Donald Insall Associates
Chartered Architects and Historic Building Consultants

Stroud Chapels of Rest - Feasibility Assessment

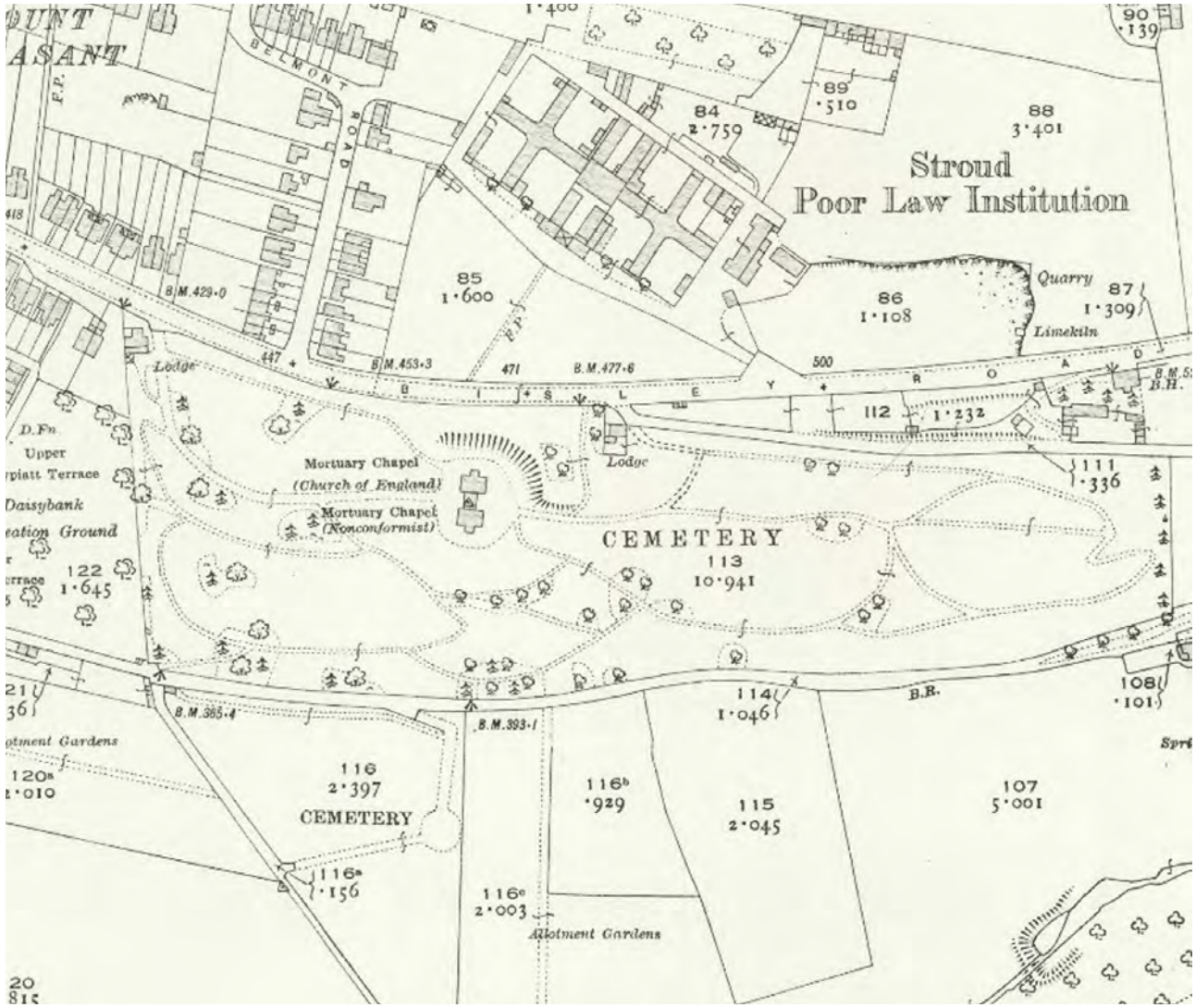
September 2021

Contact information

Lucy Barron, Associate
lucy.barron@insall-architects.co.uk
020 7245 9888

Bath Office
2, Queen's Parade
Bath, BA1 2NJ
www.donaldinsallassociates.co.uk

Contents



1898-1939 OS 3rd Edition (Courtesy of Ordnance Survey)

1.0 Introduction

Stroud Preservation Trust has been given the opportunity to renovate and repurpose the Grade 2 listed Stroud Cemetery Chapel of Rest.

The Chapels are currently under the ownership of Stroud District Council. They are surrounded by a landscaped Victorian cemetery owned by Stroud Town Council who run the site as a designated nature reserve. The chapels have been left empty for over ten years since the Stroud Town Maintenance Team vacated the building. In spite of this, the chapels provide a much loved destination for the local community. It is hoped that the transfer of the chapels to the Trust will allow the building to once more be opened to the public.

It is important, however, that the potential future financial viability of the chapels be discussed before this transfer, to allow the Trust to make an informed decision on whether to proceed with purchasing the property.

Donald Insall Associates, alongside Fourth Street as business planners, Wheelers as services consultant and Ian Walker as quantity surveyor, were appointed in April 2021 to undertake the following studies:

- A condition survey of the existing building, including its services

- An understanding of the minimum repairs, changes and adaptations required to secure the building within its immediate future

- A high level business case to understand the uses and potential issues around re-purposing the building within the context of its surroundings

- An option appraisal to develop a high level proposal for a fully renovated building

- High level costings for the intermediate and full repair of the building based upon an agreed scheme

In addition to the above, the following work has also been undertaken:

- A brief history of the building

- A drone survey

- A review of potential grant funding schemes

- A valuation for the conversion of the North Chapel into a domestic property

Regular reviews were undertaken with the Trust throughout this process to inform the report. An open day was also held on the 18th September at the chapels to understand the views of the local community.

This summary report includes the studies which were undertaken as part of this study, as well as summary's where applicable.

2.0 History of Stroud Chapels

The History of Stroud Chapels of Rest

Stroud Cemetery was built in 1854 – one of many across the country established at around that time in response to the Burial Board Acts, which enabled parish councils to open municipal cemeteries. These Acts had been passed in response to increasingly severe congestion in existing churchyards, and the threat to health that arose from that. The churchyard of Stroud parish church was to be closed at the end of September 1855, and in 1854 six acres of land were purchased from Joseph Watts, as a substitute. The new cemetery was landscaped by noted garden designer Robert Marnock (1800-1889), and it had as its centrepiece twin chapels of rest, joined by a central carriageway beneath a spire. The striking building – hailed by the editors of the ***Buildings of England*** volume on The Cotswolds as a 'surprisingly vigorous' – was designed by Baker & Son of Stroud, and built by Harrison & English, in 1855-6.

Baker & Son

Charles Baker was born in 1791 in Charlton, near Malmesbury, and was apprenticed to Robert Hall of Cirencester. Baker practised as surveyor and architect, living and working in Painswick for much of his life. He designed a number of well-known buildings in Stroud, including Bedford Street Congregational Chapel (1835-7), Cainscross Church (1835-7), Stroud Workhouse (1836-7, with William Mason), the British School, Lansdown (1840), the Register Office in John Street (1837) and the old vicarage at Whiteshill (1841-5). Baker also supervised the construction of Stroud Subscription Rooms, designed by London architect, George Basevi.

Baker seems to have stopped designing buildings on his own in the 1840s, but in the 1850s his son, William Baylis Baker (born circa 1827) was working in partnership with his father as Baker & Son. Operating from Painswick, the firm was responsible for the Tudor-style Nailsworth Subscription Rooms (1852), but by the time that it undertook the design of the National School in Randwick (1856-7) 'Charles Baker & Son' was operating from offices at 3 Albert Buildings, London Road, Stroud.[1] This was the period at which the cemetery chapels were designed, and a surviving plan and elevation in Gloucestershire Archives bears the stamp of 'Baker & Son, architects and Surveyors, Stroud'. It is likely that Baker & Son was run by William, and it is not possible to know what part – if any – his father had in the design of the chapels.
Charles Baker died in Painswick in 1861, but Baker & Son may have ceased trading before this: it is not listed under 'Architects and Surveyors' in ***Slater's Directory of Glos, Herefs, Mon., Shrops & Wales,*** 1859. In 1862 William was trading as an architect and surveyor from 50 Whitehall, in Stroud, but in May 1866 was declared bankrupt.[2] Bankruptcy did not end William's career in architecture – his extension to Slad School dates from 1870, and the Cloth Hall, Kendrick Street, Stroud was built 1871 – but he appears to have had limited success. In 1871 he was living as a lodger in a house in Stonehouse, and he died in 1882.

1 *Post Office Directory of Gloucestershire, Bath and Bristol*, 1856, p. 363.

2 *Stroud Journal*, 13/09/1862; *Stroud Journal*, 22/09/1866.

The design of the chapels

The design of the building, with chapels for members of the Church of England and nonconformists to either side of a spired central tower is striking, but not unusual. Indeed, it was a popular solution to the problem of needing to provide two separate chapels of rest that was efficient in terms of space and materials, and made two physically small buildings much more striking and imposing than might otherwise have been the case. Examples of such buildings can be found all over the country, including several in Kent (Northfleet, Canterbury, Dover, and Tunbridge Wells), Shropshire (Wellington), Lancashire (Colne), and Cheshire (Middlewich). In Gloucestershire there are at least two others: the chapels at Tewkesbury (by James Medland), and Gloucester (also by Medland) are both exactly contemporary with the building at Stroud.
A plan and elevation of the building in Gloucestershire Archives **[Plates 1 and 2]**, shows the layout of the building as it was originally designed. The chapels were designed in mirror image, with seating against the wall furthest from the entrance, which opened off the ***porte cochere*** under the tower. The seating appears to have been in the form of box pews: one wide block to the west, and a narrower block to the east, opposite the entrance door. The former was designed to accommodate 26, and the latter 24). The presence of a reading desk at the outer corner of the western block suggests that the seating at the west end of the chapel faced east, while that at the east end faced west. The narrower seating block at the eastern end of the chapel left an open space 8 feet wide inside the main entrance door, and this space would almost certainly have been used to accommodate the coffin. Beyond the main body of the chapels projections were designed as vestries, accessible only from inside.

Comparison of the drawings with the standing building shows that the building was not executed precisely as per the drawings. There are detail differences in the tower and spire, and the inner corner buttresses of the chapels. The projections – shown as vestries on the drawing – have double doors where the drawing shows windows. The linking roofs between the roofs of the chapel and the tower are also absent on the drawing. Thus, the drawing perhaps represents an initial scheme, submitted for approval but later modified. Unfortunately it is not, therefore, possible to be sure about the original internal arrangements of the building, and how it worked. It is likely, though, that the 'vestry' projections were used as part of the route of the coffin, or mourners, into or out of the chapel. The double doors on the outer side would have permitted a bier or coffin bearers to pass through, as would the opening between the projection and the main body of the chapel, which was built much wider than is shown on the drawing. It is possible that the funeral party entered through the doorway under the tower, but exited through the opposite side of the building.

The chapels in and out of use

The Ordnance Survey plan of 1844 - 1888 shows that the northern chapel, closest to the Bisley Road, was reserved for the exclusive use of members of the Church of England, while the southern chapel was for the use of nonconformists **[Plate 3]**.
A lithograph of the new cemetery and its chapels was available in July 1856, prior to the opening and consecration by Dr Baring, Bishop of Gloucester and Bristol of the Church of England part of the cemetery on 1 September 1856 **[Plate 4]**. Four days later two paupers from the workhouse were interred, and

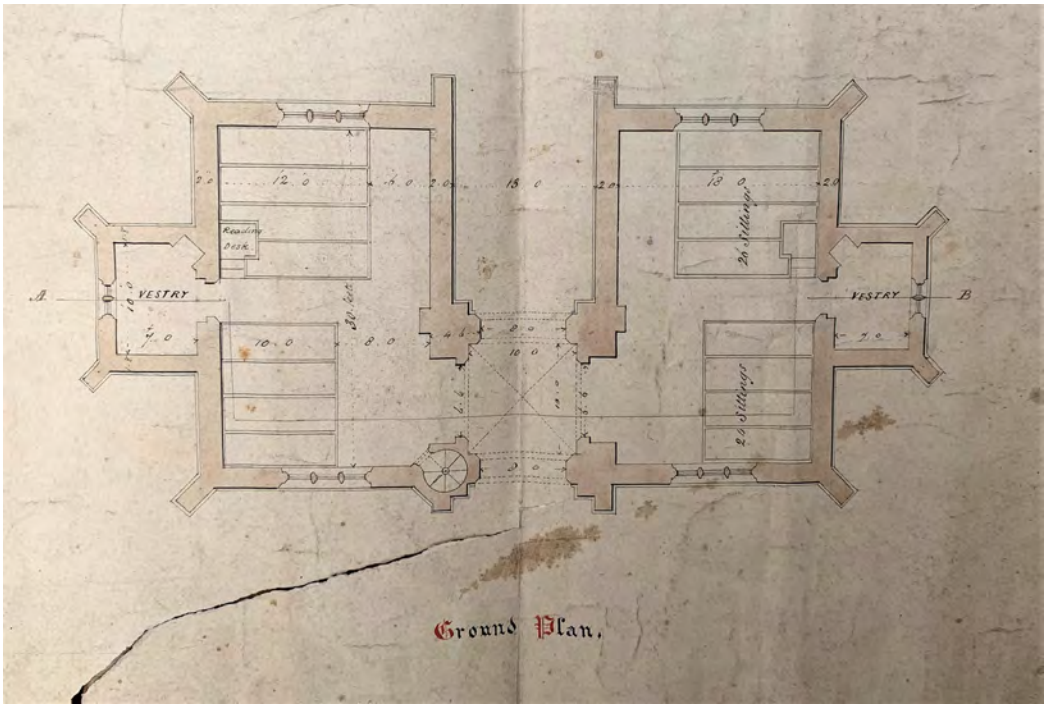


Plate *1: Ground plan of the building (Courtesy of Gloucestershire Archives)*

Plate *2: West elevation of the building (Courtesy of Gloucestershire Archives)*

over the following years many more inmates of this institution, situated across the road from the cemetery, would be buried there. **[Plates 5 and 6]**

It is not known when the chapels ceased to be used for their original function, but an article in the ***Gloucester Citizen*** for 12 October 1967 noted that the chapels had been used for very few funerals since the closure of the workhouse (in 1940). The article, which reported on a meeting of the parks committee of Stroud Urban District Council on the previous night, noted the possibility that the chapels might be demolished, and repeated the view of one councillor, who believed that the impending opening of a new crematorium for the town would see their use decline further. Chairman of the committee, Thomas Cameron commented "if someone is prepared to pay the price, we could keep [the chapel]. But I see no earthly reason to retain the chapel when it will involve the council in some heavy expenditure and not be used". The article concluded by saying that the building was then in already in use as a store.

The threatened demolition never happened, and the building was listed at Grade II in June 1974. In the same year the running of the cemetery was taken over by Stroud District Council.

A listed building application dating from 1980 notes that at that time the building already housed a public lavatory, and was used for the storage and maintenance of equipment. It had 'not been used as a chapel of rest for some considerable time'. The application sought consent for conversion of the building to a mess facility for cemetery staff, and consent was granted by the Secretary of State in the same year. Plans to show what this conversion entailed no longer exist, but it is likely that much or all of the clearly inserted fabric of the buildings is attributable to this scheme.

The following year, Chief Architect, H.N. Nash applied for permission to replace the roof of the building with concrete tiles. The roof was in urgent need of repair, and the change of material was desired as an economy measure. The passage of this application was less smooth, with objections from the planning department and a local resident. The application came at a time when the threatened demolition of several listed buildings in the centre of Stroud had met with strong opposition from local residents, and the sensitivity around the issue may have contributed to a compromise being reached, whereby stone tiles would be retained on the roof of the northern chapel facing Bisley Road, with concrete replacements confined to the southern slope. This scheme was granted consent in November 1981.

The cemetery now belongs to Stroud Town Council, and is maintained as a nature reserve.

Plate *3: 1844-1888 OS 1st Edition map (Courtesy of Ordnance Survey)*

Plate *4: Lithograph of the cemetery, 1856 (Courtesy of Stroud Museum)*

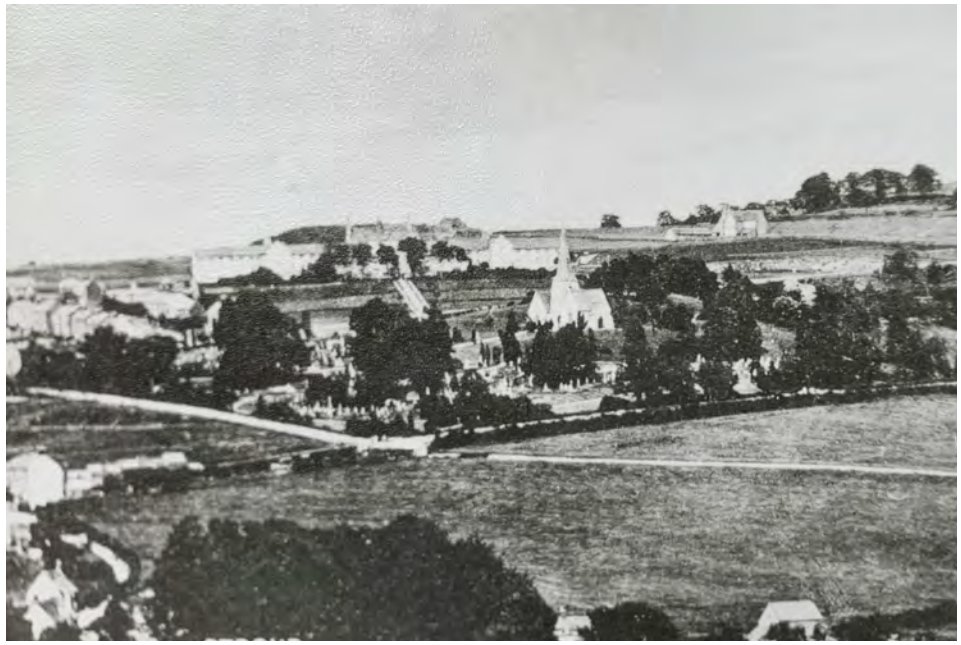


Plate *5: Early 20th Century postcard view of teh cemetery from the south west (Courtesy of Gloucestershire Archives)*

Plate *6: 1933 aerial photograph (Courtesy of Britain from Above)*

3.0 Drone Imagery

Pinpoint Mapping undertook a drone survey of the chapel in April 2021 to provide a more thorough understanding of the condition of the spire and roofs. The following pages set out a number of the photographs which were taken as part of this survey. A full set of the photographs have been provided within the digital copy of this report.











4.0 Existing Services Reports

Wheeler's

ELECTRICAL | HEATING+PLUMBING | FIRE+SECURITY

Our Ref: CW04/21/AKJ

FAO Lucy Barron
Donald Insall Associates
2 Queen's Parade
Bath
BA1 2NJ

23 April 2021

Dear Madam

STROUD CEMETRY – CHAPELS OF REST

Following our recent site visit and survey of the existing electrical installation, please find below our report.

The existing electrical installation is surface mounted PVC / PVC cable with white plastic accessories. The installation was tested in July 2018 and will be due for a new test in July 2021. You should try to obtain the latest test sheets if possible, for review and comment.

The distribution board and meter are located in the north chapel and are fed via an overhead cable on poles from the adjacent road. This is a single phase TT system with the earthing provided by an earth electrode (stake).

Electrical testing should be carried out before re-energising the installation as, for some reason, the whole installation is de-energised.

There is an incoming telecoms cable to the cable on the north chapel, again via overhead poles from the adjacent road. It is not known if this is still connected.

An intruder alarm had been installed but this is now disconnected and redundant.

The lightning protection runs surface down both sides of the tower from the apex (weather cock) to the ground. Some recent works have been carried out to the area of the earth pits, with new tarmac installed. Again, this system should have certification (with the previous owners).

The south chapel has a minimal amount of electrical items: all feed from the north chapel.

Observations for consideration:

- Try to obtain the test sheets for the electrics
- If unavailable, do not use the electrical installation until tested
- Try to obtain the test sheets for the lightning protection system
- Remove any damaged or obsolete electrical items
- Retain the external intruder boxes as a deterrent

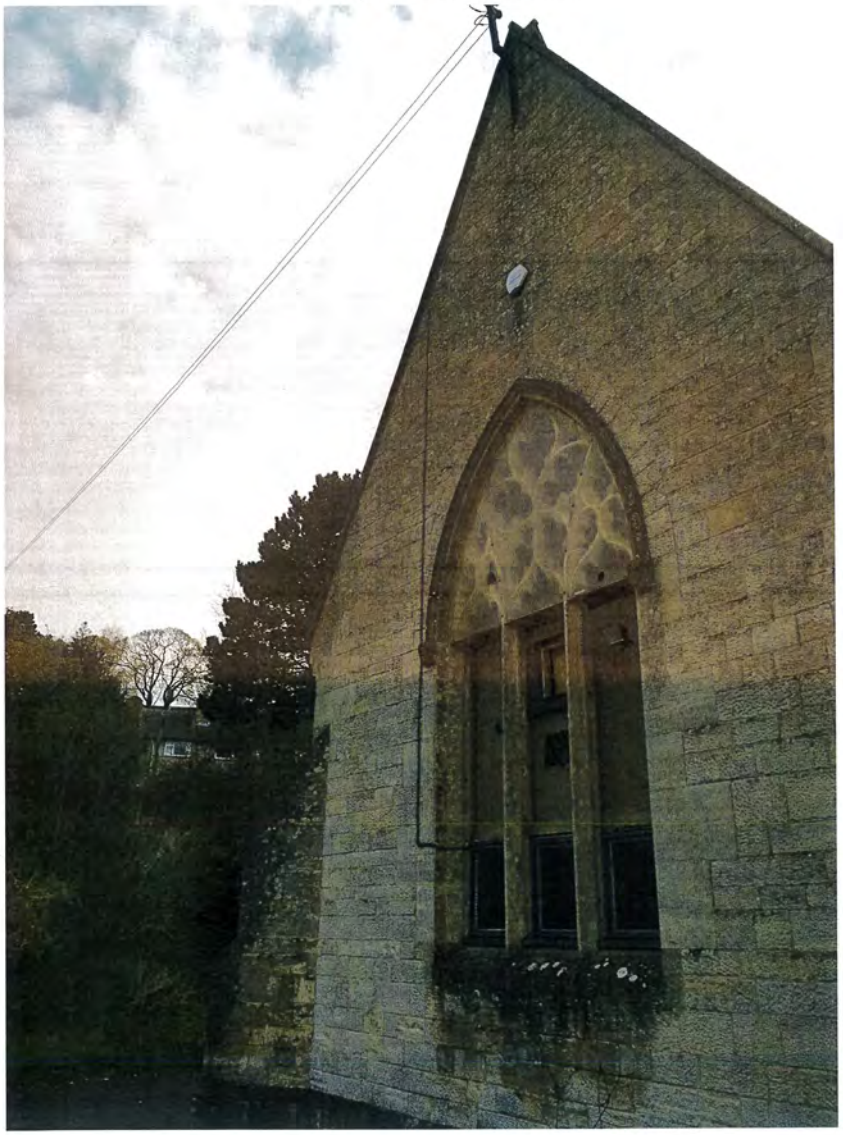
Assuring you of our best attention at all times. Should you require any further information please do not hesitate to contact us.

Yours faithfully
Wheeler's (Westbury) Ltd

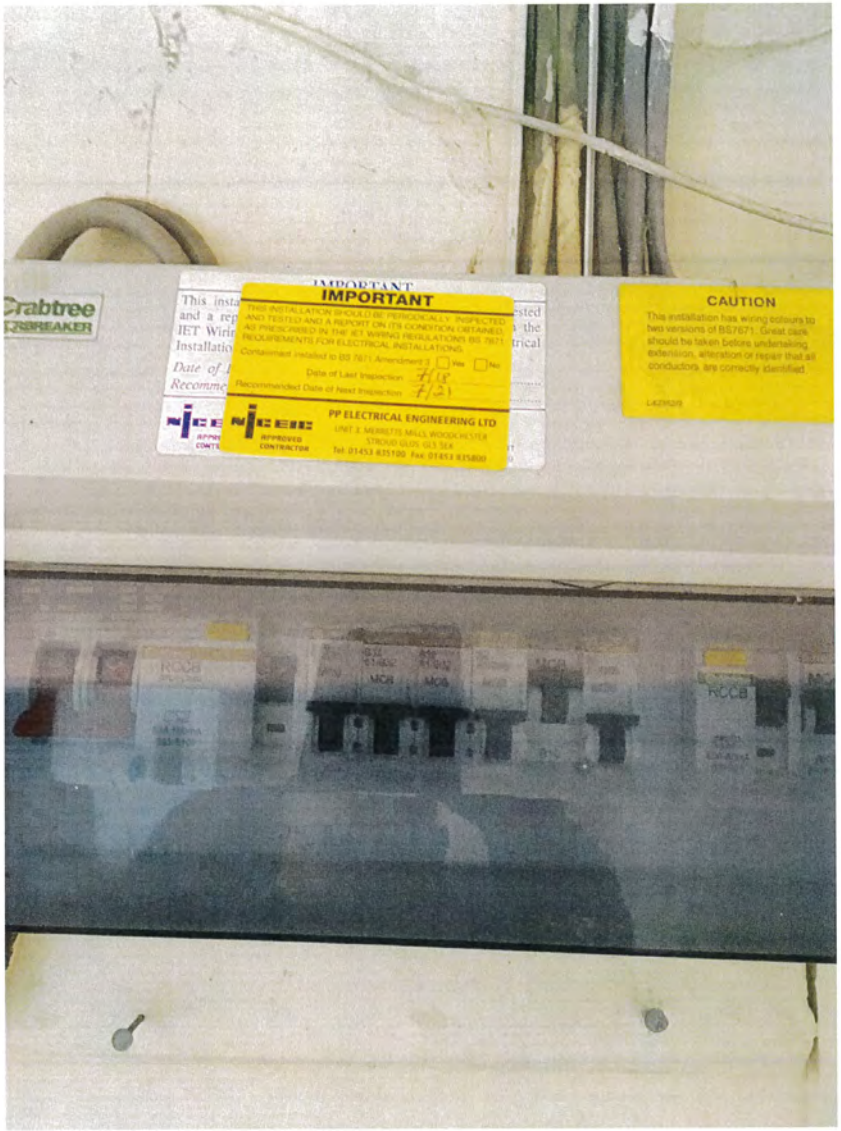
Colin Ayton
Estimator

Wheeler's (Westbury) Ltd, 31D Link Road, West Wilts Trading Estate, Westbury, Wiltshire, BA13 4JB
Company Registration No: 01682288 Tel 01373 823755 Email info@wheelers-westbury.co.uk

Incoming Electrical Service



TESTING LABEL: Showing date of next inspection



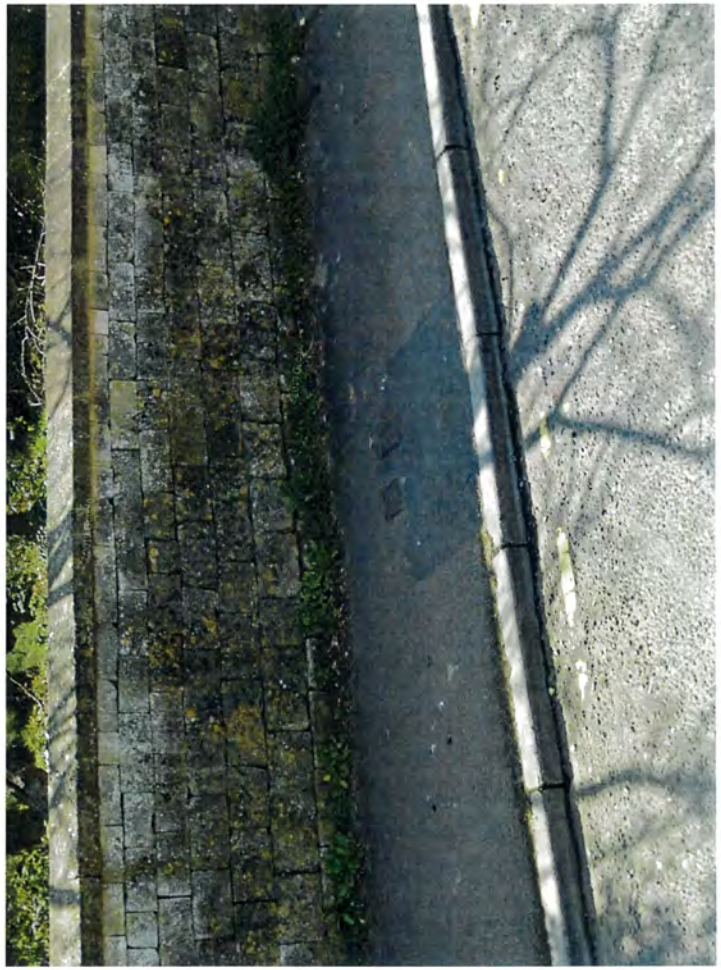
Obsolete Intruder Alarm

Lightning Protection

Lightning Protection

Earth Electrode (Stake)

Main Water Stop-Valve



Wheeler's
ELECTRICAL | HEATING+PLUMBING | FIRE+SECURITY

Our Ref: JC/21/AKJ

FAO Lucy Barron
Donald Insall Associates
2 Queen's Parade
Bath
BA1 2NJ

27 April 2021

Dear Madam

STROUD CEMETRY – CHAPELS OF REST

Following our recent site visit and survey of the existing mechanical installation, please find below our report.

Incoming Services

The existing North Chapel building is served by mains water and has previously been connected to mains gas. Both appear to enter the building adjacent to the south entrance.

The incoming water is live and there is a mains stop-valve in the pavement opposite Belmont Road as indicated on the Stroud Council plan. Mr Barton reported to us that the property to the west of the buildings may be on the same water supply. However, a second stop-valve in the same location would suggest two separate supplies have been laid along the same route but we were unable to find any further indication to confirm or deny this.

The gas has been cut-off externally and groundworks have covered existing buried pipework. Record drawings indicate the gas main to the buildings is 63mm which should accommodate future works. We would recommend you try to establish when and who isolated the gas supply.

Heating

The existing heating system in the North Chapel are a combination of high-level gas heaters and wall mounted electrical heaters. 35mm gas pipework to the heaters is surface mounted back to the archway boxing at which point we were unable to trace it further. If the system was properly purged when it was disconnected this can all be removed safely.

Domestic Water

The existing incoming supply appears to enter the building within the boxing adjacent to the door. The boxing was inaccessible. Should the main stopcock be in the boxing we would recommend an accessible hatch is fitted.

The water supply serves a WC, kitchen sink and an instantaneous water heater located on the mezzanine above. Hot and cold pipework is mostly surface mounted copper.

The water heater is a discontinued model, and this could be susceptible to tampering. As part of any short-term works, we would recommend replacing the water heater.

Ventilation

The WC is fitted with a ceiling mounted extract fan, discharging to atmosphere through a temporary opening in one of the west windows via flexible ducting. This would all need to be replaced as part of any renovation.

There is no ventilation over the sink area. Whilst this is currently compliant, if anything more were to be added to the space additional extract ventilation may be required.

Cont'd

Wheeler's
ELECTRICAL | HEATING+PLUMBING | FIRE+SECURITY

Internal Drainage

All appliances are connected to a single stub stack boxed in the corner of the WC. The stub stack is capped off with an air admittance valve inside the boxing. No was no means of air flow into the boxing for the valve to vent so a small grille should be fitted at high level.

The South Chapel has no visible mechanical plant.

Observations for consideration:

- Remove boxing next to the entrance and around the archway to establish size and condition of existing services.
- Try to obtain historical water bills to establish if one or both of the mains stopcocks serve the buildings.
- Try to confirm date and Contractor responsible for cutting off and isolating the gas.
- Remove any damaged or obsolete mechanical items

Assuring you of our best attention at all times. Should you require any further information please do not hesitate to contact us.

Yours faithfully
Wheeler's (Westbury) Ltd

Jon Cryer
Mechanical Design Engineer

APPROVED CONTRACTOR
Wheeler's (Westbury) Ltd. 31D Link Road, West Wilts Trading Estate, Westbury, Wiltshire, BA13 4JR
Company Registration No: 01682288 Tel:01373 823755 Email:info@wheelers-westbury.co.uk

5.0 Condition Survey

This following text sets out our initial commentary on the reuse of Stroud Chapels of Rest.

This commentary forms the basis of the costed schedules within Section 7 for immediate works as well as those which will be required for the longer-term permanent use of the building. This is set out in four parts: an overview of the existing condition of the building; a commentary on the condition and what immediate works should be considered; considerations for the thermal upgrade of the building and a review of the adaptability of the building.

5.1 Introduction

5.1.1 Grade II listed and constructed in the mid-19th Century, the Chapels of Rest sit within Stroud cemetery.

5.1.2 The building is a symmetrical composition consisting of two single volume chapels separated by an arched throughway with broached stone spire over.

5.1.3 The building is constructed from Bath stone, originally with Cotswold stone roofs but now a mix of that, Forest of Dean stone and clay tiles.

5.1.4 The main areas of windows have lost their glazing and been blocked up (1), while internal fittings have been removed, part mezzanines inserted into each chapel (2) and modern partitions constructed within the northernmost chapel to provide kitchen and toilet accommodation (3,4).

5.1.5 Access was available to both chapels and their ancillary areas but not to the porch at the north chapel, bell-loft, stair to it or any of the roof spaces.

5.1.6 The survey was conducted from ground level, with the benefit of drone photography to assess the condition of the roofs and spire.

5.1.7 No fabric was opened-up, while no assessment was made of the condition or functionality of water, electrical or gas services, rainwater disposal and sewage systems or the lightning conductor.

5.1.8 Condition of modern interventions, such as the mezzanines, kitchen and WC partitions, joinery and fixtures and fittings does not form part of this survey.

1.

2.

3.

4.

5.2 Masonry, external render and windows

5.2.1 The walls are of solid construction, with dressed and coursed outer leaf laid in what appears to be a clay mortar with lime mortar face pointing, an inner leaf of coursed rubble in lime mortar and, presumably, rubble in lime mortar core, all originally finished inside with lime mortar.

5.2.2 Sheltered, upper elements of the throughway are finished in lime render, while its soffit appears to be lime render on timber lathing with a central plywood hatch.

5.2.3 No DPC appears to have been incorporated in the walls, while no trial pits have been dug to determine the depth or nature of any footings.

5.2.4 There is no evidence of structural failure of any components and the building appears to be remarkably sound.

5.2.5 The masonry is in very good overall condition, with little staining or erosion, either due to water-damage or atmospheric pollutants, and relatively little loss of stone faces and or pointing.

5.2.6 The worst areas for loss of pointing are those to be expected: the plinth course and elements facing the prevailing south-westerly wind (5).

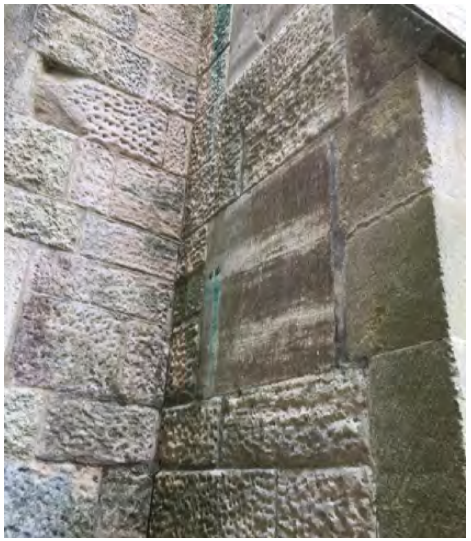
5.2.7 North-east facing elements bear a red stain, thought to be lichen, which does not appear to be harmful to the stone (6).

5.2.8 There is slight displacement of some copings, particularly at the pinnacles, probably due to corrosion of ferrous cramps and/or dowels.

5.2.9 There is evidence of minor movement in the buttress to the south-east corner of the north chapel, though the cause is not evident.

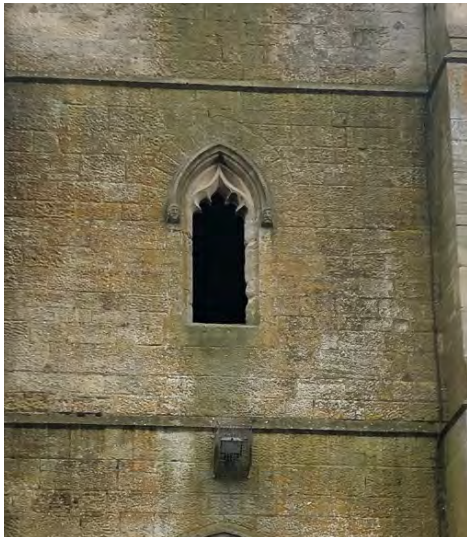
5.2.10 The gable ends of each chapel incorporate low-level air-bricks, which are modern fireclay replacements for, in all probability, original cast-iron fittings (7).

5.



6.

7.



8.

5.2.11 It is difficult to assess the condition of the jambs, mullions and tracery to the windows, due to the nature of the coverings and infill, while it is impossible to assess how much damage will be inflicted to the masonry when the infill is eventually removed.

5.2.12 The jambs to the small light to the bell-loft appear to have been badly damaged when the glazing was removed and are likely to require replacement when the opening is reglazed (8).

5.2.13 An original door opening at the south-west return to the northernmost chapel has been partially blocked and the condition of the hidden reveals is accordingly not known.

5.2.14 The access to the bell loft within the tower at the north side of the east elevation of the throughway has been blocked and it is again impossible to assess the condition of the jambs (9).

5.2.15 The arched opening within the throughway to the north vestry has been built up in Bath stone post original construction, though the original arrangement is currently unknown (10). While the masonry on the opposite wall appears original, there is evidence within the vestry to the southern chapel that this area too was blocked up at some previous time (11).

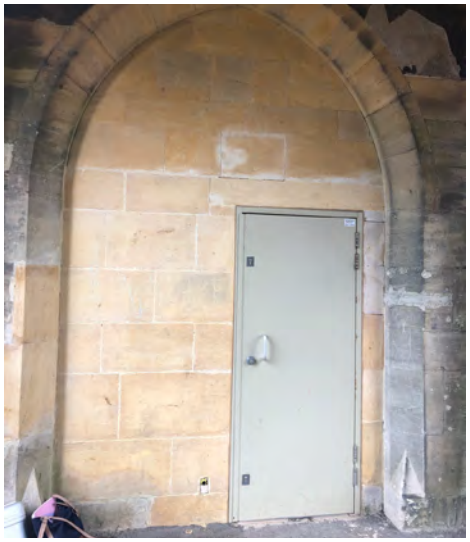
5.2.16 The render to the sheltered areas of the throughway is failing in several places, although appears to be intact to the soffit.

5.2.17 The render to the blocked windows is sound and has weathered in well, while all of the acrylic to the top lights is intact, apart from that to the west window of the north chapel.

5.2.18 There is damage to some of the stone vanes at the bell-vents.

5.2.19 There is a gilded weather-cock fitted to the spire, though the east-west directional appears to have been lost and the condition of the pivot unknown, while the gilding of the cock is worn.

9.



10.

11.

12.

5.3 Roofs and rainwater goods

5.3.1 The roofs to the south chapel, porch and link are in stone with lead valleys, those to the link and south slope of the north chapel in plain clay tile with tiled valleys and those to the porch and north slope of the north chapel in stone with swept valleys.

5.3.2 All roofs appear to have been re-laid at least once, though the number of times and sequencing is impossible to establish at this juncture.

5.3.3 The ridges are predominantly of stone, with concrete tiles used at the link and main roof of the north chapel, while all abutments are of mortar with no evidence of lead soakers.

5.3.4 Metal mesh guards have been fixed to the bottom of all slopes to catch any slipped tiles (12).

5.3.5 The roofs appear flat overall with no evidence of deformation of the roof structure, the condition of the roof structure not forming part of this survey.

5.3.6 All roofs with stone tiles are in poor condition and in need of relaying (13).

5.3.7 The stone tiles are from various sources and of varying quality and, if it were decided to re-lay the roof in stone, it is unlikely much would be salvageable.

5.3.8 The roofs which have been re-laid in clay tiles are in overall good condition and not in need of replacement, though require some minor repair where tiles have shattered or been lost.

5.3.9 While all rainwater goods would once have been of cast-iron, all gutters are now of uPVC and downpipes a mix of cast-iron, uPVC and aluminium and rainwater hoppers a mix of cast iron (14) and uPVC.

5.3.10 The downpipes have been replaced at some time with ones with fixing lugs, though these have not been used, poorly arranged swan-necks and, occasionally, too short lower sections meaning they discharge above instead of within the gullies.

13.

14.

15.

16.

5.3.11 The rainwater goods appear to be serving their purpose overall but there is evidence that some rainwater is drenching the masonry beneath gutters, either due to them being too small for the instances of torrential rain which are becoming more prevalent or, more likely, that any roofing felt is not properly dressed into them, while some rainwater hoppers are too high for the gutters and one section of gutting is missing.

5.3.12 It is impossible to assess whether the guttering is clear of debris, while similarly it is not known whether all downpipes and gullies are running freely.

5.4 Joinery

5.4.1 There is little joinery incorporated into the building, all pews and any decorative interior joinery having been removed, apart from some remnants bordering the low-level wall vents.

5.4.2 The entrance doors to both chapels have been replaced, though retain their original frames, and both sets of doors are in reasonable repair (15).

5.4.3 Apart from the uppermost, the modern timber windows at the north chapel are sound but require urgent redecoration, while the other either requires re-glazing or blocking from the outside as well as redecoration.

5.4.4 The inner pair of doors to the south chapel are original, retaining their original hinges and lock, but are in a poor state of repair (16), though repairable, while those to the north chapel are modern replicas in good condition, though not retaining original ironmongery. Both sets retain their original frames.

5.4.5 The original door to the vestry at the south chapel has been removed from its frame and lost its glazing and ironmongery but is salvageable (17), while any similar one to the north chapel appears to have been lost, along with frame.

5.5 Internal finishes

5.5.1 The internal walls were originally finished in lime plaster with a run render skirting (18).

5.5.2 Most of the original plaster is extant and in reasonable condition, maintaining a good bond to the substrate.

17.

18.

19.

20.

5.5.3 However, there are areas where the plaster has de-bonded, particularly at the vestry within the south chapel, or been stripped off and replaced with a cement-based render (19) , including a gypsum topcoat at the north end of the north chapel and west wall of the kitchen.

5.5.4 The cement-based render is causing moisture to rise in the walls, resulting in salts being pushed to the surface, while the gypsum plaster is exacerbating this process further.

5.5.5 The ceilings of the chapels, lobbies and vestries were originally of lime plaster on riven timber laths, those within the south chapel having been lost and replaced with plywood and those to the north chapel surviving but showing signs of distress and plaster loss in several areas.

5.5.6 Netting has been introduced below the ceiling within the south chapel lobby, while access to the north chapel lobby was not available.

5.5.7 The floors are a mix of natural stone and a screed of unknown composition, while a modern cement-based screed has been overlaid in the kitchen and WC areas within the north chapel.

5.5.8 It is unlikely that a damp proof membrane is incorporated beneath the original floors but they do not appear wet and instead give the appearance of being able to let any moisture naturally transpire into the atmosphere.

5.5.9 The exception is the concrete over-screed within the kitchen, WC and associated areas, which is forcing moisture into the walls at the detriment of the plaster finishes.

5.5.10 The stones are in poor condition, being severely cracked in places (20), while the screed is generally intact.

5.6 Commentary on condition

The Chapels of Rest are in remarkably good overall condition, considering both their age and the length of time they have been out of commission without a permanent use.

21.

There is no work that is immediately necessary to the masonry, and it would not be severely impacted if left in its current condition for a further five years. However, some isolated repointing to the plinth, one rear buttress and to south-west facing elements would be beneficial, while regular clearing of vegetation around the perimeter should be organised.

In the longer term, limited repairs of elements such as the broken vanes to the bell-vents and re-setting of displaced copings and pinnacles would be prudent, as would the stabilisation, repair and replacement of eroded or fractured masonry to the walls, while it is inevitable that there will be repairs required to window jambs, mullions and transoms, once the infill is removed.

Finally, with regards the masonry, it would be good to see the fireclay air-bricks replaced with more appropriate cast-iron ones, incorporating fly-mesh, to not only reinstate the original appearance but also provide a greater volume of fresh-air intake, while historic photographs may allow the original pattern to be replicated.

Unfortunately, the condition of the roofs is not as good as the masonry and all those covered in stone tiles are reaching the end of their useful lives. While wholesale replacement of these roofs would be ideal, it should be possible to undertake one final round of patching to make the roofs watertight for the next five years. As for those roofs with clay tiles, they would benefit from some patching at this juncture, replacing broken or slipped tiles, though they are in far better overall condition (21).

In the longer term, all roofs with stone tiles need to be stripped and recovered. Before then, however, discussions need to be undertaken to decide how these roofs are to be treated and whether there is any benefit in treating the clay-tiled roofs in the same way. Re-laying the roofs would be an opportunity to investigate whether thermal insulation can be introduced, PV or other solar panels integrated on south-facing slopes and whether replacement of the clay tiles, or even turning to using clay tiles or another material on all roofs, might be beneficial.

At the same time, all rainwater goods should be upgraded, to ensure there is sufficient capacity to cope with the more frequent torrential downpours experienced, with larger capacity gutters, hoppers and downpipes. uPVC components can then be replaced with materials more suited to a Listed structure, such as cast-iron, and proper connections made to rainwater gullies, themselves connected to adequate soakaways.

22.

In the interim, the gutters and hoppers should be cleaned out and it ensured that downpipes are properly fixed back and running clear, with their outfalls directed away from the foot of the building. A maintenance programme, whereby gutters and hoppers are cleared and downpipes checked for integrity and free-running twice a year, should also be put in place.

While not crucial, it would be advisable at this juncture to clear the bell-loft of guano and introduce anti-bird mesh over the bell-loft window and bell vents. This would allow an opportunity to properly examine the structure, assess the roof spaces, schedule necessary or desired work and prepare the area for that to be undertaken in future.

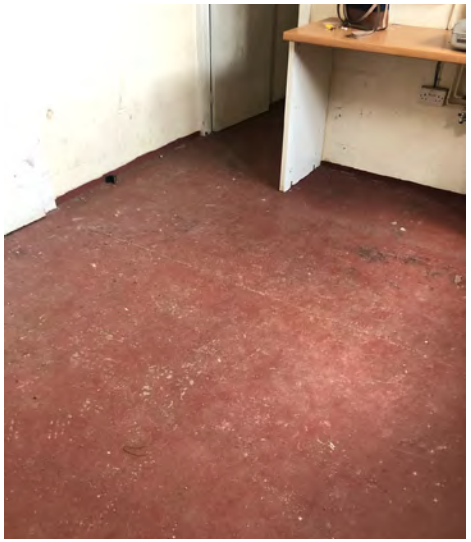
The external doors are all in reasonable condition, though a fresh coat of paint would offer them added protection and show that the building is being cared for again and help deter vandals. Similarly, it would be beneficial to re-paint the windows to the Kitchen and WC for the same reasons. Whatever the end use, the external doors should be adequate and only require minor repairs and overhaul to provide many years further service .

The tracery windows, however, will require to be unblocked, the consequences of which are difficult to assess at this time, particularly in regards resultant damage of the masonry. Whatever, the ultimate aim will be to restore the mullions and tracery and also reintegrate leaded-lights, probably incorporating some opening lights for ventilation, while historic research is required to determine what the original arrangements were.

Prior to that work being undertaken, consideration ought to be given to whether any benefit could come from decorating all or some of the rendered infill to the windows. As commented on earlier, the render has weathered very well and toned in with the rest of the masonry. However, there may be an opportunity to engage with local artists to decorate these areas, either purely for decoration of as a medium for explaining the works and aspirations of the Trust (22). Whichever avenue is chosen, we would recommend removal of the caution notices, which can be replaced by moveable ones as and when vehicles are operating in the area.

Internally, there are no urgent works required, while long-term works will inevitably be directed by the end use of these spaces.

23.



24.

25.

26.

With regards the walls, which do not appear to include a DPC (Damp Proof Course), the original lime plaster has allowed the walls to transpire naturally with no 'rising damp'. Unfortunately, the original plaster has been lost in some areas, probably due to water ingress through faulty roofs, and replaced with a cement-based render, though thankfully of not too strong a mix. Such render is resistant to natural transpiration, with the result that moisture is 'pushed' up the wall – 'rising damp' – which deposits salts in the render which then 'pull' further moisture up. Whatever end use is decided upon, our recommendation would be to remove all traces of cementitious render and gypsum finishing plaster as soon as possible, to allow the masonry to properly dry out prior to any other work.

The way in which the part mezzanines have been inserted is unfortunate, as they bear on the existing wall structures inflicting inevitable, albeit minor damage (23). Should it be decided that such interventions are required, it would be preferable to see new structures which rely purely on support off the floors. Similarly, modern blockwork partitions and over-screeded flooring (24) have negatively impacted the historic fabric and, should similar be required in future, less harmful solutions ought to be considered.

5.7 Comments on improving thermal performance

Improving the overall thermal performance of any building is imperative now more than ever. However, there is no one solution when it comes to retrofitting insulation to a historic building and each element will require careful analysis before an optimum solution can be agreed upon, taking into consideration all other influences such as cost and views of the Conservation Officer.

Due to their design, improving the thermal performance of the roofs is not a straightforward task. If a 'thick' roof finish, such as stone tiles, is retained, the addition of insulation above the rafters is severely restricted due to the tight-fitting copings to the gables (25) and projecting stone mouldings at abutments. To only insert insulation between the rafters would result in 'cold-bridging', reducing the advantages otherwise brought by the insulation and potentially creating interstitial condensation issues, while the addition of insulation beneath the rafters would probably be resisted by the Conservation Officer, particularly in the north chapel where most of the original ceiling fabric remains (26).

27.

However, a Stroud District Council Conservation Area Design Guide does say that: 'In exceptional circumstances, high quality modern materials (including Photovoltaic tiles or similar) and contemporary detailing may be acceptable, but only where part of a high quality contextual design concept, which is appropriate to the site, building or location', which could allow the replacement of the stone and clay tiles with a thinner material, such as slate or metal, which could help facilitate the better incorporation of insulation above the rafters. This is the preferred option, as it puts the roof structure on the 'warm' side, and the total amount of insulation can then be increased by the incorporation of insulation between the rafters, avoiding the previously mentioned problem of interstitial condensation. The choice of roofing material will be driven by its acceptability to the Conservation Officer, suitability in terms of integration with the existing structure and any new interventions, such as photovoltaic or other solar panels, durability, appearance and cost .

Improving the thermal performance of the walls is certainly possible but requires careful consideration. Indeed, Historic England, in their publication 'Energy Efficiency and Historic Buildings: Insulating Solid Walls' state: 'In the majority of cases it may not be worth considering the insulation of external walls until the full range of easier and more immediately rewarding upgrades have been carried out. These would include actions such as repairing and draught-stripping windows and doors; insulating roofs and suspended ground floors, and upgrading services. Most of these upgrades will also have considerably less impact on the character and significance of historic buildings.'
The orientation of the building and the fact that the north and east aspects are sheltered work strongly in its favour, while the benefits that the thick walls bring in terms of thermal mass, which would be reduced by internal insulation, need to be considered along with the projected end use and consequent hygrothermal behaviour of the building.

If it is decided to insulate, the addition of external insulation is impossible, as the preservation of building's handsome appearance is essential (27), while the addition of insulation of some kind to the internal surface presents various issues, none less than gaining the approval of the Conservation Officer.

The use of insulated plasterboard should be avoided, as this would inhibit the ability of the walls to 'breathe', resulting in a 'wetter' wall construction which would negate much of the improvement brought by the insulation while also slightly reducing the overall floor area. Instead, permission may be given for the lining of walls with woodwool slabs which can be plastered with a lime or hemp-improved lime plaster.

28.

This would improve thermal performance while still allowing the walls to 'breathe' but would again result in a slight loss of floor area. Or permission may be granted for the removal of all existing plaster and replacement with a hemp-improved lime plaster, as such material would allow the wall to 'breathe', while improving its thermal performance, and retain the existing floor area, though the loss of so much historic fabric may be a step too far.

While it is impossible to double-glaze the windows, due to their very nature and the near inevitability that the Conservation Officer will wish to see leaded lights of some kind retained, it should be possible to introduce secondary glazing of some kind, which would significantly improve their thermal efficiency. However, the inclusion of opening lights for ventilation will require skilful detailing and any such provision will not be particularly cheap.

When it comes to the floors, their poor existing condition would probably lead to permission to replace them being granted. We would argue against a conventional concrete slab with damp proof membrane, as that would result in ground moisture being driven up into the walls with unwanted consequences. Instead, a Limecrete system could be employed, subject to the building's footings being at a suitable depth to avoid being undermined by the necessary excavation. Using blown glass insulation and lime-based binder, it is possible to produce a floor which can naturally transpire, provide a significant thermal upgrade, incorporate underfloor heating and allow a variety of more suitable floor finishes to be used.

The improvement of thermal insulation and introduction of heating will inevitably change the internal climate of the building which has allowed its fabric to remain in such good condition to this date. Increased occupancy would inevitably lead to an increase in air-borne moisture and how this is managed will be crucial to the future 'health' of the building. A first step is to avoid the incorporation of vapour checks and barriers by the incorporation of hygroscopic materials which can 'breathe', while a second major step would be to better control ventilation of the spaces, which can also incorporate a heat-recovery system to maximise the benefit of any heating.

5.8 Adaptability of the building

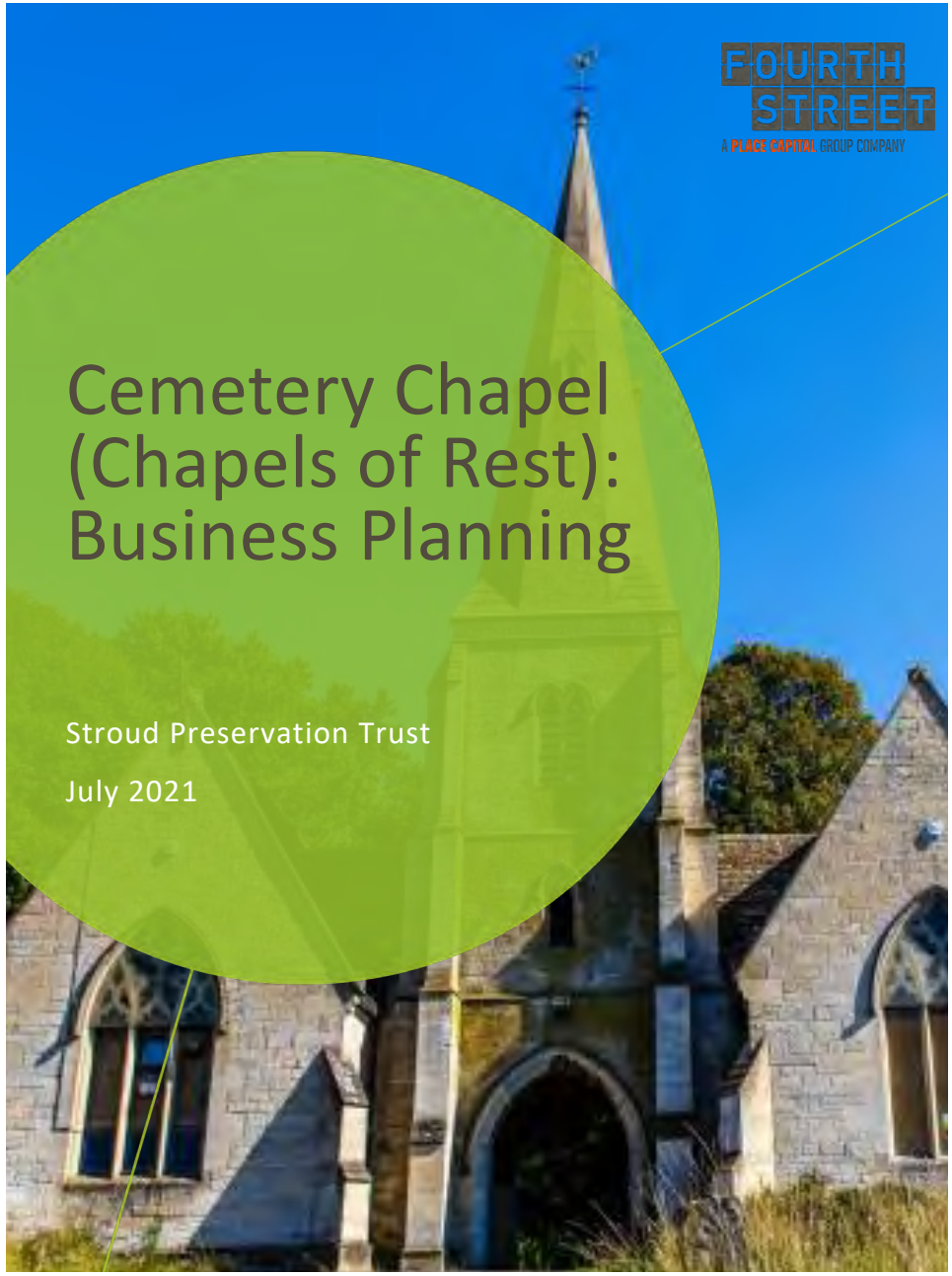
The building is very simple in form, which can be seen as both its strength and its weakness.

This clarity of form will need to be maintained in order to gain the necessary permissions for any alterations, although it may be possible to incorporate a minor, sympathetically designed addition at the secluded north-east corner (28), while it is very unlikely that permission would be granted to sub-divide the internal spaces further than they already have.

While Kitchen and WC accommodation has been introduced at the north chapel, this has been done at the expense of causing unwelcome impact to the original structure, particularly with regards the intrusion of the mezzanine and new concrete screed, which forces moisture into the walls causing deterioration of the plaster finishes.

An alternative strategy for providing sanitary or other provision would be to incorporate it within 'pods', independent structures which do not compartmentalise the large volumes. Similarly, should additional floor area be required, raised areas could be formed as free-standing structures, instead of the mezzanines seen currently, while screens of some sort could be used if it is necessary to isolate areas internally.

6.0 Business plan



Cemetery Chapel (Chapels of Rest): Business Planning

Stroud Preservation Trust

July 2021

FOURTH STREET
A PLACE CAPITAL GROUP COMPANY

Contents

Fourth Street Place Consultants Ltd
212 The Print Rooms
164-180 Union Street
London
SE1 0LH

www.fourth-street.com

1 Executive Summary

The Grade II listed Chapels of Rest[1], located in Stroud Cemetery, is a well-loved local landmark. Its sensitive restoration and re-activation have the potential to offer back significant value to the community.

Its restoration will however result in a significant development deficit. That is to say, its end financial value will be lower than the capital investment required for its restoration. The exception to this may be a pure residential scheme, although there are understood to be significant impediments to this approach, and it is not one that SPT is considering.

Irrespective of the end-use therefore, a significant capital grant or cross-funding mechanism will be required to achieve a sustainable solution. The most obvious source for this would be the National Lottery 'Grants for Heritage – £250k to £5m' programme. However, this fund remains highly competitive and would require an exceptional case for support to address their priorities of *inclusion, boosting the local economy, skills development and job creation, wellbeing, better places* and *organisational resilience*. While the application process begins with the completion of a relatively simple Expression of Interest form, the overall process is rigorous, with two further application stages and takes at least two years from start to finish.

To address such priorities (like those of NLHF), the tendency is to consider a mixed-use approach that strives to balance revenue generating uses with those that offer greater community value. However, the building is relatively small and there is a risk that by pursuing distinct uses for each of the chapels (or designing in greater flexibility to the spaces), it leads to diminishing returns from each, a confused proposition, and more complicated operational arrangements.

Irrespective of the short- or longer-term uses of the Chapels, there are several essential interventions that will need to be implemented to re-active the building. These are understood to include: fixing or repairing the roof, installing a septic tank, upgrading of the electricity supply, and reinstating the windows. We recommended that these be reviewed and costed immediately to ascertain the minimum cost of bringing the Chapels back into use. Further, a plan for funding these should be developed as a priority with potential sources being the local authority (in recognition of the liability transfer and community value from its re-activation) and the National Lottery 'Grants for Heritage – £10k to £100k' programme (which has a more simplified application process than its larger sister programme).

In terms of uses, we recommend that SPT focuses on potential *users* rather than *uses* at this stage. Parallel discussions should be pursued and prioritised with:

- Live-in Guardians – to explore the potential of a short-term (minimum 6-months but potentially 2-years or longer) live-work space for a local artist/creative or an affordable home for a young professional or key worker. In this scenario, Live-in Guardians would require a minimum 6-month term and would undertake and fund the fit-out works necessary to deliver a liveable space. An additional option to be explored with them is how an additional community use could be achieved perhaps on an occasional basis.
- The Landmark Trust – to explore the longer-term use as a 'character' short-stay accommodation let. With the exception of residential use, this is likely to offer up the greatest financial return. There are however significant obstacles to be overcome (e.g. limited fenestration) and such a use confined only to one chapel may significantly hinder the guest experience and depress the value returned. While the probability of The Landmark Trust taking the project forward is relatively slim, what SPT learns through this dialogue may give confidence to pursuing such a use either independently or by other means.
- String Theatre – to explore in greater detail the possibility of establishing a permanent base for the organisation and its theatre productions. This organisation could provide a means for enabling significant community access and use of the south Chapel. This option could unlock additional funding opportunities such as Arts Council England (ACE). Their previous grant awards from ACE could stand them in good stead as a serial applicant with their potential offer to grow, extending from a touring organisation to one having a complementary permanent base and the capacity to employ and nurture more skills and talent.

Overall, we concur with SPT that a two-stage restoration approach is preferable, formed of an initial period of temporary use during which time, the permanent longer-term proposal can be developed and procured. The above users would support this.

[1] https://historicengland.org.uk/listing/the-list/list-entry/1306184

Chapels of Rest: Business Planning

2 Report

2.1 Introduction

Fourth Street has been commissioned by the Stroud Preservation Trust (SPT) to advise on the short- and long-term viability of restoring the Chapels of Rest.

Our time on this assignment has been limited.

Our work has included a review of all documentation provided to us by SPT and Donald Insall Associates (DIA), desk-based research to familiarise ourselves with the building's location and local market context, and consultations with a range of organisations to test their operational interest and glean expert opinion.

2.2 Suggested uses

We have been provided with a list of potential uses that cover the short- and long-term, as well as temporary and more permanent uses.

From STP, we received the following list:

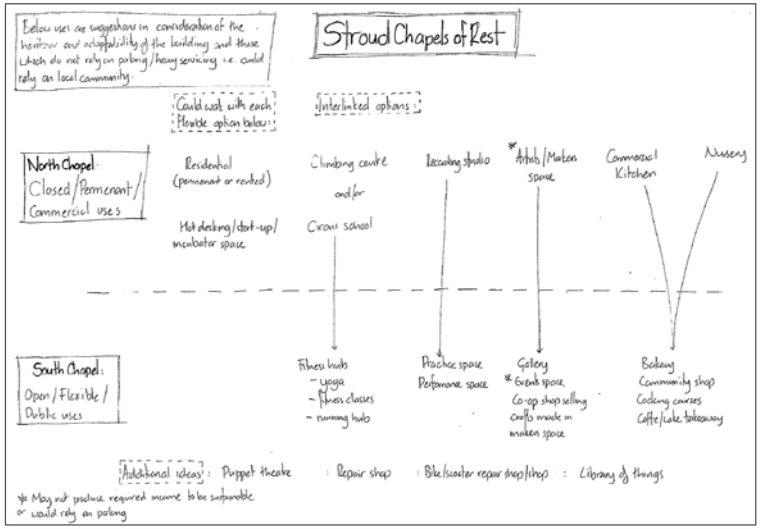
- Post funeral wakes (two local funeral directors were suggested: Family Tree Funerals and Michael Gamble Funeral Directors)
- Giffords Circus as a rehearsal space
- Environmental centre (suggested organisations being: Stroud Valleys Project and Gloucestershire Wildlife)
- The Landmark Trust (as holiday accommodation)
- Performance space (including reference to the String Theatre concept for use as a permanent base)
- Stroudwater Textile Trust for materials storage and display purposes
- Exhibition space
- Workspace or commercial lets such as hot desking / artist studios
- Registry office (noting that there is a possibility that the current registry office is closing)

From DIA, we received a 'suggested list of uses', which are categorised as being either "closed/permanent/commercial" or "open/temporary/public" (see Figure 1 below). Some of these overlap with the above list, with additions being:

- Residential
- Climbing centre
- Recording studio
- Commercial kitchen

- Nursery
- Fitness hub
- Gallery
- Bakery
- Community shop
- Café
- Repair shop
- Library of things

Figure 1. Initial use suggestions (DIA, July 2021)



2.3 Appraisal of uses

From the list of uses set out above, we have undertaken a high-level appraisal, which considers:

- **Financial viability** – a broad judgement based on the combination of briefing information provided to us and our experience of similar situations elsewhere.
- **Fit with objectives** – assumes a combination of conservation and community benefits (and excludes financial objectives as these are covered in the 'financial viability' above).

- **Risk** – considered relatively high for all uses (based on a combination of market, funding, planning and delivery risks) albeit, where a potential user has been identified the level has been reduced marginally.

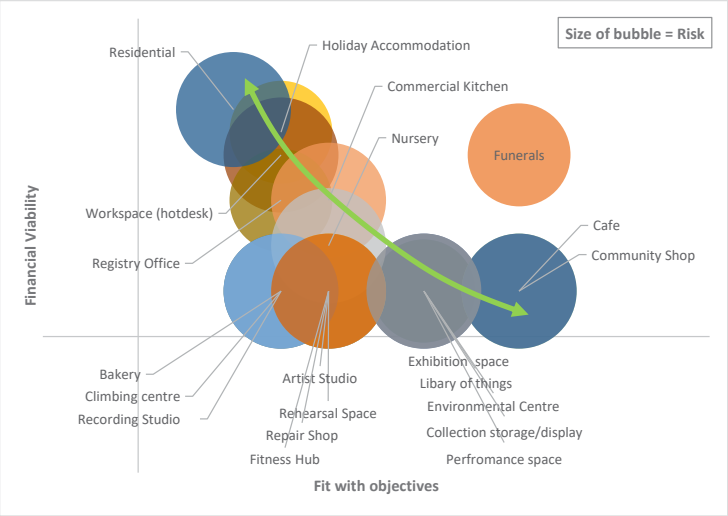
This initial assessment assumes that each use would represents the 'principal use' of the building rather than a mixed-use approach at this stage.

The results are plotted in the graph below.

Not surprisingly, the trend-line (green arrow) illustrates the typical trade-off one would expect between 'financial viability' and 'fit with objectives' (i.e. as 'financial viability' improves, 'fit with objectives' weakens, and vice versa).

The one outlier is 'Funerals' which is considered to have a stronger 'fit with objectives' than those that might offer similar levels of 'financial viability' (in recognition of the use being more consistent with the building's original function).

Figure 2. High level appraisal of uses



The results of this appraisal are not surprising for a building like the Chapels of Rest given its current state and situational context. SPT have therefore been considering a mixed-use approach and a strategy that seeks to re-active the buildings in the short-term with minimal intervention/investment requirement thus, allowing time for a more permanent scheme to be developed and procured.

SPT have also been considering how the building may be re-purposed to accommodate a combination of more 'commercial' uses with those that offer greater 'community' value, with the aim being to achieve an operational breakeven position as a minimum. This is understandable but, with the large number of uses being considered, the possible permutations quickly become unmanageable, and this can be confusing and impede decision-making.

2.4 Uses *versus* users?

A significant challenge presented to SPT at this stage and illustrated by the long-list of uses (some of which are little more than 'ideas' at this stage) is the fact that few actual users or operators have been identified. This is not unusual for such projects. However, it can lead to significant distraction and confuse decision-making in the short-term. To avoid this, we would strongly recommend focusing on the 'user' rather than 'uses' at this stage in order to re-activate the building and get things moving more swiftly in the short-term.

2.5 Consultation with potential users

For the twenty-one potential uses listed above, only seven have specific users identified against them. We have attempted to contact each of these. The notes below summarise their status.

- Funerals (2 x local funeral companies)
  - No response to phone enquiry and email sent to Family Tree Funerals.
  - Brief conversation with an employee (Lesley) of Michael Gamble Funeral Directors. Email subsequently sent to Michael Gamble (Michael.gamble@funeralpartners.co.uk) explaining the opportunity and inviting feedback. No response at the time of writing this paper.
- Rehearsal space (Giffords circus)
  - Giffords Circus is located c.1mile to the east of Stroud on the Bisley road.
  - Brief conversation with an employee (Sam) of Giffords Circus. Email subsequently sent to info@giffordscircus.com explaining the opportunity and inviting feedback.
  - Response received from Kelly Rumbelow, Production Co-ordinator, confirming that they do not currently have a need for additional space that matches the Chapels of Rest. They do however have a requirement for "a large barn to store vehicles and big wagons".
- Environmental centre (Stroud Valleys Project and Gloucestershire Wildlife)
  - Conversation with Clare Mahdiyone, Chief Executive of Stroud Valleys Project. Clare looked at the building about 3-yrs ago when Stroud Town Council was exploring taking it on. Her interest then was in hiring the venue for occasional use to complement their core operation within the town centre and activities around the Chapels / nature reserve (e.g. glow-worm walks, nature events). She did have a concern about splitting her

operation between the town and the Chapels, which would still be the case now. At the time, her research indicated a lack of venues in Stroud capable of hosting c.50 people for events and believes this is probably still the case. Her interest now would be as an occasional hirer of the refurbished space rather than taking an operational role. She also noted the Stroud Trinity Rooms Community Hub[2] which is seeking "to provide a space for a range of activities which benefit the environment, and the health and well-being of local people" – and therefore may present a competitive proposition for the Chapels.

- Brief conversation with an employee (Andrew) of Gloucestershire Wildlife Trust. Email subsequently sent to info@gloucestershirewildlifetrust.co.uk explaining the opportunity and inviting feedback. No response at the time of writing this paper.

- Holiday accommodation (Landmark Trust)
  - Conversation with Simon Verdon, Head of Land and Property at The Landmark Trust.
  - He noted that The Landmark Trust would be keen to explore the opportunity further although he noted some significant hurdles would need to be overcome.
  - His immediate concern – from looking at images on the SPT website – was the lack of fenestration. He noted that the trust has looked at numerous ecclesiastical buildings and generally struggles to find solutions, typically because of the lack of fenestration.
  - Preference is to acquire freeholds. The trust acquires about 1.5 properties per annum out of about 140-150 considered. Not averse to leaseholds. Rarely enter into management contracts – has to be exceptional circumstances e.g. Historic Royal Palaces at Hampton Court Palace.
  - They are not averse to graveyards.
  - Would be more interested if Grade II* opposed to Grade II listed.
  - Although there may be options for inserting mezzanines and bringing more light into the building, there is a philosophical debate within the trust as to whether they should take a building as it is and make it habitable with minimal intervention or, make it more fit-for-purpose but risk losing some of its charm and appeal. For chapels, their open form and high, unimpeded ceilings are intrinsic to their history and appeal.
  - Preference would be to have the entire chapel as a holiday let rather than splitting up and risking other uses interfering with or upsetting the guest experience.
  - Fourth Street will follow up following the issue of this paper by sending an email to introduce Simon Verdon and Camilla Hale (SPT).

[2] https://stroudtrinityrooms.org/

Chapels of Rest: Business Planning

- Performance space (String Theatre)
  - Soledad Zorate (co-founder of the String Theatre) visited the site with Camilla Hale in the Autumn of 2020 at which time she also prepared a 'business plan'[3].
  - Conversation with Soledad: she remains keen to explore the opportunity of developing a permanent base for the String Theatre, which currently operates as a touring company. She has struggled to find anything in London – where she is currently based – and confirmed she is not pursuing any other spaces at this time.
  - One of her three team members lives in Stroud and the other lives in Quedgeley. This, combined with the "cultural/artistic vibe" in Stroud, and "its size and number of schools" makes it appealing for the String Theatre. She feels confident she could recruit an audience to sustain the concept. She also feels that it would offer something valuable to the community of Stroud.
  - She noted that the building itself is "of the right size and scale, and the character is perfect". The concept would be to house back office and support functions/facilities in the north chapel e.g. office, storage, toilets etc.) and retain the south chapel as the performance space to seat around 50 with about one-third of the space being taken up by the staging. She noted that her touring productions present to audiences up to 100. Spaces need to be intimate given the marionettes are about 40cm tall. She regularly tours to the Puppet Theatre Barge in Little Venice (run by Stan Middleton – third generation marionettist and who co-founded the String Theatre 10-yrs ago with Soledad before parting).
  - She feels that the lack of parking can be overcome and cited the Puppet Theatre Barge where there is no dedicated parking.
  - Concept remains as proposed within the 'business plan'. She would be open to exploring a temporary arrangement before committing to a more permanent situation. The business plan indicates a small operating profit but assumes no rent or overheads (except staff). Her suggestion would be for turnover rent to avoid burdening the business in the short-term.
  - Broadly speaking, theatre productions would run in short seasons – beginning with weekend performances. Downtime within the south chapel would be interspersed with programming for schools/children and non-theatre related uses e.g. music classes, health and wellbeing sessions, community uses etc.
  - As the business grows, she confirmed her plan to expand staffing to accommodate concurrent touring programme with performances at the chapel.

[3] String Theatre Business Plan, Puppet Theatre at Chapels of Rest, Bisley Road, Stroud. File: String Theatre Business Plan for Stroud.pdf

- The String Theatre itself is not a legal entity. It is operated by her as a freelancer, and she employs her team directly. She has received two tranches of Arts Council England funding – to support a touring production (The Crow's Tale) and for professional development. She is currently preparing another grant application.

- Materials storage and display (Stroud Textile Trust)
  - Stroud Textile Trust were previously looking at the Chapels of Rest building to house their collection and as a space for restoration and demonstration. However, the trust concluded that the building was not suitable. The main reason related to fundraising and the need for the building to have a greater textile connection without which, potential funding sources were considered limited.
- Registry office (Gloucestershire County Council)
  - Brief conversation with an employee of Gloucestershire County Council. Email subsequently sent to building.helpdesk@gloucestershire.gov.uk explaining the opportunity and inviting feedback. No response at the time of writing this paper.

2.6 Consultation with local property agent

We have also consulted with John Hawkins, co-founder of Hawkins Watton[4], a commercial property agent based locally in Stroud.

He noted that the building is in a predominantly residential area. He seemed sceptical about traditional office of hot-desk use and instead suggested that a focus on either a studio (e.g. creative / designer / artist) or 'clinic' type workspace would be more appropriate and achievable. For these types of uses, he suggested rental rates in the region of £9 to £12/sq.ft per annum. Assuming a lettable internal area of 1,677sqft[5] this would offer a gross annual rent of between £15,000 and £20,000. In the absence of costed restoration and refurbishment works to the building it is estimated that at this level of rent there would be a significant development deficit.

A scheme for the Chapels of Rest that proposes such 'commercial' uses would therefore need to be part-funded by grant or cross-subsidised somehow. The National Lottery's Grants for Heritage programme may be appropriate as this has now absorbed the former Heritage Enterprise programme (which prioritised grants for heritage 'at risk' and 'designated' in areas experiencing economic disadvantage, and which accepted more commercial uses over public access). However, based on our limited knowledge of the building, the case for such investment would seem challenging to make.

[4] https://www.hawkinswatton.co.uk/
[5] Valuation report, August 2016, Guy Welfare Chartered Surveyors

Chapels of Rest: Business Planning

2.7 Additional use option: Live-in Guardians

Based on our initial assessment of the building and SPT's objectives, we have identified another potential use that could be appropriate and beneficial to SPT's restoration strategy. That is, to secure a short-term Live-in Guardian.

There are many organisations operating in this space within the UK – typically offering to secure and activate an empty building through a short-term residential license.

The following extract is taken from an email response to our conversation with Mark Kennedy, Director of Business Development of Live-in Guardians[6]:

> *"Live-in Guardians protects vacant commercial & residential properties by placing carefully vetted guardians into the building, saving the owner considerably on their security costs. All Guardians (who are key workers and young professionals and all-in full-time employment) enter into a non-exclusive Licence Agreement, which can be terminated on a minimum of 28 days' notice giving them no tenancy rights. We do not take under 18's or undergraduate students.*
>
> *"There is no charge to the property owner for our guardian service. Under normal circumstances we would cover the cost of the fit-out required to ensure the property is suitable for occupation (within reason) including securing the required health & safety certificates and only ask that the Owner, covers the cost of the Utilities & Business Rates/Council Tax. We estimate the utility spend at £50 per guardian per month. In saying that, if the minimum term is likely to be 12/18 months etc. there is a greater likelihood that we would absorb the cost of the utilities.*
>
> *"Our minimum term of occupation outside the M25 is 6 months with a rolling 28-day notice period thereafter (3 months inside the M25)."*

In conversation with Mark Kennedy, he expressed a keen interest in exploring the opportunity of placing Live-in Guardians within the Chapels of Rest. He specifically noted and welcomed the creative sector in and around Stroud that could offer up an artist/creative to live in one chapel and work from a studio in the other. He also noted the proximity of Stroud General Hospital, which again represents a significant opportunity, as they prioritise securing premises for key workers and young professionals who are often priced-out of the local market.

Mark did not refer to the issue of Business Rates and Council Tax liabilities in relation to property guardians. Recent rulings[7] on this will need to be factored into consideration.

The email exchange between Fourth Street and Mark Kennedy will be forwarded onto Camilla Hays following issue of this paper, together with an email introduction.

[6] https://liveinguardians.com/
[7] https://hamlins.com/property-guardianship-and-business-rates/

2.8 Building works and funding

DIA has undertaken a condition survey of the building. This has confirmed that the building structure is sound however, there are understood to be some **essential** interventions that will need to be undertaken to create a useable space, including:

- Replacement of the roof (if repairs can be made rather than a complete re-roofing that delivers a watertight structure for a period of say, 5yrs, this should be considered to minimise short-term investment need and to avoid any abortive work resulting from the longer-term use).
- Localised sewage treatment and storage / septic tank installation (the building is apparently not connected to mains sewage).
- Upgrade of electricity supply (it was noted that the current supply is single-phase, and it was suggested that an upgrade would be required to service the two chapels separately as well as the likely larger load requirements of future uses being considered).
- Reinstatement of windows, which are currently boarded up.

There are also a set of **desirable** interventions that are likely to be required but these will be dependent on the use and could be installed and/or funded by an occupier. Furthermore, their scope will also depend on whether the chapels are being used independently or together.

- Installation of heating
- Installation of kitchenette
- Increase in the provision of toilets (currently one in the north chapel only)
- Installation of data cabling
- Installation of furniture, fixtures and equipment
- Internal sub- decoration
- Access/accessibility arrangements within the building and external works

We would advise that the essential interventions be costed immediately – as this should set the minimum investment level to enable the building's reactivation. It is assumed that this cost would need to be raised and secured by SPT. Possible options may include:

- Stroud District Council, in recognition of the transfer of liability.
- National Lottery Grants for Heritage – £10k to £250k[8] programme.
- Architectural Heritage Fund – however, their current programme for England[9] is focused on "the transformation of high streets and town centres in England helping them become thriving places, strengthening local communities and encouraging local economies to prosper".

[8] https://www.heritagefund.org.uk/funding/national-lottery-grants-heritage-10k-250k
[9] https://ahfund.org.uk/grants/england/

Chapels of Rest: Business Planning

All information, analysis and recommendations made for clients by Fourth Street are made in good faith and represent Fourth Street's professional judgement on the basis of information obtained from the client and elsewhere during the course of the assignment. However, since the achievement of recommendations, forecasts and valuations depends on factors outside Fourth Street's control, no statement made by Fourth Street may be deemed in any circumstances to be a representation, undertaking or warranty, and Fourth Street cannot accept any liability should such statements prove to be inaccurate or based on incorrect premises. In particular, and without limiting the generality of the foregoing, any projections, financial and otherwise, in this report are intended only to illustrate particular points of argument and do not constitute forecasts of actual performance.

7.0 Options appraisals

Options Appraisal

A series of development options were considered to understand the potential for the re-use of the existing building. The brief for these options was derived through discussions with the Trust, previous community engagement and Fourth Street's business planning report. The following sketches formed part of this initi

Final Brief:

A mixed use development, with private use of the northern chapel and community use within the southern chapel.

North Chapel

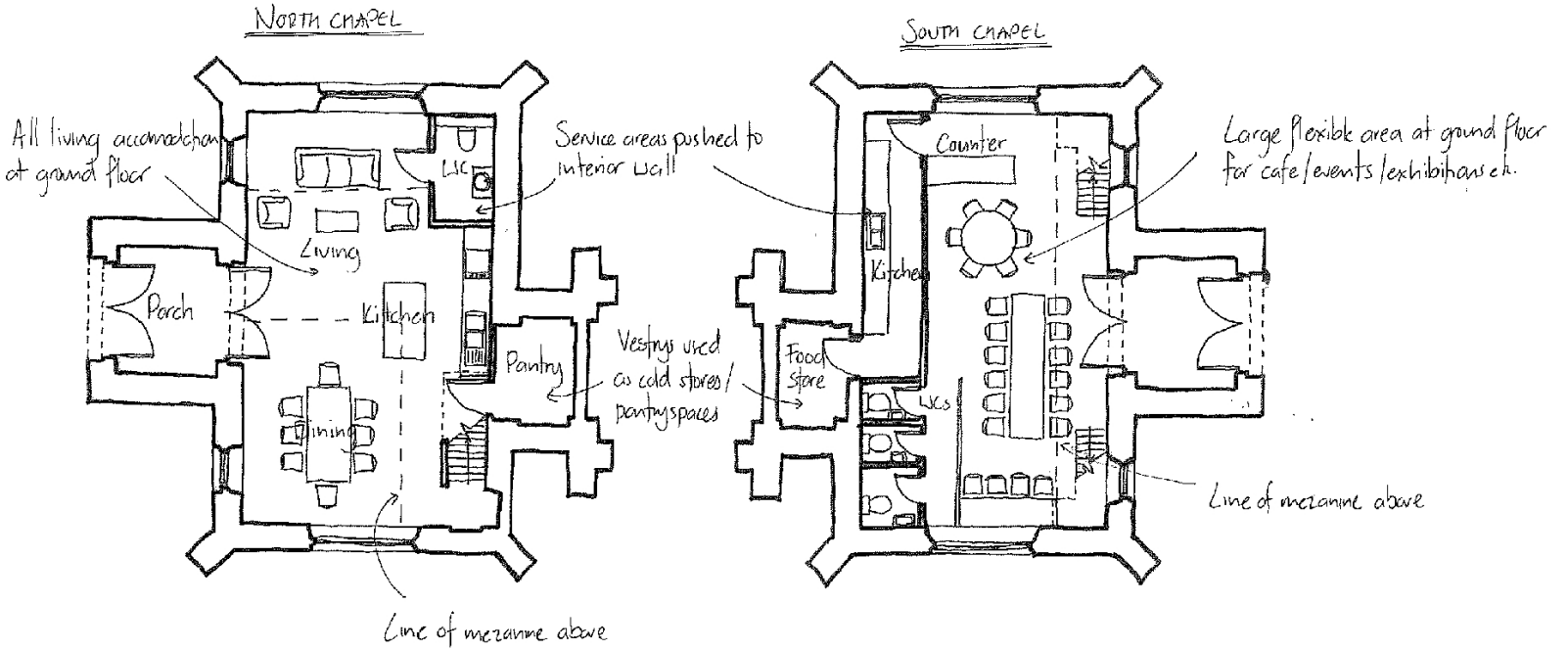
- A private domestic residence which could be for open sale or developed as a rentable holiday home by a third party operator.
- The use of the northern area of tarmac as a private garden and car park.

South Chapel

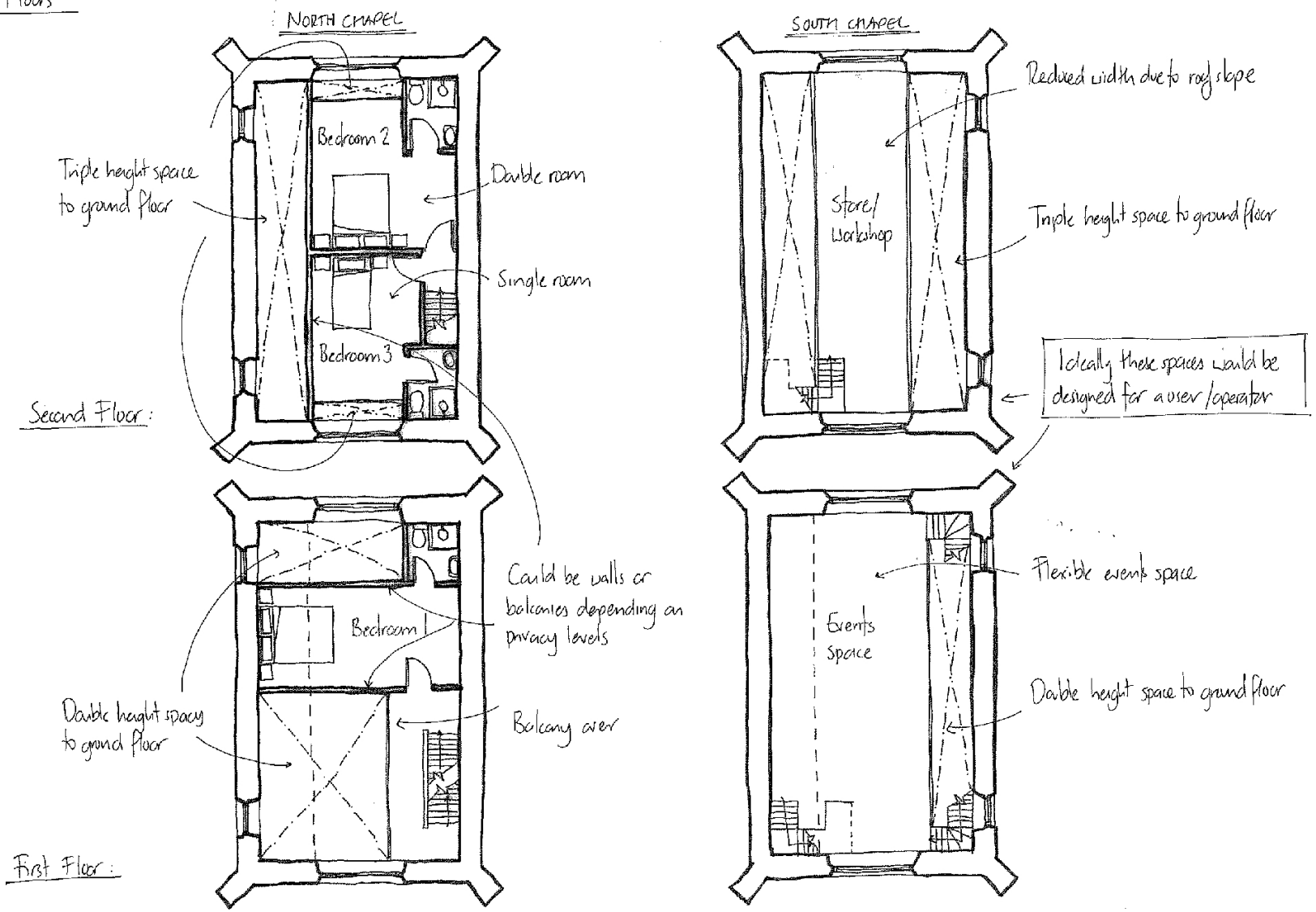
- A multi-use community space allowing for a range of uses including; cafe, exhibition space, venue, pop-up use.
- Upper floor to provide a large space for venue hire or use by an operator
- Spaces should be acessible for all, including a lift to first floor level.

The following sketches formed part of this initial appraisal.

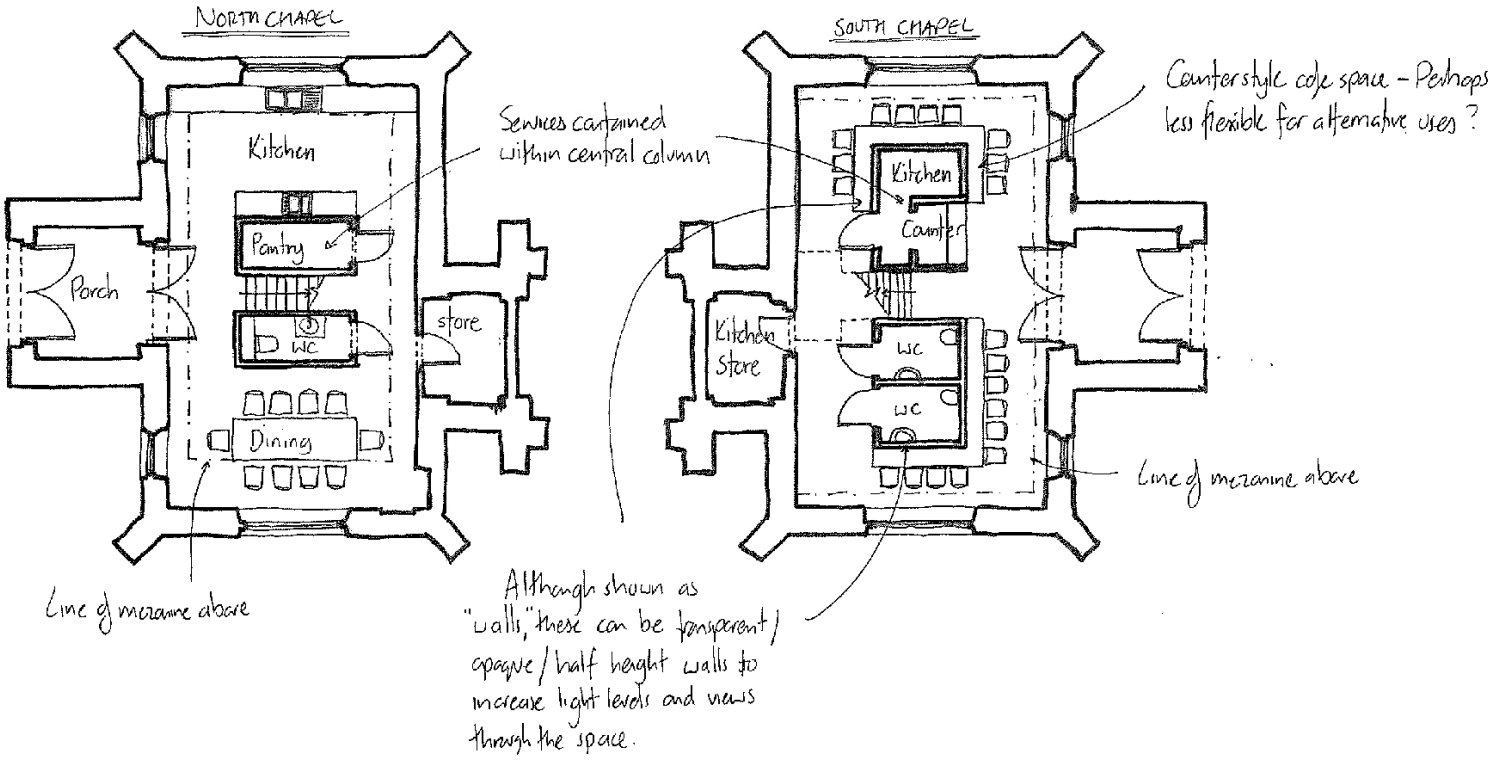
Option 1 – Grand floor plan



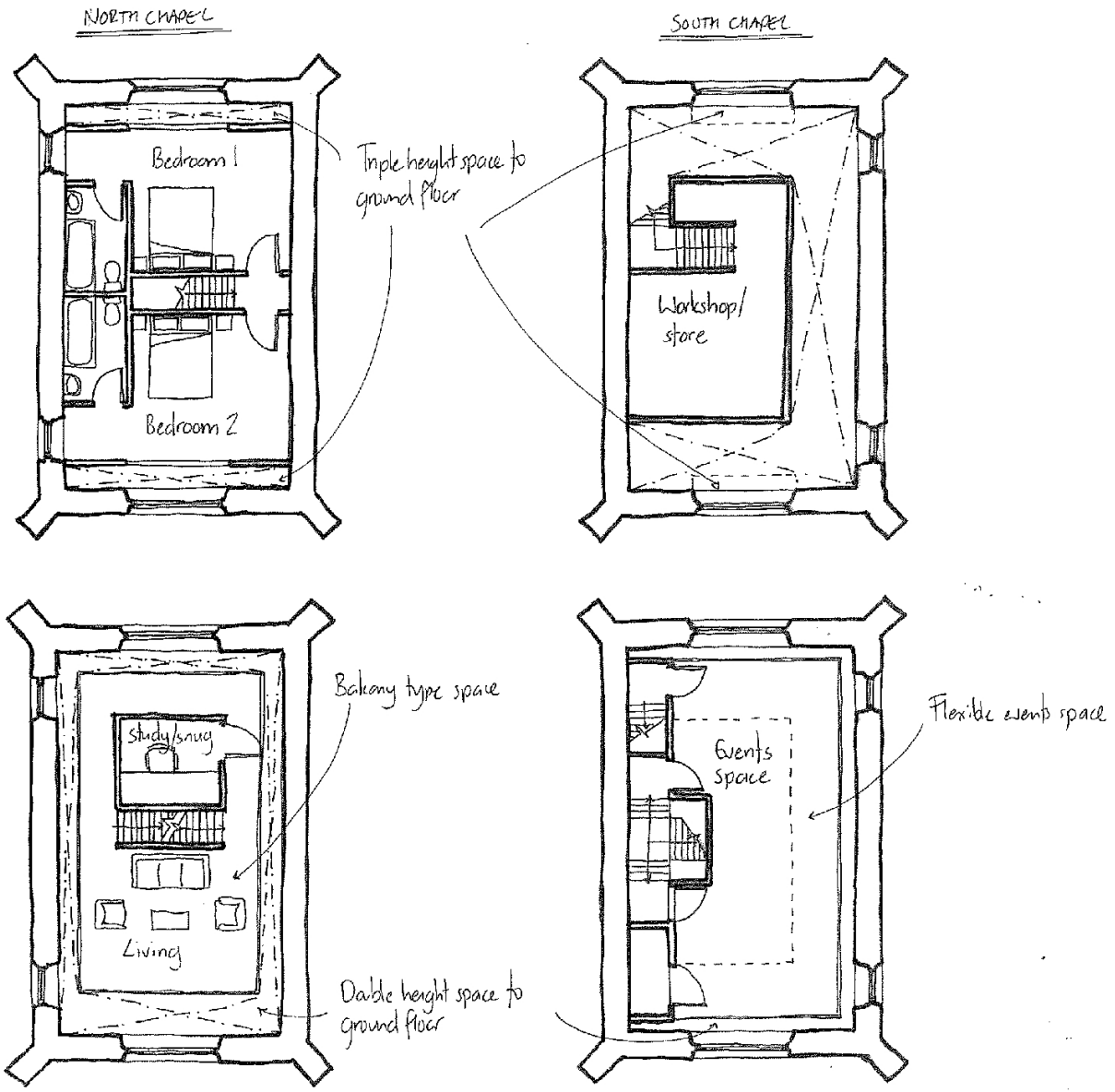
Option 1 - First & Second Floors



Option 2 - Ground Floor plan



Option 2 - First & Second Floors



8.0 Preferred Scheme

8.0 Preferred Scheme

Following discussion with the Trust, the following pages set out the preferred scheme which forms the basis of the valuation and costing. This option includes the following accommodation:

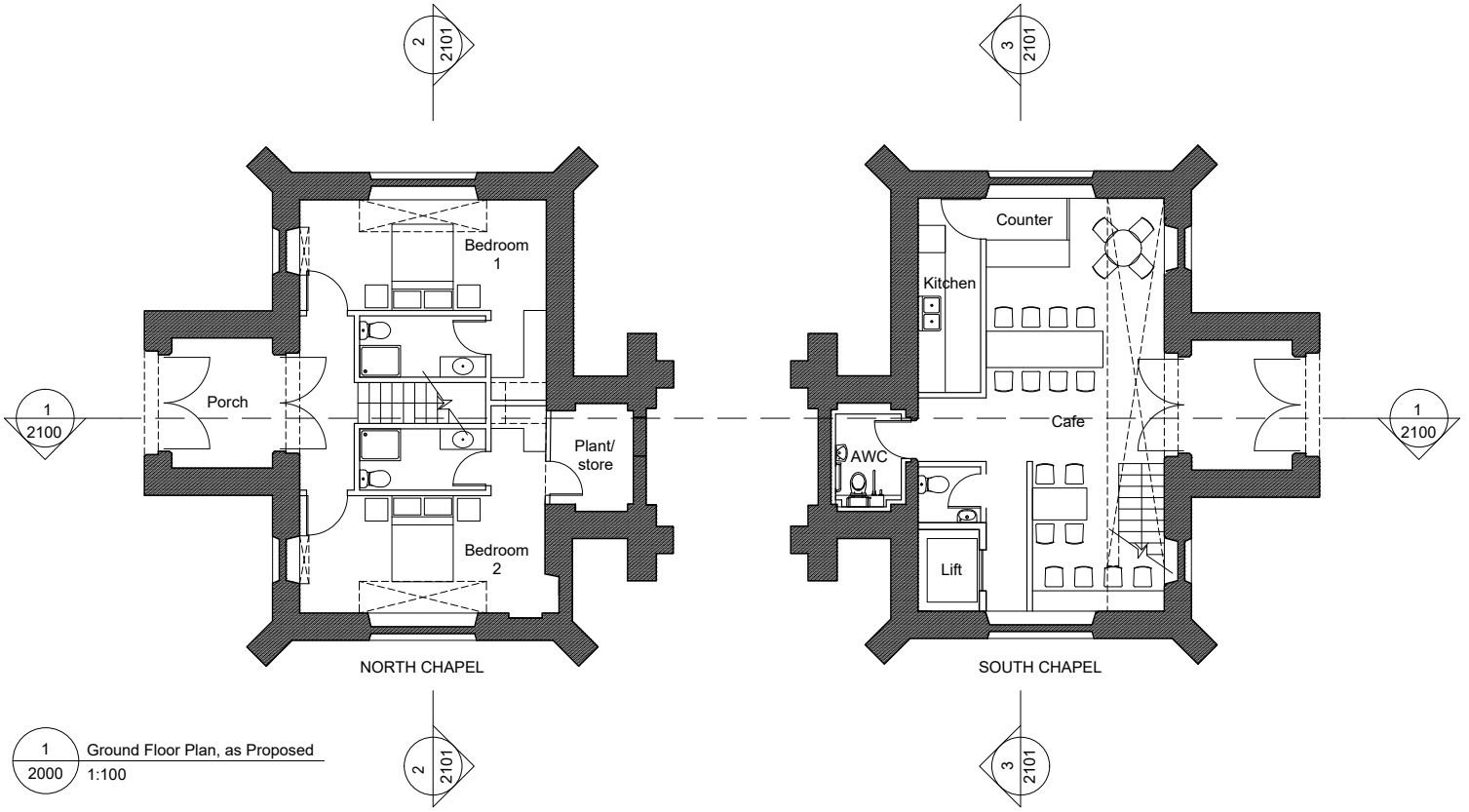
North Chapel

- 2 x ensuite double bedrooms at ground floor level, with a plant room within the former vestry, accessible via a dressing room.
- Entrance porch provides storage for hats, coats etc.
- An open plan living space at first floor level with dining and living space to the west, and a kitchen with WC to the east
- A central spine acces.s stair and service core
- The potential for a further bedroom to be provided within a second floor mezzanine, or within the Tower.
- The northern area of tarmac provides 2 car parking facitiies, bin store and small private garden, screened off to the east and west.

South Chapel

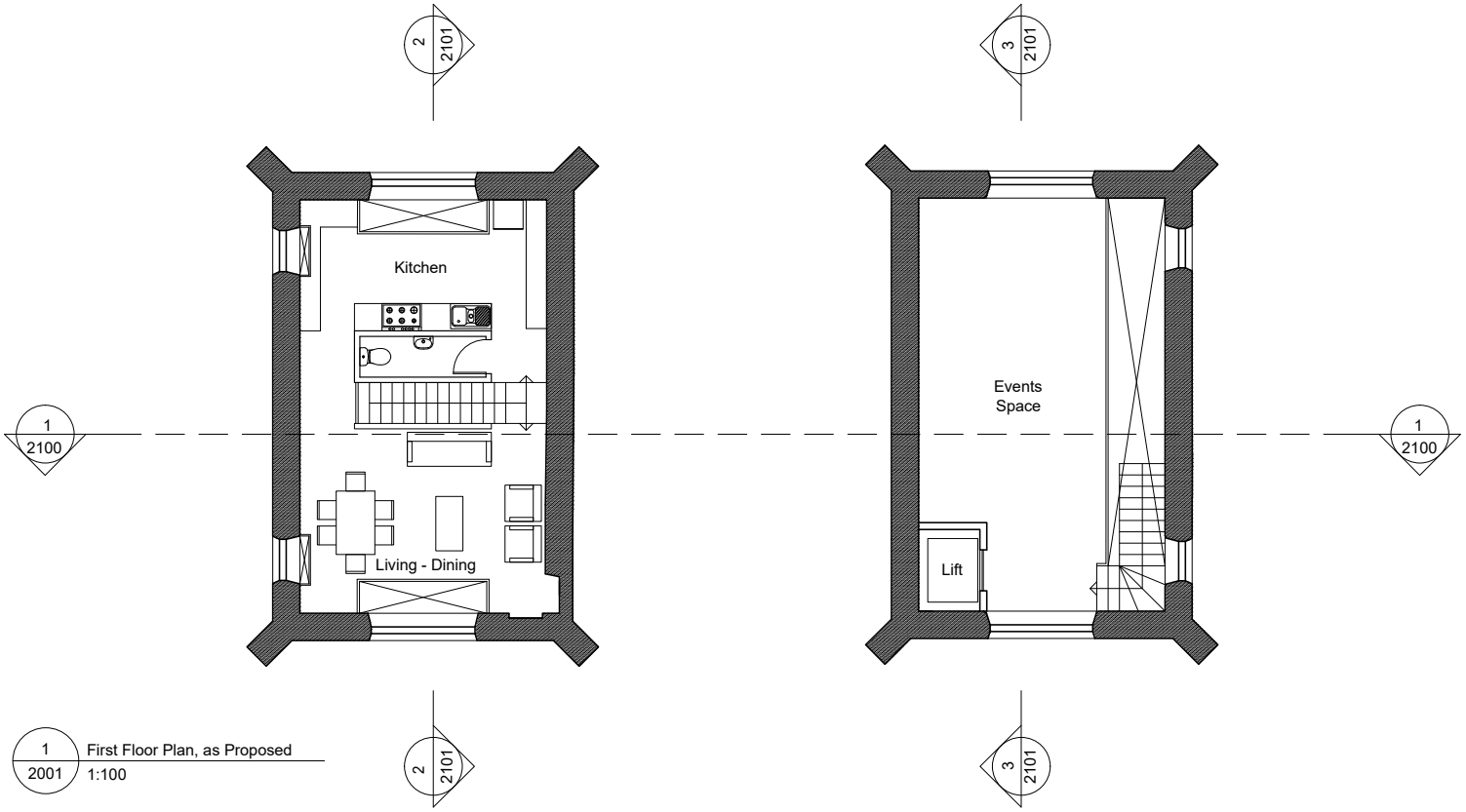
- Two open plan floor levels, with 1no accessible WC and additional WC cubicle at ground floor level, with small kitchenette. This would be able to serve a small cafe, or be used for events (although due to limitations of size, an outside caterer would likely need to be used).
- An open plan first floor level which can be used for a range of events, accessible via lift or staircase.
- The floor plate can be extended to the south, or set back to allow views of the roof above.
- The tarmac area to the south can be used as overflow space for seating or events
- 1no car park space provided to the north.

NOTES



1 / 2000 Ground Floor Plan, as Proposed
1:100

NOTES

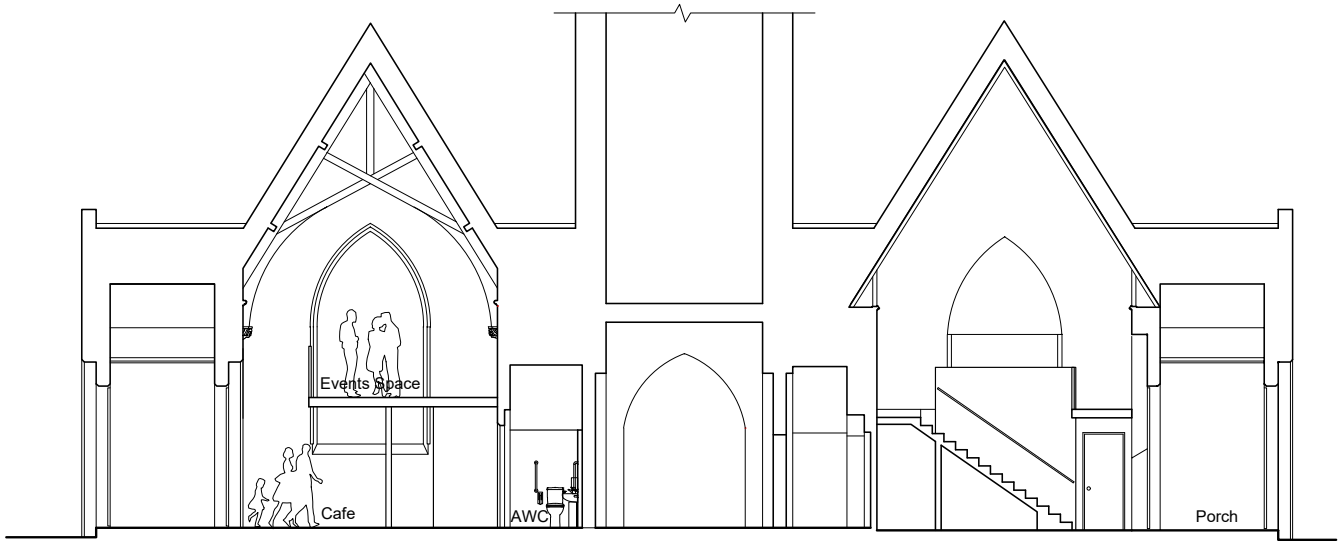


1
2001
First Floor Plan, as Proposed
1:100

N

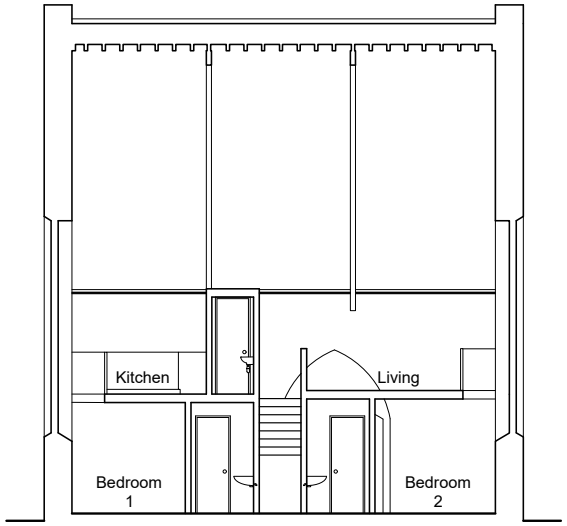
0 1 2 5
Scale 1:100 m

NOTES



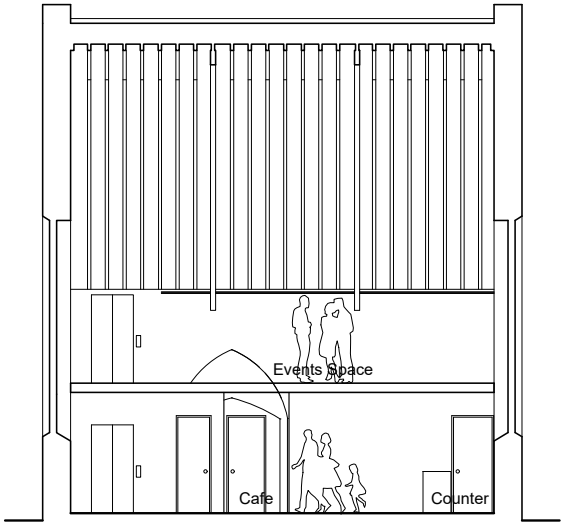
1/2100 General Section, as Proposed
1:100

0 1 2 5
Scale 1:100 m



NORTH CHAPEL

2/2101 Section 1:100



SOUTH CHAPEL

3/2101 Section 1:100

0 1 2 5
Scale 1:100 m

9.0 Costings

9.0 Costings

Ian Walker prepared the following costing report based upon a high level schedule of work which follows this estimate.

As set out in the notes which accompany the cost report, this is not a 'budget estimate' or 'order of cost estimate' but a high level estimate to inform broad strategic planning. As such, variations are likely.

GUIDE ESTIMATE OF REPAIR COSTS

Stroud Cemetary Chapels of Rest

SUMMARY

September 2021

	Holding Repair	Full Repair	Conversion
Exterior Work (Section A Work)			
Scaffolding		£ 40,600	£ 40,600
Roof	£ 7,800	£ 295,400	£ 230,900
External Walls	£ 1,600	£ 46,600	£ 50,700
External doors and windows	£ 3,700	£ 65,800	£ 57,000
External finishes (porte cochere)			£ 9,800
External works and drainage	£ 200	£ 1,400	£ 1,400
Internal removals and preliminary works	£ 2,800		£ 2,500
Building services (M&E)			
Interior Work (Section B - North Chapel)			
External doors and windows			£ 10,700
Internal removals and preliminary works		£ 13,000	£ 6,200
Internal alterations		£ 31,900	£ 57,000
Internal doors		£ 10,500	£ 13,100
Internal finishes		£ 103,100	£ 58,200
Internal fittings		£ 5,400	£ 34,600
Building services (M&E)		£ 2,500	£ 60,000
External works and drainage			£ 23,500
Interior Work (Section C - South Chapel)			
External doors and windows		Incl in Section B	£ 10,700
Internal removals and preliminary works		Incl in Section B	£ 4,700
Internal alterations		Incl in Section B	£ 39,500
Internal doors		Incl in Section B	£ 5,500
Internal finishes		Incl in Section B	£ 79,200
Internal fittings		Incl in Section B	£ 61,600
Building services (M&E)		Incl in Section B	£ 109,700
External works and drainage		Incl in Section B	£ 15,000
Sub-total all works	**£ 16,100**	**£ 616,200**	**£ 982,100**
Risk (Contingency allowance) 10%	£ 1,600	10% £ 61,600	10% £ 98,200
	£ 17,700	**£ 677,800**	**£ 1,080,300**
Preliminaries 12%	£ 2,100	13% £ 88,100	12% £ 129,600
	£ 19,800	**£ 765,900**	**£ 1,209,900**
Inflation 4%	£ 800	22% £ 165,900	22% £ 262,100
SUB-TOTAL BEFORE FEES AND VAT	**£ 20,600**	**£ 931,800**	**£ 1,472,000**
Professional Fees 16%	£ 3,300	20% £ 149,100	20% £ 294,400
TOTAL: ESTIMATED PROJECT COST EXCL. VAT	**£ 23,900**	**£ 1,080,900**	**£ 1,766,400**
VAT	£ 4,800	£ 216,200	£ 353,300
TOTAL ESTIMATED PROJECT COST	**£ 28,700**	**£ 1,297,100**	**£ 2,119,700**

walker associates

RICS

GUIDE ESTIMATE OF REPAIR COSTS

Stroud Cemetary Chapels of Rest

NOTES

PURPOSE OF ESTIMATE

1 The purpose of the estimate is to establish a broad guide to the order of cost for the proposed repairs and outline design proposal, to inform broad strategic planning.

LIMITATIONS OF EXERCISE

1 It is important to note that the estimate is not a 'budget estimate' or 'order of cost estimate' which would be designed to establish a maximum project budget and require a greater level of definition of repairs and conversion work.

2 It should be noted that the extent of repair may vary, and possibly quite widely according to more detailed inspections and, ultimately, opening up works. The estimate is based only on the works described in the outline Schedules of Works.

SCHEDULE OF INFORMATION USED

1 Donald Insall Associates drawings SCCR.01/1000F, 1001F, 1100F, 1101F

2 Donald Insall Asssociates schedules of work for holding repair, full repair and conversion

3 Photographs taken by Donald Insall Associates

LIST OF EXCLUSIONS

1 Removal of asbestos or other hazardous materials requiring specialist disposal services.

2 Works other than those specified in the schedules of work.

3 Works associated with protection of protected species.

4 Statutory fees and charges

LIST OF ASSUMPTIONS

1 Traditional form of single-stage competitive procurement

2 Holding rpairs to be undertaken during 2022; full repair and conversion to be undertaken in 2026 (five years hence)

3 Tender price inflation is allowed at 4% per annum, which is the rate currently projected by the Building Cost Information Service.

4 Contractor will have free and convenient access and convenient place for compound

5 Contractor may work a standard working week and have access out of hours if required

6 The 'full repair' and 'conversion' options are alternative scenarios and not additional to each other - i.e. the conversion cost includes all the relevant works in the full repair scenario. The holding repairs costs, however, would be in addition to the cost of the other two scenarios.

7 The allowances for professional fees are typical allowances for a projects of this sort. In due course it will be necessary to identify the team of consultants required.

8 An allowance has been included for VAT at the standard rate. VAT is a complex area of tax law and various exemptions and reductions may be allowed. The corporate structure and VAT status of the body undertaking the works and manging the buildings may also have an impact. It would be wise to procure specialist tax advice in due course in consideration that thisa is a potentially large element of the overall cost of the scheme.

GUIDE ESTIMATE OF REPAIR COSTS

Stroud Cemetary Chapels of Rest

ESTIMATE DETAIL

Item	Quantity	Rate (£)	Amount	Section Totals
Roofs				
Patch repairs to roof coverings				
single natural stone slates with stainless steel tingles	155 Nr			
single plain clay tiles with tingles	25 Nr			
Maintenance to rainwater installation				
clearing out gutters and downpipes	1 Item			
allowance for realignment of gutters and downpipes; checking mesh guards	1 Item			
Sub-total			**7,840**	**7,800**
External Walls				
Repointing; lime mortar				
individual joints to coursed stonework; 25m; from tower scaffold	1 Item			
individual joints to ashlar stonework; 10m from tower scaffold	1 Item			
Remove bracket; fiill holes	1 Item			
Sub-total			**1,590**	**1,600**
Windows and External Doors				
Windows				
Remove grille; redecorate timber frames; replace grille; local scaffold; west window to north chapel	1 Nr			
Remove grille; redecorate timber frames; replace grille; local scaffold; WC	1 Nr			
Fix bird netting to 1Nr window	1 Nr			
External Doors				
Redecorate double doors	2 Nr			
Sub-total			**3,660**	**3,700**
Internal removals and preliminary work				
Clear guano; disinfect in bell loft	1 Item			
Removals				
cementitious render; 30m2	1 Item			
Bird netting to bell vents	1 Item			
Sub-total			**2,760**	**2,800**
External Works and Drainage				
Clearing 8Nr rainwater gullies	1 Item			
Sub-total			**160**	**200**

GUIDE ESTIMATE OF REPAIR COSTS

Stroud Cemetary Chapels of Rest

ESTIMATE DETAIL

Item	Quantity	Rate (£)	Amount	Section Totals
Scaffolding and hoarding				
Scaffold to all elevations	609 m2			
Plywood hoarding 2.4m high	99 m			
PIR security lighting	1 Item			
Birdcage scaffolds internally	99 m2			
Sub-total			**40,640**	**40,600**
Roofs				
Removing coverings				
general removal of debris/redundant fittings	1 Item			
stripping plain clay tiles, battens and felt; including ridges and hips; disposing	312 m2			
Credit for salvaged tiles	-1 Item			
Removing rainwater goods	1 Item			
Timber repairs				
splint repairs to rafters in treated sawn softwood	5 Nr			
wall plate repair, 1m long	5 Nr			
materials	1 Item			
Provisional sum for additional timber repairs	1 Item			
Coverings				
new Cotswold stone slate in diminishing courses; laced valleys; on breathable				
felt and battens; including boundary work and fittings	312 m2			
allowance for stone ridge tiles; moulded	33 m			
Leadwork				
valleys	35 m			
abutments to tower	15 m			
Rainwater goods; decorated				
8.5" x 4.5" moulded gutters to main roof; straight	4 Nr			
8.5" x 4.5" moulded gutters to porch roof; straight	4 Nr			
8.5" x 4.5" moulded gutters to main roof; 'L' on plan; long	4 Nr			
8.5" x 4.5" moulded gutters to main roof; 'L' on plan; short	4 Nr			
3.5" earless downpipe and fittings; rainwater head; main roof	4 Nr			
3.5" earless downpipe and fittings; rainwater head; porch roof	4 Nr			
Fittings				
overhaul and regild weathercock (access by cherry picker)	1 Item			
provisional sum for repairs to lightning conductor	1 Item			
Sub-total			**295,410**	**295,400**
External Walls				
Removing redundant fixtures, fittings, services	1 Item			
Repointing; lime mortar				
individual joints to coursed stonework	50 m			
individual joints to ashlar stonework	25 m			
Stone repairs				
face replacement to ashlar stone; 450 x 300 x 75	25 Nr			
piecing in repair to chamfered plinth stone; 150 x 300 x 75mm	15 Nr			
replace vanes to vents	2 Nr			
window to west elevation				
replace chamfered and rebated stone to jamb; 150 x 150 x 250 on bed	2 Nr			
indent repair to moulded head some 100 x 100 x 75	1 Nr			
remove and rebed copings with stainless steel brackets	73 m			
piecing in repair to mullions; 150 x 200 x 600mm	8 Nr			
piecing in repair at door reveal to south porch; 2Nr stones	1 Nr			
provisional sum for additional masonry repairs	1 Item			
Alterations				
remove window and block up opening to SW return of north chapel	1 Item			
restore air vents	9 Nr			
replace fireclay brick vents with cast iron	8 Nr			

GUIDE ESTIMATE OF REPAIR COSTS

Stroud Cemetary Chapels of Rest

ESTIMATE DETAIL

Item	Quantity	Rate (£)	Amount	Section Totals
Sub-total			**46,618**	**46,600**
Windows and External Doors				
Windows				
Remove masonry blocking	8 Nr			
New leaded lights to windows	34 m2			
External Doors				
Overhaul double doors; new ironmongery; redecorate	2 Nr			
Sub-total			**65,760**	**65,800**
Internal removals and preliminary work				
Demolitions				
fittings and fixtures, generally	1 Item			
mezzanine floors and staircases to both chapels; dispose	1 Item			
timber battening and floor screeds from north chapel	1 Item			
demolishing modern masonry partition, north chapel	1 Item			
building services including gas fittings	1 Item			
netting and timber from porches	1 Item			
metal door and frame to vestry	1 Item			
removing covers and blocking up to windows	1 Item			
Removing finishes				
live ceiling plaster from porches 50%	6 m2			
ceiling boarding to north chapel	98 m2			
ceiling boarding to south chapel	98 m2			
sections of render skirting	1 Item			
Clear guano; disinfect in bell loft	1 Item			
Provisional sum for asbestos removal	1 item			
Sub-total			**13,035**	**13,000**
Internal Alterations				
Unblocking openings				
doorway to access to tower stairway	1 Item			
doorway to north vestry	1 Item			
Blocking up openings				
reconstucting partition between chapel and north vestry including forming arched-headed opening	1 Item			
Forming new limecrete floors				
excavating to remove existing concrete floors	124 m2			
100mm lime screed on 250mm thick Glapor; cork edge insulation	124 m2			
Sub-total			**31,935**	**31,900**
Internal Doors				
Repair and redecorate				
double doors	2 Nr			
single door to vestry; reglaze with etched glass	1 Nr			
New doors; including decoration and ironmongery	10 m2			
half glazed door and frame; arched headed; etched glass	1 Nr			
boarded door and frame to tower	1 Nr			
Sub-total			**10,540**	**10,500**
Internal Finishes				
Wall finishes				
Removals				
cementitious render	40 m2			
live lime plaster	35 m2			

GUIDE ESTIMATE OF REPAIR COSTS

Stroud Cemetary Chapels of Rest

ESTIMATE DETAIL

Item	Quantity	Rate (£)	Amount	Section Totals
emulsion paint; using Peelway 7	29 m2			
Plastering; 3 coat haired lime to masonry; including dubbing out	75 m2			
Clay paint to plaster	444 m2			
Floor Finishes				
Pennant paving; 75mm thick on dry mix mortar	124 m2			
Moulded timber skirting 250mm high; painted	76 m2			
Ceiling finishes				
Removals				
live lime plaster	214 m2			
laths	113 m2			
Repairs				
plaster patch repair	36 m2			
New oak laths	123 m2			
Plastering; 3 coat haired lime to laths	177 m2			
Clay paint to plaster	245 m2			
Provisional sum for additional plaster repairs	1 Item			
Sub-total			**103,120**	**103,100**
Internal Fittings				
Frame and grille to air vents	14 Nr			
Bird netting to bell vents	1 Item			
Sub-total			**5,380**	**5,400**
Building services				
Provisional sum for making existig systems safe	1 Item			
Sub-total			**2,500**	**2,500**
External Works and Drainage				
Clearing 8Nr rainwater gullies	1 Item			
Empty septic tank and check condition of manhole and cover	1 Item			
Provisional sum for works to rainwater gullies, soakaways and septic tank	1 Item			
Sub-total			**1,410**	**1,400**

GUIDE ESTIMATE OF REPAIR COSTS

Stroud Cemetary Chapels of Rest

ESTIMATE DETAIL

Item	Quantity	Rate (£)	Amount	Section Totals
Section A - Scaffolding and hoarding				
Scaffold to all elevations	609 m2			
Plywood hoarding 2.4m high	99 m			
PIR security lighting	1 Item			
Birdcage scaffolds internally	99 m2			
Sub-total			**40,640**	**40,600**
Section A - Roofs				
Removing coverings				
general removal of debris/redundant fittings	1 Item			
stripping plain clay tiles, battens and felt; including ridges and hips; disposing	312 m2			
Credit for salvaged tiles	-1 Item			
Removing rainwater goods	1 Item			
Timber repairs				
splint repairs to rafters in treated sawn softwood	5 Nr			
wall plate repair, 1m long	5 Nr			
materials	1 Item			
Provisional sum for additional timber repairs	1 Item			
Coverings				
18 x 145mm treated sawn softwood sarking boarding; inskew fixings	312 m2			
counterbattens	780 m			
tilting fillets at eaves and valleys	90 m			
new blue-grey natural slates (Canadian assumed); on breathable felt and battens; including boundary work and fittings	312 m2			
less area of PV slates	-32 m2			
Add GB-Sol.PV slates	32 m2			
allowance for blue clay ridges; moulded	33 m			
Leadwork				
valleys	35 m			
abutments to tower	15 m			
Thermal insulation				
50mm Kingspan Xtratherm over rafters	312 m2			
50mm Kingspan Xtratherm between rafters	312 m2			
Rainwater goods; decorated				
8.5" x 4.5" moulded gutters to main roof; straight	4 Nr			
8.5" x 4.5" moulded gutters to porch roof; straight	4 Nr			
8.5" x 4.5" moulded gutters to main roof; 'L' on plan; long	4 Nr			
8.5" x 4.5" moulded gutters to main roof; 'L' on plan; short	4 Nr			
3.5" earless downpipe and fittings; rainwater head; main roof	4 Nr			
3.5" earless downpipe and fittings; rainwater head; porch roof	4 Nr			
Fittings				
overhaul and regild weathercock (access by cherry picker)	1 Item			
provisional sum for repairs to lightning conductor	1 Item			
Sub-total			**230,936**	**230,900**
Section A - External Walls				
Removing redundant fixtures, fittings, services	1 Item			
Repointing; lime mortar				
individual joints to coursed stonework	50 m			
individual joints to ashlar stonework	25 m			
Stone repairs				
face replacement to ashlar stone; 450 x 300 x 75	25 Nr			
piecing in repair to chamfered plinth stone; 150 x 300 x 75mm	15 Nr			
replace vanes to vents	2 Nr			
window to west elevation				
replace chamfered and rebated stone to jamb; 150 x 150 x 250 on bed	2 Nr			
indent repair to moulded head some 100 x 100 x 75	1 Nr			
remove and rebed copings with stainless steel brackets	73 m			
piecing in repair to mullions; 150 x 200 x 600mm	8 Nr			

GUIDE ESTIMATE OF REPAIR COSTS

Stroud Cemetary Chapels of Rest

ESTIMATE DETAIL

Item	Quantity	Rate (£)	Amount	Section Totals
piecing in repair at door reveal to south porch; 2Nr stones	1 Nr			
provisional sum for additional masonry repairs	1 Item			
Alterations				
block up door opening , north wall of Porte Corchere; stone	1 Item			
block up former window opening in south wall of North Chapel	1 Item			
remove window and block up opening to SW return of north chapel	1 Item			
remove metal door and block up opening; ashlar work	1 Item			
restore air vents	9 Nr			
replace fireclay brick vents with cast iron	8 Nr			
Sub-total			**50,718**	**50,700**
Section A - Windows and External Doors				
Windows				
Remove masonry blocking	8 Nr			
New leaded lights to windows	34 m2			
Bird netting to bell vents	1 Item			
Sub-total			**57,020**	**57,000**
Section A - External Finishes				
Removing lime render	45 m2			
Plastering; 3 coat haired lime to masonry; including dubbing out	45 m2			
Limewash to all rendered areas	54 m2			
Provisional sum for additional plaster repairs	1 Item			
Sub-total			**9,820**	**9,800**
Section A - Internal removals and preliminary work				
Clear guano; disinfect in bell loft	1 Item			
Provisional sum for asbestos removal	1 item			
Sub-total			**2,500**	**2,500**
Section A - External Works and Drainage				
Clearing 8Nr rainwater gullies	1 Item			
Empty septic tank and check condition of manhole and cover	1 Item			
Provisional sum for works to rainwater gullies, soakaways and septic tank	1 Item			
Sub-total			**1,410**	**1,400**
North Chapel - Windows and External Doors				
Windows				
Decorating internally	2 Nr			
Provisional sum for secondary glazing	1 Item			
External Doors				
Overhaul double doors; new ironmongery; redecorate	1 Nr			
Sub-total			**10,680**	**10,700**
North Chapel - Internal removals and preliminary work				
Demolitions				
fittings and fixtures, generally	1 Item			
mezzanine floors and staircases to both chapels; dispose	1 Item			
timber battening and floor screeds from north chapel	1 Item			
demolishing modern masonry partition, north chapel	1 Item			

GUIDE ESTIMATE OF REPAIR COSTS

Stroud Cemetary Chapels of Rest

ESTIMATE DETAIL

Item	Quantity	Rate (£)	Amount	Section Totals
building services including gas fittings	1 Item			
netting and timber from porches	1 Item			
Removing finishes				
ceiling boarding to north chapel	98 m2			
sections of render skirting	1 Item			
Sub-total			**6,163**	**6,200**
North Chapel Internal Alterations				
Unblocking openings				
doorway to access to tower stairway	1 Item			
Blocking up openings				
reconstucting partition between chapel and north vestry including forming				
arched-headed opening	1 Item			
Forming new concrete structural core				
reinforced concrete pad to new core; say 200mm thick	1 Item			
reinforced concrete staircase	1 Item			
reinforced concrete walls with softwood shuttering	1 Item			
Substructures				
concrete pads for steel columns	8 Nr			
Steel frame				
250 x 250 Universal columns (73kg/m)	1.40 t			
250 x 150 channel (29.7kg/m is 200 x90)	0.86 t			
250 x 200 universal beam (25.2kg/m)	0.27 t			
intumescent paint to steelwork	66 m2			
Forming new limecrete floors				
excavating to remove existing concrete floors	62 m2			
100mm lime screed on 250mm thick Glapor; cork edge insulation	62 m2			
thickening for partitions	16 m			
Forming timber joisted first floor; insulated	50 m2			
Stud partitions; insulated	38 m2			
Sub-total			**57,043**	**57,000**
North Chapel - Internal Doors				
Repair and redecorate				
double doors	1 Nr			
New doors; including decoration and ironmongery	10 m2			
half glazed door and frame; arched headed; etched glass	1 Nr			
boarded door and frame to tower	1 Nr			
oak veneered doors and frames	4 Nr			
Provisional sum for additional joinery repairs	1 Item			
Sub-total			**13,060**	**13,100**
North Chapel - Internal Finishes				
Wall finishes				
Removals				
cementitious render	25 m2			
live lime plaster	25 m2			
emulsion paint; using Peelway 7	29 m2			
Plastering; 3 coat haired lime to masonry; including dubbing out	50 m2			
Clay paint to plaster	222 m2			
Plasterboard and skim plaster; emulsion paint	76 m2			
Floor Finishes				
Pennant paving; 75mm thick on dry mix mortar	62 m2			
Oak faced engineered plywood flooring	50 m2			
Moulded timber skirting 250mm high; painted	67 m			
Moulded timber skirtings 100mm high; painted	32 m			
Ceiling finishes				
Removals				

GUIDE ESTIMATE OF REPAIR COSTS

Stroud Cemetary Chapels of Rest

ESTIMATE DETAIL

Item	Quantity	Rate (£)	Amount	Section Totals
live lime plaster	74 m2			
Repairs				
plaster patch repair	18 m2			
New oak laths	11 m2			
Plastering; 3 coat haired lime to laths	66 m2			
Plasterboard and skim plaster; emulsion paint	50 m2			
Clay paint to plaster	128 m2			
Provisional sum for additional plaster repairs	1 Item			
Sub-total			**58,205**	**58,200**
North Chapel - Internal Fittings				
Frame and grille to air vents	4 Nr			
Balustrades to window openings and staircase; steel and timber frame;				
plasterboard; oak capping; 900mm high	13 m			
Provisional sum for sanitaryware, brassware and tiling	1 Item			
Provisional sum for kitchen units, brassware and tiling	1 Item			
Sub-total			**34,610**	**34,600**
North Chapel - Building services				
Electrical services; distribution board, small power, lighting, fire detection,				
intruder alarm, data wiring	112 m2			
Mechanical services; underfloor heating at ground and first floor; hot and cold				
water; ventilation; soil and waste pipework	112 m2			
Extra over for oversized radiators and valves; cast iron	4 Nr			
Inverter, controls and interface for PV installation	1 Item			
Air source heat pump and insulated pipework	1 Item			
Acoustic enclosure to heat pump	1 Item			
Provisional sum for light fittings	1 Item			
Pipe boxings	10 m			
Builder's work in connection with services	5%			
Sub-total			**59,994**	**60,000**
North Chapel - External Works and Drainage				
Allowance for new drain and connection to existing	1 Item			
Provisional sum for external works	1 Item			
EV charging post	1 Item			
Sub-total			**23,500**	**23,500**
South Chapel - Windows and External Doors				
Windows				
Decorating internally	2 Nr			
Provisional sum for secondary glazing	1 Item			
External Doors				
Overhaul double doors; new ironmongery; redecorate	1 Nr			
Sub-total			**10,680**	**10,700**
South Chapel - Internal removals and preliminary work				
Demolitions				
fittings and fixtures, generally	1 Item			
mezzanine floors and staircases to both chapels; dispose	1 Item			
building services including gas fittings	1 Item			
netting and timber from porches	1 Item			
Removing finishes				
ceiling boarding to south chapel	98 m2			

GUIDE ESTIMATE OF REPAIR COSTS

Stroud Cemetary Chapels of Rest

ESTIMATE DETAIL

Item	Quantity	Rate (£)	Amount	Section Totals
sections of render skirting	1 Item	385.00	385.00	
Sub-total			**4,733**	**4,700**
South Chapel - Internal Alterations				
Substructures				
concrete pads for steel columns	8 Nr			
Steel frame				
250 x 250 Universal columns (73kg/m)	1.40 t			
250 x 150 channel (29.7kg/m is 200 x90)	0.86 t			
250 x 200 universal beam (25.2kg/m)	0.27 t			
intumescent paint to steelwork	66 m2			
Forming new limecrete floors				
excavating to remove existing concrete floors	62 m2			
100mm lime screed on 250mm thick Glapor; cork edge insulation	62 m2			
thickening for partitions	12 m			
Forming timber joisted first floor; insulated	40 m2			
Steel staircase with balustrade and mesh panels	1 Item			
Stud partitions; insulated	29 m2			
Sub-total			**39,468**	**39,500**
South Chapel - Internal Doors				
Repair and redecorate				
double doors	1 Nr			
single door to vestry; reglaze with etched glass	1 Nr			
oak veneered doors and frames	3 Nr			
Provisional sum for additional joinery repairs	1 Item			
Sub-total			**5,480**	**5,500**
South Chapel - Internal Finishes				
Wall finishes				
Removals				
cementitious render	40 m2			
live lime plaster	35 m2			
Plastering; 3 coat haired lime to masonry; including dubbing out	75 m2			
Clay paint to plaster	222 m2			
Plasterboard and skim plaster; emulsion paint	40 m2			
Floor Finishes				
Pennant paving; 75mm thick on dry mix mortar	66 m2			
Oak faced engineered plywood flooring	40 m2			
Moulded timber skirting 250mm high; painted	56 m			
Moulded oak skirtings 100mm high; polyx oil finish	24 m			
Ceiling finishes				
Removals				
live lime plaster	140 m2			
laths	113 m2			
Repairs				
plaster patch repair	18 m2			
New oak laths	118 m2			
Plastering; 3 coat haired lime to laths	122 m2			
Clay paint to plaster	143 m2			
Provisional sum for additional plaster repairs	1 Item			
Sub-total			**79,240**	**79,200**
South Chapel - Internal Fittings				
Frame and grille to air vents	6 Nr			

GUIDE ESTIMATE OF REPAIR COSTS

Stroud Cemetary Chapels of Rest

ESTIMATE DETAIL

Item	Quantity	Rate (£)	Amount	Section Totals
Balustrades to window openings and staircase; steel and timber frame; plasterboard; oak capping; 900mm high	15 m			
to window openings	2 Nr			
to east of room	1 Nr			
Lift	1 Item			
Provisional sum for sanitaryware, brassware and tiling	1 Item			
Provisional sum for grab-rails, mirrors and other cloakroom fittings	1 Item			
Provisional sum for kitchen units, brassware and tiling	1 Item			
Sub-total			**61,590**	**61,600**
South Chapel - Building services				
Electrical services; distribution board, small power, lighting, fire detection, intruder alarm, data wiring	106 m2			
Mechanical services; underfloor heating at ground and first floor; hot and cold water; ventilation; soil and waste pipework	106 m2			
Extra over for oversized radiators and valves; pressed steel	4 Nr			
Kitchen vent	1 Item			
Inverter, controls and interface for PV installation	1 Item			
Air source heat pump and insulated pipework	1 Item			
Acoustic enclosure to heat pump	1 Item			
Provisional sum for light fittings	1 Item			
Pipe boxings	10 m			
Builder's work in connection with services	5%			
Sub-total			**109,730**	**109,700**
South Chapel - External Works and Drainage				
Allowance for new drain and adapting existing	1 Item			
Allowance for new septic tank	1 Item			
Provisional sum for external works	1 Item			
EV charging post	1 Item			
Sub-total			**15,000**	**15,000**

STROUD CHAPELS OF REST

SCHEDULE OF WORKS

SECTION A: WHOLE BUILDING

1.00 STRIPPING OUT

1.01 To exterior, remove all external lighting, including protective cages and associated wiring; cart all materials from site.

1.02 To chapel windows, carefully remove all grilles, acrylic 'glazing', wire mesh and timber-framed windows and take from site; carefully remove block and brickwork work infill from window openings, including any ties and associated fixings; remove all debris from site

1.03 To chapel windows, carefully remove remaining remnants of leaded lights and take to store for recording and passing over to window suppliers.

1.04 To all roofs, strip ridge tiles, slates, tiles, battens and felt from all roofs and take from site

1.05 To all roofs, remove all guttering, meshes, rainwater hoppers, downpipes and all associated brackets and fixings and take from site

1.06 At east elevation, unblock doorway to access stair to tower; take debris from site.

1.07 At north wall in port cochere, remove steel door and frame, temporarily supporting masonry over

1.08 At south wall of North Chapel to west of tower, remove window.

2.00 CARPENTRY

2.01 PROVISIONAL ITEM: at 5No rafter ends, cut back 750mm and bolt on 1350mm section of treated SW of same dimension via 4No sheradised M8 bolts with large washers and lock-nuts and skew nail to wall plate

2.02 PROVISIONAL ITEM: at wall plate, at five locations, cut fixing nails of 2No rafters to free feet, cut out 1m section and replace with treated SW of same dimension

3.00 ROOFS

3.01 To all roofs, effect timber repairs described elsewhere; supply & fix 50mm Kingspan Xtratherm over an between rafters; supply & fix 145x18mm treated SW sarking over insulation with Kingspan Nilvent sarking membrane over; supply & fix 500x250mm new blue/grey natural slates to all slopes, incorporating 500x250mm GB.Sol PV slates to all south slopes with minimum two-slate margins; supply & Fix 6No slate vents; supply & fix Code 7 lead valley gutters on 145x18mm treated SW valley-boards with ex 50x50mm treated SW fillets; supply & bed new natural stone ridge tiles in hydraulic lime mortar; hydraulic lime mortar flaunching to abutments; incorporate Code 7 lead flashing at valleys adjacent to tower and dress into rainwater head.

4.00 RAINWATER GOODS

4.01 Supply & fix to all roof slopes new 8½x4½ (No75) moulded cast-iron gutters on cast-iron (G175) gutter brackets plugged and screwed to masonry; gutters to porches to each have 2No (G159/160/161) stop-ends) and 1No 3½" (G155) nozzle-piece discharging over flat cast-iron ornamental rainwater head (No1) plugged and screwed to masonry; gutters to chapel roof slopes containing porches to each have 2No (G159/160/161) stop-ends and 1No 3½" (G155) nozzle-piece with 3½" (A597) cast-iron boot supported by galvanised steel stand-off bracket plugged and screwed to masonry to discharge onto porch roof; gutters to inside slopes of chapels each to have 2No stop-ends (G159/160/161) and 1No 3½" (G155) nozzle-piece discharging over corner (No1) cast-iron ornamental rainwater head plugged and screwed to masonry; each rainwater head to have 3½" outlet connected to 3½" (A585) single-socket ear-less rainwater pipe with 4½" (A596) plinth offset and (A590) access pipe connected to existing rainwater gulley, all rainwater pipes being fixed via drive-in brackets (all Longbottom references)

4.02 To cast-iron rainwater goods, de-rust and spot-prime as required; wipe down with white spirits and finish with one coat undercoat and two coats oil-based gloss; finish inside of gutters and rainwater heads with bitumastic paint following de-rust and spot-priming.

5.00 MASONRY

5.01 To coursed stonework, rake out to depth of 25mm and repoint with lime mortar to match existing in strength, colour and texture: 50 linear metres

5.02 To ashlar stonework, rake out to depth of 25mm and repoint with lime putty: 25 linear metres

5.03 At 25 locations, dress back face of decayed stone to depth of 75mm; indent with new stone to match existing in lime mortar, each approx 450x300x75mm and each with 4No 6mm stainless steel dowels in epoxy.

5.04 At 15 locations, cut out damaged chamfered plinth stone to depth of 75mm; indent with new stone to match existing in lime mortar, each approx 150x300x75mm and each with 3No 6mm stainless steel dowels in epoxy.

5.05 To tower, replace 2No broken stone vanes to vents, one to north elevation other to west.

5.06 To tower, at window to west elevation, cut out damaged window reveals and indent with one chamfered and rebated 150x150mm stones to full height; make indent repair at moulded head of arch below hood-mould, approx 100x100x75mm o'all.

5.07 To gables, carefully remove coping stones and set aside for re-use; remove iron cramps and take from site; re-bed coping stones, incorporating new stainless steel cramps to the same dimensions as the iron, in hydraulic lime mortar.

5.08 At eight positions, cut back rear of mullion to length of 600mm and replace with new stone indent approx 150x200x600mm in lime mortar with 6No 6mm stainless steel dowels in epoxy

5.09 At south porch, cut out cementitious repair and prepare door reveal for 1No 100x100x200mm and 1No 100x100x150mm indents in lime mortar and each with 2No 6mm stainless steel dowels in epoxy

5.10 At eight positions, carefully cut out fireclay airbricks and replace with 12x6" cast-iron airbricks incorporating fly-mesh, bedded in well-packed lime mortar.

5.11 At north wall in port cochere, build up former door opening in Bath stone in lime mortar to match.

5.12 Where window removed at south wall of North Chapel to west of tower, build up in Bath stone in lime mortar to match.

6.00 WINDOWS

6.01 Effect stone repairs described elsewhere; supply & install new leaded lights incorporating salvaged fragments previously set aside for re-use and new opening lights to detail

7.00 JOINERY

7.01 To both pairs of external doors to Chapels, remove all locks, hasps and bolts; make good as required; to each pair, supply & fix 5-lever mortise deadlock with 110mm backset and brass forend and keep complete with 1pr brass escutcheons and 4No long throw iron bolts

7.02 At doorway to tower stair, supply and fix boarded door in frame to detail; door hung on 1½prs 100mm brass butt hinges; supply & fix 150mm backset mortise deadlock with brass forend and keep and 1pr brass escutcheons; supply & fix 1No nightlatch.

7.03 To existing joinery, rub down, fill and spot-prime as required; wipe down with white spirits and finish with one coat undercoat and two coats oil-based gloss or eggshell.

8.00 VARIOUS

8.01 Clear guano from floor of bell loft, tops of joists over and all horizontal ledges; take all material from site; disinfect floor of bell loft.

8.02 Fix anti-bird netting to 4No bell-vents

8.03 Clean out 8No rainwater gullies; check water running through to and dispersed by soakaways.

8.04 Empty septic tank; check condition of manhole and cover

8.05 Remove weathercock from spire; fabricate and fit new cross-piece; gild cock; de-rust ironwork and decorate with Hammerite gloss paint; lubricate bearing and re-fix

8.06 At porte cochere, remove loose finishing render from walls at high level and re-finish in lime plaster, totalling 45sqm; 3 coats lime-wash to all rendered areas.

9.00 SECTION A PROVISIONAL SUMS

9.06 Allow 10% Contingencies for external repairs

9.07 Allow the sum of £2,000 for additional timber repairs to roofs

9.08 Allow the sum of £5,000 for additional masonry repairs

9.09 Allow the sum of £1,000 for additional plaster repairs

9.10 Allow the sum of £1,500 for works to lightning conductor

9.11 Allow the sum of £1,000 for asbestos removal

SECTION B: NORTH CHAPEL

10.00 STRIPPING OUT

10.01 Strip out mezzanine floor and staircase plus new partitions, including blocking of original opening to vestry, fittings, fixtures, timber battening and additional floor screed; take all debris from site.

10.02 Strip out gas lighting and associated pipework and take all materials from site

10.03 Strip out electrical fittings and cabling from both chapels back to company supply and take all materials from site

10.04 Strip out water, waste and soil pipework and all associated fittings back to incoming stop-cock and main soil connection, providing stopper to latter, and take all materials from site.

10.05 Strip out netting and timber from porch and take all materials from site; carefully remove any live plaster from lathing and take debris from site.

10.06 Strip out applied boarding to ceiling and take all materials from site

10.07 At east elevation, unblock doorway to access stair to tower; take debris from site.

10.08 Carefully remove timber cover moulding to 1No fresh air vent and set aside for re-use; remove mesh cover from 2No vents and take from site; carefully remove any debris from vent and take from site, stabilising loose masonry with lime mortar if required; remove plastics hit'n'miss ventilators from 2No vents and remove partial blocking of vent to restore to original dimension, taking all debris from site.

10.09 Carefully remove isolated sections of render skirting and take all debris from site.

11.00 STRUCTURAL & STAIRS

11.01 Form in-situ concrete stairs and spine wall across two floors; walls 150mm reinforced concrete off ply and softwood shuttering; stairs nominal 200mm riser x 225mm going with 150mm throat to stair; walls and stair built off 3000x1500x500mm concrete pad

11.02 Erect bolted steel frame across two floors, comprising 8No 250x250mm UC at Ground Floor with 250x150mm channel to perimeters and 2No 250x200mm I-beams spanning between pairs of columns at Ground Floor; UCs each bear on 1000x1000x1000mm mass concrete foundation; all steelwork treated with intumescent paint to achieve 30 minute fire protection

12.00 FLOORS

12.01 At Ground Floor, strip out all slabs and take from site; dig out all screeded floors and take waste from site; reduce formation level to 450mm below existing FFL; supply & lay new insulated limecrete floor ex 250mm blown glass insulation on geotextile membrane dressed up perimeter walls with 100mm limecrete slab incorporating underfloor heating pipework over with 75mm Pennant paving on 25mm lime/sand dry-mix; apply breathable stone sealer to slabs

12.02 Install First Floor ex 22mm oak-faced engineered plywood on 150x50mm SW joists @400mm CRS bearing on ex 100x50mm SW bearers bolted to steels @ max 450mm CRS; floors to incorporate underfloor heating pipework and 125mm Rockwool batt insulation

13.00 PARTITIONS & PLASTERING

13.01 At vestry, reform original wall between vestry and chapel ex common brick in lime mortar to provide arched-headed opening for door as at south; finish with 25mm 3-coat lime plaster

13.02 Erect new partitions ex 12.5mm plasterboard and skim-coat plaster both sides of 100x50mm SW studs @max 400mm CRS with 100x50mm SW head and sole plates and mid-height noggins.

13.03 Erect new solid balustrades to window voids at east and west and to north of staircase at first floor, ex 100x100mm RHS members bolted to perimeter steel @ max 2.5m CRS with 100x50mm SW head and sole plates and intermediate studs @ max 400mm CRS, all finished with 12.5mm plasterboard with skim-coat plaster both sides.

13.04 Carefully strip off approx 25sqm cement-based render from north and west walls, taking debris from site; replaster in 3-coat lime plaster to nominal depth 25mm.

13.05 Repair approx 50% of ceiling with 3-coat lime plaster on existing split oak lathing; allow for replacing 5sqm split oak lathing

13.06 At chapel, vestry and porch, patch repairs to lime plaster totalling 25sqm

13.07 Ceilings beneath new floors to be ex 12.5mm plasterboard with skim-coat plaster to underside of joists with 50x50mm SW noggins to perimeter and to take board ends

14.00 JOINERY & GLAZING

14.01 Supply & fix frame of 69x44mm treated SW to interior of 2No fresh air vents; supply & fix polished cast brass ventilator grilles to 4No vents; re-fix timber cover moulding previously set aside to 1No vent; supply & fix timber cover moulding to match re-used original to 3No vents.

14.02 Remove redundant ironmongery from inner porch doors and frame; piece-in/fill total 6No holes 6-12mm dia; supply & fit 2No long-throw bolts and keeps together with 150mm backset mortise lock with brass forend and keep and 1pr brass escutcheons and 1pr brass knobs

14.03 At vestry, supply & fix new half-glazed door in frame, to match that at south chapel vestry; hang door on 1½prs 100mm brass butt hinges; supply & fit 150mm backset mortise lock with brass forend and striking plate; supply & fit 1pr brass knobs and 1pr brass escutcheons; glaze new door with 4mm toughened acid-etched glass in wash-leather using beads

14.04 To chapel and vestry, supply & fix ex 250x25mm moulded SW skirting to perimeters of rooms

14.05 To new partitions and balustrade, supply ex 100x25mm once-chamfered oak skirting, screwed & pelleted @ max 450mm CRS

14.06 To top of balustrade, supply ex 150x25mm oak facing, screwed & pelleted @ max 450mm CRS

14.07 New doors to be oak-veneered plywood-faced solid-core flush doors in 130x32mm oak linings with ex 50x12mm oak stops and ex 50x25mm oak architraves, all screwed & pelleted @ max 450mm CRS; each door to be hung on 1½prs 100x60mm stainless steel butt hinges with mortise latch, 1pr stainless steel lever handles, 1pr stainless steel escutcheons and 1No stainless steel door-stop.

14.08 PROVISIONAL ITEM Total 10m length 250x250mm pipe boxing ex 15mm moisture-resistant on 32x32mm SW framing

15.00 DECORATIONS

15.01 At previous WC, Kitchen and associated corridors at north chapel, remove emulsion paint from walls with Peelaway 7, wash down and leave ready for re-decoration

15.02 To internal masonry walls, prepare and decorate in clay paint: prime any new plaster with one coat diluted 20% with clean water; finish with two full coats

15.03 To all existing joinery, rub down, fill and spot-prime as required; wipe down with white spirits and finish with one coat undercoat and two coats oil-based gloss or eggshell.

15.04 To all new softwood joinery, rub down, knot, fill and prime; wipe down with white spirits and finish with one coat undercoat and two coats oil-based eggshell.

15.05 To oak, rub down, wipe down with white spirits and finish with two coats Osmo Polyx oil

15.06 To original internal ceilings, decorate in clay paint: prime any new plaster with one coat diluted 20% with clean water; finish with two full coats

15.07 To plasterboard partitions and ceiling linings, prepare and decorate with mist coat plus two full coats matt vinyl emulsion

16.00 ELECTRICAL SERVICES

16.01 Install new electrical services incorporating: new meter and distribution board, regulator, battery and other equipment to link to PV panels; 1No 30A circuit to supply oven at Kitchen; 4N0 13A ring-circuits to each supply 8No double sockets/spurs; 4No lighting circuits, each to supply 10No LED downlighters with 2-way switching; 3No extract fans with 110mm flexible ducting to roof; mains-operated fire detection system; intruder alarm system; data wiring to three storeys.

16.02 Install 1no new electric car charging point

17.00 MECHANICAL SERVICES

17.01 Install new air-source heat-pump to supply: underfloor heating at Ground and First Floor and heated towel-rails at 3No bathrooms; HWC to supply 1No sink, 3No WHB's & 2No showers. Each heat pump to be within an acoustic enclosure

17.02 Install new mains water supply to serve heat-pump, 1No sink, 2No WHB's, 2No showers and 3No WC's.

17.02 Install 110mm dia uPVC soil-stack to take 1No sink, 2No WHB's, 3No showers and 3No WC's, 34mm connections to WHB's and 38mm connections to showers and sink, all with deep-seal traps.

17.03 Install 4no new cast iron radiators fed by the heat pump with associated surface mounted copper pipes to each

18.00 UNDERGROUND DRAINAGE

18.01 At North Chapel install new 110mm dia fireclay drain to take 1No soil stack and 1No stub-stack to link with existing 110mm dia drain to link to existing drain to septic tank via new manhole with cast-iron cover

19.00 SECTION B PROVISIONAL SUMS

19.01 Allow 10% Contingencies

19.02 Allow the sum of £2,000 for additional plaster repairs

19.03 Allow the sum of £500 for additional joinery repairs

19.04 Allow the sum of £15,000 for sanitary-ware, brass-ware and tiling

19.05 Allow the sum of £15,000 for supply & installation of kitchen units, sink, brass-ware and tiling

19.06 Allow the sum of £3,000 for light fittings

19.07 Allow the sum of £5,000 for secondary glazing

19.07 Allow the sum of £15,000 for external works

SECTION C: SOUTH CHAPEL

20.00 STRIPPING OUT

20.01 Strip out mezzanine floor and staircase and take from site

20.02 Strip out electrical fittings and cabling back to company supply and take all materials from site

20.03 Strip out netting and timber from porch and take all materials from site; carefully remove any live plaster from lathing and take debris from site.

20.04 Strip out plywood ceiling and take all materials from site.

20.08 Carefully remove timber cover moulding to 2No fresh air vents and set aside for re-use; carefully remove mesh covers from 4No vents and take from site; remove any debris from vents and take from site, stabilising loose masonry with lime mortar if required

20.09 Carefully remove isolated sections of render skirting and take all debris from site.

21.00 STRUCTURAL & STAIR

21.01 Erect bolted steel frame across two floors, comprising 8No 250x250mm UC at Ground and First Floors with 250x150mm channel to perimeters and 2No 250x200mm I-beams spanning between pairs of columns at Ground Floor, with

cantilevers as required at First Floor; UCs each bear on 1000x1000x1000mm mass concrete foundation; all steelwork treated with intumescent paint to achieve 30 minutes fire protection

21.02 Supply and erect steel stair with steel handrail and mesh balustrade infill, all galvanised finish with studded rubber inserts to treads

22.00 FLOORS

22.01 At Ground Floor, strip out all slabs and take from site; dig out all screeded floors and take waste from site; reduce formation level to 450mm below existing FFL; supply & lay new insulated limecrete floor ex 250mm blown glass insulation on geotextile membrane dressed up perimeter walls with 100mm limecrete slab incorporating underfloor heating pipework over with 75mm Pennant paving on 25mm lime/sand dry-mix; apply breathable stone sealer to slabs

22.02 Install First Floor ex 22mm oak-faced engineered plywood on 150x50mm SW joists @400mm CRS bearing on ex 100x50mm SW bearers bolted to steels @ max 450mm CRS; floors to incorporate underfloor heating pipework and 125mm Rockwool batt insulation

23.00 PARTITIONS & PLASTERING

23.01 Carefully strip off approx 15sqm cement-based render from north and west walls of Chapel, taking debris from site; replaster in 3-coat lime plaster to nominal depth 25mm

23.02 At vestry, remove approx 20sqm live lime plaster from walls and ceiling, taking debris from site; replaster in 3-coat lime plaster to nominal depth 25mm; take for replacing 1sqm split oak lathing to ceiling.

23.03 At Chapel, new ceiling ex 3-coat lime plaster on split oak lathing to match the original at north chapel

23.03 Erect new partitions ex 12.5mm plasterboard and skim-coat plaster both sides of 100x50mm SW studs @max 400mm CRS with 100x50mm SW head and sole plates and mid-height noggins.

23.03 Erect new solid balustrades to south side of First Floor ex 100x100mm RHS members bolted to perimeter steel @ max 2.5m CRS with 100x50mm SW head and sole plates and intermediate studs @ max 400mm CRS, all finished with 12.5mm plasterboard with skim-coat plaster both sides.

23.04 Carefully strip off approx 25sqm cement-based render from north and west walls, taking debris from site; replaster in 3-coat lime plaster to nominal depth 25mm.

23.05 Repair approx 50% of ceiling with 3-coat lime plaster on existing split oak lathing; allow for replacing 5sqm split oak lathing

23.06 At chapel, vestry and porch, patch repairs to lime plaster totalling 25sqm

23.07 Ceilings beneath new floors to be ex 12.5mm plasterboard with skim-coat plaster to underside of joists with 50x50mm SW noggins to perimeter and to take board ends

24.00 JOINERY & GLAZING

24.01 Supply & fix polished cast brass ventilator grilles to 4No vents; re-fix timber cover mouldings previously set aside to 2No vent's; supply & fix timber cover mouldings to match re-used originals to 2No vents.

24.02 Repair inner porch doors: remove redundant ironmongery from doors and frame, setting aside rim lock and long-throw bolt and keep for re-use; piece-in/fill total 10No holes 6-12mm dia; splice repairs to double-chamfered cover beads ex 38x50mm SW, approx 12m total; re-fix long-throw bolt and keep and supply & fit 300mm long-throw bolt and keep together with 150mm backset mortise lock with brass forend and keep and 1pr brass escutcheons; re-fix rim lock and supply & fix 1pr brass knobs and 1No brass escutcheon

24.03 At vestry, re-hang door on 1½prs 100mm brass butt hinges; supply & fit 150mm backset mortise lock with brass forend and striking plate; supply & fit 1pr brass knobs and 1pr brass escutcheons; re-glaze door with 4mm toughened acid-etched glass in wash-leather using original beads

24.04 To chapel and vestry, supply & fix ex 250x25mm moulded SW skirting to perimeters of rooms

24.05 To new partitions and balustrade, supply ex 100x25mm once-chamfered oak skirting, screwed & pelleted @ max 450mm CRS

24.06 To top of balustrade, supply ex 150x25mm oak facing, screwed & pelleted @ max 450mm CRS

24.07 New doors to be oak-veneered plywood-faced solid-core flush doors in 130x32mm oak linings with ex 50x12mm oak stops and ex 50x25mm oak architraves, all screwed & pelleted @ max 450mm CRS; each door to be hung on 1½prs 100x60mm stainless steel butt hinges with mortise latch, 1pr stainless steel lever handles, 1pr stainless steel escutcheons and 1No stainless steel door-stop and 1No coat-hook

24.08 PROVISIONAL ITEM Total 10m length 250x250mm pipe boxing ex 15mm moisture-resistant on 32x32mm SW framing

25.00 DECORATIONS

25.01 To internal masonry walls, prepare and decorate in clay paint: prime any new plaster with one coat diluted 20% with clean water; finish with two full coats

25.02 To all existing joinery, rub down, fill and spot-prime as required; wipe down with white spirits and finish with one coat undercoat and two coats oil-based gloss or eggshell.

25.03 To all new softwood joinery, rub down, knot, fill and prime; wipe down with white spirits and finish with one coat undercoat and two coats oil-based eggshell.

25.04 To oak, rub down, wipe down with white spirits and finish with two coats Osmo Polyx oil

25.05 To original internal ceilings, decorate in clay paint: prime any new plaster with one coat diluted 20% with clean water; finish with two full coats

25.06 To plasterboard partitions and ceiling linings, prepare and decorate with mist coat plus two full coats matt vinyl emulsion

26.00 ELECTRICAL SERVICES

26.01 Install new electrical services incorporating: new meter and distribution board, regulator, battery and other equipment to link to PV panels; 1No 30A circuit to supply oven at Kitchen; 4N0 13A ring-circuits to each supply 8No double sockets/spurs; 4No lighting circuits, each to supply 10No LED downlighters with 2-way switching; 3No extract fans with 110mm flexible ducting to roof; mains-operated fire detection system; intruder alarm system; data wiring to three storeys; single phase electric supply to lift

26.02 Install 1no new electric car charging point

27.00 MECHANICAL SERVICES

27.01 Install new air-source heat-pump within an acoustic enclosure to supply: underfloor heating at Ground and First Floors; HWC to supply 2No sinks and 3No WHB's.

27.02 Install new mains water supply to serve heat-pump, 2No sinks, 3No WHB's and 3No WC's.

27.02 Install 110mm dia uPVC soil-stack to take 3No WHB's and 2No WC's and 110mm dia uPVC stub-stack with air-admittance valve to take 2No sinks with 110mm connections to WC's, 34mm connections to WHB's and 38mm connections to sinks, all with deep-seal traps

27.03 Install 4no new standard radiators fed by new surface mounted pipework

28.00 UNDERGROUND DRAINAGE

28.01 At North Chapel install new 110mm dia fireclay drain to take 1No soil stack and 1No stub-stack to link with existing 110mm dia drain to link to existing drain to new septic tank via new manhole with cast-iron cover

29.00 SECTION B PROVISIONAL SUMS

29.01 Allow 10% Contingencies

29.02 Allow the sum of £2,000 for additional plaster repairs

29.03 Allow the sum of £500 for additional joinery repairs

29.04 Allow the sum of £15,000 for sanitary-ware, brass-ware and tiling

29.05 Allow the sum of £15,000 for supply & installation of kitchen units, sink, brass-ware and tiling

29.06 Allow the sum of £1,000 for supply & fixing of grab-rails, mirrors and other cloakroom fittings

29.07 Allow the sum of £2,000 for light fittings

29.08 Allow the sum of £5,000 for secondary glazing

29.09 Allow the sum of £2,500 for external works

29.10 Allow the sum of xxxx for new platform lift

Wheeler's
ELECTRICAL | HEATING + PLUMBING | FIRE + SECURITY

Our Ref: JC/21/AKJ

FAO Lucy Barron
Donald Insall Associates
2 Queen's Parade
Bath
BA1 2NJ

23 September 2021

Dear Madam

STROUD CEMETRY – CHAPELS OF REST

Having read through your report and proposals for the renovation of the Chapels we have the following observations:

Incoming Services

The existing cold water South Chapel as observed when we surveyed the buildings would be adequate for the refurbishment. The electricity is adequate for a domestic/small commercial installation, but confirmation of the kitchen appliances will be required to advise the suitability in this proposal.

There will need to be new applications made to both water and electricity supply authorities to confirm the buildings will no longer be a single property and to arrange for new supplies to be provided to the North Chapel.

The electricity authority will also need details of the proposed heat pumps and PV. You are required to inform them of the intention to connect to the grid heat pumps and large car charging points.

Applications for supplies upgrades should instigated as soon as possible as the supply authorities are notoriously slow in responding.

The report would indicate gas is not proposed for the refurbishment. Should it be required, the existing 63mm buried main should be adequate for both buildings providing no commercial gas appliances are fitted in the Café. New supply applications would need to be made for both buildings.

Heating

An ASHP installation with underfloor heating is proposed for both dwellings. The age and construction of the buildings make UFH alone unsuitable and a combination of UFH and radiators will be required.

ASHP operate at a lower temperature than traditional boilers which halve the heat outputs of radiators so they will need to be adequately oversized.

Suitable external positions within 20m of the buildings will need to be found for the ASHPs. The internal elements can be wall mounted and are not much larger than a traditional boiler.

Domestic Water

Cold water to the South Building does not appear to be a concern. Depending on the showers proposed for the North Building a small booster set may want to be considered.

The source of hot water is unclear in the report, and there is no plant space allocated for the South Building. ASHP can provide hot water as well as heating, but the internal element increases in size and would be floor mounted.

Cont'd

Wheeler's (Westbury) Ltd, 31D Link Road, West Wilts Trading Estate, Westbury, Wiltshire, BA13 4JB
Company Registration No: 01682288 Tel:01373 823755 Email:info@wheelers-westbury.co.uk

Wheeler's
ELECTRICAL | HEATING + PLUMBING | FIRE + SECURITY

Ventilation

The North Chapel kitchen, WCs and bathrooms will all need ventilation discharging to outside so consideration will need to be made regarding duct routes and positions of external grilles.

The size and type of ventilation in the Café kitchen will depend in the appliances installed and should be advised by a kitchen specialist.

Internal Drainage

The proposed layouts will require a complete, new system. It should be noted at least one stack in each building should be vented to atmosphere and AAVs on internal stacks cannot be concealed in airtight boxing.

Power

Confirmation of both the size and proposed location of the PV system is required to be able to establish the suitability and benefit.

If you are going to install storage batteries with the PV space must be found adjacent to the proposed distribution/mains position for them in both units.

The lift will need a single-phase supply.

Lighting

The North Chapel dwelling should be standard manual switched lighting, but thought should be given to using PIR or Absence detection for lighting controls where possible in the South Chapel Cafe.

Observations for consideration:

- Thought should be given to providing 1no car charging point to each unit.
- A place will need to be found for a tv aerial/satellite dish.

Assuring you of our best attention at all times. Should you require any further information please do not hesitate to contact us.

Yours faithfully
Wheeler's (Westbury) Ltd

Jon Cryer
Mechanical Design Engineer

Wheeler's (Westbury) Ltd, 31D Link Road, West Wilts Trading Estate, Westbury, Wiltshire, BA13 4JB
Company Registration No: 01682288 Tel:01373 823755 Email:info@wheelers-westbury.co.uk

10.0 Residential Valuation

PETER JOY
Sales & Lettings

15th September 2021

Lucy Barron
Donald Insall Associates
2 Queens Parade
Bath
BA1 2NJ

Dear Lucy

Re: Valuation – Stroud Cemetery Chapels of Rest, Bisley Road, Stroud, Gloucestershire

Thank you for inviting me to review plans and proposals to the above property in order to provide a valuation and advice on marketing.

The Chapels of Rest in Stroud is a unique building set in Stroud cemetery, the property is very well situated for access to countryside walks but also with popular Stroud a short walk away. The area is extremely popular and is receiving an unprecedented level of new enquiry from a wide range of buyers looking to move into the area.

The assumed accommodation is arranged over two floors comprising a porch, hallway leading to two good size bedrooms which are both to en-suite and with storage off bedroom two. The first floor mezzanine level will offer open plan sitting and kitchen/dining space with a full open view of the roof and windows.

My valuation has also been based on assumptions provided, and include –

No parking, although vehicle access is available for large deliveries and perhaps for dropping off shopping etc. There is also no private garden, and you are in the middle of a cemetery which is registered natural habitat.

The south chapel would remain open for community use, so there would be events, a café etc at various time of the year. The tarmac area is also a community asset, alongside the cemetery, so there would be people walking around the building at most times. We should be able to fence off the north area of tarmac to provide a bin store/bike store.

After careful consideration I would suggest a guide price in the region of £200,000 - £220,000 in the current market. I would like to discuss the exact marketing figure prior to any marketing taking place.

In valuing this property the following assumptions have been made:

1. There are no serious structural defects as I have not carried out a detailed examination of the building.

2. There are no onerous covenants or charges on the title.

3. There are no adverse changes in the property market in the immediate future.

Our marketing includes promotion from both our Stroud and Nailsworth branches, with a prominent display in our busy, well placed offices. Colour details and photography are provided and the property would be included on our web site, which is updated daily and featured on the Rightmove, On The Market, Prime Location and Zoopla web sites nationally. We would, of course, carry out accompanied viewing when necessary and provide you with regular feedback.

I hope this information is sufficient for your purposes, however if you would like to discuss the matter further please do not hesitate to contact me. I look forward to hearing from you.

Yours sincerely

Sean Sage
Senior Branch Manager
PETER JOY ESTATE AGENTS

Additional costings were also sought in relation to increased bedroom accommodation and for the inclusion of parking and a private external area:

Original valuaation based upon 2 bedrooms and no external area £220,000

Car parking for 2 cars and a small couryard would increase the value to £250,000-270,000

An additional bedroom with the parking and courtyard would increase the value to £280,000-£300,000

11.0 Grant funding bodies

The restoration of the chapels will result in a significant development deficit, based upon the potential income from the sale of the 'residential wing' and the development costs which far exceed this value. As such, a significant capital grant or cross-funding mechanism will be required to achieve a sustainable solution.

National Lottery 250k-£5m programme

The most obvious source would be the National Lottery 'Grants for Heritage - £250k to £5m' programme. However, this fund is highly competitive and would require an exceptional case for support based upon the public benefits of the project. Whilst the application is relatively simple, the overall process is quite rigorous which a minimum of 2 years from start to finish. The use of the north chapel as a private residence would also need to be discussed with them, and may preclude the use of a grant for this development.

Community and social value are at the heart of the applicaiton process, but this can be achieved through the process as well as within the final use of the building. For example, developing apprentiship programmes, supporting skills development or offering pop up uses for charity and community groups.

National Lottery £10k-100k programme

This is a simplified and less competitive programme which could be used to fund the most immediate areas of repair as well as some interior alterations to support pop up events and development costs for the design of the larger scheme.

Heritage Enterprise grant £250k - £5m programme

Part of the National Lottery funding programme, but more focused on projects which seek to achieve economic growth through investing in heritage, rather than the more community focus of the main lottery programme. They also allow applications which are part of a partnership with a commercial organisation. There is a similar process to the main lottery programme with a 2 part application. Priority outcomes for 2021-2022 are around increasing access and understanding of heritage, developing skills, improving the local economy, increasing local wellbeing and demonstrating environmental sustainability and inclusion.

Stroud District Council

In recognition of the transfer of liability, the Council may be willing to grant an agreed amount (a suggested value of around £100k) to assist with immediate repairs and to fund development costs. This negotiation would form part of the asset transfer process.

Architectural Heritage Fund

The AHF provides grants to promote the conservation and sustainable re-use of historic buildings for the benefit of communities across the UK. However their current programme is focused on high streets and town centres. This may change in the next few years, but this is not guaranteed.

Pilgrim Trust

The Preservation and Scholarship programme offers capital costs, where the total capital is less than £5million, to UK based charities for the repair of historic buildings. They have 3 main areas where their resources are concentrated, including the preservation and repairs of important historic buildings and architectural features. As with other grant funding programmes, the demand is high, but they are particularly interested in buildings which are at risk and which are being given a new use. The buildings funded are typically thought to be those of high importance, so this would need to be justified in any applications. Again, they offer early advice as to the likelihood that an application may be successful.

Stroud District Council Community Resilience and Wellbeing Grant

A small grant scheme to support groups working to promote arts, culture and heritage, as well as wellbeing and the support of local communities. This would be a small scale grant (circa £10k), but could be used for the immediate works required to the chapel.

Heritage Compass

Heritage Compass is part of Arts Fundraising and Philanthropy organisation. They offer free training to heritage organisations through a range of training, mentoring and peer learning, through which organisations will develop a clear business plan,

an income strategy and the tools and knowledge to respond to specific needs and challenges. This is a free offer to help build the skills and resources of community groups to support them in delivering larger scale projects.

Historic England Funding

Historic England provide grants towards the repair and conservation of listed buildings. However, the grant schemes are primarily granted to those on the Historic England At Risk register. Currently, those buildings which are on the At Risk register are limited to Grade 1 or 2* buildings or Grade 2 buildings which are also in a Conservation Area. Currently this would mean that the Chapels is not eligible for inclusion.

Early conversations with Historic England local officers could be undertaken to see whether there is a funding stream which may be applicable. They are also able to offer free advice and capacity training to guide organisations looking to take on regeneration projects.

Ecclesiastical Funding

There are a number of funding streams directed towards ecclesiastical buildings, including Friends of Friendless Churches and the All Churches Trust. However, it is usually required that the church remains in active service, which would likely mean that these sources of funding are not applicable for The Chapels.

Arts Council England, Captial Investment Programme

Not-for-profit cultural organisations can apply for grants between £100k - £750k to adjust buildings and install equipment so they can operate safely, improve access and reduce enviornmental impact. A grant may be applicable for help in fitting out the southern chapel as a multi-use cultural space.

Private Funding

A number of grant schemes will require some form of match funding, requiring the Trust to raise a percentage of the overall project costs. This can be achieved through private investment, fundraising or through programmes such as Kickstarter.

Fundraising Specialists

There are fundraising and grant application specialists who can be employed to offer impartial advice to organisations and assist as required with preparing grant applications and developing a strategy.

Early conversations with the organisations listed above would be prudent and would give the Trust an early indication of the likelihood of success through each of the programmes.

12.0 Conclusion

12.0 Conclusion

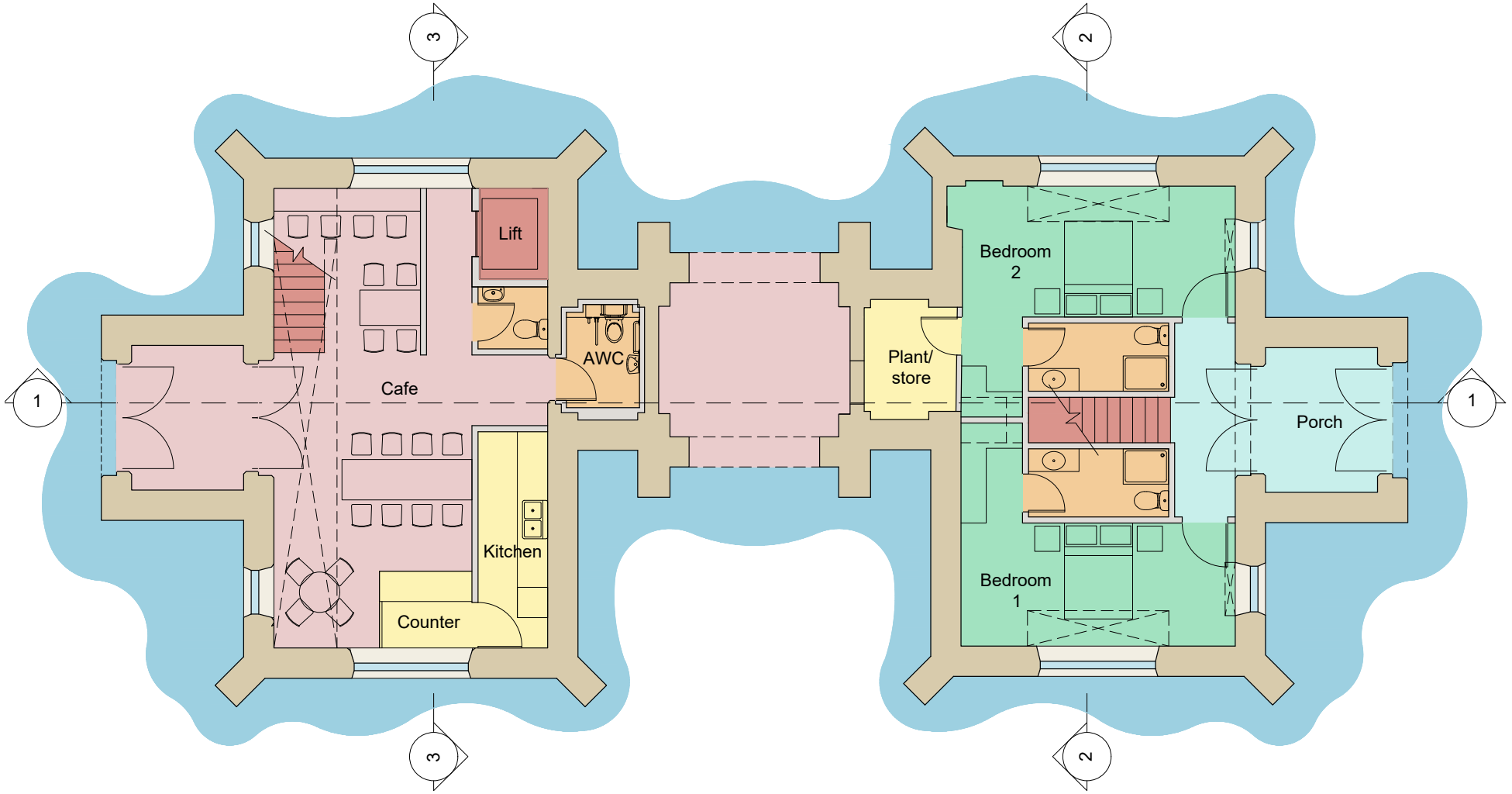
Stroud Chapels of Rest is a beloved landmark and a space which is well used within the local community. The Chapels are in remarkably good overall condition, considering both their age and the length of time they have been out of commission without a permanent use. However, it is clear that there is a considerable amount of work which would be required in order to bring the building back into a sustainable and viable use.

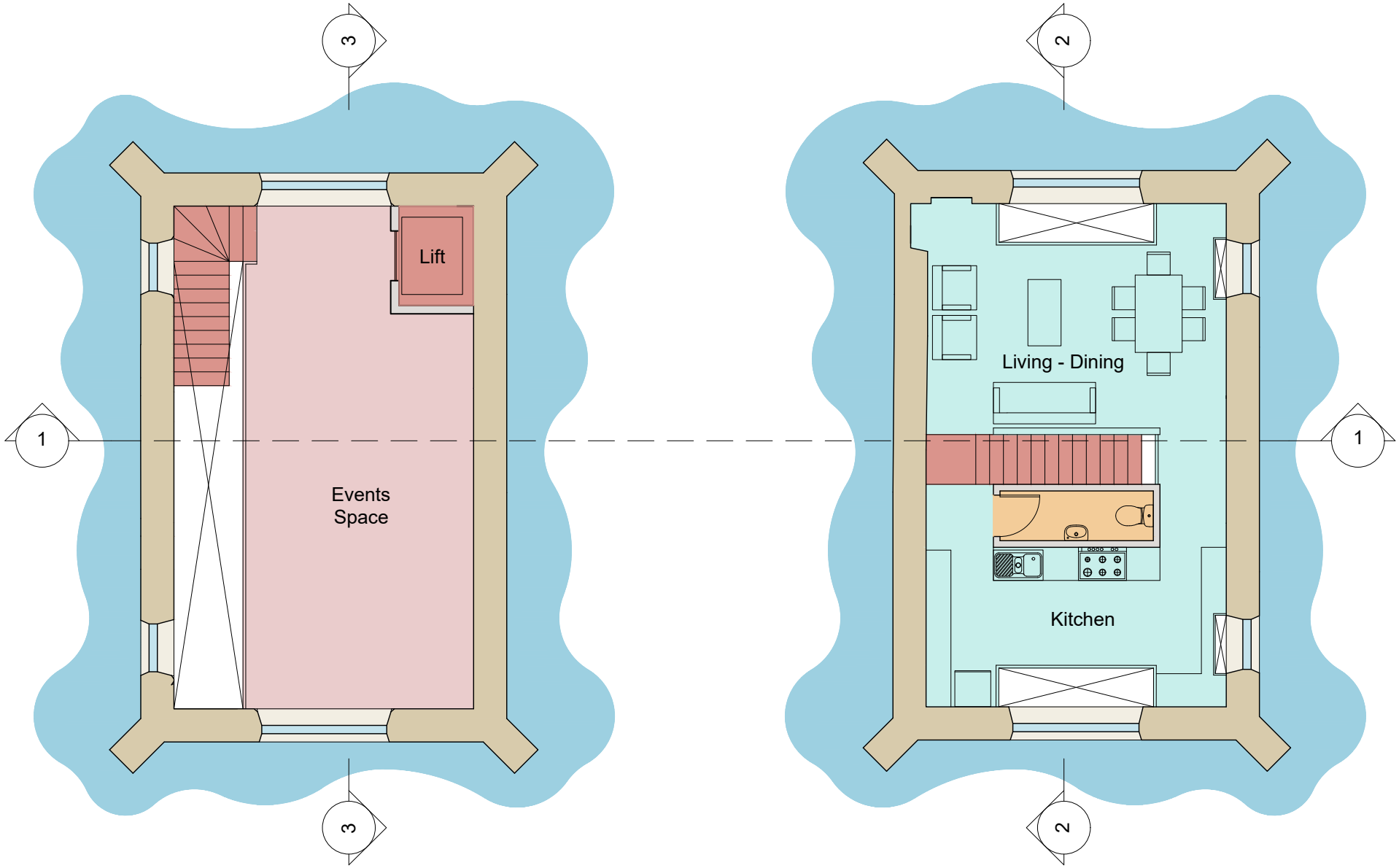
The project costs for the full refurbishment would rely on a considerable amount of fundraising by the Trust and would likely take at least 2 years to secure, if an application is successful. Within this period, the Trust would be responsible for the building. There is also the additional risk that grant funding would not be successful.

Conversely, the successful completion of the project has the potential of supporting the local community and providing a valuable local venue and save a building which might otherwise be sold or remain redundant for the foreseeable future.

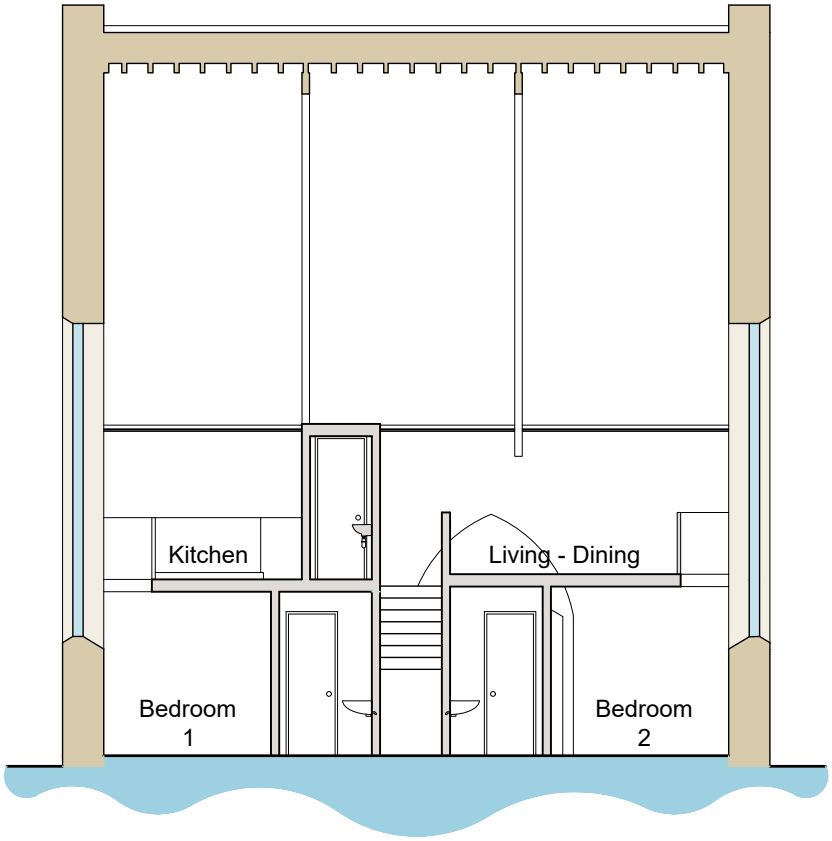
We would recommend that the risks to the Trust are fully explored and understood, and that early conversations with grant funders are undertaken, before a final decision is made on the future of this remarkable building.

APPENDICES

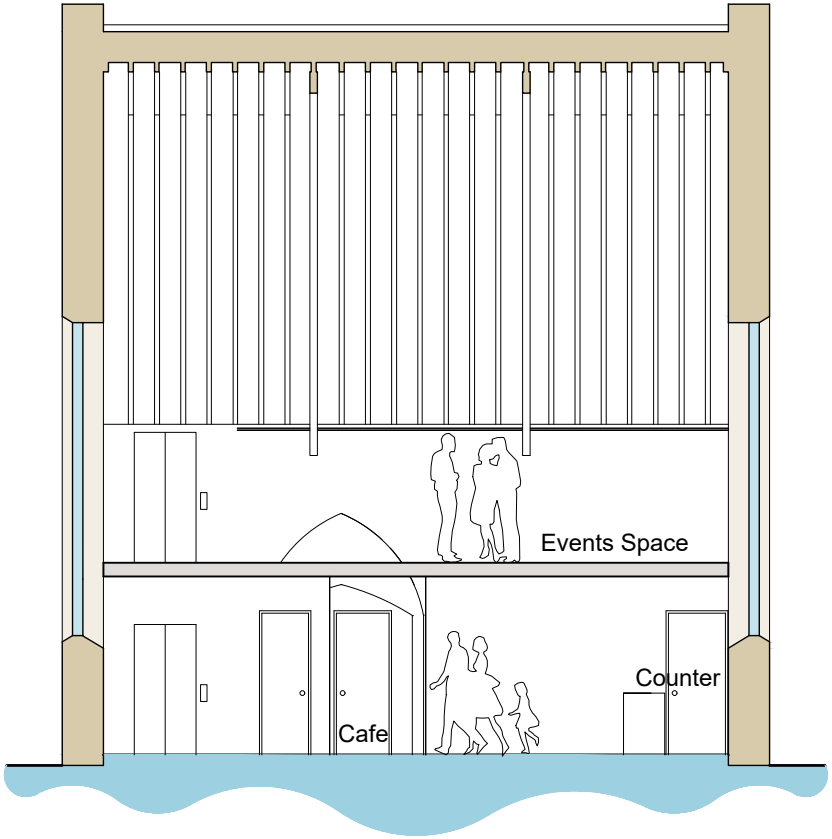

3
2
Lift
AWC
Cafe
Plant/
store
Bedroom
2
1
1
Porch
Kitchen
Counter
Bedroom
1
3
2


3
Lift
Events
Space
1
3
2
Living - Dining
Kitchen
1
2

STROUD CEMETERY CHAPELS OF REST
Section 1



Section 2 NORTH CHAPEL



Section 3 SOUTH CHAPEL