



**Churchyard Enhancement Programme
Churchyard Assessment Sample**

Appendix 3

Churchyards Assessments

Name of Churchyard: St Anne & St Agnes

Priority: High/Medium/Low

Scope: High/Medium/Low

No.	Criteria	Notes
Fundamental		
1	Public Access	Yes
2	Disabled Access	<p>2003 Audit Site C29/A6 Noble Street Gardens.</p> <p>Dropped kerbs are in place in Noble Street and Gresham Street to gain access to this open space. Neither of the kerb facilities have underfoot tactile warnings and it is recommended that some be installed.</p> <p>Very good level access for a wheelchair user is provided in the south-western corner. The paving slabs and cobbles laid to the walkway provide a firm and even surface.</p> <p>Additional level access is available to the west of the site. A ramp leads from this entrance, which is 2.3 metres wide and has a gradient of 1:24, this is good practice.</p> <p>The small walkway that cuts between the Shrub beds on the eastern side is laid to paving slabs, however the gaps between each slab have no pointing and pose a potential trip hazard. Consideration could be given to reducing the gap and then point the slabs. A further consideration could be to trim the foliage that currently overhangs this walkway.</p> <p>The paved area where the majority of bench seating is provided is in reasonable condition. The benches here have seat heights of 450mm and are fitted with armrests.</p> <p>The adjacent internal ramp (2 metres wide) has a gradient measurement of 1:24 and a mostly firm surface. However it was noted that some paving slabs on the ramp are uneven and thought could be given rectifying these.</p> <p>The north side pedestrian approach to this open space. The steps here have risers and goings of the correct height and width and good design steel handrails are fitted. It was noted that the paint on the step nosings is faded and</p>

		<p>therefore a suggestion could be to upgrade this and to further highlight the handrails so making them more distinct to a person with sight impairment.</p> <p>This open space has exterior lighting in its northern section and a recommendation could be to extend this to the southern section also, this could aid wayfinding if light levels were to drop.</p> <p>All the litterbins are strategically placed so as to not cause an obstruction or hazard, particularly to a person with sight impairment, this is good practice.</p>
3	Enclosed/Gated	None
4	Current Usage	<p>Public garden – well used</p> <p>See 'issues' section for any ASB information.</p>
5	Legal agreements (e.g Maintenance)	Legal agreement under CoL(VP) Act 1952 (Section 5) 19 th Jan 1967 (50 – 30)
6	Context	<p>The site is adjacent to the London Wall.</p> <p>Planning permission has been granted for a rear extension to the church.</p> <p>Identified as part of the Cheapside & Guildhall area strategy.</p> <p>Church not currently used for services, but for community events (to be checked)</p> <p>Located in the LEN area of influence.</p>
7	Historic background	<p>Churchyard first recorded 1269. The form of it has changed considerably over time; the Ogilby and Morgan map shows it has two roughly square pieces of land bordering the east of the church. By 1745 it had become much more hemmed in by buildings, and took the form of a polygonal open space in front of the church. It remained thus until the Blitz of the 1940s, when the buildings dividing it from Noble Street were destroyed. The small area of land to the north of the church was formed by c.1880. In 1971-2 the churchyard was extended to the south and east when an open garden was made of these blitzed plots, part of a wider landscaped area. Planning permission has been granted for an extension on the north part of the churchyard.</p>
Physical Condition		
8	Hard Landscape	Okay condition, narrow paths.



9 Soft Landscape

The current planting makes the church garden very secluded, which can lead to anti-social behaviour. There is currently a lot of soil with no planting that covers a lot of the space. A large variety of trees are present, and should be retained as part of any landscaping scheme if possible.





10 Historic monuments

10 grave stones (some of which sit at the back of house area of the adjacent building)



Historic artefact: 1930's water level monitor- a potential security threat? (the monitor is openable)



Ruins from WWII bomb damage



Churchyard site is adjacent to the London Wall, and this will require careful consideration

11	Furniture	Benches in fair condition and bins in pathways/hard landscape, none present in the green spaces 
12	Other	A lot of wildlife (bird species) A biodiversity assessment to be carried out as part of any landscaping scheme. The churchyard should be visited when dark, to assess the lighting conditions
Issues		
13	ASB	Because of the seclusion and lack of visibility from the street (due to the dense planting area), cab drivers tend to urinate in the garden as it is adjacent to a taxi rank. The issue appears to have improved since the adjacent bar has let cab drivers use the WC.
14	Rough Sleeping	An issue, reported by Open Spaces maintenance team. Problem particularly bad on Mondays, cardboard left in the garden. Ongoing issue of excrement.
15	Litter	Bins provided. No excess cigarette litter observed.
16	Commercial Activity (authorised/unauthorised)	Churchyard frequently used for community events. Use to be investigated further as part of any landscaping scheme. Coffee cart was here previously. There could be potential for a designated area for commercial activity
17	Other	
Opportunities		
18	Access	The pathways could be widened and straightened, to increase user accessibility. A raised pathway would make the church accessible.

19	Enclosure	<p>Possibility of installing railings, to enclose the churchyard and lock the gates at night, thus mitigating anti-social behaviour.</p> <p>Historic railings records to be checked, as part of the historic research workstream.</p>
20	Design/layout	<p>Potential for a new layout in the overall design of the space. In the space outside the main church entrance, the curved aspect of the garden could be removed and restored its original rectilinear form. The design of a new public space could be more 'radical' on other areas of the churchyard, which would contrast with the conservative approach of the front area.</p> <p>The highways owned part of the space would need to be redesigned in conjunction with any landscaping scheme to create one continuous space.</p>
21	Hard landscape	To introduce wider pathways (see access)
22	Soft landscape	Potential for redesign and new planting. The amount of soil with no planting makes a case for the replanting of shrubs and opening up that area of the churchyard. This would help to mitigate antisocial behaviour by increasing visibility. Existing trees of note should be retained where possible.
23	Furniture	Potential to add further benches to the garden area of the churchyard. The current bench locations are in very shaded areas.
24	Conservation	Several features worthy of restoration as part of any landscaping scheme (see the Churchyards Statements of Significance for further information).
25	Enhancement of Historic Environment	The bomb damage (if structurally stable/safe) remnants could be an interesting landscape feature for a newly enhanced space
26	Interpretation	To review the existing signage, both text and design.



Possibility of interpreting the former church footprint in the churchyard garden.

27	Monuments	No major changes to monuments. See monument condition survey (when available).
28	Other	
	Future Potential	A new landscaping design for this churchyard would provide higher amenity value for the public and create more capacity to allow increasing numbers of users. The enclosure of the churchyard would increase safety and provide a quiet retreat for visitors, residents and workers in the city.

Key Recommendations

Short Term

	Lighting	The space could benefit from repairs to any damaged lighting.
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Long Term

	Re-landscaping	<p>The re-landscaping of the entire churchyard and adjacent areas of highway would:</p> <ul style="list-style-type: none"> • Make better use of the available space • Reduce antisocial behaviour by increasing visibility and security
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		<ul style="list-style-type: none">• Increase accessibility of the space• Better interpret the history of the churchyard• Improve the quality and design of the signage <p>The churchyard would thus benefit from better pathways, signage redesign, replanting of shrubbery, and the reconfiguration of green spaces. The impact of this on the biodiversity of the site should be investigated.</p>
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