

Supporting Documentation

High Lane St Thomas – Box gutter

Note to parish

This bundle includes all the supporting documentation to your faculty application as required under Rule 5.5 of the Faculty Jurisdiction (Amendment) Rules 2022.

List of documentation

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Katy Purvis, Assistant to the DAC Secretary, on behalf of
Caroline Hilton, DAC Secretary

21 September 2022

We petition the Court for a faculty to authorise the following-

Please describe the works or other proposals for which a faculty is sought in the way recommended by the Diocesan Advisory Committee in its Notification of Advice.

SCHEDULE OF WORKS OR PROPOSALS

Downspouts from the rainwater guttering on the Church Hall currently discharge on to open land in the churchyard. We want to attach guttering at a low level under the Church Hall overhang from the downspout and leading to a drain at the opposite end of the Church Hall to eliminate flooding in the churchyard.

Copies of the Standard Information Form and any drawings, plans, specifications, photographs or other documents showing the proposals must be provided with this petition.

Ref: 2022-075869 **Church:** High Lane: St Thomas
Diocese: Chester **Archdeaconry:** Macclesfield
Created By: Mr Alvin West (15/08/2022) **Contact Tel.:** 07709034470
Status: Pre-formal consultation review

Statement of Needs

General information

The Parish Church of Saint Thomas, lies in the village of High Lane, near Stockport, situated on the main A6 road leading to Buxton and the Peak District, between Hazel Grove to the North and Disley to the south. The village itself is home to approximately 5000 people served by a Methodist Church and the Anglican St. Thomas' Church. St Thomas' Church also has a churchyard cemetery and has graves dating back to the year when it was built (1850).

The Church is in regular use having services each Sunday and Wednesday and also on Special occasions and Holy occasions. It is a popular Church for weddings and christenings. It is an open Church all day every day for the local community and visitors.

Attached to the Church is a small hall with Kitchen and toilets which is used for various activities and meetings. It is used by the local community as well as the Church members.

What is needed?

Guttering on the Church hall to stop rainwater draining directly into open ground. The guttering will be attached to current downspouts and send rainwater to a drain already installed.

The proposal

Attach guttering to the downspouts and attach it to the Church hall wall under the overhang leading to a current drain.

Why?

Discharge of rainwater currently goes direct to ground and produces flooding in the churchyard on occasion.

Justification

Statement of Significance not harmed.

Church of St Thomas and Lychgate

Overview

Heritage Category:
Listed Building

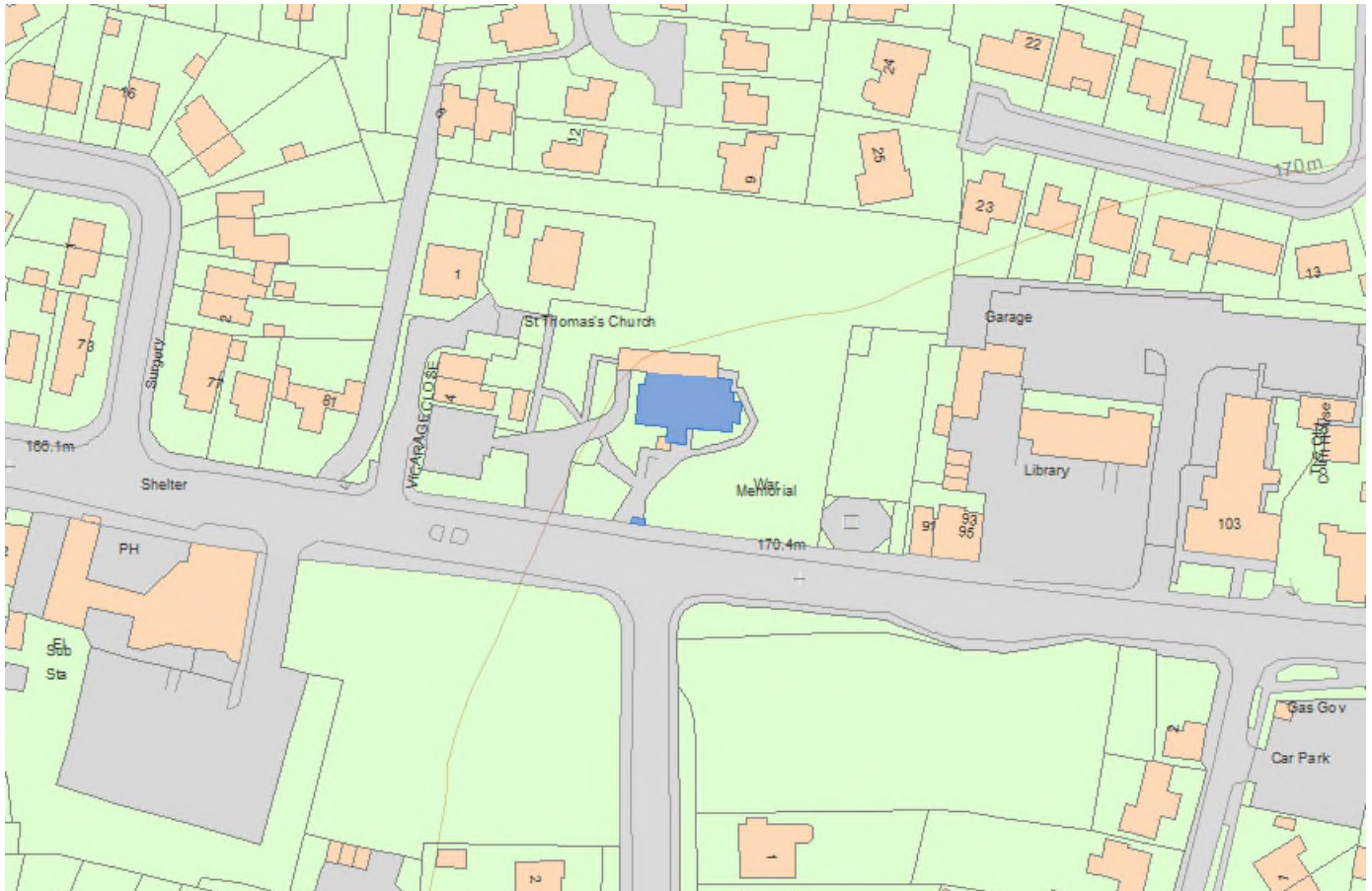
Grade:
II

List Entry Number:
1403103

Date first listed:
01-Feb-2012

Statutory Address:
Church of St Thomas, Buxton Road, High Lane, Stockport, Greater Manchester, SK6
8DX

Map



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(<https://historicengland.org.uk/terms/website-terms-conditions/>).

The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - **1403103.pdf**

(https://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/466251/HLE_A4L_Grade|HLE_A3

The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.

This copy shows the entry on 13-Apr-2021 at 13:47:21.

Location

Statutory Address:

Church of St Thomas, Buxton Road, High Lane, Stockport, Greater Manchester, SK6 8DX

The building or site itself may lie within the boundary of more than one authority.

District:

Stockport (Metropolitan Authority)

Parish:

Non Civil Parish

National Grid Reference:
SJ9535685299

Summary

Anglican church of 1850-1 by Charles Wyatt Orford. Nave extended, and north aisle and south-west tower added in 1866 to designs by James Medland Taylor. Lychgate c1881-8.

Reasons for Designation

St Thomas's Church, High Lane, is designated at Grade II for the following principal reasons: * Architects: though modest, the two phases of this church were designed by two ecclesiastical architects, Charles Wyatt Orford and James Medland Taylor, both of whom have other listed churches to their names; * Interior: the church retains a richly painted apse and apsidal arch, unusually incorporating painted tin panels attached to the walls, good-quality stained glass to all the windows, particularly the apse glass by Wailes and Co., whose intense colours compliment the wall paintings, a plain but well-crafted hammer-beam roof, carved arcade capitals, and an encaustic tiled floor; * Fixtures and Fittings: the church contains good-quality fixtures and fittings which include an 1867 organ with multi-coloured painted pipes, which compliment the wall paintings, an original stone font, and a carillon of six hemispherical bells in the tower; * Alteration: this mid-C19 church was more than doubled in size in two major building phases a mere fifteen years apart, driven by a massive population growth in a previously sparsely populated area, reflecting the rapidly expanding pace of industrialisation driven by the demand for locally-produced coal; * Subsidiary Items: the 1880s' timber lychgate is a good representative example which enhances the setting of the church.

History

High Lane was a small village with no Anglican church provision until the Bishop of Chester granted a licence for services to be held at the National School built in 1846. Subsequently, Thomas Orford, Steward of Lyme, donated land for the building of a church, with David Shaw Clayton, a partner in the local coal mining company, giving land for the graveyard and parsonage. Charles Wyatt Orford was appointed architect, though funds raised only ran to building the apse and a short nave. Orford appears to have specialised in ecclesiastical architecture and his Commissioners' Church, St Mark's Church, Chapel Ash, Wolverhampton, of 1848-9 is listed at Grade II.

The foundation stone was laid in December 1850 and the church opened in 1851, comprising an apse and short nave containing 22 pews providing 110 seats. The lack of money meant that there was no stipend for a vicar and so the church remained unconsecrated until 1859. The church initially came under the jurisdiction of the parish of Stockport, but by 1876 the parish of High Lane had been formed.

It soon became apparent that the church was too small for the growing local population and in March 1866, plans to enlarge it had been submitted by the architect James Medland Taylor of Manchester. Taylor, together with his brother, Henry, was one of the leading ecclesiastical architects' practices in the north-west, and many of their churches in the region are listed.

The church reopened in October 1866 with the nave extended half as far again and a wide north aisle added, increasing accommodation to 300. The nave and north aisle windows by Lavers and Barraud were donated at this time. In addition the original belfry was replaced by a tower; the carillon of six hemispherical bells being first played in December 1870.

Inside the church, the font was moved from the porch to the rear of the nave during the 1866 enlargement. The original harmonium was replaced by a new organ in 1867 built by F W Jardine of Manchester; it was enlarged around 1900 and restored in 1987, though retaining its original pipe decoration. An historic photo of 1909 shows that the church walls were also painted with ornate patterns. Other than the apse, these were gradually painted over, disappearing completely in a redecoration in 1939; Pevsner suggests that the apse decoration is c1866 rather than c1852. A modern vestry was built against the north aisle in 1968-9;

it is cantilevered over some of the graves. The church lychgate was constructed during the incumbency of the Revd W G Bridges (1881-1888).

Details

MATERIALS: rock-faced sandstone with ashlar dressings, slate roofs with bands of fish-scale slates, stone slate roof to tower, lychgate; timber, slate roof. Norman style.

PLAN: a six-bay nave with semi-circular east apse, south porch with adjoining square tower, north aisle, north-east vestry, large modern vestry attached to north side.

EXTERIOR: the church has a plinth and corbel table, with a moulded sill band to the west gable walls of the nave and north aisle, and to the east apse. The nave has clasping buttresses. The west rose window is above a central buttress flanked on each side by a tall round-headed window with projecting moulded lintel band; there is an adjacent smaller rose window to the north aisle over two round-headed windows with hood moulds. The south elevation has single and paired round-headed windows with hood moulds. The porch to the third bay has a round-headed doorway in the gable wall reached by external steps; chamfered surround with engaged columns with Romanesque scallop capitals, hood mould. There is a small round-headed lancet over, two round-headed windows to the right side elevation, and tower to the left side elevation. The tower has quoining and ashlar bands with a tall spire with metal weather vane. There are round-headed lancets, with black circular clock faces to the front and side elevations just below belfry stage. The belfry stage has round-headed, louvred windows with column mullions, and gargoyles to each corner of the tower apex. The semi-circular apse has pilaster strips forming three panels each with round-headed window with engaged jamb columns and hood mould. The vestry and north aisle are largely obscured by a modern, flat-roofed building.

INTERIOR: the nave has hammer-beam trusses with collars, single side purlins and secondary trusses. The aisle has collar trusses. The arcade between the nave and aisle has three wide slightly pointed arches and a narrow pointed arch at the east end; the capitals are variants of Romanesque scallops and Transitional water-leaf, the easternmost incorporating the attributes of the Evangelists. The moulded round apsidal arch has engaged column to each side, with Romanesque scalloped capitals, richly painted in jewel-like colours with intricate geometric and foliate detailing. The apse walls, ceiling, and window reveals are similarly painted, also with Celtic knot motifs. Between the windows are tin panels attached to the walls painted with Bible passages and the Creed. The windows contain richly coloured stained glass denoting the Sacrament of Eucharist, Symbols of the Passion, and Symbols of the Trinity by Wailes and Co. The nave and aisle windows have stained and painted geometric and foliate glass by Lavers and Barraud. Painted tin panels attached to sills are now painted white. On the east side is a pulpit of 1938 in Austrian oak. The organ is situated at the east end of the north aisle with timber Gothic casing and decoratively painted pipes. A small hexagonal stone font stands at the west end on a floor of encaustic tiles. The tower retains a carillon of six hemispherical bells made by Messrs Mears & Co of London.

SUBSIDIARY ITEMS: a timber lychgate with pierced double gates. The pitched roof has bands of rectangular and fish-scale slates; decorative ridge tiles.

The modern flat-roofed building attached to the north side of the church is not of special interest.

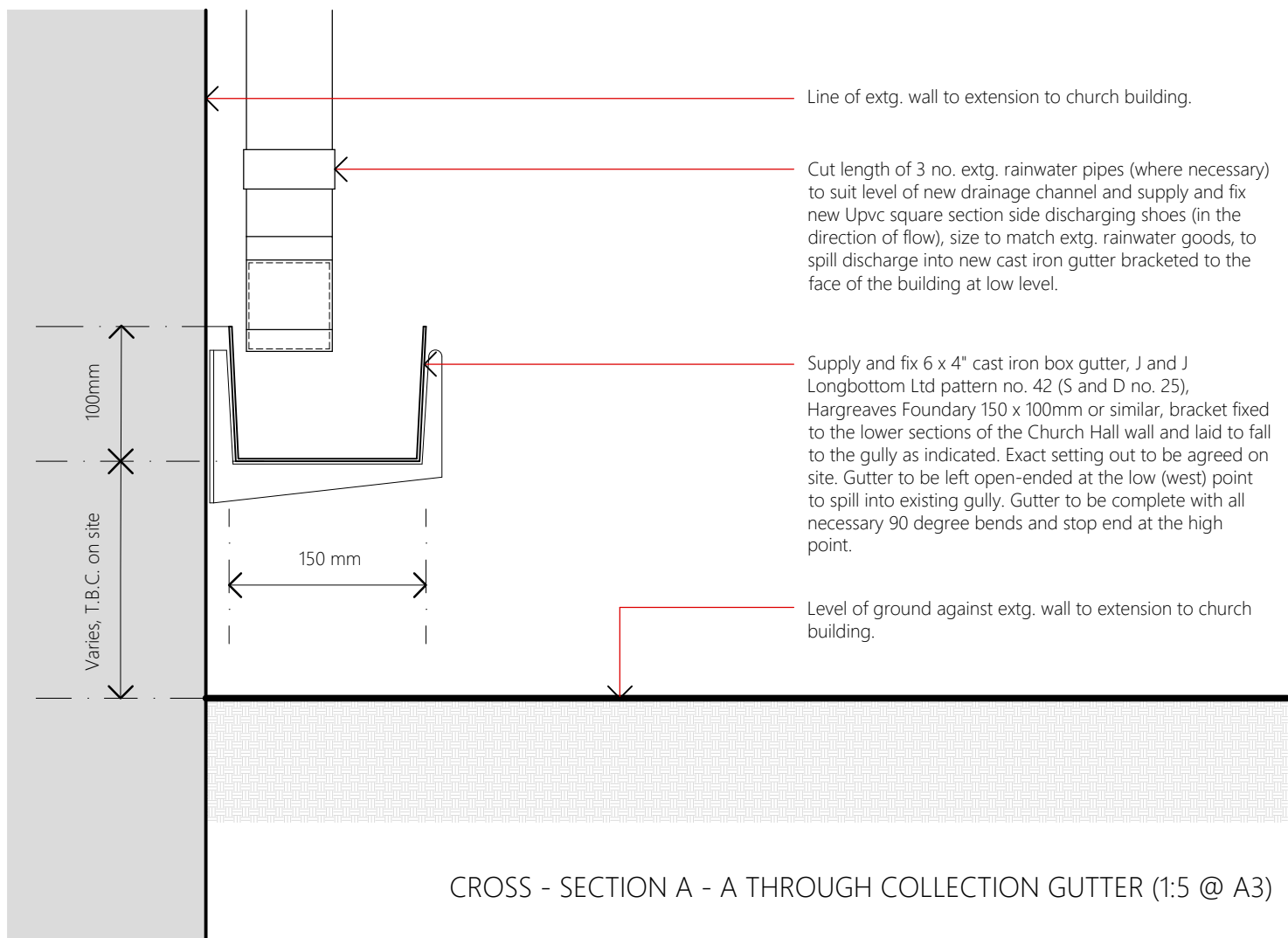
Sources

Books and journals

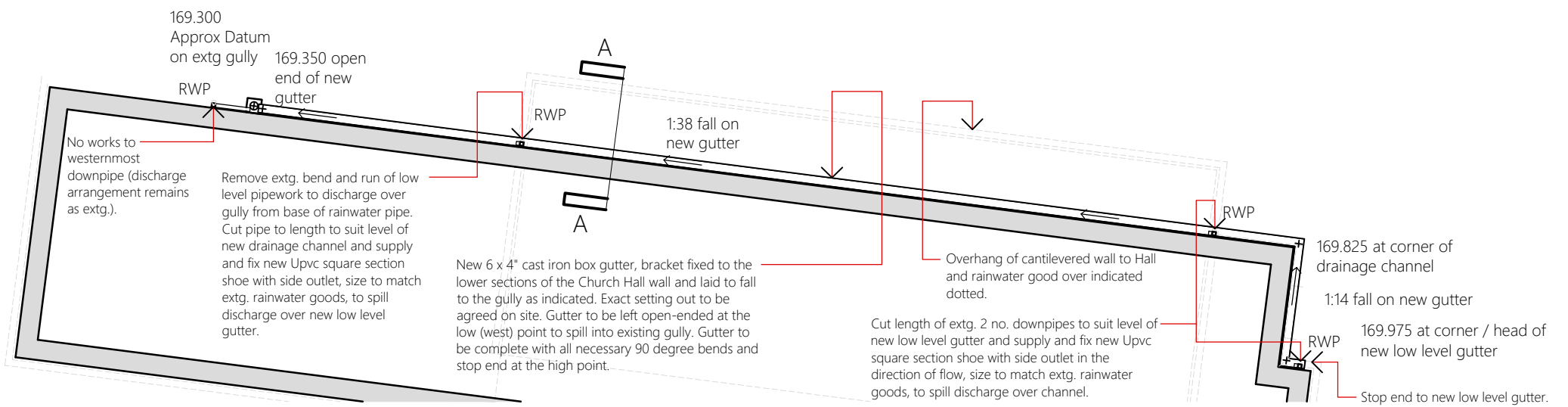
Haselgrove, , Wilson, , St Thomas, High Lane, 1859-2009, (2009)

Legal

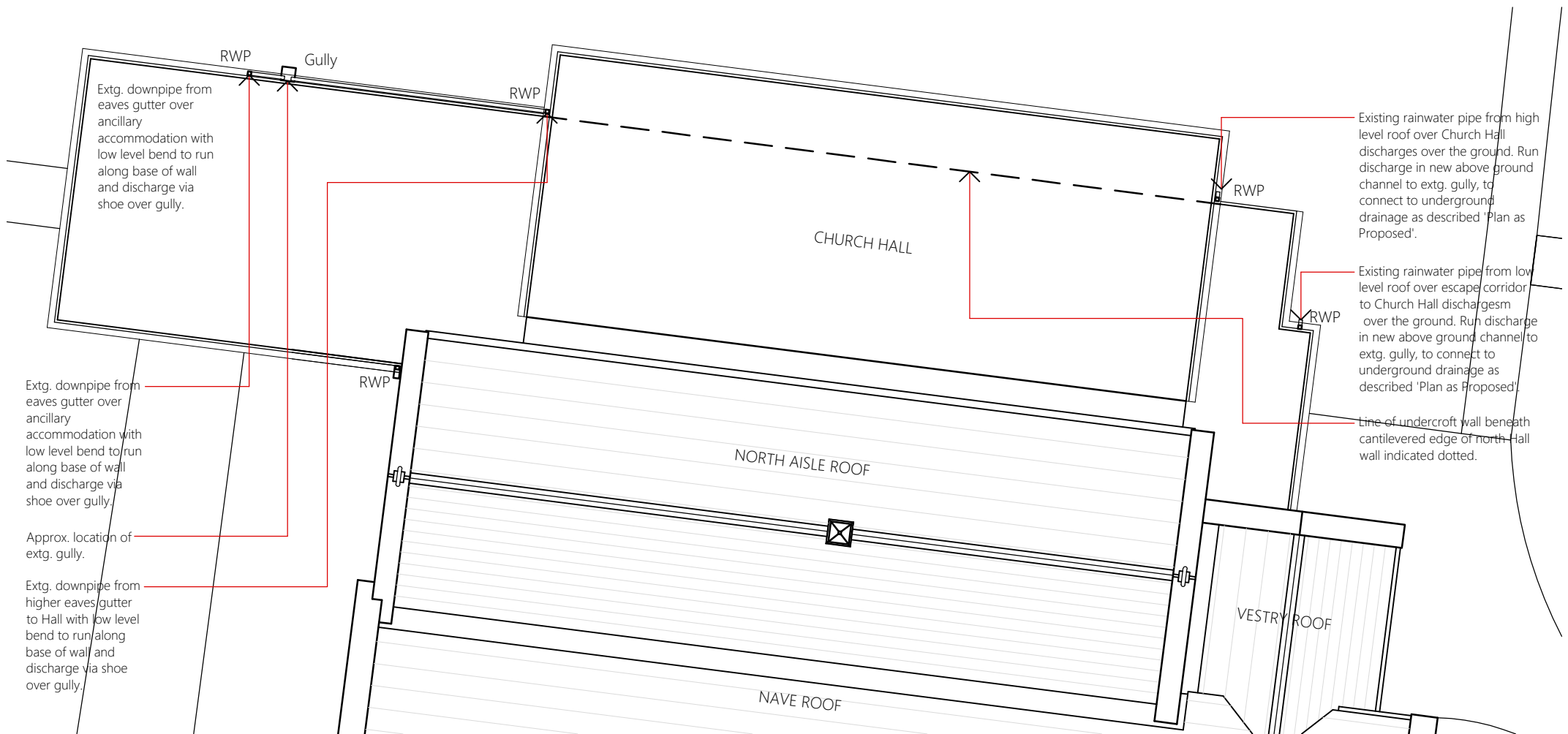
This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



CROSS - SECTION A - A THROUGH COLLECTION GUTTER (1:5 @ A3)

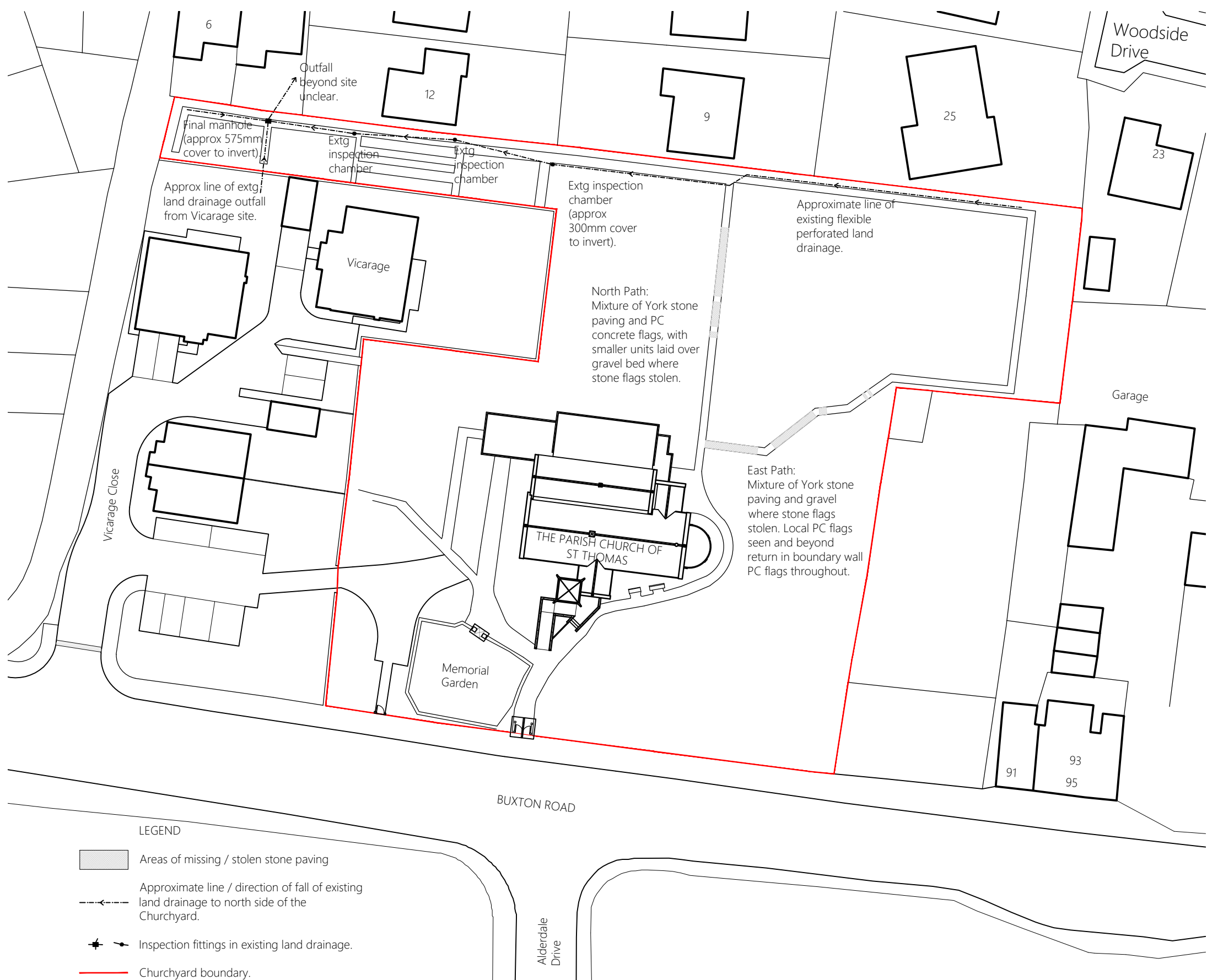


PART PLAN OF EXTENSION UNDERCROFT EXTERNAL WALL LINE INDICATING PROPOSED DRAINAGE WORKS (1:100 @ A3)

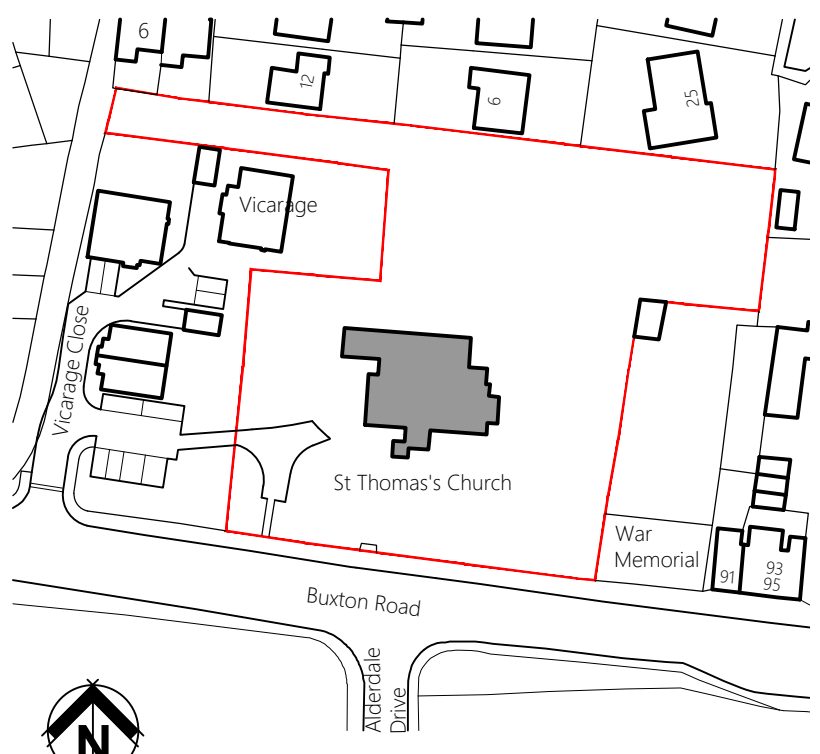


PART PLAN OF CHURCH ROOF AS EXISTING INDICATING AREA OF PROPOSED DRAINAGE WORKS (1:100 @ A3)

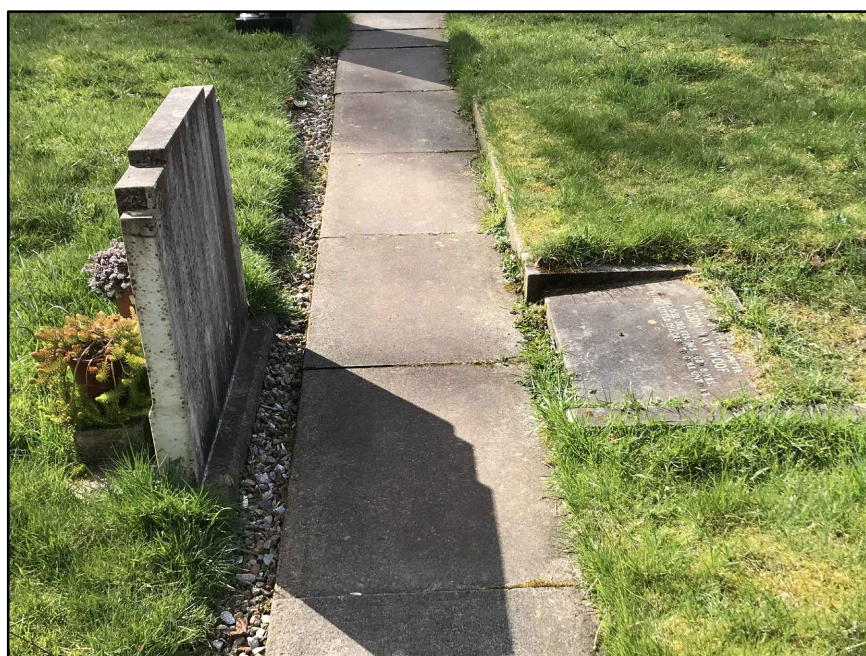
Contract	Proposed Paving Replacement and Drainage Works	Works to Church Roof Drainage, Option 2: Plans and Typical Details					
Client	The Parochial Church Council	Contract No.	2050C	Drawn	FDS	Drawing No.	05
Building / Structure	St. Thomas High Lane	Date	July 2022	Revision	-	Scale	As noted @ A3
KEPCZYK PEARCE SANDERSON ARCHITECTS, SURVEYORS & HISTORIC BUILDING CONSULTANTS		Address: 75 Wilmslow Road, Handforth, Cheshire SK9 3EN Tel: 01625 400103					



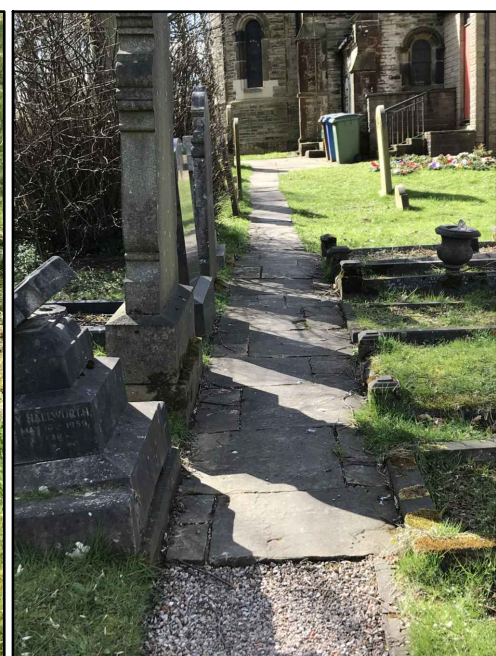
PLAN OF CHURCHYARD INDICATING PATHS AND AREAS OF MISSING PAVING (1:500)



LOCATION PLAN (1:1250)



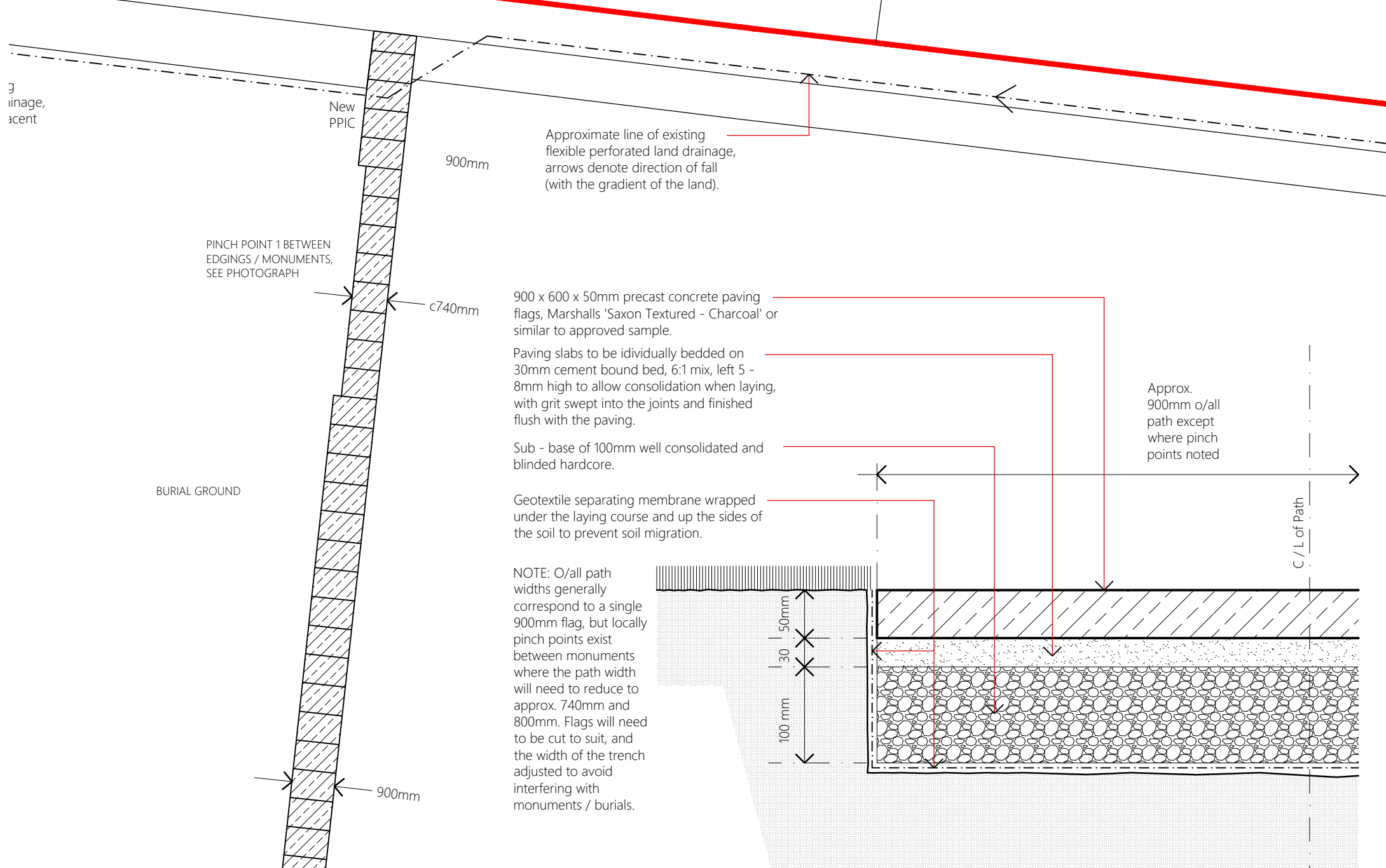
PINCH POINT 1: Approximately 740mm wide near the north end of the Path



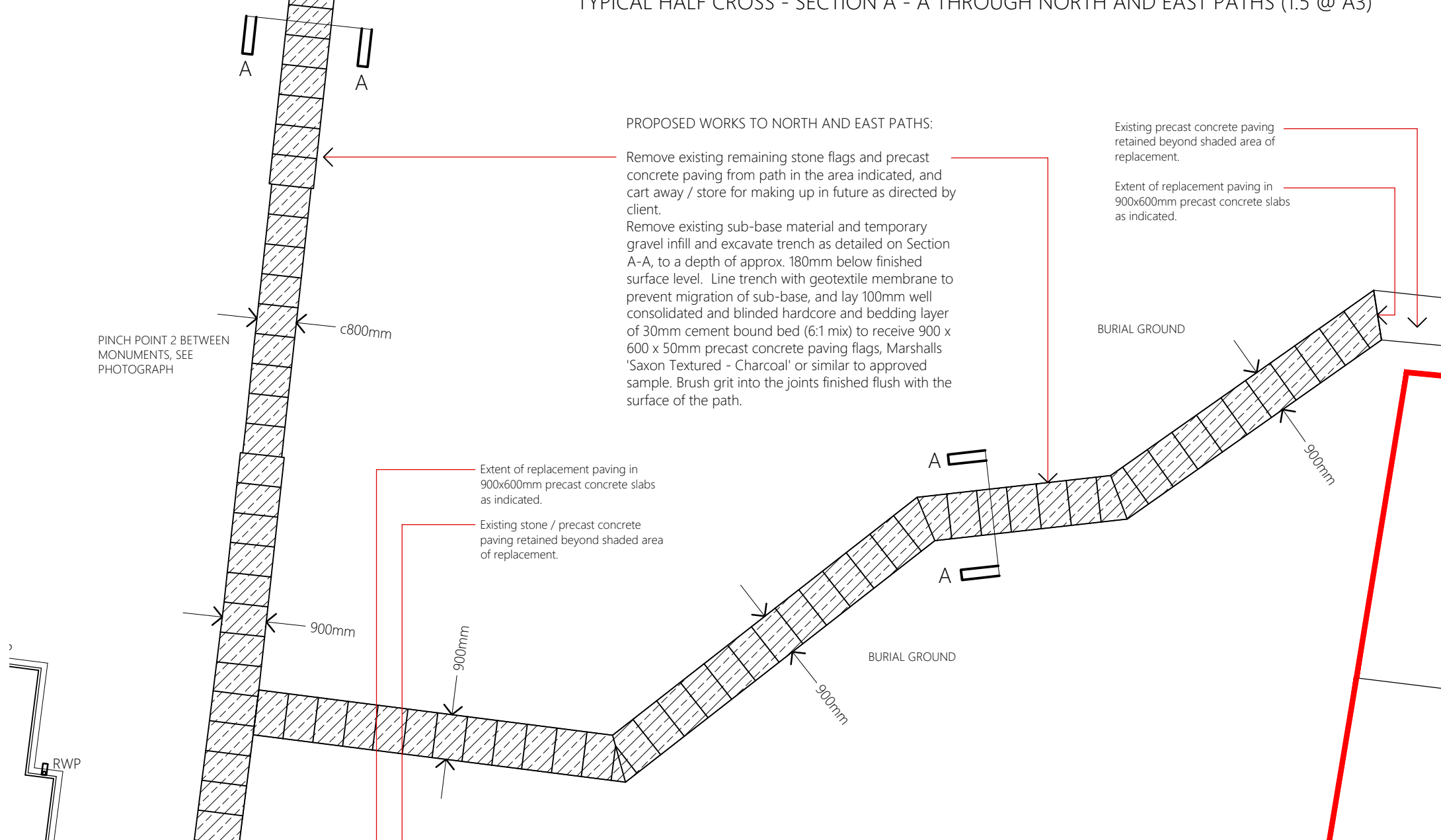
PINCH POINT 2: Approx. 800mm wide near Church

PINCH POINTS IN NORTH - SOUTH PATH

Contract	Proposed Paving Replacement and Drainage Works	Location Plan, Churchyard Plan Showing Area of Missing Paving					
Client	The Parochial Church Council	Contract No.	2050C	Drawn	FDS	Drawing No.	02
Building / Structure	St. Thomas High Lane	Date	Feb 2022	Revision	-	Scale	As noted @ A3
KEPCZYK PEARCE SANDERSON ARCHITECTS, SURVEYORS & HISTORIC BUILDING CONSULTANTS		Address: 75 Wilmslow Road, Handforth, Cheshire SK9 3EN Tel: 01625 400103					



TYPICAL HALF CROSS - SECTION A - A THROUGH NORTH AND EAST PATHS (1:5 @ A3)



PART PLAN OF CHURCHYARD INDICATING PROPOSED PAVING WORKS (1:100 @ A3)

Contract Proposed Paving Replacement and Drainage Works		Proposed Paving Works: Part Churchyard Plan and Typical Details			
Client	The Parochial Church Council	Contract No.	2050C	Drawn	FDS
Building / Structure	St. Thomas High Lane	Date	Feb 2022	Revision	-
				Scale	As noted @ A3
KEPCZYK PEARCE SANDERSON ARCHITECTS, SURVEYORS & HISTORIC BUILDING CONSULTANTS		Address: 75 Wilmslow Road, Handforth, Cheshire SK9 3EN Tel: 01625 400103			

High Lane St Thomas - Rainwater

Attachments are listed according to the numbering on the supporting documents list

- [Attachments in blue are included within the proposals section](#)
- *Attachments in black italics are superseded and not included within the application*

Date	Message
<p>29/07/2022</p> <p>To: Alvin West From: Duncan Sanderson</p>	<p>Following recent discussions with Geoff please find attached a copy of our drawing no. 2050C/05 showing Option 2 for the church roof drainage, by installing a box section gutter to collect and transfer rainwater from the pipes not currently connected to the underground drainage to the gully adjacent to the Hall. Whilst not my preferred option and there will be ongoing maintenance in terms of clearing and painting the gutters, I understand that this may prove a more cost effective solution to the problem and I think we can make this work with a little tweaking of the ground levels against the north church hall wall.</p> <p>This drawing should be read along with the previously issued 2053C/02 and 03, which should support any applications for approvals. I have also attached copies of these for clarity.</p>
<p>06/09/2022</p> <p>To: Katy Purvis From: Duncan Sanderson</p> <p>With attachments</p>	<p>See attached the up to date drawings for the works at High Lane. I did mention that the new drawing should be read in conjunction with the others as attached (see mail below).</p> <p>Email above 5) Drawings 2050C 02 Location plan and site plan and 2050C 03 Proposed path replacement works dated February 2022</p>
<p>15/09/2022</p> <p>To: Alvin West From: Katy Purvis</p>	<p>DAC Advice</p> <p>I am writing to let you that at its meeting of 9 September 2022 the DAC considered the proposal for the new low level gutter and resolved to recommend the scheme, with the following provisos</p> <ol style="list-style-type: none"> a. The works to be under the direction and subject to the inspection of the church architect b. The parish to obtain any necessary planning consent <p>This means that Caroline will shortly be able to raise the notification of advice, so you will be able to post the public notice.</p>