Heritage statement

In support of a

New Dorma bungalow to land at the rear of west street

Details of the listed building

CHURCH OF ST JOHN AND ST MARY MAGDALENE, LOCKWOOD ROAD

Heritage Category:
Listed Building
Grade: II
List Entry Number:
1151169
Date first listed:
23-Aug-1963
Statutory Address:
CHURCH OF ST JOHN AND ST MARY MAGDALENE, LOCKWOOD ROAD

Church of St. John and St. Mary Magdalene 23.8.63 (formerly listed as Church of Saint John the Evangelist and Saint Mary Magdalen) II Church. 1914-1916. By A. Y. Nutt. Reinforced concrete with exposed aggregate, pantile roof. 5-bay nave with aisles embracing square tower at south-west corner, 2-bay apsidal chancel with south chapel and gabled projections to north. Simplified Italianate style. Rectangular and tall round-headed lights in projecting square-faced surrounds, pilaster- strips at angles and between bays linking to projecting bands at eaves and verges. West front: shallow projecting porch flanked by small rectangular windows above which are tall round-headed lights. Central sculpture of Christ on the Cross set beneath moulded segmental canopy. Flanking strips continued to verge and crossed by band at eaves level. Tower to right: 3 stages with 2 rectangular windows to lower stages, to upper stage a tall arcade of 4 round-headed openings to each side. Hipped roof surmounted by large clock in decorative wood framework beneath a domed cupola. Nave: windows grouped 3 : 2 : 3 : 2 : 3, all round-headed with iron glazing bars, pilaster-strips between bays, reinforcing now exposed. Lower chancel in similar style: 4 round- headed lights to north chapel, small 3-light windows to apse. Interior: gallery at west

end, 5 bay arcades with tall round arches, concrete tie-beam to each bay. Heavily-carved hexagonal wooden-pulpit, C18 Flemish. Imposing concrete baldicchino with tall Corinthian columns and imposts beneath an open segmental pediment. An early experiment in ferro-concrete construction now showing some of its faults. The tower forms a notable landmark.

Key features

- Captivating architecture
- Glorious furnishings

Proposed works

It is proposed to build a Dorma bungalow to land to the rear of west street.

The position of the site in relation to the church

The site, (Dorma bungalow) sits to the rear south side of the church, at the back of some houses on west street. See Site location plan

The site

We proposed to build a Dorma bungalow on land that has been unused for many years. there have been previous application for Dorma bungalows upon this site and they have been accepted. The References are **2013/1174** and **2015/0011** both these have now lapsed.

The site from the church is not fully visible due to a 2m wall and the rear gardens of west street that hides most of the site.

The Dorma bungalow has been set back from the front of the land to minimize visual impact also keeping the overhaul height of the new bungalow low as not to obstruct the visual views from the houses on west street.

The impact

The impact on the church visually will be very low and I would say most people visiting the church would not even know it is there as from the front of the church you would not be able to see the new Dorma bungalow at all. The Dorma bungalow would also only be an addition to the houses that already surround the church. Which are of a 2 story nature.

Conclusion

With the building set back on the site and the visual impacted very low to the church, and this being a domestic housing area there would be no significant impact upon the church.