

28 April 2020

Wolfhampcote St Peter's CHURCH PLAN (DRAFT 1.0)



Part A - [Current Report](#)

The report current at the time of first issue summarises known activity at the church, stakeholders, trends, site resources and results in hand.

Part B - [Consultation](#)

Open consultation findings summarise notes provided by survey recipients in reaction to Part A, the current report and specifies community planning meeting details.

Part C - [Community Recommendations](#)

Community recommendations include the full resolutions set at the community planning meeting.

Part D - [Action Plan](#)

The action plan splits tasks agreed at and implied by the community recommendations.

Part A - Current Report

Church Introduction & Statement of Significance

The presence of a church in Wolfhampcote was recorded in the Domesday Book. The earliest fabric in the present church dates from the 13th century and is in the north aisle and the north chapel. During the following century the church was largely rebuilt, and in the 15th century the roof was altered and the clerestory was added. After the Dissolution of the Monasteries, the tower was built in the later part of the 16th century. In 1690 the top of the tower was altered and it was re-roofed; this was confirmed by finding the date and the initials of the churchwardens on the outside of the crenellations at the top of the west side of the tower.

The church then remained virtually unchanged until 1848, when a restoration was carried out, and the mausoleum was added to the east end of the church. After that time the population of the parish declined. More repairs and some restorations were carried out in 1903, at a cost of £425 (equivalent to £46,000 as of 2019). The church closed in 1910, but reopened two years later at the request of the local residents. However it was only used occasionally for services, and closed again soon after the end of the Second World War. It was damaged by vandalism and in the late 1950s the diocese decided to demolish it, leaving just the walls standing. However the charity, the Friends of Friendless Churches, was granted permission to carry out repairs. But more vandalism took place, and the entrances and the lower windows were blocked to prevent entry to the building. Following the Pastoral Measure of 1968 the church was declared redundant, and on 3 March 1972 it was vested in the Redundant Churches Fund (now known as the Churches Conservation Trust). More work has since been carried out to make the building weatherproof and secure from vandalism.

The chancel is constructed in limestone, while the rest of the church is in sandstone. Its plan consists of a three-bay nave with a clerestory, north and south aisles, a two-bay chancel with a chapel to the north, a south porch, and a northwest tower. The tower is in two stages divided by a string course. In the lower stage is a west lancet window and blocked lancet slits on the west and north sides. In the upper stage are paired bell openings. The parapet is battlemented. The

chancel has a five-light Perpendicular east window, and two and three-light windows with Decorated tracery elsewhere. It has a south doorway, and on its gable is a cross finial. There are windows on the south and east sides of the south aisle, and in the sides of the porch are blocked lancet windows. The clerestory is in two bays, and has two-light Decorated windows on each side. On the north of the church the aisle and the chapel are joined as one unit, forming four bays. These contain three-light north windows, a three-light east window, and a four-light west Perpendicular window.

The interior of the church is plastered. Between the chancel and the chapel is a two-bay arcade supported by an octagonal pier, and between the nave and the north aisle is a similar arcade. The south arcade has three bays. In the south aisle is a simple piscina, and there is a piscina with an ogee arch in the north chapel. The font is a plain tub, dating possibly from the 13th century. The oak chapel screen dates from the 14th century and contains Decorated tracery. The altar rails, from the late 17th century, are carried on barley sugar twist balusters. The pulpit is hexagonal and is dated 1790. Some of the benches date from the 14th century. Above the chancel arch are the painted Royal arms of 1702. There are some painted panels in the north chapel. The wall monuments date from the late 18th and early 19th centuries. The tower contains two bells. The larger of these was cast by John Sturdy of London, probably in the middle of the 15th century. The other is dated 1780 and was cast by Pack and Chapman at the Whitechapel Bell Foundry. Both bells were repaired in the 1970s by John Taylor and Co of Loughborough and were rung for the first time for over 30 years on St Peter's Day, 1976.

In the churchyard are six items that are designated as Grade II listed buildings. One of these is a group of 50 memorials south of the chancel and the south aisle of the church, which date from the 17th, 18th and 19th centuries. A row of three headstones carries dates from the 17th century. Another headstone is dated 1709. A further monument is a chest tomb dated 1687. Elsewhere is a pair of headstones dated 1695 and 1697. The final item is another pair of headstones, dating from the late 17th or early 18th century.

Current use (bookings) & voluntary activity

St. Peter's currently enjoys permission from The Church of England for six Sunday services each year and an unlimited number of additional services on an occasional basis. The church has an annual Christmas service, and has enjoyed the occasional wedding in the last few years. The church is a popular champing site and enjoys regular use throughout the open season from this. More recently a drumming group has found a home here and has used the church for community events including drumming, yoga, and a sound bath. Many of these events have community health and wellbeing in mind, they have proved popular with the local residents and have the support of the friends group. Other private events from the last three years include annual concerts by Fiori Musicali, occasional use for filming, and school trips.

Local residents volunteer to empty the wall safe and often report any changes or damage in the building.

Voluntary activity undertaken by volunteers includes

- Cleaning
- Remittance of wall safe and service funds
- Ad hoc reporting of building change

Collection Review

Open Churches Policy status: Open

Local Community Officer: Leigh-Anne Beattie

Closest Church Classification: Partnership 3/2

Classification outstanding items: Commercial activities; Agreement over income split; Terms of agreement

Volunteer Level: 3

Visitor nos. Summer 2017 (est): 6706

Visitor nos. Winter 2017 (est): 1883

Visitor nos. Summer 2018 (est): 4956

Visitor nos. Winter 2018 (est):	2177
Visitor nos. Summer 2019 (est):	5838
Current project:	N/A
Cleaning schedule:	Cleaned regularly, led by volunteers in accordance with CCT guidelines
Welcome table: future leaflets for re-stock)	maintains stock of current leaflets (note unavailability of
Key holder role:	Fulfilled
Key representative role:	Fulfilled (remittances, CCT liaison, volunteer management, maintenance reporting)
Area volunteer role:	Fulfilled
Fundraising roles:	Vacant and necessary
Stewardship roles:	Vacant, not necessary
Research, interp. & talks role:	Vacant, not necessary
Accessibility details:	Provided via website
CCT silver plaque:	Installed
CCT information board:	Installed, requires updating
Oak post:	Installed
CCT freestanding board:	Installed
Wall safe poster:	Installed, current
CCT A board:	Installed
Gift Aid envelopes:	Provided
Visitor book:	Installed
Building services:	N/A
Parking:	Few spaces
Organ:	N/A
Churchyard:	Owned by CCT
Ring-able bells:	N/A

Pews:	Sound, no defects
Fire rated capacity:	200
Seating capacity:	Not determined
Site plan:	Available
Roof alarm:	Not installed
CCTV:	Not installed
Individual item security measures:	Not installed
Nearby attractions:	Sulgrave Manor; Coventry Cathedral; St John's House Museum
Public transport:	Long Buckby station 7 miles; Rugby station 9 miles
Social media presence:	Nil
Images on CCT website:	One of four
Regular feature parish news:	No
Services per year:	0
CofE support for services:	No
Christmas memory tree:	Yes, unsponsored
Tea Party:	No
Historic Church Tour:	No
Heritage Open Days:	No
Ride & Stride:	No
Champing:	No
Retail:	No,
Risk assessment general:	Current
Risk assessment fire:	Current
COSHH listing:	Current
Portable appliance listing:	Current
Security Audit:	Current
Children's explorer cart:	No

Children's trail: No

Conservation reports

Annualised maintenance costs (Exclusive of VAT): £4475.61

Routine maintenance costs: (Per annum and exclusive of VAT): £552.00

Other maintenance costs: £400.00

Maintenance Liability (Exclusive of VAT): **£9,850.00**

- RWG £4,500.00
- Replace wall safe £650.00
- Repair brick drainage channel £3,750.00
- Repoint flashings £950.00

Repair Liability:

- **Short term:** **£27,050.00**
 - Roof repairs £7,150.00
 - RWG £8,550.00
 - Remove plants and carryout minor repairs to the nave transepts chancel and porch. £15,350.00
- **Medium term:** **£37,200.00**
 - Repairs to the tower £6,350.00
 - Window and glazing repairs £18,900.00
 - Repairs to internal walls £11,950.00
- **Long term:** **£7,250.00**
 - Floor repairs £7,250.00

Income, Expenditure & Balances

Income

Income 2018-2019:	£1006
Wall safe 2018-2019 (incl. above):	£306
Income 2017-2018:	£2776
Wall safe 2017-2018: (incl. above):	£693
Income 2016-2017:	£465
Wall safe 2016-2017: (incl. above):	£465

Expenditure

Conservation expenditure '18/'19:	£1291
Maintenance expenditure '18/'19:	£642
Maintenance expenditure '17/'18:	£562
Electricity '18/'19:	£0.00
Electricity '17/'18:	£0.00

Balances

Restricted Balance Report Jul '19	£1681.74
Income less expenditure '18/'19	-£3469.61
Income less ann. maint.'18/'19:	-£927

Local Community Officer's Summary

This pretty Warwickshire church benefits from very generous support from a small number of regularly active community participants. Additional members of the community support the church well but less regularly through attendance at events. Signatures in the visitor book indicates popular support for the church and for The Churches Conservation Trust throughout the village and from tourism.

The regularity of events and Champing presents an opportunity to review the level of contribution from wall safe donations, given that visitors may be currently unaware of our annualised maintenance liability. This message could be amplified through information presented in the church. Interest and use by the school may also enable the community to communicate church needs to pupils' parents, and extend offers of booked use to this prospective audience for alternative uses.

Marketing could focus on historical societies with an interest in the history of the local area, seeking bookings to tour the church alongside other popular Warwickshire venues with a related connection. Voluntary effort towards research and interpretation products could facilitate encouragement of these bookings at the same time as enriching the visitor experience further.

The site has is open plan with movable pews, making it ideal for alternate uses. The current use of the church for both Champing and drumming workshops has proved to be very popular. Additional revenue could derive from promotion of local, sympathetic businesses seeking to promote services and products through signage at the church.

The Community may need to review some of the options detailed in this summary towards the shortfall against annualised maintenance costs, addressing the risk of necessary repairs wanting for funds in future seasons.

CCT will need to provide a walk around guide and additional notice board signage for visitors early in 2020.

The wall safe has attracted attention from thieves in recent months and as a result review of means for emptying the safe and providing associated signage would be beneficial.

A supply of Christmas cards and a sponsor for the Christmas Memory Tree might also help develop useful income against maintenance liability.