



PLANNING, DESIGN AND ACCESS STATEMENT

FOR

**PROPOSED WORKS TO
ST PATRICKS GARRISON CHURCH
1 ST PATRICKS AVENUE
TIDWORTH
WILTSHIRE, SP9 7BS**

REVISION E

MARCH 2026 REF: F1870/ DAS

BY

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This statement is submitted in support of a Full Planning Application made by Della Valle Architects Ltd on behalf of Aspire Defence Services Limited (ADSL), for and on behalf of The Secretary of State for Defence represented by Defence Infrastructure Organisation, for refurbishment and repair works to St Patricks Garrison Church. Formal consent has been issued for the works by the Southern Historic Churches Committee (SHCC). It considers the proposal in the context of the Development Plan and having regard to the site/context, heritage considerations, client brief and all other material planning considerations.

Introduction

The proposed works to the St Patricks Garrison Church are exempt from listed building consent under the Ecclesiastical Exemption (Listed Buildings and Conservation Areas) (England) Order 2010 as the building is used for worship according to the rites, doctrinal standards, principles or usages of the Roman Catholic Church, and the works are being carried out by ADSL for the ongoing use of the building by the church. Instead, details of the works were submitted to the Southern Historic Churches committee and formal consent granted on 5th December 2025. This approach has been agreed with Andrew Minting, the conservation officer at Wiltshire Council and Fergus Brotherton, Secretary of the SHCC. An approval has also been provided by the Diocese of the Forces for the works.

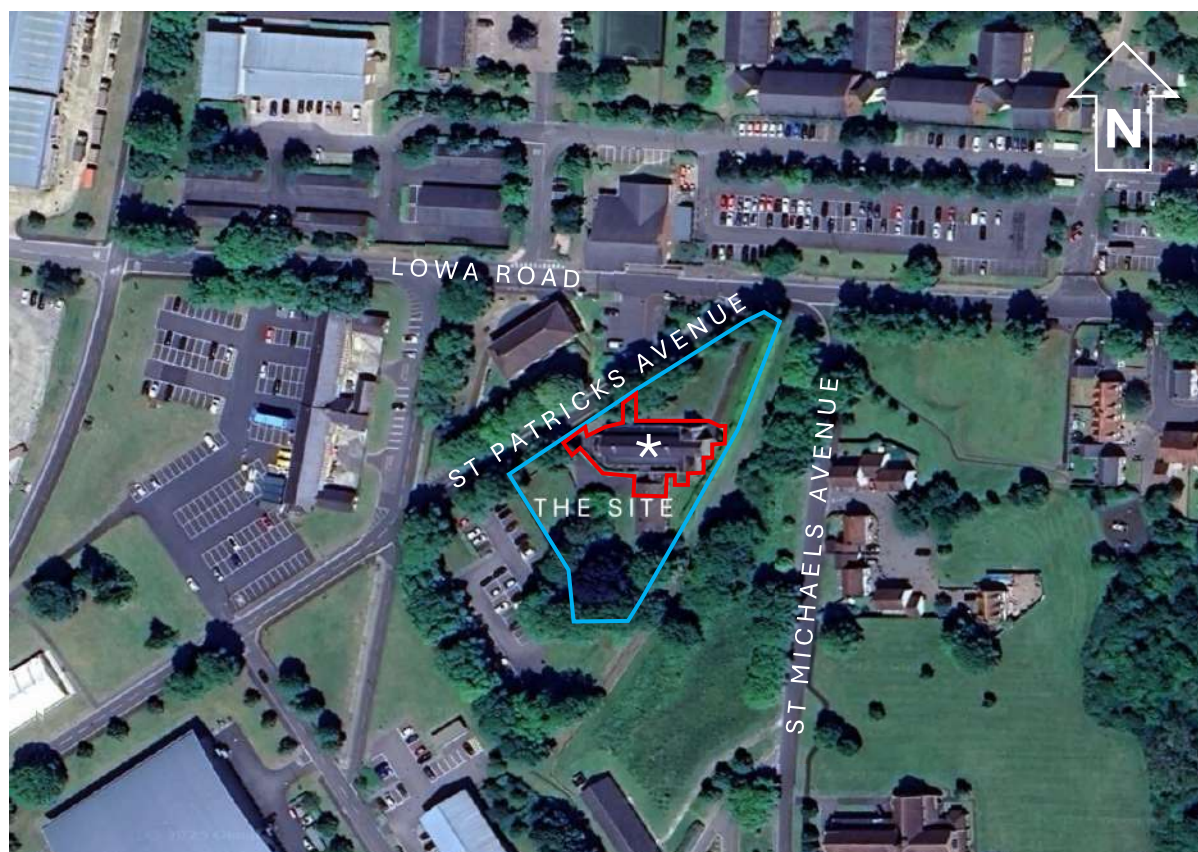


Figure 1 - aerial view of site (red outline). Curtilage delineated with blue line

Context analysis

The site consists of a Grade II listed church connected to a more modern presbytery, surrounded by church yard featuring several mature trees. The total site area is 0.35ha and is located within the town of Tidworth, adjacent to the Tidworth Camp. The site is bounded by St Patricks Avenue/ Lova Road to the North, St Michaels Avenue to the East, and a car park to the South-West.

The site is located in a generally open area, with nearby office and community buildings associated with the Tidworth Camp.

All site boundaries are lined with hedges, and the property features one vehicle access, one pedestrian access and a maintenance access all from St Patricks Avenue. St Patricks Avenue is a wide dual carriageway road serving a few surrounding office/ commercial/ community properties and connecting to Meerut Road to the East.

The site is not located within a conservation area, and there are no listed buildings within immediate proximity to the site.

The proposed works to the church have been carefully considered to ensure any impact on the heritage asset is minimised. A heritage statement accompanies the application that reviews the heritage impact in greater detail.



Building Condition

The application is accompanied by a Quinquennial inspection by Bennington Green, that provides a detailed examination of the condition of the building and supported by building condition drawings that demonstrate the extent of the works required. A significant issue is the state of the flat and low pitch roof coverings which have reached the end of their serviceable life. There are also concerns about water ingress from defective flashings, stonework and slate roof coverings throughout. These have caused damage throughout the building, that requires immediate attention to prevent further deterioration of the building fabric.

Several asbestos-containing materials have also been identified throughout the building, and the careful removal of these, followed by replacement with non-hazardous alternatives is included within the application, and is considered essential for the ongoing maintenance and use of the building.

The building is used to serve military personnel and the general public for church services, weddings, funerals and other ecclesiastical events, and the works are essential to ensure these can continue.

As a result of the age of the building, the provision for wheelchair users is currently limited. At present there is no step-free access, or general adjustments for wheelchair/ ambulant users. Consideration has been given for improving upon accessibility provision, weighed against its impact on the heritage impact of the modifications. These measures are included within this application.

The proposed refurbishment works will prioritise repairs rather than replacement to preserve historic fabric, with any replacement building elements being on a like-for like basis. The only material change to the building is for the more modern stores and vestry, where the current roof pitch is incompatible with a slate roof covering. The slate roof covering will be replaced with standing seam zinc, which is suitable for low pitch applications in heritage settings, discussed later in the statement.

These works will secure the buildings longevity and improve its functionality, whilst preserving the historic fabric in a sensitive way.



Figure 3, 4, 5 & 6 – Photographs of example damaged stonework, and internal water ingress.

Building Construction

The building is an early example of a Roman Catholic Garrison Church, constructed in 1912 utilising a reinforced concrete steel frame on a disused sand pit and rubbish dump. The walls are finished in flint with ashlar quoins and window surrounds, and the building features modest proportions and detailing. The roof structure consists of a series of scissor trusses, covered in natural slate tile, and the floor is a solid concrete slab.

The church has received a series of modifications over the years. These include the installation of a steel frame organ loft within the Nave in 1965, and the addition of the connecting presbytery bungalow in 1970, that is a cavity wall construction.

There is also evidence of less sensitive repair and maintenance work to the building. The Tower roof features cement fibre tiles, and some asbestos tiles have historically been used to patch a small area of the lobby roof. Poorly colour matched hard cement mortar to the quoining has contributed to the damage of the softer ashlar stonework quoins and window surrounds.

Planning Policy

The church is Grade II listed, and the official list entry is noted below:

Official list entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1428797

Date first listed: 12-Oct-2015

List Entry Name: Roman Catholic Garrison Church of St Patrick & St George

Location Description: St Patrick's Avenue, Tidworth, Wiltshire

This specific application refers to and addresses the following relevant policies in the Wiltshire Core Strategy (2015):

Core Policy 41 – Sustainable Construction and low carbon energy

The proposals offer opportunities to incorporate new insulation within the roof (balanced against the impact on the heritage asset, reducing operational carbon load of the existing building.

Core Policy 49 – Protection of rural services and community facilities

The proposals look to preserve and futureproof a local community facility through restoration works to improve their accessibility.

Core Policy 50 – Biodiversity and Geodiversity

The application is accompanied by an ecology/ bat survey, and the recommendations are incorporated within the scheme.

Core Policy 51 – Landscape

The site includes a range of mature trees that will be protected and retained.

Core Policy 57 – Ensuring High Quality Design and place shaping

The proposals are carefully considered in the context of the heritage asset and surrounding context.

Core Policy 58 – Ensuring the conservation of the historic environment

The application is accompanied by a heritage statement, that assesses the impact of the development on the listed building. The repair approach is to retain as much historic fabric as possible, with any replacement on a like-for-like basis.

Amount

The application site is approx. 0.35ha. The proposal seeks to repair and preserve the existing building, with the retention of existing historic fabric prioritised, and any replacement undertaken on a like-for-like basis. External alterations and changes in visual appearance are limited to the tower roof, rainwater goods and the low pitch roofs to the more modern additions of the stores and Vestry.



Figure 7 & 8 – Photographs of low pitch vestry roof (left) & store roof (right)

Accessible ramps are also to be provided to the Presbytery, and the Main Entrance and side entrance to the Nave, improving wheelchair and ambulant access to the toilet facilities.

Layout

The layout of the building will be largely unchanged, with some minor amendments to the lobby of the tower and Presbytery to ensure the building complies with fire safety requirements, including the introduction of a new partition wall within the lobby.

The access to one of the confessionals will also be altered to suit the building occupiers' requirements and reduce the amount of doors onto the tower lobby.

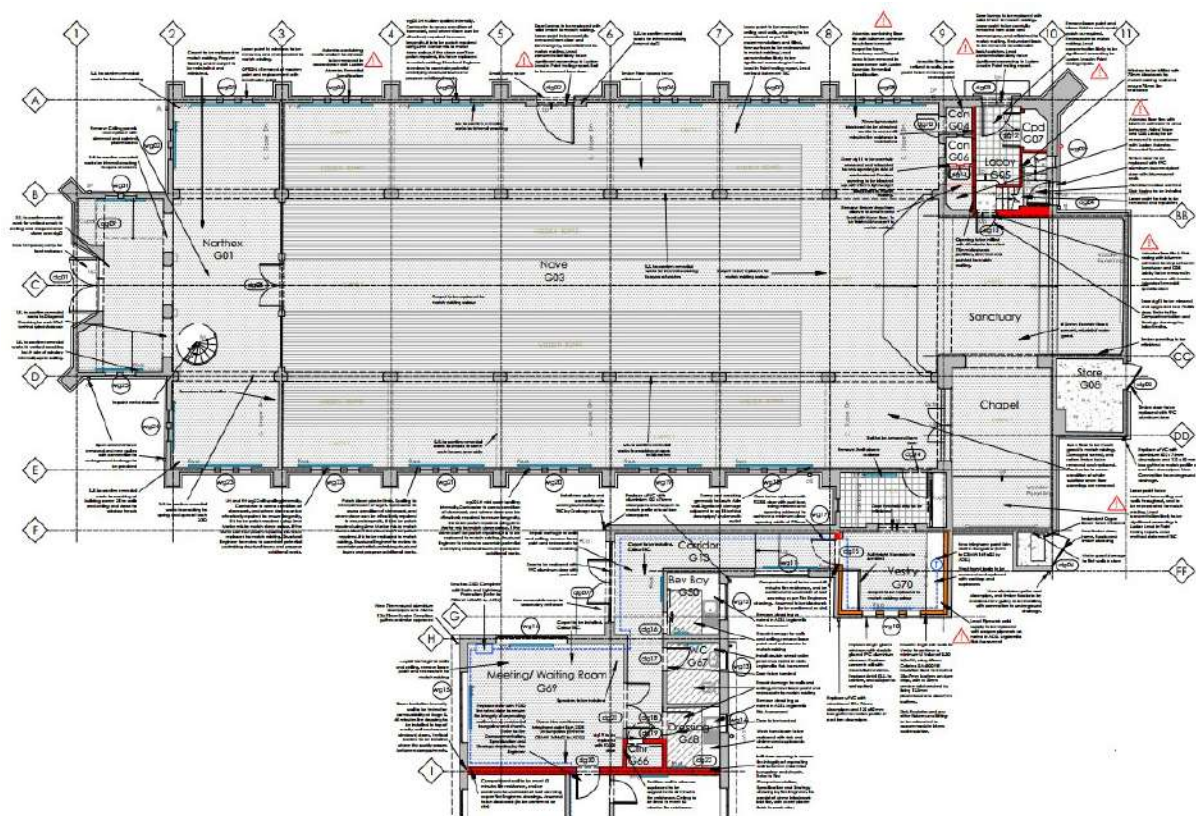


Figure 9 – Ground floor plan showing extent of internal alteration to tower lobby and presbytery party wall

External Appearance and Scale

The general repair works will look to retain historic fabric wherever possible, with any irreparable elements replaced on a like-for-like basis. The following section divides the church into two distinct sections: The Main Church, and the Presbytery, Vestry and external stores.



Figure 10 – The Main Church (Blue), and the Presbytery, Vestry & External Stores (Yellow)

The Main Church

This section examines the original part of the church, which is covered by the Grade II listing. This includes the Nave, Narthex, Aisles, Tower, Sanctuary and Chapel.

Stonework - The building is faced with knapped flint, with bath stone quoins, window surrounds and parapet cappings. The building is pointed and originally constructed throughout with cement-based mortars, and whilst the harder flintwork appears to be in good condition generally, the softer bath dressed stone to the quoining, capping and window surrounds is damaged significantly and extensively across the building. Where feasible, the proposals aim to repair the stonework using a lime mortar mix, colour matched by the Lime Centre. Where stone has to be replaced, locally sourced knapped flint and bath stone will be used to match the existing materials.



Figure 11 & 12 – Example of knapped flint and bath stone

Mortar Pointing - The softer ashlar stonework will also be repointed in another lime mortar mix for a more sensitive appearance, and with the aim of improving the longevity of the stonework. The majority of the original cement-based mortars to the flintwork are in good condition, and where required, a cement mortar mix will be matched to the existing for localised repairs and repointing.

Slate Roofing & Leadwork - The reroofing proposals look to replace the existing slate roofs with natural slate due to the significant amount of water ingress that has occurred. All leadwork, battens and membrane will be renewed at the same time, and a rolled lead ridge detail will be installed. The natural Welsh slate will be sourced from the Penrhyn quarry in Gwynedd, Wales and will be fixed using copper nails and hooks. The existing bitumen felt will be replaced with a TLX bat safe breathable membrane

The tower roof is covered in fibre cement tiles, which are to be replaced with natural slate and a rolled lead hip detail to be more in keeping with the historic structure. All lead will be treated with patination oil.



Figure 13 & 14– Example of rolled leaded hips

Mineral Felt Roofing - The existing flat roofs will be renewed with a dark grey 3 ply bituminous felt on a like for like replacement basis.



Figure 15 – Existing Mineral Felt Aisle Roofs

Timber Roof Structure - Significant degradation of the timber roof structure has been identified in the Sanctuary, and will require extensive repair/ replacement work.

The exposed scissor trusses to the Nave will be examined for rot and woodworm and will be treated and repaired using traditional techniques to match existing as required.



Figure 16 – Evidence of degraded roof timbers due to water ingress

Rainwater Goods - All cast iron rainwater goods will be refurbished and retained, with loose paint and rust removed, and a new painted finish applied to match the existing colour.

Knapen Vents - The building features a system of Knapen vents to the building façade, primarily on the East, South and West elevations. These are ineffective, and a potential point of water ingress into the structure. As they are noted in the listing, the proposals allow for their retention, and the installation of a leaded cap similar to what has already been installed to other parts of the building to prevent potential water ingress.



Figure 17 – Example of knapen vent caps installed to other areas of the building

Stained Glass Windows - The South clerestory windows are in need of re-leading in accordance with the stained glass survey by Sheriff Stained glass specialists, in addition to a range of localised repairs to ensure the longevity of the historic windows. Mastic used will match the colour of the lead comes and will be safe to use with both stonework.

External Doors – The existing historical doors will be refurbished throughout. This will include repainting the ironmongery to match existing and refinishing the timber, with replacement door sweeps where required. The more modern plant room door to the tower will be replaced with a PPC aluminium plant door.



Figure 18 & 19 – Rotten plant door and more robust PPC aluminium door

Lightning Conductors - These will be renewed and replaced during the re-roofing works.

Presbytery, Vestry & External Stores

The Vestry and external stores are later add-ons to the church and all feature the same low-pitch roof that is enabling water ingress due to inappropriate use of slate. The Vestry was constructed around 1959 using a single skin of brickwork and asbestos tiles, although it appears that the asbestos tiles were later replaced. The presbytery consists of the 1970's bungalow and flat roof link to the church and is constructed using a brickwork cavity wall construction.

Standing Seam Roofing - The low pitch roofs will be replaced and recovered with standing seam zinc roofing, that is more suitable for the low pitch of the roof and avoids rain penetrating the building fabric. The standing seam zinc/ steel has a similar appearance to a leaded roof but is safer to work with and preferable for more accessible roofs, because it is less likely to be stolen.



Figure 20 & 21 – Example of lead standing seam on church (left), Example of zinc/steel standing seam (right)

Windows - The single glazed timber windows to the Vestry are failing, and will be replaced with grey PPC aluminium windows, to meet modern standards. The concrete cill to the Vestry will also be replaced with a bath stone cill for a more sensitive appearance.



Figure 22 & 23– More modern single glazed windows and concrete cill (left), proposed replacement (right)

External Doors - The rotten timber door to the larger external stores will also be replaced with grey PPC aluminium, and timber to the smaller store. The main uPVC double doors to the Presbytery will be replaced with white PPC aluminium doors for improved robustness.

Render Finishes – The render finish to the Vestry will be removed and replaced with a lime render finish to match the colour of the existing stone. This will enable the solid brickwork to breathe, and the appearance will be more sensitive to the church.



Figure 24 – Example of proposed Lime render finish to Vestry

Rainwater Goods - The existing uPVC rainwater goods will be replaced with cast iron to match the profiles of the existing cast iron goods and painted to match the existing colour. A new cast iron gutter and downpipe will be installed on the smaller store to prevent further water ingress. Several new gullies connecting to a surface water disposal system will be installed to control the discharge of water and prevent damage to the building fabric.



Figure 25 & 26 – Existing uPVC rainwater goods (left) to be replaced with cast iron to match existing profiles (right)

Internal Appearance

Internal Doors - The internal doors within the tower lobby, and some doors within the Presbytery need to be upgraded or replaced with fire doors to ensure the fire safety of the building. The doors within the Presbytery and Vestry are of no historical significance so will be replaced. The cupboard door within the Tower lobby will also be replaced as they are not able to be upgraded and are of no significance. The door between the Sanctuary and Tower lobby is a solid timber door with a ply facing. This will be upgraded with fire resisting hinges, seals and intumescent coatings to achieve the required fire rating.

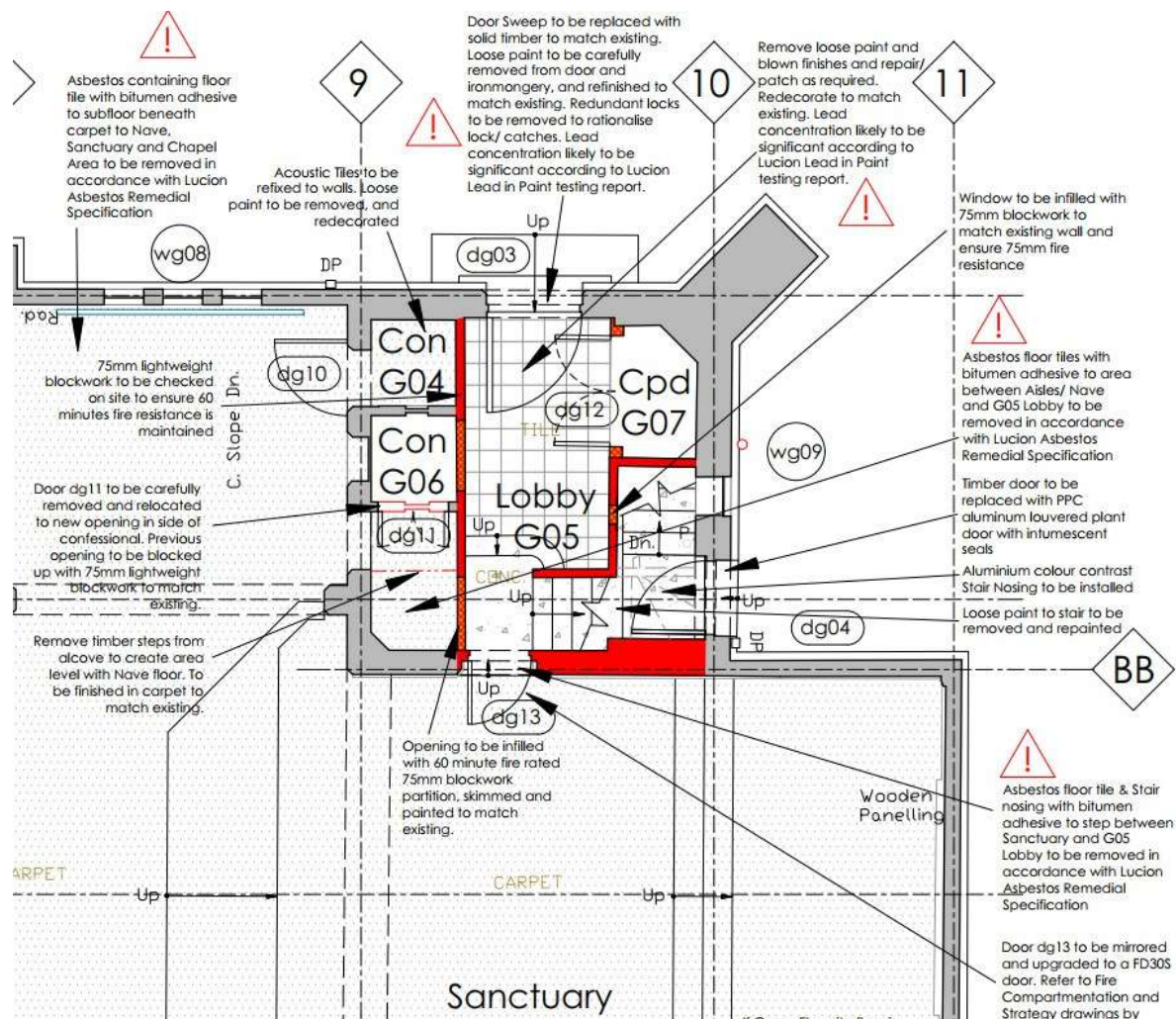


Figure 27 – Works to Tower Lobby to ensure compliance with fire safety standards

Internal Wall and Ceilings - The internal walls and ceilings have suffered significant damage from damp ingress and will require the removal of loose paint and repainting to match existing, once the source of damp has been eliminated.

The asbestos soffit tiles to the Nave ceiling will be removed and replaced with a skimmed plasterboard finish to match the existing visual appearance. The tiles to the Narthex will also be replaced with a similar finish.

A new partition wall will be installed within the tower lobby to fully enclose the fire compartment and will be plastered to match the existing finishes.

A new suspended ceiling will be installed to the flat concrete soffit to the Chapel and part of the Vestry. This will enable the concealment of otherwise unsightly cables and electrical runs. The ceiling will be a painted plaster finish to match existing and reduce the ceiling height by around 150mm.



Figure 28 – Asbestos soffit tiles above the scissor trusses to the Nave

Internal Floors - The parquet floors to the tower and timber floors to the Nave and Organ Loft will be refurbished and re-laid, and carpets renewed throughout. The asbestos containing floor materials will be removed in accordance with the Lucion asbestos remedial specification and replaced with non-hazardous alternatives. A green Ebernite floor is potentially present underneath the asbestos tiles to the Sanctuary, and if possible, will be restored following removal of the tiles.

Lighting & Electrics - All lighting and wiring will be replaced throughout on a like for like basis. All lighting will be upgraded to LED, with improved lighting to the Sanctuary.

Heating - All emitters and pipework will be replaced back to the plant room. The single skin metal oil tank will also be replaced with a modern bunded tank to ensure the safe storage of oil in line with current regulations.



Figure 29 - Example of Modern bunded oil tank

Landscaping

The proposed works include repairs to gates and fence posts, with all hedgerows and trees adequately protected from the construction work and traffic.

A new bath stone capping will be installed to the top of the small retaining wall, where the top courses have degraded.

The footpath from St Patricks Avenue will be redirected to avoid the tree roots that are causing it to bulge. A Cell web no dig system will be installed with a permeable tarmac finish to protect the tree roots.

The tarmac will be cut back from the perimeter of the building where it is causing erosion of the stone, and a new flint gravel channel with concrete edging will be installed.



Figure 30 – Proposed Site Plan (retaining wall shown in yellow)



Figure 31 – Bath Stone Capping Example for retaining wall



Figure 32 – Pin kerbing and flint gravel

Access

The site is relatively level and is currently accessed from St Patricks Avenue. The site has one vehicle access, one pedestrian access, and one maintenance/ emergency access. St Patricks Avenue is a relatively quiet, dead-end road. Parking and access arrangements remain unaffected.

The proposals include a range of measures intended to improve access for wheelchair users and ambulant persons. This includes a new removable ramp to the Presbytery and main entrance and a grading of the floor finish up to the side entrance to the Nave. The scheme also allows for an improvement to the overall lighting of the spaces with LED lights. A new lit noticeboard designed to be more inclusive to visually impaired and dyslexic persons will also be installed.



Figure 33 & 34 – Existing stepped access to the Presbytery (left) and existing noticeboard (right)

Ecology

The site is not within any designated ecological classification, and the Salisbury Plain SSSI is located 1km to the North West. A Bat Dusk Emergence Survey has been undertaken by Jonathan Taylor Ecology and accompanies this application providing further detail, and ensures the proposed development complies with core policy 50, the NPPF and all relevant wildlife protection legislation.

The report found that the building was not a bat roost, however showed signs of significant foraging activity to the South and East of the Church. The following mitigation measures were proposed:

- Prior to the commencement of works, a site briefing/tool box talk must be conducted by a qualified ecologist on the contents of this mitigation strategy. The site briefing must be given to the contractors site agent and regular site staff, and must include the legal protection afforded to bats, measures that will be used to protect bats and what to do in the unlikely event that a bat is found.
- All subsequent contractors working on the site should then be briefed on bats, as part of the formal site induction.
- This bat survey report and mitigation strategy should be handed over to the contractor, and the relevant requirements incorporated into the RAMS for the work – notably the actions to be taken should a bat be identified during the work.
- As significant levels of foraging and commuting activity was recorded within the vicinity of the building, to minimise any disturbance, work must only be undertaken in daylight hours (between sunrise and sunset) when bats are active (between March and October inclusive).
- All temporary artificial lighting, including within the building, must be switched off when not in direct use, and never left on overnight

New lighting is to be installed on a like for like replacement basis and will not illuminate boundary hedges and shrubs, any greater than currently is in place. Most notably, the southern elevation will be kept free of new external lighting.

If additional lighting is required elsewhere on the building, energy efficient directional luminaires with a hood, that allows the light to be directed solely downwards to where it is needed should be used. The light could then be directed to the paved areas and footpaths only, rather than illuminating forwards, upwards or to the side where it is not needed.

Any artificial lighting installed must be in line with the Bat Conservation Trust and Institution of Lighting Professionals guidance on bats and artificial lighting (Bat Conservation Trust, 2023). This would be of benefit to a range of nocturnal and crepuscular species, in addition to bats.

Nesting birds are likely to be attracted to the hedgerows which are on the site. Therefore, all of these habitats are retained within the scheme.

Overall, sensitive management of the retained mature trees and hedgerows, alongside a sensitive lighting scheme, will provide protection and enhancement for protected species that are currently attracted to the site, allowing them to continue foraging.

Trees

Several mature trees are present on the site but will be unaffected by the works. Appropriate barriers, mats and other protective measures will be installed as necessary to protect these trees during the refurbishment process.

Renewable Energy and Sustainability

The capacity for sustainability improvements to the building is limited due to the potential for impact on the heritage value of the building. All improvements have been weighed against the potential heritage impact and are limited to small insulation improvements to the roofs, where it will not impact on the visual appearance of the building, and to the internal walls of the Vestry, which are not of any special interest.

New, more efficient radiators will be installed, and an Air Source Heat pump has been considered. However the scale of the system required to heat the largely uninsulated building was not feasible in relation to ongoing running costs, or the potential impact on the visual appearance of the building.

Water Usage Provisions:

The church will be fitted with water efficient systems to minimise daily water use. Water efficient systems will be achieved by fitting:

- 6/4 Dual flush WC's.
- Flow reducing / aerated taps.

Waste Management and Other Requirements:

- Surface water management using soakaways where feasible.
- Building materials will meet at least a 'D' rating in the BRE's Green Guide where practicable.
- Provision of min. 100% energy efficient lights and fittings to all rooms (incl. external).

Flood Risk

The application site is within flood zone 1, with the site area less the 0.5ha, and being over 20m from the nearest watercourse, therefore no further assessment is required.

The surface water drainage allows for hard surfaces to drain to permeable surfaces, and then to soakaways within the site. Below is an extract from the Environment Agency website (figure 20), demonstrating that the proposed site (circled in red) is within flood zone 1. Therefore, no further action is required.

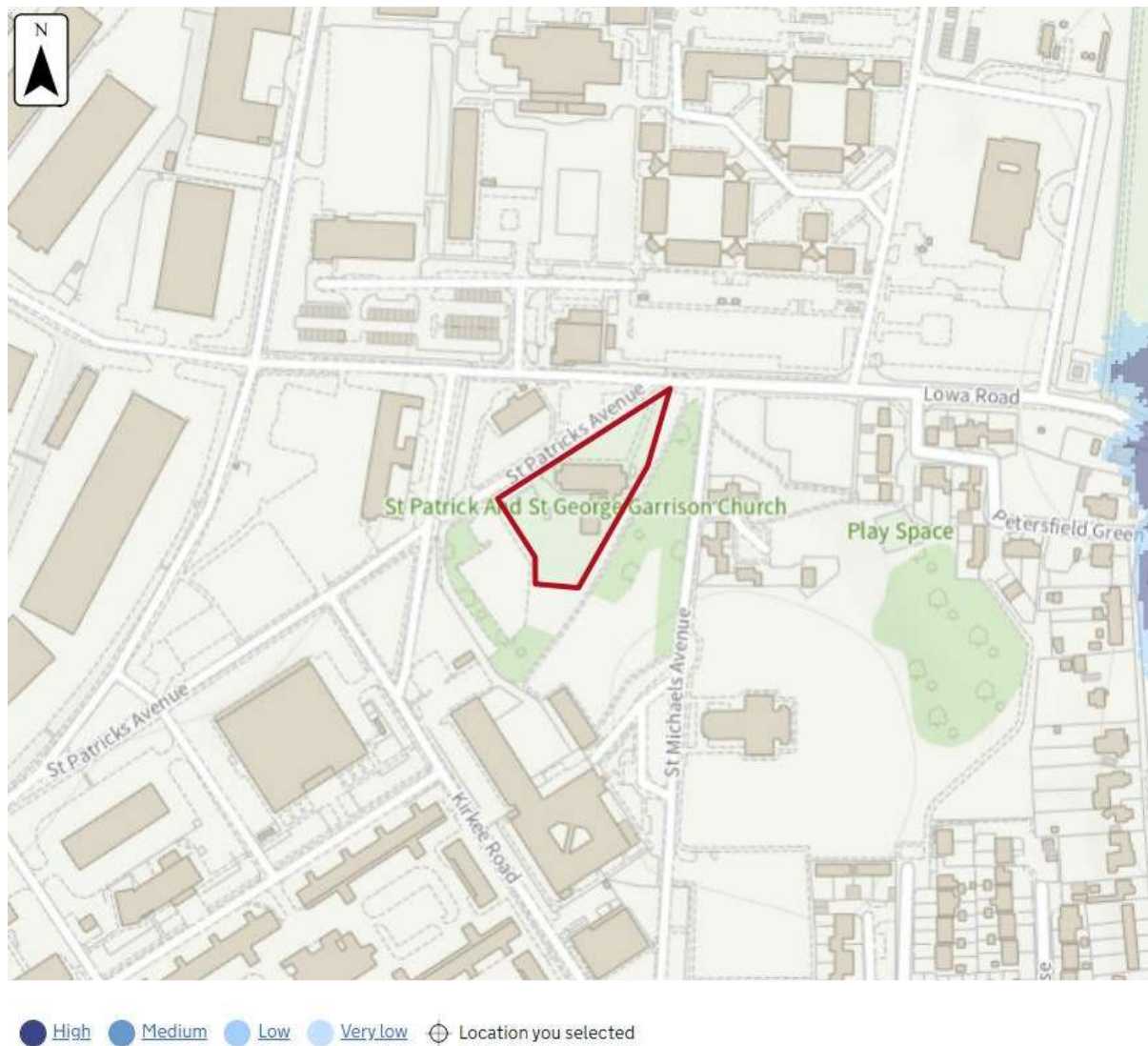


Figure 35 - flood risk map showing that the site (red boundary) is in flood zone 1.

Drainage

Surface Water

The site is not within an area designated as a flood zone or at risk of surface water flooding, so rainwater can be discharged to soakaways located in the property curtilage or into existing surface water drainage systems. The new rainwater goods will dispose of surface water from an existing roof that currently drains onto the ground surface, therefore improving the surface water management situation. A new gravel perimeter to the building is also proposed, to improve permeability adjacent to the building fabric. No new roof area is proposed.

Foul Water

The existing foul water drainage system will remain unchanged

Conclusion

The proposals offer a sensitive and well considered approach that looks to preserve the historic building fabric and secure the future use of the building by the Roman Catholic Church, members of the public and military personnel.

Alterations to the visual appearance of the church have been minimised and justified within the heritage statement and 'statement of significance and need' that accompany the application. The main visual change proposed is limited to the replacement zinc roofs to the more modern vestry and store lean-tos.

Further works have been proposed that improve the sustainability of the building, reducing operational carbon and energy/ maintenance costs, in addition to improvements to accessibility to ensure a more inclusive and safe building for all users.

In conclusion, the application comprises essential refurbishment and alteration works to ensure the functionality of the building as a community facility and the preservation of the structure as a heritage asset within the townscape of Tidworth.