

Form 2  
(Rule 4.9)

## Diocesan Advisory Committee Notification of Advice

This notification constitutes advice only and does not give you permission to carry out the works or other proposals to which it relates. A faculty must be obtained from the court before the works or proposals may lawfully be carried out.

In the diocese of St Albans

Parish of Milton Bryan

Church of Milton Bryan, St Peter

The church is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990.

The listing is grade I

At a meeting of the Diocesan Advisory Committee held on 15/03/2022

The following works or other proposals were considered:

The works or proposals should be described in the petition for a faculty and in the public notice in the same way as they are described here.

Proposals for the replacement of the Tower roof following emergency propping (stainless steel covering).

The Committee **RECOMMENDS** the works or proposals for approval by the court:

The DAC noted that the amended proposals (change of material from zinc to stainless steel) were sent to Historic England and the local conservation officer for a further consultation period of 21 days from 22 February 2022 and no further comments were received.

The DAC commented:

1. The Nave West gable, east face repair would more economically and more robustly be undertaken by deep fill of open joints then re-rendering as was evidently the historic position rather than the (extensive) individual repairs proposed in 3.5.9. 2. The DAC notes the fall arrest system to be installed to tower ladders. The PCC will have an ongoing requirement to have the equipment regularly tested and certified. 3. This is a pragmatic solution. If it were possible to re-route the internal downpipe detail externally as part of the works (i.e. if funding allows), that would remove a longer-term risk.

This advice does not constitute authority for carrying out the works or proposals and a faculty is required.

In the opinion of the Committee the work or part of the work proposed is not likely to affect

the character of the church as a building of special architectural or historic interest  
the archaeological importance of the building  
archaeological remains existing within the church or its curtilage

In the opinion of the Committee rule 9.9 of the Faculty Jurisdiction Rules (publication of notice on diocesan or other publicly accessible website) does not apply to the works or proposals

The following have been consulted on the works or other proposals

Historic England  
The Local Conservation Officer

The Local Planning Authority

The DAC noted that the amended proposals (change of material from zinc to stainless steel) were sent to Historic England and the local conservation officer for a further consultation period of 21 days from 22 February 2022 and no further comments were received.

This advice is valid for 24 months from the date given below

Signed: Mrs Emma Critchley                      Date: 31/03/2023  
Secretary to the Diocesan Advisory Committee

Form 4A  
(Rule 6.2)  
**Public Notice**  
**(general form)**

**In the Consistory Court of the Diocese of St Albans**

**In the parish of Milton Bryan**

**Church of Milton Bryan, St Peter**

NOTICE IS GIVEN that we are applying to the Consistory Court of the diocese for permission to carry out the following:  
(Describe the works or other proposals in the same way as in the faculty petition)

Proposals for the replacement of the Tower roof following emergency propping (stainless steel covering).

Copies of the relevant plans and documents may be examined at St. Peter's Church, Milton Bryan and on a publicly accessible website at <https://www.achurchnearyou.com/church/7658/>

(If changes to a church are proposed, a copy of the petition and of any designs, plans, photographs and other documents that were submitted with it must be displayed in the church or at another place where they may be conveniently inspected by the public. If the petition is submitted through an online system, those documents must also be publicly available for inspection online.)

Petitioners:

(Each petitioner to give name and office held in block capitals)

1. MR KELVIN BRUCE WHITE - CHURCHWARDEN
2. REVD RACHEL SNOW - MINISTER
3. MR ALAN DAVID WHITE - CHURCHWARDEN

Date **23/05/2023**

**If you wish to object to any of the works or proposals you should send a letter or email stating the grounds of your objection to The Diocesan Registrar at Winckworth Sherwood LLP, Minerva House, 5 Montague Close, London, SE1 9BB or by email to [stalbansregistry@wslaw.co.uk](mailto:stalbansregistry@wslaw.co.uk)**

**so that your letter reaches the registrar not later than Thursday 22 June 2023 A letter of objection must include your name and address and state whether you live in the parish and/or your name is entered on the church electoral roll of the parish or any other basis on which you have an interest in the matter.**

### **Directions to petitioners**

You must display this public notice (or a copy of it) for a continuous period of not less than 30 days, not counting the day on which it is put up or the day on which it is taken down, (or for such other period as the Court may direct) in each of the following places:

1. on a notice board or in some other prominent position inside the church; and
2. on a notice board outside the church or in some other prominent position (whether on the outside of the church door or elsewhere) so that it can be read by the public.



Mr Alan White  
St Peter's Church  
Milton Bryan

Our Ref: P-0000260429  
Telephone: 0345 7773322  
Email: churchteam@ecclesiastical.com

22 May 2023

Dear Mr White

**Re: The Churchwardens for the time being and the Parochial Church Council of Milton Bryan St Peter in the Diocese of St Albans – policy P-0000260429**

Thank you for contacting us to advise of the PCC's plans to have work carried out at St Peter's Church to repair the tower roof. I write to confirm our approval for this work. I understand the anticipated cost is around £112,000.

If you do not propose to enter into a formal contract with the contractor, this would typically mean that no insurance stipulations will be placed upon your organisation. Instead, the onus would be placed on the contractor to insure against any loss or damage to the site materials and works. We would recommend that you obtain confirmation from the contractor that adequate insurance has been arranged. You should also check that the contractor has their own Public liability cover. This insurance should be valid throughout the duration of the works and written proof of insurance from the contractor should be obtained. However, please note that you do not need to show proof of the contractor's insurance to us.

If a formal building works contract is being entered into (such as a JCT contract), please contact us to advise the contract price (including professional fees and VAT), the type of contract and the insurance clause which has been selected. This will enable us to advise on any insurance implications and arrange any additional cover which may be required.

**Important information on the use of scaffolding**

Cover for theft of parts of the building or its fixtures (including external metal) is excluded whilst any scaffolding is erected at the premises.

Where external scaffolding is in use, the following measures should be put in place:

- 1) All lower level ladders including access ladders to any scaffolding should be removed from the site, or rendered inaccessible at the end of each day's operations.
- 2) The base of the scaffolding should be enclosed in either metal or timber sheeting to a minimum height of 3 metres.

Where the above measures cannot be implemented, or you have concerns relating to cover for theft of parts of the building or its fixtures (including external metal), please contact us to discuss.

Yours sincerely

*K. Wytchard*

Kate Wytchard  
Senior Underwriter  
Church Operations

## Milton Bryan Parochial Church Council

### The Minutes of the Meeting of the Parochial Church Council held on 17<sup>th</sup> April 2023 at The Vicarage, Woburn at 7.30pm

#### In attendance:

Rev'd Rachel Snow [Chair], Mr Kelvin B White [Vice Chairman], Mrs Stacey White, Mr Alan D White, Mr Robert Knox and Mr David Shaw.

#### 1. Opening Prayers and Bible Readings

The Vice Chairman opened proceedings with a verse of encouragement and promises of a supernaturally renewed strength for all who are weary from Isaiah 40:31 and the Gospel reading from the lectionary, John 3:1-8. The Vice Chairman prayed for Revd Snow and the PCC entering into a new season of ministry together and committed the evening's business to the Lord.

#### 2. Apologies: None

#### 3. Approval of the Minutes of the meeting held on 6<sup>th</sup> February 2023

The approval of the Minutes of the February meeting was proposed by Mrs S White and seconded by Mr D Shaw and the documents were signed by the Vice Chairman.

#### 4. Vote of thanks

The Vice Chairman expressed his thanks to all who had assisted during the period of the interregnum of July 2022 to March 2023 in addition to all of the effort that has pulled St. Peter's through the coronavirus pandemic of 2020 and 2021. Particular thanks were directed to Mrs S White and Mr D Shaw for working with the Vice Chairman on outreach in the parish, supporting residents and a church attendee in difficulty and to Mr R Knox and Mr A White for meeting and negotiating with the Friends.

Mrs S White was thanked for her continued management of refreshments after services.

The Revd Snow was thanked for offering to host this meeting and for the warm welcome into the newly decorated Woburn Vicarage.

The Vice Chairman handed over the Chair to the Revd Snow for the remainder of the meeting.

#### 5. Ministry, Mission, Outreach, Services and Organists

The Vice Chairman reminded Members that the service sequence each month is as follows: 2<sup>nd</sup> Sunday, Songs of Praise; 3<sup>rd</sup> Sunday, Service of the Word and 4<sup>th</sup> Sunday, Holy Communion.

On Sunday 30<sup>th</sup> July at 10:30am St. Peter's is to host a United Benefice Service with The Rt Revd Dr Alan Smith, the Bishop of St Albans in attendance who will preach. The Bishop's PA will consult with Revd Snow and Mr K White on arrangements for the service.

As a result of the illness of organist Brian Winterson, another organist has been found, Cliff Barton. This should provide adequate cover along with Paul Edwards and occasional visits by Tim Gage.

#### 6. Electoral Roll

The Vice Chairman reported that the Roll is currently under review in preparation for the APCM. At present, the Roll remains unchanged at 12.



## 7. Rector's Report

The Chair reported on a most memorable and enjoyable Installation service on 14<sup>th</sup> March, followed by early meetings with the Wardens to get up to speed with parish issues.

The following points were mentioned:

- Monday 8<sup>th</sup> May - Coronation celebratory picnic at St Mary's; all the Benefice invited.
- United Benefice service at Woburn on Sunday 30<sup>th</sup> April, 10:30am.
- Anne Barker [Prison Chaplain] will provide support to the Benefice from time to time.
- 18<sup>th</sup> May, Ascension Day - an ecumenical service is planned at Woburn Sands. All churches invited.
- An Alpha Course for the Autumn
- A 'Leading Your Church into Growth' weekend is recommended for September 2024.

## 8. Deanery Synod Report

Mr K White reported the following:

The Rural Dean, Revd Canon Lynda Klimas, welcomed new clergy member Revd Rachel Snow to her first Amptill and Shefford Deanery Synod meeting at St. Mary's, Clophill on 22<sup>nd</sup> March.

Mr K White reported that Ann Wise, Diocesan Historic Church Buildings Support Officer, and representatives of the Beds and Herts Historic Churches Trust attended and gave interesting talks at the meeting. Mr K White will share extracts or items of use and interest from the minutes of these meetings when approved and available.

The current vacancy situation in the Deanery:

- Aspley Guise, Ridgmont and Husborne Crawley are technically still in vacancy whilst discussions are being finalised regarding the future.
- Westoning, Harlington and Tingrith had advertised twice and for various reasons had not found a suitable incumbent. The post is being advertised again.
- Arlesey is currently in vacancy with Shillington, Gravenhurst, Stondon and Astwick. Interviews have taken place with an announcement expected shortly.

*Note. In accordance with the latest Church Representation Rules the parochial representatives of the laity on a Deanery Synod are elected every three years beginning with 2020 by the APCM of each parish in the deanery and hold office for a term of three years beginning with the next 1<sup>st</sup> July following the date of their election.*

*Mr K White was elected in 2017 and 2020 as representative on to the Deanery Synod. Election for the next three-year period is to take place at the forthcoming APCM evening.*

## 9. Finance

The Treasurer reported on the general state of the PCC finances, present balances being Business Account £3930, Reserve Account: £8270 and Fabric Fund: £59.

The Treasurer confirmed that the Accounts for FY 2022 are complete but not yet independently checked due to the indisposition of the auditor. Copies of the summary accounts were supplied to Members before the meeting and the Treasurer invited Members to formally approve the accounts. The proposal for approval was made by Mr D Shaw, seconded by Mr K White and the accounts were approved unanimously. The accounts will be formally adopted at the APCM, by which time it is hoped they will have been independently checked.

The Treasurer emphasised the 'unstable' nature of the finances as we progress through the year given the cost of the scaffolding for the year of £9500. It is difficult to accurately assess income when so much depends upon successful revenue-generating events taking place to raise the cash needed to cover the outgoings. As a result, the Treasurer recommends that an application be made to the BHHCT for revenue assistance in order to maintain an orderly and manageable financial position to the end of the year. It was agreed that the Treasurer should proceed to make such an application.



*Note. Subsequently it was agreed by the churchwardens that this application is best made jointly by the churchwardens and treasurer: Messrs K & AD White. Mr K White who is familiar with the workings of the Trust and Mr AD White inputting financial data.*

The Treasurer reported that a Gift Aid application will shortly be made to the Revenue which should yield approximately £1000 and an application for VAT repayment under the Listed Places of Worship grant scheme for a sum of £1182 was submitted in March by Mr K White.

## **10. Fabric and Churchyard**

The Treasurer reported that the revised CEL Group estimate for the cost of repair of the Tower is £112,380.40 as confirmed by the architects. Copies of the revised estimate were provided to Members before the meeting.

After some discussion, the Treasurer recommended that Members should accept the revised estimate and accordingly Mr Shaw made the following proposal, seconded by Mr Knox:

**PCC Members resolved to proceed with the Tower repair project in accordance with the architect's specification of works and the revised estimate of cost from the contractors CEL Group of £112,380.40 dated 16<sup>th</sup> February 2023 and fixed until July 2023.**

**This proposal was unanimously agreed.**

The Treasurer reminded Members that architect's fees of 12% of the cost of the works will be due in addition to the contract sum.

Mr Knox and the Treasurer are jointly assessing applications for grant funding and the initial application to the National Churches Trust has been submitted by Mr Knox. However, the absence of a confirmed Faculty from the Diocese will be an impediment in the immediate term. Mr K White is investigating the grant of the Faculty with the Diocesan office and the DAC. Members expressed their agreement to this ongoing methodology.

The Treasurer expressed concern that we continue to await advice from the Diocesan Grants Officer, Ms Ann Wise, who has undertaken to provide a schedule of granting bodies to whom application for assistance can be made.

The Treasurer further confirmed that the architect's have requested an estimate of cost for the provision of a lightning conductor on the Tower from Rodells. In advance of Rodells recommendations and estimate, Mr K White put forward a proposal that the PCC agree to the installation of a lightning conductor system on the tower, subject to specification, cost and DAC advice with the foresight of having a resolution in place ready for uploading to the diocesan portal when applying for a faculty or letter of permission. It is hoped these works can proceed along with the Tower repairs. The proposal was made by Mr K White and seconded by Mr AD White:

**PCC Members resolved to proceed with an application for a Faculty for the provision of a lightning conductor to the Tower [whilst the major works of repair are proceeding] upon receipt of an estimate, specification and schedule of works in accordance with the recommendations of Rodells and architects Michael Dales Partnership.**

**This proposal was unanimously agreed.**

The churchyard maintenance contract will proceed as last year following confirmation that a donation of £1000 is available in addition to the remaining £1000 from the original donation. Mr K White was thanked for organising this further grant.

The Chair confirmed that an application for a memorial plaque in the churchyard in memory of Lady Margaret Glasse has been received and that after consultation the request has been approved, being within the parameters set down by the Diocese for approval by the Rector.



## 11. Health and Safety

Mr K White confirmed that care is always taken to ensure that the porch entry slabs are covered during wet weather to prevent slips.

Arrangements will be made in due course to organise the required electrical testing of equipment and the fire extinguishers.

## 12. Safeguarding

Mr K White confirmed that the March 2023 Diocesan Safeguarding Newsletter has been distributed to Members via email and also in hard copy during this meeting.

St Peter's does not presently have a PSO although Mr K White indicated that he might be willing to fill this vacant post again if Members complied with the recommended safeguarding training. The Chair confirmed support with encouragement for all to take the on-line training sessions.

Mr K White reported on his discussion with Paula Sawyers [St. Mary's, Woburn PSO] and of the development of the diocese checking the insurance position with Ecclesiastical Insurance, with whom most parishes are insured. It should be noted that Ecclesiastical's Underwriters confirm that public liability insurance provided under parish policies will indemnify the Policyholder against their legal liabilities provided that all reasonable precautions are taken. In a church safeguarding context this means adopting best practice, including being compliant and up to date with the relevant training. This means that the PCC would not be insured in the event of a serious safeguarding issue in its respective parish.

## 13. Social and Fund Raising

Mr K White confirmed that it is hoped to return to the familiar fund-raising events this summer, with the Fete on 24<sup>th</sup> June in the churchyard with the Woburn Sands Band attending, the Christmas Tree festival on 9<sup>th</sup> and 10<sup>th</sup> December. Dates of other fundraising events are to be confirmed in due course.

*Note. Subsequent to the meeting, the Church Fete scheduled for 24<sup>th</sup> June has been cancelled.*

Mr D Shaw mentioned that other village folk have plans for fund raising activities which will be progressed over coming weeks.

## 14. Future PCC Meetings

The APCM will be held on 22<sup>nd</sup> May at 7.30pm at St. Peter's Church, Milton Bryan.

It was agreed that future PCC meetings for this year would be organised as soon the Alpha Course timings become clear. The Vice Chairman will support Revd. Snow with the organization of these meetings via the online doodle poll booking system.

## 15. Other business: None

## 16. There being no further business, the meeting closed with concluding prayers at 8.55 pm.

Members expressed thanks to Revd Snow for providing refreshments.

Signed: R. Snow.

Date: 11.05.2023

These minutes unanimously agreed by email on 11<sup>th</sup> May 2023 to assist with faculty process and to be formally reported and physically signed at the next meeting.

**ADW**

**05.05.2023**

# Development Management

## Central Bedfordshire Council

Priory House, Monks Walk  
Chicksands, Shefford  
Bedfordshire SG17 5TQ  
www.centralbedfordshire.gov.uk



Mr M Dales  
Michael Dales Partnership Limited  
95 Sharpenhoe Road  
Streatley  
Luton  
Beds  
LU3 3PS

**Contact** Jonathan Prosser  
**Direct Dial** 0300 300 5511  
**Email** jonathan.prosser@centralbedfordshire.gov.uk  
**Your Ref**  
**Date** 12 January 2022

Dear Mr Dales,

**Application No:** CB/21/05052/OAC  
**Location:** St Peter's Church, Milton Bryan, MK17 9HR  
**Proposal:** Other authority consultation - Proposed options for replacement of the tower roof following emergency propping

**Formal Consultation under the Ecclesiastical Exemption (Listed Buildings and Conservation Areas) (England) Order 2010**

**(Proposed options for replacement of the tower roof following emergency propping)**

Thank you for consulting the Local Planning Authority on the above.

The Local Planning Authority comments as follows:

St Peter's Church is a grade I listed building.

The current OAC submission proposes 3 options for a permanent replacement tower roofing solution. The submission is supported by an Architects Report which sets out the context for the replacement tower roof and introduces the options proposed (Michael Dales Partnership, October 2021). The submission is also supported by a full suite of Architect's scaled drawn detail.

Options 1A and 1B are alternative options for a single ply roofing system.

Option 2 is a zinc roofing system.

It is acknowledged in the submission that a zinc roofing system is a generally accepted alternative solution to traditional roofing leadwork.

It is firstly to be noted that the existing tower roof is believed to have been inserted in the 1970's and is not, therefore, considered to be of historic value.

The Local Planning Authority has no grounds to dispute this assessment and conclusion regarding the existing tower roof, and is consequently happy that the principal considerations of appropriateness in respect of the 3 proposed options are:

- Visible and physical impact
- Performance

- Practicality (including available funding)

The Local Planning Authority is mindful that this is a grade I listed building and that the single ply roofing system proposed in Options 1A and 1B is not a 'traditional' approach, as is acknowledged in the Architects Report.

However, the Local Planning Authority accepts that the tower roof is concealed within the tower structure, as demonstrated by the supplied drawn detail, and is not, therefore, visible from the ground. Replacement of a modern (c.1970's) defective roof structure is proposed.

In accordance with the principal considerations bulleted above, the Local Planning Authority accepts the Architect's presented designs, assessment and conclusions across the options put forward, and also accepts that costs and the availability of funding is a real, and significant, factor in finding a viable permanent solution in this matter.

Taken altogether, the Local Planning Authority would not, therefore, object to either of the alternative options presented as Options 1A and 1B.

Yours sincerely,

*Andrew Davie*

**Andrew Davie**  
**Assistant Director - Development Infrastructure**



## Joanna Chandler-Clarke

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**From:** matthew@mdales.uk  
**Sent:** 03 November 2021 15:37  
**To:** Joanna Chandler-Clarke  
**Subject:** RE: 151820-1021C - Milton Bryan, St Peter - roof options

Dear Joanna

Thank you for sending through the comments.

I will respond point by point if I may:

The way the joists are supported at the walls is not shown. Please refer to drawings where it is clearly shown – plate fixed through DPC and resin anchored with spacers to sit 25mm clear of wall face with joists then suspended on hangers.

For a small roof of this kind, one rainwater outlet could be completely adequate if at one corner. Please refer to drawings where it is clearly shown – there is only one outlet indicated for each proposal.

Each joist could be set on sloping wall plates so that, with a plain sheet covering (eg Sarnafil), a single fall could be achieved without firrings which, as shown diminishing to zero, would in any case be inadequate. Falls are set diagonally for the Sarnafil proposals to reach the alternate corner outlet positions put forward– hence a single fall without firrings might otherwise involve complex geometry. The zinc roof option has a straightforward single fall but also the gutter needs to be set down to maintain waterproof joints and will also need a fall in the opposite direction to the main roof to facilitate the flow to the outlet.

A terne-coated stainless steel single pitched roof with a gutter leading to one of the existing rainwater outlets would be preferable. - There is only one existing outlet – This is internal and then drops into R8 at a lower stage. – We agree that a stainless steel roof would indeed be preferable , but not so much as a lead roof and neither are cost viable options hence the development and submission of these proposals, as detailed in the covering report.

Kind regards  
Matthew

Direct line: 01494 911881

PLEASE QUOTE YOUR MDP REFERENCE (OR THE NAME OF YOUR CHURCH/PROPERTY ADDRESS) IN THE SUBJECT LINE OF YOUR EMAIL WHEN CONTACTING MDP- THANK YOU

Matthew Stevens RIBA AABC  
**Michael Dales Partnership Limited**  
95 Sharpenhoe Road  
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LUTON  
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(T) Luton 01582 881210 / 881693 - (T) Beaconsfield 01494 372210 - E-  
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## MDP PRIVACY POLICY

**From:** Joanna Chandler-Clarke <jchandler-clarke@stalbans.anglican.org>  
**Sent:** 03 November 2021 15:09  
**To:** matthew@mdales.uk  
**Subject:** 151820-1021C - Milton Bryan, St Peter - roof options

Dear Matthew

We are still awaiting full responses from the DAC standing committee, but we have had some initial comments which we thought would be useful to send to you at this stage:

Both options seem unnecessarily complicated. The way the joists are supported at the walls is not shown. For a small roof of this kind, one rainwater outlet could be completely adequate if at one corner. Each joist could be set on sloping wall plates so that, with a plain sheet covering (eg Sarnafil), a single fall could be achieved without firrings which, as shown diminishing to zero, would in any case be inadequate. A terne-coated stainless steel single pitched roof with a gutter leading to one of the existing rainwater outlets would be preferable.

I hope this is useful and we will send on any further comments once we have them.

Best wishes  
Joanna

Joanna Chandler-Clarke  
Pastoral and Advisory Officer  
Tel: 01727 818137

You can make applications for DAC advice leading to a faculty or List B permission via the diocesan online portal at <https://portal.stalbans.anglican.org>. A step-by-step [User Guide](#) is available. There is advice and information on the diocesan website (address below) including DAC advice leaflets and grant information on the Church Buildings pages.

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The St Albans Diocesan Board of Finance.  
Company limited by guarantee. Company Registration:145227.  
Charity Registration (England and Wales): 248887

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St Albans. Herts. AL1 1HE  
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Historic England

Mr Matthew Stevens  
Michael Dales Partnership Limited  
95 Sharpenhoe Road  
Streatley  
Luton  
Bedfordshire  
LU3 3PS

Direct Dial: 07554 437321

Our ref: E00237607  
Your ref: 151820-1021C

13 December 2021

**Notification under the Ecclesiastical Exemption (Listed Buildings and Conservation Areas) (England) Orders 2010**

**LOCATION: CHURCH OF ST PETER, MILTON BRYAN, BEDFORDSHIRE**

**PROPOSED WORK: Replacement of Tower roof.**

We were notified on 3 November 2021 of the proposed works at the above site.

**Historic England advice**

The medieval Church of St Peter is listed at Grade I - placing it within the top approximately 2 percent of listed building in the country. The submitted report sets out the issues that the parish has recently experienced with regard to the failing roof covering and how this has resulted in water-damage to the roof structure, it also proposes two alternative replacement roofing material options. Option 1 is for Sarnafil; option 2 is for zinc.

Our published guidance on replacement roof material for churches (September 2021), states that Historic England will not support the use of synthetic plastic-based materials including single-ply membranes, as these are materials that have been developed for use on modern buildings and are not therefore suited to the traditional materials and construction techniques of historic buildings. Historic England would therefore object to the use of such materials on listed churches.

We are however encouraged to see that option 2 proposes the use of zinc, which is recognised as a traditional roof covering for historic buildings, and is its use supported by our guidance as an alternative to lead. We would not therefore object to the proposal if this option was to be taken forward.

Yours sincerely

**Neville Doe**

Inspector of Historic Buildings and Areas

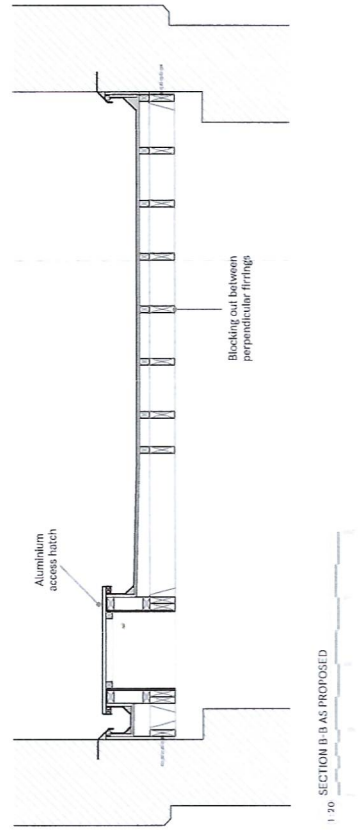
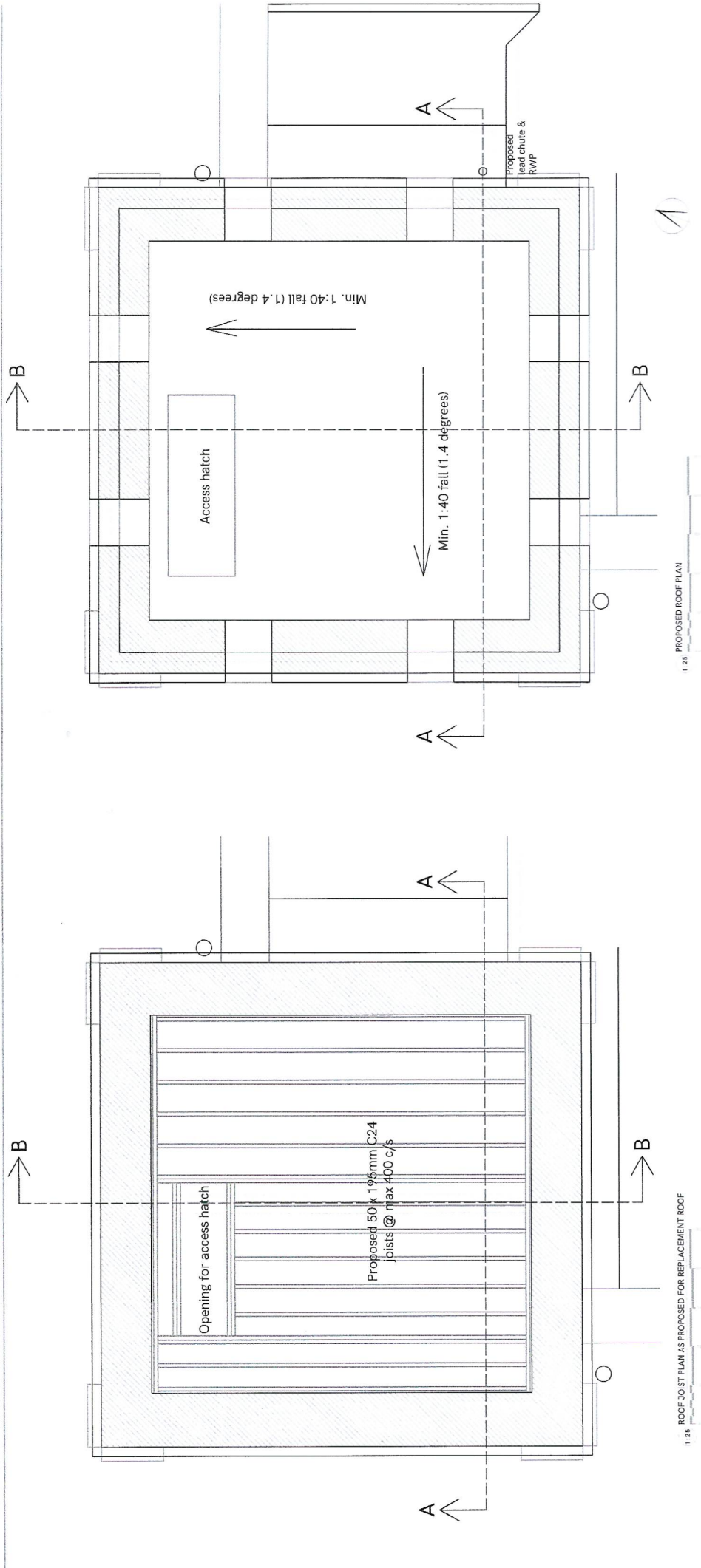
E-mail: [neville.doe@HistoricEngland.org.uk](mailto:neville.doe@HistoricEngland.org.uk)

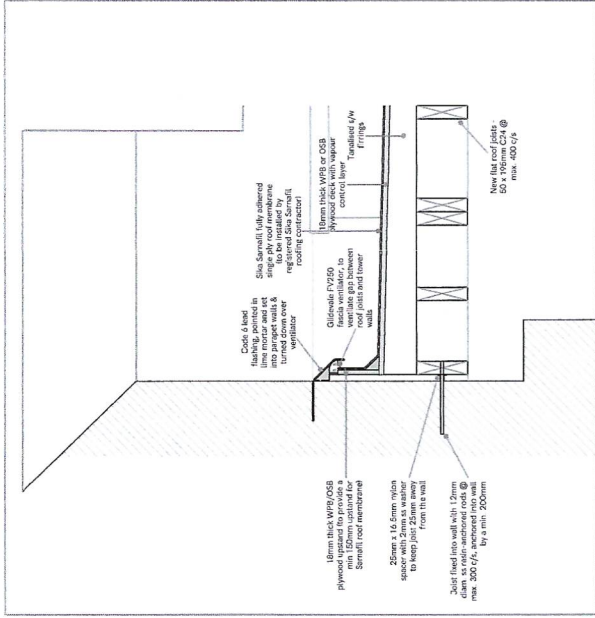
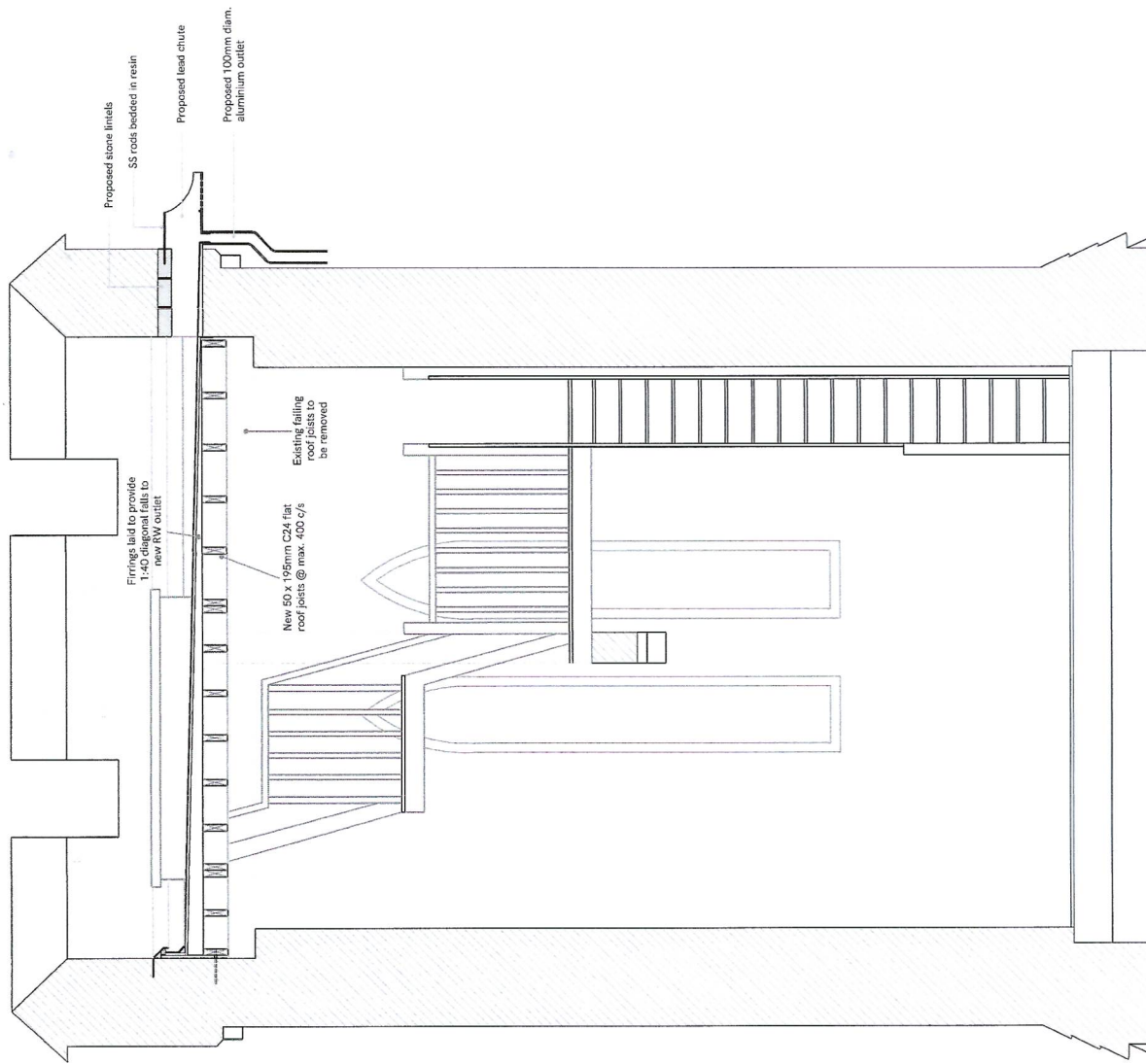


Historic England, Brooklands, 24 Brooklands Avenue, Cambridge CB2 8BU  
Telephone 01223 58 2749 [HistoricEngland.org.uk](http://HistoricEngland.org.uk)

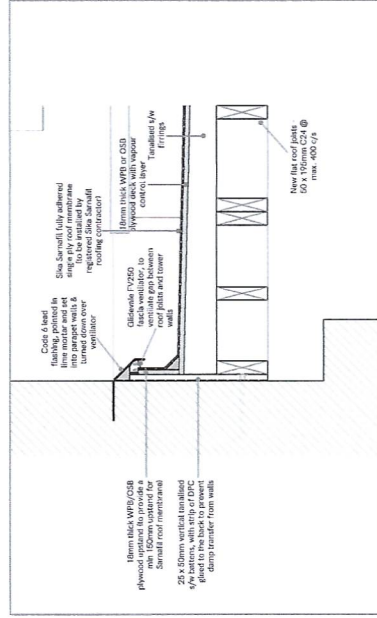
Please note that Historic England operates an access to information policy.  
Correspondence or information which you send us may therefore become publicly available.







1:10 PROPOSED VENTILATED ABUTMENT DETAIL WITH JOIST FIXING DETAIL

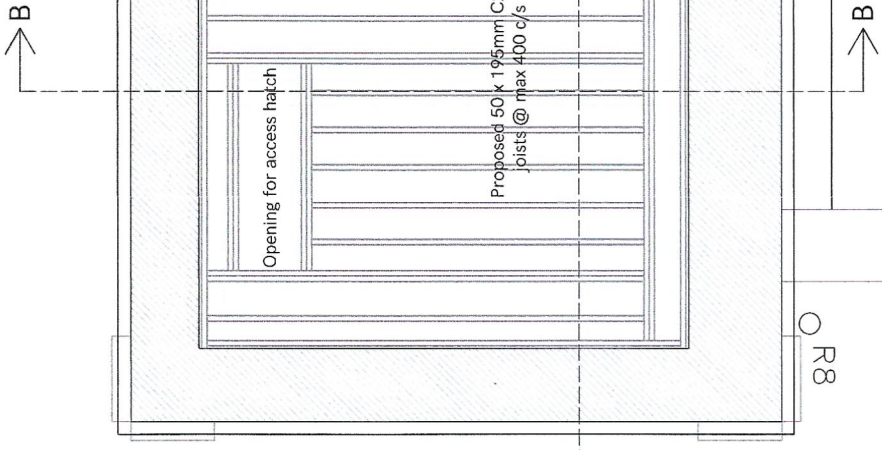


1:10 PROPOSED VENTILATED FLASHING DETAIL

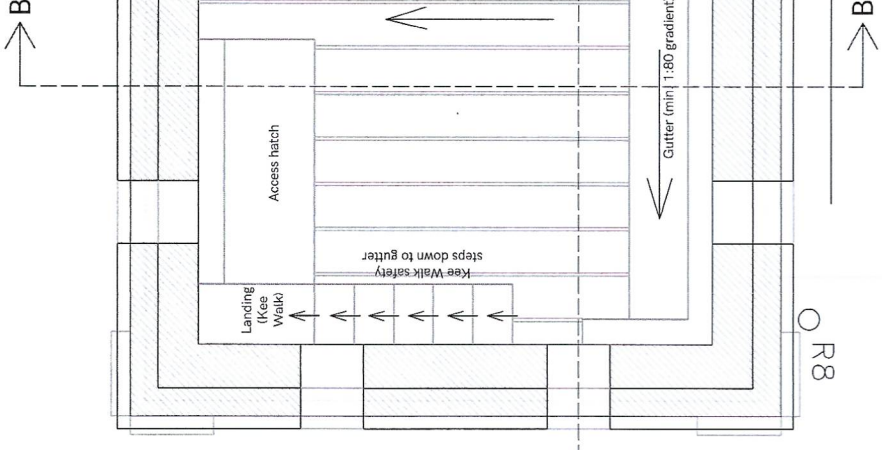
PROS	CONS
<ul style="list-style-type: none"> <li>- Simple details, construction and flashings</li> <li>- Inexpensive compared to other options.</li> <li>- Life expectancy of 40 years +</li> <li>- Manufacturer's guarantee of 25 years.</li> <li>- New flashings can be ventilated, to ensure low roof pitch and no steep, making maintenance access safer.</li> </ul>	<ul style="list-style-type: none"> <li>- Less traditional than metal roof</li> <li>- Life expectancy generally lower than with metal roofs.</li> <li>- Sika Sarnafil registered contractor needs to install the roof covering system.</li> </ul>

1:20 SECTION A-A AS PROPOSED





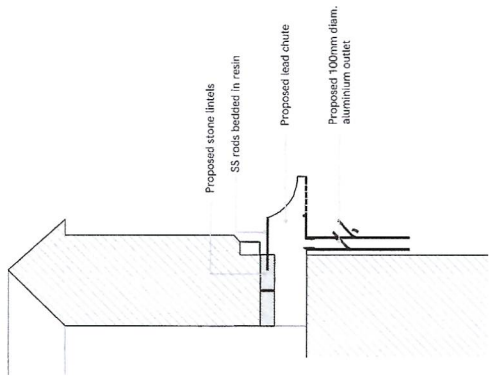
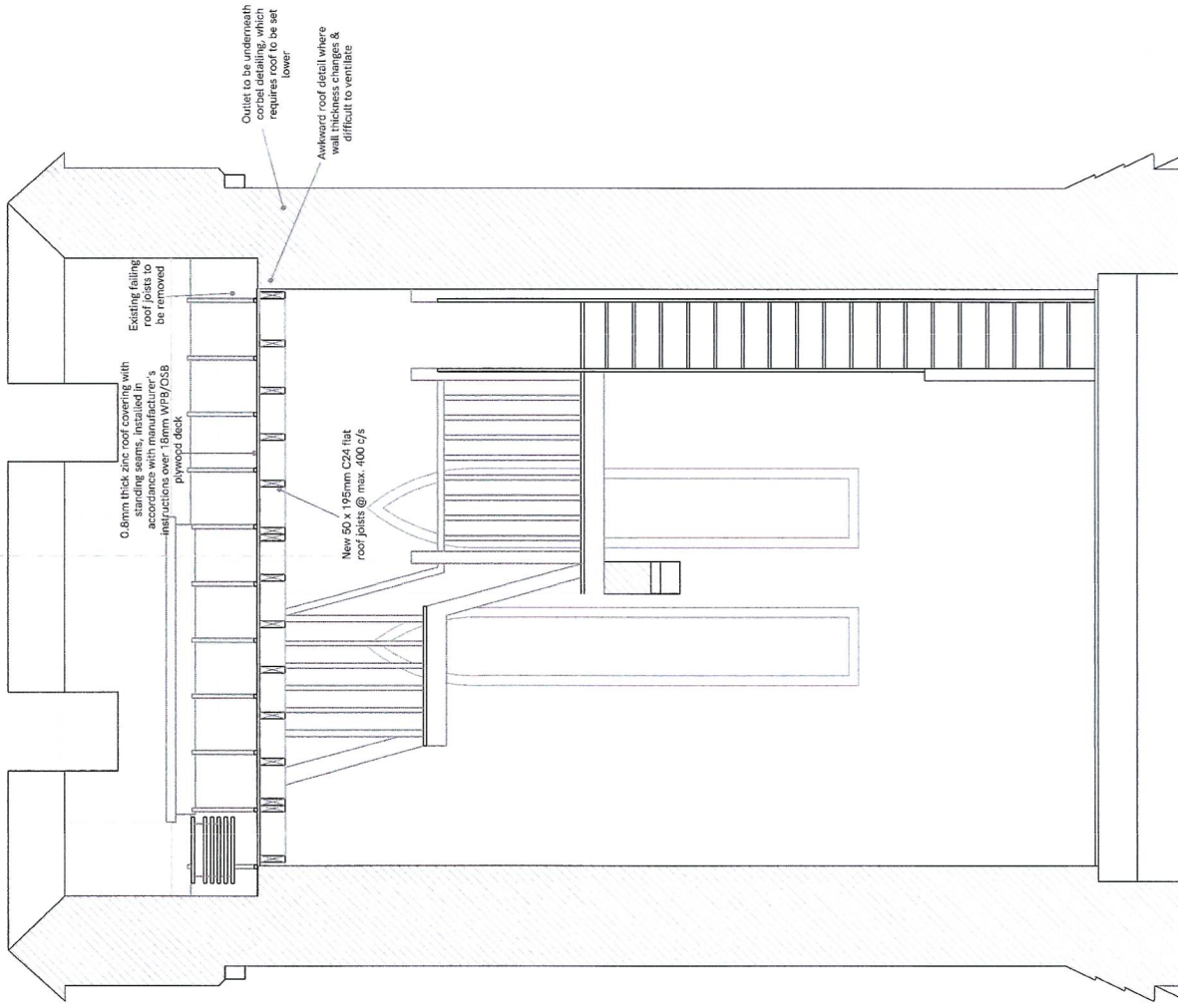
1:26 ROOF JOIST PLAN AS PROPOSED FOR REPLACEMENT ROOF



1:20 PROPOSED ROOF PLAN



1:20 SECTION B-B AS PROPOSED

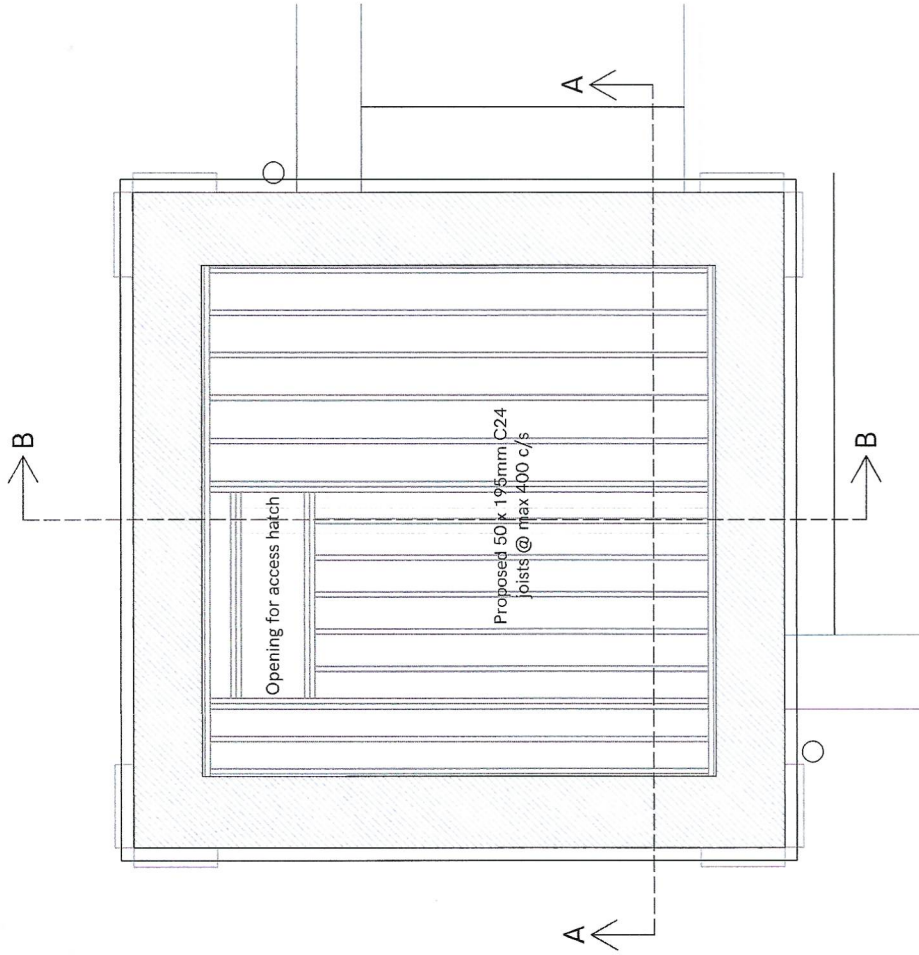


1:20 SECTION THROUGH NEW CHUTE & OUTLET FOR ZINC OPTION

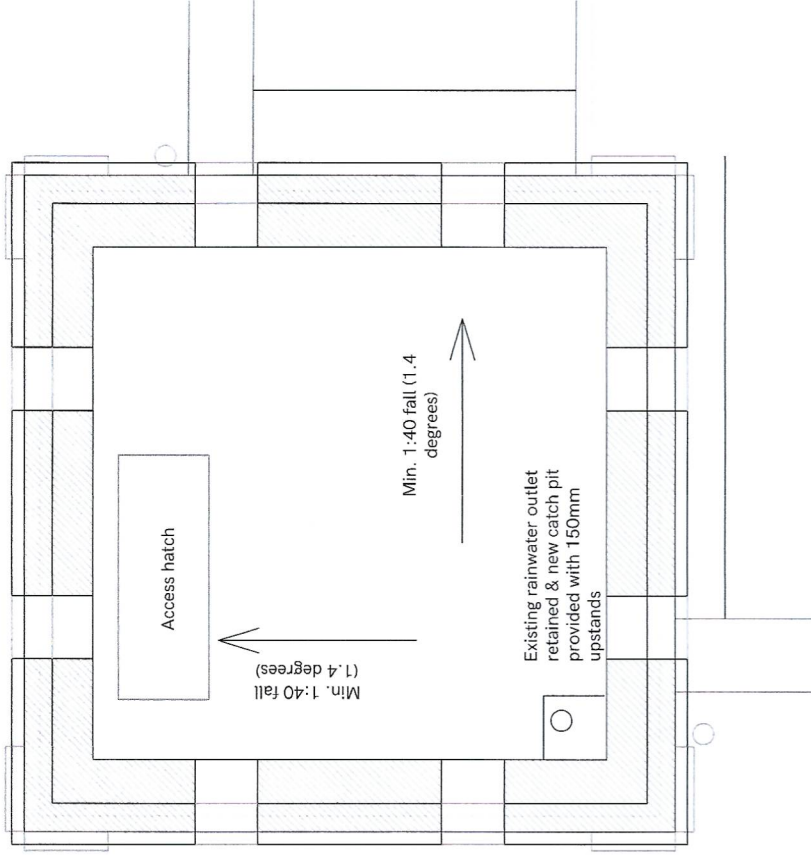
1:20 SECTION A-A AS PROPOSED

PROS	CONS
<ul style="list-style-type: none"> <li>- More traditional material (lead) suggested by HE</li> <li>- Relatively inexpensive (compared to lead or TCSS)</li> <li>- Advertised life expectancy of 80+ years.</li> </ul>	<ul style="list-style-type: none"> <li>- Internal gutter required</li> <li>- Safety walkway would be recommended for maintenance access due to zinc being less safe to walk on.</li> <li>- Awkward details where tower walls change thickness, due to pitch of roof, now outlet needs to be situated below stone corbels.</li> </ul>



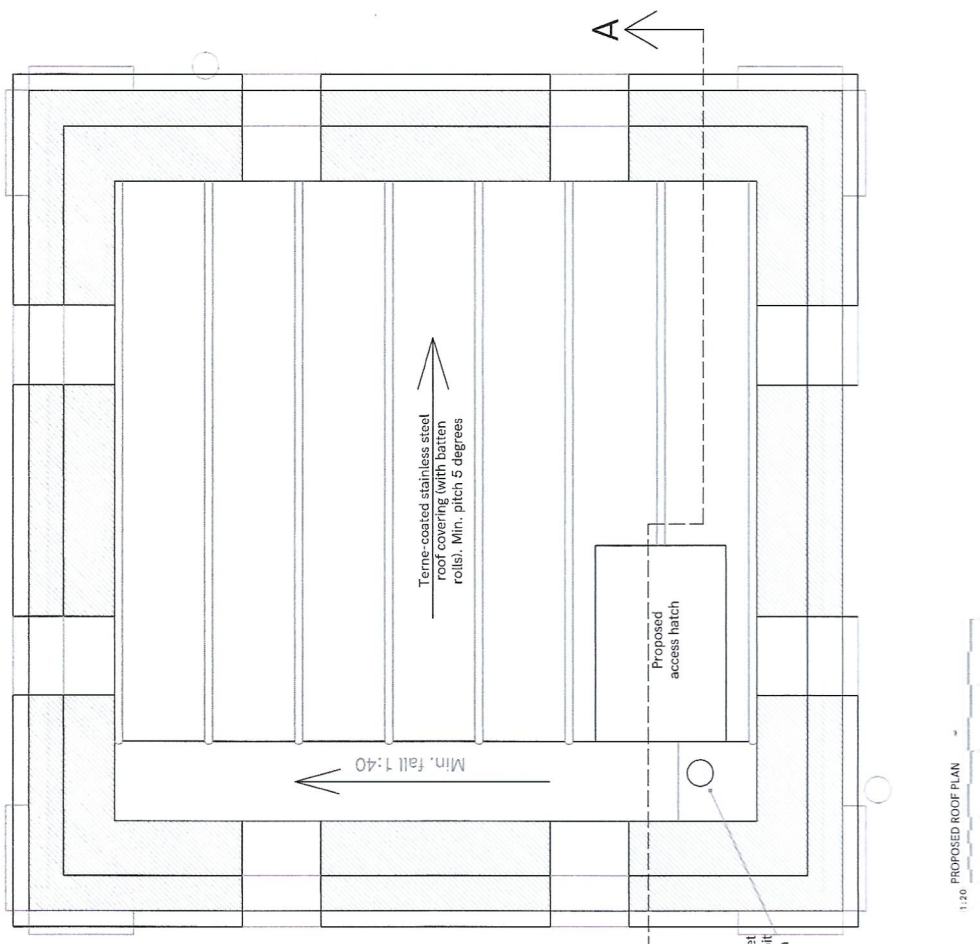
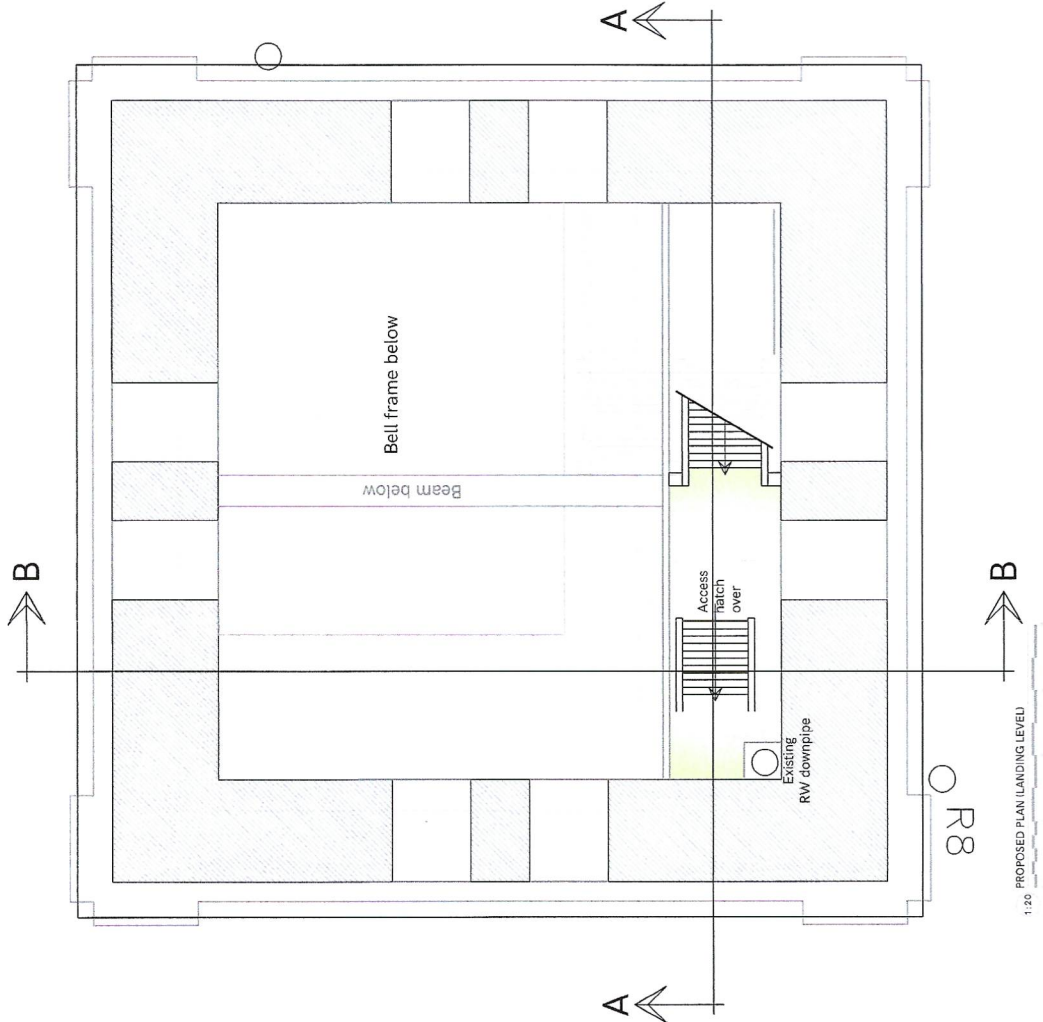


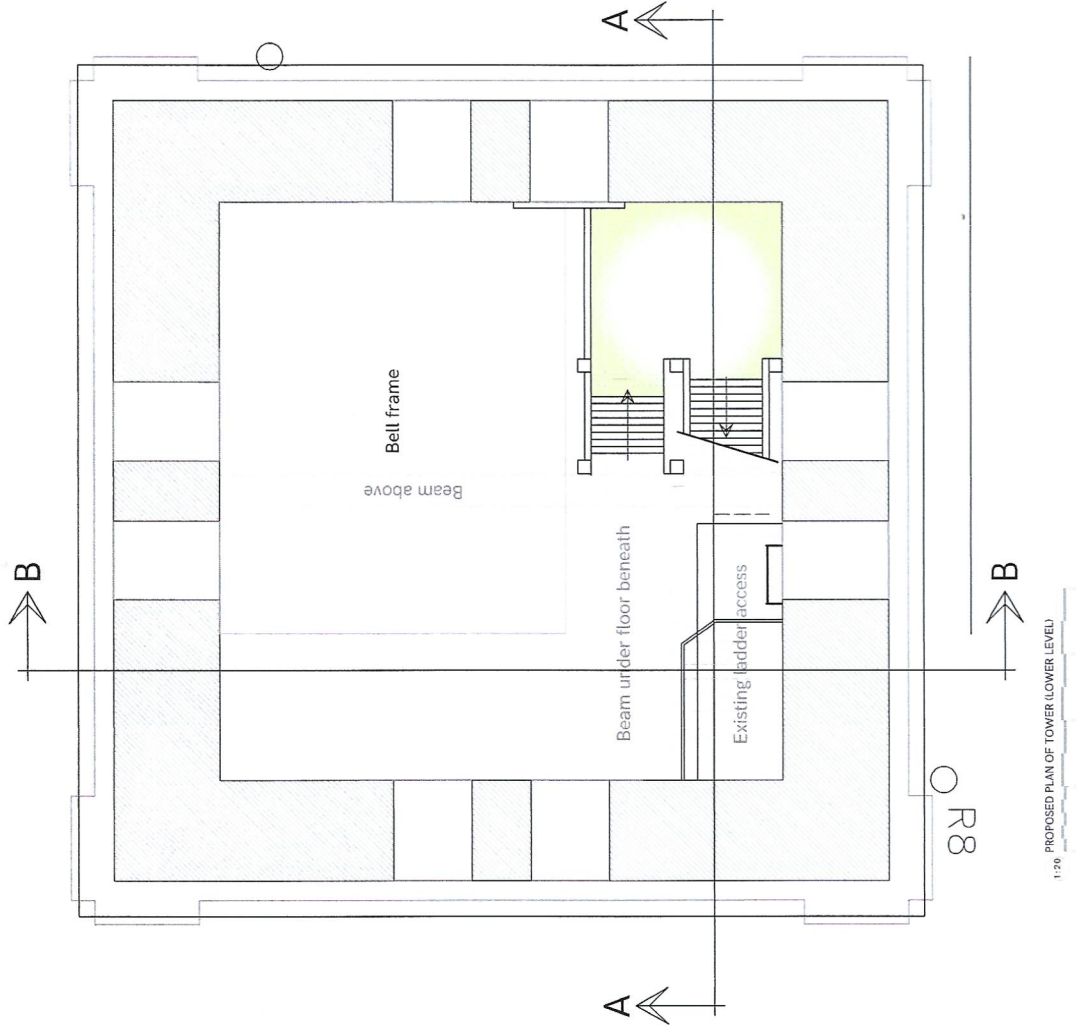
1:26 ROOF JOIST PLAN AS PROPOSED FOR REPLACEMENT ROOF



1:26 PROPOSED ROOF PLAN

PROS	CONS
<ul style="list-style-type: none"> <li>- Simple details, construction and flushings.</li> <li>- Low maintenance and long life span.</li> <li>- Life expectancy of 40 years.</li> <li>- Manufacturer's guarantee of 25 years.</li> <li>- New flashings can be ventilated, to ensure new roof joints are ventilated.</li> <li>- Low roof pitch and no steps, making maintenance easier.</li> <li>- Least impact to the historic fabric of the 3 options.</li> </ul>	<ul style="list-style-type: none"> <li>- Less traditional than metal roof.</li> <li>- Life expectancy generally lower than with metal roofs.</li> <li>- Sika Sarnafil registered contractor needs to install the roof covering system.</li> <li>- Less water capacity than other Sika Sarnafil options, due to need for a catch pit.</li> <li>- More maintenance implications with catch pit.</li> </ul>





1:20 PROPOSED PLAN OF TOWER (LOWER LEVEL)











