

Ref: 2020-056536 **Church:** Coton: St Peter
Diocese: Ely **Archdeaconry:** Cambridge
Created By: Miss Julia Hall (20/11/2020) **Contact Tel.:** 01954211723
Status: Public notice

Statement of Needs

General information

Coton is a small village of around 400 houses close to, and to the west, of Cambridge. There is a road through the village connecting to Madingley Road to the north and Barton Road to the south, both main routes into Cambridge. The church and the main residential area is to the west of this road. The church is set in a prominent position overlooking the village green in the Conservation area of Coton and is close to the Church of England Primary School. The church is used for services almost every Sunday but the congregation is now small and elderly. It is available for weddings and funerals and also for baptisms which normally take place during a regular Sunday service. It is always open during the day for anyone who wants to visit or think in peace and quiet. The school usually holds services in the church at festivals and sometimes visits as part of their religious instruction.

The churchyard is still open for burials and for interment of ashes. There is a permissive footpath through the churchyard which is frequently used by walkers.

What is needed?

The quinquennial report of 2019 identified a number of urgent repairs needed and in particular work to address the serious problems with damp in the fabric. The copper covering to the north aisle roof has a number of splits, and the copper lined stone gutter has defective outlets together with a contorted downpipe arrangement that too easily becomes blocked and over flows. There are defects to the north and south aisle parapet copings that are not watertight. The tile listing abutment details to the nave roof are very defective and are also not watertight, in fact daylight can be seen through them. There are masonry defects to the tower parapet and spire. The choir stalls have collapsed. The surface water drainage system has a number of issues: it's layout is unknown; it is impossible to maintain as it is not possible to rod the gullies and the relationship between downpipes and the gullies is poor resulting in a lot of water sitting beside the fabric and thus making the interior excessively damp.

The proposal

A detailed schedule of work is included in the file '20-27 Coton Schedule of Work Rev A 20.11.20.pdf'; this includes repairs to the nave roof to rebuild the tile listing and provide new soakers to make these abutments watertight. Repoint the copings to the aisle roofs including refixing flashings that have fallen out. The formation of a new outlet to the north aisle roof together with a dedicated new downpipe so that it no longer has to pick up the north porch as well. The drainage system will be investigated and provision is made to provide for a new drainage and soakaway system to serve the south side of the chancel where the choir stalls have collapsed. New brick surrounds will be provided to the gullies and alterations made to improve the worst relationships to the downpipes; part of the concrete channel surrounding the church will be disposed of as this serves no purpose and is preventing the fabric to dry out. It also includes to carefully dismantle the choir stalls (south side) and carpentry repair to the timber suspended floor underneath. Masonry repairs will be carried out to the tower parapet to repin loose stones, and repointing on the spire as well as refixing loose flashings and removing vegetation.

Why?

The work is needed to address the extreme dampness in the church which has caused it to be placed on the Heritage at Risk register. We have also applied for a Covid-19 Emergency HAR Response Fund grant to carry out these repairs to repair the fabric and make the church watertight. We have not been able to do any fundraising during lockdown and we wish to take advantage of this grant. We have been successful in our application and have been awarded a grant of £20,000.00 for works to be completed by 30 September 2021. Unfortunately this will not cover all the work detailed in this application and a revised schedule of work is shown in the file 20-27 Coton Schedule of Works Rev B 17.12.20.pdf. We would hope to proceed with more of the repairs if funds become available.

Justification

The proposals will not harm the significance of the building and should indeed help to preserve it for the future. There is a small alteration to the stone gutter of the north aisle to for a better outlet with an overflow chute, but this is Victorian stonework and the proposed details reflects a similar amendment made to the south aisle that has the same stone gutter, but lined in lead and where the outlet has an overflow chute. Altogether the stone gutter restricts the size of the gutter and is altogether a poor detail of poor capacity causing frequent maintenance problems..