



Churchyard Enhancement Programme

Project briefs for high priority churchyards Appendix 2

Name of churchyard

1. St Helen's Bishopsgate
2. St Anne & St Agnes
3. St Paul's Cathedral
4. St Bartholomew the Great
5. St Mary Aldermary
6. St Olave Silver Street
7. St Botolph Bishopsgate
8. St Brides Fleet Street
9. Christchurch Greyfriars
10. St Mary at Hill
11. St Peter Westcheap



St Helen's Bishopsgate Churchyard

Design Brief (Part of Churchyard Enhancement Programme)

1 Introduction

The City of London (City) is the local authority for the 'Square Mile', as well as having several private interests. Its policies are dedicated to maintaining the City as one of the world's leading international financial and business centres; to providing high quality services for its residents and the business communities, and for London, as a whole. The City is also responsible for enhancing and maintaining the network of gardens, churchyards, parks, plazas and highway planting across the City not only for enjoyment by residents, workers and visitors but also as an important habitat for wildlife within the urban landscape

2 Background

2.2 Churchyard Enhancement Programme (CEP)

Churchyards within the City are historic open spaces and have collective significance as a cultural asset. They form the setting for the numerous listed churches and ancient monuments, providing a refuge from the City's intensity and are essential places for workers, visitors and residents to rest and enjoy. Many are popular green spaces; however, others are underutilised, uninspiring and in need of improvement. In the future, the public realm will need to support an increasing City population because of new development and the churchyards are a vital public amenity in this context. The City has worked closely with the Diocese of London to establish a CEP that will address the need for improvements to the churchyards.

The main objectives of the CEP are as follows:

- Provide high quality, inspiring and sustainable spaces;
- Ensure safe and inclusive places for all the City's communities;
- Respond to the projected increase in worker, visitor and resident numbers in the City by providing enhanced areas to sit, eat lunch, play or relax, including accommodating 'agile working';
- Prioritise the enhancement of those churchyards in most need

The CEP has identified St. Helen's Bishopsgate churchyard as one of the open spaces in need of improvements. This is based on responses received through an extensive public consultation exercise, key stakeholder meetings, assessment of site conditions and understanding the significance of the setting.

2.3 Local Engagement

City's consultation events have shown that there are numerous and varied stakeholders from the private, public and voluntary sectors and local faith and community groups who have interest in the CEP. These stakeholders have been integral to the process of identifying uses for the Churchyard and informing the design brief. It is key that the new Churchyard has local ownership and buy-in, for it is the local stakeholders who will ultimately ensure whether the space is well used and well-loved. The re-design of the Churchyard should reflect the aspirations of the stakeholders, as obtained via the consultation carried out in 2017-18.

The full report is at Appendix A.

2.3.1 In summary following key themes have been identified following the public consultation:

Heritage:

Preserve the churchyards as tranquil, historic spaces that can be enjoyed by everyone

Greenery:

Enhance the quality of the greenery in churchyards and increase biodiversity

Maintenance:

Provide clear maintenance standards

Wayfinding:

Improve signage across all Churchyards, and include further historic information

2.4 Policy Context

The City uses an area-based approach to provide a framework for the development of public realm projects, and to identify priority areas for enhancement that respond to the needs of the local community. St Helens Churchyard is located within the (draft, yet to be adopted) Eastern City Cluster (ECC) Area Enhancement Strategy. St Helen's churchyard is identified as an important open space with potential for enhancement to the natural charm of its heritage character by creating an improved green space.

Local Plan policies relating to historic environment, open space and public realm tie the site into the wider planning context. Refer to Appendix B for relevant policies.

2.5 Historic Background

The City churchyards are heritage assets and a unique assemblage of burial grounds in an urban context. They have been assessed as a group and individual statements of significance written to bring together existing information and create a tool for future management and interpretation.

St Helen's church is a Grade I listed building and falls within the St. Helen's Place Conservation Area. The conservation area is focused primarily on those buildings which enclose, and define the space of St. Helen's Place, and those buildings in Great St. Helen's which contribute to the setting of the Parish Church of St. Helen. The Priory of St. Helen was founded on the site for Benedictine Nuns in the early thirteenth century and shared the church with the parish. The church was rebuilt in the same century and extended to include two parallel naves; the southern nave was used by the parishioners, and the northern one by the nuns. It is this church which largely survives today. The extensive grounds of the irregularly-shaped Priory precinct would have covered most of the conservation area. It was divided into two parts by the church. The northern half included the cloister, kitchens and service court, whilst the southern part contained tenements. The other significant space at that time was the churchyard itself, to the west of the Church, which included a graveyard cross and St. Helen's Well in the southern wall. Much of the Priory survived until 1799 when the site was cleared, and Great St. Helen's and St. Helen's Place were laid out.

Further information on the historic significance of the Churchyard can be found in the Historic Environment Strategy and statements of significance which is a suite of guidance documents on all aspects of the City's historic environment.

It can be found here:

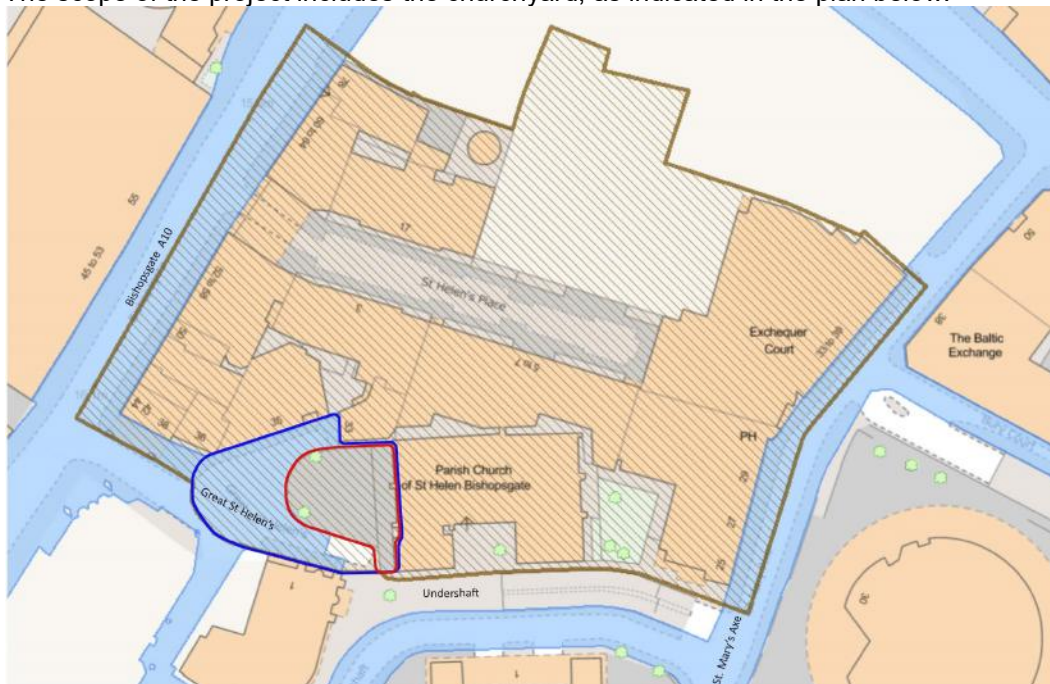
<https://www.cityoflondon.gov.uk/services/environment-and-planning/planning/heritage-and-design/Pages/historic-environment.aspx>

3 Existing Site

Great St Helen's uniquely captures the sense of character, contrast and change within the Eastern cluster, juxtaposing and celebrating the most ancient with the most contemporary. This important public space combines the charm and character of the grade I listed Great St Helen's church and its churchyard (as one of London's most ancient of buildings being contemporary with Westminster Abbey), alongside some of the tallest and most recent buildings in the City, including 122 Leadenhall Street, 22 Bishopsgate and the planned development of 1 Undershaft. It is a popular pedestrian route and gathering space providing good east-west links into and out of the cluster as well as offering a significant open space with a strong presence of greenery by way of large Plane trees.

3.1 Scope

The scope of the project includes the churchyard, as indicated in the plan below.



- 3.2 The churchyard is a well-used open space but does not have level access from either Great St. Helen's or from the church itself and has mainly hard landscape in the form of York stone paving which is in a good condition. There are two mature London Plane trees and some shrubbery primarily along the perimeter wall of the churchyard. The perimeter wall although not individually listed, is a heritage asset of the site, and historically had railings enclosing the space. Aspiration of the project is to not enclose the site with railings as it currently benefits from natural surveillance. The space offers limited seating capacity for lunchtime gathering and the lack of sufficient bin provision has caused litter issues especially over weekends. The existing asphalt finish to the adjoining highway space maintains a vehicular 'back of house' dominance.



The issues/ constraints of the site are:

- Churchyard is well used but has limited seating opportunities.
- Hard landscape- mainly York stone paving with limited planting therefore the environment feels harsh.
- Soft landscape- limited planting
- Back of house feel to the space due to tarmac street around and lack of visual buffer
- Limitation on development due to burials in the Churchyard
- Limited bin facility therefore issue with litter
- Poorly lit
- Raised kerbs/ level limits equal access
- There are a variety of different land ownership issues, restrictions, byelaws and legal agreements connected to the City's churchyards. Most churchyards are publicly accessible private land and are either maintained by the City by formal or informal agreement.

Opportunities of the site are discussed in the Design Brief below.

3.3 Tree Survey

A tree survey will be provided/ commissioned by the Client as a part of the project

4 Design Brief

The main aim of the project is to redesign the churchyard to provide a peaceful space away from the noise and pollution of the adjacent roads. The redesign of the churchyard should also provide:

- A unified space designed to celebrates the heritage and character of the site e.g. Its history as Priory of Benedictine Nuns.
- Introduce more greenery that is easy to maintain and provides a variety of colour and strikes a balance between the hard and soft landscape.
- Increase seating provision complementary to the size of the space; seating that is incorporated within the design of the churchyard, rather than individual benches to reduce the visual clutter within the small churchyard.
- An enclosed bin storage solution would address litter issues and enhance the churchyard's appearance.
- The churchyard is currently dark at night. Assess the need of lighting and therefore the perceived safety within the space after hours.
- The layout and design of the churchyard be kept open. From this perspective historic railings to enclose the church wouldn't be desirable.
- Provide inclusive access to enable disabled people to use the spaces and improve connections;
- Improve signage to convey the varied history of the site. Interpretation of the history of the churchyard would be a key aspiration for enhancement. This could be integrated within a new wayfinding/ signage for the site
- Approximate overall budget for the project is £400K to £500K.

In addition to above:

Based on the existing condition and constraints of the site, public and key stakeholder consultation results and the historic significance and background of the churchyard following are the key considerations within the design brief for the enhancement project.

- An essential part of design work will be to establish the kind of design that would be desirable and acceptable for a sensitive and historic site and for the churchyard to retain its individuality.
- A landscape enhancement scheme for the churchyard has been previously prepared by a landscape architect on behalf of the neighbouring development (22 Bishopsgate). Some of the considerations within this brief, but not all, are encompassed within the scheme. Design work as a part of this brief should take into consideration the enhancement scheme produced previously.
- A fundamental consideration of the design must be the long-term maintenance costs. Proposals for hard and soft landscaping, street furniture and public art should fit with the City's current maintenance regime. Materials should be of a high quality and be in-keeping with the City's technical manual. It was noted that water supply to the churchyard may be required to maintain this.
- Activities within each of the churches in the parish are linked. For example, St Andrews Undershaft serves food after services at St Helen's Bishopsgate. There is currently no commercial activity in the churchyard although events occur relatively frequently, and a marquee is often used.
- The churchyard was paved over years ago as the grass was difficult to maintain, and the space was frequently used for church events.



St Anne St Agnes Churchyard

Design Brief (Part of Churchyard Enhancement Scheme)

1 Introduction

The City of London (City) is the local authority for the 'Square Mile', as well as having several private interests. Its policies are dedicated to maintaining the City as one of the world's leading international financial and business centres; to providing high quality services for its residents and the business communities, and for London, as a whole. The City is also responsible for enhancing and maintaining the network of gardens, churchyards, parks, plazas and highway planting across the City are there to be enjoyed by residents, workers and visitors alike as well as an important habitat for wildlife within the urban landscape

2 Background

2.2 Churchyard Enhancement Strategy

Churchyards within the City are historic open spaces and have collective significance as a cultural asset. They form the setting for the numerous listed churches and ancient monuments, providing a refuge from the City's intensity and are essential places for workers, visitors and residents to rest and enjoy. Many are popular green spaces, however, others are underutilised, uninspiring and in need of improvement. In the future, the public realm will need to support an increasing City population because of new development and the churchyards are a vital public amenity in this context. The City has worked closely with the Diocese of London to establish a Churchyards Enhancement Programme (CEP) that will address the need for improvements to the churchyards to support the Future City.

The main objectives of the CEP are as follows:

- Provide high quality, inspiring and sustainable spaces;
- Ensure safe and inclusive places for all the City's communities;
- Respond to the projected increase in worker, visitor and resident numbers in the City by providing enhanced areas to sit, eat lunch, play or relax, including accommodating 'agile working';
- Prioritise the enhancement of those churchyards in most need

The CEP has identified St. Anne St Agnes Churchyard as one of the open spaces in need of improvements. This is based on responses received through an extensive public consultation exercise, key stakeholder meetings, assessment of site conditions and understanding the significance of the setting.

2.3 Local Engagement

City's consultation events have shown that there are numerous and varied stakeholders from the private, public and voluntary sectors and local faith and community groups who have interest in the CEP. These stakeholders have been integral to the process of identifying uses for the Churchyard and informing the design brief. It is key that the new Churchyard has local ownership and buy-in, for it is the local stakeholders who will ultimately ensure whether the space is well used and well-loved. The re-design of the Churchyard should reflect the aspirations of local residents and stakeholders, as obtained via the consultation carried out in 2017-18.

The full report is at Appendix A.

2.3.1 In summary following key themes have been identified:

Heritage:

Preserve the churchyards as tranquil, historic spaces that can be enjoyed by everyone

Greenery:

Enhance the quality of the greenery in churchyards and increase biodiversity

Maintenance:

Provide clear maintenance standards

Wayfinding:

Improve signage across all Churchyards, and include further historic information

2.4 Policy Context

The City uses an area-based approach to provide a framework for the development of public realm projects, and to identify priority areas for enhancement that respond to the needs of the local community. St Anne and St Agnes Churchyard (see location map) is located within the Cheapside and Guildhall Area Enhancement Strategy.

Local Plan policies relating to historic environment, open space and public realm tie the site into the wider planning context. Refer to Appendix B for relevant policies.

2.5 Sites of Importance for Nature Conservation (SINC):

The London Plan identifies the need to protect biodiversity and to provide opportunities for people to access nature through local green spaces. The best examples of key habitats and green spaces are identified as Sites of Importance for Nature Conservation (SINCs). Many of the City's open spaces such as the churchyards have a strongly historic character that underscores their biodiversity to powerful effect. A number include historic structures such as parts of the Roman and medieval City wall, exposed Victorian building basements, elements of former churches damaged or altered after the Second World War, gravestones destroyed in the Blitz, and memorial structures.

The Roman Wall along Noble street (north of St. Anne St Agnes Churchyard) is identified as a SINC site of local importance in the City of London's Biodiversity Action Plan (BAP). The Churchyard's proximity to this SINC site should be considered as an important factor while redesigning the open space.

More information on the action plans to deliver the objectives of the BAP can be found here:

<https://www.cityoflondon.gov.uk/things-to-do/green-spaces/city-gardens/wildlife-and-nature/Documents/city-of-london-biodiversity-action-plan-2016-2020.pdf>

2.6 Historic Background

The City churchyards are heritage assets and a unique assemblage of burial grounds in an urban context. They have been assessed as a group and individual statements of significance written to bring together existing information and create a tool for future management and interpretation

St Anne and St Agnes Churchyard was first recorded in 1269 and its form has changed considerably over time. 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.

Further information on the historic significance of the Churchyard can be found in the Historic Environment Strategy and statements of significance which is a suite of guidance documents on all aspects of the City's historic environment.

It can be found here:

<https://www.cityoflondon.gov.uk/services/environment-and-planning/planning/heritage-and-design/Pages/historic-environment.aspx>

3 Existing Site

The churchyard is located within the Foster Lane conservation area. The Churchyard of St John Zachary and the vegetation surrounding St Anne and St Agnes church make a significant contribution to the character and appearance and biodiversity of the area.

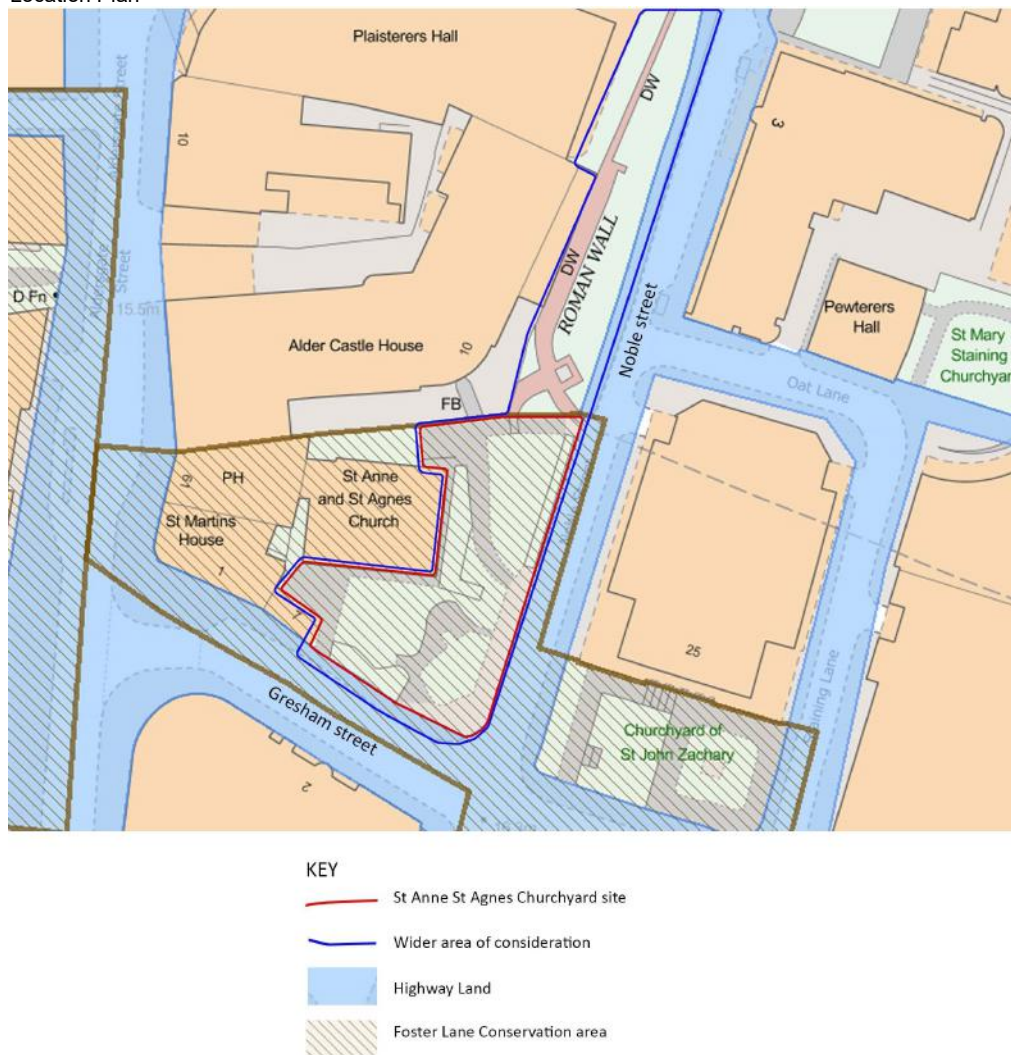
3.1 Scope

The scope of the project includes the Churchyard, as well as the open space north of the churchyard along Noble Street.



Existing Site Plan

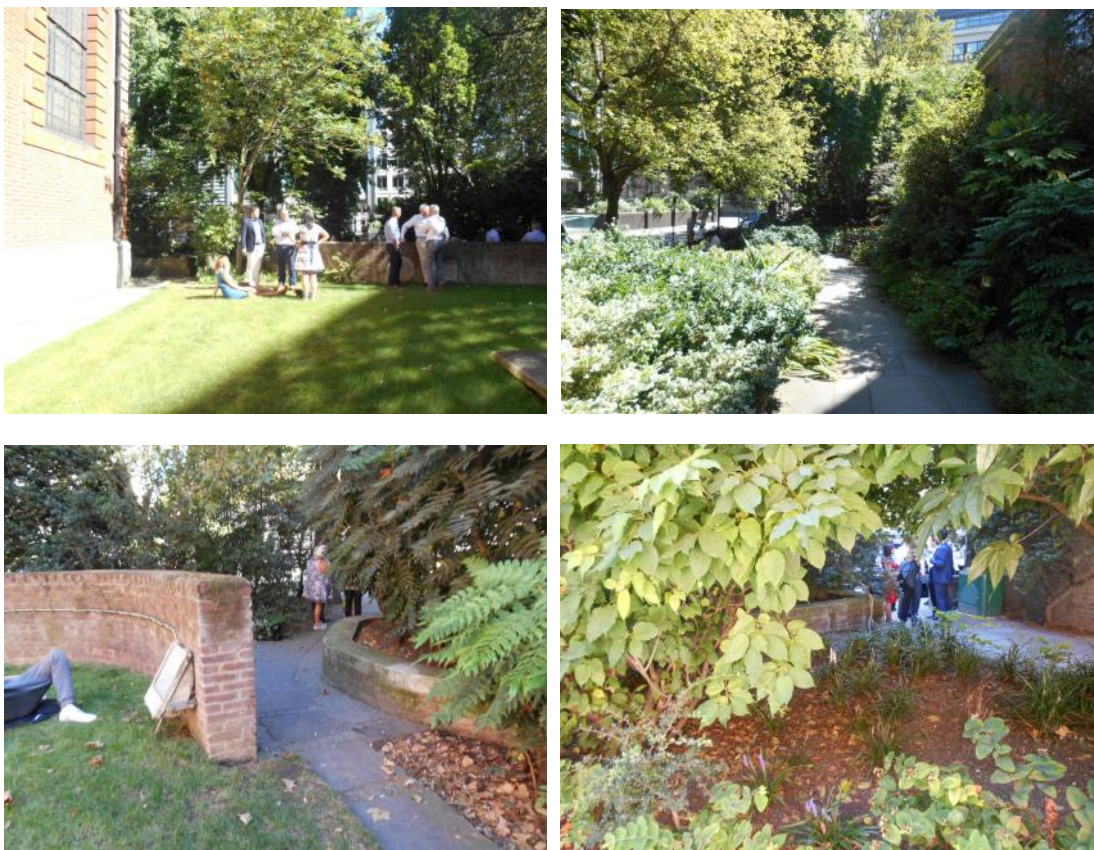
Location Plan



- 3.2** The churchyard is a well-used open space with plentiful trees and greenery and has level access from Noble street and Gresham street. It has mainly soft landscape in the form of lawn and mature shrubbery and trees. This shrubbery which seems to take up majority of the space in this small Churchyard is mainly along the perimeter and is considered an asset in terms of biodiversity and providing an ecological corridor linking to the SINC site nearby. This planting also obscures the views from the street into the Churchyard and makes the spaces feel secluded. This has led to some anti-social behaviour in the churchyard e.g. rough sleeping, ongoing issue of excrement and cab drivers urinating in the churchyard as it is adjacent to a taxi rank.

A narrow serpentine path and a brick wall segregate the churchyard in two distinct areas. The small grassed garden in front of the church leads onto another area of raised beds containing shrubs and bedding plants with benches shaded under the canopy of London Plane trees. The raised beds with high shrubbery are presently difficult to get around due to narrow paths. There are sufficient number of benches and bins within the open space but there is a potential to increase the numbers. Hard landscape in the form of narrow paths is uneven in a few locations forming a trip hazard but otherwise in a reasonable condition.

St Anne and St Agnes Church, also known as Gresham Centre is an international centre for vocal excellence and outreach and thus hosts a variety of music events. The Churchyard is also frequently used for community events.



The issues/ constraints of the site are:

- Churchyard is a large well used space but with layout that is divided with walls, planters and narrow paths.
- Mature boundary planting provide unique setting with biodiversity but has also secluded parts of the space with lack of natural surveillance leading to antisocial behaviour
- Hard landscape in poor condition with a few trip hazards.
- Memorials need conservation works
- Raised brick planters along boundary also in poor condition in many locations
- Some smoker's litter although a voluntary smoking ban is in place and reduced the issue
- Limitation on development due to burials in the Churchyard
- Poorly lit causing anti-social behaviour
- Currently no level access into the church from the churchyard.
- There are a variety of different land ownership issues, restrictions, byelaws and legal agreements connected to the City's churchyards. Most churchyards are publicly accessible private land and are either maintained by the City by formal or informal agreement.

Opportunities of the site are discussed in the Design Brief below.

3.3 Tree Survey

A tree survey will be commissioned/ provided by the client.

4 Design Brief

The main aim of the project is to redesign the Churchyard to provide a peaceful space away from the noise and pollution of the adjacent roads whilst creating open views to the church façade. There is an opportunity to redesign the space to create open and sunny areas of seating providing a greater combined open space resource with St John Zachery Churchyard nearby. The redesign of the Churchyard should also provide:

- A unified and continuous space. i.e. re consider the location of the brick wall and narrow paths dividing the current space, hence the overall layout.
- Greenery and a tranquil space e.g. resolve issues related to current layout of the shrubbery that is a visual barrier leading to antisocial behaviour whilst retaining the biodiversity value of the space. Opening views to hopefully reduce the antisocial behaviour should be carefully balanced with providing a clear boundary definition to the churchyard without this becoming a barrier to accessing the open space- visually or physically.
- Consider various design solutions to tackle the antisocial behaviour. E.g. Better lighting of the church at night could help with anti-social behaviour issues too. This will need a balanced approach as the BAP may not support additional lighting near a SINC site. Assess the visual impact of adding railings to the site to tackle antisocial behaviour.
- Conservation work has recently completed on the church and the churchyard should help frame this and draw people in. This will be an opportunity to re think the arrangement of this small churchyard to create open views within a unified layout whilst maintaining enough planting in support of the SINC site
- Seating provision complementary to the size of the space hence increasing the amenity value of the space
- The main activity within the church is the VCM music education foundation, a centre of excellence for choral education. There is an aspiration for this activity to engage a wider audience. Performances are held and children from local schools are involved. Part of the Churchyard could be considered as a flexible outdoor performance space as a secondary use without affecting its primary and dominant function as public open space.
- Access into the church could be improved.
- A design celebrating the heritage and character of the site
- Provide inclusive access to enable disabled people to use the spaces, and improve connections and signage;
- Reduce pressure on current maintenance budgets
- Approximate project budget is £600K to £800K

In addition to above: Design Brief:

Based on the existing condition and constraints of the site, public and key stakeholder consultation results and the historic significance and background of the Churchyard following are the key considerations within the design brief for the enhancement project.

- An essential part of design work will be to establish the kind of design that would be desirable and acceptable for a sensitive and historic site and for the Churchyard to retain its individuality.
- Interpretation of the history of the churchyard and the church is a high priority and would be a key aspiration for enhancement. This could be integrated within a new wayfinding/ signage for the site
- Maintenance regimes need to be reviewed in parallel to the new design for this space to ensure they are fit for purpose and to secure efficiencies where possible. A fundamental consideration of the design must be the long-term maintenance costs. Proposals for hard and soft landscaping, street furniture and public art should fit with the City's current maintenance regime. Materials should be of a high quality and be in-keeping with the City's technical manual.

- Any landscaping scheme should be considered in conjunction with the St John Zachary space adjacent. See Cheapside and Gresham street area enhancement strategy.
- St Vedast currently has a planning application underway for raising the paving for better access to the front door of the church.
- In the future, St Vedast would like to develop the back area of the piccolo bar (subject to planning permission), to generate income.



St Paul's Cathedral Churchyard

Design Brief (Part of Churchyard Enhancement Scheme)

1 Introduction

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- Prioritise the enhancement of those churchyards in most need

The CEP has identified St Paul's Churchyard as one of the open spaces in need of improvements. This is based on responses received through an extensive public consultation exercise, key stakeholder meetings, assessment of site conditions and understanding the significance of the setting.

2.3 Local Engagement

City's consultation events have shown that there are numerous and varied stakeholders from the private, public and voluntary sectors and local faith and community groups who have interest in the CEP. These stakeholders have been integral to the process of identifying uses for the Churchyard and informing the design brief. It is key that the enhanced churchyards have local ownership and buy-in, for it is the local stakeholders who will ultimately ensure whether the space is well used and well-loved. The re-design of the Churchyard should reflect the aspirations of local residents and stakeholders, as obtained via the consultation carried out in 2017-18.

The full report is at Appendix A.

2.3.1 In summary following key themes have been identified:

Heritage:

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Enhance the quality of the greenery in churchyards and increase biodiversity

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Provide clear maintenance standards

Wayfinding:

Improve signage across all Churchyards, and include further historic information

2.4 Policy Context

The City uses an area-based approach to provide a framework for the development of public realm projects, and to identify priority areas for enhancement that respond to the needs of the local community. St Paul's Cathedral and its churchyard (see location map) is located within the emerging St Paul's Area Enhancement Strategy.

Local Plan policies relating to historic environment, open space and public realm tie the site into the wider planning context. Refer to Appendix B for relevant policies.

2.5 Historic Background

The City churchyards are heritage assets and a unique assemblage of burial grounds in an urban context. They have been assessed as a group and individual statements of significance written to bring together existing information and create a tool for future management and interpretation.

St Paul's Cathedral is a Grade I listed building within the St Paul's Conservation area and the Churchyard includes several individually listed elements. St Paul's churchyard is the largest City churchyard within the square mile. The Cathedral was founded in 604AD on its present site until the Great Fire of 1666 left the Cathedral and the Churchyard in ruins. Between 1675 and 1711 the Cathedral was rebuilt to designs by Sir Christopher Wren on a slightly altered east-west alignment to the previous cathedral. In 1714 the prominent cast iron railings – early examples nationally – were installed on a Portland stone base around the Cathedral and enclosed a churchyard that had been reduced in size but that corresponded roughly to today's form, with the largest area of open space remaining to the north east, a 'D' shape of space around the west front and the boundary running closer to the east and south sides of the Cathedral.

The churchyard was closed for burials in the 1870s and was converted into a public garden in 1879. The form of the boundary remained essentially intact until the 1880s, when the railings were removed from the west end of the Cathedral. At the same time there was realignment of

the eastern railings when the churchyard was landscaped with sinuous paths. In 1910 the monument to St Paul's Cross replaced a drinking fountain in the north east churchyard. Following the construction of the new Choir School in 1967, the eastern railings were truncated and the railings to the north were altered to their present configuration. The churchyard was used for burials for an exceptionally long time span, from at least the late Saxon period (c.800 AD) until the 19th century.

The north eastern part of the churchyard was extended and enclosed by railings in the early 1970s. The south west churchyard was redesigned to provide level access to the south transept and to mark out the pre fire cathedral cloister and chapter house in 2015.

Further information on the historic significance of the Churchyard can be found in the Historic Environment Strategy and statements of significance which is a suite of guidance documents on all aspects of the City's historic environment.

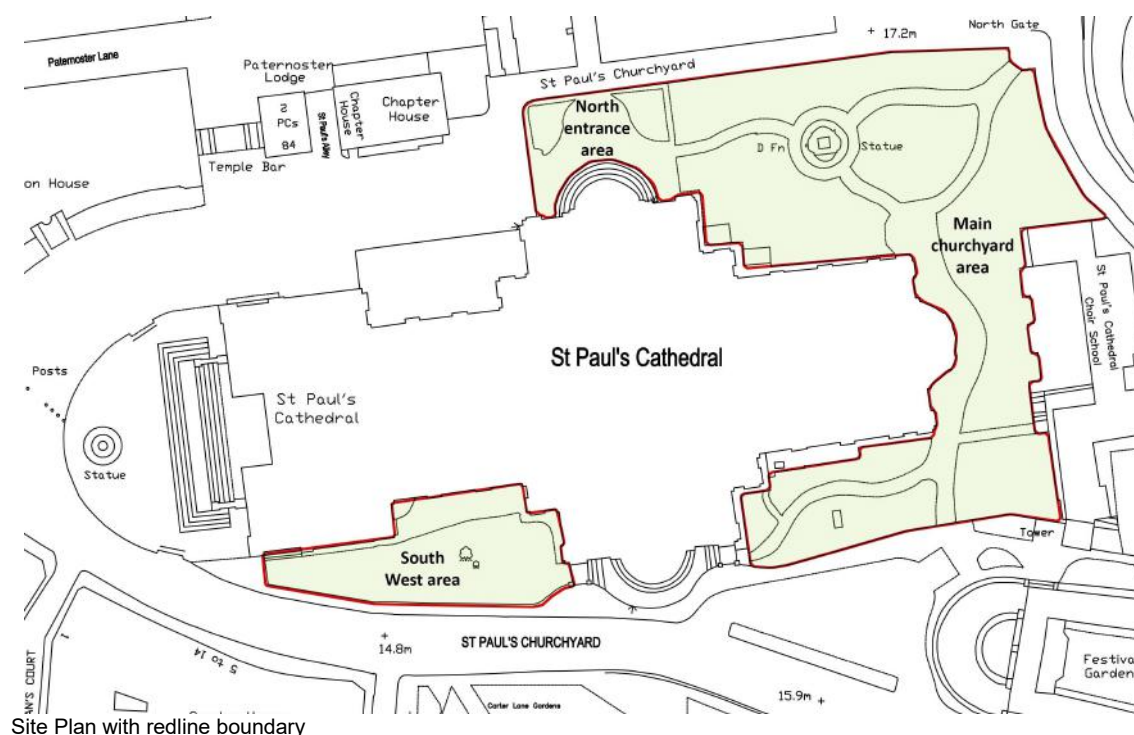
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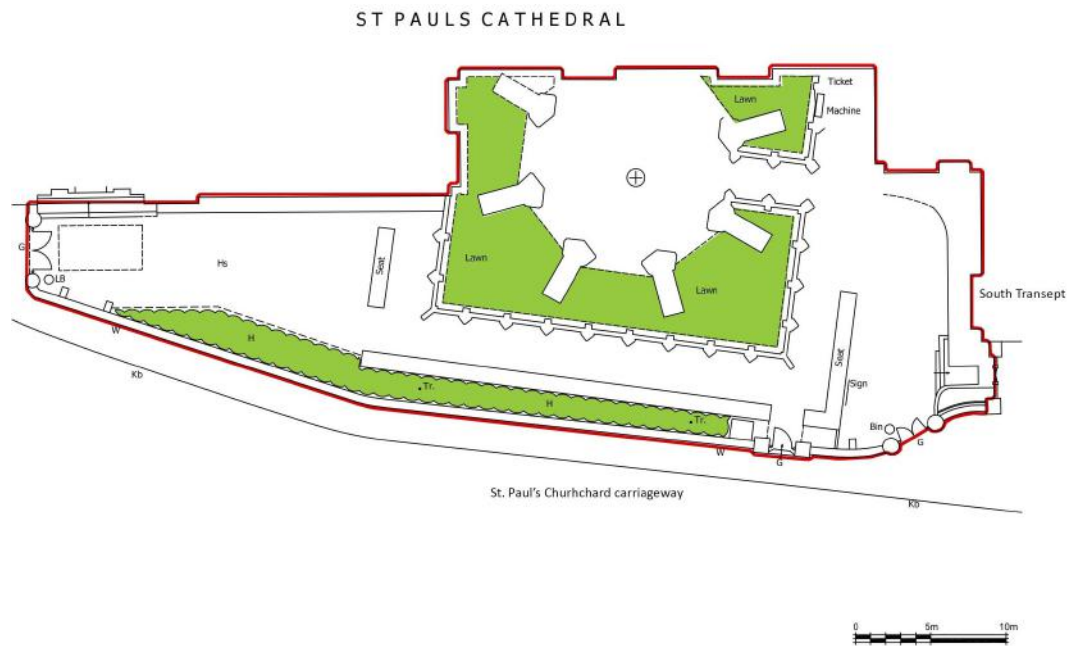
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3 Existing Site

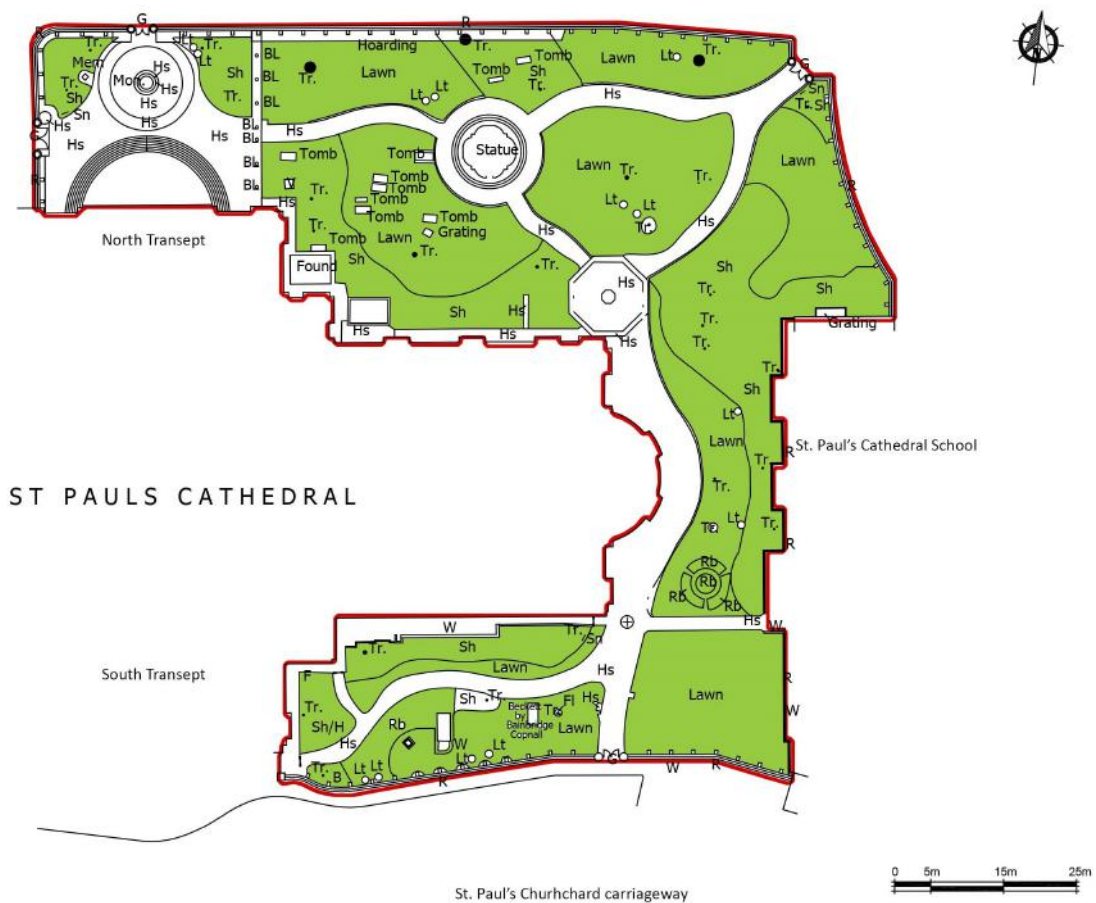
3.1 Scope

The scope of the project includes the Churchyard in redline below.

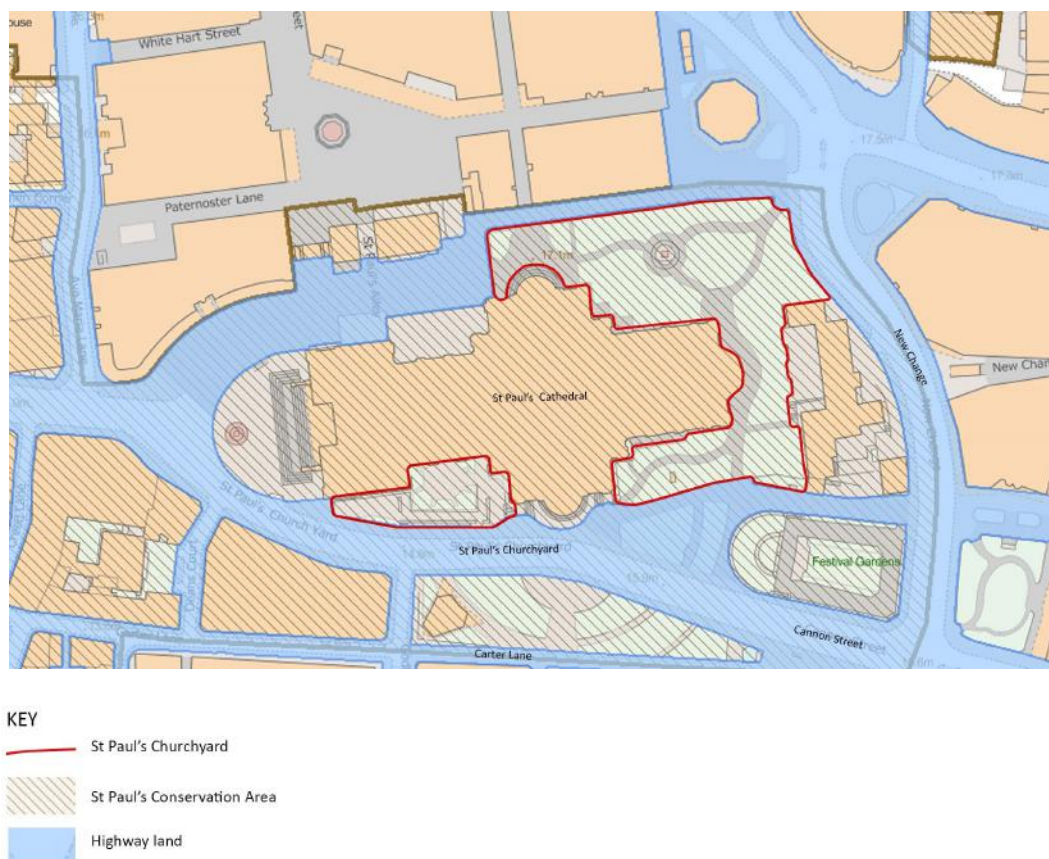




Site Plan showing the South West churchyard area



Site Plan showing the North and the main churchyard area



Site location plan showing highway land boundary

The churchyard is a sprawling space that surrounds the Cathedral in areas of extensive planting to the north and eastern sides and areas of hard landscaping to the south west. Cast iron railings dating to 1712 enclose the churchyard, which around the north, east and south sides are traversed by sinuous York stone paved paths interspersed with lawns, planting beds and structures including St Paul Cross, tombstones, sculptures and benches. Paving within the churchyard is generally of York stone with some granite setts. St Paul's Cathedral School (with the tower of St Augustine) and Festival Gardens (containing two K6 telephone kiosks) form a sympathetic setting for the Cathedral and precinct to the east and south.

North entrance area:

The northern entrance area is one of the busy ingress/ egress points into the churchyard as well as the cathedral. In addition to the churchyard, the adjacent One New Change retail centre attracts users, who not only use the churchyard during week days and weekends and also as a cut-through walking route along the north and east entrances. This north transept area is mainly hard landscaped with mature tree to the perimeter and has a temporary metal ramp access installed for access into the North Transept of the Cathedral. A more permanent solution to providing level access has received planning permission and the design is currently being progressed. Planting is mainly along the perimeter wall in this area and generally in good condition. John Wesley's statue is also sited within this north area.

Main churchyard area:

The main churchyard area sprawls along the eastern side and between the north and the south transept of the cathedral. This is a very heavily used area by visitors to the cathedral, office workers, lunch time users, locals and tourists. There are numerous memorials within the churchyard which are the responsibility of the cathedral and hence outside of the remit of this project along with any works needed to the historic boundary walls and railings. Currently there is no interpretation for any of the memorials within the churchyard. There is public art within the churchyard which is in poor condition e.g. 'St Thomas à Becket', a fibreglass resin

statue of 1970-71 by E Bainbridge Copnall, installed in the churchyard of St Paul's Cathedral in 1973, is listed at Grade II but suffered due to exposure to the elements. This area has many established mature trees in lawn areas with a variety of shrubs, hedges, herbaceous and perennial planting although there are some gaps in planting. The layout of this area has been modified but retains its Victorian design. There are numerous benches within the churchyard mainly within paved areas but are looking tired in number of locations. The heavy use of the site has meant many areas of lawns along the pathways gets frequently worn. The hard landscape, mainly York stone paving, has many trip hazards and some areas need repair.

South West area:

In the south west area of the churchyard, landscaped in 2008, the footprint of the medieval Chapter House and plan of the medieval Cathedral are marked out in Purbeck marble in the ground surface. Remains of these structures survive below ground. There is some damage to the hard-standing edges due to skateboarding. This area is mainly hard landscaped with some lawn area and hedge planting along the perimeter wall. This area is accessed via three entrances along south and west side of the churchyard. A ticketing machine is located within this area. Although this area was designed to be mainly hard landscaped due to the interpretation of the pre-Fire buildings in contrast to the greenery of the north and east areas, in comparison to the main churchyard this is an underutilised part of the churchyard.

The issues/ constraints of the site are:

- Overall the churchyard is heavily used on weekdays and weekends causing wear and tear to the natural and the built fabric of the churchyard with tremendous pressure on maintenance of soft landscape.
- Considering the current usage and anticipated increased usage in the future, the paths in the churchyard seem narrow to accommodate the footfall it receives causing erosion to the soft landscape along the edges.
- The planting scheme needs an overhaul
- Negative spaces behind the vegetation with some redundant railings along the Cathedral are unsightly
- Numerous benches within the churchyard but are old and tired looking
- Limited interpretation of the memorials within the churchyard
- Limitation on development due to burials in the Churchyard
- There are a variety of different land ownership issues, restrictions, byelaws and legal agreements connected to the City's churchyards. Most churchyards are publicly accessible private land and are either maintained by the City by formal or informal agreement.

Opportunities of the site are discussed in the Design Brief below.



South west area





Main Churchyard



North Entrance area



3.2 Tree Survey

A tree survey will be commissioned/ provided by the client.

4 Design Brief

The main aim of the project is to enhance the amenity within the space to cater for the current footfall and anticipated increased footfall in the future. In doing so a careful consideration of the historical layout will be paramount. The enhancement of the Churchyard should provide:

- An enhanced correlation between the three areas (north entrance, main churchyard and south west area) of the churchyard as described above.
- Consider the historical significance of the layout within the main churchyard and recommend ways to ease congestion at peak times. E.g. without altering the historical layout, adding secondary routes could ease congestion by creating separate routes for 'dwelling' and 'walking through'.
- Opportunity to create additional seating opportunities within these dwell spaces.
- Consider the existing temporary ramp access and the future permanent level access design in the north entrance area whilst proposing improvements e.g. additional seating within this area considering the movement of people across the space.
- Assessment of the hard landscape condition in the overall scheme retaining the historic York stone paving and removing any trip hazards and uneven pavement.
- Opportunity includes in assessing the overall planting scheme/ layout and along the edge of the cathedral to remove any negative spaces behind.
- The south west area although recently landscaped and has an interpretative design of the historic features, it lacks variety in soft landscape and has also seen limited usage compared to other parts of the churchyard. Opportunity exists to enhance the amenity of this space.
- Additional greenery and preserving the site as a tranquil space e.g. create a sanctuary away from the noise of the adjoining roads by adding new planting balancing with open views in and out of the space and create variety in the landscape.
- Additional seating provision that is complementary to the size of the space.
- A design celebrating the heritage and character of the site
- The churchyard forms a key thoroughfare for foot passengers arriving at St Pauls from Millennium Bridge and continuing to the Museum of London and Barbican (Culture Mile institutions). Improvements to the thoroughfare in the Churchyard should anticipate higher footfall and seek to enhance wayfinding to and from Culture Mile which enhances walking journeys whilst preserving the tranquillity of the space.
- Reduce pressure on current maintenance issues
- Approximate project budget is £800K to £1.5M

In addition to above:

Based on the existing condition and constraints of the site, public and key stakeholder consultation results and the historic significance and background of the Churchyard following are the key considerations within the design brief for the enhancement project.

- An essential part of design work will be to establish the kind of design that would be desirable and acceptable for a sensitive and historic site and for the Churchyard to retain its individuality.
- Interpretation of the history of the churchyard and the church is a high priority and would be a key aspiration for enhancement. This could be integrated within a new wayfinding/ signage for the site
- Maintenance regimes need to be reviewed in parallel to the new design for this space to ensure they are fit for purpose and to secure efficiencies where possible. A fundamental consideration of the design must be the long-term maintenance costs. Proposals for hard and soft landscaping, street furniture and public art should fit with the City's current maintenance regime. Materials should be of a high quality and be in-keeping with the City's technical manual.
- All works will need consultation and coordination with the Cathedral's program of works.
- All works to also take into consideration the re- lighting project of the Cathedral whilst proposing enhancements to the Churchyard.



St Bartholomew The Great Churchyard

Design Brief (Part of Churchyard Enhancement Programme)

1 Introduction

The City of London (City) is the local authority for the 'Square Mile', as well as having several private interests. Its policies are dedicated to maintaining the City as one of the world's leading international financial and business centres; to providing high quality services for its residents and the business communities, and for London, as a whole. The City is also responsible for enhancing and maintaining the network of gardens, churchyards, parks, plazas and highway planting across the City not only for enjoyment by residents, workers and visitors but also as an important habitat for wildlife within the urban landscape

2 Background

2.2 Churchyard Enhancement Programme (CEP)

Churchyards within the City are historic open spaces and have collective significance as a cultural asset. They form the setting for the numerous listed churches and ancient monuments, providing a refuge from the City's intensity and are essential places for workers, visitors and residents to rest and enjoy. Many are popular green spaces; however, others are underutilised, uninspiring and in need of improvement. In the future, the public realm will need to support an increasing City population because of new development and the churchyards are a vital public amenity in this context. The City has worked closely with the Diocese of London to establish a CEP that will address the need for improvements to the churchyards.

The main objectives of the CEP are as follows:

- Provide high quality, inspiring and sustainable spaces;
- Ensure safe and inclusive places for all the City's communities;
- Respond to the projected increase in worker, visitor and resident numbers in the City by providing enhanced areas to sit, eat lunch, play or relax, including accommodating 'agile working';
- Prioritise the enhancement of those churchyards in most need

The CEP has identified St.Bartholomew (St. Bart's) the Great Churchyard as one of the open spaces in need of improvements. This is based on responses received through an extensive public consultation exercise, key stakeholder meetings, assessment of site conditions and understanding the significance of the setting.

2.3 Local Engagement

City's consultation events have shown that there are numerous and varied stakeholders from the private, public and voluntary sectors and local faith and community groups who have interest in the CEP. These stakeholders have been integral to the process of identifying uses for the Churchyard and informing the design brief. It is key that the improved Churchyard has local ownership and buy-in, for it is the local stakeholders who will ultimately ensure whether the space is well used and well-loved. The re-design of the Churchyard should reflect the aspirations of the stakeholders, as obtained via the consultation carried out in 2017-18.

The full report is at Appendix A.

2.3.1 In summary following key themes have been identified following the public consultation:

Heritage:

Preserve the churchyards as tranquil, historic spaces that can be enjoyed by everyone

Greenery:

Enhance the quality of the greenery in churchyards and increase biodiversity

Maintenance:

Provide clear maintenance standards

Wayfinding:

Improve signage across all Churchyards, and include further historic information

2.4 Policy Context

The City uses an area-based approach to provide a framework for the development of public realm projects, and to identify priority areas for enhancement that respond to the needs of the local community. St Barts the Great churchyard is located within the West Smithfield Area Enhancement Strategy and identified within the Culture Mile look and feel strategy. The City of London Corporation is working to improve the environment and urban realm across Culture Mile through a programme that delivers better way-finding, signage, green spaces, lighting, public information and art installations. St Bart's churchyard is one of the key open spaces within the area and will benefit from enhancements.

Local Plan policies relating to historic environment, open space and public realm tie the site into the wider planning context. Refer to Appendix B for relevant policies.

2.5 Historic Background

The City churchyards are heritage assets and a unique assemblage of burial grounds in an urban context. They have been assessed as a group and individual statements of significance written to bring together existing information and create a tool for future management and interpretation.

St Bart's the Great, now grade I listed church, was founded outside the City wall at Smithfield by the Augustinian canon Rahere in 1123. The churchyard was in existence by 1244. The west churchyard was formed in 1543 on the site of the nave of the priory church that had been demolished (the path between the gatehouse and church follows the central aisle of the nave). This space has had a roughly square or polygonal shape for much of its existence. It is assumed the churchyard was closed for burials in the 19th century, when in 1855 the garden was laid out.

Further information on the historic significance of the churchyard can be found in the Historic Environment Strategy and statements of significance which is a suite of guidance documents on all aspects of the City's historic environment.

It can be found here:

<https://www.cityoflondon.gov.uk/services/environment-and-planning/planning/heritage-and-design/Pages/historic-environment.aspx>

3 Existing Site

St Bart's the Great is located within the Smithfield Conservation Area.

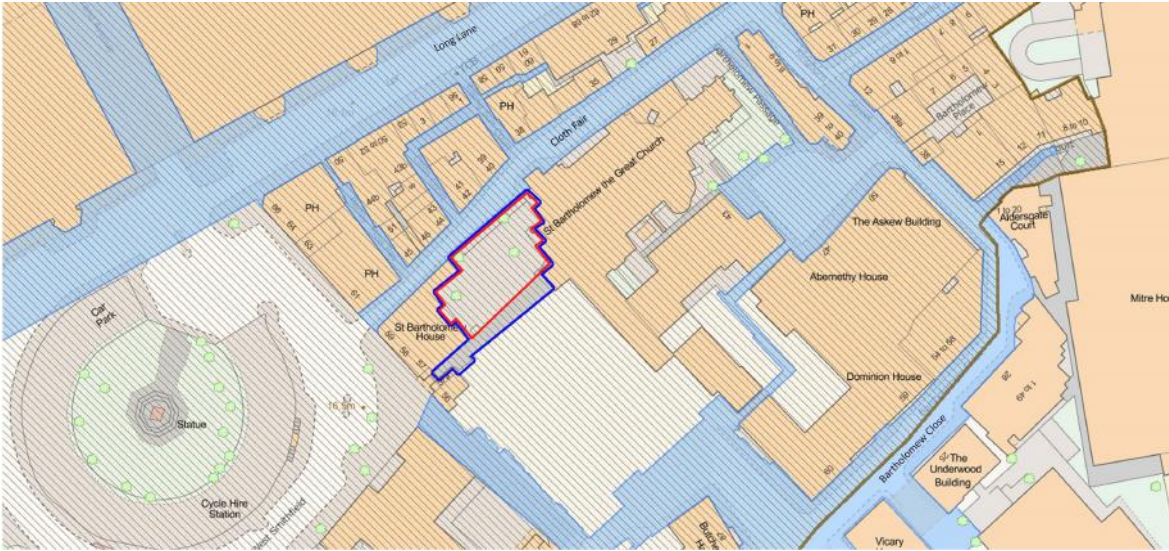
The churchyard is a roughly rectangular space extending from the face of the church to the rear of 58-59 West Smithfield. It is bordered by the pathway to the church and Cloth Fair. Edging the space is a paved pathway which encircles a lawn area with two large plane trees, planting and tombstones. The churchyard is raised in level and is accessed by steps up from the path to the church door. To the east is a garden framed to the north by the surviving priory cloister wall, dating to the post war period when bomb damaged buildings were not rebuilt.



3.1 Scope

The scope of the project includes the Churchyard, as indicated in the plan below.

Location Plan



KEY

- St Bartholomew Churchyard
- Wider area of consideration
- West Smithfield Conservation Area
- Highway land

Existing Churchyard Plan



The churchyard itself is accessed by steps up from the main path to the church door. The hard landscape within the raised churchyard also has a significant drop along the path leading up to the church door posing a health and safety risk. There is a secondary entrance to the churchyard from Cloth fair currently not level, but it is closer to the level of the churchyard. The mature trees make a significant contribution to the Conservation area. The shade created by these trees does not allow the grass to flourish and limits the planting/ soft landscape palette for the churchyard. Hard landscape within this upper level of the churchyard is made up of smaller units of York stone that are in uneven and poor condition. There are benches within the hard landscape that are well used especially during lunch time.

There are ledger stones within the grassed area and within the hard landscape although in faded condition. The churchyard provides a tranquil and attractive space enclosed by iron railings along Cloth Fair with mature trees and surviving headstones. These railings are currently in fair condition and in need of repair. Within this setting, St Bartholomew-the Great presents a remarkable combination of styles, periods and materials with its medieval ragstone rubble, freestone dressings, brick tower of 1628 and 19th-century flint and Portland stone.

The issues/ constraints of the site are:

- Churchyard is well used but has limited seating opportunities.
- Hard landscape- mainly York stone paving is uneven and in poor condition
- Some ledger stones and memorials within the churchyard in need of conservation
- Soft landscape- limited planting to the edge and the lawn largely suffers due to shade condition
- Back of house feel to the space in south west corner of the churchyard
- Limitation on development due to burials in the Churchyard
- Limited bin facility
- No level access to the churchyard
- Risk of fall from level difference between the churchyard and the main path into the church
- There are a variety of different land ownership issues, restrictions, byelaws and legal agreements connected to the City's churchyards. Most churchyards are publicly accessible private land and are either maintained by the City by formal or informal agreement.

Opportunities of the site are discussed in the Design Brief below.

3.2 Tree Survey

A tree survey will be provided/ commissioned by the Client as a part of the project

4 Design Brief

The redesign of the churchyard should provide:

- Reconsideration of the current layout of the churchyard to address the shade condition on site and hence a balance of the hard and soft landscape complementary to the size of the space.
- Address the level difference and the risk of falling from the churchyard onto the main access path- perhaps by introduction of natural barrier that does not impact on the archaeological assets of the site.
- Investigate the possibility of creating a step free access into the churchyard from Cloth Fair. Carefully consider the impact of this on the significant archaeology remains on site including burials, vaults and structures relating to the priory church.
- Introduce handrail to the existing stepped access and suitable material and tactile paving to the steps to help the visually impaired.
- Increase seating and litter bin provision complementary to the size of the space.

- Introduce robust new paving materials that can stand up to the shady condition on site. Retain heritage York stone paving where possible. New paving materials to be in keeping with the heritage setting of the site.
- Area of the churchyard north west to the church along Cloth fair is in poor condition. The design of the new layout should consider this space holistically. The idea of planted garden was discussed at the stakeholder meeting and could be incorporated into design proposals, reflecting the earlier monastic church and Friary.
- The church would like to use the churchyard actively for events for Church's mission. The new layout should consider this potential future use of the churchyard.
- Conservation and repair of memorials within the churchyard.
- Improve signage to convey the history of the site.
- Approximate overall budget for the project is £300K to £500K

In addition to above: Design Brief:

Based on the existing condition and constraints of the site, public and key stakeholder consultation results and the historic significance and background of the churchyard following are the key considerations within the design brief for the enhancement project.

- An essential part of design work will be to establish the kind of design that would be desirable and acceptable for a sensitive and historic site and for the Churchyard to retain its individuality.
- Interpretation of the history of the churchyard would be an important aspiration for enhancement. This could be integrated within a new wayfinding/ signage for the site that includes historic interpretation particularly to convey the archaeology of the nave.
- A fundamental consideration of the design must be the long-term maintenance costs. Proposals for hard and soft landscaping, street furniture should fit with the City's current maintenance regime. Materials should be of a high quality and be in-keeping with the City's technical manual. It was noted that water supply to the churchyard may be required to maintain this.

Other considerations

- Consider the improvements proposed within the Bart's Close development nearby.
- Substantial public consultation will be required with the residents considering the sensitive nature of the site/ location
- Consideration of the Culture Mile strategy
- There will be substantially more pedestrian footfall through West Smithfield area following the development of the new Cross rail stations at Farringdon and Farringdon East station. This will also put added pressure on existing open spaces which will be forced to cater for the increased number of users.



St Mary Aldermary Churchyard

Design Brief (Part of Churchyard Enhancement Programme)

1 Introduction

The City of London (City) is the local authority for the 'Square Mile', as well as having several private interests. Its policies are dedicated to maintaining the City as one of the world's leading international financial and business centres; to providing high quality services for its residents and the business communities, and for London, as a whole. The City is also responsible for enhancing and maintaining the network of gardens, churchyards, parks, plazas and highway planting across the City not only for the enjoyment by residents, workers and visitors alike but also as an important habitat for wildlife within the urban landscape.

2 Background

2.2 Churchyard Enhancement Programme (CEP)

Churchyards within the City are historic open spaces and have collective significance as a cultural asset. They form the setting for the numerous listed churches and ancient monuments, providing a refuge from the City's intensity and are essential places for workers, visitors and residents to rest and enjoy. Many are popular green spaces; however, others are underutilised, uninspiring and in need of improvement. In the future, the public realm will need to support an increasing City population because of new development and the churchyards are a vital public amenity in this context. The City has worked closely with the Diocese of London to establish a CEP that will address the need for improvements to the churchyards.

The main objectives of the CEP are as follows:

- Provide high quality, inspiring and sustainable spaces;
- Ensure safe and inclusive places for all the City's communities;
- Respond to the projected increase in worker, visitor and resident numbers in the City by providing enhanced areas to sit, eat lunch, play or relax, including accommodating 'agile working';
- Prioritise the enhancement of those churchyards in most need

The CEP has identified St. Mary Aldermary churchyard as one of the open spaces in need of improvements. This is based on responses received through an extensive public consultation exercise, key stakeholder meetings, assessment of site conditions and understanding the significance of the setting.

2.3 Local Engagement

City's consultation events have shown that there are numerous and varied stakeholders from the private, public and voluntary sectors and local faith and community groups who have interest in the CEP. These stakeholders have been integral to the process of identifying uses for the churchyard and informing the design brief. It is key that the new churchyard has local ownership and buy-in, for it is the local stakeholders who will ultimately ensure whether the space is well used and well-loved. The re-design of the churchyard should reflect the aspirations of the stakeholders, as obtained via the consultation carried out in 2017-18.

The full report is at Appendix A

2.3.1 In summary following key themes have been identified following the public consultation:

Heritage:

Preserve the churchyards as tranquil, historic spaces that can be enjoyed by everyone

Greenery:

Enhance the quality of the greenery in churchyards and increase biodiversity

Maintenance:

Provide clear maintenance standards

Wayfinding:

Improve signage across all churchyards, and include further historic information

2.4 Policy Context

The City uses an area-based approach to provide a framework for the development of public realm projects, and to identify priority areas for enhancement that respond to the needs of the local community. St Mary Aldermary churchyard is located within the Cheapside and Guildhall Area Enhancement Strategy. St Mary Aldermary Churchyard and alley way is identified as an important open space with potential for enhancement to the level of biodiversity and accessibility of the space. The full area strategy document is available on the City of London website.

Local Plan policies relating to historic environment, open space and public realm tie the site into the wider planning context. Refer to Appendix B for relevant policies.

2.5 Historic Background

The City churchyards are heritage assets and a unique assemblage of burial grounds in an urban context. They have been assessed as a group and individual statements of significance written to bring together existing information and create a tool for future management and interpretation.

St Mary Aldermary's churchyard was in existence by 1349 although the church itself was established around 1108. In 1520 it lay to the south and east of the church building. The church was rebuilt after the Great Fire in 1682 with a bequest requiring the new church to follow the original plan. Thus, the churchyard remained in the same position, hemmed in by the tight street pattern around Bow Lane, until the creation of Queen Victoria Street in the 1870s, which dramatically changed the context of the church and exposed the south elevation and churchyard. It was closed for burials in the 19th century and made into a small garden. St Mary Aldermary Church is Grade I listed and the churchyard and the surrounds make a setting for the Grade II listed York House nearby.

Further information on the historic significance of the Churchyard can be found in the Historic Environment Strategy and statements of significance which is a suite of guidance documents on all aspects of the City's historic environment.

It can be found here:

<https://www.cityoflondon.gov.uk/services/environment-and-planning/planning/heritage-and-design/Pages/historic-environment.aspx>

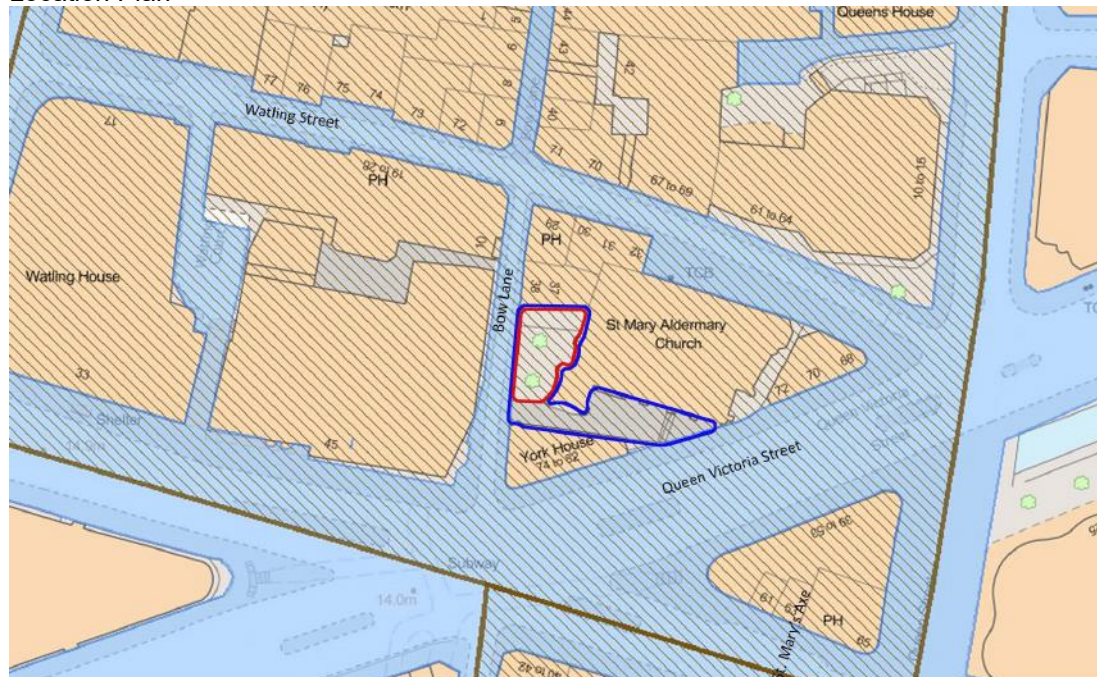
3 Existing Site

St Mary Aldermary churchyard is located within the Bow lane Conservation Area. The dense urban environment of the conservation area is punctuated and enhanced by discreet hard open spaces, courts and alleys. Trees and planting have a limited presence, with certain exceptions, including the mature London Plane tree which forms a key landmark in St Mary Aldermary churchyard and in Bow Churchyard just north of St Mary Aldermary.

3.1 Scope

The scope of the project includes the Churchyard, as indicated in the plan below.

Location Plan



KEY

- St Mary Aldermary Churchyard
- Wider area of consideration
- Bow Lane Conservation Area
- Highway land

Existing Churchyard Plan



- 3.2 Open to Queen Victoria Street, the south part of the churchyard is of a different character to the west part (redline area above), which retains a medieval sense of enclosure against Bow Lane. This part of the churchyard was once railed and forms a roughly polygonal space against the west side of the church and base of the tower. It is paved with worn York flagstones and divided from Bow Lane by a low stone wall lined with benches. Planting beds line the other edges with tombstones here and there and there is a paved path incorporating ledger stones laid in chequer pattern connecting the church door and Bow Lane. A tree stands in the centre of this. Railings on a low stone wall screens this part of the churchyard to the south from a narrow alley that provides access to the south portion of churchyard facing Queen Victoria Street.

The churchyard is a well-used open space and has level access from Bow Lane although has uneven paving due to age and root heave causing trip hazards.





A trading kiosk occupies a large section of the churchyard and is a popular lunch time spot. This has not only caused damage to hard landscape by way of food spills/ staining but also to the soft landscape by compacting the soil/ ground and damage due to rodents. The space offers limited seating capacity for lunchtime gathering and the lack of sufficient bin provision has caused litter issues. The space suffers from poor lighting and unenclosed nature of the space has caused antisocial issues in the churchyard after hours. There are four head stones in the churchyard that are in poor condition due to damage from the Kiosk location. Bow lane has been recently repaved upto the Churchyard threshold with good quality materials.

The issues/ constraints of the site are:

- Churchyard is well used but is small and has limited seating opportunities.
- The food trading kiosk occupies a large section of the churchyard space and is a popular lunchtime spot. This has caused soil/ food spill issues staining the hard-standing areas. Rodents are also an issue due to this.
- Compaction of the soft landscape area behind the kiosk and shade condition due to mature tree means the planting consistently suffers.
- Hard landscape- mainly York stone paving has suffered badly around tree base due to root heave with a few trip hazards. Oil spills from food kiosk are unsightly.
- Memorials need conservation works
- Raised boundary brick wall also in poor condition
- Some smoker's litter
- Limitation on development due to burials in the Churchyard
- Poorly lit causing anti-social behaviour
- Raised kerbs/ level limits equal access
- There are a variety of different land ownership issues, restrictions, byelaws and legal agreements connected to the City's churchyards. Most churchyards are publicly accessible private land and are either maintained by the City by formal or informal agreement.

Opportunities of the site are discussed in the Design Brief below.

3.3 Tree Survey

A tree survey will be provided/ commissioned by the Client as a part of the project.

4 Design Brief

The main aim of the project is to increase the amenity value of this small space whilst retaining the historic character and features of the space. The redesign of the Churchyard should provide:

- Additional greenery to increase the biodiversity value of the space and that is easy to maintain and provides a variety of colour and strikes a balance between the hard and soft landscape.
- Increase seating provision complementary to the size of the space
- Introduce robust new paving materials only where damaged and necessary to remove trip hazards and to provide equal access. Retain the historic York stone as much as possible.
- Suggest suitable materials around the base of the existing mature tree in hard landscape.
- Enclose the space with railings to address anti-social behaviour and consider improvements to the low boundary wall. The reinstatement of the railings should be carefully detailed particularly at the junctions with gates and existing railings and their footings into any historic walls and paving.
- Provide inclusive access to enable disabled people to use the space.
- Improve signage to convey the history of the site. Interpretation of the history of the churchyard would be a key aspiration for enhancement. This could be integrated within a new wayfinding/ signage for the site.
- The churchyard is currently not adequately lit. Assess the need of lighting and therefore the perceived safety within the space after hours.
- Approximate overall budget for the project is £300K to £400K.

In addition to above: Design Brief:

Based on the existing condition and constraints of the site, public and key stakeholder consultation results and the historic significance and background of the Churchyard following are the key considerations within the design brief for the enhancement project.

- An essential part of design work will be to establish the kind of design that would be desirable and acceptable for a sensitive site and for the churchyard to retain its individuality.
- Creating a more accessible entrance to the church.
- A fundamental consideration of the design must be the long-term maintenance costs. Proposals for hard and soft landscaping, street furniture should fit with the City's current maintenance regime. Materials should be of a high quality and be in-keeping with the City's technical manual. It was noted that water supply to the churchyard may be required to maintain this.
- The current commercial activity within the Churchyard does not hold planning approval and discussions with the Church are ongoing.



St Olave Silver Street Churchyard

Design Brief (Part of Churchyard Enhancement Scheme)

1 Introduction

The City of London (City) is the local authority for the 'Square Mile', as well as having several private interests. Its policies are dedicated to maintaining the City as one of the world's leading international financial and business centres; to providing high quality services for its residents and the business communities, and for London, as a whole. The City is also responsible for enhancing and maintaining the network of gardens, churchyards, parks, plazas and highway planting across the City are there to be enjoyed by residents, workers and visitors alike as well as an important habitat for wildlife within the urban landscape

2 Background

2.2 Churchyard Enhancement Strategy

Churchyards within the City are historic open spaces and have collective significance as a cultural asset. They form the setting for the numerous listed churches and ancient monuments, providing a refuge from the City's intensity and are essential places for workers, visitors and residents to rest and enjoy. Many are popular green spaces, however, others are underutilised, uninspiring and in need of improvement. In the future, the public realm will need to support an increasing City population because of new development and the churchyards are a vital public amenity in this context. The City has worked closely with the Diocese of London to establish a Churchyards Enhancement Programme (CEP) that will address the need for improvements to the churchyards to support the Future City.

The main objectives of the CEP are as follows:

- Provide high quality, inspiring and sustainable spaces;
- Ensure safe and inclusive places for all the City's communities;
- Respond to the projected increase in worker, visitor and resident numbers in the City by providing enhanced areas to sit, eat lunch, play or relax, including accommodating 'agile working';
- Prioritise the enhancement of those churchyards in most need

The CEP has identified St Olave Silver Street Churchyard as one of the open spaces in need of improvements. This is based on responses received through an extensive public consultation exercise, key stakeholder meetings, assessment of site conditions and understanding the significance of the setting.

2.3 Local Engagement

City's consultation events have shown that there are numerous and varied stakeholders from the private, public and voluntary sectors and local faith and community groups who have interest in the CEP. These stakeholders have been integral to the process of identifying uses for the Churchyard and informing the design brief. It is key that the enhanced churchyards have local ownership and buy-in, for it is the local stakeholders who will ultimately ensure whether the space is well used and well-loved. The re-design of the Churchyard should reflect the aspirations of local residents and stakeholders, as obtained via the consultation carried out in 2017-18.

The full report is at Appendix A.

2.3.1 In summary following key themes have been identified:

Heritage:

Preserve the churchyards as tranquil, historic spaces that can be enjoyed by everyone

Greenery:

Enhance the quality of the greenery in churchyards and increase biodiversity

Maintenance:

Provide clear maintenance standards

Wayfinding:

Improve signage across all Churchyards, and include further historic information

2.4 Policy Context

The City uses an area-based approach to provide a framework for the development of public realm projects, and to identify priority areas for enhancement that respond to the needs of the local community. St Olave Churchyard (see location map) is located within The Cheapside and Guildhall Area Enhancement Strategy which has identified the churchyard as an open space that will benefit from enhancement to increase biodiversity and improved interpretation of its heritage asset. The churchyard is located within the current low emissions neighbourhood (LEN) aim of which is to improve local air quality by implementing improvement initiatives including greening. The site currently has high levels of noise and air pollution due to its situation on London Wall.

Other local Plan policies relating to historic environment, open space and public realm tie the site into the wider planning context. Refer to Appendix B for relevant policies.

2.5 Historic Background

The City churchyards are heritage assets and a unique assemblage of burial grounds in an urban context. They have been assessed as a group and individual statements of significance written to bring together existing information and create a tool for future management and interpretation.

St Olave's church was established by the late 12th/early 13th century; the original churchyard was presumably on the present site, but this is uncertain. The building was destroyed in the Great Fire and not rebuilt. Although the parish was united with that of St Alban Wood Street, burials may have continued here. The churchyard was a polygonal space at the corner of Noble Street, Silver Street and Falcon Square until the 1950s, when following severe bomb damage, the westward extension of London Wall was laid out. The present arrangement of the churchyard dates from this time.

Further information on the historic significance of the Churchyard can be found in the Historic Environment Strategy and statements of significance which is a suite of guidance documents on all aspects of the City's historic environment.

It can be found here:

<https://www.cityoflondon.gov.uk/services/environment-and-planning/planning/heritage-and-design/Pages/historic-environment.aspx>

3 Existing Site

3.1 Scope

The scope of the project includes the Churchyard in redline below.



Site Plan with redline boundary



Site location plan showing highway land boundary

The space is roughly polygonal with curved retaining walls and paths within. The former churchyard is the raised section of open space, surrounded by a low brick retaining wall accessed from the north by steps flanked by plaques explaining the space's former status. A

City of London plaque dedicated to William Shakespeare was recently installed on the low brick retaining wall. There are ledger stones within the churchyard. This raised area does not have step free access. The garden is surrounded by shrubs and hedges to London Wall, tombstones, trees, rose beds and an oak tree at the entrance. A large granite structure used as a birdbath is set in an area of lawn to the north of the raised area. A sinuous path divides the two spaces. This path provides level access from Noble street and London Wall and is often used as a cut through the site. There has been evidence of the churchyard previously enclosed in railings/ gates.

The few benches in the churchyard are in sunniest part of the site so are well used by lunch timers. The hard landscape is in mixed condition, very good condition in some areas but uneven and cracked paving in other areas with some trip hazards. Majority of the churchyard is under heavy shade due to the trees and neighbouring development with poor state of the lawn.

The churchyard is near the existing Museum of London location. Under current plans, the new Centre for Music is proposed on the site of the Museum of London, which will relocate to West Smithfield.

The issues/ constraints of the site are:

- Churchyard is overall underutilised
- Hard landscaped areas adjoining adjacent development are in poor condition. Paving along the eastern boundary is underutilised and not integrated within the churchyard. The gravel path to the south of the churchyard has unintentionally become a desire line into the adjacent development.
- Memorials need conservation works
- Raised brick wall also in poor condition
- Noisy surrounding streets
- Heavy shade condition due to mature trees and hence poor lawn
- Some smoker's litter
- Limited seating opportunity
- Limitation on development due to burials in the Churchyard
- Poor quality definition/ interface with the street
- Raised level limits accessibility
- There are a variety of different land ownership issues, restrictions, byelaws and legal agreements connected to the City's churchyards. Most churchyards are publicly accessible private land and are either maintained by the City by formal or informal agreement.

Opportunities of the site are discussed in the Design Brief below.





3.2 Tree Survey

A tree survey will be commissioned/ provided by the client.

4 Design Brief

The main aim of the project is to reconsider the layout of the churchyard and its relationship with the surrounding so that the improved space has an increased amenity value so that it is better used. The redesign of the Churchyard should provide:

- An improved correlation between the churchyard and its current surroundings so that the churchyard is read as a distinct space from the public highway.
- Consider the significance of the raised churchyard area for interpretation. This raised area although does not have step free access, there is an opportunity to improve the current access by adding handrails and considering contrasting paving materials.
- Reconsider the current use of lawns as it suffers due to heavy shade.
- Additional greenery and preserving the site as a tranquil space e.g. create a sanctuary away from the noise of the adjoining roads by adding new planting balancing with open views in and out of the space and create variety in the landscape.
- Additional seating provision that is complementary to the size of the space.
- Conservation works to the memorials and historic features and repair works to the raised walls as needed.
- Wide path along eastern boundary of the churchyard is currently underused, whilst there is a desire line along the very narrow buffer gravel path along the southern boundary. Both these to be considered for a holistic redesign of the site.
- The design should consider impact of the proposed new Centre for Music to the public realm.
- A design celebrating the heritage and character of the site
- Reduce pressure on current lawn maintenance issues

- Approximate project budget is £300K to £400K

In addition to above:

Based on the existing condition and constraints of the site, public and key stakeholder consultation results and the historic significance and background of the Churchyard following are the key considerations within the design brief for the enhancement project.

- An essential part of design work will be to establish the kind of design that would be desirable and acceptable for a sensitive and historic site and for the Churchyard to retain its individuality.
- Interpretation of the history of the churchyard and the church is a high priority and would be a key aspiration for enhancement. This could be integrated within a new wayfinding/ signage for the site
- Maintenance regimes need to be reviewed in parallel to the new design for this space to ensure they are fit for purpose and to secure efficiencies where possible. A fundamental consideration of the design must be the long-term maintenance costs. Proposals for hard and soft landscaping, street furniture and public art should fit with the City's current maintenance regime. Materials should be of a high quality and be in-keeping with the City's technical manual.



St Botolph's Bishopsgate Churchyard

Design Brief (Part of Churchyard Enhancement Scheme)

1 Introduction

The City of London (City) is the local authority for the 'Square Mile', as well as having several private interests. Its policies are dedicated to maintaining the City as one of the world's leading international financial and business centres; to providing high quality services for its residents and the business communities, and for London, as a whole. The City is also responsible for enhancing and maintaining the network of gardens, churchyards, parks, plazas and highway planting across the City are there to be enjoyed by residents, workers and visitors alike as well as an important habitat for wildlife within the urban landscape

2 Background

2.2 Churchyard Enhancement Strategy

Churchyards within the City are historic open spaces and have collective significance as a cultural asset. They form the setting for the numerous listed churches and ancient monuments, providing a refuge from the City's intensity and are essential places for workers, visitors and residents to rest and enjoy. Many are popular green spaces, however, others are underutilised, uninspiring and in need of improvement. In the future, the public realm will need to support an increasing City population because of new development and the churchyards are a vital public amenity in this context. The City has worked closely with the Diocese of London to establish a Churchyards Enhancement Programme (CEP) that will address the need for improvements to the churchyards to support the Future City.

The main objectives of the CEP are as follows:

- Provide high quality, inspiring and sustainable spaces;
- Ensure safe and inclusive places for all the City's communities;
- Respond to the projected increase in worker, visitor and resident numbers in the City by providing enhanced areas to sit, eat lunch, play or relax, including accommodating 'agile working';
- Prioritise the enhancement of those churchyards in most need

The CEP has identified St Botolph without Bishopsgate Churchyard as one of the open spaces in need of improvements. This is based on responses received through an extensive public consultation exercise, key stakeholder meetings, assessment of site conditions and understanding the significance of the setting.

2.3 Local Engagement

City's consultation events have shown that there are numerous and varied stakeholders from the private, public and voluntary sectors and local faith and community groups who have interest in the CEP. These stakeholders have been integral to the process of identifying uses for the Churchyard and informing the design brief. It is key that the enhanced churchyards have local ownership and buy-in, for it is the local stakeholders who will ultimately ensure whether the space is well used and well-loved. The re-design of the Churchyard should reflect the aspirations of local residents and stakeholders, as obtained via the consultation carried out in 2017-18.

The full report is at Appendix A.

2.3.1 In summary following key themes have been identified:

Heritage:

Preserve the churchyards as tranquil, historic spaces that can be enjoyed by everyone

Greenery:

Enhance the quality of the greenery in churchyards and increase biodiversity

Maintenance:

Provide clear maintenance standards

Wayfinding:

Improve signage across all Churchyards, and include further historic information

2.4 Policy Context

The City uses an area-based approach to provide a framework for the development of public realm projects, and to identify priority areas for enhancement that respond to the needs of the local community. St Botolph Bishopsgate Churchyard (see location map) is located within The Liverpool street Area Enhancement Strategy. The Strategy provides an improved, accessible, functional and safe environment that will support the increased pedestrian footfall due to new Crossrail station.

For other local plan policies relating to historic environment, open space and public realm that tie the site into the wider planning context, refer to Appendix B.

2.5 Historic Background

The City churchyards are heritage assets and a unique assemblage of burial grounds in an urban context. They have been assessed as a group and individual statements of significance written to bring together existing information and create a tool for future management and interpretation.

St Botolph's is one of the larger City churchyards because it was located just outside the walls. It is a Grade II* listed building with several other Grade II listed structures within the churchyard. Church and yard established by the late 12th century, possibly earlier. The church was rebuilt in 1728 and it seems likely that at around this time the surrounding area was cleared of much of the buildings present on the 1676 map, creating a greater connection between the church and the southern section of the churchyard. In 1760 the churchyard had reached its present size and by 1799 the alignment of the central churchyard path entered from Bishopsgate had been established, linking through as it does now to Old Broad Street. The churchyard was one of the first to be converted into a public garden in 1863 following the Burials Act of 1855 and was apparently fenced with railings from old London Bridge. Further information on the historic significance of the Churchyard can be found in the Historic Environment Strategy and statements of significance which is a suite of guidance documents on all aspects of the City's historic environment.

It can be found here:

<https://www.cityoflondon.gov.uk/services/environment-and-planning/planning/heritage-and-design/Pages/historic-environment.aspx>

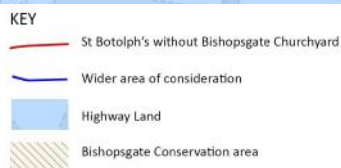
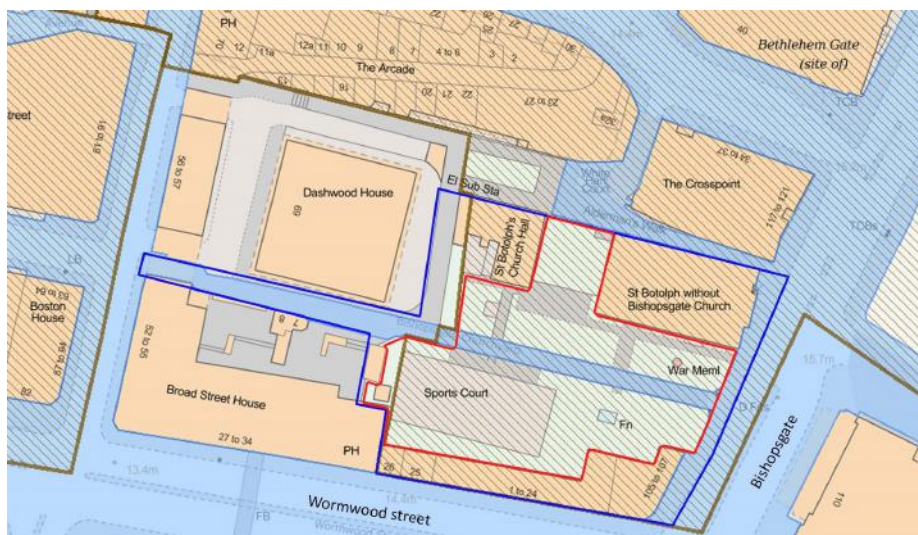
3 Existing Site

3.1 Opportunities and Constraints of the site

The scope of the project includes the Churchyard in redline below.



Site Plan with redline boundary



Site location plan showing highway land boundary

The churchyard is a sprawling space divided roughly into three sections: north west (between church and hall) and the areas of ground located north and south of the York stone paved path.

The northwest area is roughly square, heavily planted area between the church and the hall and enclosed behind railings, not publicly accessible (with a locked gate at the time of the site visit). The space is raised and there are numerous ledger stones discernible among the bushes and shrubs to indicate the presence of burials. Just south of the railings are numerous benches on a paved surface- which are well used during the day especially lunch time. This area adds ecological value to the site due to its planting and limited public access.

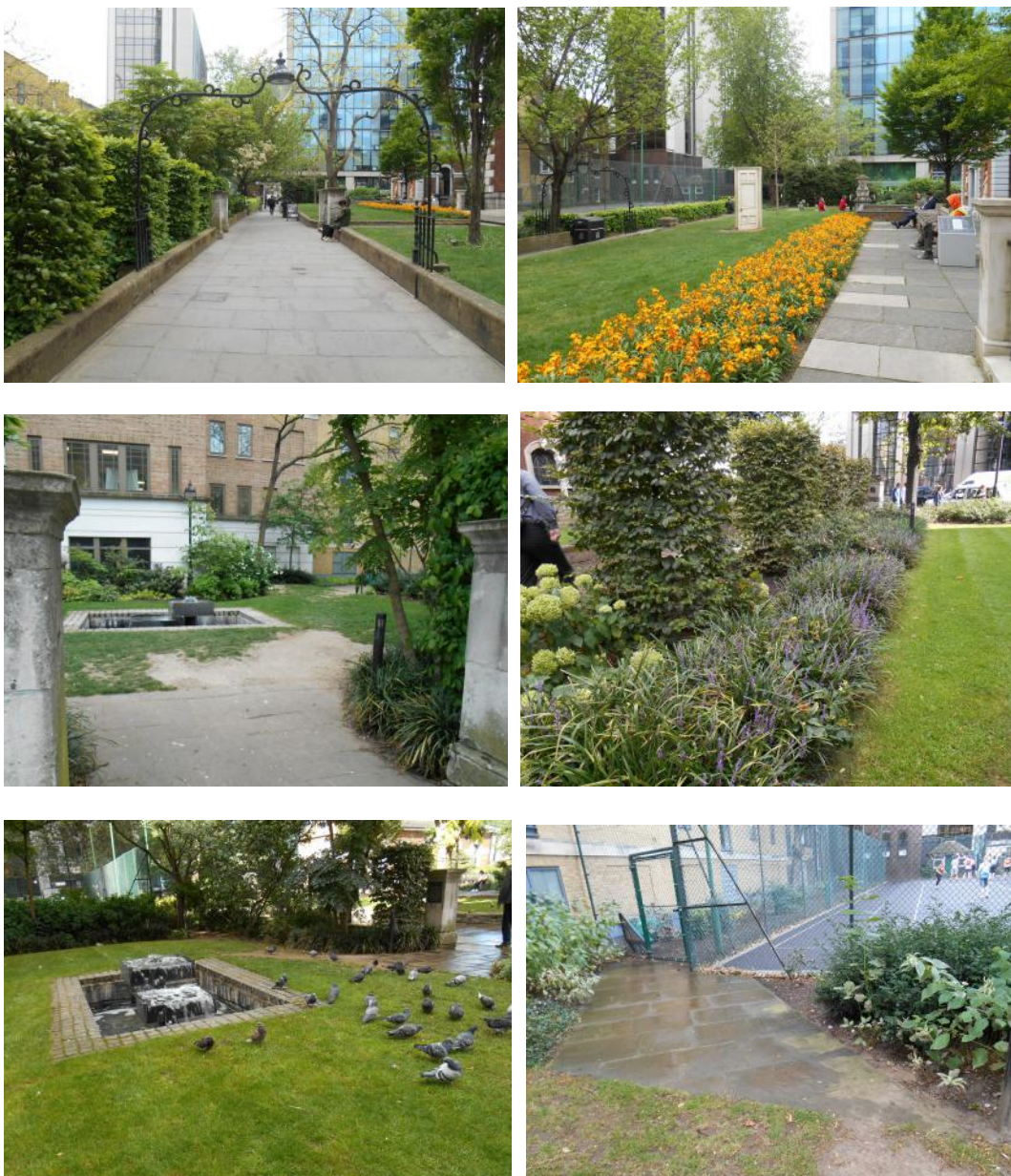
The north area of the churchyard has two raised, elongated rectangular expanses of lawn, dotted with trees and flower beds, are held back from the paved path by a low stone retaining wall. The two lawns are divided by a central stepped and paved ramped path up to the main church door. This ramped level access to the church being a recent addition. Towards the west is a large iron sculpture and a recently installed ramp finished in York stone and brick to create level access. There is a 1916 Parish War Memorial, large chest tomb enclosed by railings, next to several ledger stones in this area. The lawns in this area have previously sited temporary sculpture as a part of 'Sculpture in the City' programme.

The southern area is mostly taken up by a large expanse of lawn fringed all around with flower and planting beds, and with a modern water feature located in the centre. The planting beds are thriving in this area but create a sense of seclusion from the rest of the churchyard. Approximately half of this section of the churchyard is occupied by a tennis court. The water feature is deemed as a health and safety risk due to the drop and its siting at the entrance and has worn out lawn around it. This southern area has also been susceptible to rough sleeping due to some of the negative spaces created behind the tennis courts and adjacent development. The tennis courts do not have step free access. pigeons have been a persistent issue in the churchyard mainly in this southern area.

The issues/ constraints of the site are:

- Overall the three main areas of the churchyard and the tennis courts seem segregated without a unified feel to the large churchyard
- The southern area feels separated from the northern area by planting.
- Rough sleepers within the southern lawn area of the churchyard
- Negative spaces behind the tennis courts and the adjacent development and lack of natural surveillance leads to antisocial behaviour.
- Location of the modern water fountain in the southern area entrance, its impact on the lawn and the health and safety risk associated with the drop
- The through route within the churchyard is currently heavily used as a cut through but also by lunchtimes. New Crossrail station entrances in Liverpool Street and Moorgate and new developments in the nearby City Eastern Cluster will lead to increased numbers of pedestrians using the space.
- Tennis courts do not have step free access and have enclosed unused negative space behind
- Memorials need conservation works
- Raised brick wall also in poor condition
- Proximity to noisy surrounding street
- Limited seating opportunity
- Limitation on development due to burials in the Churchyard
- There are a variety of different land ownership issues, restrictions, byelaws and legal agreements connected to the City's churchyards. Most churchyards are publicly accessible private land and are either maintained by the City by formal or informal agreement.

Opportunities of the site are discussed in the Design Brief below.



3.2 Tree Survey

A tree survey will be commissioned/ provided by the client.

4 Design Brief

The main aim of the project is to not only improve the layout of the churchyard but also to address the issue of rough sleeping and antisocial behaviours. The redesign of the Churchyard should provide:

- An improved correlation between the three main areas of the churchyard as described above. E.g. the tall hedge planting to the south secludes the space, therefore reconsider the overall planting scheme
- An improved correlation to its current surroundings so that the churchyard is read as distinct tranquil space from the busy surrounding road (Bishopsgate)

- Consider the significance (historical and ecological) of the enclosed space in the northwest area of the churchyard. This area although enclosed has substantial planting and some monuments within. There is an opportunity to improve the current aspect of this space so that it feels more like a part of the remainder churchyard.
- The churchyard including the central path is anticipated to receive an increased footfall due to the new Crossrail station at Liverpool street. Assessment of the hard landscape condition in the overall scheme retaining the historic york stone paving and replacing newer concrete paving additions.
- Opportunity includes in assessing the significance of the water feature in the southern area in context of the history of the churchyard. Reconsider the current location and the risk of drop of the modern water feature and the lawn damage around it.
- Development flanking this southern area of the churchyard and the location of the tennis courts have created negative spaces along the boundary. Opportunity to review the layout around these spaces to remove the negative aspect of the space and reduce the antisocial behaviour associated with it. Review introducing step free access to the tennis courts from this southern area.
- Research and consider historic gates and railing layout and review reintroducing some of the railings to address the rough sleeping issue, especially in the southern area.
- Additional greenery and preserving the site as a tranquil space e.g. create a sanctuary away from the noise of the adjoining roads by adding new planting balancing with open views in and out of the space and create variety in the landscape.
- Additional seating provision that is complementary to the size of the space.
- Conservation works to the memorials and historic features and any repair works to the raised walls as needed.
- A design celebrating the heritage and character of the site
- Reduce pressure on current lawn maintenance issues
- Approximate project budget is £700K to £1M

In addition to above:

Based on the existing condition and constraints of the site, public and key stakeholder consultation results and the historic significance and background of the Churchyard following are the key considerations within the design brief for the enhancement project.

- An essential part of design work will be to establish the kind of design that would be desirable and acceptable for a sensitive and historic site and for the Churchyard to retain its individuality.
- Interpretation of the history of the churchyard and the church is a high priority and would be a key aspiration for enhancement. This could be integrated within a new wayfinding/ signage for the site
- Maintenance regimes need to be reviewed in parallel to the new design for this space to ensure they are fit for purpose and to secure efficiencies where possible. A fundamental consideration of the design must be the long-term maintenance costs. Proposals for hard and soft landscaping, street furniture and public art should fit with the City's current maintenance regime. Materials should be of a high quality and be in-keeping with the City's technical manual.



St Bride's Churchyard

Design Brief (Part of Churchyard Enhancement Scheme)

1 Introduction

The City of London (City) is the local authority for the 'Square Mile', as well as having several private interests. Its policies are dedicated to maintaining the City as one of the world's leading international financial and business centres; to providing high quality services for its residents and the business communities, and for London, as a whole. The City is also responsible for enhancing and maintaining the network of gardens, churchyards, parks, plazas and highway planting across the City are there to be enjoyed by residents, workers and visitors alike as well as an important habitat for wildlife within the urban landscape

2 Background

2.2 Churchyard Enhancement Strategy

Churchyards within the City are historic open spaces and have collective significance as a cultural asset. They form the setting for the numerous listed churches and ancient monuments, providing a refuge from the City's intensity and are essential places for workers, visitors and residents to rest and enjoy. Many are popular green spaces, however, others are underutilised, uninspiring and in need of improvement. In the future, the public realm will need to support an increasing City population because of new development and the churchyards are a vital public amenity in this context. The City has worked closely with the Diocese of London to establish a Churchyards Enhancement Programme (CEP) that will address the need for improvements to the churchyards to support the Future City.

The main objectives of the CEP are as follows:

- Provide high quality, inspiring and sustainable spaces;
- Ensure safe and inclusive places for all the City's communities;
- Respond to the projected increase in worker, visitor and resident numbers in the City by providing enhanced areas to sit, eat lunch, play or relax, including accommodating 'agile working';
- Prioritise the enhancement of those churchyards in most need

The CEP has identified St Brides Fleet Street Churchyard as one of the open spaces in need of improvements. This is based on responses received through an extensive public consultation exercise, key stakeholder meetings, assessment of site conditions and understanding the significance of the setting.

2.3 Local Engagement

City's consultation events have shown that there are numerous and varied stakeholders from the private, public and voluntary sectors and local faith and community groups who have interest in the CEP. These stakeholders have been integral to the process of identifying uses for the Churchyard and informing the design brief. It is key that the enhanced churchyards have local ownership and buy-in, for it is the local stakeholders who will ultimately ensure whether the space is well used and well-loved. The re-design of the Churchyard should reflect the aspirations of local residents and stakeholders, as obtained via the consultation carried out in 2017-18.

The full report is at Appendix A.

2.3.1 In summary following key themes have been identified:

Heritage:

Preserve the churchyards as tranquil, historic spaces that can be enjoyed by everyone

Greenery:

Enhance the quality of the greenery in churchyards and increase biodiversity

Maintenance:

Provide clear maintenance standards

Wayfinding:

Improve signage across all Churchyards, and include further historic information

2.4 Policy Context

St Bride's Churchyard (see location map) falls within The Fleet Street Courts and Lanes Area Enhancement Strategy. An intricate network of courts, lanes and alleys weaves through the heart of the Fleet Street Conservation Area. Some are well-trodden routes and others are hidden spaces, forgotten by the passage of time. The enhancement strategy seeks to re-capture the appeal of these historic routes and spaces by using traditional materials combined with subtle design interventions.

For other local plan policies relating to historic environment, open space and public realm that tie the site into the wider planning context, refer to Appendix B.

2.5 Historic Background

The City churchyards are heritage assets and a unique assemblage of burial grounds in an urban context. They have been assessed as a group and individual statements of significance written to bring together existing information and create a tool for future management and interpretation.

The church was founded in the 10th or 11th centuries with the church erected by 1066. The churchyard is first recorded in 1188; in 1270 it formed a rectangular space to the south of the church building; by 1520 the surrounding land had reached their present arrangement and the churchyard lay on all sides of the church building. The churchyard was used for burials from the 12th century until the 19th century. The tombstones and raised level of the churchyard testify to its former burial function. The setting of the churchyard comprises the church, its railings and planting, the surrounding domestic brick elevations and narrow, historic routes and the decorative frontage of the Old Bell.

Further information on the historic significance of the Churchyard can be found in the Historic Environment Strategy and statements of significance which is a suite of guidance documents on all aspects of the City's historic environment.

It can be found here:

<https://www.cityoflondon.gov.uk/services/environment-and-planning/planning/heritage-and-design/Pages/historic-environment.aspx>

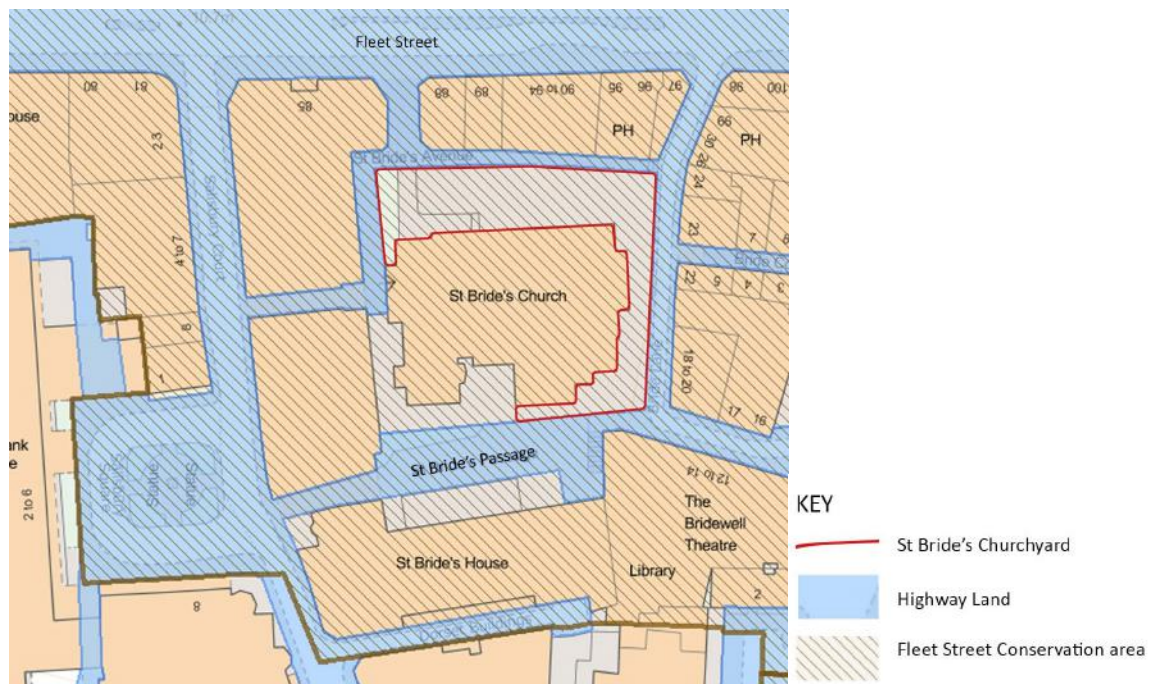
3 Existing Site

3.1 Opportunities and Constraints of the site

The scope of the project includes the Churchyard in redline below.



Site Plan with redline boundary



Site location plan showing highway land boundary

St Bride's Church is a Grade I listed building churchyard is one of the oldest churches in the City (though outside the walls), with deep historical roots and associations with a range of important historical figures and is one of the few public spaces in the area.

The main churchyard space is the rectangular area to the north of the church extending round to the east end to form an 'L' shape. The whole is bordered from Bride Lane and St Bride's Avenue by high rendered walls topped with iron railings. At the north-west end there is an opening between two stone piers with a path leading to the church door. Accessed by steps and a ramp, the main space is half paved with York stone flags up to the church wall and half laid with granite setts and ledger stones with a strip of planting on the inner face of the railings. This half contains trees, raised planting beds and benches. The area around the east end of the church is plainer and is laid with an asphalt-like material. The church is gated and the church open and close the gates down to dusk.

The issues/ constraints of the site are:

- Churchyard is well used but provides limited amenity value
- The Churchyard is primarily hard landscaped, and the paved areas are generally uneven and in poor condition. There is uneven pavement due to tree root heave.
- Memorials need conservation works
- Raised level within the churchyard poses some health and safety risk of fall due to the level change
- Shade condition due to mature trees
- Limited seating opportunity
- Limitation on development due to burials in the Churchyard
- A coffee cart trades within the churchyard which attracts regular visitors but also a source of some litter.
- The east and the south area of the churchyard has limited amenity value and feels disconnected from the northern main churchyard area.
- The perimeter retaining wall around the churchyard needs repair
- There are a variety of different land ownership issues, restrictions, byelaws and legal agreements connected to the City's churchyards. Most churchyards are publicly accessible private land and are either maintained by the City by formal or informal agreement.

Opportunities of the site are discussed in the Design Brief below.





3.2 Tree Survey

A tree survey will be commissioned/ provided by the client.

4 Design Brief

The main aim of the project is to reconsider the layout of the churchyard and increase the amenity value of the space considering this is one of the few open spaces within the Fleet Street area. The redesign of the Churchyard should provide:

- An improved correlation between the north, east and south section of the churchyard
- Repave some/ all damaged and uneven hard landscaped areas with robust materials suitable to the heritage of the site. The paving materials also need to endure the shade condition on site.
- Enhanced landscape should be able to cater for the Church's outdoor activities.
- Consider and address the risk of fall due to level change.
- Additional greenery and preserving the site as a tranquil space e.g. create a sanctuary away from the noise of the adjoining roads by adding new planting balancing with open views in and out of the space and create variety in the landscape.

- Additional seating provision that is complementary to the size of the space.
- Conservation works to the memorials and historic features.
- A design celebrating the heritage and character of the site
- Reduce pressure on current maintenance issues
- Approximate project budget is £300K to £500K

In addition to above:

Based on the existing condition and constraints of the site, public and key stakeholder consultation results and the historic significance and background of the Churchyard following are the key considerations within the design brief for the enhancement project.

- An essential part of design work will be to establish the kind of design that would be desirable and acceptable for a sensitive and historic site and for the Churchyard to retain its individuality.
- Interpretation of the history of the churchyard and the church is a high priority and would be a key aspiration for enhancement. This could be integrated within a new wayfinding/ signage for the site
- Maintenance regimes need to be reviewed in parallel to the new design for this space to ensure they are fit for purpose and to secure efficiencies where possible. A fundamental consideration of the design must be the long-term maintenance costs. Proposals for hard and soft landscaping, street furniture and public art should fit with the City's current maintenance regime. Materials should be of a high quality and be in-keeping with the City's technical manual.



Christchurch Greyfriars Churchyard

Design Brief (Part of Churchyard Enhancement Scheme)

1 Introduction

The City of London (City) is the local authority for the 'Square Mile', as well as having several private interests. Its policies are dedicated to maintaining the City as one of the world's leading international financial and business centres; to providing high quality services for its residents and the business communities, and for London, as a whole. The City is also responsible for enhancing and maintaining the network of gardens, churchyards, parks, plazas and highway planting across the City are there to be enjoyed by residents, workers and visitors alike as well as an important habitat for wildlife within the urban landscape

2 Background

2.2 Churchyard Enhancement Strategy

Churchyards within the City are historic open spaces and have collective significance as a cultural asset. They form the setting for the numerous listed churches and ancient monuments, providing a refuge from the City's intensity and are essential places for workers, visitors and residents to rest and enjoy. Many are popular green spaces, however, others are underutilised, uninspiring and in need of improvement. In the future, the public realm will need to support an increasing City population because of new development and the churchyards are a vital public amenity in this context. The City has worked closely with the Diocese of London to establish a Churchyards Enhancement Programme (CEP) that will address the need for improvements to the churchyards to support the Future City.

The main objectives of the CEP are as follows:

- Provide high quality, inspiring and sustainable spaces;
- Ensure safe and inclusive places for all the City's communities;
- Respond to the projected increase in worker, visitor and resident numbers in the City by providing enhanced areas to sit, eat lunch, play or relax, including accommodating 'agile working';
- Prioritise the enhancement of those churchyards in most need

The CEP has identified Christchurch Greyfriars Churchyard as one of the open spaces in need of improvements. This is based on responses received through an extensive public consultation exercise, key stakeholder meetings, assessment of site conditions and understanding the significance of the setting.

2.3 Local Engagement

City's consultation events have shown that there are numerous and varied stakeholders from the private, public and voluntary sectors and local faith and community groups who have interest in the CEP. These stakeholders have been integral to the process of identifying uses for the Churchyard and informing the design brief. It is key that the enhanced churchyards have local ownership and buy-in, for it is the local stakeholders who will ultimately ensure whether the space is well used and well-loved. The re-design of the Churchyard should reflect the aspirations of local residents and stakeholders, as obtained via the consultation carried out in 2017-18.

The full report is at Appendix A.

2.3.1 In summary following key themes have been identified:

Heritage:

Preserve the churchyards as tranquil, historic spaces that can be enjoyed by everyone

Greenery:

Enhance the quality of the greenery in churchyards and increase biodiversity

Maintenance:

Provide clear maintenance standards

Wayfinding:

Improve signage across all Churchyards, and include further historic information

2.4 Policy Context

The City uses an area-based approach to provide a framework for the development of public realm projects, and to identify priority areas for enhancement that respond to the needs of the local community. Christchurch Greyfriars (see location map) is located within the St Paul's Area Enhancement Strategy. This is currently a work in progress and will be available shortly.

The Cheapside and Guildhall Area Enhancement Strategy have identified key opportunity areas which overlap with areas within the St Paul's Area Enhancement Strategy. The section of Newgate street between Martin Le Grand and King Edward Street has been identified as an area that can be transformed into a new public space, along with the Christchurch Greyfriars area (lower gardens) There is an opportunity to redesign the Christchurch Greyfriars upper churchyard space to create a more open and a welcoming public space.

For other local plan policies relating to historic environment, open space and public realm that tie the site into the wider planning context, refer to Appendix B.

2.5 Historic Background

The City churchyards are heritage assets and a unique assemblage of burial grounds in an urban context. They have been assessed as a group and individual statements of significance written to bring together existing information and create a tool for future management and interpretation

The Greyfriars were established in 1225, rebuilt from 1306. Their church became a parish church in 1547 and was rebuilt by Wren in 1687. The old friary cemetery possibly lay under buildings to the west of the present churchyard (Holder 2011). The churchyard was used for burials from the 17th to the 19th centuries and has important associations with the former friary complex of the Greyfriars. It has important aesthetic value as a large open green space at a busy road junction. The churchyard was presumably closed for burials in the mid-19th century and by 1875 had acquired its present rectangular shape, concealed from Newgate Street by buildings. The church was badly bomb damaged in WW2 and left as a ruin

enclosing a garden. By the 1950s the buildings concealing the churchyard from Newgate Street had gone.

Further information on the historic significance of the Churchyard can be found in the Historic Environment Strategy and statements of significance which is a suite of guidance documents on all aspects of the City's historic environment.

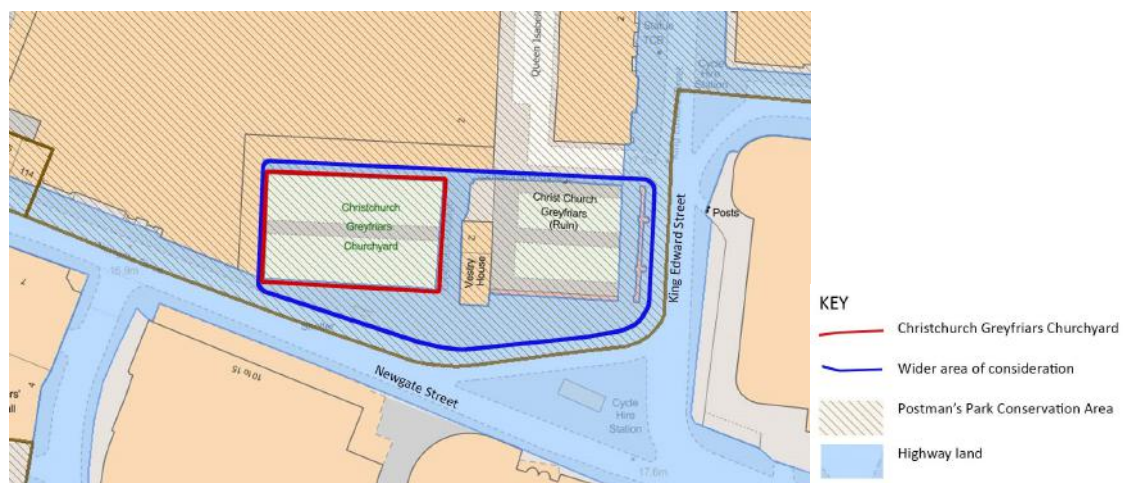
It can be found here:

<https://www.cityoflondon.gov.uk/services/environment-and-planning/planning/heritage-and-design/Pages/historic-environment.aspx>

3 Existing Site

3.1 Scope

The scope of the project includes the Churchyard in redline below.



The churchyard comprises a large rectangular space extending to the west of the ruins of Christchurch Greyfriars, bounded to the north and west by the Merrill Lynch building and to the south by Newgate Street. Railed on all sides, there are two rectangular strips of lawn bisected by a flagstone path lined either side with ledger stones, iron lampstands and benches. Given the size of the churchyard, the space is currently underused.

The site is designated as Scheduled Ancient Monument and the remains of the Christchurch to the west of the churchyard is Grade I listed.

The paving and the lawns are generally in fair condition. Many ledger stones are laid as paving flags with benches installed on them causing damage. There are five trees within the space, two chest tombs and two other structures to the western half. Lawn particularly suffers under some of the mature trees. It is one of the largest City churchyards. Site of the Franciscan Church of Greyfriars along King Edward Street has been developed in the recent years into an attractive landscape garden where clematis and climbing roses weave their way up 10 tall wooden towers representing the pillars that once held the roof.

The churchyard is adjacent to the St. Paul's gyratory along Newgate street and with the lack of planting to buffer the traffic, the space tends to be noisy. The Churchyard is at the cusp of the future major project within the area: Removal of St Paul's gyratory system and Museum of London roundabout.

Access into the space is via Greyfriars passage and through Merrill Lynch building's arcade. The space is perceived as a forecourt to the adjoining business rather than a public space due to the orientation of the entrances into the space. Currently there is no direct access into the churchyard from the footpath along Newgate Street.

Smokers usually gather at the entrance from Merrill Lynch building's arcade and some evidence of litter is therefore observed. Currently no antisocial activities have been noted on the site as it is overlooked on all sides.

To summarise the issues/ constraints of the site are:

- Churchyard is underutilised
- Overall perception of the space being private due to the layout
- Memorials in need of conservation works
- Benches situated on ledger stones causing further damage to them.
- Noisy surrounding streets
- Shade condition due to mature trees
- Smoker's litter
- Limitation on development due to burials in the Churchyard
- There are a variety of different land ownership issues, restrictions, byelaws and legal agreements connected to the City's churchyards. Most churchyards are publicly accessible private land and are either maintained by the City by formal or informal agreement.

Opportunities of the site are discussed in the Design Brief below.



3.2 Tree Survey

A tree survey will be commissioned/ provided by the client.

4 Design Brief

The main aim of the project is to reconsider the layout of the churchyard so that it is better used. The redesign of the Churchyard should provide:

- A unified space. i.e. consider the correlation between the site of the Church and the churchyard and its current surroundings.
- One of the key aspirations for this project is to reverse its current perception of it being a private space due to the alignment of a singular path leading into a private building.
- Key component of the scheme would be to consider provision of an additional entrance via public footway along Newgate street i.e. make it easily publicly accessible from the footpath.
- Create a flexible space for outdoor church events or private hire of the space and therefore a provision of power within the space to allow for such events.
- Consider adding new paths within the space along with seating so that the churchyard can cater to a variety of users and the space gets better used. The existing path to be retained and its historical setting enhanced.
- Greenery and a tranquil space e.g. create a sanctuary away from the noise of the adjoining roads by adding new planting balancing with open views in and out of the space and create variety in the landscape with a sense of enclosure.
- Seating provision complementary to the size of the space, whilst removing existing benches sited on ledger stones.
- A design celebrating the heritage and character of the site.
- Conservation of the memorials and historic features and relocating existing benches to stop further damage to the ledger stones.

- Reduce pressure on current lawn maintenance issues
- Approximate project budget is £400K to £500K

In addition to above:

Based on the existing condition and constraints of the site, public and key stakeholder consultation results and the historic significance and background of the Churchyard following are the key considerations within the design brief for the enhancement project.

- An essential part of design work will be to establish the kind of design that would be desirable and acceptable for a sensitive and historic site and for the Churchyard to retain its individuality.
- Interpretation of the history of the churchyard and the church is a high priority and would be a key aspiration for enhancement. This could be integrated within a new wayfinding/ signage for the site
- The design work should consider the impact of adjacent future major project i.e. removal of the St Paul's Gyratory.
- Maintenance regimes need to be reviewed in parallel to the new design for this space to ensure they are fit for purpose and to secure efficiencies where possible. A fundamental consideration of the design must be the long-term maintenance costs. Proposals for hard and soft landscaping, street furniture and public art should fit with the City's current maintenance regime. Materials should be of a high quality and be in-keeping with the City's technical manual.



Project Update

St Mary-at-Hill Churchyard St Peter Westcheap Churchyard (Greening Cheapside) (Part of Churchyard Enhancement Programme)

1 Churchyard Enhancement Programme (CEP)

Churchyards within the City are historic open spaces and have collective significance as a cultural asset. They form the setting for the numerous listed churches and ancient monuments, providing a refuge from the City's intensity and are essential places for workers, visitors and residents to rest and enjoy. Many are popular green spaces; however, others are underutilised, uninspiring and in need of improvement. In the future, the public realm will need to support an increasing City population because of new development and the churchyards are a vital public amenity in this context. The City has worked closely with the Diocese of London to establish a CEP that will address the need for improvements to the churchyards.

The main objectives of the CEP are as follows:

- Provide high quality, inspiring and sustainable spaces;
- Ensure safe and inclusive places for all the City's communities;
- Respond to the projected increase in worker, visitor and resident numbers in the City by providing enhanced areas to sit, eat lunch, play or relax, including accommodating 'agile working';
- Prioritise the enhancement of those churchyards in most need.

The CEP has identified St. Mary-at-Hill churchyard and St Peter Westcheap churchyard as two of the open spaces in need of improvements. This is based on responses received through an extensive public consultation exercise, key stakeholder meetings, assessment of site conditions and understanding the significance of the setting

Parallel to the CEP the Fenchurch & Monument Area Enhancement Strategy approved by Members in 2013, identifies St Mary-At-Hill churchyard as a key opportunity to increase access to and enhance the quality of an important open space for the increasing numbers of workers, residents and visitors to the area.

Similarly, Greening Cheapside project was identified as a high priority in the Cheapside and Guildhall Area Enhancement Strategy (adopted by the City in 2015) with the objective of enhancing and landscaping the area.

2. Local Engagement

City's consultation events have shown that there are numerous and varied stakeholders from the private, public and voluntary sectors and local faith and community groups who have

interest in the CEP. These stakeholders have been integral to the process of identifying uses for the churchyard and informing the design brief. It is key that the new churchyard has local ownership and buy-in, for it is the local stakeholders who will ultimately ensure whether the space is well used and well-loved. The re-design of the churchyard should reflect the aspirations of the stakeholders, as obtained via the consultation carried out in 2017-18.

The full report is in appendix 1

In addition to the public consultation carried out as a part of the CEP, Officers have consulted with other local stakeholders including the Diocese of London, The Parish of St. Vedast, St. Paul's Cathedral and local landowners who all support the design proposals developed for both the projects below.

3 St Mary-at-Hill

St Mary-at-Hill church is a grade I listed building that was rebuilt by Sir Christopher Wren and Robert Hooke in 1670-74. The churchyard represents one of the few open spaces in the Fenchurch & Monument area. It is located within the Eastcheap conservation area within the setting of the grade I listed church and the grade II listed No. 6-7 St Mary-at-Hill. It has a fine sense of seclusion and historic character but is at present in a state of disrepair with low quality paving, poor access and limited planting. In addition to these deficiencies, surveys have revealed below ground structures and inadequate drainage causing potential damage to the church and churchyard wall, considered to be a non-designated heritage asset.

3.2 Progress to date:

Open Spaces committee on the 10th October 2016 and Project Subcommittee on 11th October 2016 approved the GW 5 authority to start works, subject to obtaining Faculty and Planning permissions and sign off associated legal agreements.

The main elements of the design include the following:

- Creating a new enhanced and fully accessible churchyard. This involves lowering the whole of the churchyard by approximately 270mm with the creation of several accessible ramps. This will allow all users to gain access from both the street and from within the church.
- Repaving of the churchyard with Yorkstone paving slabs
- A new feature tree and planting beds
- Removal of a 9m section of the existing 27m retaining wall within the churchyard to create a new planting bed, which is part of a Sustainable Urban Drainage System (SUDS), critical to resolve the existing drainage problem
- Introduction of new seating areas with five 'Chico' timber seats, which have an inclusive design providing backs and arm rests for users
- New lighting scheme providing low level atmospheric lighting to the churchyard as well as an additional new emergency lighting scheme.
- The provision of step-free access from the street to the churchyard is technically challenging given the depth of footway above existing basements. The proposed drainage solution is the option that provides best value for money and is essential to the success of the scheme.
- Budget: £425,200

The works to the church threshold will be financed and delivered by the Parish and Diocese as part of a separate refurbishment project.

Programme key dates:

Project on hold due to access issues and possible changes in the surrounding building that could impact the design of the project. Officers are liaising with the neighbouring building to work with them to solve the access issues

Design Stage: RIBA stage 3/4 on hold

Stakeholder consultation: ongoing

Planning application: new planning application to be submitted when the final design of the churchyard is confirmed.

Faculty permission: To be extended when final design confirmed

Procurement of design consultants: Complete

Procurement of works contractor: JB Riney's (under city's term contract)

Pre implementation dates: To be confirmed

Implementation phase start/ end dates: To be confirmed

Maintenance Agreement: Draft prepared. To be agreed before commencement of implementation phase.

4 St Peter Westcheap

St. Peter Westcheap is located on Wood Street and is populated primarily by smokers and the associated detritus and smell of cigarette butts. It also contains limited signage, planting and railings that need restoration. The churchyard is a former burial ground containing several historic structures and a historic plane tree protected by a Tree Preservation Order. The churchyard could benefit from enhanced / additional planting to improve the local air quality and appearance.

4.1 Progress to date

Open spaces committee, Streets and Walkways committee and Project sub committee approved the Greening Cheapside project GW 3 report on 11th, 17th October and 8th November respectively for the progression of design option 1 for the Phase 2 of the project, St. Peter's Westcheap churchyard, to Gateway 4 and 5 (detailed design and implementation) under the 'regular' Gateway process.

A GW5 report for Greening Cheapside project was approved by Streets and Walkways committee on 22nd January and Project sub committee on and of 20th February 2019, which recommended that Phase 2, St Peter Westcheap be fully progressed through the Churchyard Enhancement programme.

The main elements of the design include the following:

- New planting on either side of the churchyard.
- New linear bench seating and some accessible seating.
- Creation of a central area for people to dwell.
- The restoration and reparation of the railings and wall, retaining the remaining headstones.
- The introduction of new signage to explain the history of the site.
- Budget: £300,000 to £350,000.

The enhancements for St. Peter Westcheap would seek to open the space to other users and secure public access to the churchyard via a legal agreement, increase greening and biodiversity, renovate and conserve the historic hard landscaping of the churchyard.

Programme key dates:

Project is on hold due to lack of funding. Officers are in discussion regarding funding with the Diocese and external party that have a special interest in the churchyard.

Design Stage: RIBA stage 3 on hold due to lack of funding.

Stakeholder consultation: ongoing

Planning application: To be confirmed

Faculty permission: To be confirmed

Procurement of design consultants: Complete up to GW 3

Gateway 4 and 5: On hold

Procurement of works contractor: JB Riney's (under city's term contract)

Pre implementation dates: To be confirmed

Implementation phase start/ end dates: To be confirmed

Maintenance Agreement: Negotiations on the Maintenance Agreement Template are ongoing.



Public Consultation Report

Appendix A

This report documents and summarises the feedback received from the public consultation, which took place 2nd October -17th November 2017.

Churchyards Enhancement Programme

Public Consultation
2 October - 17 November 2017

Consultation Report





Contents

1	Introduction
2	The Churchyards Enhancement Programme
3	Methodology
4	Q1: What do you most value about the City Churchyards?
5	Q2: What would you like to change?
6	Q3: How can we better connect the City Churchyards?
7	Q4: How can we increase the amenity value of the City Churchyards?
8	Summary Findings
9	Next steps

Appendix | **Consultation response overviews:**

- Postcards
- Emails
- Online User Survey
- Living Streets User Survey
- Archikids User Survey
- Heritage consultation overview

Consultation material:

- Survey Boards
- Other consultation material

1. Introduction

This report documents and summarises the feedback received from the public consultation, which took place 2nd October - 17th November 2017.

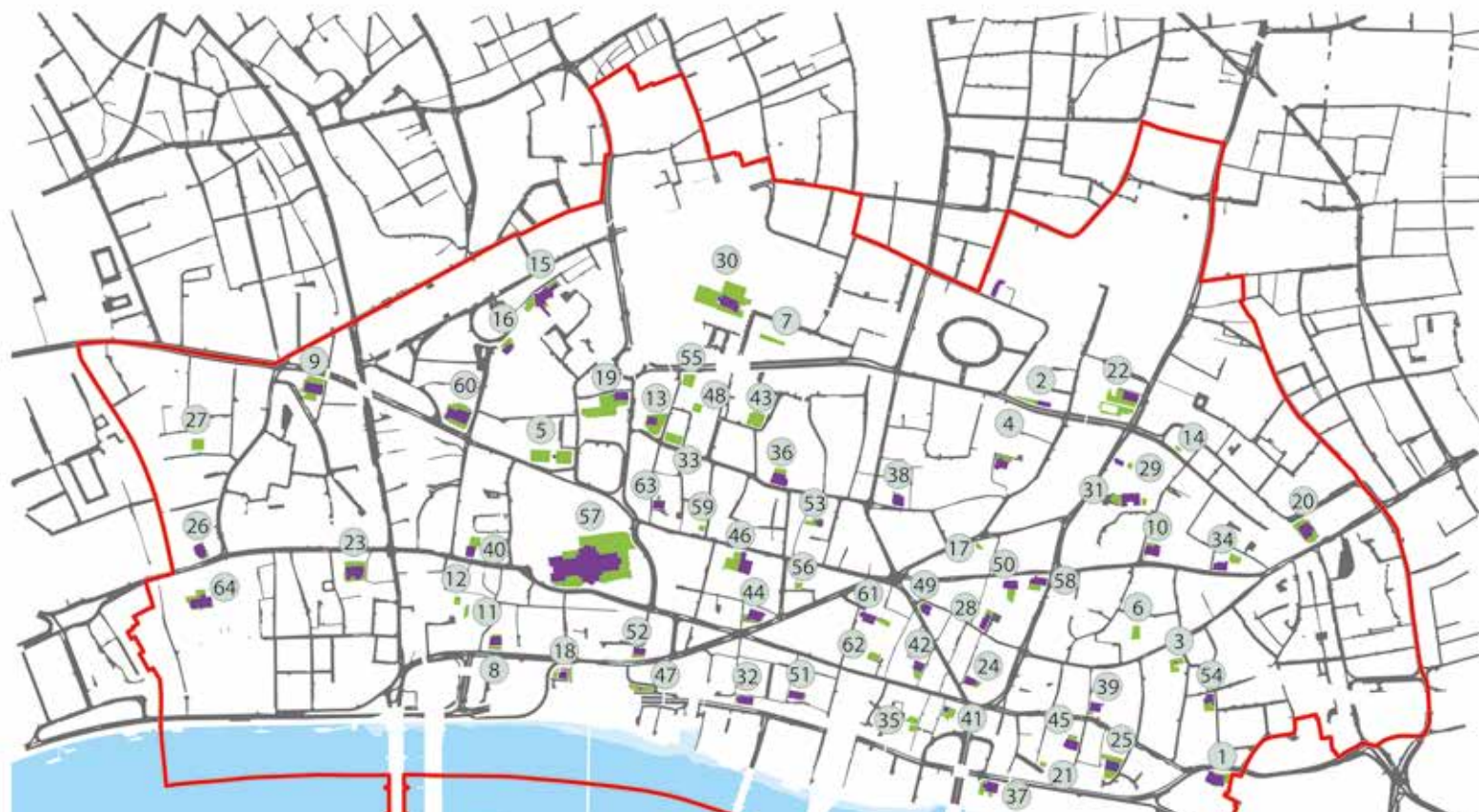
The purpose of the public consultation was to gather feedback on issues and aspirations for the City churchyards, informing priorities and the future development of the programme. The consultation was carried through drop-in sessions, user surveys and stakeholder meetings, receiving a total of 480 responses.

Prior to the public consultation, a workshop with key stakeholders took place in June 2017. This was held to understand the perspectives of key landowners and decision-makers from the City and church community.

The following pages provide an overview of the Churchyards Enhancement Programme and the methods used in the public consultation, before summarising the key themes and ideas highlighted. These will inform the next stages of the programme, in prioritising churchyards for enhancement and in progressing work streams to look at particular issues and aspirations across churchyards in a consistent and holistic manner.



Churchyards in the City of London



- | | | | | |
|--|--|--|----------------------------------|---|
| 1. All Hallows by the Tower | 14. St Augustine Papey | 27. St Dunstan in the West (burial ground) | 40. St Martin Ludgate (Within) | 53. St Olave Jewry |
| 2. All Hallows London Wall | 15. St Bartholomew the Great | 28. St Edmund the King | 41. St Martin Orgar | 54. St Olave Hart Street |
| 3. All Hallows Staining | 16. St Bartholomew the Less | 29. St Ethelburga's | 42. St Mary Abchurch | 55. St Olave Silver Street |
| 4. Austin Friars (Dutch Church) | 17. St Benet Fink | 30. St Giles Cripplegate | 43. St Mary Aldermanbury | 56. St Pancras Soper Lane
(Pancras Lane Gardens) |
| 5. Christchurch Greyfriars | 18. St Benet Paul's Wharf | 31. St Helen Bishopsgate | 44. St Mary Aldermay | 57. St Paul's Cathedral |
| 6. Fen Court | 19. St Botolph Aldersgate (Postman's Park) | 32. St James Garlickhythe | 45. St Mary at Hill | 58. St Peter upon Cornhill |
| 7. St Alphege London Wall | 20. St Botolph Aldgate (Without) | 33. St John Zachary | 46. St Mary le Bow | 59. St Peter Westcheap |
| 8. St Andrew by the Wardrobe | 21. St Botolph Billingsgate | 34. St Katharine Cree | 47. St Mary Somerset | 60. Holy Sepulchre London |
| 9. St Andrew Holborn | 22. St Botolph without Bishopsgate | 35. St Laurence Poutney | 48. St Mary Staining | 61. St Stephen Walbrook |
| 10. St Andrew Undershaft | 23. St Bride Fleet Street | 36. St Lawrence Jewry | 49. St Mary Woolnoth | 62. St Swithin's London Stone
(Salters Hall Court) |
| 11. St Anne Blackfriars (Ireland Yard) | 24. St Clement Eastcheap | 37. St Magnus the Martyr | 50. St Michael Cornhill | 63. St Vedast Foster Lane |
| 12. St Anne Blackfriars (Church entry) | 25. St Dunstan in the East | 38. St Margaret Lothbury | 51. St Michael Paternoster Royal | 64. Temple Church |
| 13. St Anne & St Agnes | 26. St Dunstan in the West (front of church) | 39. St Margaret Pattens | 52. St Nicholas Cole Abbey | |

2. The Churchyards Enhancement Programme

The City's churchyards are historic open spaces with collective significance as a cultural asset. They form the setting for numerous churches and ancient monuments, providing a refuge from the City's intensity and essential places to rest and enjoy. Many are popular green spaces, however others are underutilised and in need of improvement.

The City of London Corporation is working in partnership with the Diocese of London and St Paul's Cathedral to develop a programme of enhancement projects for the City's Churchyards which aims to:

- Provide high quality, inspiring and sustainable spaces;
- Ensure safe and inclusive places for all the City's communities;
- Respond to the projected increase in worker, visitor and resident numbers in the City by providing enhanced areas to sit, eat lunch, play or relax, including accommodating 'agile working';
- Prioritise the enhancement of those churchyards in most need

“ Through a **programme of improvement projects** and working with our stakeholders, we will seek to enhance the City's churchyards to provide **high quality and inspiring spaces** that help ensure **attractive, flexible, safe, sustainable and inclusive** places that support social cohesion and promote a cultural asset for all the City's communities, today, and for the future. ”



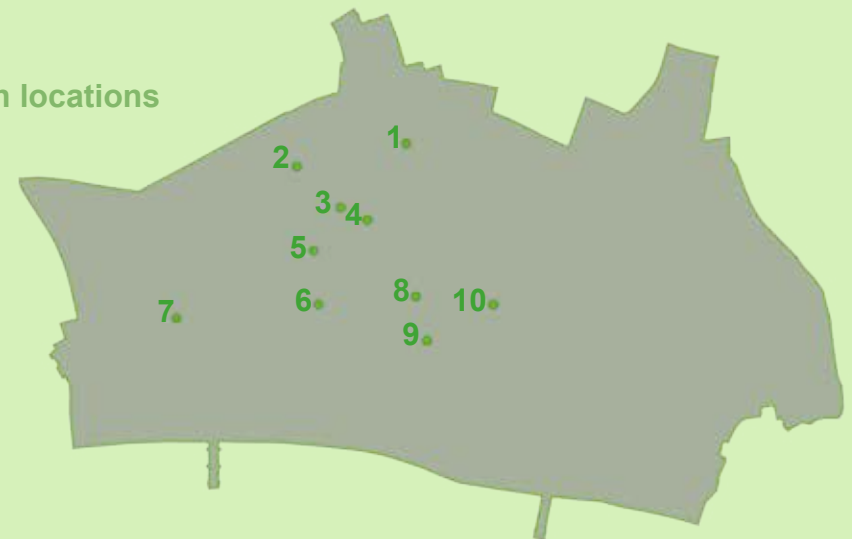
3. Methodology

The public consultation was conducted through various methods, which include: user surveys, drop-in sessions, online surveys, postcards, emails and stakeholder meetings. All methods consistently posed the following 4 questions:

1. **What do you most value about the City Churchyards?**
2. **What would you most like to change about the City Churchyards?**
3. **How can we better connect the City Churchyards?** *(e.g. way-finding, connecting the church interior to the churchyard exterior, exploring digital solutions)*
4. **How can we increase the amenity value of the City Churchyards?** *(e.g. the facilities available, potential new uses, enhancing historic character)*

The feedback received was collected and documented by City officers. The key points from each question were analysed by theme to consider the issues and aspirations across the City churchyards.

Drop-in locations

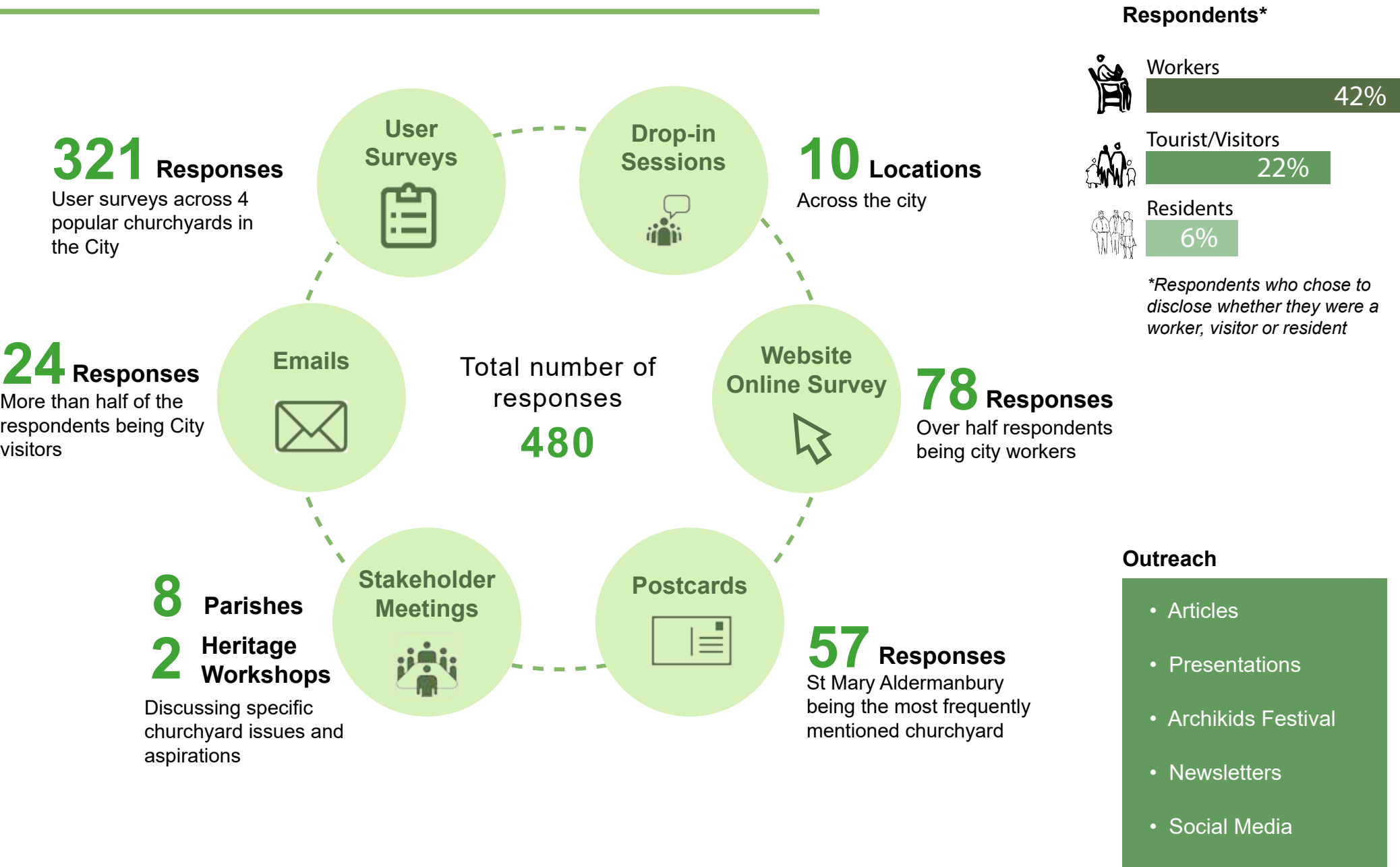


1. St Giles Cripplesgate
2. St Bartholomew the Great
3. St Botolph Aldersgate
4. St Anne & St Agnes
5. Christchurch Greyfriars

6. One New Change
7. St Bride Fleet Street
8. St Paul's Cathedral
9. St Mary Aldermary
10. Guildhall Market



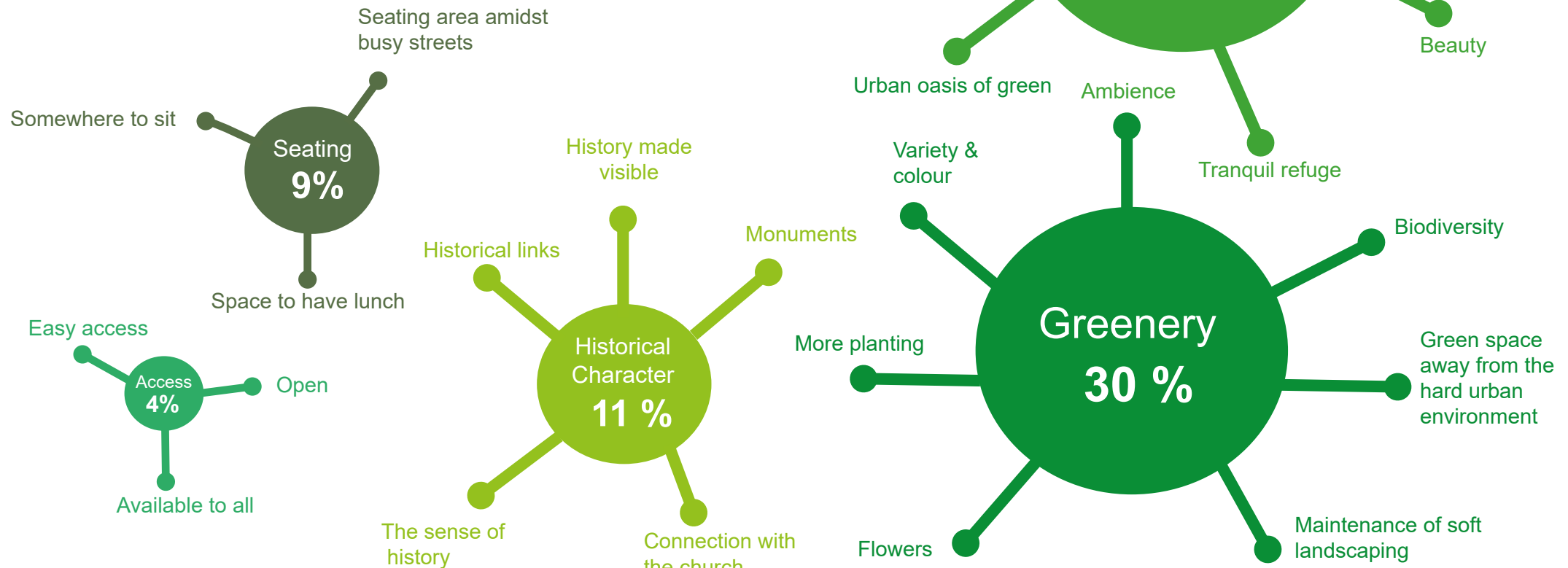
Feedback Overview



4. Q1: What do you most value about the City Churchyards?

This question focused on the existing state of churchyards across the Square Mile. This question was intended to draw out which characteristics should be conserved and celebrated for years to come.

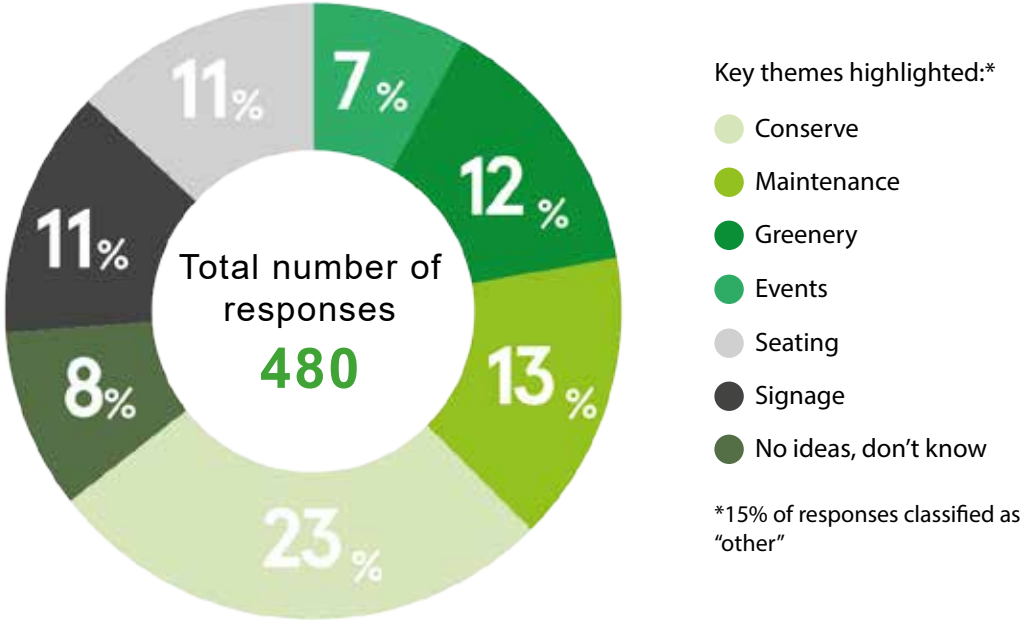
There was an overwhelming enthusiasm about the City's churchyards, highlighting the importance of these spaces to many workers, residents and visitors. Overall, there is a need to preserve these spaces as tranquil, green spaces, conserving their historic features and individuality.



5. Q2: What would you most like to change about the City Churchyards?

Respondents were then asked which elements of the churchyards could be changed for the better, to inform priorities for future enhancements and to identify key areas for improvement across the City churchyards.

23% of respondents wished to **conserve** these spaces as they are, referencing the need to preserve the churchyards’ historical artefacts, peace and tranquillity. This emphasis on preservation was followed by the need for more maintenance, greenery, seating and designated spaces for smoking, as highlighted below.



13% Maintenance

- Further bins, consistent maintenance and regular litter collections.
- Regular repairs and conservation work across the City churchyards.

12% Greenery

- More planting variety.
- Further soft landscaping that enhances the layout of each churchyard.
- Increased biodiversity and wildlife that can contribute to the improvement of air quality.

11% Seating

- More seating for lunchtime activities.
- Types of seating that include movable/modular furniture, contemporary/modern designs, and various layout configurations.

6. Q3: How can we better connect the churchyards?

This question looks at the churchyards and their relationship to each other, the public realm, visitors and the churches themselves. This aims to draw out aspirations for the churchyards, concentrating on their outward-facing aspect and communicating the churchyard as an asset and public space for all to enjoy.

It was identified that any approach to connecting the churchyards across the City will need to also consider and convey the individuality of each churchyard.

37% of respondents stated the need for more **signage**, better **way-finding** and more information about the churchyards and churches. Signage options were mentioned:

- **Highlighting the history** of the churchyard and the church via history boards and plaques
- Flexible displays to convey the various activities of the church

23% of respondents stated the need to **preserve** the churchyards as they are, describing them as **hidden gems** for discovery.

16% of respondents stated that need for **digital solutions** as a way to better connect the interior/exterior of churchyards and its history. Some ideas were mentioned:

- **Interactive map** of the churchyards within the City
- **Digital app** offering historic information and self-guided tours
- A tool to bring artefacts and the **history of churchyards to life**.



7. Q4: How can we increase the amenity value of the churchyards?

This question focused on how the churchyards could improve their value to the public as an open space for all to use and enjoy. The aim was to draw out high level aspirations for the use of the churchyards, thinking forward to how they could be used in the future, including how their offer can be improved and made increasingly diverse.

It was identified that there is a need to increase the amenity value of churchyards, through the possibility of adding more community led events, providing more facilities and establishing a greater standard of maintenance and preservation for Churchyards.

20% of respondents would like to enhance and preserve the **historic environment** of the Churchyard by:

- Highlighting and marking out historic features
- Displaying historic information
- Commemorating the heritage through signage and digital solutions



23%



of respondents want the space to be further integrated with the **community**, and include arts and events. Some examples include:

- Visitor talks and tours
- Summer music
- Volunteers to help with maintenance and gardening
- Public art installations
- Concerts
- Space for sport activities, memorial meetings and various engagement activities



20%

of respondents would like more **facilities** including:

- Coffee stalls
- Bicycle parking
- Tables
- Water features
- More seating
- Ice cream vendors
- Book shops
- Pop up food providers
- Sensory gardens
- Bird boxes

8. Summary Findings

The themes, issues and aspirations raised by the public throughout the consultation period are summarised in the information adjacent. These priorities largely resonate with the initial stakeholder workshop held in June 2017, although there was a focus on certain themes over others.

A key finding was the need to both enhance and preserve the existing valued characteristics of the churchyards: greenery, history and tranquillity. This could entail providing more greenery and variety of planting where possible, and including further historic interpretation in the churchyard. In this way their peaceful characteristics and rich heritage can be enhanced and enjoyed for years to come.

In addition, the need and potential for more signage and way-finding was mentioned a number of times as a way to increase the connections between the churchyards in the City. Further historical and church activity information through either physical or digital mediums would greatly add to both the churchyards' individuality and their collective significance.

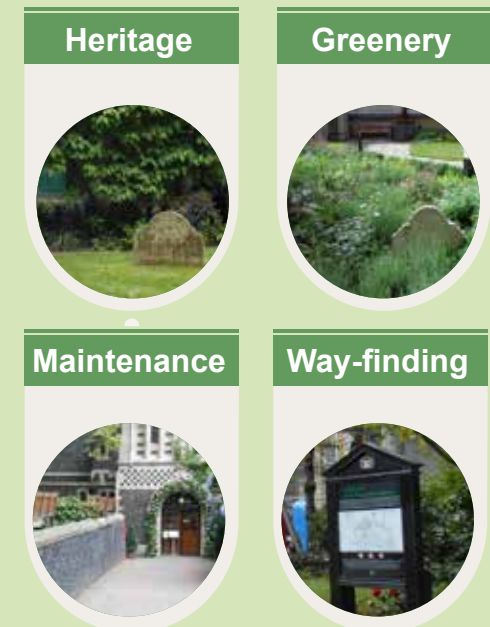
Other findings include the need to establish consistent maintenance across the churchyards. As these spaces are treasured by many City workers, residents and visitors, there was a strong opinion that their historic features and existing qualities should be maintained as a priority. Furthermore, there was a wider conversation around the topic of smoking within churchyards and its effect on the public and the function of the space. The overall consultation response has suggested that churchyards should remain an inclusive place for all to enjoy, establishing the need for designated smoking areas in some cases.

These findings and highlighted themes will be given particular consideration in progressing the Churchyards Enhancement Programme.

Priorities:

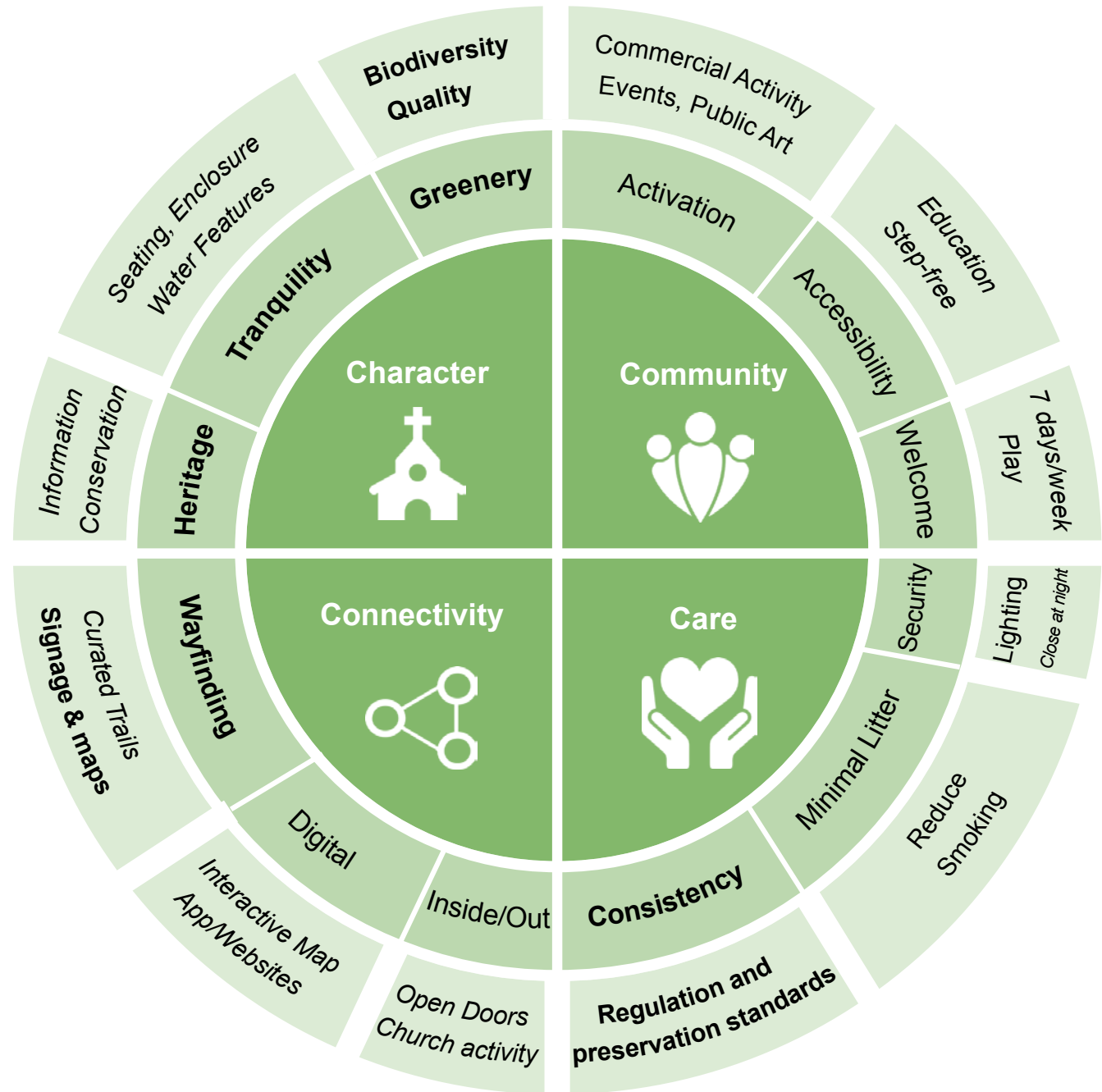
- Preserve the churchyards as tranquil, historic spaces that can be enjoyed by everyone
- Enhance the quality of the greenery in churchyards and increase biodiversity
- Provide clear maintenance standards
- Improve signage across all Churchyards, and include further historic information

Work streams:



Key Topics for Consideration:

The diagram shows the main topics highlighted throughout the consultation. An initial version was produced for the public consultation, and this updated diagram is weighted to show the topics that were most strongly agreed with by the public. The topics in bold were the most popular, which have further informed priorities for developing the Churchyards Enhancement Programme.



- Themes
- Aspirations
- Potential outcomes and ideas

9. Next Steps

Finalising priority churchyards & work streams

Following the consultation, churchyards will be selected for enhancement, taking the feedback received and site assessments into consideration. This will involve a range of work including landscaping, conservation and historic interpretation.

Parallel to this, cross-cutting work streams will be prepared to deliver on aspirations for churchyards across the City, based on the feedback received. This will include themes as highlighted in the summary findings of this report.

Delivery plan

A delivery plan of priorities and 'quick-win' projects will subsequently be developed, with aspirations for short, medium and long-term delivery. The delivery plan will be implemented over a 5 to 10 year period.

Programme approval

The funding strategy, delivery plan and priorities will be collated in a report, which will go to the relevant City committees for approval in Summer 2018. After the programme's approval, work can commence on the enhancements and work streams outlined in the delivery plan.



Appendix

Consultation response overviews:

- Postcards
- Emails
- Online User Survey
- Living Streets User Survey
- Archikids User Survey
- Heritage consultation overview

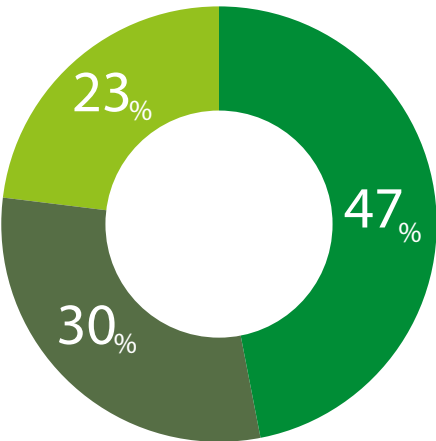
Consultation material:

- Survey Boards
- Other consultation material

Appendix Postcard overview

Total number of responses: 57

What do you most value about the City Churchyards?



- Peace and Tranquility
- Historical Character
- Greenery

VALUE

Peace and quiet, a sense of escape from the city, tranquil, a place to think

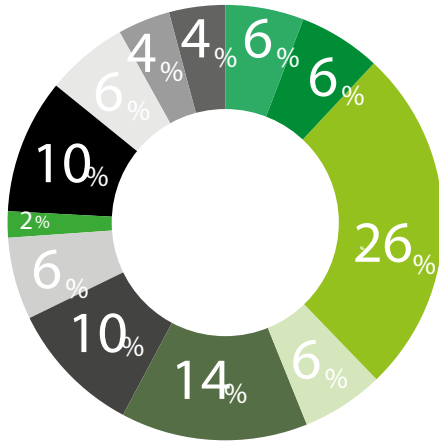
Green oasis, greenery, wildlife, planting

Tranquil, a place to think

The sense of history, architecture

Connection with the church, spiritual

What would you most like to change about City Churchyards?



- Greenery
- Historic Character
- Maintenance
- Conserve
- Peace/ Tranquility
- Safety
- Seating
- Signage
- Smoking
- Wildlife
- Anti-Social Behaviour
- Facilities

CHANGE

More greenery, planting, exotic/rare plants

More seating

Signage- historical information,

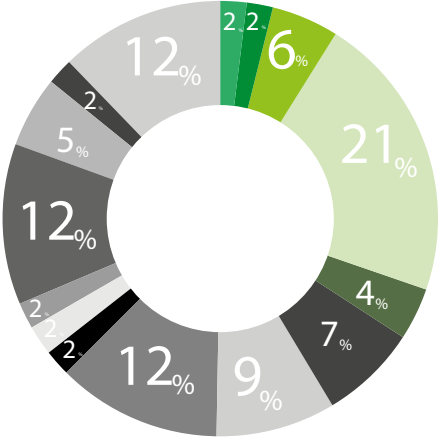
Reduce antisocial behaviour, rough sleeping

Preserve the quiet but continue to maintain

Maintenance of historical features, headstones and overall repair

Define a designated smoking area

How can we better connect the City Churchyards?



- Facilities
- Greenery
- Historic Character
- Maintenance
- Conserve
- Other
- Peace/Tranquility
- Safety
- Seating
- Signage
- Smoking
- Wildlife
- Access
- Digital Solutions
- Wayfinding
- Events

CONNECT

Analogue signage, maps, Information boards

Online map, digital app/guide to each space

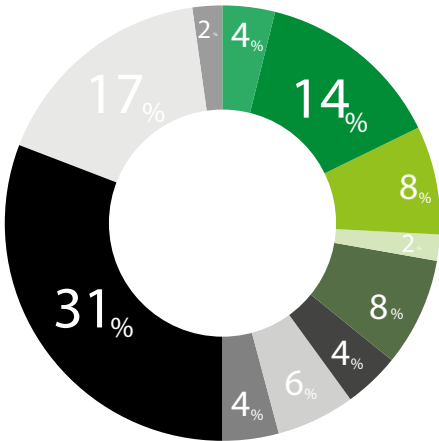
Way-finding, well-marked walks holding historic information, Historical walks, paper guides

Signage of historic info and signposting

Conserve, it is a surprise to discover them

Visitor talks, more events with the locals needs more publicity

How can we increase the amenity value of the City Churchyards?



- Access
- Digital Solutions
- Events
- Greenery
- Historic Character
- Maintenance
- Conserve
- Peace/Tranquility
- Signage
- Wayfinding
- Other

AMENITY

Furniture add more seating, tables and shelters

Remain as is but continue to maintain and keep quiet

Create more bird boxes and bee hives enhance wildlife

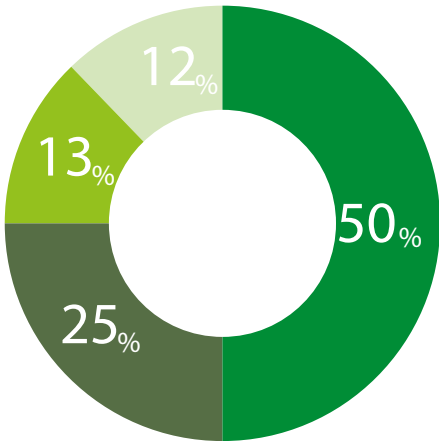
Enhance historic character, commemorate the heritage

Maintenance- regular cleaning, bin removal, cigarette bins

Access, make more accessible with church

Total number of responses: 24

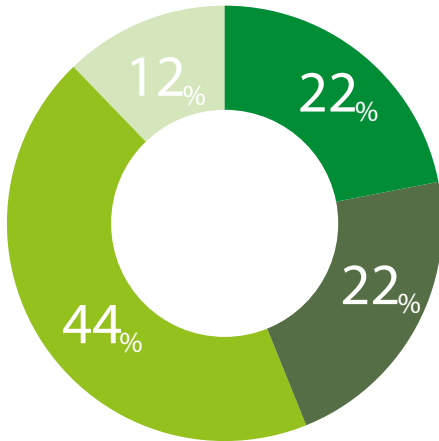
What do you most value about the City Churchyards?



- Greenery
- Historical Character
- Other
- Peace and Tranquillity

VALUE
The greenery and biodiversity of the churchyards, maintenance of landscaping
An opportunity to find out about churches and burial places
Peaceful and quiet
Excellent use of CIL

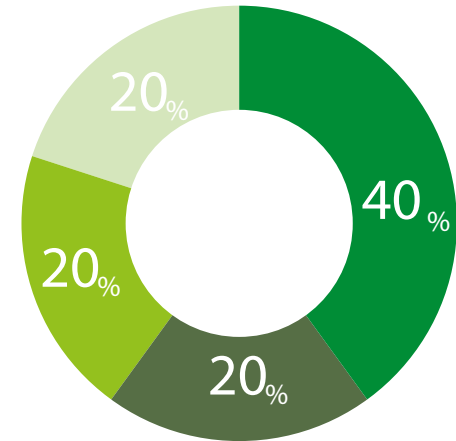
What would you most like to change about City Churchyards?



- Signage
- Access
- Maintenance
- Smoking

CHANGE
Access of churchyard through road
Maintenance of churchyard, painting and repair
Appropriate signage to reduce skateboarders, sitting on gravestone
Designated non-smoking areas

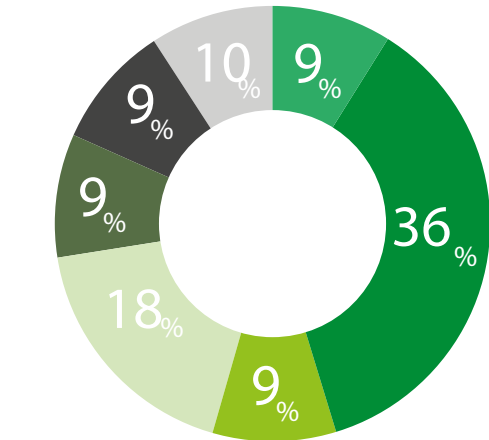
How can we better connect the City Churchyards?



- Access
- Digital Solutions
- Historic Character
- Events

CONNECT
History notice boards and information on about church visible
Incorporate and enhance aesthetic with in/ext of church
Interactive map with city church website
Involving volunteers and the local community

How can we increase the amenity value of the City Churchyards?



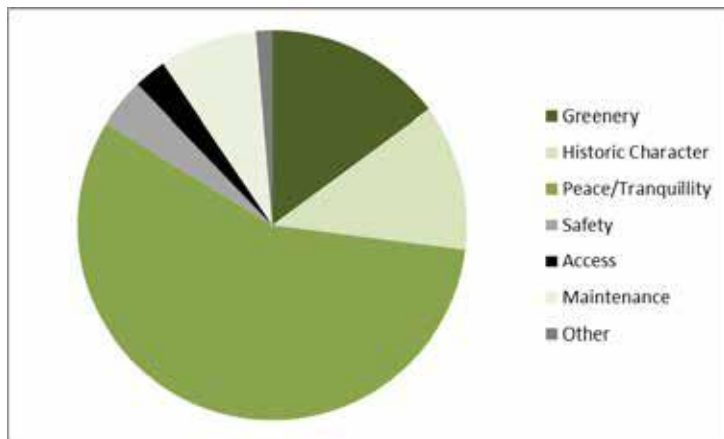
- Historic Character
- Events
- Greenery
- Smoking
- Other
- Way-finding
- Conserve

AMENITY
Historic information displayed in analogue format
Public art within the space
Church as well-being hub
Volunteer opportunity for maintenance
Sensory gardens
Conserve
Designated smoking areas

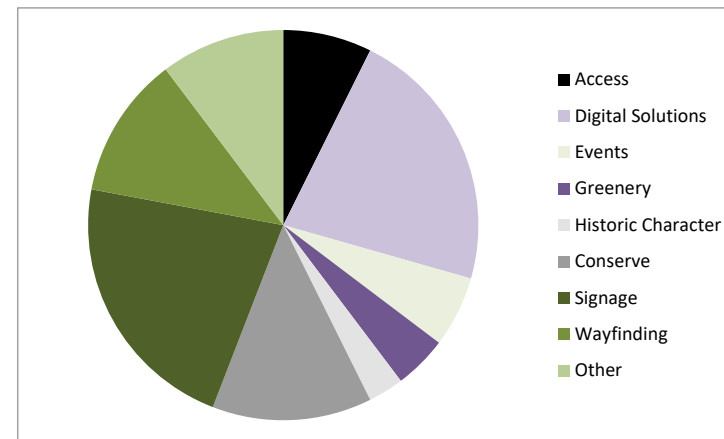
Appendix Online user survey

Total number of responses: 78

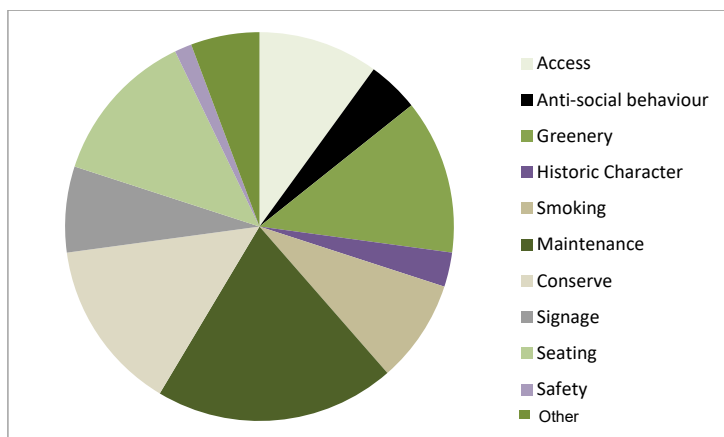
What do you most value about the City Churchyards?



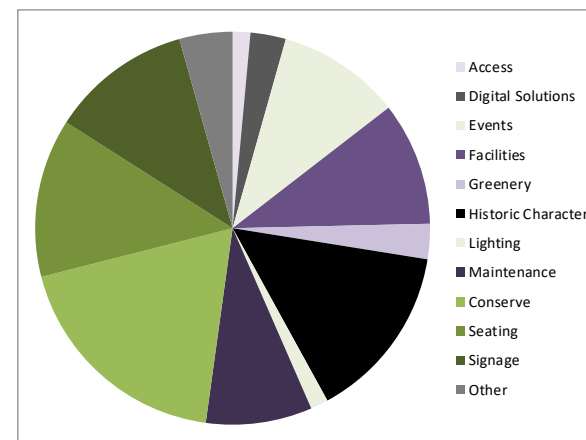
How can we better connect the churchyards?



What would you like to change in City Churchyards?



How can we increase the amenity value of the churchyards?



Appendix Living Streets user survey

Total number of responses: 201

What do you most value?

most common answers (including both first, second and third answers) were the following:

Ambiance, atmosphere, place of calm, tranquillity	29	12%
Beauty, nice place, attractive, well maintained	17	7%
Seating, somewhere to sit, benches, good seating	33	14%
Greenery, trees, wildlife, grass, flowers, nature	83	35%
History, heritage, iconic buildings	19	8%
Quiet, peaceful place, nice quiet place	54	23%

Q4 What would you most like to change about the City Churchyards?

most common answers (including both first & second answers) were the following:

No ideas; don't know	32	19%
Nothing, nice as they are, happy as they are, don't change them	79	47%
Cleaner, more maintenance and upkeep	20	12%
More greenery, flowers, planting etc	22	13%
More seating, benches or seating is important	16	9%

Q5 How can we better connect the City Churchyards?

most common answers were the following:

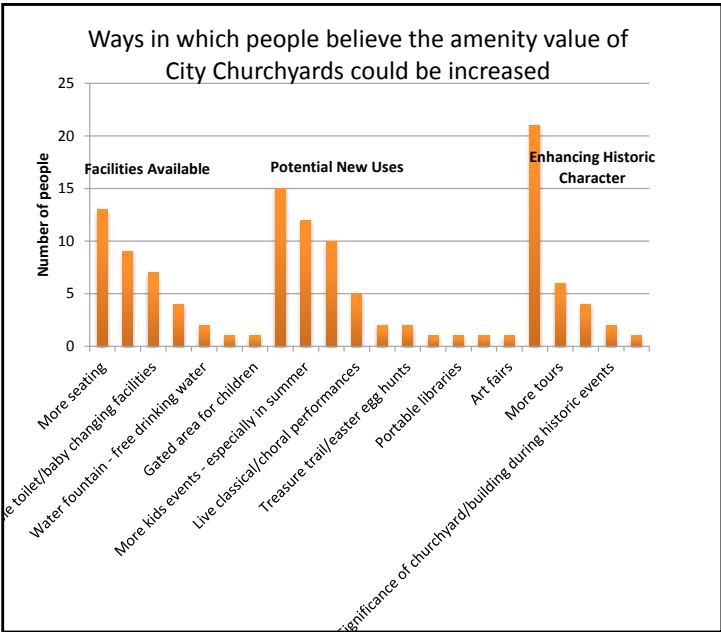
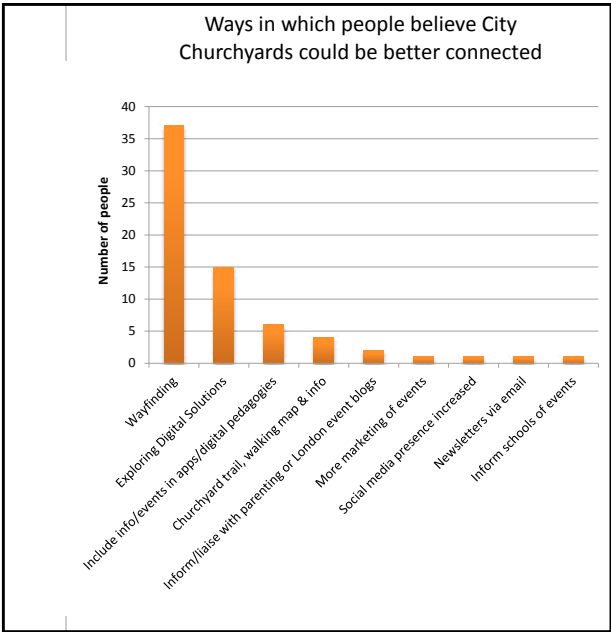
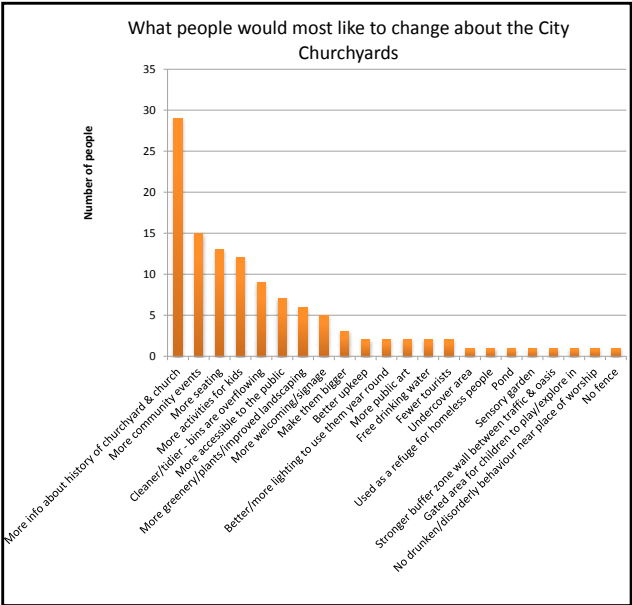
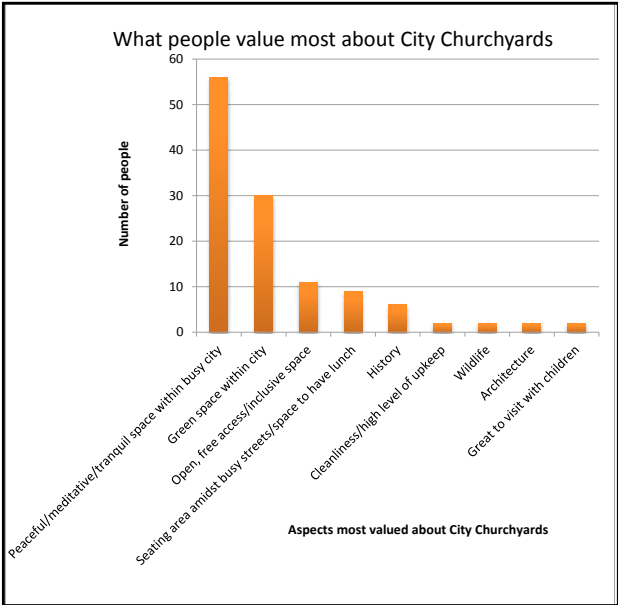
Online: Improve online website; churchyard app, better online information; link churchyards on google maps etc	24	14%
Physical connections: More signs; maps; better wayfinding; plaques on the floors; sign posts to other churchyards; more informaton	79	46%
Don't know; no idea or don't improve the connections - I like them as they are	68	40%

Q6 How can we increase the amenity value of the City Churchyards?

most common answers were the following:

Seating; more seating; seating is important	15	8%
More bins; ash trays and rubbish collections	9	5%
More information about the spaces; historical information; better signs so people know where they are	24	13%
Food; drink; coffee stalls	17	9%
Toilet facilities	8	4%
More greenery, colour, flowers and planting	7	4%
I don't know, no ideas	27	15%
Nothing; I like it as it is; happy as it is; don't want it to change	57	31%
Events; activities; exhibitions; art work etc	17	9%

Appendix Archikids user survey



Total number of surveys: 120

Appendix Heritage consultation overview

Value

Contemplation and rest, certainly, but what about flexible working? realise the sense of place and space, a sense of discovery. How the spaces engage with the imagination and search for knowledge. Connection with people from the past. The projection into the past.

Amenity value

revisit the design and layout of these spaces so that they can come across as churchyards, There is a need for these spaces to clearly and legibly read as churchyards.

Connecting:

Evidential value and Community value – may have different and competing needs and requirements for the same space.. Bespoke approach for each churchyard is important. Way to increase wayfinding through the profile through mapping? This can be virtual, so that users can look at different levels of information, according to their area of interest.

Change: more focus on soft landscaping, planting, grass. Planting and the balance of it is vital, including grass Also need to consider the commercial opportunities.

Historic Character

– laying out ground plans of churches in churchyards where these have been lost, and that this method is added to the specification of the project.

Signage

Archaeology should be linked with folk memory through signage and marked out features, a leaflet would be a good thing. Some of the existing boards are of limited use, and somewhat dated.

Greenery

churches were landscaped in the 1950s, when such interpretation wasn't a priority – there is now an opportunity to do this. For landscaping an interpretation strategy that can look at these ideas carefully, rarity of these landscapes needs to be carefully preserved

Digital Solutions

Digital methods combined with physical marking out space could complement each other. virtual connection, interpretation or something similar that lets you access more information while you are there.

Smoking- Blanket ban across all churchyards

Wayfinding- wayfinding issue. People don't know where the churchyards are

Facilities

needs to be individualism of food offerings, matching the individualism of approach for a particular site.

Maintenance

conservation work on the tombs, perhaps the ones that have greater aesthetic or historic value

Seating

More seating in churchyards was generally held to be a good thing as long as it didn't conflict with the main space. Movable furniture must be accompanied by a strict management regime.

Accessibility

The sensitivity of burials and ground levels was discussed. There must be a balance with the need for accessibility. Making spaces welcoming during the day and perhaps less welcoming at night

Overall from high to low priority

Historic information & interpretation
More seating
Tranquillity
Ban smoking
Increased Greenery
Minimise litter
Improved Signage
Improved disabled access
Play & education facilities
Clear maintenance standards
Gated & closed at night
Spill-out area for church activity
Public art & events
Commercial activity
Curated Walks
Digital information

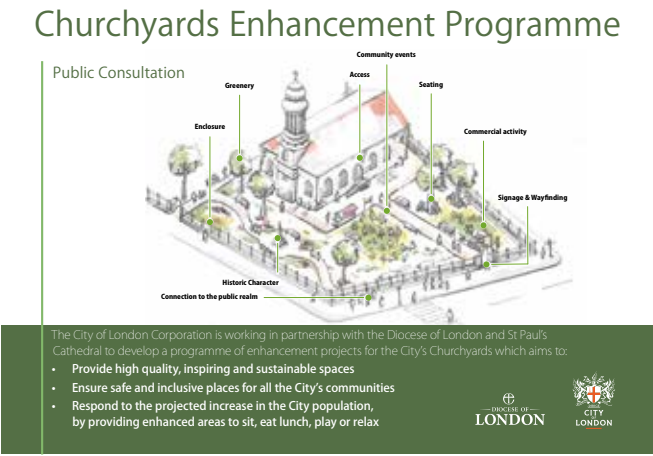


Information booklet



Copies of the booklet are available on request

Postcards

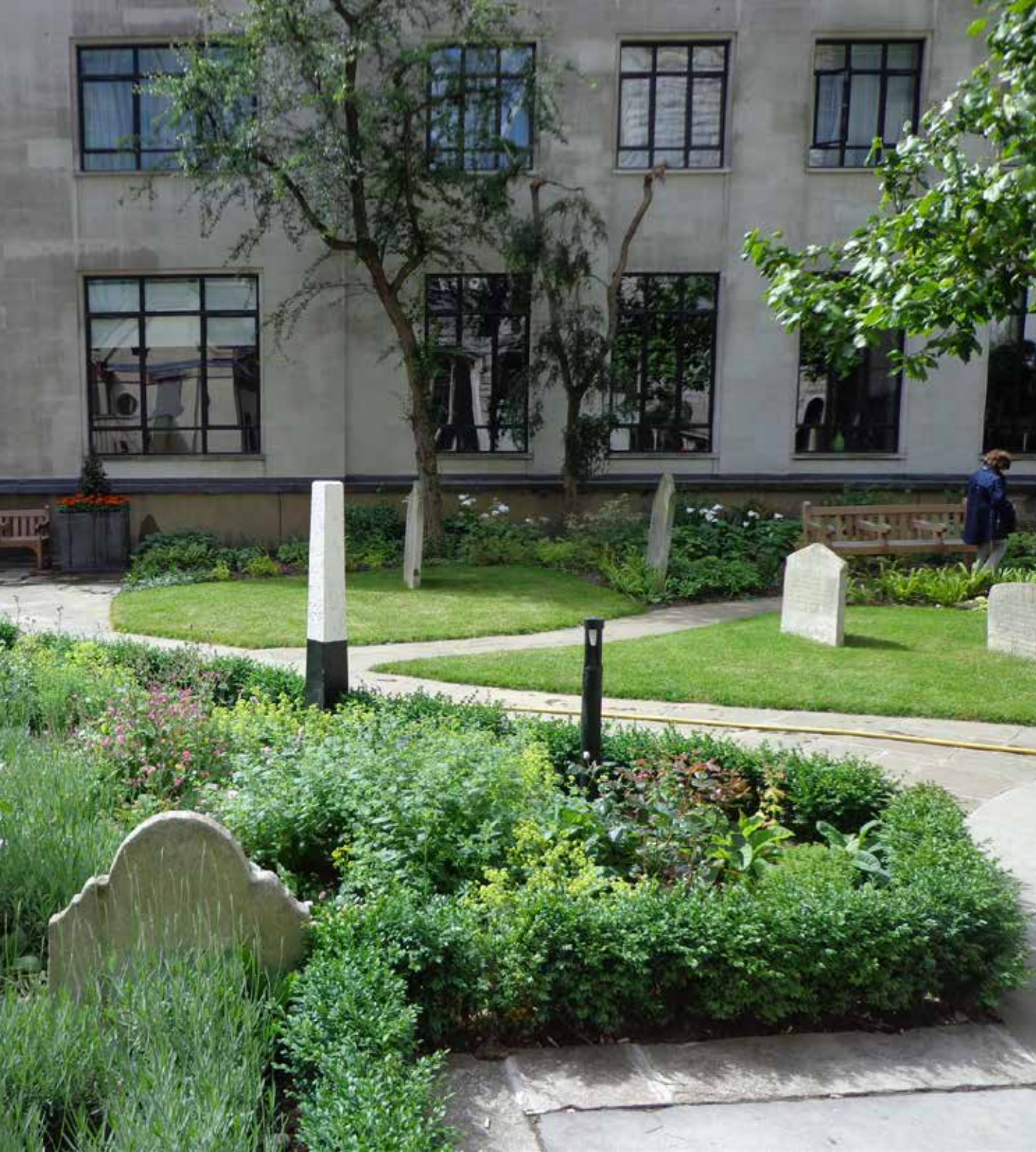


Press articles



Information banner





If you have any comments or feedback you feel was not covered in this report, please email churchyards@cityoflondon.gov.uk.



Policy Context

Appendix B

Churchyards are non-designated heritage assets. In addition, they are considered to form the settings of listed buildings and scheduled monuments where applicable and to contribute to the character of conservation areas.

National policies

Chapter 12 (Conserving and enhancing the historic environment) of the Government's National Planning Policy Framework (NPPF) has several policies relevant to churchyards.

These include:

- 126 (setting out a 'positive strategy' for heritage assets in the Local Plan)
 - 129 (identifying and considering significance in proposals for change)
 - 131 (desirability of sustaining and enhancing significance in determining planning applications)
 - 135 (non-designated heritage assets)
 - 139 (non-designated archaeological assets).
- planningguidance.communities.gov.uk/

Local policies

Chapter 7 of the London Plan includes policies relevant to churchyards:

- 7.8 ('Heritage assets and archaeology')
 - 7.18 ('Protecting open space and addressing deficiency')
 - 7.21 ('Trees and woodlands')
 - 7.23 ('Burial spaces').
- www.london.gov.uk/

The City of London Local Plan policies relevant to churchyards are as follows:

- CS10 ('Design')
- DM10.4 ('Environmental enhancement')
- DM10.8 ('Access and inclusive design')
- CS12 ('Historic Environment')
- DM12.1 ('Managing change affecting all heritage assets and spaces')
- DM12.2 ('Development in conservation areas')
- DM12.4 ('Ancient monuments and archaeology')
- CS19 ('Open Spaces and Recreation')
- DM19.2 ('Biodiversity and urban greening')
- CS22 ('Social infrastructure and Opportunities') – in the sense that churchyards contribute to mental and physical well-being.