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RI/19\_025  
ST PETER AND ST PAUL'S CHURCH  
BLOCKLEY

**REORDERING  
FEASIBILITY STUDY**

Prepared by:

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DS	A	DS	15th Oct 2021

# CONTENTS OF REPORT

## 1.0 INTRODUCTION

### 1.1 Report Objectives

## 2.0 SITE & CONTEXT

### 2.1 Site Location & Description

### 2.2 Historic Analysis

### 2.3 Existing External Photographs

### 2.4 Existing Internal Photographs

### 2.5 Site Plan

### 2.6 Existing Ground Floor Plan

### 2.7 Existing Ground Floor Levels Plan

### 2.8 Existing Ground Floor Room Uses Plan

### 2.9 Existing Elevations

### 2.10 Existing Sections

## 3.0 WEST TOWER

### 3.1 West Tower Investigations

### 3.2 Proposals West Tower

## 4.0 LAYOUT PROPOSALS

### 4.1 Option 1

### 4.2 Option 2

### 4.3 Option 3

### 4.4 Preferred Option

### 4.5 Preferred Option with Seating Arrangement

## 5.0 PRECEDENTS

### 5.1 Images

## 1.1 REPORT OBJECTIVES

The objective of this report for St. Peter & St. Paul's Church, Blockley is to provide reordering options for new facilities and to support the PCC, Incumbent and Church Wardens in determining a programme of works.

The core needs of the Church have been identified as follows:

- Making the church more welcoming for all, especially children and families
- Making it more inclusive physically and spiritually
- Making it more flexible for worship and other users
- Providing a space for personal prayer
- Improving the visitor experience
- Providing a toilet and baby change
- Internal redecoration and improved finishes
- Improved lighting
- Reducing the noise from the organ blower
- Providing permanent projection facilities
- A permanent solution to the unsafe boiler house roof
- Maximising existing assets e.g. the ground floor of the tower and the beautiful South Porch

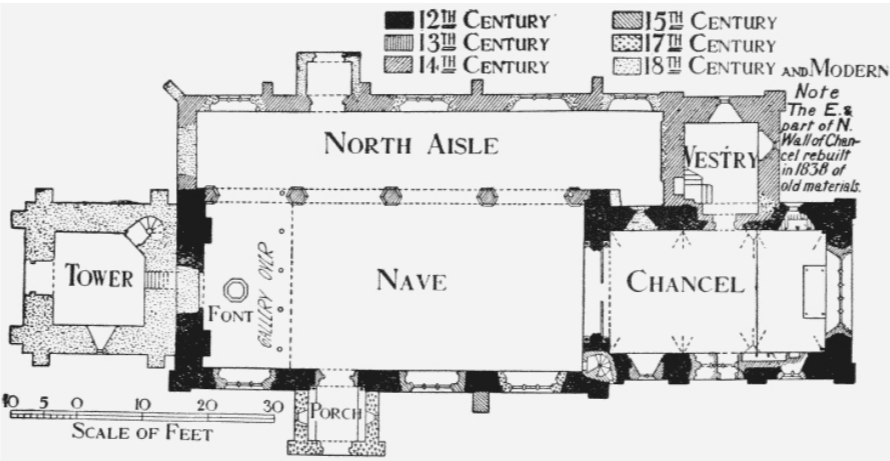


# 2.1 SITE LOCATION AND DESCRIPTION

## DESCRIPTION OF CHURCH - EXTRACTS FROM LISTING TEXT

Parish church. Late C12 chancel and nave remodelled in C14 and C15; late C13 north chapel; early C14 north aisle, early C17 porch; south nave remodelled and clerestory built 1636-7; west tower of 1725-7 by Edward or Thomas Woodward of Chipping Campden. Coursed and uncoursed limestone rubble with ashlar clerestory, south elevation and west tower; slate and lead roofs.

Plan: chancel and aisled nave with north aisle continued as late C13 chantry chapel north of chancel; north and south porches; west tower. 3-bay.



Church's historic Plan

Late Norman chancel has 5-light east window of 1838 by Richard Hulls, C14 pointed-arched doorway and C15 2- and 3-light windows to south side which is articulated into 3 recessed bays with arches and pendants to corbel table; north side has late C12 window with trumpet-scalloped capitals to engaged shafts.

North aisle: east bay has late C13 clasped and wall buttresses, C13 trefoiled lancet above lancet to east and C18 2-light Y-tracery window above C13 trefoiled lancet to north; C14 aisle to rest has offset angle and wall buttresses, two east bays have C17 3-light plain mullioned window and C14 paired trefoiled lancet above C15 square-headed 3-light window with trefoiled ogee lights; label moulds over C15 2- above 3-light square-headed windows with cinquefoil heads framing steeply-gabled porch of 1871 with lancets and hood mould over pointed-arched doorway; C18 3-light west window; C15 parapet. North clerestory has label moulds over four 3-light cinquefoil-headed windows.

South elevation probably rebuilt in early C17 when south porch built: C15 3-light windows with elaborately cusped panel tracery flank porch with crocketed pinnacles to crenellated parapet and sundial above keyed semi-circular arched doorway with strapwork spandrels; label moulds over probably C17 3-light window with panel tracery to east and 3-light cinquefoil-headed clerestory windows; early C17 lead rainwater heads and plain parapet.

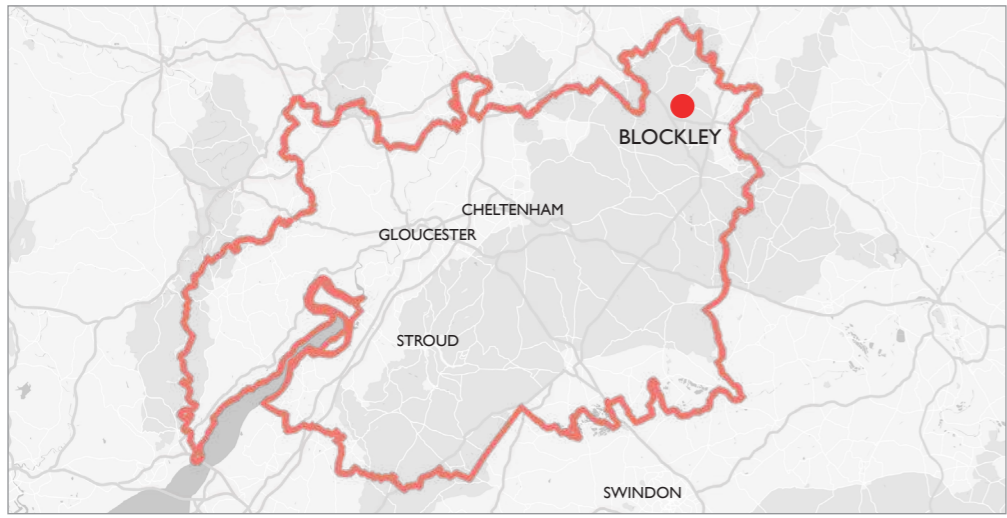
Four-stage west tower has string courses linking set-back angle buttresses: keyed semi-circular arched west doorway with sunk spandrels set beneath classical semi-circular arched window with key and impost blocks; belfry stage has ogee hood moulds over 3-light Gothic windows each with quatrefoils to tympanum and louvred lights flanking blind light; cornice, plain parapet and crocketed pinnacles.

Interior: late C12 chancel has broad-leafed carvings to scalloped capitals of responds to rere arches; prepared for vaulting with similar scalloped capitals to vaulting shafts; early C14 piscina and 3 sedilia in crocketed ogee arches to south, C14 aumbry and pointed-arched doorway to north; C14 common-rafter roof; entrance to rood stairs to south. Chancel arch has early C14 pointed moulded arch set on late C12 responds with similar scalloped capitals. 4-bay north aisle arcade has C14 chamfered arches of 2 orders set on octagonal piers; to west end of nave are 2 buttresses flanking late C12 blocked doorway with trumpet-scalloped capitals; nave has plastered C18 ceiling with small decorative plaster panels; north aisle has C15 roof with moulded and quartered beams.

Listing Number: 1153981  
Source: Historic England Listing Description



UK



Gloucestershire



Aerial photograph of St Peter and St Paul Church, Blockley circa 2019

## 2.2 HISTORICAL ANALYSIS

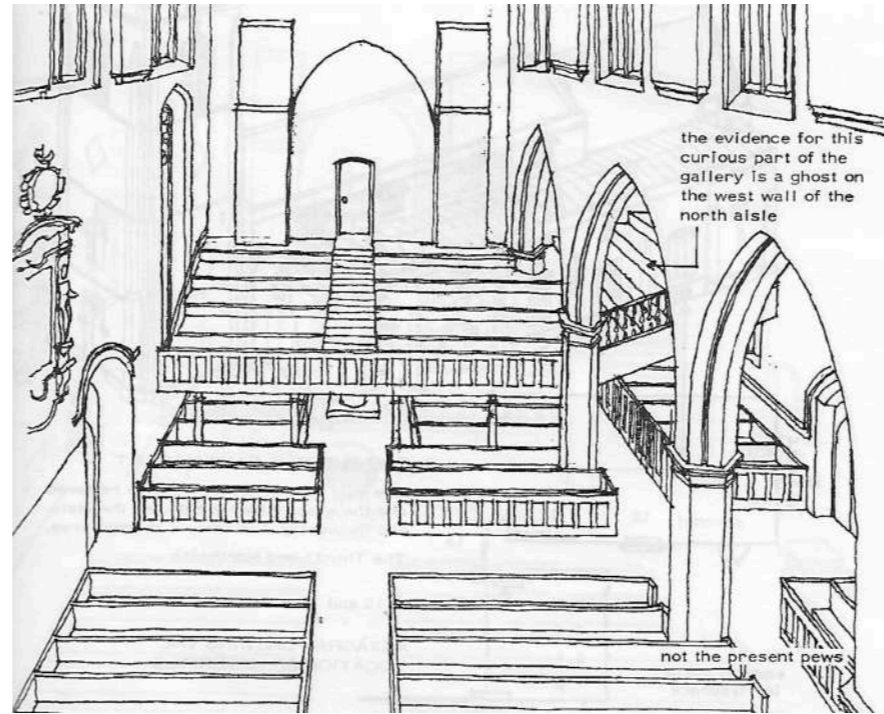
### HISTORIC IMAGES



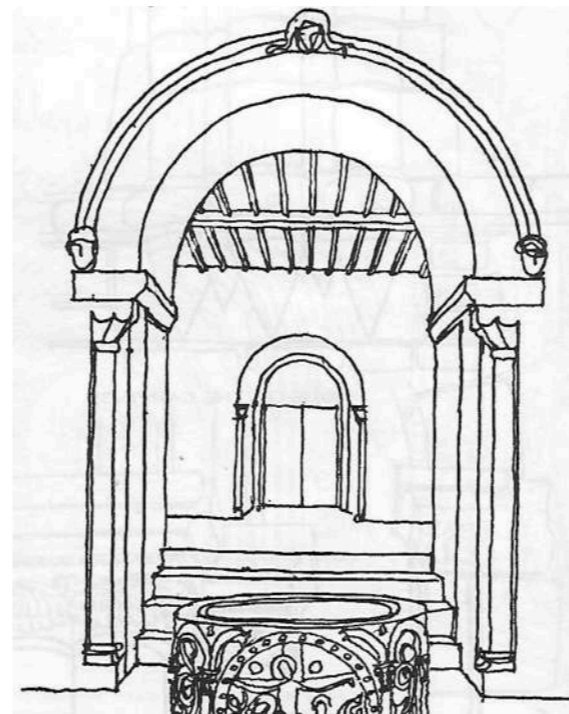
BLOCKLEY CHURCH, 1871.



### HISTORIC RECONSTRUCTIONS

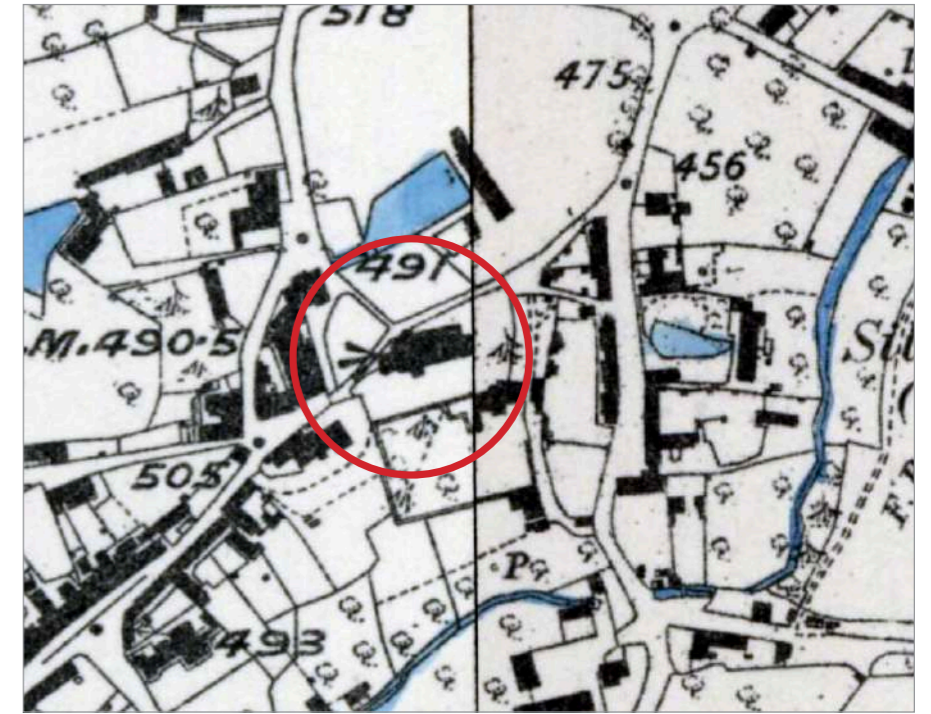


Gallery reconstruction.



West door enlarged.

### OS MAPS



1880s



2019



## 2.3 EXISTING EXTERNAL PHOTOGRAPHS



Northern approach.



North elevation.



South wall of Chancel.



South Porch.



Church House.



East Elevation of Chancel.



## 2.4 EXISTING INTERNAL PHOTOGRAPHS



View towards Chancel from North Door.



View along North Aisle from North Door.



View from Chancel arch towards Tower.



View of choir vestry / Kitchen servery.



Children's area / War memorial.



Interior of choir vestry / Kitchen servery.



## 2.4 EXISTING INTERNAL PHOTOGRAPHS



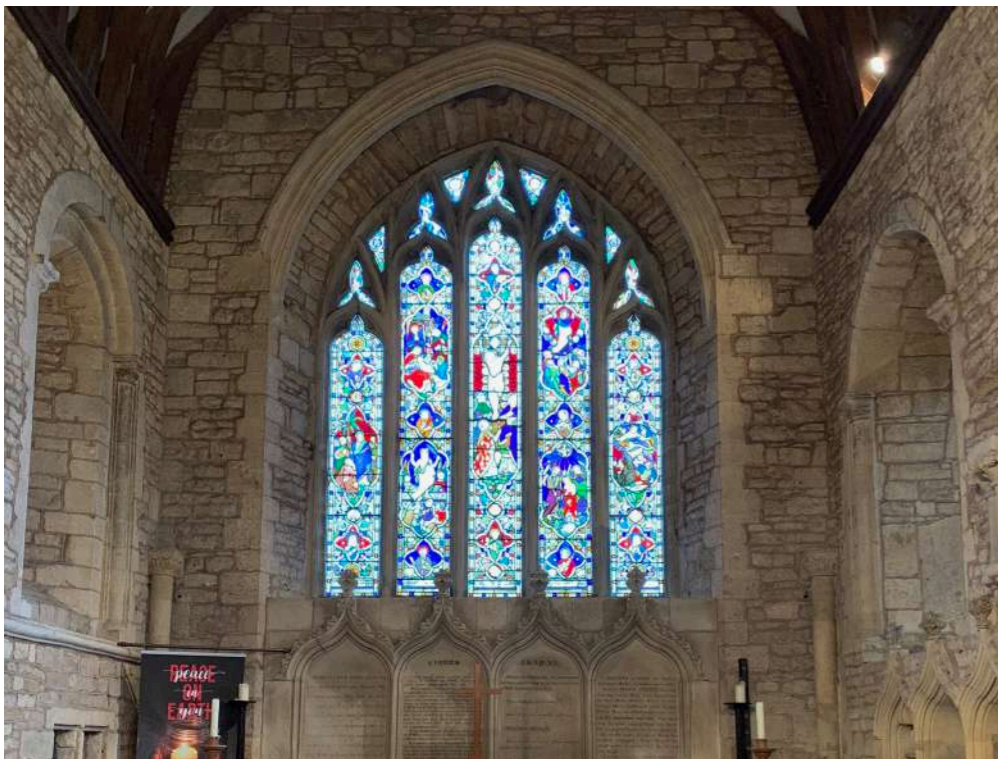
Font and South Porch doors.



View from Chancel arch of choir stalls and North Aisle.



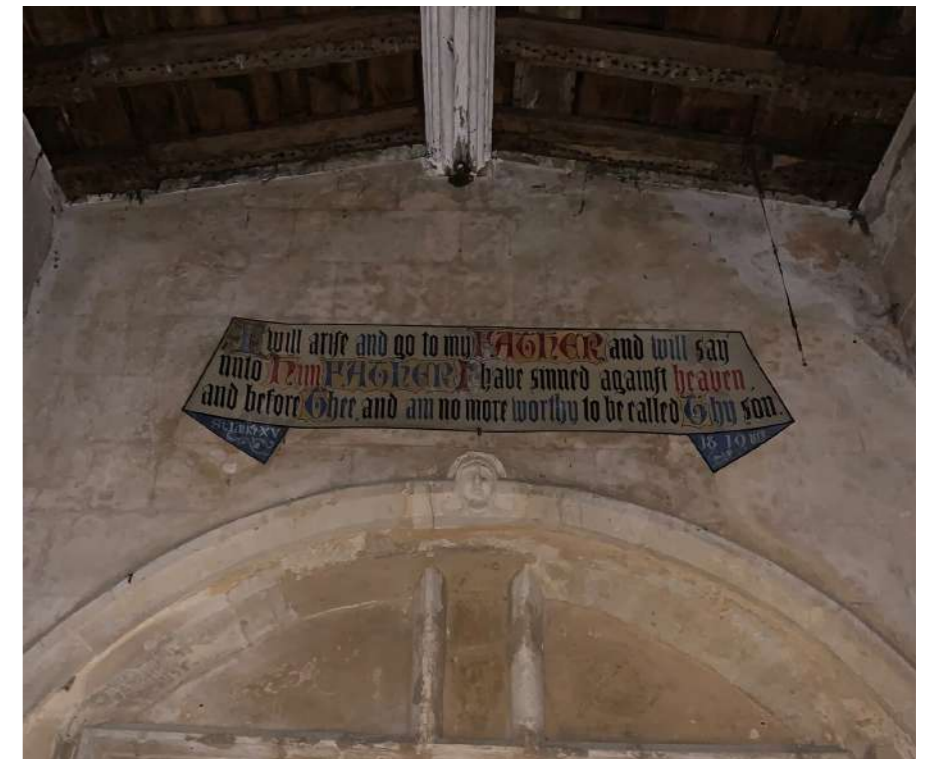
Chancel north wall with clergy vestry doorway.



East window (Richard Hulls, 1838).



Rushout Vault monument.



South Porch detail.



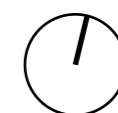
## 2.5 EXISTING SITE PLAN



Area used for car parking

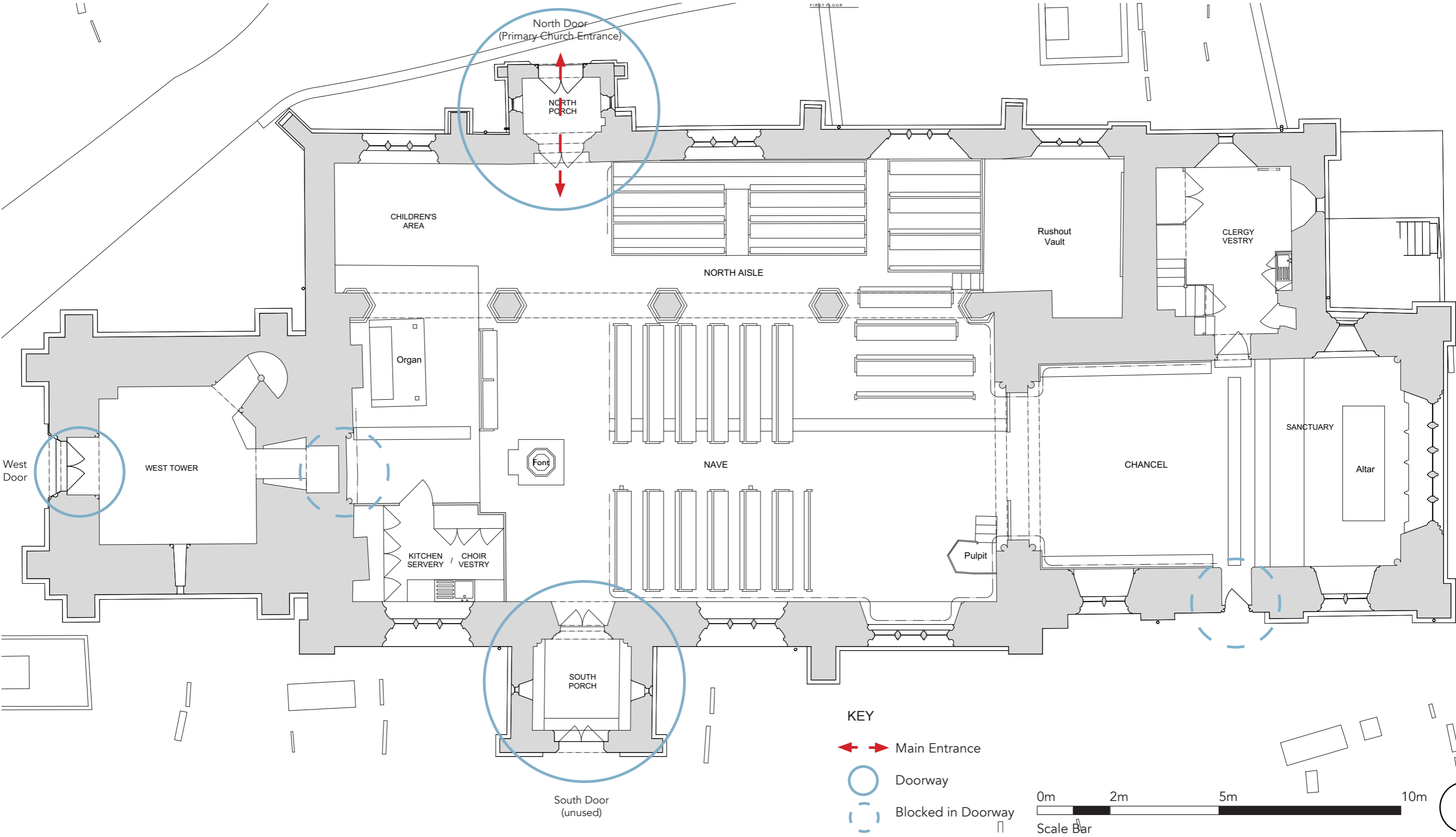
This plan indicates the following:

1. Access points to the Churchyard
2. Pathways and trees





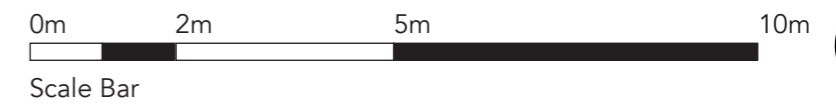
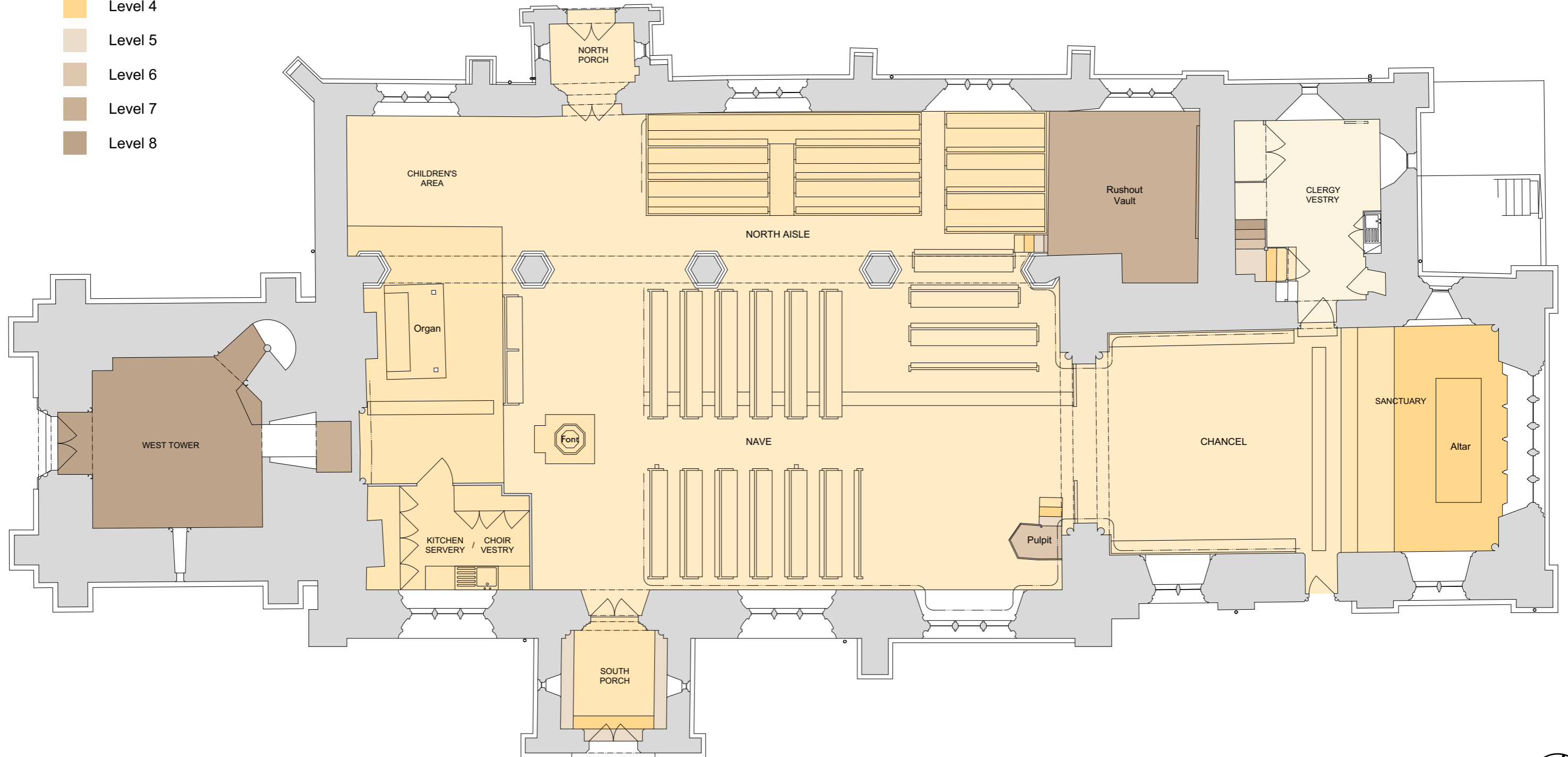
# 2.6 EXISTING GROUND FLOOR PLAN



# 2.7 EXISTING GROUND FLOOR LEVELS PLAN

## KEY

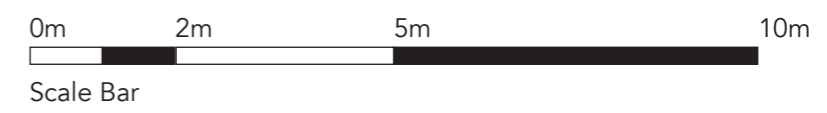
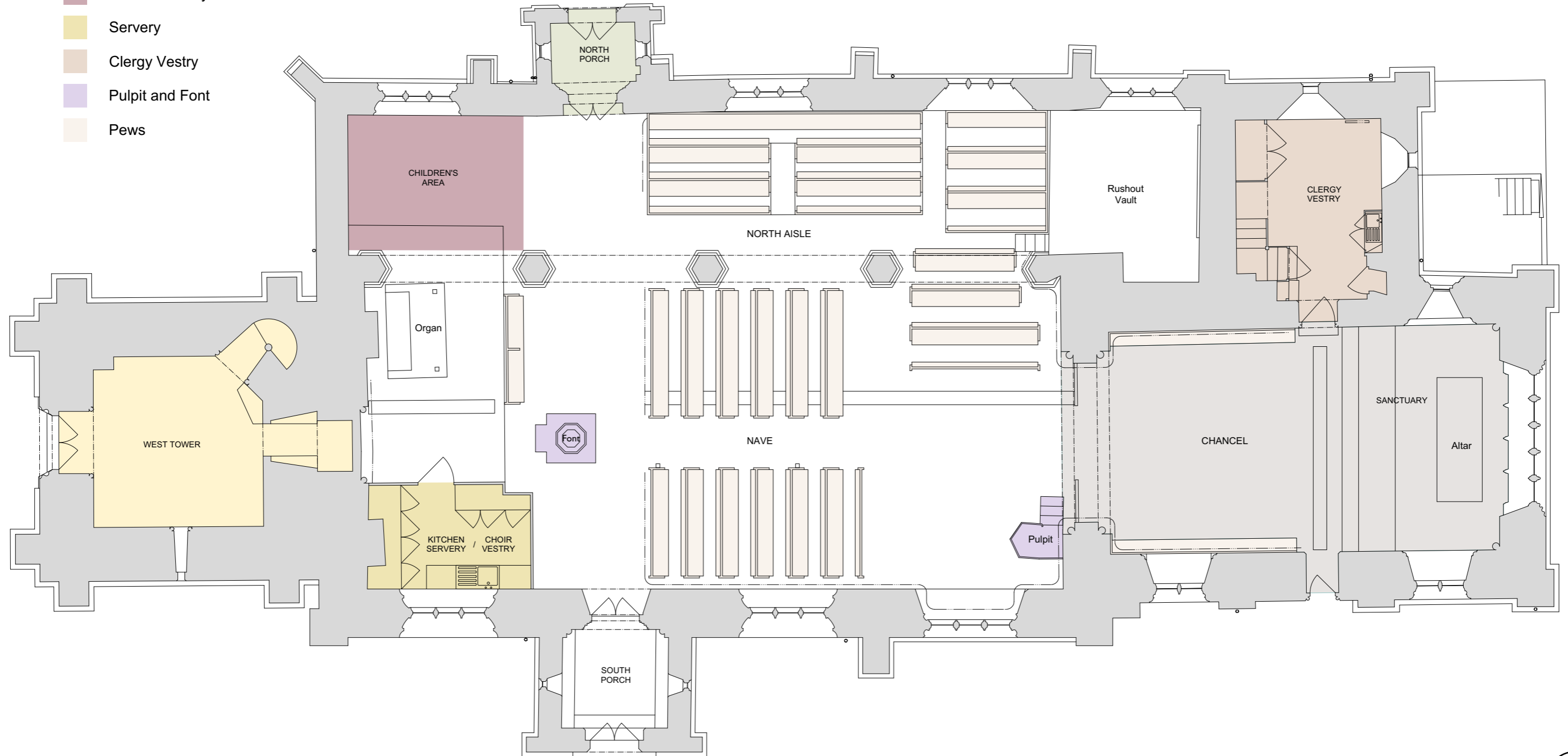
- Level 1
- Level 2
- Level 3
- Level 4
- Level 5
- Level 6
- Level 7
- Level 8



# 2.8 EXISTING GROUND FLOOR ROOM USES PLAN

## KEY

- Internal Lobby Space
- Chancel
- West Tower
- Children's Play Area
- Servery
- Clergy Vestry
- Pulpit and Font
- Pews



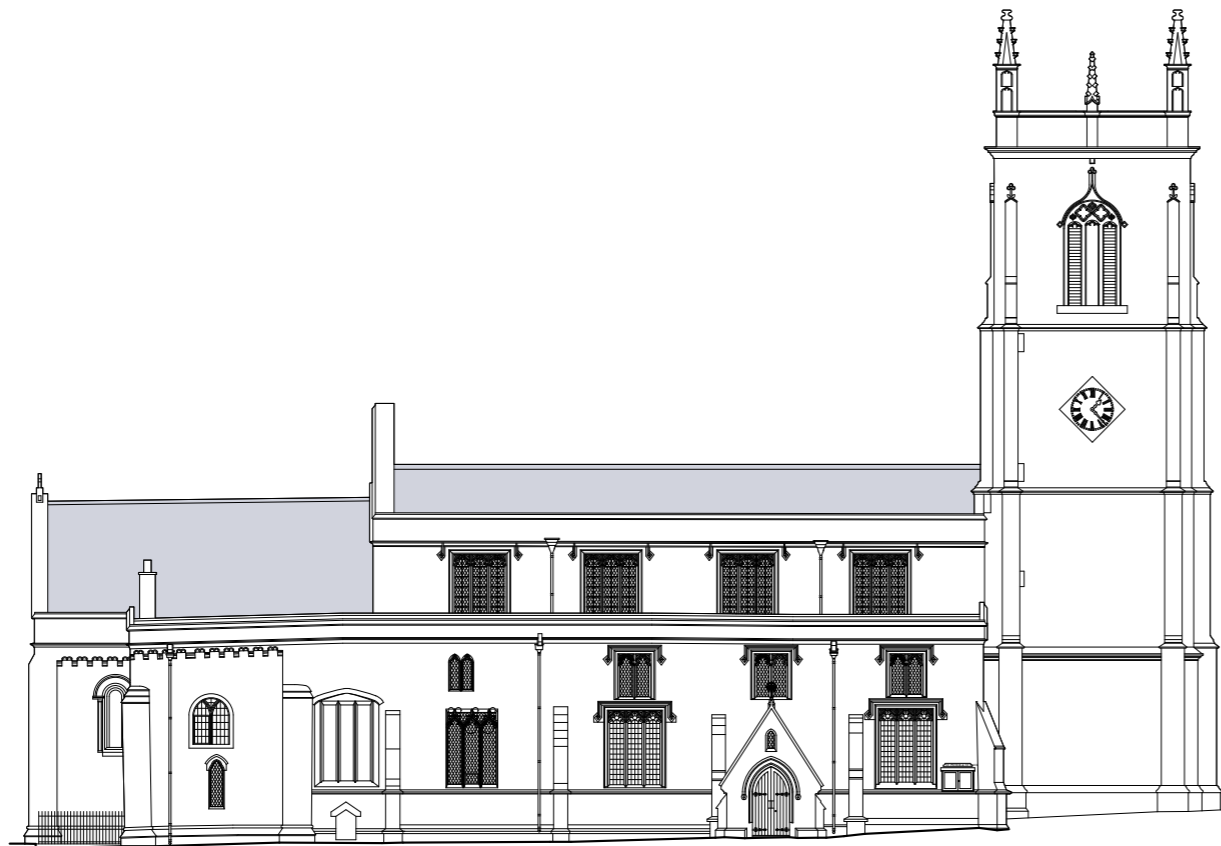
## 2.9 EXISTING ELEVATIONS



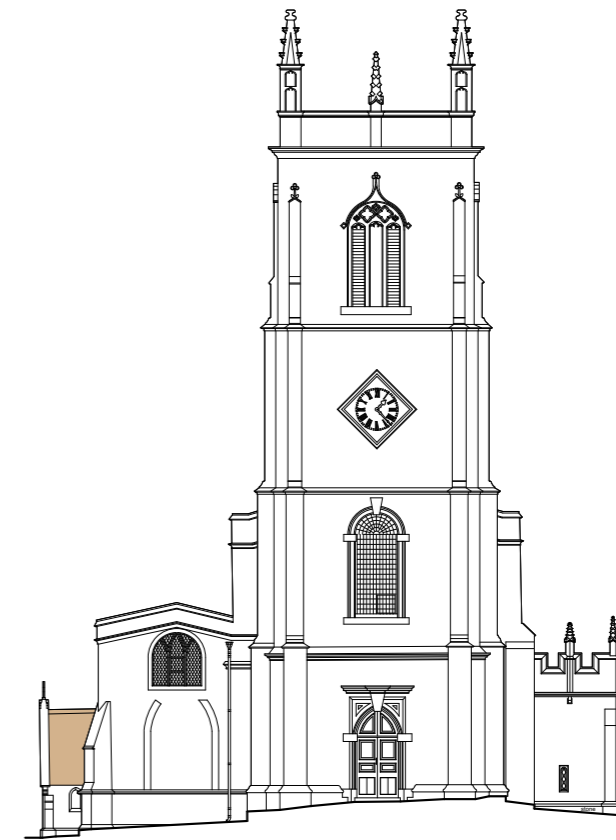
South Elevation



East Elevation



North Elevation



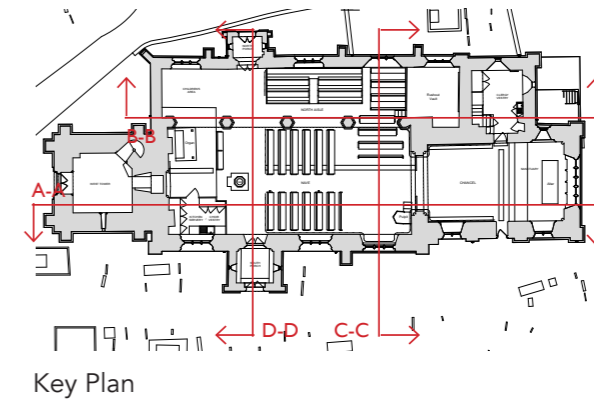
West Elevation



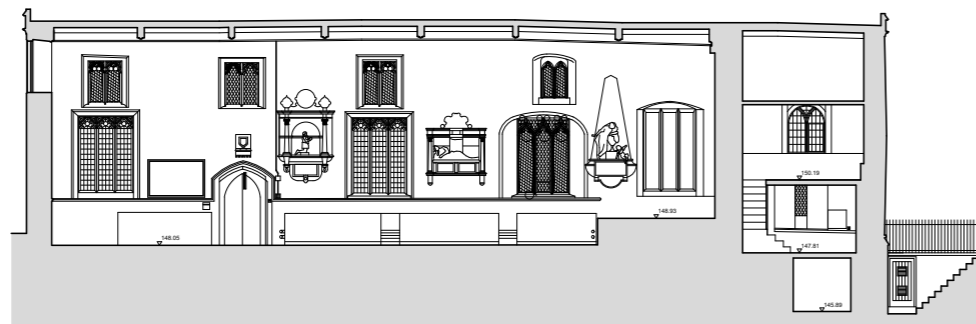
## 2.10 EXISTING SECTIONS



Section A-A



Section C-C



Section B-B



Section D-D



## 3.1 WEST TOWER INVESTIGATIONS

### ARCHAEOLOGICAL ASSESSMENT

**Phase I.** The west wall of the 12th century church survives with the door jambs and capitals of a western entrance, and the round headed rear arch behind it, with arch voussoirs that have become displaced, probably from the lifting of the load off the top.

**Phase II.** The Norman arch was replaced with a pointed arch, perhaps, in association with the building of a medieval tower; the outer pointed arch may be contemporary with this.

**Phase III.** Following on from the demolition of the West Tower in 1724 (VCH Worcs iii), the tower was rebuilt in 1725, with a very solid buttressed wall built up against the west wall of the church (and buttresses extending into the church).

**Phase IIIA.** At the same time a stair passage was made from the tower up to the western gallery of the church through the thickness of the new and old walls; at the lower level this blocked off the former entrance from the nave with rubble masonry, but where exposed on the staircase, the walls of the passage were finished with tooled Georgian masonry, like the rest of the tower. This passage is aligned with the north side of the Norman arch.

**Phase IV.** At some unknown date [and presumably later than the 1913 VCH plan], after the steps to the gallery had been removed (and its door blocked), an excavation was carried out in order to reopen the Norman entrance; this accounts for the irregular rubble of the lower side walls being exposed, and the attempt may have been abandoned when it was realised both how much higher the tower floor was above the level of the nave, and how much wider the Norman passage was compared with the Georgian staircase.

In my opinion opening of the passage from the church to the tower could be achieved by removing the arch blocking (of low significance), reforming the Norman rear arch, inserting the necessary props into the Georgian ashlar masonry, and widening the passage by cutting back the C18 rubble walls (all of lesser significance). Apart from the above-ground features, I doubt that any buried deposits of archaeological significance would be encountered.

J.T. Munby BA FSA  
Head of Buildings Archaeology  
Oxford Archaeology  
Janus House, Osney Mead  
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### STRUCTURAL ASSESSMENT

The proposal to create a link from the Nave to the Tower looks to be feasible with some significant structural works. The masonry to be altered involves a number of different structural elements which have been built at different times.

The area has a number of existing arches which are showing signs of movement. The area in the Tower where the defective arches sit should be closed off to the public. Without further intervention these arches are at risk of collapse. We would recommend some temporary propping as an interim measure.

In our opinion the arches in the Nave wall would require a relieving lintel over to allow them to be reopened. The relieving lintel would form part of the main structural works to remove the masonry behind. The lintel would be hidden behind the existing rendered finish. We confirm that it would be structural possible to make these opening with the new supports.

The full design would be undertaken once approvals have been received. The works would require a suggested methodology and full temporary works design by the contractor.

The change in floor levels requires further investigation to understand the depth of the existing foundations. Underpinning may be required to permit the proposed change in levels. These investigations would need to be undertaken prior to starting on site.

Currently the defective arches represent a risk of collapse and we would not recommend the investigation are undertaken without the temporary support of the arches in place.

Mark Harris  
Solid Structures (UK) Ltd



View from Nave showing blocked up entrance, inner arches and pointed arch bearing on Norman capitals and door jambs.



View from Tower passage showing Norman arch with displaced voussoirs.

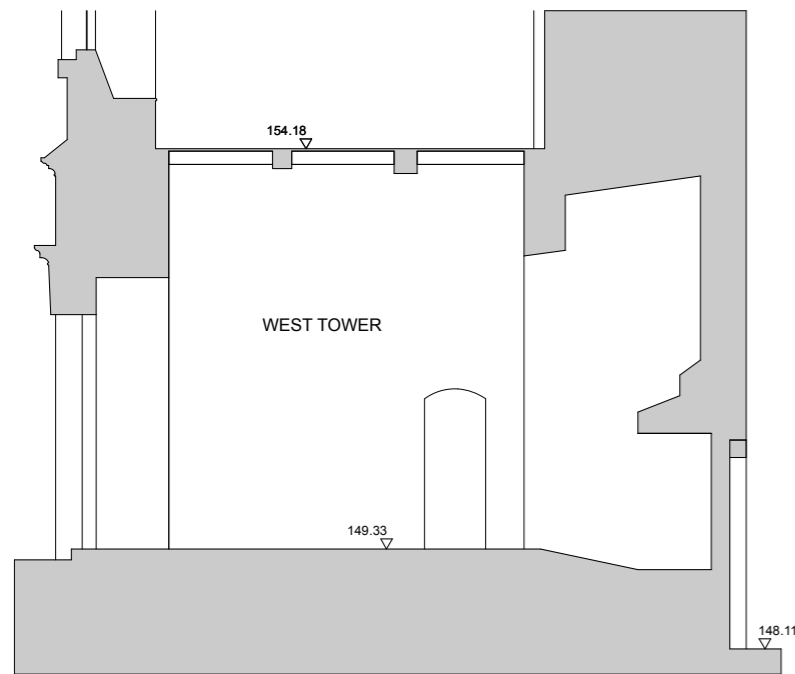


View from Tower passage showing pointed inner arches and blocked up entrance



# 3.2 PROPOSALS WEST TOWER

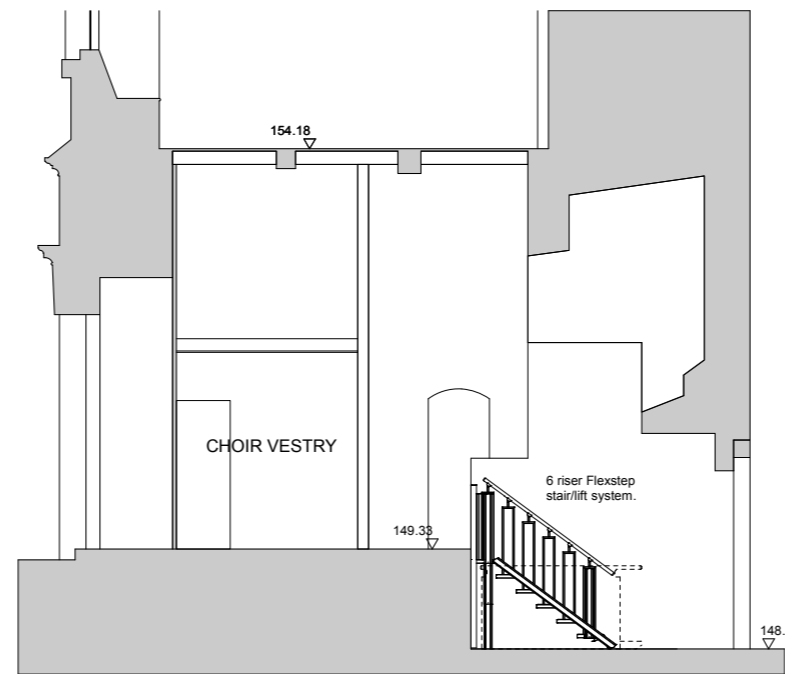
## EXISTING



SECTION THRU WEST TOWER - EXISTING

Showing blocked up gothic archway and soffit of Norman rear arch. Level difference between Nave and Tower Floor + 1.22m

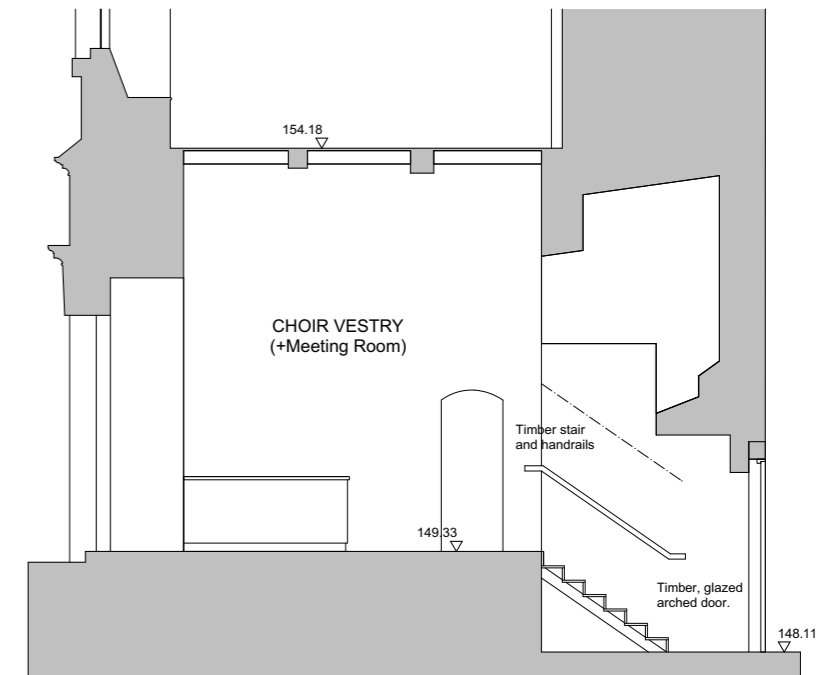
## OPTION 1



SECTION THRU WEST TOWER - OPTION 1

Gothic archway from nave opened up. Arch stonework repaired. Norman rear arch repaired. Passageway widened. 6 riser Flexstep stair/lift system installed for wheelchair access - cut into tower floor to achieve head height for lift operation. External doors fixed shut and blocked over to suit tower layout.

## OPTIONS 2, 3 & 4



SECTION THRU WEST TOWER - OPTIONS 2, 3 & 4

Gothic archway from nave opened up. Arch stonework repaired. Norman rear arch repaired. Passageway widened. New timber stair and handrails installed within passageway. New timber and glass door to gothic archway. External doors can be used if required.

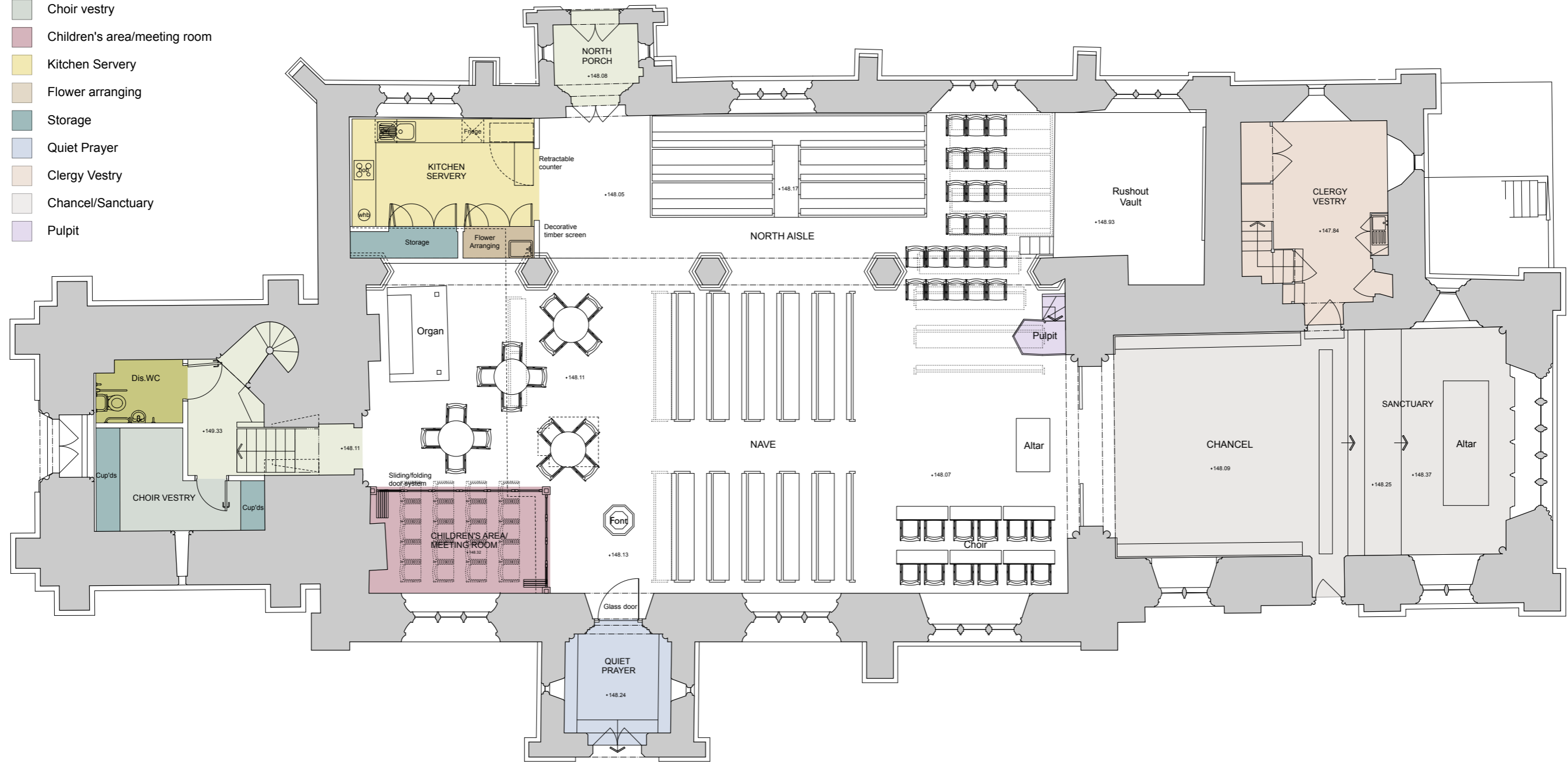


Flexstep stair / lift.



## KEY

- Wheelchair accessible WC
- Choir vestry
- Children's area/meeting room
- Kitchen Servery
- Flower arranging
- Storage
- Quiet Prayer
- Clergy Vestry
- Chancel/Sanctuary
- Pulpit



## OPTION 1 - SUMMARY

### WEST TOWER

Infilled doorway from Nave opened up and gothic arch repaired. Rear Norman arch repaired. Opening through Tower wall widened to suit width of reinstated opening. Six riser Flexstep stair/lift system installed for change in level and to provide wheelchair access. External west doors fixed shut and doorway blocked over from inside. West Tower partitioned to create Wheelchair Accessible WC and new Choir Vestry.

### NORTH AISLE

New kitchen servery built at west end of North Aisle. South side of servery to consist of full height cupboards for storage and flower arranging facilities. Full height decorative timber screens used to partly conceal servery. Pews and pew platform at east end of aisle removed and replaced with chairs to provide more flexible seating.

### NAVE - West End

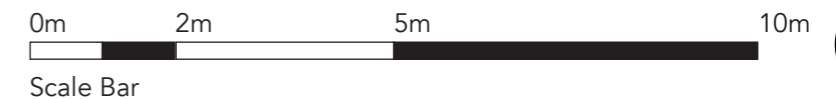
Timber pew platform at west end removed and replaced with new stone floor brought level with rest of Nave. Area created at south west corner for meetings or children's corner, which can be separated from rest of Nave using timber and glazed sliding/folding screens. When screens folded back area can be used for additional seating. Font repositioned on axis with North & South Porches.

### NAVE - East End

Pulpit relocated to north side of chancel arch. Double choir stalls replace existing fixed stalls and located on south side of Nave.

### SOUTH PORCH

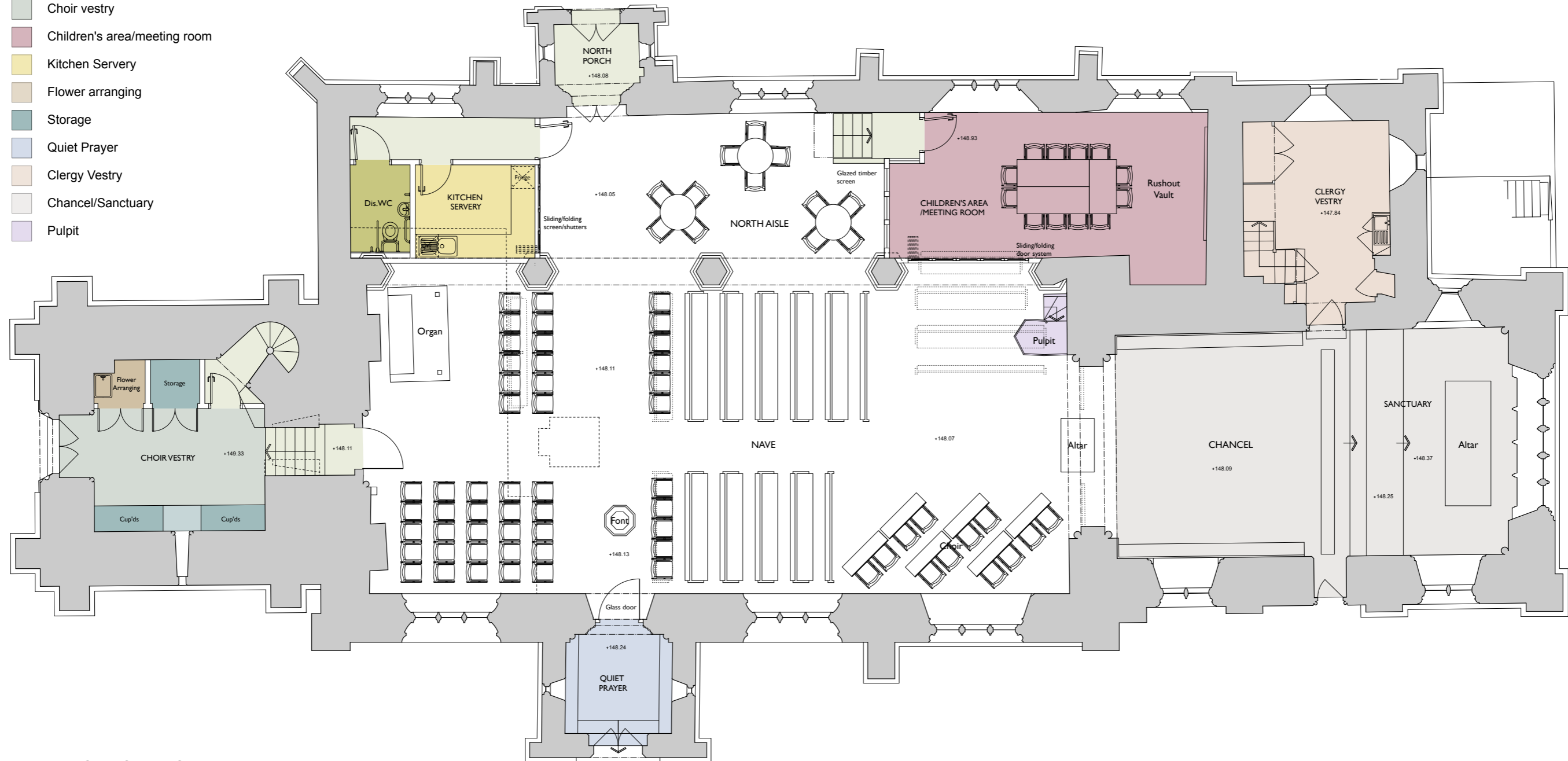
To be restored for use as area for quiet prayer. To be accessed from Nave via new frameless glass door.





## KEY

- Wheelchair accessible WC
- Choir vestry
- Children's area/meeting room
- Kitchen Servery
- Flower arranging
- Storage
- Quiet Prayer
- Clergy Vestry
- Chancel/Sanctuary
- Pulpit



## OPTION 2 - SUMMARY

### WEST TOWER

Infilled doorway from Nave opened up and gothic arch repaired.  
 Rear norman arch repaired.  
 Passage through Tower wall widened to suit width of reinstated door opening.  
 Fixed stair installed within passage.  
 West Tower partitioned to create Choir Vestry - incorporating Flower Arranging facilities and general storage.

### NORTH AISLE

Wheelchair accessible WC and new Kitchen Servery built at west end of North Aisle. Servery can be fully enclosed using sliding/folding screens over counter.  
 War memorial relocated to south wall of Nave.  
 All fixed pews removed.  
 Floor to Rushout Vault extended 1 bay west. Raised area enclosed using timber and glazed screens.

Screen can be opened to Nave using sliding/folding partition system. Wheelchair access to raised area provided by 4 riser Flexstep stair/lift system.  
 Enclosed raised area can provide space for meeting room, childrens area or additional seating.  
 Area to east of South Porch entrance to be used for flexible seating/tables & chairs

### NAVE - West End

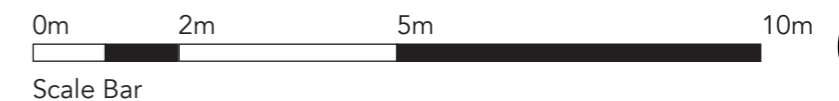
Timber pew platform at west end removed and replaced with new stone floor brought level with rest of Nave.  
 Area created by removal of existing choir vestry to be used for additional, flexible seating.  
 Font repositioned on axis with North & South Porches.

### SOUTH PORCH

To be restored for use as area for quiet prayer. To be accessed from Nave via new frameless glass door.

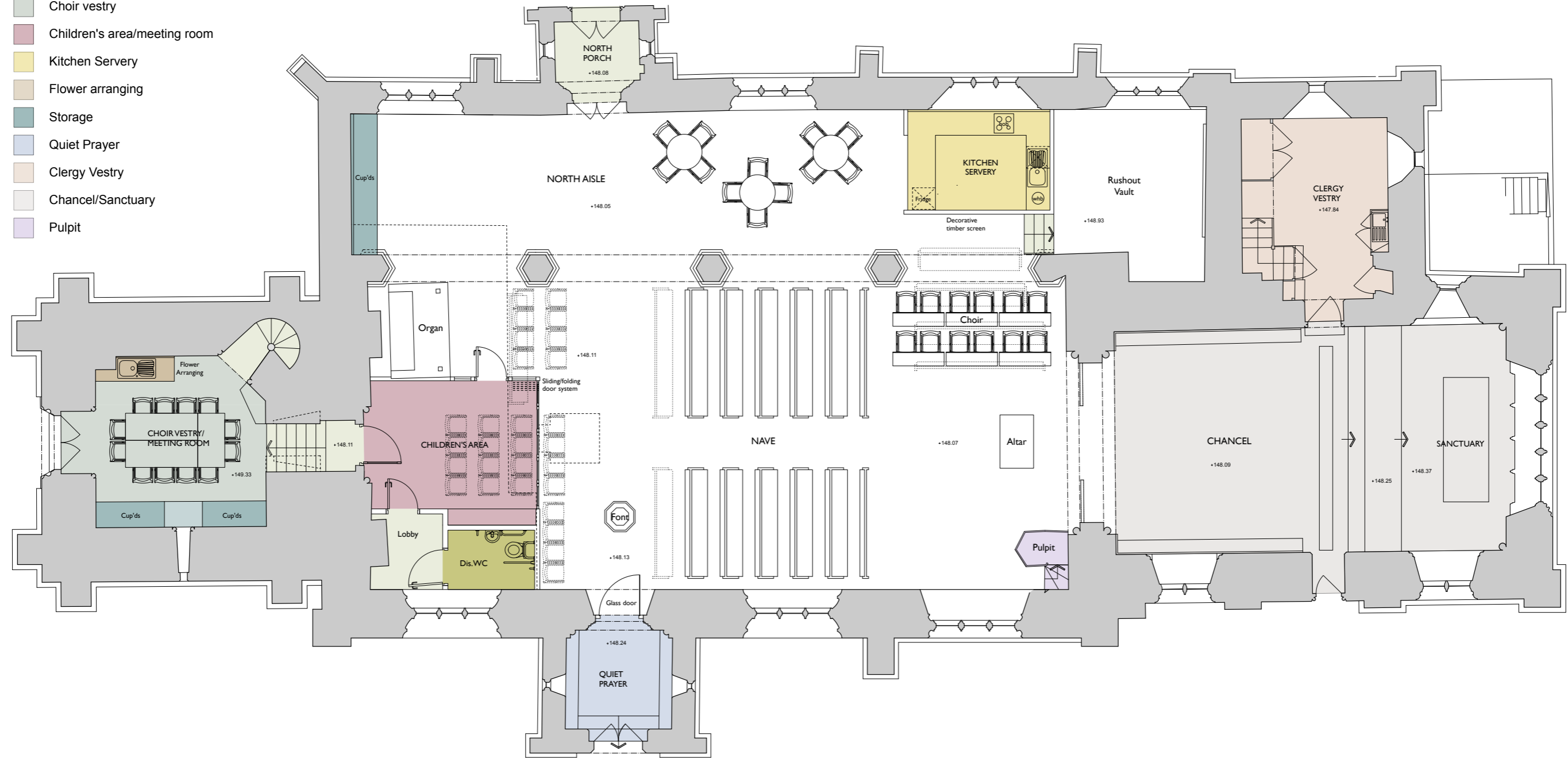
### NAVE - East End

Pulpit relocated to north side of chancel arch.  
 Double choir stalls replace existing fixed stalls and are located at angle on south side of Nave.  
 To create more space for communion the low level chancel arch screens are removed allowing Nave Altar to be located further eastward.



## KEY

- Wheelchair accessible WC
- Choir vestry
- Children's area/meeting room
- Kitchen Servery
- Flower arranging
- Storage
- Quiet Prayer
- Clergy Vestry
- Chancel/Sanctuary
- Pulpit



## OPTION 3 - SUMMARY

### WEST TOWER

Infilled doorway from Nave opened up and gothic arch repaired.  
Rear Norman arch repaired.  
Passage through Tower wall widened to suit width of reinstated door opening.  
Fixed stair installed within passage.  
West Tower used for new Choir Vestry and Flower Arranging facilities.  
New glazed, timber door to nave archway

### NORTH AISLE

New Kitchen Servery built at east end of North Aisle. Servery partially concealed using decorative timber screens.  
New stair to Rushout Vault  
All fixed pews removed and remaining area to be used for flexible seating/tables & chairs.  
Low level storage built along west wall.

### NAVE - West End

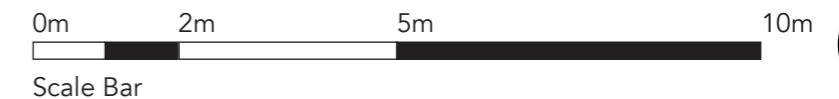
Timber pew platform at west end removed and replaced with new stone floor brought level with rest of Nave.  
Lobby and wheelchair accessible WC provided at south west corner. Area between WC and organ to be used for Children's Area, which is enclosed on east facing side by a timber and glazed sliding/folding screen.  
When screen folded back area can be used for additional seating.  
Font repositioned on axis with North & South Porches

### NAVE - East End

Pulpit modified with steps relocated to south side.  
Double choir stalls replace existing fixed choir stalls.

### SOUTH PORCH

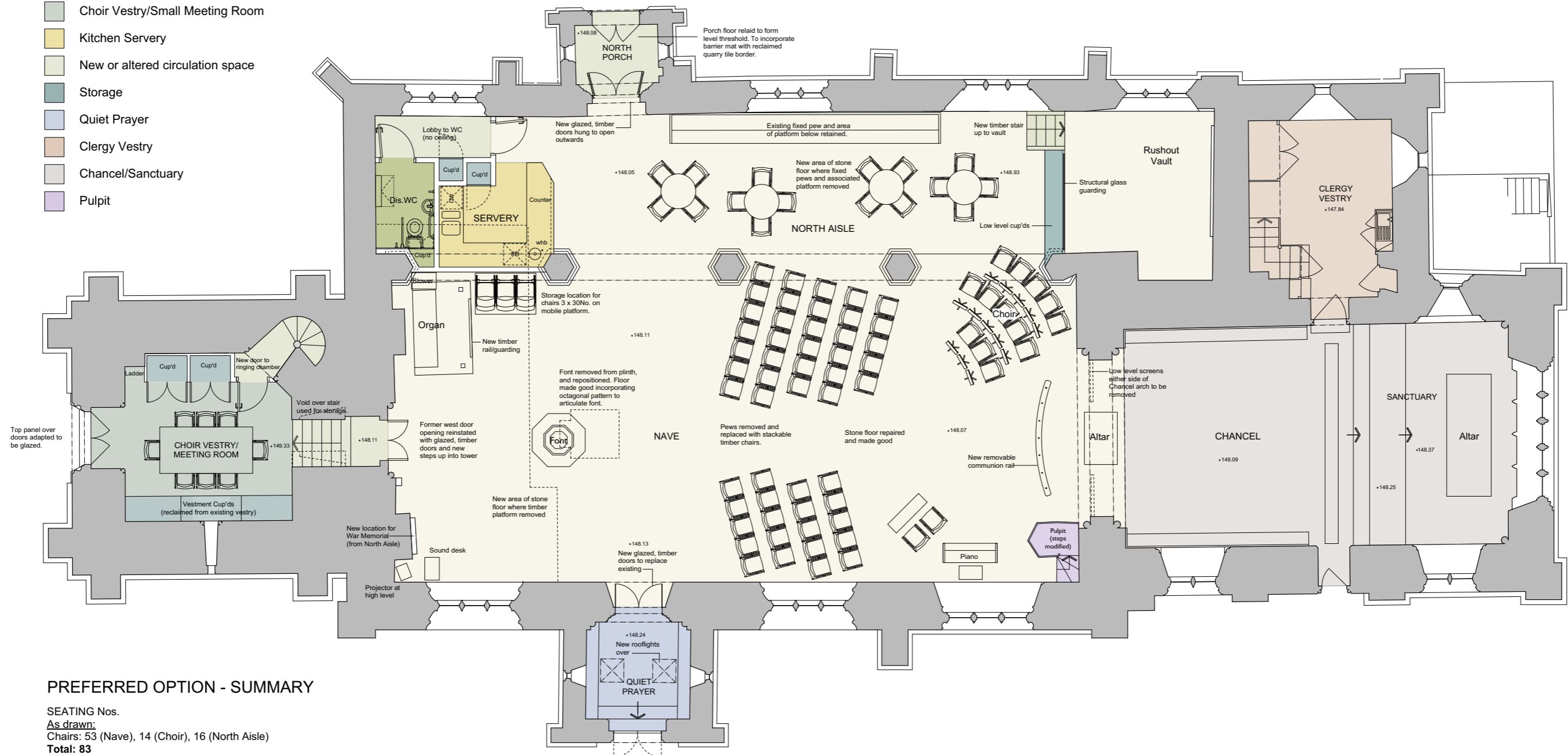
To be restored for use as area for quiet prayer. To be accessed from Nave via new frameless glass door.



# 4.4 PREFERRED OPTION

## KEY

- Worship/Welcome
- Wheelchair accessible WC & baby changing
- Choir Vestry/Small Meeting Room
- Kitchen Servery
- New or altered circulation space
- Storage
- Quiet Prayer
- Clergy Vestry
- Chancel/Sanctuary
- Pulpit



## PREFERRED OPTION - SUMMARY

SEATING Nos.  
As drawn:  
 Chairs: 53 (Nave), 14 (Choir), 16 (North Aisle)  
**Total: 83**  
Potential for additional seating:  
 Chairs: 90  
**Max Total Seating : 173**

### WEST TOWER

Infilled doorway from Nave opened up and gothic arch repaired.  
 Rear Norman arch repaired.  
 Passage through Tower wall widened to suit width of reinstated door opening.  
 Stair installed within passage to manage change in level.  
 West Tower reordered to create Choir Vestry/Small Meeting Room and Storage.

### NORTH AISLE

West end of North Aisle reordered to provide fully accessible WC with baby changing provision and servery incorporating full height cupboards.  
**Note: Fully enclosed servery still under consideration - see Option 2**  
 War memorial relocated to buttress at SW corner of Nave.  
 All fixed pews removed from North Aisle with the exception of back pew and associated area of platform.

Area between Rushout Vault and north entrance to be used for flexible seating/tables.  
 Internal entrance doors to North Porch replaced with glazed and timber framed doors, hung to open outwards. Porch floor lowered to create level access.

### NAVE - West End

Timber pew platform at west end removed and replaced with new stone floor brought level with rest of Nave.  
 Area created by removal of existing choir vestry to be used for additional, flexible seating or welcome area.  
 Font repositioned on axis with reinstated tower doorway and arcade pier. Location for chair storage shown beside servery.

### NAVE - East End

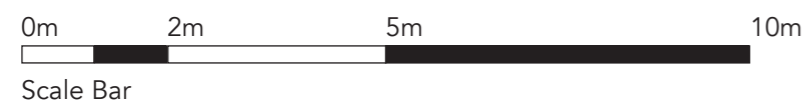
Access to Pulpit modified.  
 Fixed choir stalls replaced with chairs and music stands  
 To create more space for communion, the low level chancel arch screens are removed allowing the Nave Altar to be located further eastward.  
 Removable communion rail installed.

### SOUTH PORCH

To be restored for use as an area for quiet prayer. To be accessed from Nave via new glazed and timber framed doors. Roof to be insulated and rooflights installed. Doors draught proofed. New lighting installed.

### GENERAL

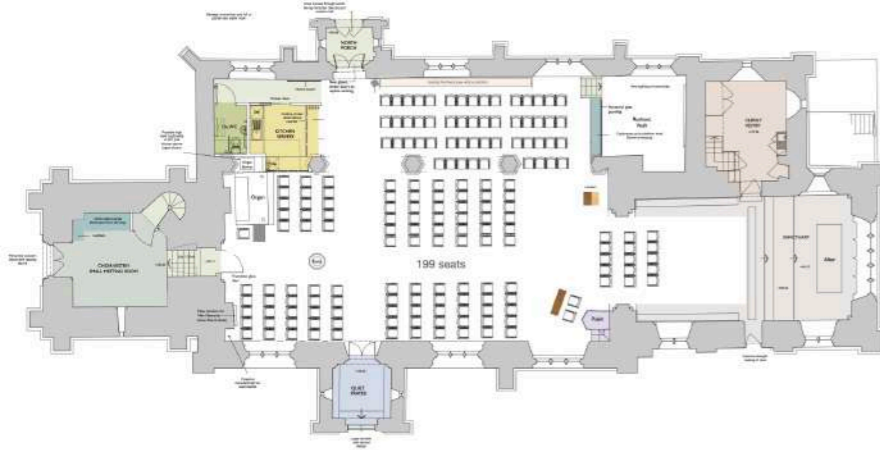
New heating system throughout.  
 Lighting system extended and improved.  
 Sound system to be upgraded.



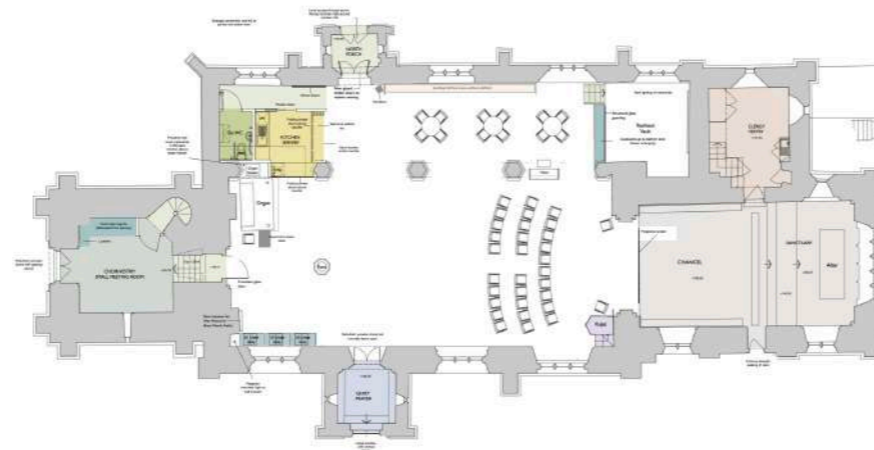
# 4.5 PREFERRED OPTION

SHOWING ALTERNATIVE SEATING ARRANGEMENTS

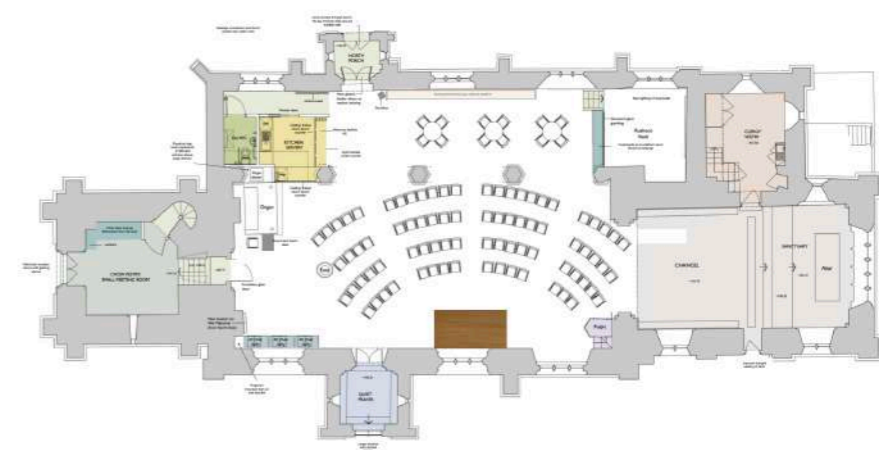
Large funeral with choir in chancel



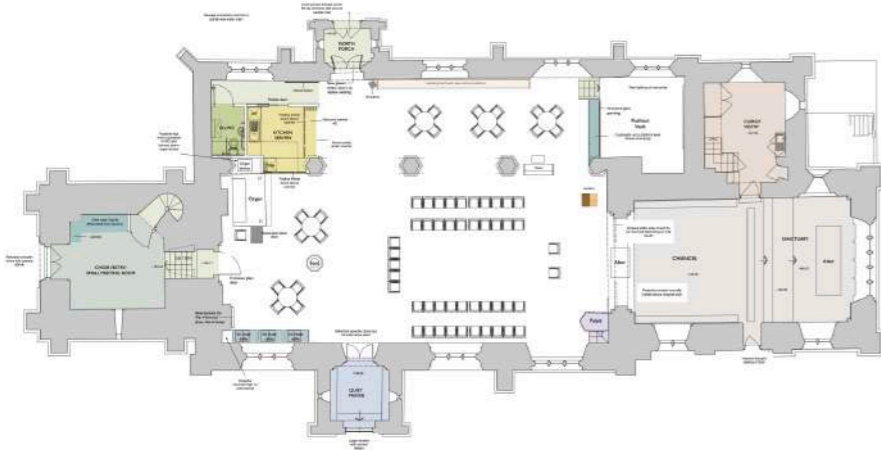
Second Sunday @ Six



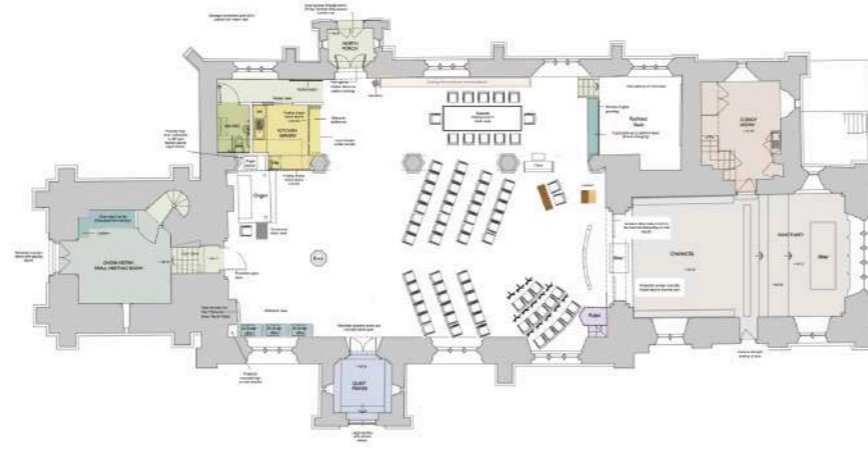
Event



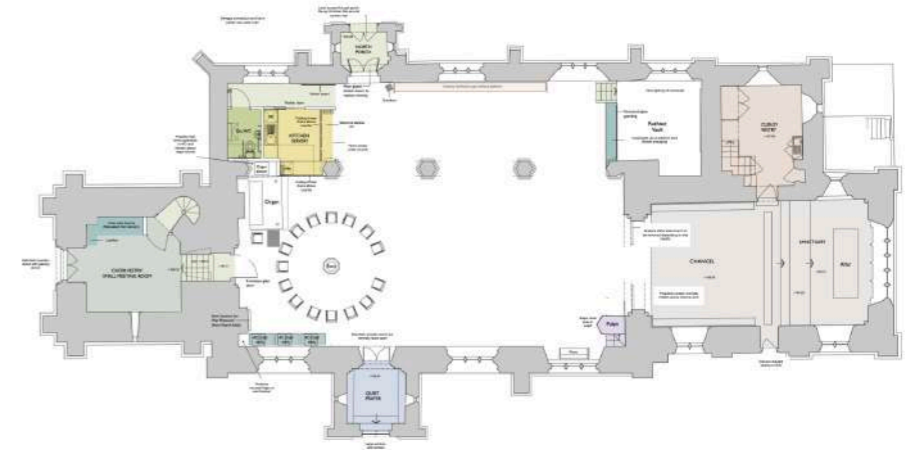
'Open Door' family service



Service with choir SE / accessible meeting in North aisle



Baptism



## 5.1 PRECEDENT IMAGES

PREVIOUS PROJECTS BY ACANTHUS CLEWS ARCHITECTS



New servery and repositioned font – Bicester Church



New servery – Long Crendon Church



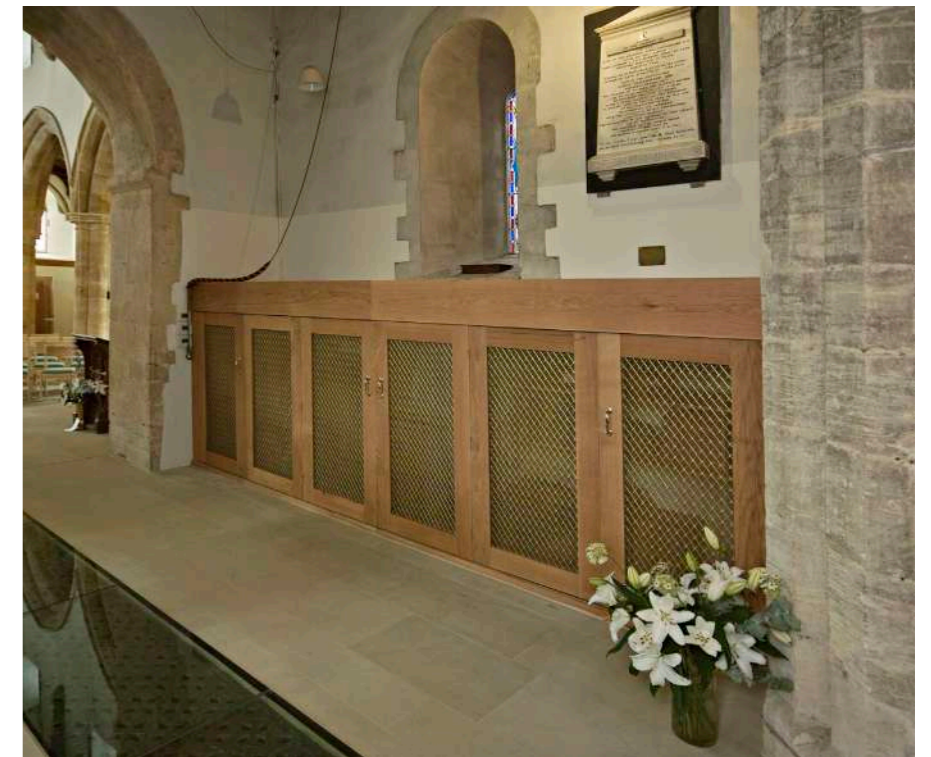
New servery – Chadlington Church



New Servery- Kirtlington Church



New Servery- Sandford St Martin Church



Storage cupboards – Kirtlington Church



# 5.1 PRECEDENT IMAGES

PREVIOUS PROJECTS BY ACANTHUS CLEWS ARCHITECTS



Servery & WC Enclosure – Kirtlington Church



Transept Screen – Chadlington Church



South Transept screen – Wash Common Church



WC Enclosure – Bicester Church



Frameless glass door to chapel – Burford Church



New stone dais – Long Crendon Church



# 5.1 PRECEDENT IMAGES

THEO CHAIR



Theo Chair- Norwich Cathedral



Stacking Theo Chair- Norwich Cathedral



Bible holder- Theo



Stacking Chair Upholstered - Theo



Stacking Chair - Theo



Theo Chair- Norwich Cathedral



Theo Chair



Theo Stacking Chair - St Giles Cathedral, Edinburgh

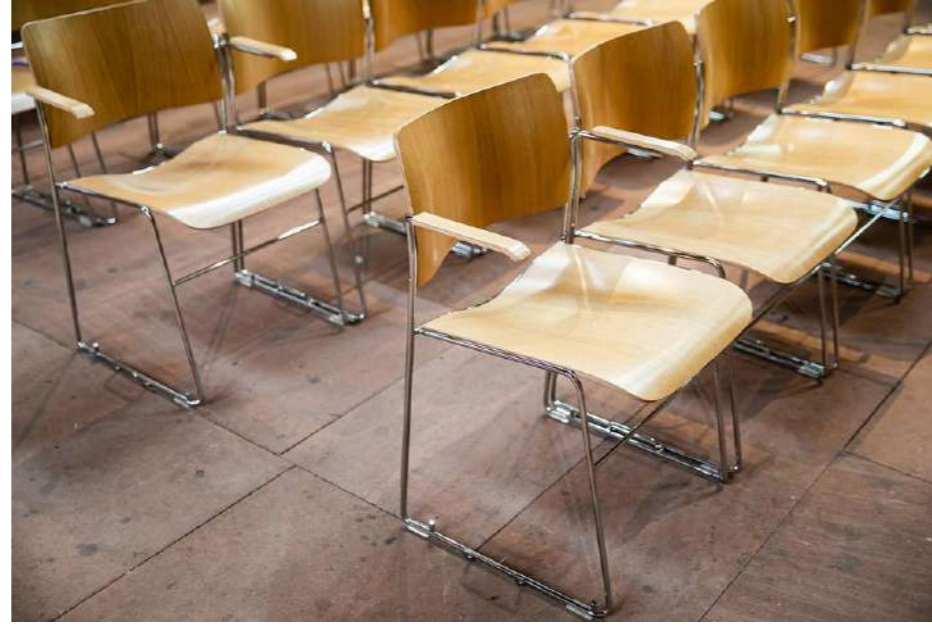


# 5.1 PRECEDENT IMAGES

HOWE 40/4 CHAIR



Howe 40/4 Chair- St Mary Le More Church



Howe 40/4 Chair- Chester Cathedral



Howe 40/4 Chair- Cripplegate Church



Howe 40/4 Chair- Gloucester Cathedral



Howe 40/4 Chair- St Mary Le More Church

