

STATEMENT OF SIGNIFICANCE AND STATEMENT OF NEED

For

**St Patrick & St George Roman Catholic Garrison Church,
Tidworth,
SP9 7BS**

For submission to: Wiltshire Council / South Hampshire Historic Churches Committee

Prepared by: Bennington Green Ltd

Project: External and internal repairs and refurbishment works at St Patrick & St George Roman Catholic Garrison Church, Tidworth (Grade II listed)

Job Ref: 14470

1.0 INTRODUCTION

This document has been prepared by Bennington Green Ltd to support an application for Planning Permission and Listed Building Consent in relation to proposed repair and refurbishment works at St Patrick & St George Roman Catholic Garrison Church, Tidworth. It provides a combined Statement of Significance (describing evidential, historical, aesthetic and communal values) and a Statement of Need (explaining liturgical, pastoral and operational justification for the works).

Key supporting documents referenced through this report include:

- *Della Valle Architects: Combined Architectural Drawings (F1870) and condition notes (2024)*
- *Sherriff Stained Glass: Site Window Survey Report (2023)*
- *ADSL: Asset Condition Survey (2023)*
- *Lucion: Asbestos and Lead in Paint Reports (2023)*
- *Heritage Impact Assessment (separate document)*
- *Design and Access Statement (separate document)*
- *Drone survey photographs and site inspections (2023-2024)*
- *Structural Engineers Report (17338-EO-RPT-A-02)*
- *Fire Engineers Report*
- *Tree Survey and Condition Report*
- *Quinquennial Survey (Bennington Green September 2025)*

2.0 LOCATION AND SETTING

Geography and settlement context

- St Patrick & St George RC Garrison Church stands in Tidworth, a military garrison town in Wiltshire with historic and modern military development.
- The area is suburban to urban in character with strong military-related land uses; the church has historically served the garrison and associated communities.

Setting and views

- The church forms a local landmark. The tower, nave gables and clerestory are legible in near and some middistance views within the immediate townscape and contribute to local distinctiveness.
- Trees, boundary planting and modest green spaces form part of the immediate setting; their contribution to the setting should be described in any arboricultural/ecological surveys.

Relationship to place

- The church's architectural form and materials reflect the identity of a garrison chapel: a spatially clear plan with a tower and pronounced detailing; the stained glass and memorials emphasise the commemorative and military associations of the building.

Supporting information

- Full plans, elevations, site and site location plans are included with the architect's drawings. Further detail (tree survey, AIA, ecological walkover) is included within the application package and provides assessment of setting impacts and biodiversity.

3.0 CHURCHYARD: MEMORIALS, NATURAL ENVIRONMENT, BIODIVERSITY AND ARCHAEOLOGY

History and boundaries

- Site & original works (pre-1912 to 1912):

The War Dept bought the Tedworth estate in 1897; permanent barracks followed 1902 onwards and the garrison churches were built in 1911–12. Tidworth Camp's development is the wider context for the church.

The church was erected on a disused sandpit / rubbish dump which was prepared and filled by members of the Royal Munster Fusiliers and their families (stones/bricks used to fill the pit). Fundraising included recruit training fines and subscriptions — this community/military labour and funding is recorded in the listing and is part of its historic interest.

- Structure & technology (1912 / original fabric):

Steel-reinforced concrete frame (early example for a place of worship) — cited as a key reason for listing (technological interest).

External facing: flint with ashlar quoining; interior: timber roof structure with scissor-braced trusses; concrete chancel arch. Knapen ventilation system vents are visible on elevations (small round vents marked "KNAPEN SYSTEM").

- Mid-/late-20th century changes:

Front gates installed to mark the Marian Year 1954.

A mid-C20 organ loft (organ loft inserted c. 1965). The organ and organ loft are specifically excluded from the list entry as being NOT of special interest.

An attached presbytery was constructed c.1970 and a south vestry enlargement has taken place; the listing clarifies that the presbytery annexe and link, organ/loft and modern fixtures are not of special interest (s.1 (5A) declaration).

Historic map evidence

Historic OS and local map layers show South Tidworth developing before 1912; the church appears in the early 20th-century mapping once the camp development is underway. (Historic OS map providers such as Francis Frith and the National Library of Scotland / Ordnance Survey archives hold scanned sheets for South Tidworth for late-C19 / early-C20 which can be used to show the pre-1912 sandpit and subsequent development).

See appendix for more details

Entrances and boundary treatments

- Modern brick retaining wall contained within the site boundary. Boundaries consist of hedgerows and small area of post and wire fencing with matching entrance gate along with close boarded fencing to other boundaries.

Memorials and inscriptions

- The primary memorial resources are internal: stained glass windows with military/commemorative themes and numerous memorial plaques.

Biodiversity, protected species and trees

- Roof works and vegetation may affect nesting birds or bats. A preliminary ecological survey / bat roost assessment accompanies the planning application and details works affecting roofspaces or openings.

- Identified trees and their associated root protection areas, are detailed within the supporting application.

Archaeology

- The building is 1912 and archaeological potential is likely low; however, a Historic Environment Record (HER) search is included within the application submission and a watching brief considered if groundworks are proposed that could affect earlier military deposits or features.

4.0 SOCIAL HISTORY AND VALUE TO THE COMMUNITY

Historic associations

- Built for the garrison, 1912 (GLW Blount) — The church was erected in 1912 as an early purpose-built Roman Catholic garrison church, designed by G. L. W. Blount. It sits within the military town context of Tidworth and was specifically established to serve soldiers and their families.

Community value

- The church remains an active parish and garrison church, used for regular worship, sacramental rites (baptisms, marriages, funerals), and commemorative events associated with the military community. The stained glass and plaques support collective remembrance and identity.

Assessment of social value

- Communal value is high for the serving military and local Catholic community.

Social origins: local/Irish soldier involvement in funding and labour — The listing notes that Roman Catholic garrison churches were uncommon before WWI and that the clearance of the site and much of the funding came from Irish fusiliers and their families (training fines, donations). That community effort is an important part of the building's social story.

Technological and architectural note — early steel frame / ventilation — The building is an early example of a place of worship using a steel (reinforced concrete/steel) frame and the contemporary “Knapen” ventilation system — these details explain why it was both practical for a military setting and of architectural/technological interest.

Active role in military and parish life (forces chaplaincy) — The church is part of the Salisbury Plain Catholic Parish and the Roman Catholic Diocese/Forces Chaplaincy network, continuing to serve serving personnel, veterans, MOD families and local civilians. It therefore functions as both a religious and chaplaincy hub on the Plain.

Memorial and regimental associations — As a garrison church it contains memorial windows and regimental dedications (for example links to the Royal Munster Fusiliers are recorded in photographic and local sources), giving it clear commemorative value to serving units and descendants. These memorials strengthen the church's social value as a place of remembrance.

What this means for community value

- Religious & pastoral hub — it provides regular worship, sacraments and pastoral support to military personnel and families who may be transient or under unique stresses (deployments, postings). This chaplaincy function is a practical community service beyond normal parish work.
- Social cohesion and continuity — Because the garrison community rotates, the church offers continuity (life-cycle events, support groups, parish activities) and a fixed point of identity for Catholics attached to the Army — important for morale and communal belonging. (This follows from the Forces parish / chaplaincy role.)
- Commemorative role — Regimental memorials, windows and dedications root local and military memory in the building. Such features make the church a focus for remembrance services and regimental ceremonies — an emotional and historic anchor for veterans and families.
- Historic and technical interest which adds civic value — Its Grade II listing (Historic England) recognises not only community and military associations but also the unusual construction for its date. This gives the church heritage value that benefits the wider town (education, local identity, tourism potential for military heritage trails).

5.0 CHURCH BUILDING: EXTERIOR

Designation and principal features

- Grade II listed (1912). Principal features: steel-reinforced concrete frame, flint elevations, ashlar quoins and dressings, seven-bay nave with clerestory, aisles, north-east tower with pyramidal roof, south-east chapel, west narthex, and a range of fenestration including tracery and stained glass.

Materials and craftsmanship

- Distinctive combination of reinforced concrete framing and traditional flint/ashlar craftsmanship. Notable features include the ashlar banding, moulded stone architraves and tracery to chapel windows; the tower's clasping buttress and quatrefoil detailing; internal timber scissor trusses and sanctuary joinery.

Condition

(Further information contained within the supplementary Quinquennial and Condition Surveys)

- Widespread localised stone spalling, cracking, failed cement pointing around dressed stone, eroded headers and cills, damaged and missing coping stones, moss build-up and blocked gutters, failing lead flashings, and evidence of historic poor repairs creating ongoing decay (cement mortars).

Significance

- Exterior fabric (ashlar, flint, tracery, parapets) is of high significance as principal elements of the listed special interest. The exterior displays a mixture of historic technique (ashlar masonry, flint) and early 20th-century construction methods and is expressive of the architect's composition and the building's function.

6.0 CHURCH BUILDING: INTERIOR

Plan and spatial qualities

- The church plan is rectangular with nave and aisles, chancel/sanctuary, side chapel, and tower accessed internally. The interior character is derived from the tall timber roofs, pointed arches, clerestory lighting, and open volumetric space.

Key fixtures and fittings

- Sanctuary panelling and fretwork frieze; tabernacle and statuary; stained glass windows (military themes); memorial plaques; confessional in tower; mid-C20 organ loft (excluded from special interest). Timber scissor-braced trusses and roof purlins are significant as structural and aesthetic features.

Condition issues

- Internal water ingress, flaking/lead-containing paint on timber structure and skirtings, asbestos-containing material is contained within both the ceiling and floor, worn floorboards and parquet, and localized cracking in plaster and masonry. The organ loft is mid-century and is not of special interest.

Significance

- Interior structural members (trusses), sanctuary fittings, stained glass and memorials are of high significance due to their architectural, artistic and communal values.

7.0 ITEMS OF FURNISHINGS AND FITTINGS

Inventory (key items)

- Stained glass windows (various, with military/dedication themes) – high significance
- Sanctuary panelling, tabernacle and decorative detailing – high significance
- Confessional, lectern, pulpit, organ, and pews – varying significance (organ loft and some fittings are mid-late 20th century and excluded from special interest)
- Memorial plaques – high communal significance as local commemoratives

Conservation priorities

- Stained glass to be conserved and re-leaded; memorial plaques and inscriptions to be retained in situ; sanctuary panelling and joinery to be repaired in preference to replacement; organ loft works to minimize disturbance to adjacent historic fabric.

8.0 PROPOSALS: SCOPE AND IMPACT ON SIGNIFICANCE

Scope of works

- External repairs: re-set loose coping, repair/replace failed ashlar stones, remove inappropriate cement pointing and repoint with lime mortar where appropriate, repair flintwork, replace or repair damaged slate tiles/undercloak tiles, renew lead flashings where required, clear and refurbish gutters and downpipes (retain/reuse cast-iron where practical).
- Windows & stained glass: remove asbestos mastic, survey and repair stained glass (re-leading where necessary) by a conservator; repair/restore corroded metal frames; replace blown single glazed units where necessary.
- Doors: repair timber doors and ironmongery; selective replacement where irreparable, ensuring design matches original appearance; upgrade fire safety as per Fire Engineer recommendations.
- Internal works: remove loose lead-based paints where a hazard exists; controlled asbestos removal (floor tiles, mastic, other limited locations); redecorate to match existing; repair floorboards; install vestry insulation (PIR with batten and plasterboard); address heating/MEPH issues.
- Health & Safety: asbestos and lead removal, fire-safety upgrades as required, trip hazard mitigation (stair nosings), and general repairs to prevent further water ingress.

Impact assessment overview

- Most works are repair and conservation in nature and will have a positive long-term effect on the building fabric and use. Short-term temporary impacts during works (scaffolding, removal of small fabric sections, and temporary removal of stained glass) are anticipated and will be managed through method statements and phasing.
- Any required replacement of fabric (stone, window frames, or doors) will be limited, recorded, and undertaken using matching materials and techniques to reduce harm to the significance of the asset.

Mitigation and conservation principles

- Repair-first approach; replacement only where fabric is beyond repair.
- Use of compatible materials and traditional techniques (lime mortar, matching stone, leadwork to historic profiles).

- Specialist conservators (stained glass, conservation stonemason) to undertake key works.
- Health and safety works (asbestos, lead paint) to be coordinated with conservation works to protect decorative and historic elements.
- Photographic and written record before, during and after interventions.

9.0 SIGNIFICANCE, IMPACT & MITIGATION TABLES

Table 1 — External Masonry, Stonework & Pointing

Element: Ashlar quoins, window surrounds, dressings

Significance: High — principal architectural and aesthetic interest; key component of listed special interest

Proposed Works: Remove inappropriate cement pointing; patch repair of spalled stone; replace stones where beyond repair; repoint in compatible lime mortar

Likely Impact: Minor to Moderate (localised loss where replacement needed)

Mitigation: Use like-for-like stone; agree quarry/stone sample with ADSL & Wiltshire; lime mortar mix to be trialled and approved; photographic record; avoid over-replacement

Element: Flintwork elevations

Significance: Medium — contributes to character and texture of elevations

Proposed Works: Localised repointing; repair cracked flints; reset loose stones

Likely Impact: Minor

Mitigation: Match flint type and pointing profile; use specialist flint mason; limit cutting of historic fabric

Element: Mortar & cement patches (previous repairs)

Significance: Medium/Negative (incompatible repair causing decay)

Proposed Works: Carefully remove cement mortar from dressed stone and replace with lime mortar; reduce moisture trapping

Likely Impact: Beneficial (conserves surrounding stone)

Mitigation: Trial areas; monitor for salt migration; use breathable materials

Element: Brickwork repairs to presbytery

Significance: Medium — secondary structure but contributes to historic grouping

Proposed Works: Localised brick replacement and repointing; repair spalled areas

Likely Impact: Minor

Mitigation: Use matching brick; lime mortar repointing; record areas of intervention

Element: Stone copings & buttress/plinth cappings

Significance: High — architectural detailing; vulnerable to water ingress

Proposed Works: Reset displaced copings; replace heavily weathered units; lime mortar bedding

Likely Impact: Minor

Mitigation: Use matching stone and traditional fixings; record original profiles

Element: Vestry render

Significance: Low-Medium — vestry of lesser significance

Proposed Works: Replace existing cement render and replace with a breathable lime render to match existing stone colour

Likely Impact: Moderate (change in facade material)

Mitigation: Ensure high-quality detailing; coloured to minimise visual impact; sample mock-up for approval;

Table 2 — Roofs, Lead Flashings, Rainwater Goods

Element: Slate roof and eaves leadwork

Significance: Medium — part of historic fabric though utilitarian

Proposed Works: Renewal/repair of lead flashings; reset loose coping; replace undercloak tiles where damaged

Likely Impact: Minor

Mitigation: Use traditional leadwork techniques; record existing profiles; re-use existing where possible

Element: Vestry roof (new standing seam zinc)

Significance: Low-Medium — modern roof form; vestry of lesser significance

Proposed Works: Replace existing roof with new standing seam zinc; parapet raised; PIR insulation and plaster skim finish internally

Likely Impact: Moderate (change in roof material and profile)

Mitigation: Ensure high-quality detailing; recess seams to minimise visual impact; sample mock-up for approval; reversible intervention

Element: Tower roof (currently fibre cement)

Significance: Medium — prominent tower form, although current covering is not historic

Proposed Works: Replace fibre cement tiles with natural slate and rolled lead hips

Likely Impact: Beneficial (restores quality finish more in keeping with historic fabric)

Mitigation: Use high-quality slate to approved sample; retain original timber structure; photographic record

Element: Rainwater goods (cast iron)

Significance: Medium — contributes to appearance; contains lead paint

Proposed Works: Clean, repair, or replace in cast iron; remove lead paint following Lucion guidance

Likely Impact: Neutral to Minor

Mitigation: Retain and repair where possible; if replacement required use cast iron; repaint with appropriate specification

Element: Cast Iron rainwater goods (stores & vestry)

Significance: Low — later additions, not historic

Proposed Works: Replace uPVC with new cast iron to match existing to improve performance and visual coherence

Likely Impact: Beneficial

Mitigation: To match cast iron goods; ensure profile matches existing

Element: Aluminium rainwater goods (Bungalow pitched roofs)

Significance: Low — later additions, not historic

Proposed Works: Replace uPVC with new extruded aluminium to improve performance and visual coherence

Likely Impact: Beneficial

Mitigation: Colour to match cast iron goods; ensure profile sympathetic to listed fabric

Element: Roof ventilators and crosses

Significance: Medium — architectural detailing with symbolic value

Proposed Works: Refurbishment and redecoration; repairs as needed

Likely Impact: Beneficial

Mitigation: Repair in situ; avoid wholesale replacement; retain form and profile

Table 3 — Windows & Stained Glass

Element: Stained glass (military & devotional themes)

Significance: High — artistic and commemorative value; strong communal significance

Proposed Works: Removal of asbestos mastic; re-leading and restoration by specialist; repair/replace metal frames

Likely Impact: Beneficial

Mitigation: Accredited stained glass conservator; sample panels restored first; maintain inscriptions/memorials

Element: Metal framed leaded lights (tower)

Significance: Medium-High — historic metalwork and fenestration

Proposed Works: Repair frames; remove corrosion; repaint

Likely Impact: Minor

Mitigation: Retain maximum fabric; use conservation-grade coatings

Element: Single glazed timber windows with failed putty

Significance: Medium

Proposed Works: In-situ repair where possible; re-puttying and repainting; replace failed units where necessary

Likely Impact: Minor

Mitigation: Match section profiles and glass type

Element: Vestry timber windows (modern, failed putty)

Significance: None

Proposed Works: Replace with double-glazed timber units

Likely Impact: Minor

Mitigation: Sympathetic design; maintain proportions; installer accredited

Table 4 — Doors & Means of Escape

Element: External timber doors, ironmongery

Significance: Medium — contributes to external elevations and approach

Proposed Works: Repair where possible; selective replacement; address door sweeps, thresholds; ensure fire safety compliance

Likely Impact: Minor (visual retention if like-for-like)

Mitigation: Retain historic doors where possible; if replacement required match profiles and ironmongery; provide sympathetic fire upgrades (e.g. intumescent seals) and record

Element: Internal doors that may be or need to be fire-rated

Significance: Low-Medium depending on location

Proposed Works: Assessment by Fire Engineer; upgrade or provide alternative means to achieve safe escape

Likely Impact: Potentially Moderate if wholesale replacements needed

Mitigation: Prefer upgrading in situ (intumescent linings, new ironmongery) to replacement; maintain historic doors where practicable

Table 5 — Internal Finishes, Paints, Asbestos & Lead

Element: Painted timber roof structure & skirtings (lead-containing paint)

Significance: Medium

Proposed Works: Removal of loose/flaking lead paint; safe redecoration

Likely Impact: Neutral

Mitigation: Licensed lead removal per Lucion method; record retained layers

Element: Asbestos-containing materials (including Nave ceiling panels)

Significance: Low significance but high hazard

Proposed Works: Full removal of asbestos mastics, panels, tiles

Likely Impact: Beneficial

Mitigation: Licensed contractor; conservation protection during removal

Element: Floor finishes (timber boards, parquet, carpets)

Significance: Medium (timber/parquet); Low (carpets)

Proposed Works: Repair timber/parquet; replace carpets with suitable modern alternatives

Likely Impact: Minor

Mitigation: Match profiles for timber; carpet colour and finish to be agreed

Table 6 — Timber Roof Structure, Scissor Trusses & Organ Loft

Element: Scissor-braced timber trusses, painted black

Significance: High — prominent interior structural & aesthetic feature

Proposed Works: Structural engineer to inspect connections and treat/repair timber where necessary; conserve paint finish with lead remediation

Likely Impact: Neutral to Minor

Mitigation: Repair-first approach; consolidate rather than replace; use like-for-like carpentry; record interventions

Further Info Required: Structural Engineer detailed report; sampling of paint layers for conservation approach

Element: Organ loft (mid-C20 insertion)

Significance: Low (excluded from special interest)

Proposed Works: Refurbishment as required; ensure access & safety

Likely Impact: Neutral

Mitigation: Works may proceed with fewer constraints, but avoid harm to adjacent listed fabric

Table 7 — Vestry Insulation & MEPH Works

Element: Vestry internal insulation (PIR to achieve $U=0.30$)

Significance: Low-Medium — internal change with reversible intervention

Proposed Works: Install 60mm PIR on battens with 25mm service void and plasterboard finish

Likely Impact: Minor (internal change)

Mitigation: Use breathable materials where possible; ensure interventions are reversible and do not damage historic fabric; avoid interstitial condensation issues; relocate services as described

Element: Heating, electrics, lighting

Significance: Low — operational fabric only

Proposed Works: Replace all wiring (ADSL to confirm MICC or equivalent); replace all heating pipes, emitters; replace lighting, emergency lighting, sounders, etc. Option of ASHP TBC by ADSL

Likely Impact: Beneficial (improves safety, efficiency)

Mitigation: Routing to avoid historic fabric; sensitive fixture design

Refer to specialists details prepared by ADSL for further details

Table 8 — Churchyard, Setting, Biodiversity & Archaeology

Element: Stone capping to retaining wall

Significance: Medium — boundary feature

Proposed Works: New Bath stone capping to retaining wall

Likely Impact: Minor

Mitigation: Use matching stone and traditional bedding

Element: Gravel perimeter at building base

Significance: Neutral — functional drainage intervention

Proposed Works: Cut back tarmac and form gravel strip - Flint gravel and 50mm concrete pin kerb edging.

Likely Impact: Beneficial (reduces damp ingress)

Mitigation: Simple detailing; avoid damage to foundations

Table 9 — Accessibility, Fire Safety & Compliance

Element: Accessibility (ramp option, thresholds)

Significance: Low-Medium

Proposed Works: Ramp TBC by ADSL

Likely Impact: Beneficial

Mitigation: Reversible construction; sympathetic materials

Element: Fire safety / new partitions

Significance: Low-Medium (new insertion, tower lobby)

Proposed Works: Fire-rated partitions to be considered (TBC by Fire Engineer)

Likely Impact: Moderate if intrusive

Mitigation: Lightweight reversible construction; minimise visual impact

Element: Window guarding (organ loft)

Significance: Low-Medium (safety addition only)

Proposed Works: New window guarding to be installed (TBC by ADSL)

Likely Impact: Minor

Mitigation: Design to be minimal and reversible; colour finish sympathetic

Element: Noticeboard

Significance: Low

Proposed Works: Replace external noticeboard

Likely Impact: Neutral

Mitigation: Agree size, material, and colour with conservation officer

Refer to specialists details and architects drawings for further information

10.0 HISTORIC ENGLAND ADVICE NOTE 12 — RESPONSE & COMPLIANCE

"Significance is the value of a heritage asset to this and future generations because of its heritage interest."

"Assessing significance should precede designing the proposal(s)."

Historic England Advice Note 12 (Statements of Heritage Significance) sets out best practice for preparing proportionate, evidence-based analyses of significance to meet NPPF requirements. Key expectations include:

- Assess significance before designing proposals; follow a staged approach (understand form/materials/history → understand significance → understand impact → avoid/minimise/mitigate harm).
- Provide proportionate detail relative to the asset's importance.
- Consult historic environment records and, where appropriate, undertake desk-based assessments or field evaluation.
- Use skilled specialists where significance is unclear or where archaeological potential exists.
- Record and mitigate where works will affect historic fabric.

How this application responds:

- The staged approach has been followed: significance is set out first; proposals and impacts are assessed; mitigation is documented. Where specialist information is required (HER desk-based assessment, structural reports, ecological surveys, MEPH options appraisal, fire engineering), these works have been undertaken and are included within the application.
- Proportionality: level of detail is commensurate with a Grade II listed church with targeted works aimed at conservation and repair.
- Recording: all works are recommended to be recorded photographically and, where opening-up is required, recorded following 'Understanding Buildings: A Guide to Good Recording Practice'.

(Principal guidance reviewed and applied from Historic England Advice Note 12.)

11.0 RECORDING, MONITORING & METHODOLOGY

A comprehensive programme of recording, monitoring and methodology will be implemented to ensure that all works to St Patrick & St George RC Garrison Church are properly documented, supervised and carried out in accordance with conservation best practice. This programme will combine the findings of multiple specialist surveys already undertaken and the full suite of architectural and structural proposals prepared for this application.

Scope of Existing Surveys and Reports

The following surveys and technical assessments have been undertaken and inform the methodology:

- Tree survey to assess and protect existing trees within the churchyard and setting.
- Soakaway calculations to confirm surface water drainage capacity.
- U-value calculations and condensation risk analysis to guide the proposed insulation strategy for the vestry.
- Lead paint surveys (Lucion) to identify hazardous finishes and establish safe removal/remediation methods.
- Stained glass survey (Sherriff Stained Glass, 2023) to inform phased re-leading and repair.
- Asbestos surveys (Lucion) to record hazardous materials in window mastics, finishes and floor materials.
- Topographical survey to establish levels and drainage runs.
- MEPH condition and capacity information for heating, ventilation, electrical and lightning conductor systems.
- Full architectural proposals (Della Valle Architects) and structural input.
- Quinquennial inspection report, forming the baseline for many of the identified repair needs.

Recording Standards

Works will be recorded to Historic England Level 2 (drawn, written and photographic record) for all elements where historic fabric is repaired, removed or replaced.

A photographic record will be compiled pre-works, during interventions (e.g. stone replacement, stained glass removal) and post-works.

Records will be archived digitally and supplied to the parish, Wiltshire Council, and lodged with the Wiltshire & Swindon HER where appropriate and all of which can be conditioned within a planning approval.

Monitoring and Supervision

Conservation-accredited specialists (stonemason, stained glass conservator, asbestos/lead removal contractor) will supervise relevant work packages.

Structural engineer to monitor works to cracked or spalled masonry, roof trusses, and lintels.

Clerk of Works or conservation architect to oversee compliance with specifications.

Archaeological monitoring (watching brief) to be undertaken for any below-ground works, coordinated with Wiltshire Archaeology Service.

Methodology Principles

Repair over replacement: retain maximum historic fabric, replacing only where beyond repair.

Material compatibility: use of lime mortars and matching stone agreed with Wiltshire Council and conservation officers.

Health and safety integration: asbestos and lead removal sequenced with stained glass and decorative fabric protection.

Reversibility: insulation and new interventions designed to be reversible without damage to historic fabric.

Sustainability: maximise re-use of materials, recycle waste, and minimise carbon footprint through sensitive specification.

12.0 HISTORIC ENVIRONMENT RECORD (HER) DESK-BASED ASSESSMENT (WILTSHIRE)

Site: St Patrick & St George Roman Catholic Garrison Church (St Patrick's), 1 St Patrick's Avenue, Tidworth, SP9 7BS

NGR / Location: NHLE entry NGR SU 23139 48523 (NHLE List Entry for the church).

1. Purpose of this desk-based assessment

This HER desk-based assessment has been prepared to meet the requirements of the National Planning Policy Framework (NPPF) and Historic England Advice Note 12 by summarising known heritage assets and archaeological potential within the vicinity of the proposal site and by advising on further assessment or mitigation measures. It is proportionate to the application for repair and conservation works to a Grade II listed early-20th century garrison church and its immediate setting.

2. Sources consulted and methodology

Primary sources consulted online and in desk form include:

National Heritage List for England (NHLE) entry for the Roman Catholic Garrison Church of St Patrick & St George.

Wiltshire & Swindon Historic Environment Record (HER) guidance/contact pages and Wiltshire & Swindon History Centre resources (for HER enquiries and local historic maps / archives).

Chartered Institute for Archaeologists (CIfA) Standard and Guidance for Desk-based Assessment.

Heritage Gateway / Historic Environment portal for related records and summaries.

Method: a standard desk-based assessment approach has been followed — identification of designated heritage assets (NHLE), search of the local HER summary resources and local authority webpages, review of available online historic mapping and secondary sources (e.g. local history summaries), and collation of known reported archaeological features or events within a focused study area (site + c. 250m). Where online data is limited, the assessment sets out the recommended formal HER search parameters and follow-up actions.

3. Known Heritage Assets / Designations

Designated asset: The church is a **Grade II listed building** (NHLE). The NHLE entry confirms the building's date (1912), architect (G. L. W. Blount) and principal reasons for listing (early

garrison church, materials, plan and architectural features). The NHLE entry is the primary record for the designated status.

Local HER entries: A formal extract from the Wiltshire & Swindon HER is required to list all local archaeological entries, event records, prior interventions, and any recorded below-ground remains in the immediate vicinity. Wiltshire's HER service is administered through Wiltshire & Swindon History Centre — HER enquiries should be sent to archaeology@wiltshire.gov.uk (contact details via the Wiltshire HER / History Centre).

4. Historic and archaeological background — summary

Historic context: Tidworth is a purpose-built garrison town on the edge of Salisbury Plain; the church dates from 1912 and is part of the town's military/commemorative landscape. The town-scale development associated with the garrison from the late 19th and early 20th centuries makes the area of primarily modern/20th century origin for buried archaeology, but pockets of earlier deposits related to the settlement or landscape prior to the garrison cannot be excluded without HER confirmation and map regression. (Local history sources and historic mapping such as historic Ordnance Survey series should be consulted for detailed map regression.)

Archaeological potential: For works confined to the standing building fabric (stone/window/roof repairs, internal redecoration, insulation works) archaeological potential is **low to moderate**. The higher potential issues are:

Below-ground: potential for truncated or disturbed military landscaping deposits, service trenches, or earlier features where groundworks are proposed (e.g., new service runs, external plant bases, drainage alterations).

Within structure: potential for concealed historic fabric (e.g., original construction interfaces, buried finds in fill layers beneath floorboards) — such features may have evidential value and should be recorded if uncovered.

Designated assets nearby: Aside from the listed church itself, a search of the NHLE and HER is needed to identify other listed buildings or assets within c. 250m which might be affected by setting change; the NHLE is the definitive source for nationally designated assets.

5. Predicted impact of the proposed works

Works limited to repairs to the standing fabric and conservation of stained glass are predicted to have **negligible to beneficial impact** on the archaeological resource, provided interventions remain within the superstructure and do not involve intrusive below-ground works.

Any groundworks for plant bases, new drainage runs, or service trenches have the potential to disturb buried deposits. Even small excavations in historic churchyards or their environs

can reveal features of interest. Such works should be subject to a defined archaeological condition

6. Recommendations and required actions

To satisfy Wiltshire Council historic environment and archaeology consultees, and to meet NPPF requirements, we recommend the following immediate actions:

Formal HER search request (Wiltshire & Swindon HER): request a formal HER extract and a written summary for a **250m radius** around NGR SU2313948523 (the listed church). Ask the HER to include: known archaeological events, previous watching briefs, historic map references, and any records of military infrastructure which may survive as buried remains. Use the Wiltshire HER contact: archaeology@wiltshire.gov.uk or via the Wiltshire & Swindon History Centre portal. Cite the planning application reference when requesting.

Condition on groundworks / watching brief: if any intrusive groundworks are proposed (plant bases, trenches, drainage), include a planning condition or contractor requirement for a **programme of archaeological monitoring (watching brief)** undertaken by an approved archaeological contractor, to be agreed with Wiltshire Archaeology Service. This is an appropriate and proportionate mitigation in line with ClfA guidance.

Building-recording (Level 2) if fabric is to be removed or opened-up: where structural repairs require opening-up (e.g., repair of lintels, replacement of stone, removal of internal finishes), record the exposed historic fabric appropriately (measured sketches, lifted photographic record) following Historic England recording guidance and ClfA practice.

No further archaeological field work anticipated for works confined strictly to superstructure repairs — subject to HER result. If the HER identifies specific buried features or a higher potential, a staged approach (desk-based → evaluation trenching) will be required.

Include HER citation and attach HER extract in submission: when you receive the formal HER extract, append it to the planning / LBC submission and cite it explicitly in the Statement of Significance and the HIA so the LPA and consultees can see you have complied with para. 189 NPPF duties.

7. Likely consultees and contact details

Wiltshire & Swindon History Centre / Archaeology Service (HER) — enquiries: archaeology@wiltshire.gov.uk, tel: 01249 705500. The HER is accessed via the Wiltshire & Swindon History Centre and online services (see Wiltshire HER pages).

Wiltshire Archaeology Service — for watching brief supervision and archaeological planning conditions (contact via Wiltshire Council archaeology services). Use HER contact above for initial liaison.

Historic England (advice) — for major change or if the LPA or DAC suggests pre-application advice (NHLE and HE guidance pages).

8. Sources & references (key online material reviewed)

National Heritage List for England entry: Roman Catholic Garrison Church of St Patrick & St George (NHLE).

Wiltshire & Swindon Historic Environment Record / Wiltshire & Swindon History Centre (HER contact and service pages).

Chartered Institute for Archaeologists, Standard and Guidance for Desk-based Assessment (CIfA).

Heritage Gateway / Historic Environment Records portal (region HER contacts).

13.0 CONCLUSION

The Roman Catholic Garrison Church of St Patrick and St George represents a significant part of Tidworth's military and religious heritage. Its Grade II listing reflects its architectural distinctiveness, its historic role within the garrison community, and the cultural and spiritual value it continues to hold today.

The building now faces a series of urgent repair and conservation challenges: weathering of stonework, deterioration of stained glass and windows, damage from previous inappropriate repairs, asbestos and lead risks, and broader issues of energy performance and compliance with modern safety standards. If not addressed, these defects will compromise both the significance of the church and its capacity to function as a place of worship and community life.

The proposed programme of works is proportionate, sensitive, and rooted in established conservation principles. It prioritises repair over replacement, retention of historic fabric, use of compatible lime mortars and traditional methods, and specialist interventions where required. These works will ensure the church's ongoing role as a place of worship, remembrance, and community gathering, while securing its long-term preservation for future generations.

In accordance with national and local policy, as well as Historic England guidance, this Statement of Significance and Statement of Need demonstrates that the benefits of the proposals clearly outweigh any limited harm. The works are essential to sustaining the significance of this important listed building and to supporting its liturgical and communal functions into the future.

14.0 APPENDICES

- Appendix A: Photographic record

Please also refer to Design and Access Statement, Heritage Statement and Quinquennial Survey for further details



























































- Appendix B: Window & Door Schedule (from Architectural Package).

WINDOW CONDITION SCHEDULE

Ground Floor

- wg01** - Holes for removed guarding present. Knapen Vents Present. Window in need of 1 in-situ repair in accordance with Sherriff Stained Glass Site Survey Report.
- wg02** - Spalling and crack to LH side including mid Quoins and Cill. Patching to RH Quoins. Knapen Vent Grille missing, Knapen Vents Present.
- wg03** - Spalling and Cracking to Cill, mid Quoin and head on LH side. Holes for removed guarding present. Cracking to RH Cill.
- wg04** - Asbestos containing mastic sealant to window and stonework.
- wg05** - Spalling and Cracking to lower mid and upper Quoins, cill and header on LH side. Surface deterioration to centre header. Crack to cill on RH side. LH mullion spalled internally.
- wg06** - Fair Condition.
- wg07** - Top RH header cracked, Middle Header Stone Patched.
- wg08** - Top LH header cracked.
- wg09** - Crack to window cill.
- wg10** - Single glazed windows putty and paint finish failing. Cracks in render at intel position. Corners to concrete cill missing and crack to centre.
- wg11** - Glazing units misting, cracking to brickwork joints below.
- wg12** - Fair condition.
- wg13** - Fair condition. Cracking to brickwork mortar joints to window head.
- wg14** - Fair condition. Cracking to brickwork mortar joints to window head and below window.
- wg15** - Fair condition. Significant cracking to brickwork mortar joints to window head.
- wg16** - Fair condition.
- wg17** - Cracking to LH cill and mid quoin, with spalling to header. Knapen Vents present.
- wg18** - Patching to mid LH Quoin and Header. Top LH header and RH pier surfaces eroded. Bottom RH cill cracked and poorly patched. RH mid Quoin spalled. Knapen Vents present.
- wg19** - Centre Header and RH Quoin Eroded. Significant Vein in RH stone. Knapen Vents present.
- wg20** - LH head spalled. Patches to centre cill and RH mid Quoin. Significant Patch to RH pier. Cracking to RH cill. Infilled crack to flintwork over window. LH mid quoin spalling internally.. Knapen Vents present.
- wg21** - Patching to LH Dressed Stone and LH Pier. Joints failed to LH Pier. Cracks to RH mid Quoin. Centre Header surface eroded. Spalling to LH header internally. Knapen Vents present.
- wg22** - Spalling to middle cill. Mid H pier displaced to left. Surface of middle header and RH surround eroded. LH and RH cill spalling internally. Knapen Vents Present
- wg23** - Cracking up LH side of window. Flintwork crack above to coping on corner. Surface of RH Header eroded. Knapen Vents Present.
- wg24** - Cracking to both cills, both headers and RH mid Quoin. Flintwork crack above to coping. Holes for window Guards remaining. Knapen Vents present.
- wg25** - Crack to LH & RH Cills and RH mid side quoin. Cracking to flintwork over RH header up to coping. LH Header surface eroded. Knapen Vents present.

First Floor

- wf01** - Fair Condition. Asbestos containing sealant present. No internal guarding all fall protection, and low level glass is not toughened.
- wf02** - Fair Condition. Asbestos containing sealant present.
- wf03** - Fair Condition. Asbestos containing sealant present.
- wf04** - Fair Condition. Asbestos containing sealant present.
- wf05** - Fair Condition. Asbestos containing sealant present.
- wf06** - Fair Condition. Asbestos containing sealant present.
- wf07** - Fair Condition. Asbestos containing sealant present.
- wf08** - Crack or poor patching to header, crack to centre mullion. Cill spalled internally. The metal opening frames to the tower are showing signs of significant rust and decay and are all in need of restoration along with the leaded lights and stained glass windows in accordance with the Sherriff Stained Glass site survey report.
- wf09** - Crack to Cill. The metal opening frames to the tower are showing signs of significant rust and decay and are all in need of restoration along with the leaded lights and stained glass windows in accordance with the Sherriff Stained Glass site survey report.
- wf10** - Cracking to header. Knapen Vents present.

wf11 - Cracking to Header. Patch to upper RH side spalling/ Lower LH stone face spalling. Knapen Vents present. Cracking to LH mid Quoin internally.

wf12 - Cracking to corner LH header, Spalling to RH Stone infill. Knapen Vents present (already capped).

wf13 - Crack to LH Arch, Asbestos containing sealant to upper window panes loose. Knapen Vents present (already capped). South Clerestory windows are showing signs of bowing and failure to the lead comes and are in need of removing and re-leading in accordance with Sherriff Stained Glass Specialists Site Window Survey Report

wf14 - Crack to RH Quoin, Asbestos containing sealant to upper window panes loose. Knapen Vents present (already capped). South Clerestory windows are showing signs of bowing and failure to the lead comes and are in need of removing and re-leading in accordance with Sherriff Stained Glass Specialists Site Window Survey Report

wf15 - Cracking/ Spalling to LH & RH Stone Arches. Asbestos containing sealant to upper window panes loose. Knapen Vents present (already capped). South Clerestory windows are showing signs of bowing and failure to the lead comes and are in need of removing and re-leading in accordance with Sherriff Stained Glass Specialists Site Window Survey Report

wf16 - Asbestos containing sealant to upper window panes loose. Knapen Vents present (already capped). South Clerestory windows are showing signs of bowing and failure to the lead comes and are in need of removing and re-leading in accordance with Sherriff Stained Glass Specialists Site Window Survey Report

wf17 - Cracking to LH stonework. Asbestos containing sealant to upper window panes loose. Knapen Vents present (already capped). South Clerestory windows are showing signs of bowing and failure to the lead comes and are in need of removing and re-leading in accordance with Sherriff Stained Glass Specialists Site Window Survey Report

wf18 - Asbestos containing sealant to upper window panes loose. Knapen Vents present (already capped). South Clerestory windows are showing signs of bowing and failure to the lead comes and are in need of removing and re-leading in accordance with Sherriff Stained Glass Specialists Site Window Survey Report

wf19 - Asbestos containing sealant to upper window panes loose. Knapen Vents present (already capped). No internal guarding all fall protection, and low level glass is not toughened. South Clerestory windows are showing signs of bowing and failure to the lead comes and are in need of removing and re-leading in accordance with Sherriff Stained Glass Specialists Site Window Survey Report

Second Floor

ws01 - Crack or poor patching to header and cill. The metal opening frames to the tower are showing signs of significant rust and decay and are all in need of restoration along with the leaded lights and stained glass windows in accordance with the Sherriff Stained Glass site survey report

ws02 - Spalling to header internally and externally, and surface deterioration

ws03 - Crack/ spalling to header externally and internally, cill and LH stonework. The metal opening frames to the tower are showing signs of significant rust and decay and are all in need of restoration along with the leaded lights and stained glass windows in accordance with the Sherriff Stained Glass site survey report

The site window survey report 2023 by Sherriff stained glass specialist notes that most of the windows are showing signs of needing to be re-leaded. For any information relating to stained glasswork and leadwork. The drawings indicate the more immediate repairs required only for clarity.

DOOR CONDITION SCHEDULE

dg01 - Paint finish to door and ironmongery peeling, Door Sweep Rotten. Cracking to stonework, and joints failing with stone arch dropping.

dg02 - Door Sweep Rotten. Dressed Stone Spalling and open joints where joints are failing. Paint finish to door and ironmongery peeling, Moss Build-up. Sliding bolt has potential to impede emergency egress.

dg03 - Paint Finish to Door & Ironmongery in poor condition, Faded Fire Notice Signage, Door Sweep is degraded. Stonework damaged by incorrect mortar pointing.

dg04 - Rotten timber door. Hole in header from previous fitting.

dg05 - Timber door and frame rotten. Lintel bearing bearing on small piece of stone. S.E. to review and advise. Door locked, no access. Crack in flintwork above lintel.

dg06 - Door boarded. No Access.

dg07 - Door in poor condition, and does not fit well causing it to jam. Potential to impede means of escape. Cill incorrect depth and poor quality patching from installation.

dg08 - Fair condition

dg09 - Fair condition

dg10 - Fair condition

dg11 - Partially obscured by item lent against door. Paint finish worn. Glass is not toughened below 800mm, and does not meet standards as a fire rated door.

dg12 - Paint finish worn, and does not meet standards as a fire rated door.

dg13 - Door is unlikely to meet standards as fire rated door. Door swings within 400mm of stair.

dg14 - Paint finish deteriorating in places. Door bolt on one side. Fire Engineer to confirm if this is required for emergency egress, as this could obstruct escape in the event of a fire.

dg15 - Door to be assessed to check if it meets standards as a fire door. Fire Engineer to confirm.

dg16 - Door has some wear to finishes

dg17 - Door has some wear to finishes

dg18 - Door has some wear to finishes

dg19 - Some scuff marks

dg20 - Door should be fire rated

dg21 - Bolts could impede means of escape. Worn surfaces.

dg22 - Requires fire door or infill to comply with fire strategy

All doors should be assessed by the fire engineer to determine if they are suitable and if they require upgrade.

- Appendix C: Consultation and Community Engagement Record

Please also refer to Design and Access Statement for further details

Steven Moyse – ACIAT
Strategic Design Manager

“The Garrison Church of St. Patrick and St. George is an asset within the Project Allenby Connaught (PAC) contract and is controlled for use by the Garrison Management Team (GMT), which represents the Army. The work is funded by Aspire Defence Limited (ADL), which discharges the PAC contract on behalf of the Defence Infrastructure Organisation (DIO), and is delivered by Aspire Defence Services Limited (ADSL). The church has been under Army control since its construction, and whilst used by residents of Tidworth and the surrounding area, these primarily constitute members of the armed forces and their families.

Engagement for notification of the planned works is highlighted and disseminated via the Annual Maintenance Plan (AMP), which forecasts upcoming work for assets within the PAC contract by ADL and is shared with DIO and the GMT to notify them. This is an advanced plan to allow budget allocation and planning.

The GMT have engaged with the Padre, who manages the church, to inform them of the work, and subsequently ADSL have continued the engagement with Father O’Driscoll and the community group to inform them of the planned work and ensure they have alternative accommodation during the work. Three meetings have taken place at the church to discuss the work with the GMT and DIO, and a further meeting with Father O’Driscoll is planned for early October, before the submission of the application.”

- Appendix D: Historical Maps

Please also refer to Heritage Statement for further details

Dear Will,

Many thanks for your email and telephone call this morning.

I have confirmed to Fergus Brotherton, Secretary Southern Historic Churches Committee, that Rt Rev Paul Mason, Bishop of the Forces is content with the proposed works on the church of St Patrick & St George in Tidworth Wiltshire.

I trust this satisfies your requirements, but if I can be of any further assistance, please do not hesitate to contact me.

With kind regards.

Diane

Mrs Diane Restall|Bishop's Secretary/Records| Bishopric of the Forces|
Wellington House|St Omer Bks|Thornhill Road| Aldershot GU11 2BG| Mil
94222 3234| Civ 01252 348234|Mobile 07341332375|Teams 0303 385 3474|
Diane.restall654@mod.gov.uk
<https://www.rcbishopricforces.org.uk>

From: Will Thomas <will@dellavallearchitects.co.uk>

Sent: 09 July 2025 15:44

To: Restall, Diane PA (BishopricForces-Secretary) <Diane.Restall654@mod.gov.uk>

Cc: Francesco Della Valle <fran@dellavallearchitects.co.uk>

Subject: Roman Catholic Diocese Of The Forces

Hi Diane

We have been appointed as architects on the refurbishment of the Roman Catholic Garrison Church of St Patrick & St George in Tidworth, and we have been informed that the church falls under the remit of the Roman Catholic Diocese of the Forces.

Who would be the best person to speak to regarding the process for applying to the Diocese for building works to the church?

Thanks in advance, and we look forward to hearing from you

--

Kind Regards

Will

Architect ARB

Della Valle
architects

RIBA 
Chartered Practice

Lake View, Charlton Estate, Shepton Mallet, Somerset. BA4 5QE

T: 01749 330672 W: www.dellavallearchitects.co.uk

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Steven Moyse – ACIAT
Strategic Design Manager

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16-385

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356

B.M. 357-6
62
3-208

B.M. 359-7

64
2-151

Allotment Gardens

66
5-437

Union & R. D. Bdy
Def. Thorn

356

9
2-141

Reading Room & Library

Def.

65
5-588

6
5-539

7
5-517

IV

8
2-704

Hampshire Cross

10
2-241

B.M. 364-3

School
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South Manor Farm

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Hill

Rifle Range
30 yds.

Allotment
Gardens
879
1-196

Sports Ground

Football Ground

Isolation
Hospital

School

Infant
School

Infantry
Barracks

Lucknow
Barracks
(Infantry)

Hampshire Cross

St. Michael's
Church

Allotment
Gardens
225
1-746

Police
Station

The Oval
25
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Cross

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Tidworth

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North Tidworth

South Tidworth

Mooltan Barracks

Lucknow Barracks

County Primary School

The Oval

Military Workshops

Delhi Barracks
(Military Hospital)

St Michael's
Garrison Church
(C of E)

Jellalabad Barracks

Highfield House
(Nurses Home)

Highgate Lodge
(Nurses Home)

Football Ground

Sports Ground

Sports Ground

STATION ROAD

LANDSE ROAD

ST ANDREW'S ROAD

CADNAC ROAD

Roman-British Fortified
Earth 1915

BRACK

Marine Quarters

Marine Quarters

Marine Quarters

Marine Quarters

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