort to Option A in the future if required. Those pews removed would be retained and carefully stored on site.

2. Repair and stabilisation to the roof and ceiling.

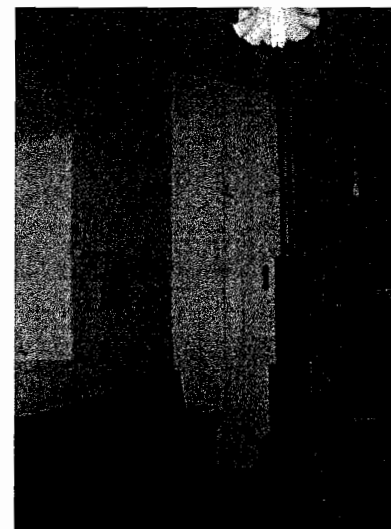
The ends of the three timber trusses in the front wall are deteriorating and further endangering the monument. The proposals are to bolt two steel angles (150x90x10kg/m) to the underside of the bottom chord using 4no 12mm bolts. The length to be 1500mm length, including 250mm projecting into the front wall. For further details see the Structural Engineers report.

The plaster and lath ceiling has deteriorated prior to the new felted roof, it is deflecting and in danger of collapse. The ceiling joists are suspended partly from the underside of the trusses and partly by hangers from the purlins, the latter not being in accordance with good practice.

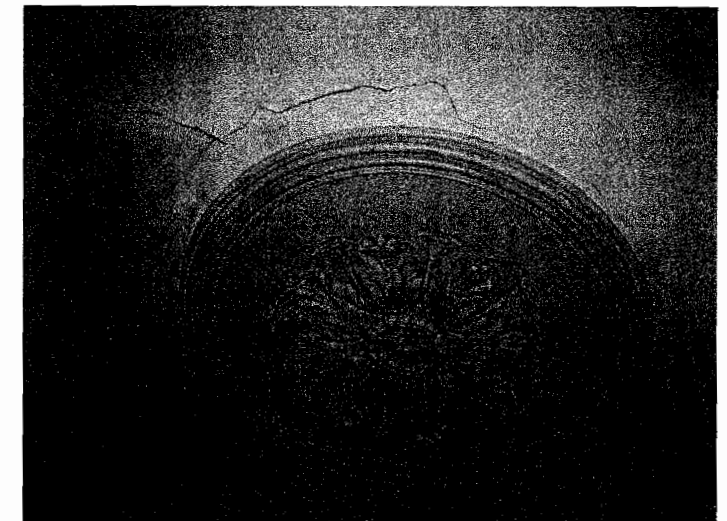
The plaster key with the decayed laths has failed in many places and the ceiling cracked. The Structural Engineer is of the opinion that it is structurally unsound and this application is for it to be taken down. The decorative plaster roses are to be carefully removed, restored by a conservator and replaced in the ceiling over the worship space.



Gallery level above.



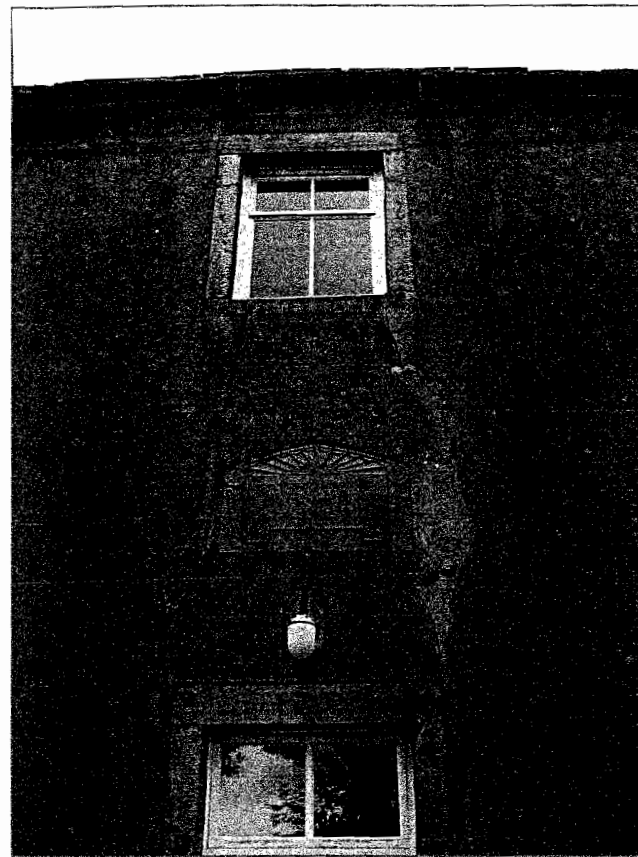
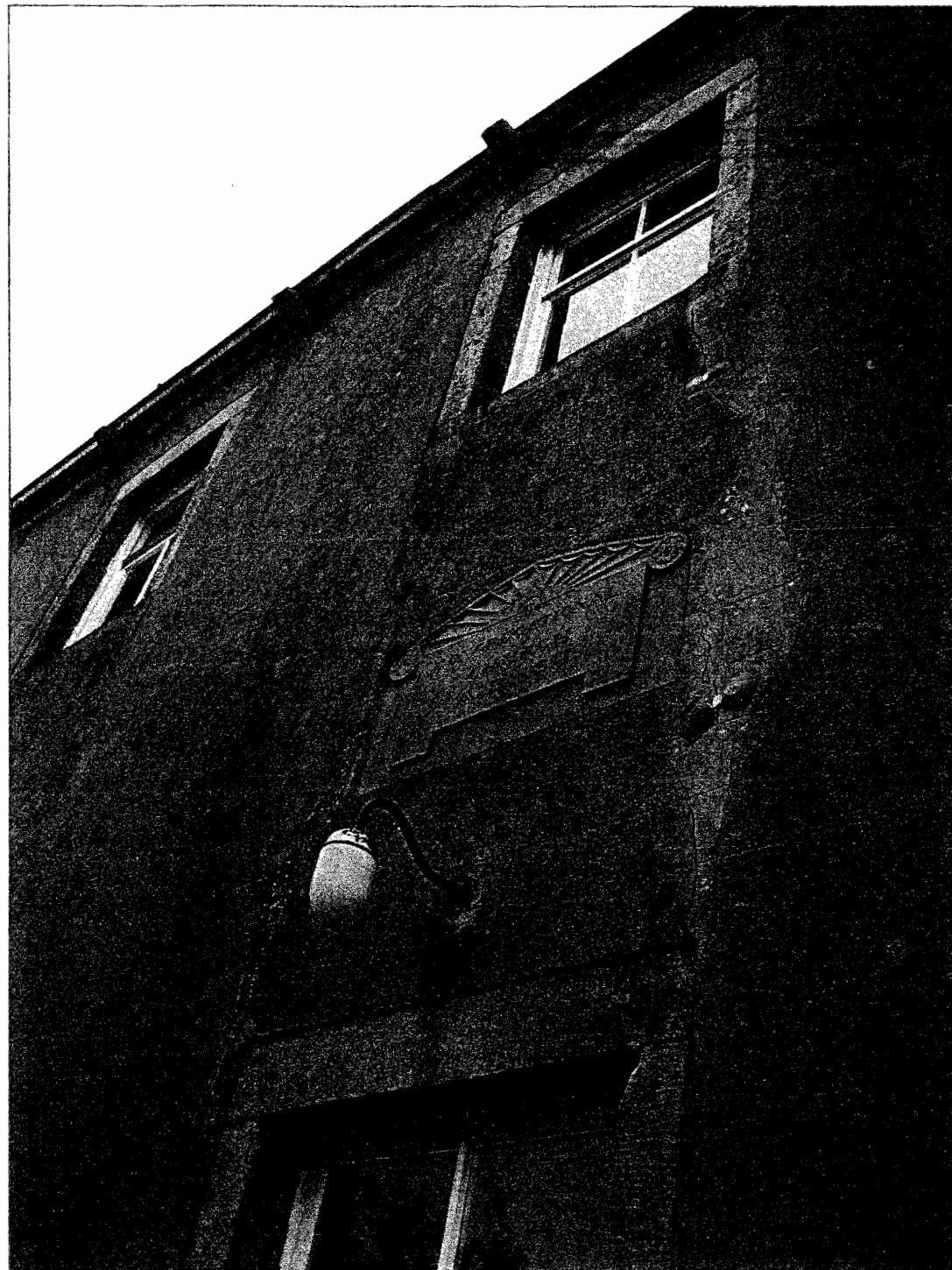
Ground floor pews



Ceiling Rose to be conserved and relocated.

LISTED BUILDING CONSENT APPLICATION

Architect	Date	Title	Number	Scale	Rev
Brian Foxley RIBA, Sunhill Offices, Fleets, Rylstone, N Yorkshire. BD23 6NA.	01.03.08	Garrs Lane Church, Grassington Structural Intervention + Repairs	CF012	1:100	

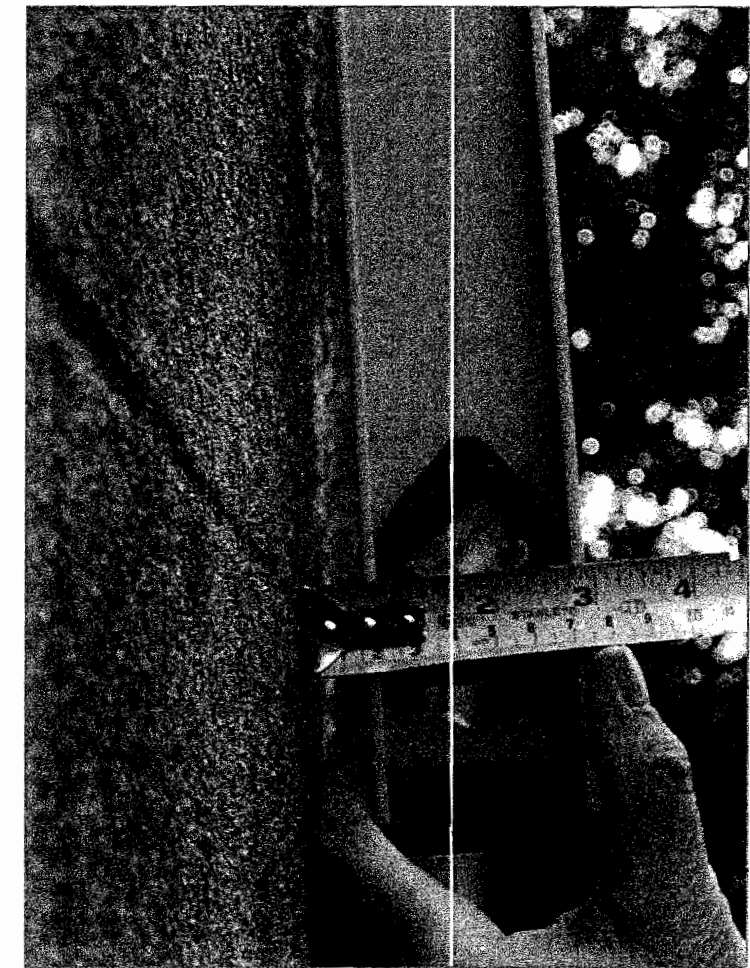


Cracks through external wall.



Chapel elevation (west) indicating wall bowing following outward roof thrust

RECEIVED BY:-
 re Dales National Park Authority
 - 4 MAR 2008



Vertical outward deflection of wall 17mm measured over 0.9m.
 Approx 131 mm displacement over height of wall.

Vertical cracks through external wall either side of ground and first floor windows. They result from outward thrusts of roof trusses against solid two storey masonry weakened by the introduction of central window openings. The structural failure could further weaken the wall and lead to a serious danger to members of the public.

LISTED BUILDING CONSENT APPLICATION

Date	Title	Number	Scale	Rev
01.03.08	Garrs Lane Church, Grassington Structural Intervention + Repairs	CF012	-	

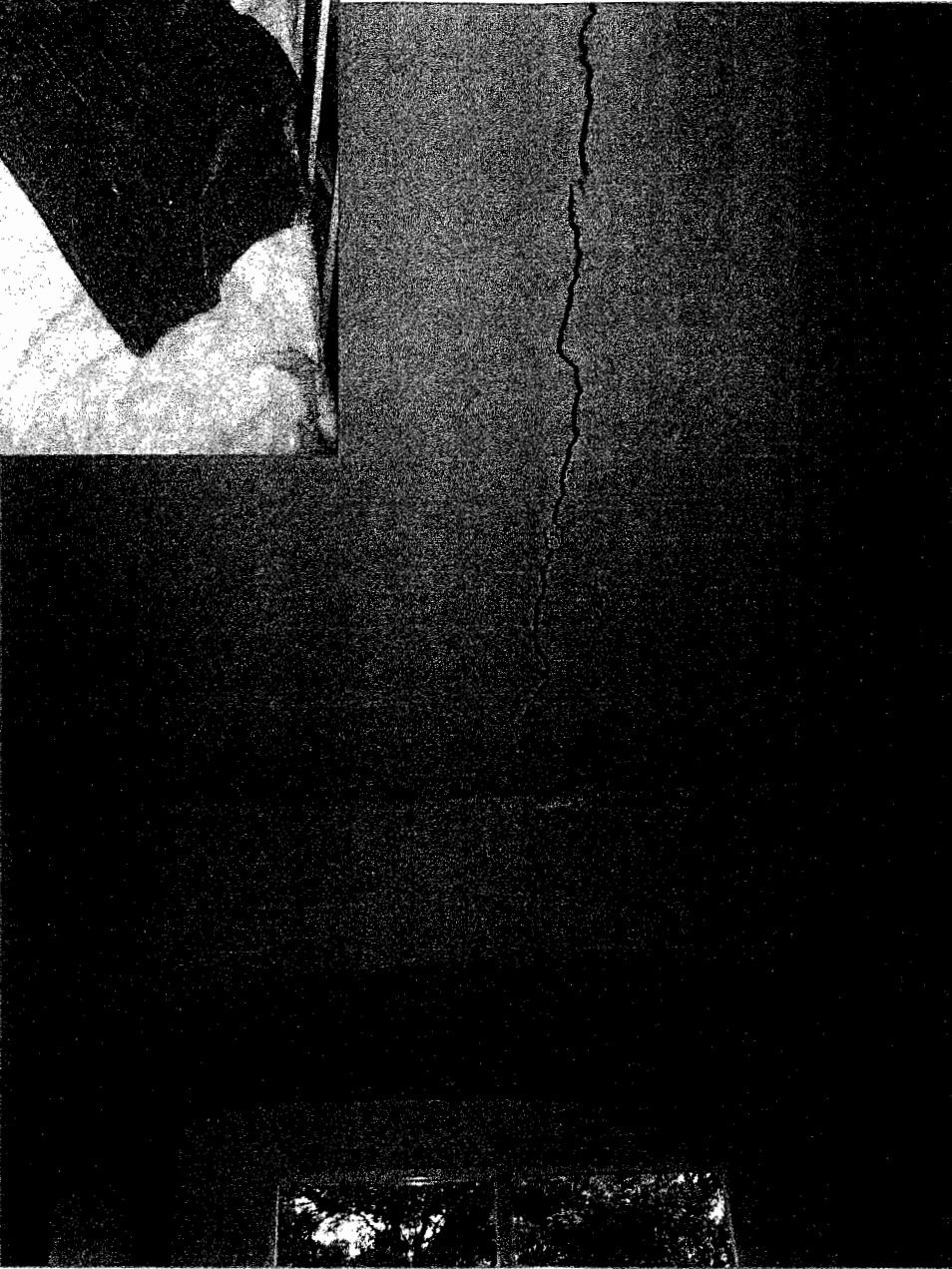
Brian Foxley RIBA, Sunhill Offices, Fleets, Rylstone, N Yorkshire. BD23 6NA.

RECEIVED BY:-
 Yorkshire Dales National Park Authority
 - 1. MAR 2008

Congregational Church, Grassington - interior structural defects



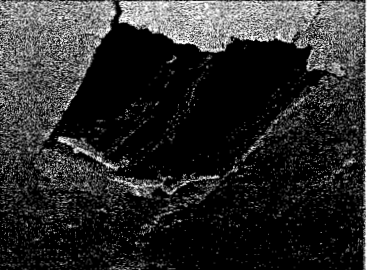
Existing redundant balcony



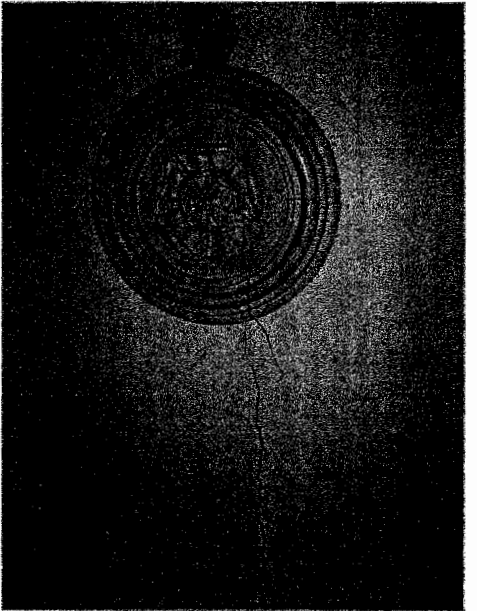
Structural crack through ceiling and window lintels following line of Truss over.



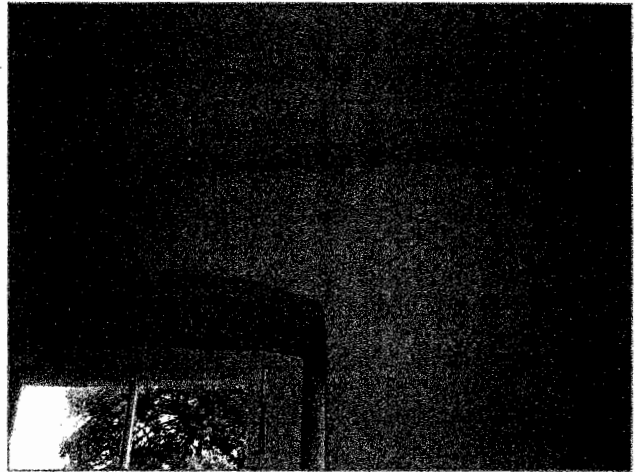
Multiple cracks through central window



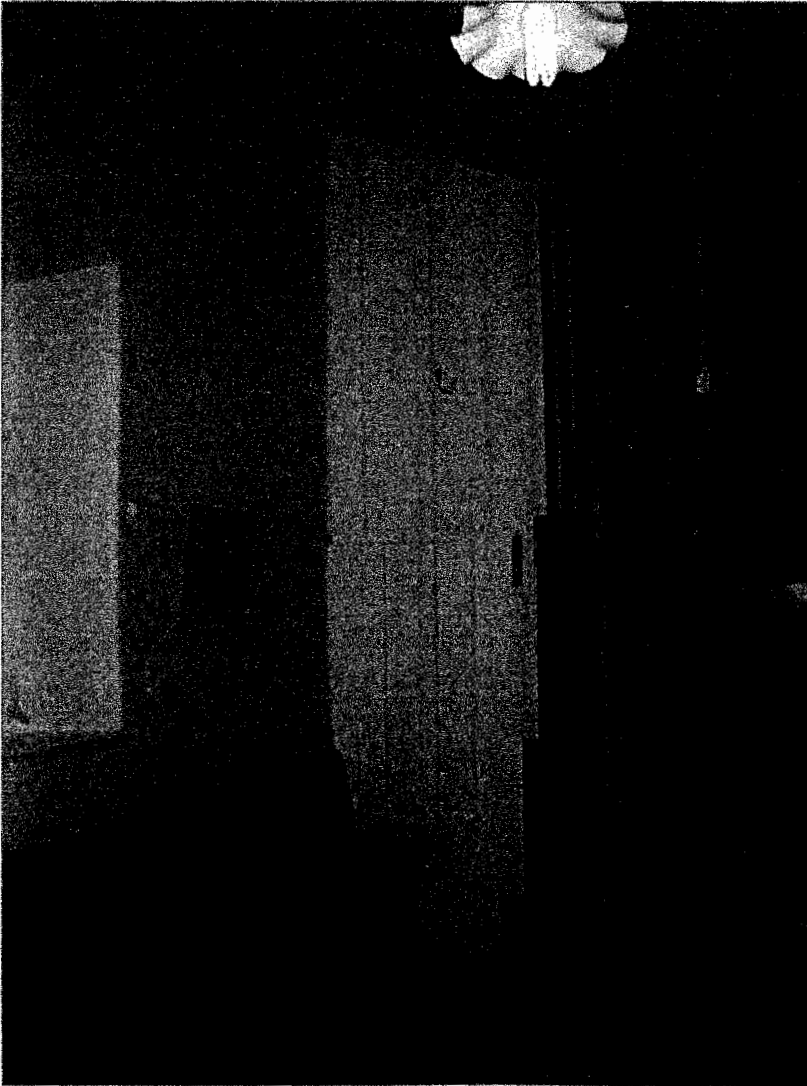
Failure of existing plaster lath ceiling and weakened ceiling rose



Major crack through to ceiling rose. Public danger from collapsing ceiling structure.



Multiple cracks through central window + lintels



Rear Pews of Chapel - proposed site of buttress in Option A

LISTED BUILDING CONSENT APPLICATION

Architect	Date	Title	Number	Scale	Rev
Brian Foxley RIBA, Sunhill Offices, Fleets, Rylstone, N Yorkshire. BD23 6NA.	01.03.08	Garrs Lane Church, Grassington Structural Intervention + Repairs	CF012	-	



Garrs Lane Congregational Church
Grassington

RECEIVED BY:-
Yorkshire Dales National Park Authority
- 4 MAR 2008

Proposed Structural Interventions
and Repairs
to stabilise front
Main Elevation wall.

Options A + B

March 2008

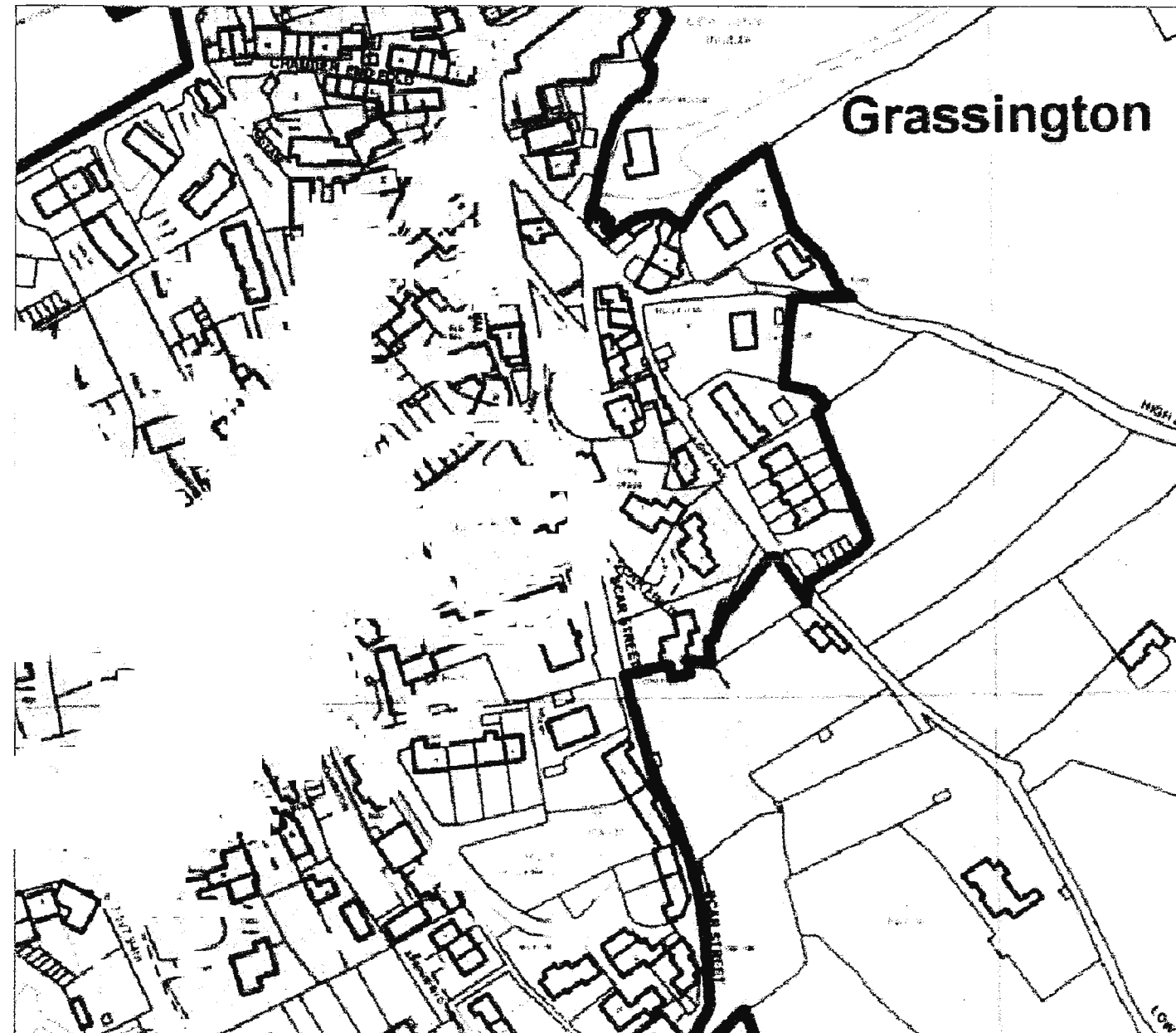


LISTED BUILDING CONSENT APPLICATION

Architect	Date	Title	Number	Scale	Rev
Brian Foxley RIBA, Sunhill Offices, Fleets, Rylstone, N Yorkshire. BD23 6NA. TEL [REDACTED]	01.03.08	Garrs Lane Church, Grassington Structural Intervention + Repairs	CF012	-	

Congregational Church, Gars Lane , Grassington LOCATION PLAN

RECEIVED BY:-
 York City Council Planning Authority
 - 2 MAR 2008



LISTED BUILDING CONSENT APPLICATION

Architect	Date	Title	Number	Scale	Rev
Brian Foxley RIBA, Sunhill Offices, Fleets, Rylstone, N Yorkshire. BD23 6NA.	01.03.08	Gars Lane Church, Grassington Structural Intervention + Repairs	CF012	-	

LISTING CITATION

Field Details

LB UID

324769

BUILDING NAME

CONGREGATIONAL CHURCH

LIST ENTRY DESCRIPTION

SE 0064- 0164 GRASSINGTON GARRS LANE
(south side, off)
8/17 Congregational Church.
II

Chapel. Dated 1811. Gritstone rubble, rendered on front and left return, graduated stone slate roof. A tall 2-storey building of 3 x 3 bays: C20 windows throughout. Entrance front: incised angle pilasters. Board doors to left and right, each having fanlight with radial glazing bars and round-arched architraves with tie-stone jambs, keystone and hoodmould. Rectangular window between them in stone surround, a plaque above with the inscription "Congregational Church AD 1811" under a sun-ray moulding. 3 windows in plain surrounds to upper storey; stone gutter brackets, kneelers and gable coping, short ridge stack to right. Left and right returns: 2 tiers of 3 rectangular windows the same size as those to entrance front. Interior: both entrances are into a boarded inner porch with a wooden staircase opening off, giving access to the balcony. An inner door opens into the chapel, with raised platform on the north-east side and 6 slender cast-iron columns supporting the balcony on the other 3 sides. The balcony is original, with raised panels, fluted pilasters and dentilled cornice. The balcony area is now closed off from the main body of the hall but retains its 5 or 6 tiers of benches and pews with balustraded partitions and fielded panels to the doors. There is a memorial on the north wall to Robert Harper, the minister responsible for the building, who died in 1829 after 40 years in the ministry. Rendering possibly applied when the infants school added to rear in 1857. Non-conformity grew rapidly in Grassington after John Wesley's visits in 1780-82. The chapel was built by the Independents and the first service held on Christmas Day 1811, a period when the population was expanding rapidly due to the influx of leadminers to the Yarnbury mines. S. Brookes, A History of Grassington, 1979, p49.

Listing NGR: SE0035264062



Interior of Chapel with CI columns and Balcony



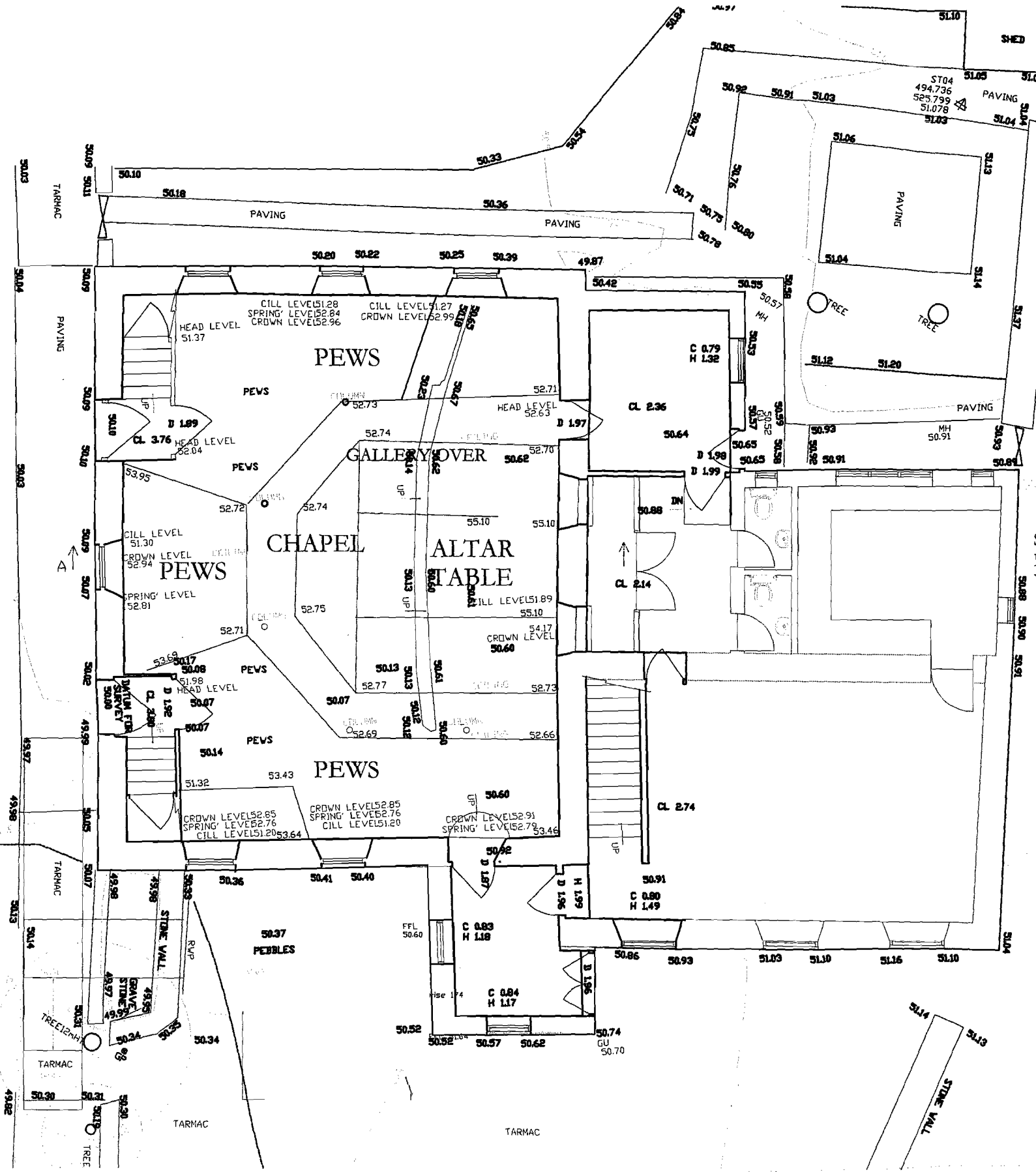
South Entrance Door

RECEIVED BY:-
Yorkshire Dales National Park Authority
- 4 MAR 2008

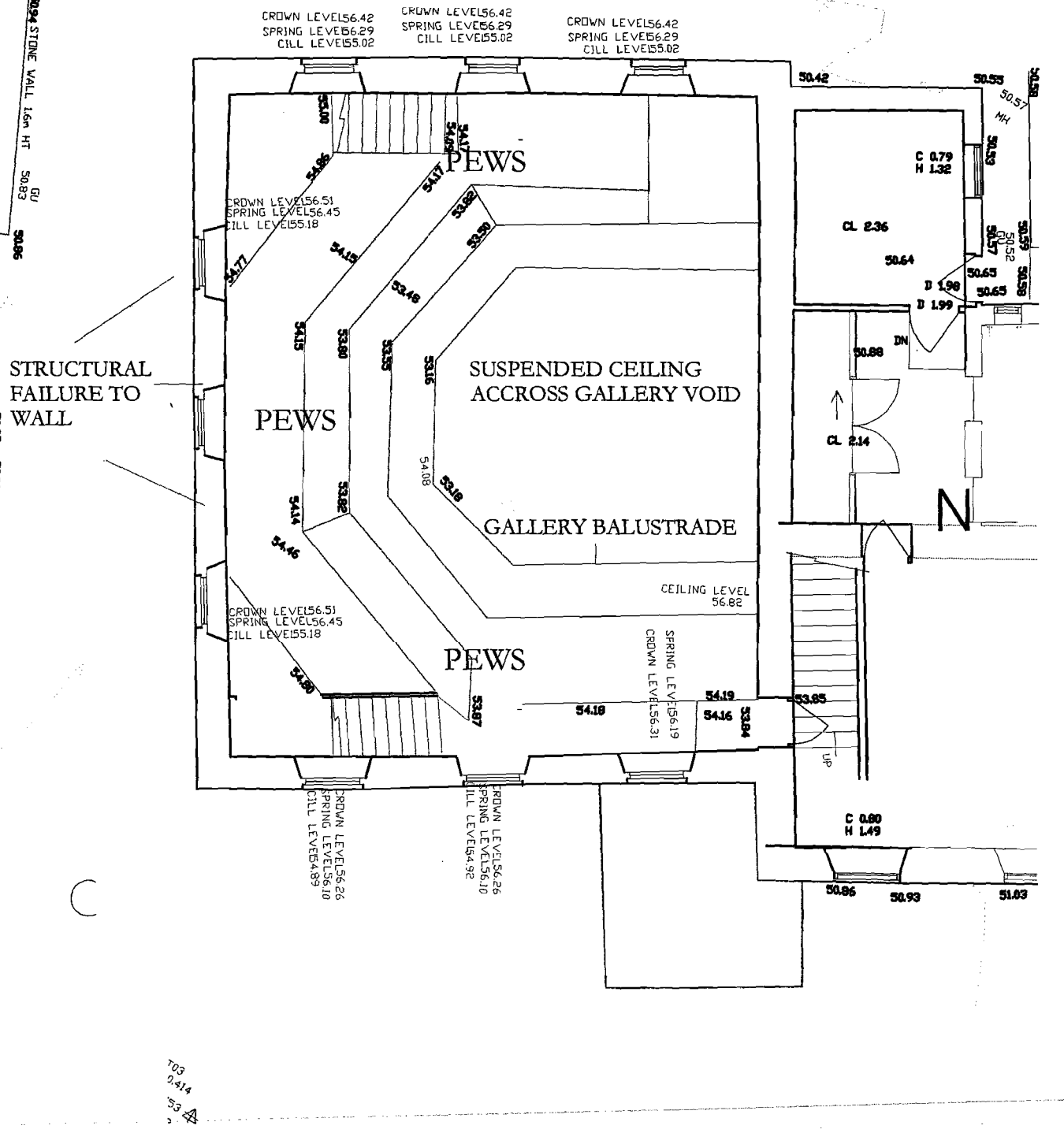
LISTED BUILDING CONSENT APPLICATION

Architect	Date	Title	Number	Scale	Rev
Brian Foxley RIBA, Sunhill Offices, Fleets, Rylstone, N Yorkshire. BD23 6NA.	01.03.08	Garrs Lane Church, Grassington Structural Intervention + Repairs	CF012	-	

RECEIVED BY:-
 Yorkshire Dales National Park Authority
 - 4 MAR 2008



Ground Floor Plan (EXISTING) 1:100



First Floor Plan (EXISTING) 1:100

LISTED BUILDING CONSENT APPLICATION

Architect	Date	Title	Number	Scale	Rev
Brian Foxley RIBA, Sunhill Offices, Fleets, Rylstone, N Yorkshire. BD23 6NA.	01.03.08	Gars Lane Church, Grassington Structural Intervention + Repairs	CF012	1:100	



Side Elevation East (EXISTING) 1:100

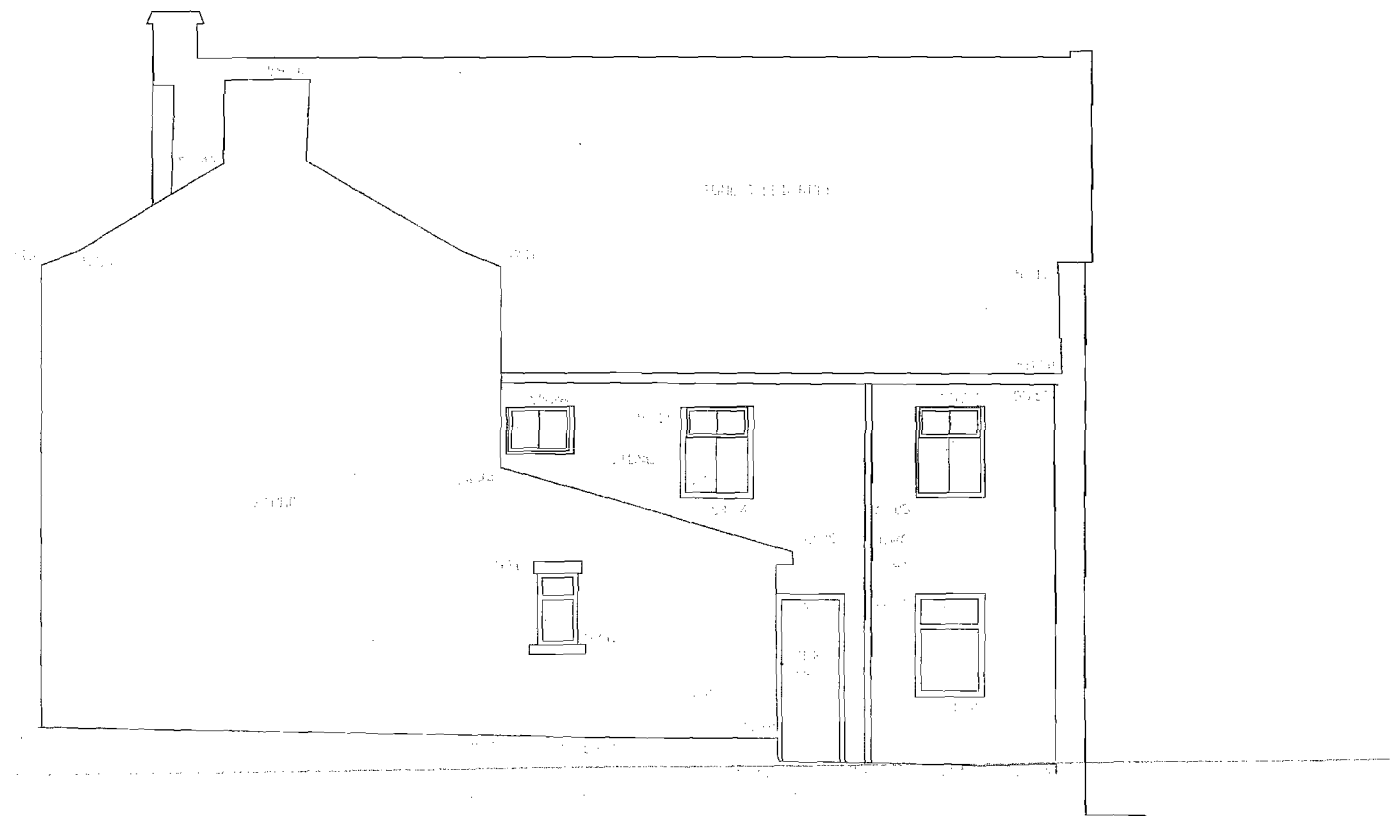


Front Elevation South (EXISTING) 1:100

RECEIVED BY:-
Yorkshire Dales National Park Authority
- 4 MAR 2008



Side Elevation West (EXISTING) 1:100

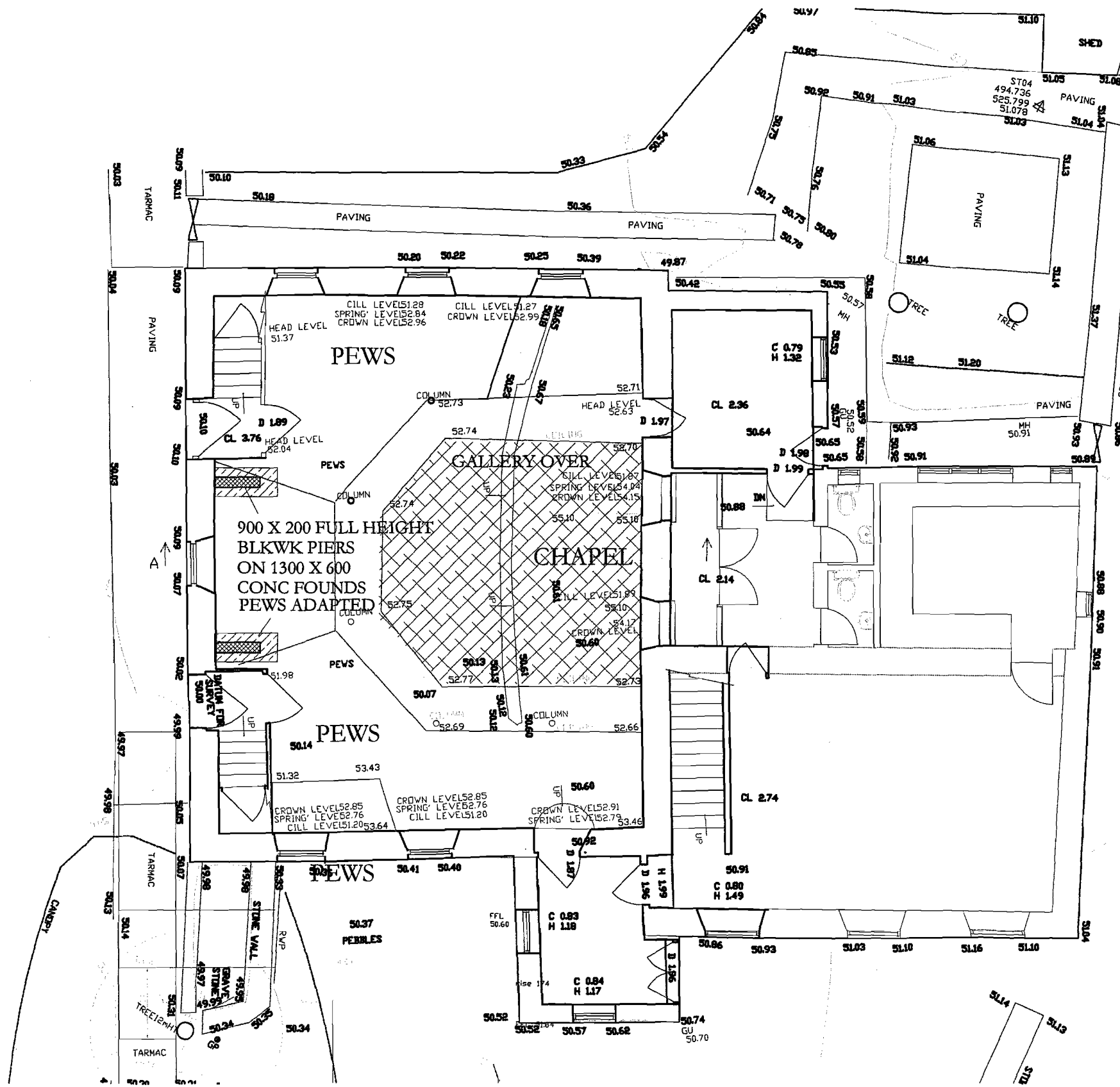


Gars Lane Elevation North (EXISTING) 1:100

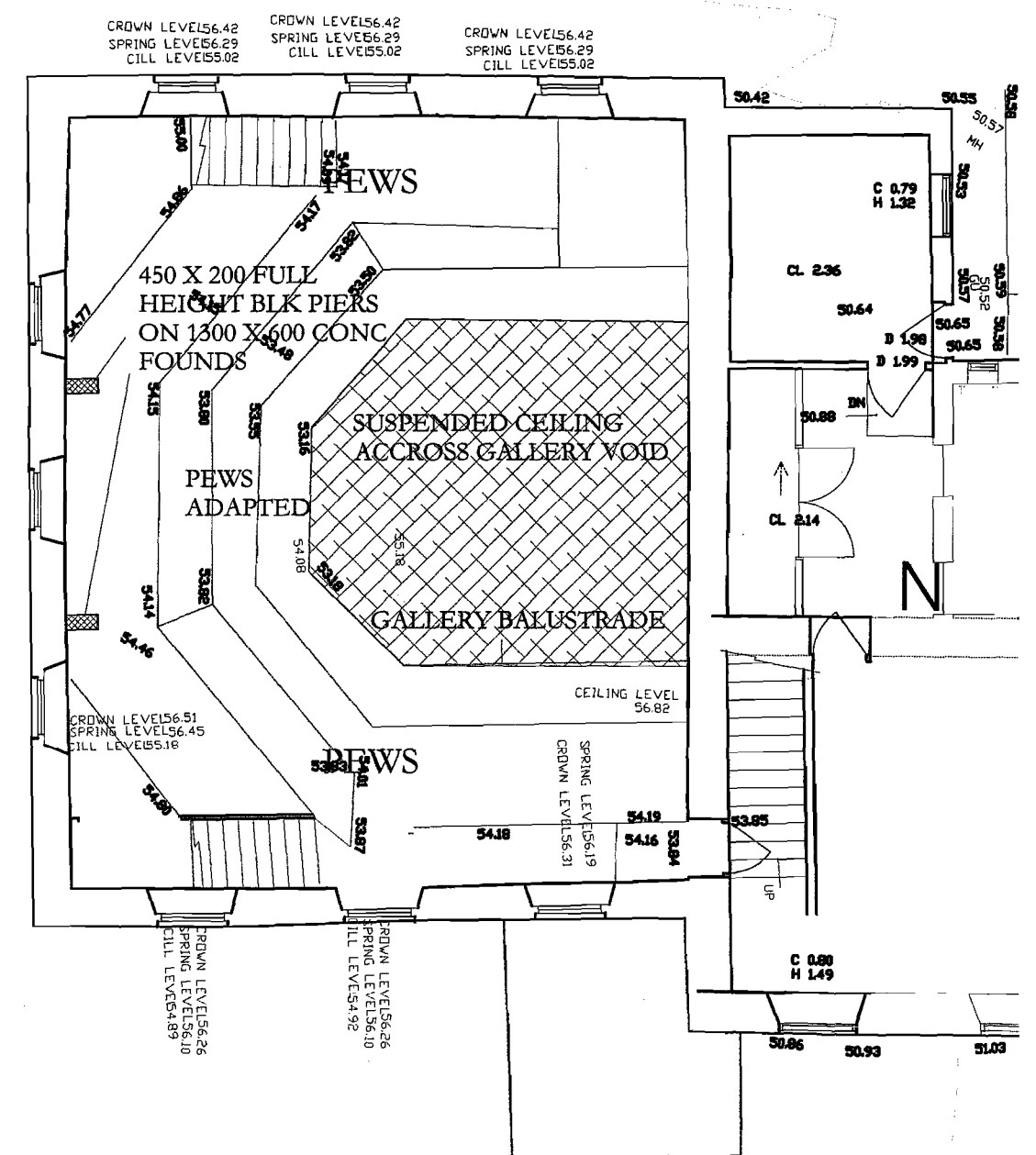
LISTED BUILDING CONSENT APPLICATION

Architect	Date	Title	Number	Scale	Rev
Brian Foxley RIBA, Sunhill Offices, Fleets, Rylstone, N Yorkshire. BD23 6NA.	01.03.08	Gars Lane Church, Grassington Structural Intervention + Repairs	CF012	1:100	

RECEIVED BY:-
 Yorkshire Dales National Park Authority
 - 4 MAR 2008



Ground Floor Plan (OPTION A) 1:100



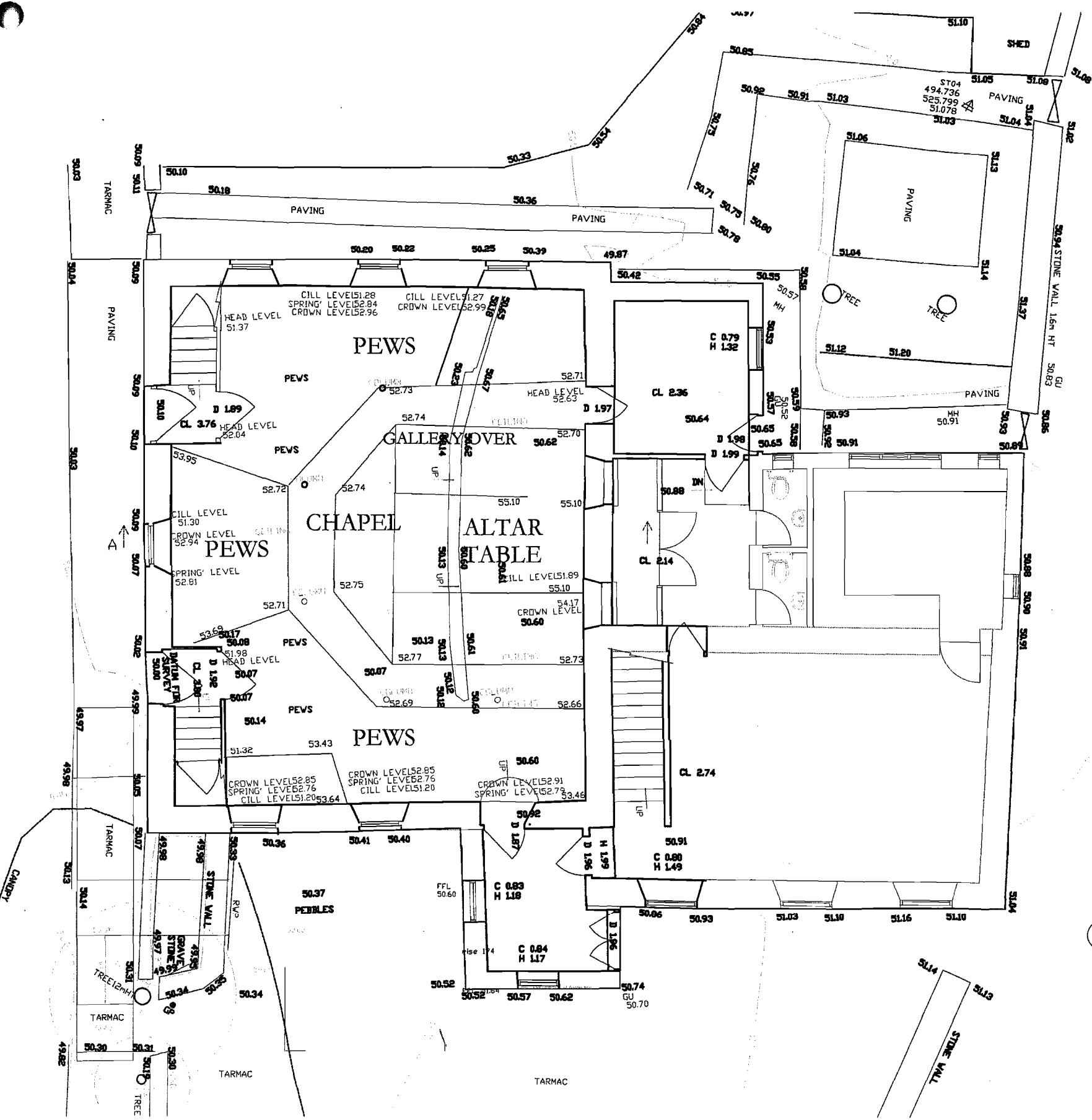
First Floor Plan (OPTION A) 1:100

LISTED BUILDING CONSENT APPLICATION

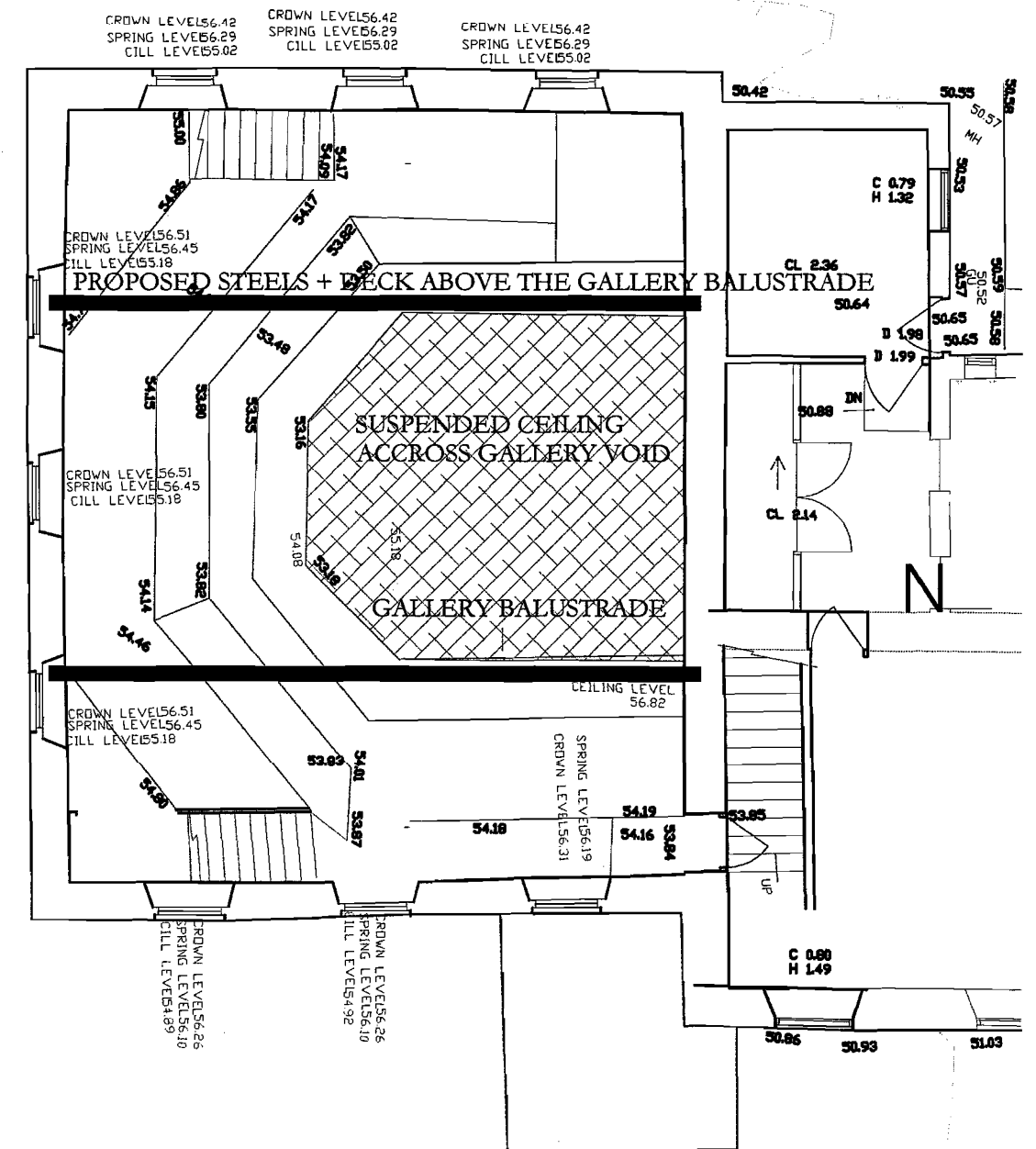
Architect	Date	Title	Number	Scale	Rev
Brian Foxley RIBA, Sunhill Offices, Fleets, Rylstone, N Yorkshire. BD23 6NA. TEL 01756 730 512 EMAIL brian@brianfoxley.co.uk	01.03.08	Gars Lane Church, Grassington Structural Intervention + Repairs	CF012	1:100	

RECEIVED BY:-
Yorkshire Dales National Park Authority

- 4 MAR 2008



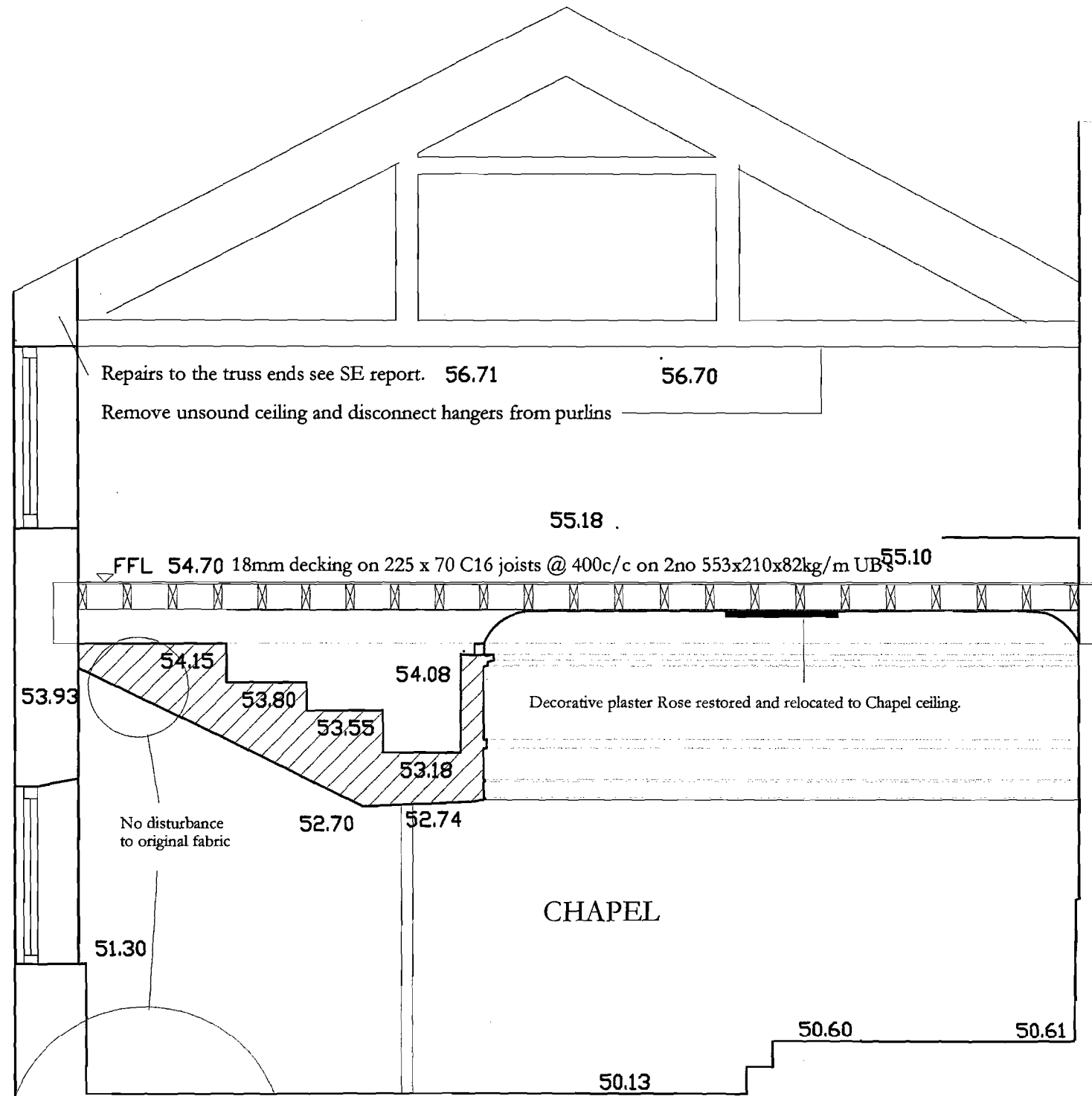
Ground Floor Plan (OPTION B) 1:100



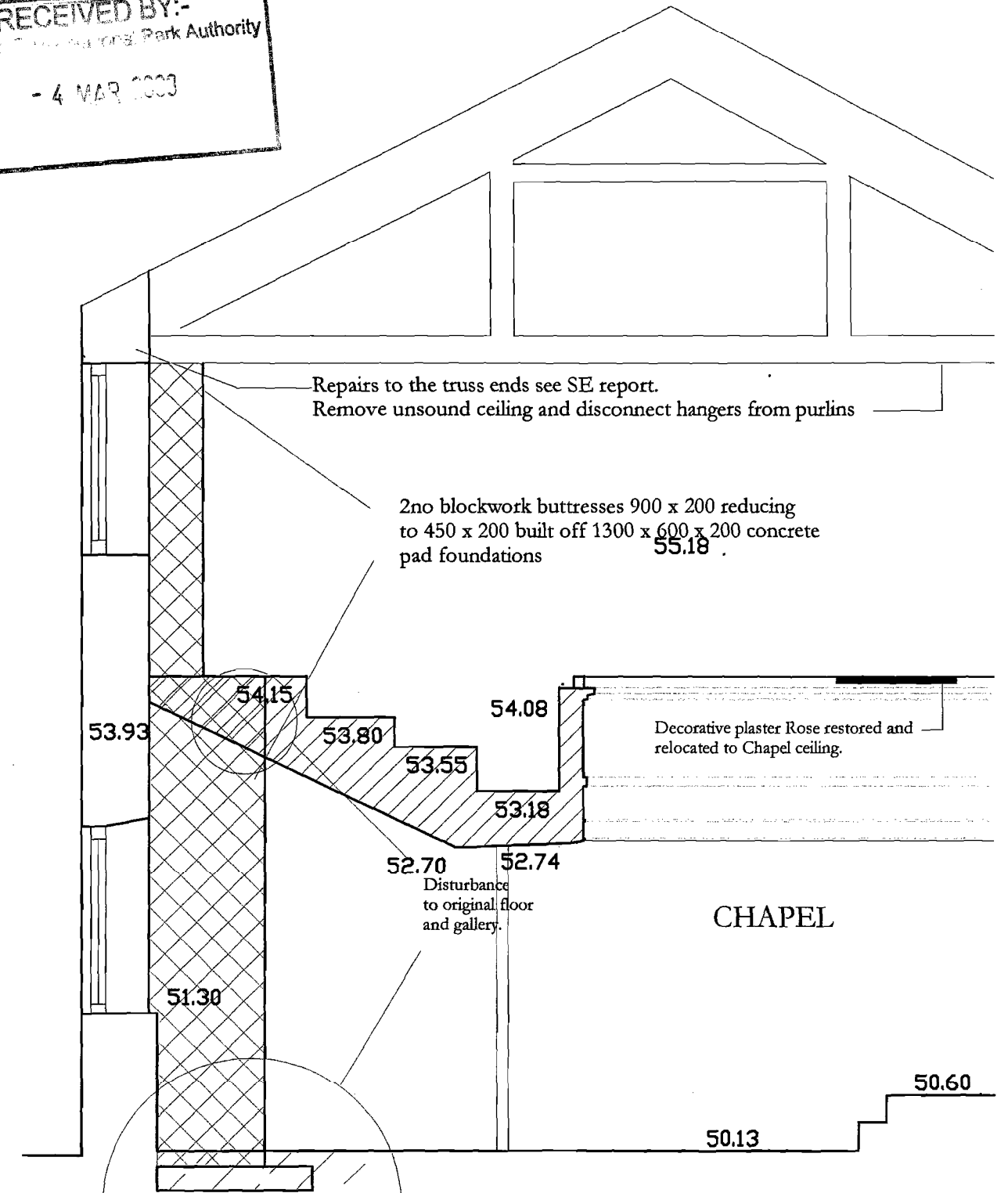
First Floor Plan (OPTION B) 1:100
LISTED BUILDING CONSENT APPLICATION

Architect	Date	Title	Number	Scale	Rev
Brian Foxley RIBA, Sunhill Offices, Fleets, Rylstone, N Yorkshire. BD23 6NA.	01.03.08	Garrs Lane Church, Grassington Structural Intervention + Repairs	CF012	1:100	

RECEIVED BY:-
Yorkshire National Park Authority
- 4 MAR 2003



Section OPTION B - DECK BRACING



Section OPTION A - PIER BUTTRESSING

LISTED BUILDING CONSENT APPLICATION

Architect	Date	Title	Number	Scale	Rev
Brian Foxley RIBA, Sunhill Offices, Fleets, Rylstone, N Yorkshire. BD23 6NA.	01.03.08	Garrs Lane Church, Grassington Structural Intervention + Repairs	CF012	1:100	