

# Supporting Documentation

## Prestbury St Peter – Monastic garden

### Note to parish

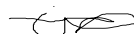
This bundle includes all the supporting documentation to your faculty application as required under Rule 5.5 of the Faculty Jurisdiction (Amendment) Rules 2019.

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Caroline Hilton, DAC Secretary



31 March 2023

<b>Ref:</b>	2019-029334	<b>Church:</b>	Prestbury: St Peter
<b>Diocese:</b>	Chester	<b>Archdeaconry:</b>	Macclesfield
<b>Created By:</b>	Mr Steve Hill (14/01/2019)	<b>Contact Tel.:</b>	01625 613681
<b>Status:</b>	Awaiting DAC recommendation		

## Statement of Significance

### **1) Section 1. Brief history and description of the church building(s), contents, churchyard and setting**

13th Century church which has undergone significant alteration, rebuilds and extensions over the intervening centuries set within its own substantial churchyard in the middle of the village of Prestbury. Western frontage is to the main street running through the village centre with two secondary accesses from the main village public car park off Shirleys Drive (south) and via a double gate off Shirleys Drive (east). It comprises a west-end tower with 8 bells, main nave and chancel with north and south aisles, the latter including two discrete chapel areas. Together with some re-ordering within the church, a modern annex, accessed both independently and from the North Aisle, was completed in 2016 providing first class community and meeting facilities. The church is set in its extensive Churchyard which is populated with a substantial number of mature trees and is managed both as a burial ground and as a haven for wildlife, both flora and fauna. Other buildings within its grounds include a Norman Chapel, a Saxon Cross (currently in temporary storage in the Norman Chapel) and a stone built structure used for storage of maintenance equipment. The church and its environs form the central focus of the Prestbury Conservation Area.

### **2) Section 2: The significance of the church (including its contents and churchyard) in terms of:**

- i) Its special architectural and historical interest**
- ii) Any significant features of artistic or archaeological interest**

The Grade 1 Listed 13th Century church is the oldest, most important and significant building in the entire village, both in architectural and historic terms. For over 800 years, it has been and will remain a place of spiritual and pastoral comfort, and lends an atmosphere and dignity unique in the village. Within the extensive churchyard there stands an 11th Century Norman Chapel and a Saxon Cross dating from the 9th Century. These features have recently been complemented by a wonderful 21st Century building annexed to the church, carefully and sensitively designed to blend with the main church structure and its setting.

### **3) Assessment of the impact of the proposals on the significance defined in Section 2**

The area of the churchyard involved in this proposal was used as the contractor's lay-down area during the construction of the St Peter's Rooms annex. It is currently unused save for occasional outdoor worship. It is uneven, unlandscaped and devoid of planting, either formal or informal. The proposal would therefore significantly enhance its appearance and the overall setting for the church.

## **Plan**

## St Peter's Prestbury

### Proposed Monastic Garden – Revised and consolidated Statement of Need

The PCC considered the DAC's comments made at its meeting on 27 July 2021 (See Appendix hereto) on the preliminary Statement of Need outlining the design of the proposed Monastic Garden.

On 21 October 2022, the DAC considered a revised design proposal involving an amended arbour structure and associated retaining wall.

Its advice is set out below:

- a. It would maintain its recommendation if the proposed cloister-like structure was removed from the scheme. If the parish removed this proposed structure from the scheme the DAC office could therefore progress the faculty application by processing the Notification of Advice (and therefore allow the public notice period to commence) under delegated powers. In the meantime the parish could work up the details for this structure as a separate faculty application.*
- b. If the parish wished to go forward with the proposed cloister type structure further details would be required which the DAC would need to consider. These details should illustrate the construction details and appearance of the wall. The structure should be designed to look attractive and have a good level of craftsmanship as its scale means it will change the character of the churchyard.*
- c. In addition to faculty permission the parish would also need to obtain planning permission for the structure*

The final point is currently under consideration. However, given the significant potential delays to the project that a planning application will involve, the DAC's advice – for which the PCC is grateful - to restrict its application for faculty approval to the design and landscaping of the proposed garden itself, as Phase 1 of the project (as shown on the accompanying plan – i.e., without the “cloister” and retaining wall), is accepted. A further application for these features will be made when details are to hand. The implementation of Phase 1 of the project can be carried out without the need for their contemporaneous development, which will thus form Phase 2 of the project.

In summary, the design principles for Phase 1 draw on and echo the Saxon origins of the remnant cross and the monastic tradition, whilst allowing the overall space to retain some flexibility of use – both as an area of sensual beauty

for quiet reflection and contemplation, for outdoor worship and for formal and informal ceremonies and gatherings.

It is also considered important that the garden should as far as possible be “low maintenance”; that it should provide year-round interest; be self-sustaining as far as possible; and be attractive to wildlife, particularly insects and birds.

The drawing submitted herewith shows the PCC’s proposal:

- a ground design based broadly on a Saxon Cross: a circle intersected by 4 pathways to a central roundel. The circle would be contained within a square, thus providing 4 further peripheral areas within which benches could be placed.
- orientation would be defined by the shaft of the cross (a pathway) leading from the existing pathway to the new parish rooms annex aligned with the centre of the East Window of the church.
- the north-west and north-east corners of the square would be defined with low-cut yew hedge plants extending some 2 metres laterally in each direction.
- the existing fence along the eastern boundary would be removed and replaced with a tensioned post and plain wire fence, set back approximately 0.75m closer to the boundary of the churchyard, against which espalier or cordon fruit trees would be planted and trained.
- the south and west boundaries of the square would be defined respectively with a low drystone wall with an archway linking the garden to the existing informal pathway to the south, and further low-cut yew hedge plants.
- a planting plan for the 4 beds will be prepared which follows traditional monastic themes of culinary, medicinal, and sensory (but probably not poisonous) species.
- the paths will be defined by steel plate upstands to contain the soil within the beds and surfaced in a gravel-filled heavy-duty plastic or nylon mesh laid on a compacted sub-base and geotextile membrane.
- the central roundel and the bench areas will be surfaced with random flag stones, flush grouted.
- the southern boundary wall - c 0.7m high - will be of random stone fragments sourced from within the churchyard, bedded in mortar.
- the benches will be in traditional timber and will have a common design.
- Some minor regrading within the site will be needed to achieve a uniformly level surface at c.105.9. AOD.

Whilst not part of this application, the Phase 2 elements of the completed scheme require the levels of the sloping area along the northern boundary to

be brought up to the proposed garden level – viz from 105.45 (at its lowest) to the design level of c.105.9 - and stabilised with a retaining wall. A "cloister" like arbour structure will run along the full width of the garden, enclosed at the rear with a random stone faced wall founded on the retaining wall. As mentioned above, details will be provided in a separate application.

Appendix:

DAC 27 July 2021 Comments.

- a. The Sub-Committee encouraged the parish in its development of the proposals.
- b. It considered that the monastic garden would enhance the space, but its appearance needs to be fully thought out beyond the boundaries of the square outline, and the parish should consider the wider landscaping of the surrounding churchyard.
- c. In the plan drawing it appears that the square outline is very tightly drawn around the proposed garden and doesn't seem to provide much room for features such as trees and benches.
- d. The Sub-Committee observed that the monastic garden may make that area of the churchyard a more attractive area for burials
- e. It questioned whether there is plenty of capacity for burials generally in the churchyard
- f. It noted that children would find a rock very tempting to climb on

Re DAC comment (b)

In terms of the wider landscape context for the proposal, this area is part of a relatively small, discrete and enclosed area of the churchyard, lying as it does between the East end of the church, with its impressive stain-glass east window, the main community entrance to the St Peter's Rooms annexe and the Norman Chapel. It is thus separate from and well away from the much larger, more heavily traffic'ed and more informal and loosely managed part of the churchyard.

The pathway approach to the annexe is through an open grassed area, with scattered tombs and memorials, managed by regular mowing, with an open view across the proposed garden site. To the east of the Norman Chapel and, with the Chapel itself, forming a visual barrier from the main churchyard to the south, is a large and ancient yew tree, a traditional churchyard species, which will require some benign maintenance to facilitate the proposal viz, raising the crown to approximately 2.75 metres.

The site is not overlooked from the east, enjoying a slightly elevated open aspect across the languidly flowing River Bollin and the semi-formal river-bank trees and vegetation forming part of the gardens of the Bridge Hotel and Abbey Mill residential complex. This view is a valuable feature of the garden which has been taken into account in the overall design rationale.

The PCC therefore feels that the proposal is sufficiently discrete, separate and self-contained to maintain its integrity as a formal garden area in contrast to the wider landscape character of the main churchyard area.

Re comment (c), the available space for a discrete formal garden area is restricted. It is considered important for the area to be clearly defined as a separate area of the churchyard intended for a specific purpose or purposes. The number of benches should be restricted to the number shown, given the importance of the garden as an area of quiet contemplation.

Re comment (d), there is no intention for the area to be used for burials and any such request would be politely denied.

Re comment (e), new burials are not offered in the churchyard. Ashes interment is permitted and plans for creating new capacity are in hand.

Re (f) The proposal for a rock feature has been dropped.

15 November 2022



**Topographical Survey Legend**

B	Bollard	h	Height	RWP	Rain Water Pipe	Level Prefix Descriptions	
BS	Bus Stop	Hyd	Hydrant	SP	Soil Pipe	AL	Arch Level
BT	Telecommunications IC	IC	Inspection Cover	SPS	Shore Paving Slabs	BL	Bed Level
CPS	Concrete Paving Slabs	JB	Junction Box	ST	Stop Tap	CL	Cover Level
CTV	Cable Television Cover	KO	Kerb Outlet	STC	Stop Cable Tray	EL	Eaves Level
DP	Downpipe	LP	Lamp Post	SV	Stop Valve	FL	Floor Level
DR	Drain	LP	Lamp Post	TCD	Telephone Call Box	IL	Invert Level
ELC	Electrical IC	MU	Mix Utility Marker	TL	Traffic Light	OL	Overhead Cable Level
EP	Elec Pole	MP	Mix Post	TP	Telegraph Pole	PL	Parapet Level
EP	Earth Rod	NP	Name Plate	TCS	Tactile Paving Slabs	RL	Rooftop Level
FP	Flagpole	P	Post	VP	Vent Pipe	SL	Soffit Level
FT	Floodlight	PM	Parking Meter	WM	Water Meter	SP	Arch Springing Level
G	Gully	RE	Rodding Eye	WO	Water Outlet	TF	Top Of Fence Level
GP	Gate Post	RS	Road Sign	UTL	Unable To Lift	TW	Top Of Wall Level
GV	Gas Valve	RTW	Releasing Wall			Thr	Threshold Level
						WL	Water Level

Fence Annotation  
B/W Barbed Wire  
C/B Closed Boarded  
C/I Corrugated Iron  
C/L Chain Link  
C/P Concrete Panel  
H/R Hard Rail  
I/R Iron Railings  
O/B Open Boarded  
P/C Post & Chain  
P/R Post & Rail  
P/W Post & Wire  
W/M Wire Mesh

50.00 Spot Level  
50.00 Survey Control Station (coordinated point)

Tree  
M/T Multi Trunk

Levels defining edge of carriageway are observed at channel (bottom of kerb). Unless otherwise stated.

**Survey Station Coordinates**

Stn	Easting	Northing	Level
RP01	503.20	508.90	106.61
RP02	537.47	500.88	106.12
RP03	549.66	509.72	105.89
RP04	550.12	484.41	106.41
RP05	517.77	485.43	106.74
001A	482.24	523.43	106.71
OSBM	495.81	526.59	107.22

Head and Registered Office  
**Survey Systems Ltd**  
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Tel: 01625 533444  
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www.surveys.co.uk

Levels are related to **OSBM**  
Value **107.22m**  
Sited at the entrance to St Peter's Church.  
Coordinates are related to **Local Grid**

Scale **1:100**  
0 1 2 3 4 5 6 7 8 9  
metres

The accuracy of this survey is commensurate with the drawing scale specified within the title block. Copyright in this drawing remains with Survey Systems Ltd. Do not scale from this drawing, work to figured dimensions. Check all dimensions on-site. In the event of any discrepancy, please refer query to Survey Systems Ltd.

Client **Kepczyk Pearce Sanderson**

Title  
**Topographical Survey**  
**St Peter's Church**  
**Prestbury**  
**SK10 4DG**

Surveyed **JB RPo** Drawn **PG**  
Date **August 2019** Checked **JB dlp**  
File name **12791B** Revision No. Sheet size **A1**

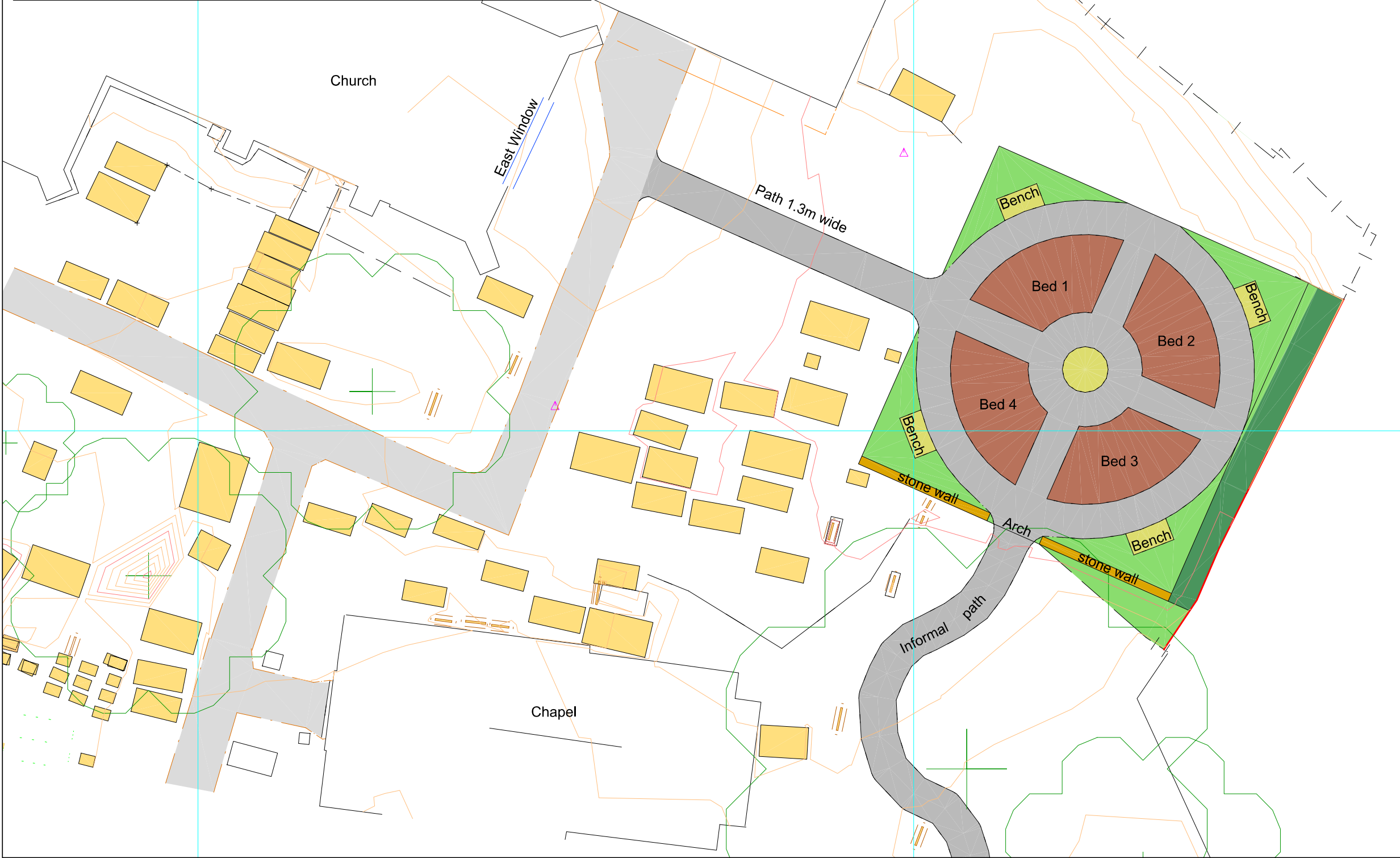
Drawing No. **SSL:12791B:100:1:1**

**SURVEYsystems**

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Legend

Pathways (gravel-filled nylon mesh) to join with existing path network

Gritstone paving

Area regraded to accommodate proposed design

Planting beds

Cordon fruit trees

Existing pathways

Headstones

New boundary fence to be erected

- NOTES
1. Pathways to be formed with gravel-filled nylon mesh.

2. Bed and path edging formed with 100mm steel upstand.

3. Existing close boarded fence along eastern boundary to be removed and new plain post and wire fence erected c 0.75m further east to accommodate a strip of fruit tree planting as shown on the plan.

4. Central roundel to be paved with random flag fragments.

5. Finished ground level for paths to be 105.9m AOD.

6. Bench areas to be flagstone paved at 105.9m AOD.

7. Beds to be levelled with soil to c.106m AOD.

8. Beds to be planted with traditional plants in the monastic tradition.

9. Southern boundary stone wall to be formed with random stone fragments to 0.7m high.

10. Arch to be formed of timber.

volution

geological

Client:

St Peter's PCC, Prestbury

Site:

Church Yard

Drawing Description:

Proposed Monastic Garden  
Phase 1

Drawn By:

SIMON McCURDY

Scale @ A3:

1 : 150

Date:

NOVEMBER 2022

Drawing Number:

SPP-1122a

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## Prestbury St Peter – Monastic Garden

Attachments are listed according to the numbering on the supporting documents list

- Attachments in blue are included within the proposals section
- Attachments in black italics are superseded and not included within the application

Date	Message
<b>28/06/2021</b>  To: Katy Purvis From: Steve Hill  <b>With attachments</b>	<p>The post- or nearly post-Covid world seems to have tied up all available professional resources on matters such as this - we have tried and failed to find anyone who will advise us in the foreseeable future so we have resolved to do the design ourselves. We would like, therefore, to canvas the DAC's views on this latest iteration of our thinking, please. We are not yet ready to submit a faculty application as there are still too many details to resolve, so this is not a formal request for pre-faculty feedback. However, we do need to know whether this idea will be looked on favourably.</p> <p>Could you please place it before the DAC as soon as practical. If you feel they will need any more information - we don't have any more detail at present - please let me know.</p> <p><i>Superseded proposal for garden</i>  <i>Superseded sketch</i></p>
<b>28/06/2021</b>  To: Steve Hill From: Katy Purvis	<p>I've put this on the agenda for standing committee in July, date as yet unknown. Standing committee can only advise on Grade 1 churches, and can't recommend schemes, but that's fine in this case.</p> <p>I don't think we need anything else particularly, maybe you could expand a bit on the St Peters Rock idea, it's hard to visualise without knowing the scale at the moment, but you may not have decided on that.</p>
<b>28/06/2021</b>  To: Katy Purvis From: Steve Hill	<p>I think we envisage the rock to be at least 1.0 m high, irregular in general shape and probably about 1.0m diameter. I suspect we will want to choose a specific one when we can find a supplier.</p>
<b>02/08/2021</b>  To: Steve Hill From: Caroline Hilton	<p><b>DAC Advice</b></p> <p>I am writing to let you know that at its meeting of 27 July 2021 the DAC Standing Committee considered the proposals for the monastic garden (noting that relocation of reproduction of the Saxon Cross is not included in these proposals), and the Sub-Committee wished to offer the following feedback:</p> <ol style="list-style-type: none"> <li>The Sub-Committee encouraged the parish in its development of the proposals.</li> <li>It considered that the monastic garden would enhance the space, but its appearance needs to be fully thought out beyond the boundaries of the square outline, and the parish should consider the wider landscaping of the surrounding churchyard.</li> <li>In the plan drawing it appears that the square outline is very tightly drawn around the proposed garden and doesn't seem to provide much room for features such as trees and benches.</li> <li>The Sub-Committee observed that the monastic garden may make that area of the churchyard a more attractive area for burials</li> <li>It questioned whether there is plenty of capacity for burials generally in the churchyard</li> <li>It noted that children would find a rock very tempting to climb on</li> </ol> <p>We are planning to hold another Standing Committee on 24 August (with a deadline for submissions for the agenda of 10 August). The following meeting will be of the full DAC on 17 September (with a deadline for submissions of 3 September).</p>

<b>12/05/2022</b> To: Katy Purvis From: Steve Hill	I have submitted the Monastic Garden application for further informal advice. Re your comment about a central focus artefact, I confirm that no artefact is proposed in the interests of retaining maximum flexibility of use.
<b>06/06/2022</b> To: Steve Hill From: Katy Purvis	<b>DAC Advice</b> I am writing to let you know that at its meeting of 27 May 2022 the DAC considered the latest proposals for the monastic garden and wished to offer the following informal advice <ul style="list-style-type: none"> <li>a. It encouraged the parish to submit a formal application</li> <li>b. It assumed that as this is to be a monastic garden there would be herbs and other plant species included that would be good for supporting insects</li> <li>c. Once the parish had provided the full details including regarding the pergola, the Committee expected to be able to recommend the scheme</li> </ul>
<b>27/10/2022</b> To: Steve Hill From: Katy Purvis	<b>DAC Advice</b> I am writing to let you that at its meeting of 21 October 2022, the DAC considered revised scheme to proposals previously recommended subject to finalisation of a minor detail and wished to offer the following informal advice <ul style="list-style-type: none"> <li>a. It would maintain its recommendation if the proposed cloister-like structure was removed from the scheme. If the parish removed this proposed structure from the scheme the DAC office could therefore progress the faculty application by processing the Notification of Advice (and therefore allow the public notice period to commence) under delegated powers. In the meantime the parish could work up the details for this structure as a separate faculty application.</li> <li>b. If the parish wished to go forward with the proposed cloister type structure further details would be required which the DAC would need to consider. These details should illustrate the construction details and appearance of the wall. The structure should be designed to look attractive and have a good level of craftsmanship as its scale means it will change the character of the churchyard.</li> <li>c. In addition to faculty permission the parish would also need to obtain planning permission for the structure</li> </ul> <p>If you have any queries or would like some help in progressing this application, please let me know</p>