



Buttress

September 2025

Ince Cemetery Chapels



Project Viability Report

Prepared for Wigan Building
Preservation Trust

Certified



Corporation

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Contents

1.0	Executive Summary	5
2.0	Introduction	7
3.0	Building Condition	14
4.0	Situation & Context	22
5.0	Site Analysis	25
6.0	Options for Use	30
7.0	Evaluation of Preferred Option	50
8.0	Action Plan	53
9.0	Appendices	55

1 Executive Summary





1.0 Executive Summary

Located within Ince-in-Makerfield Cemetery, Wigan are two Chapels, the earliest civic works designed by celebrated Victorian Architect Alfred Waterhouse. The 19th Century stone buildings are both Grade II Listed, have been disused for many years and are now in serious disrepair. The buildings are owned by Wigan Council, and in collaboration with Wigan Building Preservation Trust there is a view to finding a sustainable new use.

In 2025, Wigan Building Preservation Trust commissioned Buttress to prepare a Project Viability Report in accordance with Architectural Heritage Fund guidance and to assess the potential for viable re-use.

The recommendations within the report are based on the findings of stakeholder engagement and understanding of the assets and their context. They are designed to help Wigan Building Preservation Trust and their partners to develop a clear vision and strategy for the viable future use of the chapels.

The findings from site survey is that the buildings are in poor condition, currently unusable and with safe access limited through a combination of deterioration over time and lack of maintenance. Costs associated with investigating and remediating these defects are included within the report.

The report finds that a mixed use scheme, with community/flexible hire space, and a small commercial offer could provide viable new uses for the chapels.

The implementation of these recommendations will widen access and bring much needed occupancy to the buildings.

The whole project is expected to cost circa £2.48 million considered across a series of immediate repairs and new interventions.

It is anticipated that investment from a mix of funders, including Wigan Council, who have already committed £100, 000, Architectural Heritage Fund and The National Lottery Heritage Fund will be required to deliver the project.

2 Introduction



2.0 Introduction

2.1 Project Background

Buttress were commissioned in early 2025 by Wigan Building Preservation Trust (WBPT) to assess the potential for viable re-use of two Chapels, located within Ince-in-Makerfield Cemetery, Wigan and prepare a Project Viability Report in accordance with Architectural Heritage Fund guidance.

Owned by Wigan Council, the Grade II Listed 19th Century buildings are the earliest civic works designed by celebrated Victorian Architect Alfred Waterhouse, which have been disused for many years and are now in serious disrepair.

The recommendations within the report are based on the findings of stakeholder engagement and understanding of the assets and their context. They are designed to help Wigan Building Preservation Trust and their partners to develop a clear vision and strategy for the viable future use of the chapels.

2.2 Authorship & Acknowledgements

This report has been prepared by Lucy Ashcroft BA (Hons), PGDip, MSc, Associate, Libby Butterworth BA (Hons), MArch, Architect and Stephen Anderson BA (Hons), BArch, PGDip (Arch Cons), Director of Buttress Architects.

Photographs taken by Libby Butterworth and Stephen Anderson of Buttress Architects.

Supporting the work is Mark Newton, Partner of Appleyard & Trew Quantity Surveyors.

2.3 Purpose of the Report

The purpose of the report is to establish if there is a viable option for the re-use of the chapels, in line with guidance prepared by the Architectural Heritage Fund and endorsed by The National Lottery Heritage Fund.

This approach will permit options for re-use to be seen against the level of intervention required, so that the viability, achievability and desirability of each option can be tested and a preferred option or options selected.

The report summarises the options appraisal process undertaken for the chapels to date. It is important to stress that this report is intended to establish a viable preferred option and that further project development will be required to ensure the success of the project.

2.4 Available Information

A full measured survey or condition survey has not currently been carried out.

This has been supplemented by additional information supplied by Wigan Council and Nigel Roberts and Peter Fleetwood of Wigan Building Preservation Trust and Chair and Secretary respectively of the Friends of Waterhouse Chapels group, which has brought our understanding of the site and surrounding context up to date.

2.5 Methodology

The process adopted for the study uses the Architectural Heritage Fund's 'Project Viability Report' format.

The initial assessment and analysis was carried out through desktop studies, and site visits. The information was then shared at a workshop, arranged through the client.

Feedback from all discussions has then been reflected back into the work as it developed, resulting in this report.

2.6 Project Context

The project focuses on the two currently vacant Grade II Listed chapels, located in Ince-in-Makerfield Cemetery, Wigan. The aim is to assess the current condition of the buildings and explore possible future uses.

The two chapels are the first public works by the renowned Victorian architect Alfred Waterhouse.



Ince-in-Makerfield cemetery is a collection of burial areas for Catholic, Anglican and dissenter burials. It is located mid-way between Wigan and Newton-le-Willows, in Ince-in-Makerfield. The cemetery was consecrated on the 31st August 1857 and extended in 1877.

Although the Cemetery is currently closed to new graves there are still some new internments in existing graves, and it is regularly visited by the relatives of those laid to rest there. Wigan Building Preservation Trust maintain an online record to aid visitors in locating individual burials, which can be found here: <https://www.wiganlocalhistory.org/friends-of-waterhouse-chapels/cemetery-index>

The Cemetery is managed and maintained by Wigan Borough Council and is open to the public daily from 9am until 8pm (1st April - 30th September) and 4pm (1st October - 31st March).

There are no public footpaths through the site, and there is a history of anti social behaviour which resulted in the Council securing the Chapels with fixed boarding to prevent further damage and unauthorised access.

Wigan Council approached the Wigan Building Preservation Trust in 2023 to proceed in finding a viable use for the two chapels. Since then the Trust and the recently formed Friends of Waterhouse Chapels sub group have embraced the exciting opportunity to revive the important historical landmarks, ensuring they remain a source of pride for future generations.

The project has received grant funding from the Architectural Heritage Fund (AHF) to conduct this viability report, to explore the Chapels' condition, restoration costs, potential future uses, and ways to engage the local community in their preservation.

2.7 Location

The buildings are located at: Ince-in-Makerfield Cemetery, Wigan, WN3 4NN

- 1 Anglican Chapel
- 2 Catholic & Dissenters Chapel



2.8 Heritage Significance

Listing Descriptions:

The Anglican Chapel is Listed as Grade II (ref 1287217). The Listing Description notes:

Chapel approx. 60m. to south 4.6.86 west of lodge to Ince Cemetery G.V. II Cemetery chapel. 1855-7. By A. Waterhouse. Rock-faced stone with ashlar dressings and slate roof with bands of hexagonal slates. Early English style. 3-bay nave with short chancel and north porch (ritual west is actual south west). Trefoil-headed lights between weathered buttresses. Gabled porch has entrance of one order and side 3-light open windows, the lights trefoil headed on colonnettes. West end has 5-light window with pointed lights. Nave east bellcote. Chancel has low angle buttresses and 3 stepped trefoil-headed lights under hood moulds.

The Catholic and Dissenter Chapel is Listed as Grade II (ref 1228334). The Listing Description notes:

Chapel approx. 4.6.86 117m. to south west of lodge to Ince Cemetery G.V. II Cemetery Chapel. 1855-7. By A. Waterhouse. Rock-faced stone with ashlar dressings and slate roof. 4-bay nave with round chancel apse. Norman style. Pilaster strips and Lombard frieze. Round-headed windows have shafts. South side has small window to right of that to 2nd bay; corresponding window to north side. South gabled entrance with corbelled round arch and gable cross. West end has entrance of one order with weathering over and rose window with dogtooth moulding. Apse has low weathered buttresses to pilaster strips and corbel table; impost band. Windows with shafts and zig-zag mouldings to arches. Roundel to gable above.

Figure 1 Anglican Chapel - South & East elevations



Figure 2 Anglican Chapel - North & West elevations



Figure 3 Catholic and Dissenter Chapel - West elevation



Figure 4 Catholic and Dissenter Chapel - East elevation



2.9 Historic Images

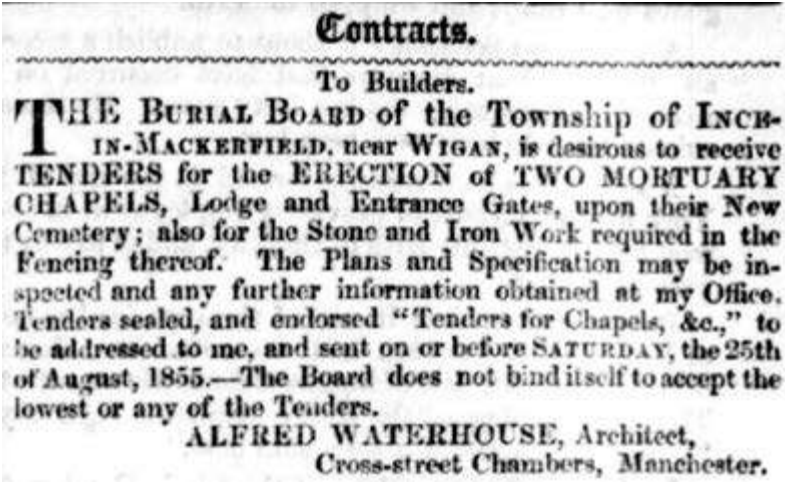


Figure 5 Anglican Chapel - 1980



Figure 6 Catholic and Dissenter Chapel - 1988



Figure 7 Catholic and Dissenter Chapel - 1988



2.10 How Wigan Building Preservation Trust is involved

Wigan Building Preservation Trust (WBPT) was registered in 2016 (Charity no. 1169253). Their objectives are:

The objectives of the CIO are to preserve buildings, monuments & features of historic, architectural and cultural significance. Also to promote awareness of heritage value in order to facilitate action and sustain at risk local assets.

The mission statement is to protect, preserve, and promote the historic buildings of Wigan for the benefit of present and future generations. WBPT is dedicated to safeguarding the architectural heritage of the area by restoring at-risk buildings and giving them new life through adaptive reuse. The Trust aims to enhance community pride, support local heritage awareness, and foster sustainable development by preserving Wigan's architectural legacy. Through partnerships and community involvement, WBPT seeks to inspire appreciation and stewardship of Wigan's historic environment.



Wigan Council approached WBPT in 2023 and since then the Trust and the recently formed Friends of Waterhouse Chapels sub group have embraced the exciting opportunity to revive the important historical landmarks, ensuring they remain a source of pride for future generations.

The project has received grant funding from the Architectural Heritage Fund (AHF) to conduct this viability report, to explore the Chapels' condition, restoration costs, potential future uses, and ways to engage the local community in their preservation.

This Project Viability Report is an important step in carrying out the objectives and mission of the trust.

Figure 8 Aerial view 2025



2.11 Activities already carried out

To date, the following have been carried out:

- Discussions with Wigan Council.
- Successfully applied for an AHF Project Viability Grant.
- Commissioned Buttress Architects Ltd to prepare a Project Viability Report.
- Engaged with the local community through events and activities.

2.12 Risks facing the building

The buildings are in stable ownership but have been vacant for many years.

Their Grade II designation offers protection from demolition and given the ownership of Wigan Council and the objectives of WBPT, the immediate future of the buildings seems secure.

The condition of the buildings is however, deteriorating with lack of use and maintenance.

2.13 Current ownership and future prospects

The buildings and the surrounding Cemetery are owned by Wigan Council.

There is considerable will to see the chapels restored and used. In approaching WBPT, Wigan Council are proactively seeking partners to ensure the buildings can be brought back into viable use. Wigan Council have indicated that they are willing to offer a minimum 25 year lease to WBPT. The objectives of the Trust set this out clearly and suggest that the future prospects for the buildings are good.

3 Building Condition





3.0 Building Condition

The two chapels are in a state of considerable disrepair, being left empty for many years and boarded up.

From initial observations it is evident that the building has suffered as a result of a lack of maintenance and repair over the years particularly to the roof coverings. There is no evidence of patch repair and the loss of roof coverings has reached a point that water ingress has resulted in localised structural failure of the timber rafters and timber framing to the roof and masonry walls.

The main roof timbers (trusses and purlins) appear to be in good condition with no evidence of any significant structural defects or excessive deflection. However there is extensive woody vegetation growth which is disturbing the masonry and wall heads.

The existing window frames remain in some locations but are beyond repair. All windows are currently boarded up to prevent further damage, but all glass panes are missing with minimal leading remaining.

It is considered that the repair work is regarded as urgent, with the need to act with care and due diligence as there is the potential for overly aggressive vegetation removal to result in areas of localised collapse, and therefore, loss of historic fabric.

3.1 Anglican Chapel | External Photographs



9

- Figure 9 Entrance porch roof missing
- Figure 10 Entrance stone detail
- Figure 11 Ridge tiles missing
- Figure 12 Exposed stonework
- Figure 13 Stone requires repointing
- Figure 14 Roof timbers exposed, tiles slipped and missing, windows and doors boarded up



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3.2 Anglican Chapel | Internal Photographs



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Figure 15 Evidence of original paintwork
Figure 16 Gas pipework, old heaters and roof joists
Figure 17 Filthy floor, exposed roof timbers
Figure 18 Stepped brickwork arch detail
Figure 19 Existing timber alter screen
Figure 20 Missing ridge tiles, sarking board, membrane and roof timbers intact



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3.3 Catholic & Dissenter Chapel | External Photographs



21

- Figure 21 Stonework intact
- Figure 22 Window detail
- Figure 23 Area of missing ridge tiles
- Figure 24 Stonework detail
- Figure 25 Boarded windows
- Figure 26 Vegetation within masonry and roof



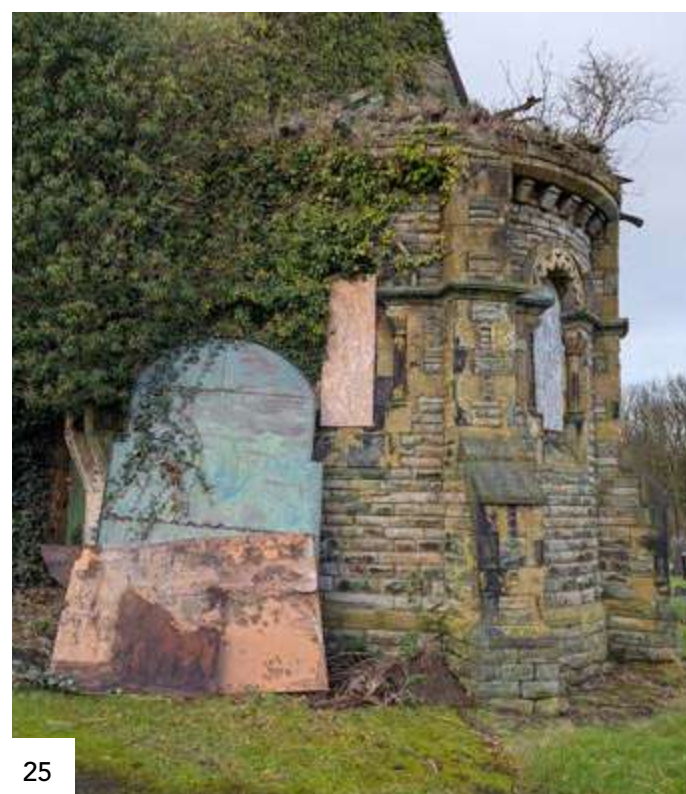
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3.4 Catholic Chapel | Internal Photographs



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Figure 27 Vegetation within the masonry
Figure 28 Roof tiles and timberwork missing and damaged
Figure 29 Remnants of glass
Figure 30 Original paintwork evident
Figure 31 Ridge tiles missing, floor ties evident
Figure 32 Existing timber door rotten



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3.5 Dissenter Chapel | Internal Photographs

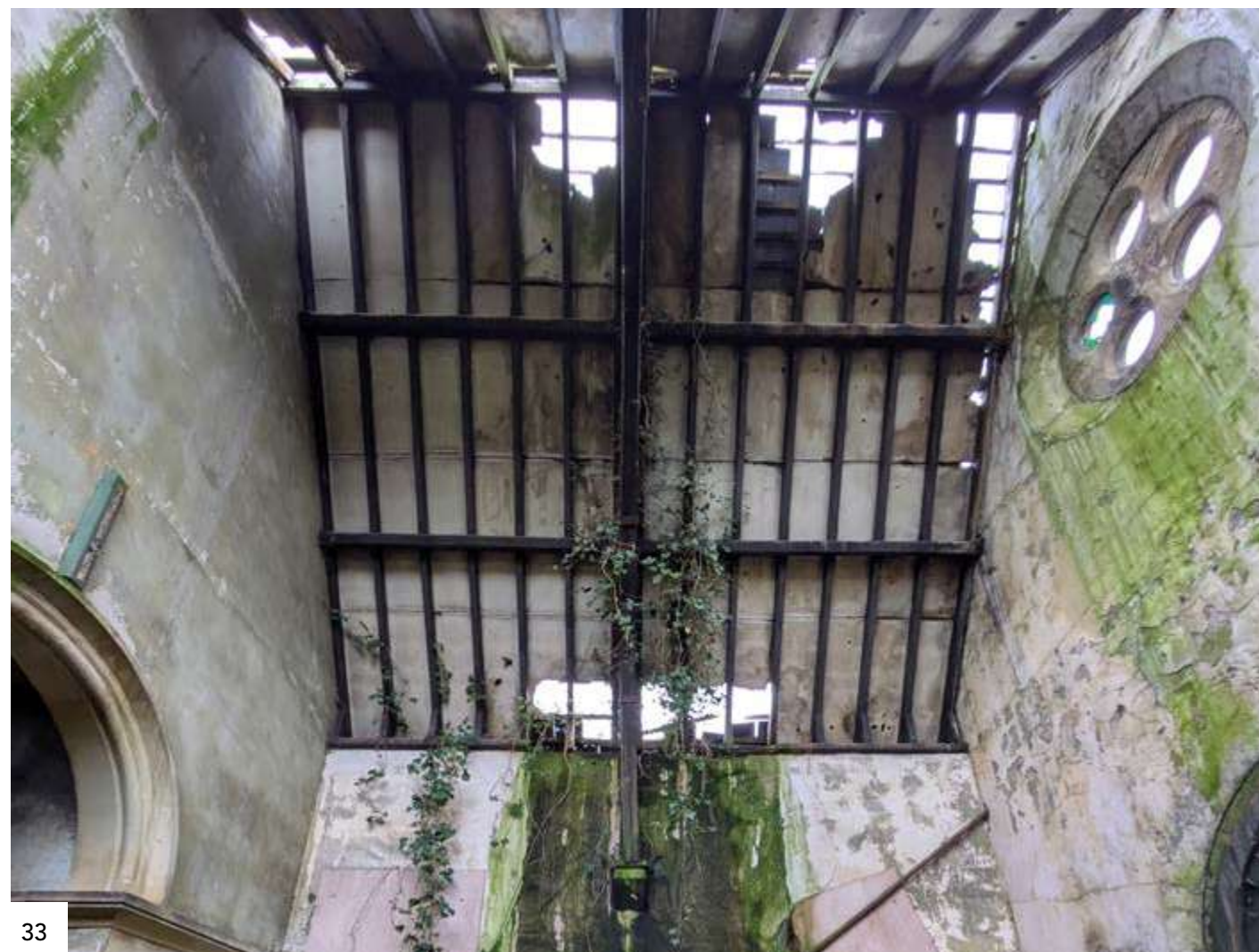


Figure 33 Roof tiles missing water ingress staining evident
 Figure 34 Roof covering missing
 Figure 35 Original paintwork evident
 Figure 36 Timber window frame remains, cracked plaster
 Figure 37 Original tiled floor
 Figure 38 Hole to roof-space above store



3.6 Emergency repair needs and cost

The following recommendations are the minimum requirements necessary to bring the buildings back into a weathertight and structurally stable condition and to ensure the long term stability and protection of the fabric of each building.

Refer to 9.2 - Appendix 02, for the breakdown of the total capital works cost for emergency repair work:

Approximately £112,317.47

These include:

- **Roof Repairs**

Both Chapels will require extensive roof repairs. The Catholic & Dissenter Chapel is in a very poor condition with approximately 60% of the roof covering missing.

Allow for careful removal of woody vegetation and any loose tiles. Following which allow for putting temporary roof coverings (tarpaulin) and plastic rainwater goods in place, along with any necessary propping to structural timbers to prevent them collapsing. A detailed condition survey, including structural input, is required to underpin this.

Approximately £ 10,000.00

- **Masonry Repairs**

The external masonry to the chapels is in overall poor condition. There is movement evident on the Dissenter and Catholic Chapel which will require further structural investigation.

Careful removal of all woody vegetation is required. Following which allow for locally rebuilding any disturbed masonry through this process.

Approximately £ 26,020.78

- **Removal of Vegetation**

External removal of woody vegetation from both the roof structure and external masonry.

Approximately £ 28,700.00

- **Door and Window Repairs**

Existing timber doors and metal windows are in poor condition with metal shutters and boarding installed to prevent access. Allow for localised repairs to the temporary shutters and boards to prevent further damage and unauthorised access.

Approximately £ 5,845.00

- **Further Investigations**

Further architectural and a detailed structural condition survey by suitably qualified accredited specialists is required.

Approximately £ 5,000.00

3.7 Managed Decline Approach

Given the current condition of the two chapels and noted costs for emergency repairs to stabilise the buildings, a managed decline approach could be taken into consideration. This option would preserve the Ince Chapels as consolidated ruins which would require stabilising and maintaining their current state without full restoration, leaving them to remain a historical and architectural landmark within the cemetery.

The process includes but not limited to:

- **Further Investigations**

Further architectural and detailed structural condition survey by suitably qualified accredited specialists. This will guide decision on where the buildings are capable of being held in position.

Approximately £5,000.00

- **Limit Access**

An allowance for security fencing/hoarding and signage to be installed and maintained to avoid unauthorised access and to control public interaction during consolidation works.

Approximately £ 10,000.00

- **Consolidation of Fabric**

Following the above would be a series of necessary stabilising repairs to prevent any uncontrolled collapse and preserve elements that contribute to the buildings’ character. Such situations usually lead to a consolidated masonry ruin. Therefore all joinery elements to the roofs would be removed under Listed Building Consent to avoid risks of collapse and permit public access to the interiors.

Works likely to include but not limited to: Masonry repairs and vegetation removal necessary for stabilisation. Removal of all timber elements, including the roof, windows, and doors. Consolidation and capping of the walls, and installation of a walk-able floor surface with drainage.

Approximately £75,000.00

- **Monitoring**

Allow for regular structural monitoring. Including regular inspections for falling debris, unstable walls, or environmental risks.

Approximately £1,000.00 annually

- **Interpretation**

Allow for interpretation and lighting to tell the story of the chapel ruins and how they now fit into the surrounding cemetery. Involve local artists, historians, or ecologists in shaping the ruins’ future.

Approximately £10,000.00

3.7.1 Summary

In summary the approach to managed decline of the chapels needs to be carefully considered. Substantial fabric removal will be required to reduce maintenance of the buildings and will require recording and Listed Building Consent.

The loss of original fabric in this option, whilst necessary for safety and maintenance, is an irreversible decision that poses substantial harm to the significance of the chapels. A decision to proceed with this approach needs to carefully weigh up the benefits against the potential harms.

4 Situation & Context



4.0 Situation & Context

4.1 Locality & Context

The buildings are located in Ince-in-Makerfield a small town south of Wigan, Lancashire. The area has a population of approximately. 13,000.

Ince is a residential suburb divided by a railway line into two separate areas, Higher Ince and Lower Ince. Ince Cemetery is located in Lower Ince.

Ince-in-Makerfield has a relatively high level of deprivation. As of the 2021 Census, 64.4% of households were classified as deprived in at least one dimension. Of which include factors such as unemployment, long-term illness, lack of educational qualifications, and inadequate housing.

Ince is served by Ince railway station on the

Manchester to Southport line. Ince was once criss-crossed by railway lines to Warrington and St Helens where Lower Ince station was located until 1964. This is now the Northern Train Depot.

Ince cemetery and Lower Ince cemetery are adjacent to each other but separated by the southern railway line to Warrington and London. Two bridges cross the line to the north via Westwood Lane and south via Cemetery Road. The A573 is located along the east of the site.

Parking for the cemetery is limited and vehicle access is restricted to the lodge owner and maintenance vehicles. Visitors park along cemetery road to the south. The site is predominantly used by visitors to those laid to rest in the Cemetery.

Figure 39 Main entrance approach from Warrington Road



Figure 40 Main entrance and lodge

4.2 Land use and planning position

Currently the chapels are vacant and the land is a consecrated cemetery. The cemetery was established in the mid-19th century by the Ince Burial Board, which allocated the land based on the religious demographics of the township. Two-thirds of the burial ground was designated for Protestants, while the remaining third was divided equally between Roman Catholics and Dissenters.

Although new plots are not currently available, the site is still used as intended.

The cemetery is part of the Wigan Council Green Space and sits within the ward of Ince, providing a place of quiet contemplation and linked to the promotion of wildlife conservation and biodiversity.

The current use class of the cemetery is F1(f) Public worship or religious instruction (or in connection for such use).

An appropriate change of use would be to remain within use class F1 as a public hall, exhibition hall or display of works of art. Alternatively, F2 for a shop (less than 280m²) or meeting place for the use of the local community.

4.3 Potential for listed building consent

Given the lack of use of the buildings and their poor condition, it is anticipated that sensitively handled works of repair and adaptive re-use are likely to be acceptable in principle.

Access within the buildings is currently problematic and represents a constraint, which will require some intervention to overcome.

Careful consideration will be needed as to internal finishes, balancing aesthetics and

opportunities to improve thermal performance and limit operational costs.

Any proposals which impact on the character or appearance of the Listed Building will require Listed Building Consent.

Any proposals which change the currently accepted use of the building and are not otherwise permitted will require Planning Consent.

Any proposals which are beyond repairs will require Building Regulations approval.



5 Site Analysis

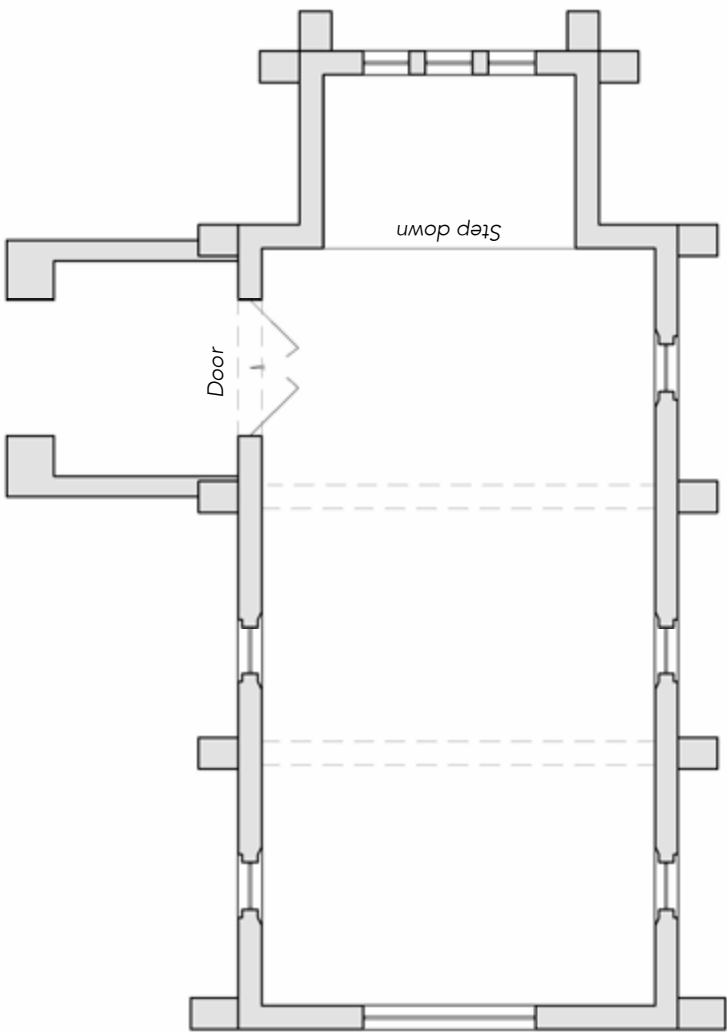


5.0 Site Analysis

5.1 Existing Plans

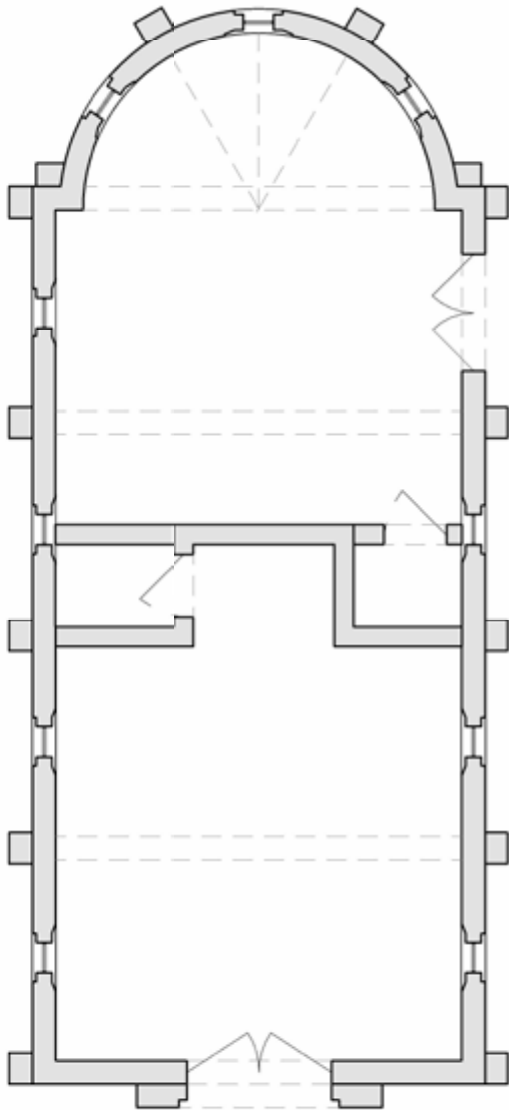
Anglican Chapel

The floor area of the Anglican Chapel is 55 m²

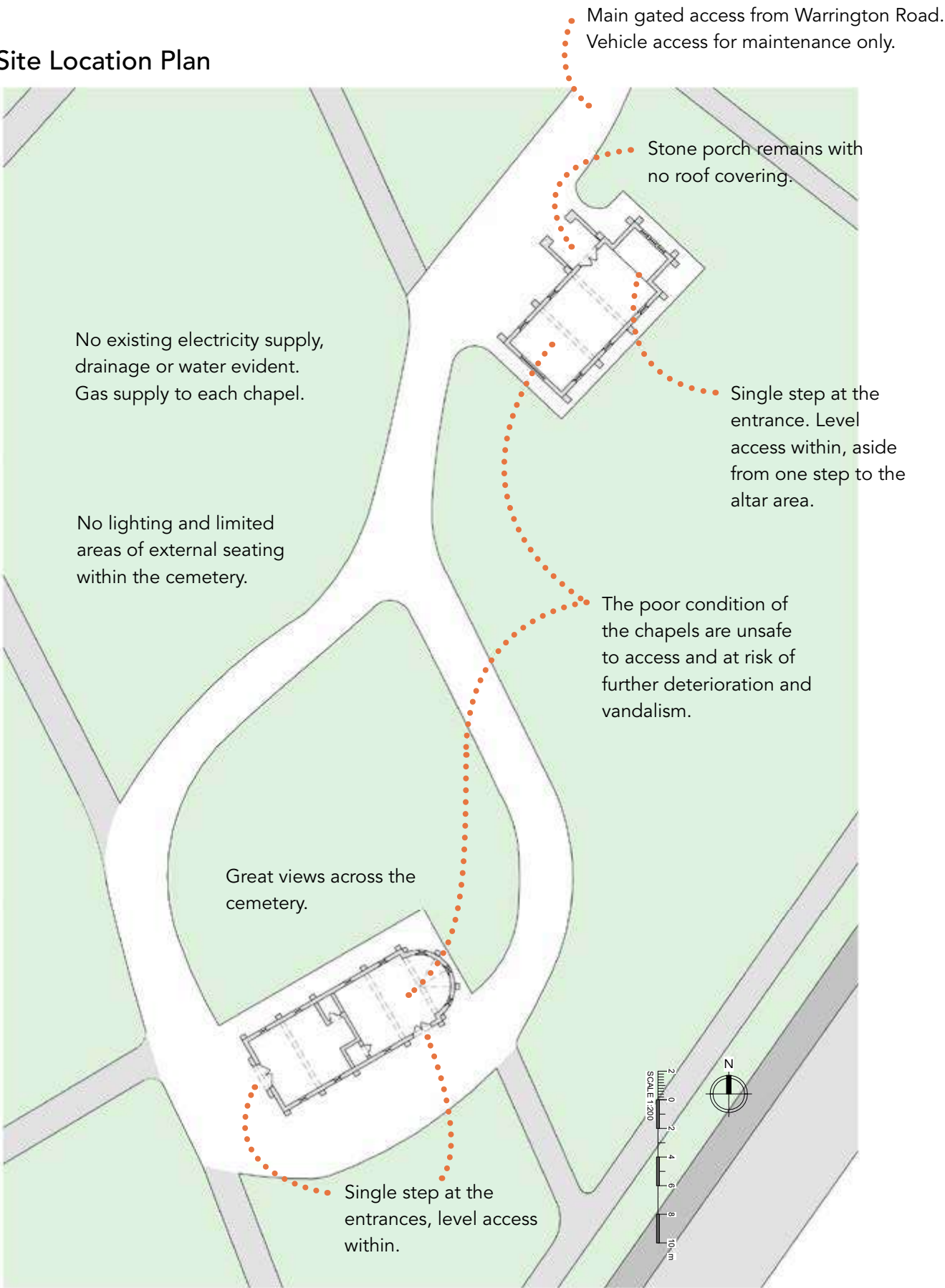


Catholic & Dissenter Chapel

The area of the Catholic and Dissenter Chapel is split into two sections of approx. 32 m² each



Site Location Plan



5.2 Historic Context

Ince Burial Board was created in the mid 19th Century as a result of the Burial Act of 1852.

Chapels in Victorian cemeteries served a practical purpose, by providing a place for funeral services, as well as acting as a symbol of the importance of religion and the role of the church in the community.



Figure 41 NLS OS Map 1849

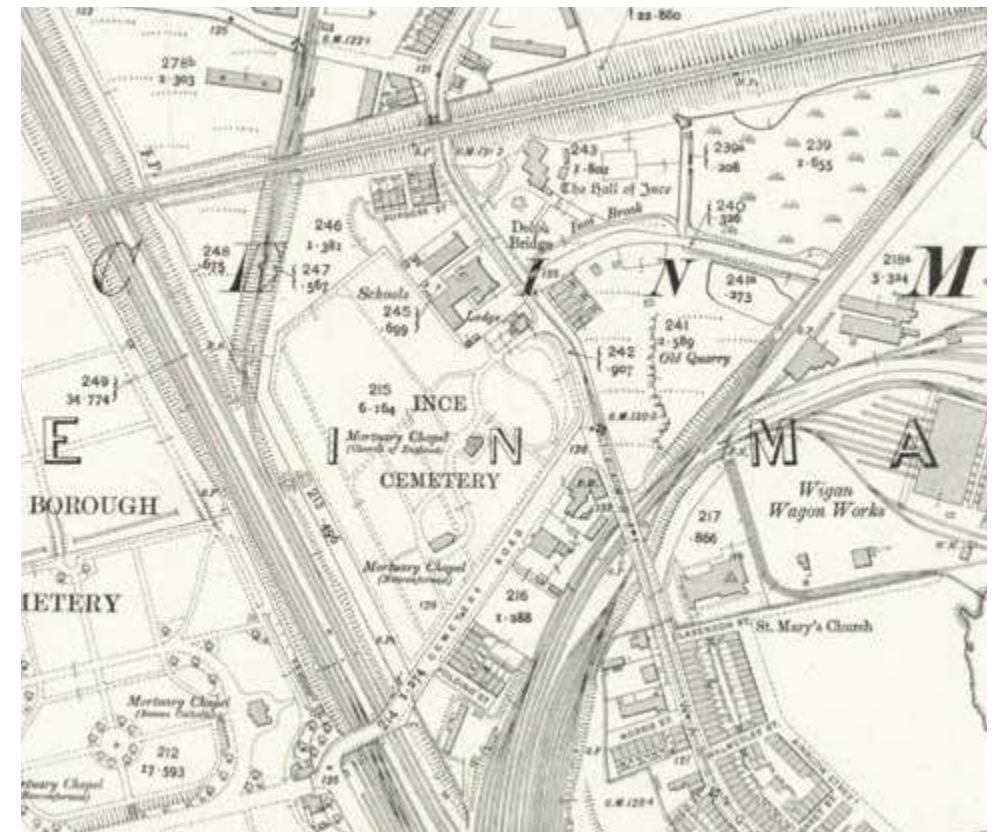


Figure 42 NLS OS Map 1894

5.2.1 The Cemetery

The land Ince burial ground now occupies, was bought from John Walmesley who also owned Ince Hall which once stood 200 metres to the north of the cemetery.

Formerly, the 2,221 acre area of Ince was heavily mined for coal and sandstone. Sandstone quarries are evident to the north and west of the cemetery on the NLS maps above.

When the area was industrialised it brought in the railway and the Leeds and Liverpool canal which caused Ince to be divided into two separate areas, Higher Ince and Lower Ince as evident on the NLS map from 1894.

5.2.2 The Chapels

In 1855, Ince was populated by 3,454 Protestants, 731 Roman Catholics and 632 Dissenters. The Burial Board allocated two thirds of the land to Protestants and one third to Roman Catholics and Dissenters.

The Protestant chapel was erected to accommodate 60 people, while each of the Roman and Dissenter chapels accommodated 30 people.

When the town expanded rapidly, new religious communities emerged and required places of worship. Local industrialists, philanthropists and parishioners funded the construction of churches which provided their own funeral services, diminishing the use of the chapels.

5.2.3 Alfred Waterhouse

Born in Aigburth, Liverpool in 1830, Alfred Waterhouse was one of the most prolific Victorian architects. His style was largely Neo-Gothic, Renaissance Revival and Romanesque Revival.

The chapels were his first public works in 1855 but he is mostly widely recognised for his work at Manchester Town Hall completed in 1877 and the Natural History Museum in London, opened in 1881.

The commission for the chapels included the lodge for the registrar in Neo-Gothic style, the Protestant chapel in Gothic style and the Roman Catholic and Dissenter's chapel in Norman style.

5.2.4 Present day

The Burial Board continued to operate until the early 20th century when its functions were absorbed into the newly formed Ince-in-Makerfield Urban District Council.

Today, the cemetery and chapels are managed by Wigan Council, who are responsible for the maintenance and upkeep.

5.3 Local Economic Context

Ince-in-Makerfield, part of the Metropolitan Borough of Wigan, has a diverse local economy. Historically, the town was a hub for heavy engineering, coal mining and textile manufacturing, which significantly contributed to its growth in the 19th century. Today, the economy has shifted towards a mix of sectors, including retail, healthcare, and education.

5.3.1 Employment and Income

Ince-in-Makerfield has a relatively high level of deprivation. It was amongst 10% most deprived neighbourhoods in 2015 and now amongst 20% most deprived (2019). [Indices of Deprivation 2015 and 2019](#)

Adjacent neighbourhoods include Wigan town centre (amongst 10% most deprived) and Douglas ward (amongst 50% most deprived). The area has a mix of employment, with a notable presence in the service sector.

5.3.2 Community Profile

According to the report [Wigan Council Ince and Scholes Community Profile](#):

- Ince and Scholes have a combined resident population of 12,819 which represents 4% of the total Wigan resident population of 319,700. 13.5% ... are made up of residents aged 65+, significantly below the Wigan average of 17.6%.
- 12.3% of households are aged 65+ and live alone compared with 11.7% of the borough households.
- 100% of Ince and Scholes' 8 communities are ranked within the top 20% most deprived in England.
- 25% of residents claim out of work benefits, above the borough average of 15.9%.
- The community is relatively unhealthy with 9.6% of residents describing their health as 'bad' or 'very bad' compared with the borough average of 7.1%.
- 42% of residents either own their homes outright or have a mortgage, whilst 41% of households live in social rented accommodation.



5.3.3 Businesses

The range of local business sectors that contribute to the overall area's economy are mainly focused on food and hospitality, local retail, healthcare services, construction and trade and professional services. They are concentrated mainly along Manchester Road and Warrington Road and within a 10-25 mins walk from the cemetery site. It could be considered that there is not a main high street in the area with businesses being quite spread out.

Whilst Ince-in-Makerfield itself has limited holiday accommodation options, nearby Wigan offers a range of hotels and guest houses that cater to visitors.

5.3.4 Community and Infrastructure

The town benefits from good transport links, including proximity to major roads and public transportation, which supports local businesses and commuting.

Current community spaces that cater to various needs and activities are:

- Ince Community Centre: Located on Manchester Road, approximately 1 mile from the cemetery. This centre provides a range of services including a library, pre-school nursery, GP surgery, and the Cosy Café. It hosts activities like exercise classes, martial arts, Morris dancing, and community events.
- Sunshine House Community Centre: Situated in nearby Wigan (1.2 miles), Sunshine House offers room hire and community activities, including formal training for volunteers. It serves as a hub for local events and social gatherings.

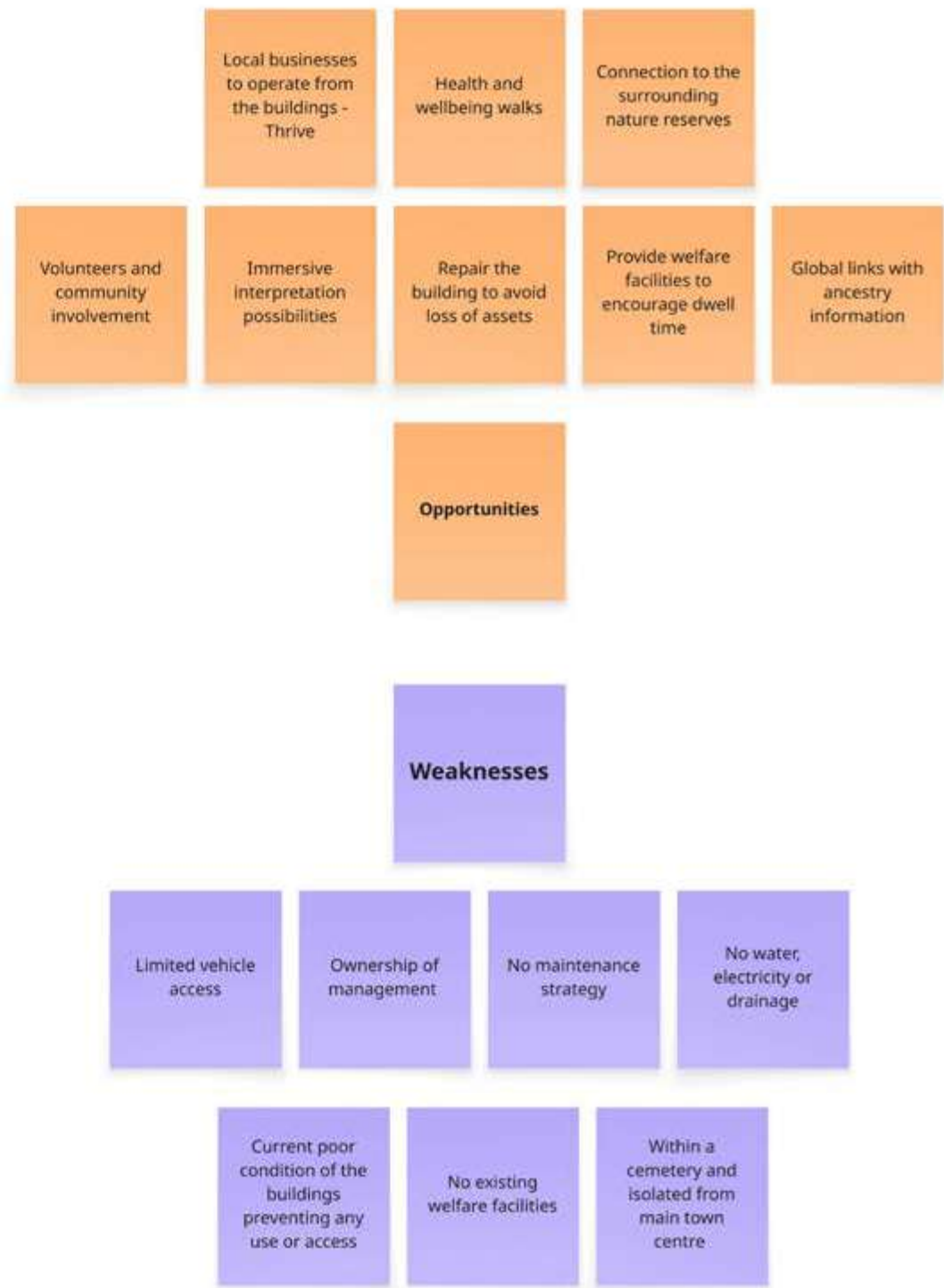
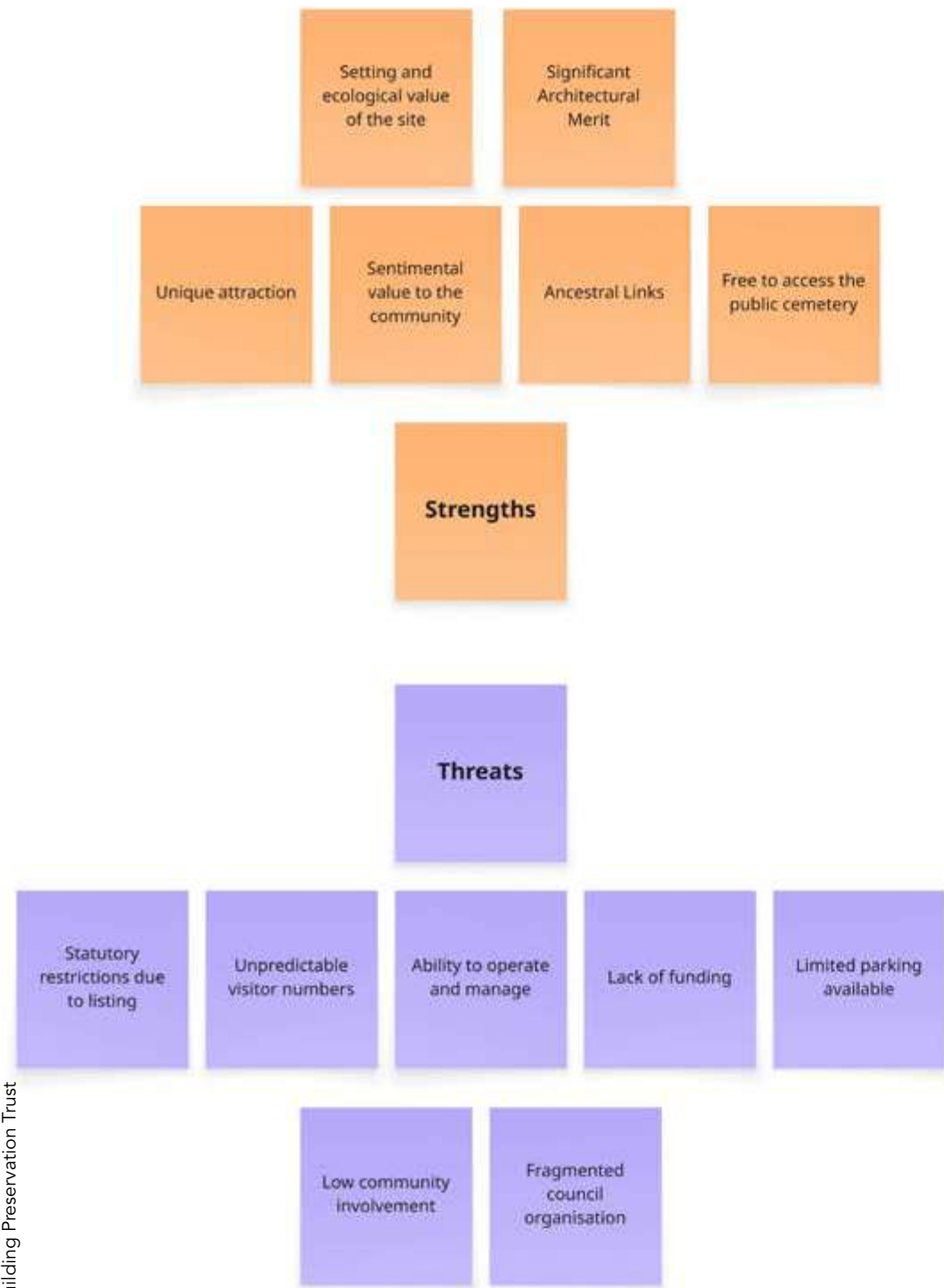
- Warm Spaces Initiative: Various locations in Wigan, including Hindley, Worsley Mesnes and Whelley participate in the Warm Spaces initiative, offering free access to computers, outdoor seating, hot drinks, and snacks. These spaces provide a welcoming environment for community members to connect and support each other. The closest centre to site is 2.4 miles away.

5.3.5 Summary

There is a substantial residential community that already uses the cemetery site for recreational purposes. Alongside the several parks and green spaces, contributing to the quality of life and attractiveness of the area for residents.

In the absence of other amenities within the surrounding area and a limited local offer, anything proposed within the chapels could be successful to support the local residents and workers.

5.4 Opportunities & Constraints



Issues and Constraints

- To summarise, the chapels currently have some constraints, such as:
- They are Grade II Listed which may limit what interventions and alterations can be made.
 - There are no existing services or facility provisions.
 - The current condition and energy efficiency of the chapels.
 - The location of the chapels within a cemetery.

Opportunities

- However, there are many opportunities listed below, but not limited to:
- Easy walking, cycling and public transport routes to the perimeter of the site.
 - Located near larger urban areas such as Wigan and Warrington, as well as smaller local communities.
 - Opportunity to enhance the landscape for health and well-being uses and connect with the cemetery as a whole and wider footpath networks.
 - Positive community who want to see the buildings in use and open to the public.
 - Opportunity to improve the condition of the chapels and protect them from becoming more 'at risk'.
 - The history of the site and significance of the architecture creates opportunity to provide interpretation on site to reflect this and share knowledge.

6 Options for Use

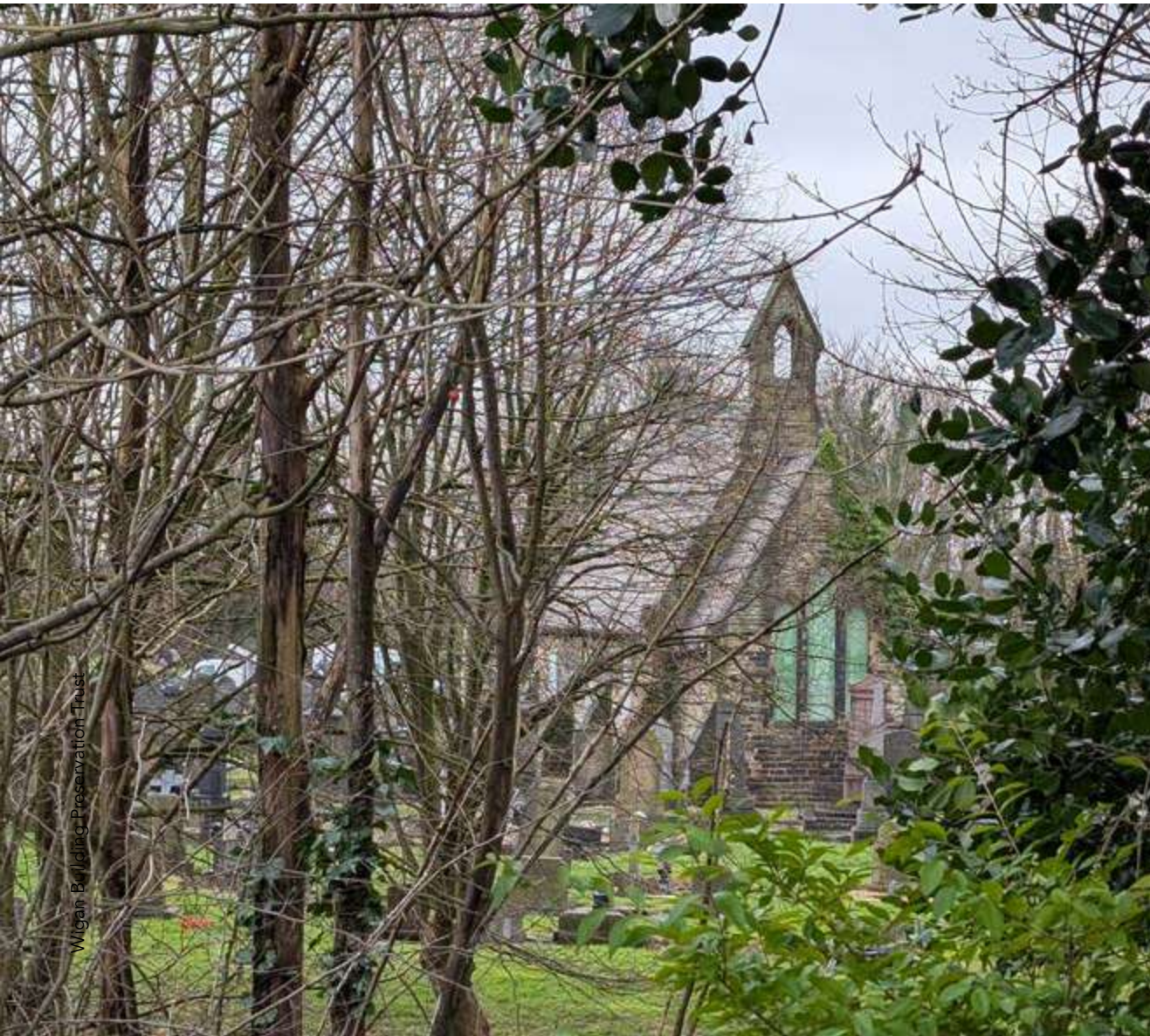


6.0 Options for Use

This section of the report considers use options and takes into account the physical constraints and opportunities explored elsewhere in this study.

It is intended to provide an initial starting point to direct further development and exploration as the project builds into greater detail.

The options explore the uses of the Ince Chapels to ensure their legacy for the future.



The following options are based on findings from stakeholder engagement and understanding of the assets and their context. They are designed to help the Trust develop a clear vision and strategy for the viable future use of the Ince Chapels.

The options take into account the impact of proposals on the significance of the heritage asset and provide a detailed appraisal of costs for both conversion and any ancillary development that is essential to facilitating a new use.

They present a possible combination of key realisable interventions that address issues highlighted by various stakeholders and noted from our own on-site experiences

It is not intended as an exhaustive list of possible interventions, nor does it seek to describe each suggestion in detail. The suggestions serve as a basis for analysis, from which more detailed options can be developed further.

Key opportunities of note:

- A focus on the heritage and architecture as a visitor centre or archive, with facilities to support local events.
- Commercial offer to provide an income to be able to maintain the buildings moving forward.
- Improving access, allowing the public to explore the spaces and engage intellectually with the history of the chapels.
- Improving thermal efficiency and services for minimal running costs.
- Utilising the space for the community with a focus on health and well being.



6.1 Idea Development

Our approach to exploration of use and intervention options on the Ince Chapels project has been influenced by key principles;

Celebration of the unique history of Ince and Alfred Waterhouse

Emphasis on health and well-being

To encourage involvement of the community to enhance activity and awareness

The site analysis and context assessment undertaken lead to a consideration of use options that would both encourage footfall, provide service and welfare to the existing community and draw a wider audience to the site. Our options include consideration to both temporary and permanent uses, introducing flexible and adaptable spaces.

The same use purpose was explored within each chapel to determine which would be more suited. From this it was concluded that as the chapels are in such close proximity to each other and come as a pair, that they could have separate uses, providing one supported the other in terms of management, operation and profitability.

The level of intervention within the options begin at emergency repairs and a light touch, restoring the chapels to their original intended layout and design by Alfred Waterhouse, then develop into increased levels of intervention that improve the energy efficiency of the spaces to minimise operational costs. The final options explore conversion of both chapels to community, commercial, office or accommodation use and start to consider adding an intermediate floor into each space.

Outside of the options demonstrated, there was thought to extend the chapels to provide additional space, as well as the introduction of an additional floor level. However, it was considered that the use options being explored could efficiently utilise the existing space and further floor area would be unnecessary and increase operational and maintenance costs.

Furthermore, given the site constraints around each chapel any extension to the footprint would be disruptive to the layout and accessibility of the cemetery and any external alterations to the historic fabric could be deemed harmful to the significance of the listed structures when weighted against the proposed use.

6.2 Engagement & Consultation

Stakeholder Consultation

Options were discussed at a steering group meeting with members of WBPT in March 2025. Discussions covered the perceived challenges and potential opportunities for the Chapels and the impact it could have on the community and surrounding area.

A selection of working options were presented that covered different uses and potential layouts for re-use of the buildings. Uses included:

- Holiday Let Accommodation
- Office/commercial - including a full office offer and a shared co-working offer to cafe and small retail.
- Community - including space for public events with shared facilities and a cafe.

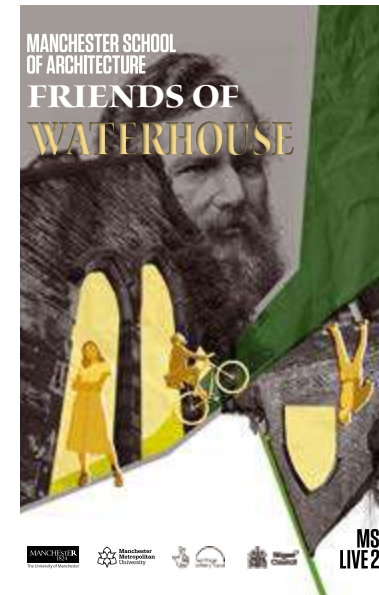
Plans are in place for further engagement activities with local schools and through the Heritage Open Days initiative. Following this viability study, further consultation with Wigan Council and other stakeholders will be required moving forward.

Manchester University

The Manchester School of Architecture undertake an annual programme called MSA Live, where individuals are invited from organisations with potential projects and are then allocated to groups of Year 5 & 6 students.

The Year 5 & 6 students engage with the allocated organisations as 'client,' receiving a brief, developing ideas, undertaking engagement and then managing groups of Undergraduate students to develop the ideas into detail over an intensive two week period.

These designs were then presented to the 'client' and a celebratory event held and presented at an end of year exhibition.

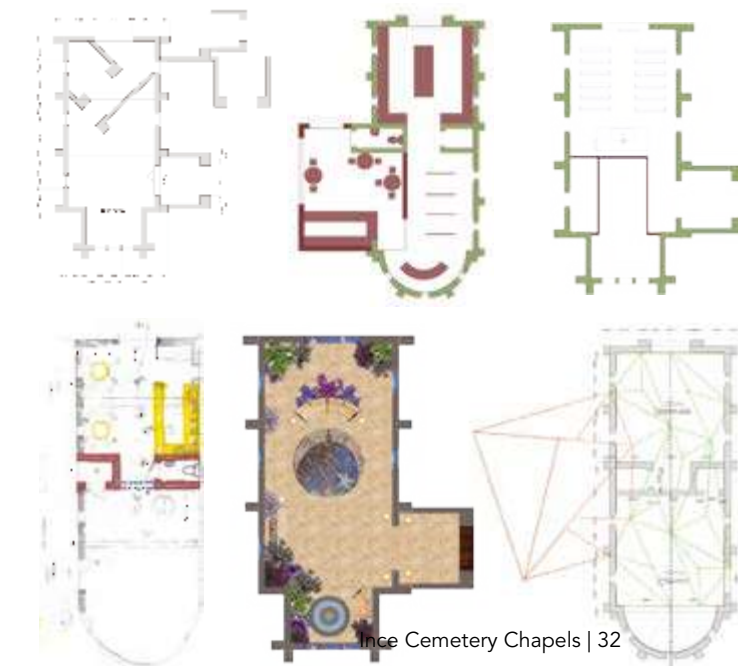


Program Establishment



Following the site visit, students critically engaged with the feedback gathered during the community engagement event, which was pivotal in shaping their design direction. Through careful analysis of local needs and aspirations, three key thematic categories emerged as central to the redevelopment of the Ince Chapels: Heritage, Arts and Culture, and Health and Wellbeing. These categories reflected the community's desire to both preserve the chapels' historical significance and reimagine them as inclusive, multifunctional spaces that respond to present-day challenges.

Each theme informed the development of specific programmatic strategies and spatial interventions, allowing students to propose meaningful uses that resonate with Ince's socio-cultural context. The Heritage strand focused on celebrating the architectural and historical character of the chapels, proposing interpretive installations and flexible exhibition areas. Arts and Culture encouraged the incorporation of workshop spaces, performance zones, and creative studios, supporting local artistic expression and intergenerational engagement. Health and Wellbeing addressed the urgent need for accessible community support, integrating spaces for counselling, group activities, and quiet reflection.



6.3 Option 01 | Flexible Community Space

In summary, Option 01 sees the building repaired and opened up for public access, with the surrounding hard landscape cleared and re-purposed as public realm.

The proposals look at improving access and services whilst respecting the heritage of the buildings and providing facilities and flexible space for community use. With all options, the first step is the comprehensive repair to address the structural issues and get the buildings wind and water tight.

6.3.1 Use

The priority for the chapels is to repair and get them watertight. Once the buildings are safe, wind and water tight, the short term goal is to open up the chapels as a flexible, hireable space to use for workshops, exhibitions or ceremonies.

In plan, the chapels would remain as existing with the addition of basic facilities such as accessible WC and kitchenette.

6.3.2 Access

The chapels will remain single storey, therefore no additional access provision is proposed internally, the existing step to the altar area in the Protestant chapel will remain. Externally, landscaping will be improved to provide level access into the chapels. Accessible WC facilities are included in the proposal.

6.3.3 Impact

This option will have minimal impact on the structure with existing openings being reused. Bringing in new services will have some fabric impact but the benefits of providing facilities will out weigh the harm.

Improvements to the fabric will enhance the longevity of the chapels and raise awareness of these assets.

6.3.4 Sustainability

It is suggested that any future work carried out on the chapels will have an emphasis on sustainability with regards to uses, fabric performance and services to reduce the buildings’ environmental impact.

Some examples of sustainability measures and technologies that could be implemented across the site are:

- Insulation: Installing insulation can reduce the amount of energy needed for heating and cooling, making the building more energy-efficient.
- Glazing and Draught-proofing: New slim line double glazed windows could be considered but would require listed building consent.
- LED lighting: Installing LED lights can significantly reduce the amount of electricity used for lighting, while also providing better quality light.
- Water-efficient fixtures: Installing low-flow toilets and taps can greatly reduce the amount of water used across the site.
- Air Source Heat Pump

When implementing sustainable technologies in a historic setting, it is important to consult with experts who have experience working with historic buildings, to ensure that any changes are made in a way that preserves the buildings’ historic character while also improving their sustainability.

6.3.5 Business Model

The spaces would be hireable for events and activities, as well as being used for WBPT and partner programming (exhibitions etc.), potentially on a ticketed basis.

Avoiding the need for employees will be key to ensuring that operational costs are kept low and ensuring a sustainable business model. With this in mind, software based solutions to providing access through a virtual booking system and digital keys could be considered, which require minimal volunteer management.

6.3.6 Fundability

This option, if provided with a high quality activity plan and interpretation strategy, would have a reasonable chance of success with The National Lottery Heritage Fund.

Funders like the AHF, Pilgrim Trust and Garfield Weston might be approached to provide match funding.

6.3.7 Works Necessary

- It would require comprehensive restoration and refurbishment of the buildings, including conservation repairs to the elevations and roof.
- Improvements to the walls, roof, floors, windows and doors and changes to light fittings and services would help to improve the energy and thermal efficiency of the buildings.
- Installation of WCs
- Installation of a new heating system and electric supply would be required across both buildings.
- Fixtures and fittings for the community spaces would be required.
- Landscaping works to the current access road and space immediately outside of the chapels’ perimeter.

6.3.8 Cost (£)

Total capital works cost: £1,380,186.84

Refer to 9.2 - Appendix 02 for the Appleyard & Trew OoCE and cost breakdown.

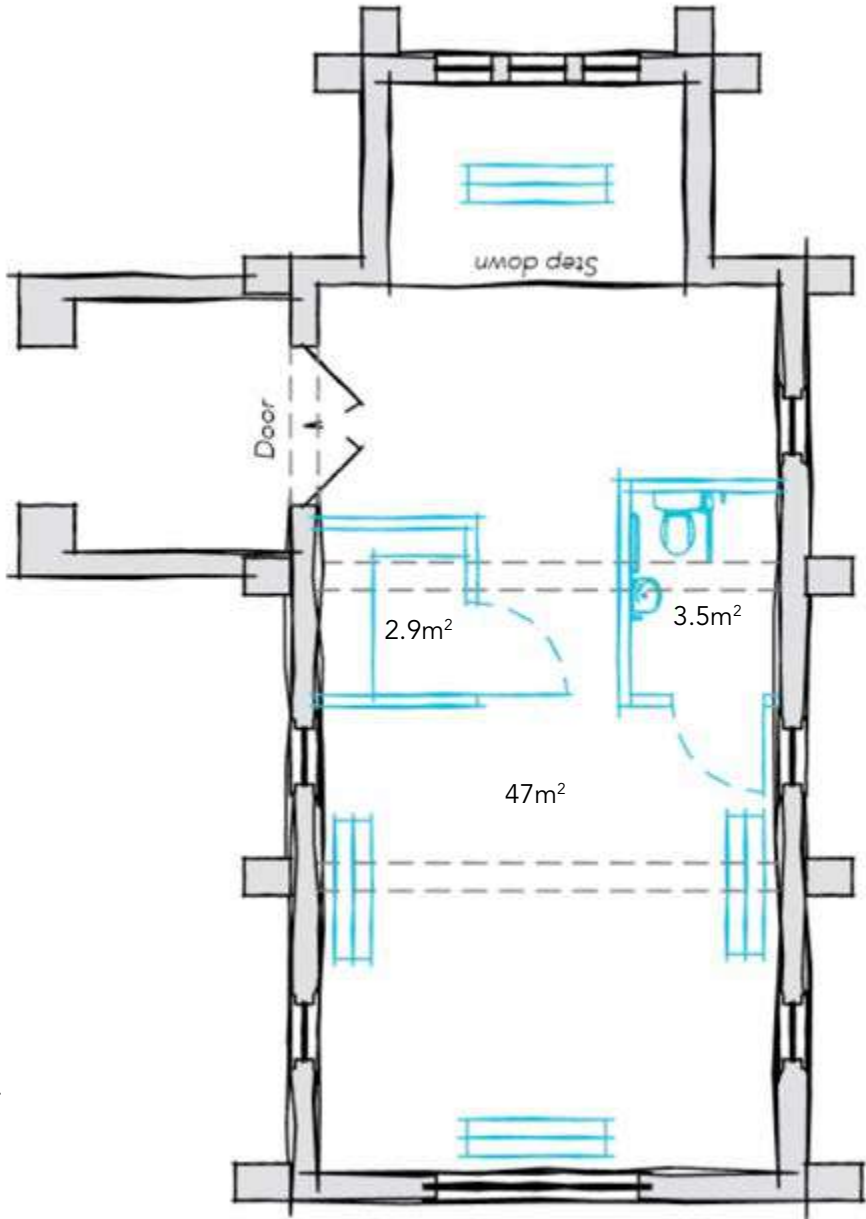
Pros:

- The buildings would be repaired and occupied, ultimately protecting them from further deterioration and vandalism.
- Public/Community access will be reinstated.
- Low staffing and running costs.
- The wider landscape will be improved for all visitors.
- Catalyst for the community.

Cons:

- Would require some staffing to open and close the building and maintain upkeep, with limited income generation.
- No parking facilities available due to site boundary constraints.

Anglican Chapel

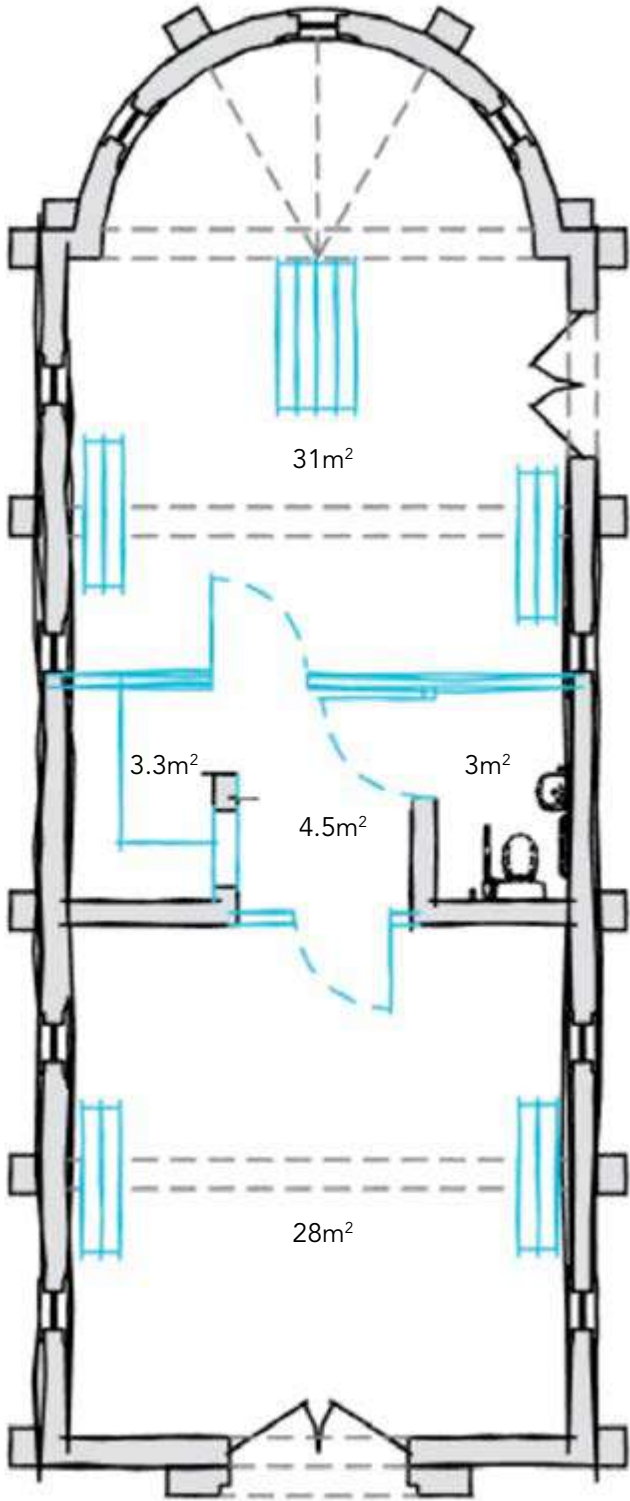


The plan illustrates movable bench seating in considered areas to appreciate the space. WC facilities are located centrally to be able to break up the large function space in to two, allowing flexibility to use the spaces separately.

If a larger space was required, the WC could be repositioned.

Occupancy for the full space would be 61 standing and 40 seated.

Dissenter & Catholic Chapel



GIA		
Anglican Chapel		
		53.4
Exhibition	Main Space	47
	WC	3.5
	Kitchenette	2.9
Dissenter & Catholic Chapel		
		69.8
Exhibition	Exhibition Space 01	31
	Exhibition Space 02	28
	Lobby	4.5
	Kitchenette	3.3
	Acc WC	3

The plan illustrates movable bench seating in considered areas to appreciate the space.

A WC and small kitchenette are provided and accessed from both chapels, so they can be hired as separate spaces.

Occupancy for the Catholic space would be 41 standing and 25 seated. Dissenter is 36 standing and 21 seated.

Precedents



These three precedents illustrate how an effective, efficient and usable space can be created with minimal impact. Providing the basic services, such as heating and ventilation, to create a comfortable space.

Below is an example based in Coventry where two pods have been created to introduce WC facilities and a small kitchenette. The placement of each provides a small entrance lobby to control draughts, provide level access and a layer of security to the space.

The finish on these examples has been left as evidence of the history of the space and they are each celebrated as heritage assets in their own right.



6.4 Landscaping

The landscape design being proposed here will form the basis for all options. The improvements would include; renewed hard landscaping, low level street lighting to improve security, new planting beds and bench seating.

A notable change in surface provides context to each chapel, encouraging visitors to enter and engage within each space.

The priority for the landscape is to provide an accessible, functional and attractive space, welcoming the public and encourage visitors into the chapels and improve security around the site.

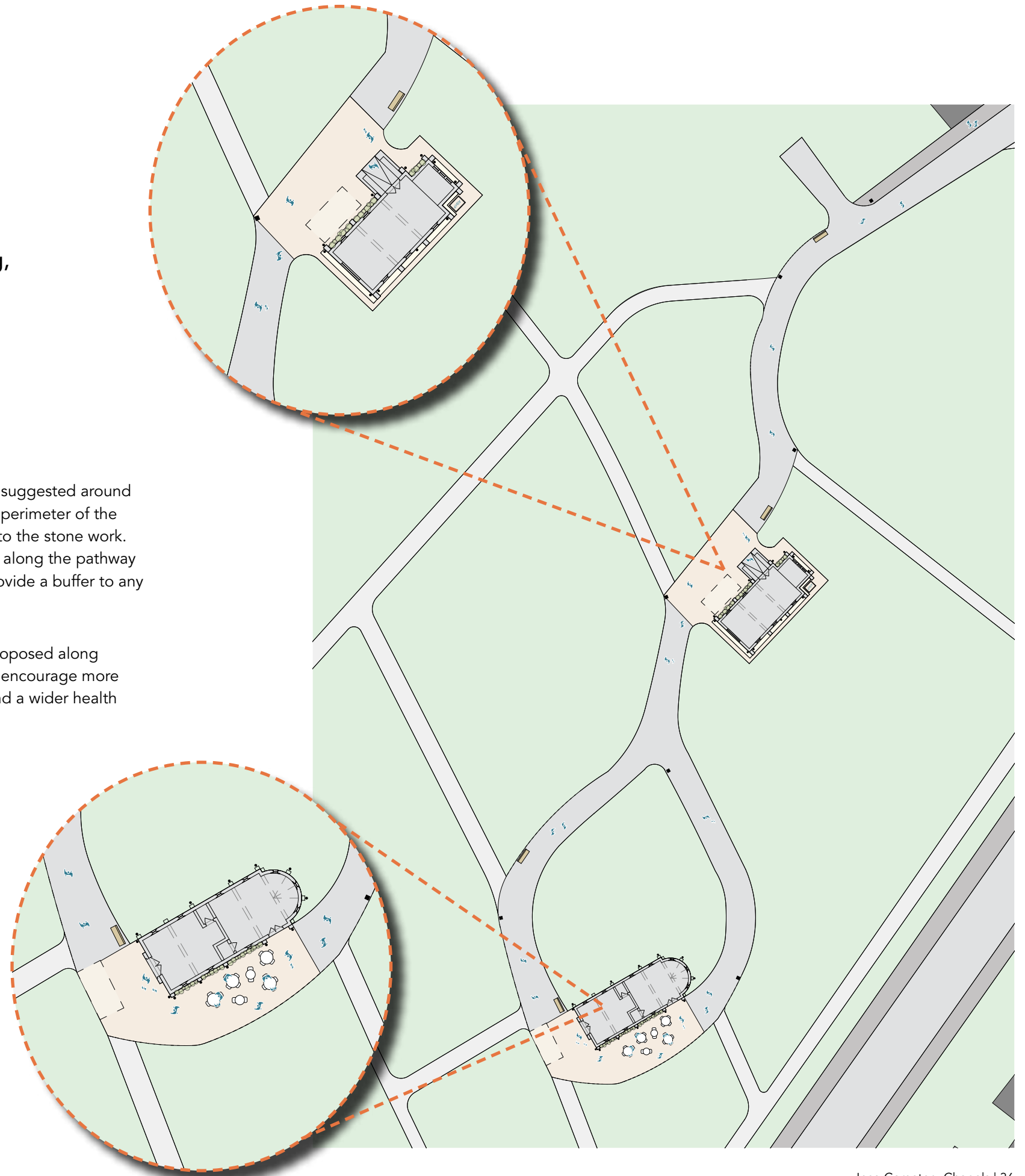
In plan, the surrounding hard landscaping is to be enhanced and resurfaced. New service routes will be formed along the main access route to avoid disruption to the burial ground.

The existing paved surface will be disrupted by service installation, therefore making good would be required to the original access route.

A change in hard landscaping around each chapel will denote a shared external space and highlight entrances. There is also allocation of an area for drop off and delivery for each chapel, but not be a permanent parking space.

Localised areas of soft landscaping is suggested around each chapel with a gravel strip to the perimeter of the buildings to minimise water damage to the stone work. Outdoor seating could be positioned along the pathway with moveable planters located to provide a buffer to any vehicles.

New benches and lighting are also proposed along the main pathway through the site to encourage more people to use the wider landscape and a wider health and well-being walk initiative.



Precedents



6.5 Option 02 | Commercial/Food & Beverage

In summary, Option 02 sees the building repaired and restored to offer a small commercial and cafe space, with the surrounding hard landscape cleared and re-purposed as public realm.

The proposals look at improving access and services whilst respecting the heritage of the buildings. With all options, the first step is the comprehensive repair to address the structural issues and get the buildings wind and water tight.

6.5.1 Use

Option 02 includes the repair and restoration as outlined in option 01 but looks at bringing in a small commercial or food and beverage offer to the chapels alongside flexible co-working space.

Suggestions for the commercial offer are:

- Grab and go style cafe, with good quality refreshments and light snacks
- A florist or other local artisan makers space
- Co-working desk space

6.5.2 Access

The chapels will remain single storey so no additional access provision is proposed, aside from improved landscaping to provide level access. The new WC facilities proposed will all be accessible.

6.5.3 Impact

This option will have minimal impact on the structure with existing openings being reused. Bringing in new services will have some fabric impact but the benefits of reuse and providing facilities will out weigh the harm.

Improvements to the fabric will enhance the longevity of the chapels and raise awareness of these assets.

6.5.4 Sustainability

It is suggested that any future work carried out on the chapels will have an emphasis on sustainability with regards to uses, fabric performance and services to reduce the buildings’ environmental impact.

Some examples of sustainability measures and technologies that could be implemented across the site are:

- Insulation: Installing insulation can reduce the amount of energy needed for heating and cooling, making the building more energy-efficient.
- Glazing and Draught-proofing: New slim line double glazed windows could be considered but would require listed building consent.
- LED lighting: Installing LED lights can significantly reduce the amount of electricity used for lighting, while also providing better quality light.
- Water-efficient fixtures: Installing low-flow toilets and taps can greatly reduce the amount of water used across the site.
- Air Source Heat Pump

When implementing sustainable technologies in a historic setting, it is important to consult with experts who have experience working with historic buildings, to ensure that any changes are made in a way that preserves the buildings’ historic character while also improving their sustainability.

6.5.5 Business Model

In this option, the business model would be a simple commercial let to a tenant.

Ideally this would be a long term let, but as the location is not established as a commercial location, it is likely that incentives would be needed to attract a tenant and give them financial space and time to establish their business.

If a tenant could be identified during a grant aided project, it might be possible for some of the fit out costs to be covered by grants, further incentivising potential tenants.

An alternative to a tenancy would be to enter into an operator agreement with a business willing to operate the site on WBPT / Wigan Council’s behalf. This would be less legally binding and may be more attractive to business owners.

A socially enterprising model might also be used, such as organisations working with SEND adults to bring their participants into the workplace.

6.5.6 Fundability

This option, if provided with a high quality activity plan and interpretation strategy, would have a reasonable chance of success with The National Lottery Heritage Fund. Given the commercial emphasis, their ‘Heritage Enterprise’ approach may be best suited.

Funders like the AHF, Pilgrim Trust and Garfield Weston might be approached to provide match funding. It is noted that Wigan Council have a budget set aside for the Chapels which will be best used to provide match funding to a major project.

6.5.7 Works Necessary

- It would require comprehensive restoration and refurbishment of the buildings, including conservation repairs to the elevations and roof.
- Improvements to the walls, roof, floors, windows and doors and changes to light fittings and services would help to improve the energy and thermal efficiency of the buildings.

- Installation of WCs and facilities for cafe.
- Installation of a new heating system and electric supply would be required across both buildings.
- Fixtures and fittings for the retail spaces and cafe offer would be required.
- Landscaping works to the current access road and space immediately outside of the chapels’ perimeter.

6.5.8 Cost (£)

Total capital works cost: £1,373,066.66

Refer to 9.2 - Appendix 02 for the Appleyard & Trew OoCE and cost breakdown.

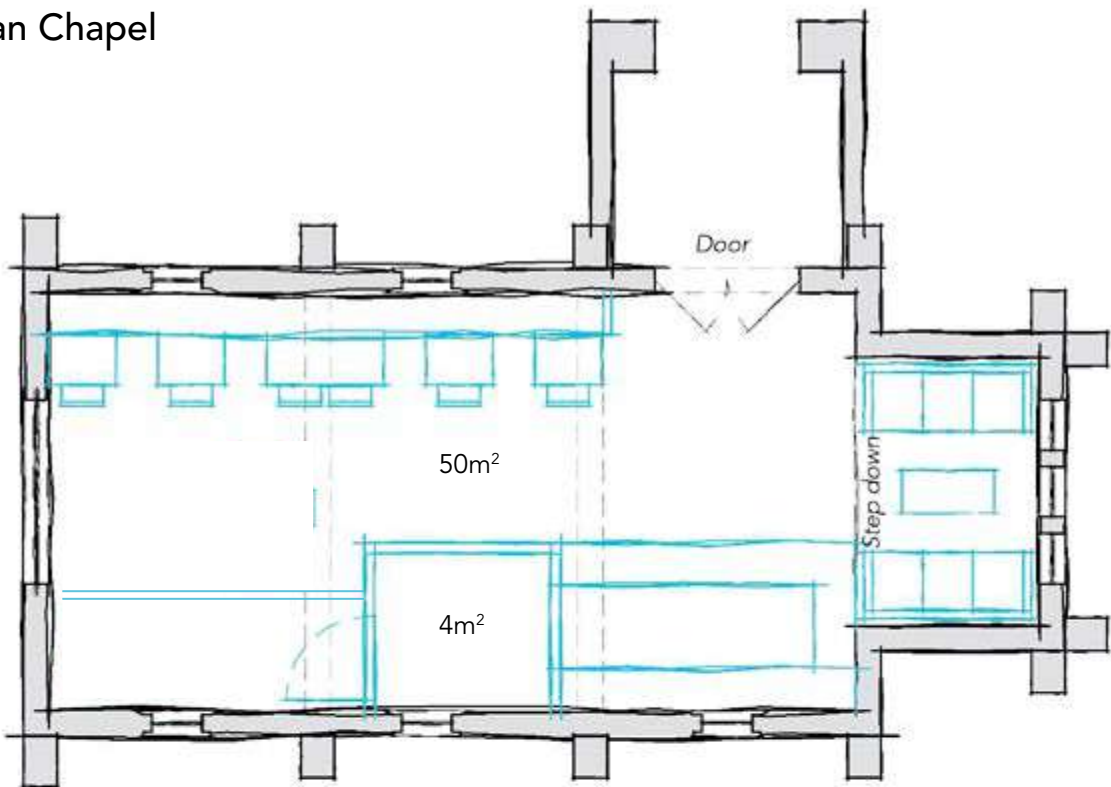
Pros:

- The buildings would be repaired and occupied, ultimately protecting them from further deterioration and vandalism.
- Public/Community access will be reinstated.
- Opportunity for partnership with local businesses/ makers to support the commercial offer and bring in revenue to help with maintenance and running costs.
- More active use of the site. Multi-use of space attracts a wide variety of end users.
- Catalyst for the community.
- The wider landscape will be improved for all visitors.

Cons:

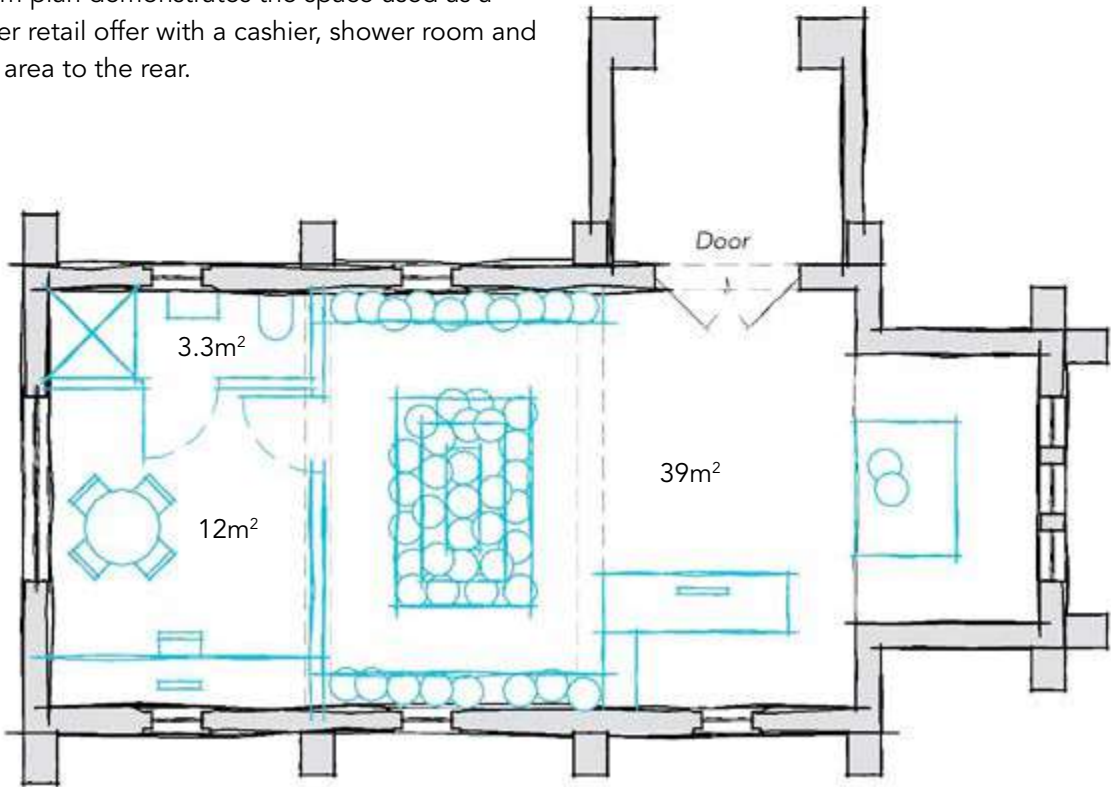
- Staffing and energy costs would constitute significant running costs, with income generation being quite diverse.
- No parking facilities available due to site boundary constraints.
- Would require a certain number of visitors per day to be sustainable.
- Match funding may prove challenging based on the commercial emphasis of the uses.

Anglican Chapel

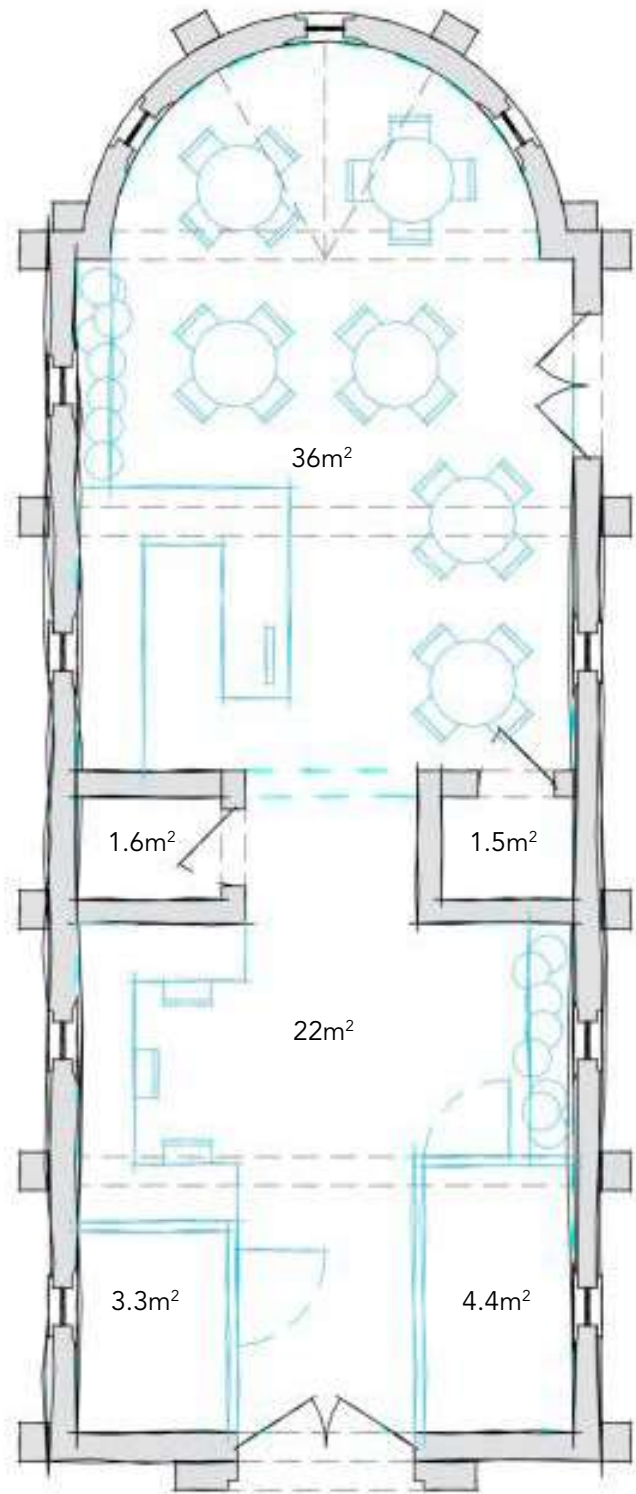


The top plan illustrates a cafe layout with banquette fixed seating, a servery area and accessible WC. Space for approx. 18 covers.

The bottom plan demonstrates the space used as a florist/other retail offer with a cashier, shower room and workshop area to the rear.



Dissenter & Catholic Chapel



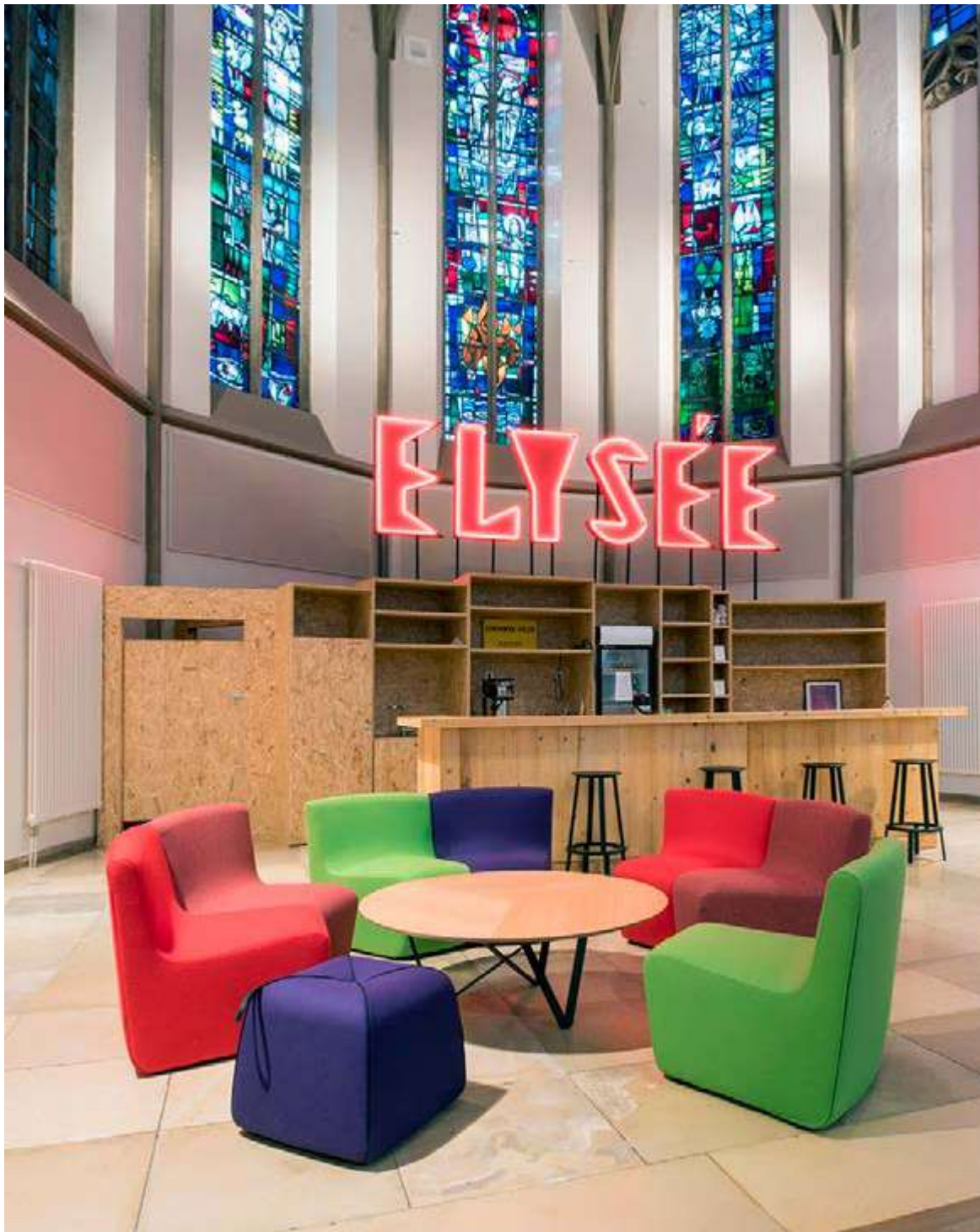
GIA		
Anglican Chapel		54
Cafe	Cafe	50
	WC	4
Florist/Retail	Retail Space	39
	Workshop/Office	12
	Shower/WC	3.3
Dissenter & Catholic Chapel		
Dissenter & Catholic Chapel		68.8
Cafe & Co-working	Cafe/Servery	36
	WC	3.3
Co-working / Retail	Co-working / Retail	22
	Kitchenette	4.4
Stores		3.1

The plan retains the building's existing structural layout but removes a connecting wall allowing the space to be operated as one.

The Catholic side is used as a cafe with a new servery, flexible seating layout and small display area for retail.

The Dissenter side contains a WC, storage, display for retail and a quieter co-working desk space.

Precedents



These examples demonstrate minimal to medium intervention to form retail and office space. Fixed cabinetry is introduced to provide storage and display shelving. A servery is installed to facilitate a small cafe area with movable furniture to adapt to the requirement of the space.

New structure is introduced to form enclosed areas for WC facilities, storage or more secure spaces to service the use of the space as and when required.

The thermal efficiency of the fabric is improved with heating and ventilation, a layer of insulation and the installation of new windows and doors. The floor can be raised to provide required service routes and a more durable floor finish.



6.6 Option 03 | Office/Co-working Space

In summary, Option 03 sees the building repaired and restored to be office/co-working space, with the surrounding hard landscape cleared and re-purposed as public realm. This option requires the thermal envelope to be upgraded with new M&E and climate control installed and the introduction of a mezzanine.

The proposals look at improving access and services whilst respecting the heritage of the buildings. With all options, the first step is the comprehensive repair to address the structural issues and get the buildings wind and water tight.

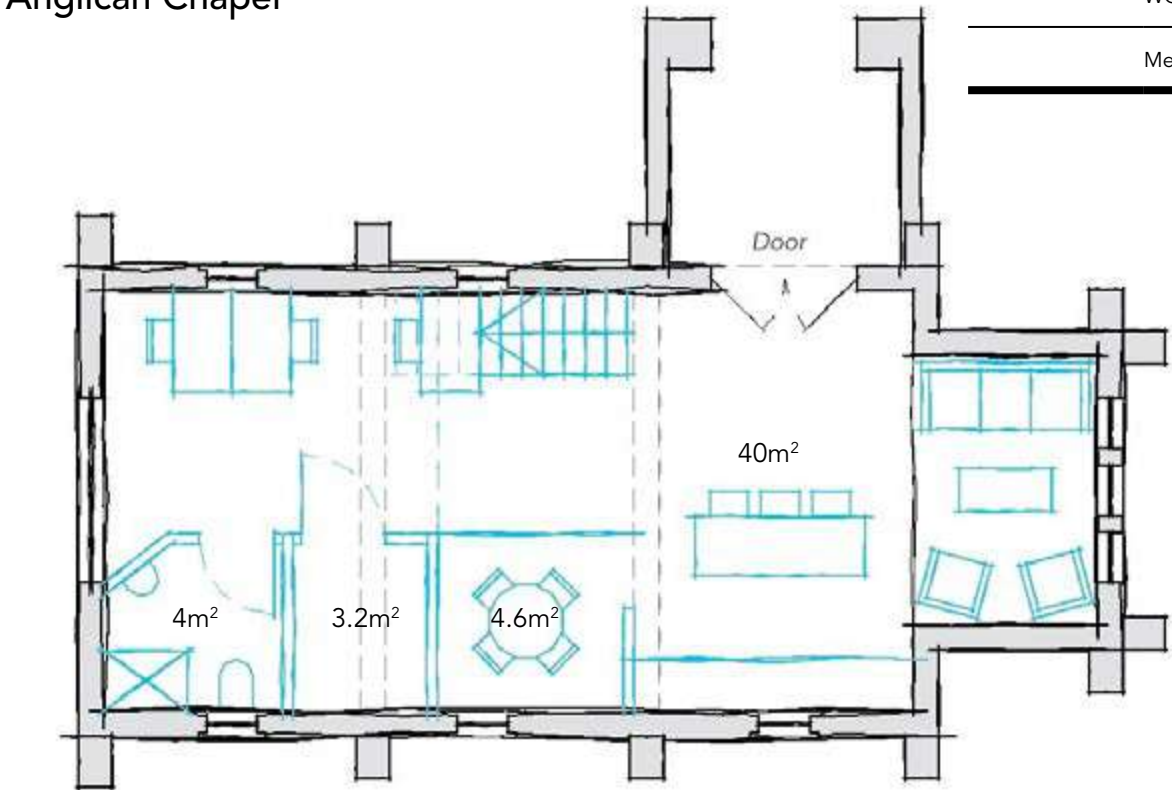
6.6.1	Use
Option 03 includes the repair and restoration as outlined in option 01 but additionally looks at providing an office/co-working use to the chapels. Either as a full rentable office or as shared space with rentable desks.	
This option also looks at installing a mezzanine floor within each chapel to increase rentable floor area.	
6.6.2	Access
Level access at ground floor will be improved from the landscape. The new WC facilities proposed will all be accessible.	
Stairs provide access to the mezzanine levels above. No lift provision is proposed.	
6.6.3	Impact
This option will have minimal impact on the structure with existing openings being reused. Installing a new floor will have a visual impact on the internal spaces. Bringing in new services will have some fabric impact but the benefits of reuse and providing facilities will outweigh the harm.	
Improvements to the fabric will enhance the longevity of the chapels and raise awareness of these assets.	

6.6.4	Sustainability
It is suggested that any future work carried out on the chapels will have an emphasis on sustainability with regards to uses, fabric performance and services to reduce the buildings' environmental impact.	
Some examples of sustainability measures and technologies that could be implemented across the site are:	
- Insulation: Installing insulation can reduce the amount of energy needed for heating and cooling, making the building more energy-efficient. - Glazing and Draught-proofing: New slim line double glazed windows could be considered but would require listed building consent. - LED lighting: Installing LED lights can significantly reduce the amount of electricity used for lighting, while also providing better quality light. - Water-efficient fixtures: Installing low-flow toilets and taps can greatly reduce the amount of water used across the site. - Air Source Heat Pump	
When implementing sustainable technologies in a historic setting, it is important to consult with experts who have experience working with historic buildings, to ensure that any changes are made in a way that preserves the buildings' historic character while also improving their sustainability.	

6.6.5	Business Model
This option could either be operated directly by WBPT volunteers or by a third party operator under either a tenancy or operator agreement.	
It is unlikely to generate sufficient revenue to support extensive staffing, so a simple operating model which relies on minimal management input would be needed.	
6.6.6	Fundability
This option, if provided with a high quality activity plan and interpretation strategy, would have a reasonable chance of success with The National Lottery Heritage Fund. Given the commercial emphasis, their 'Heritage Enterprise' approach may be best suited.	
Funders like the AHF, Pilgrim Trust and Garfield Weston might be approached to provide match funding. It is noted that Wigan Council have a budget set aside for the Chapels which will be best used to provide match funding to a major project.	
6.6.7	Works Necessary
- It would require comprehensive restoration and refurbishment of the buildings, including conservation repairs to the elevations and roof. - Improvements to the walls, roof, floors, windows and doors and changes to light fittings and services would help to improve the energy and thermal efficiency of the buildings. - Installation of WCs. - New structure installed to support new staircase and mezzanine floor. - Installation of a new heating system and electric supply would be required across both buildings. - Fixtures and fittings for office use would be required. - Landscaping works to the current access road and space immediately outside of the chapels' perimeter.	

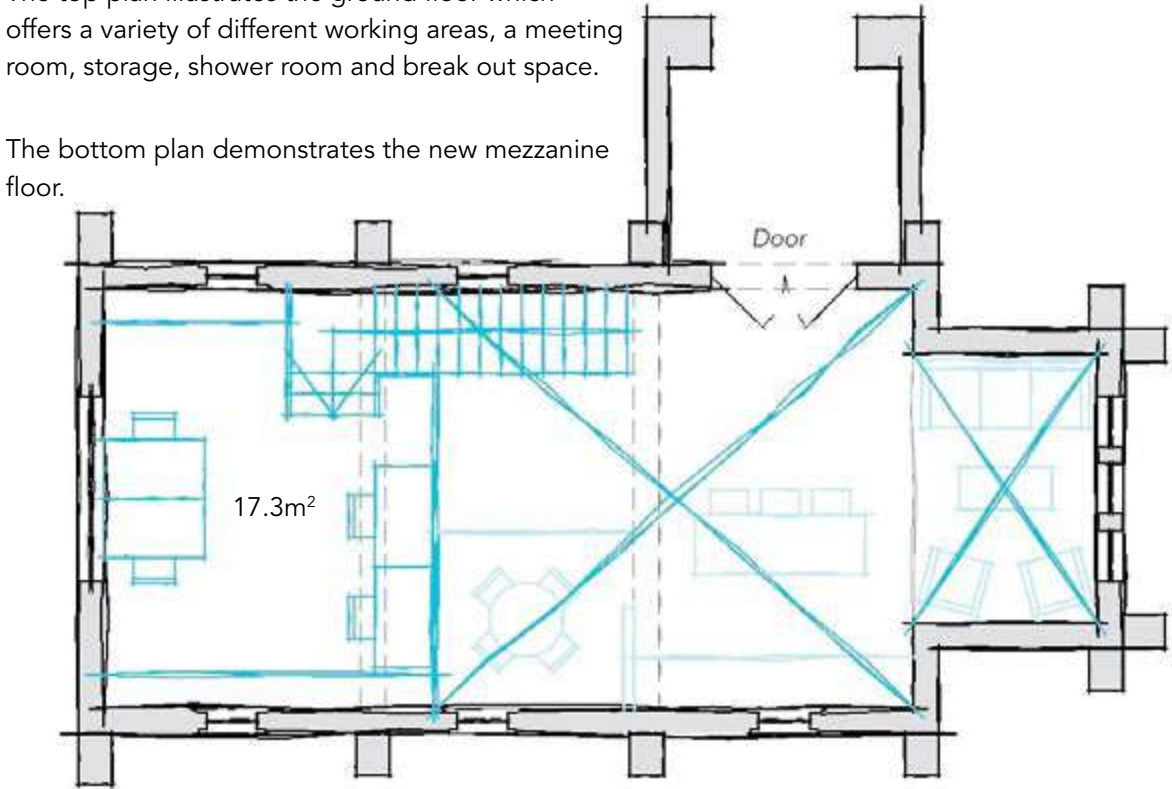
6.6.8	Cost (£)
Total capital works cost: £1,416,219.26	
Refer to 9.2 - Appendix 02 for the Appleyard & Trew OoCE and cost breakdown.	
Pros:	
- The buildings would be repaired and occupied, ultimately protecting them from further deterioration and vandalism. - Opportunity for commercial operator to manage both chapels. - Unique context attracts a wide variety of end users, from wealth management, life insurance or funeral care plan providers. - Additional rentable floor space through installation of mezzanine floor. - The wider landscape will be improved for all visitors.	
Cons:	
- Staffing and energy costs would constitute significant running costs, with income generation being dependent on small businesses. - No parking facilities available due to site boundary constraints. - Match funding may prove challenging based on the commercial emphasis of the uses. - No floor area given over to public/community use/activity.	

Anglican Chapel



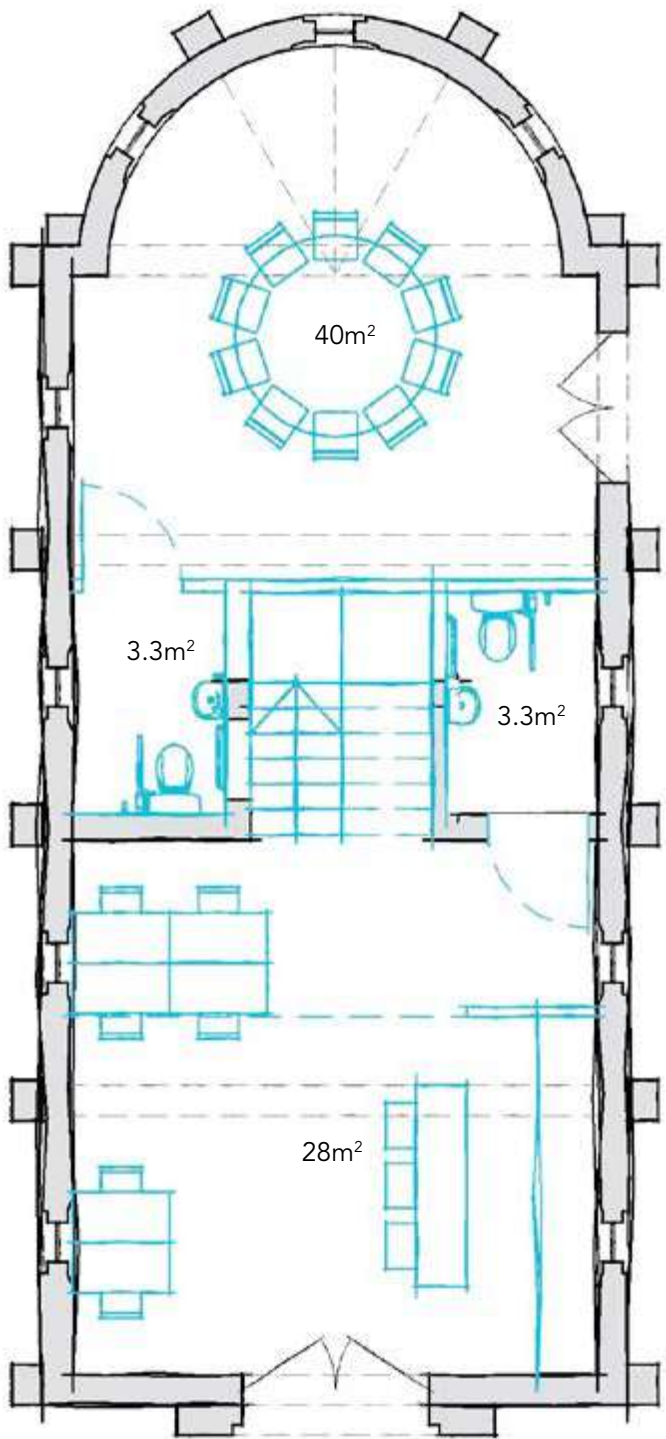
The top plan illustrates the ground floor which offers a variety of different working areas, a meeting room, storage, shower room and break out space.

The bottom plan demonstrates the new mezzanine floor.



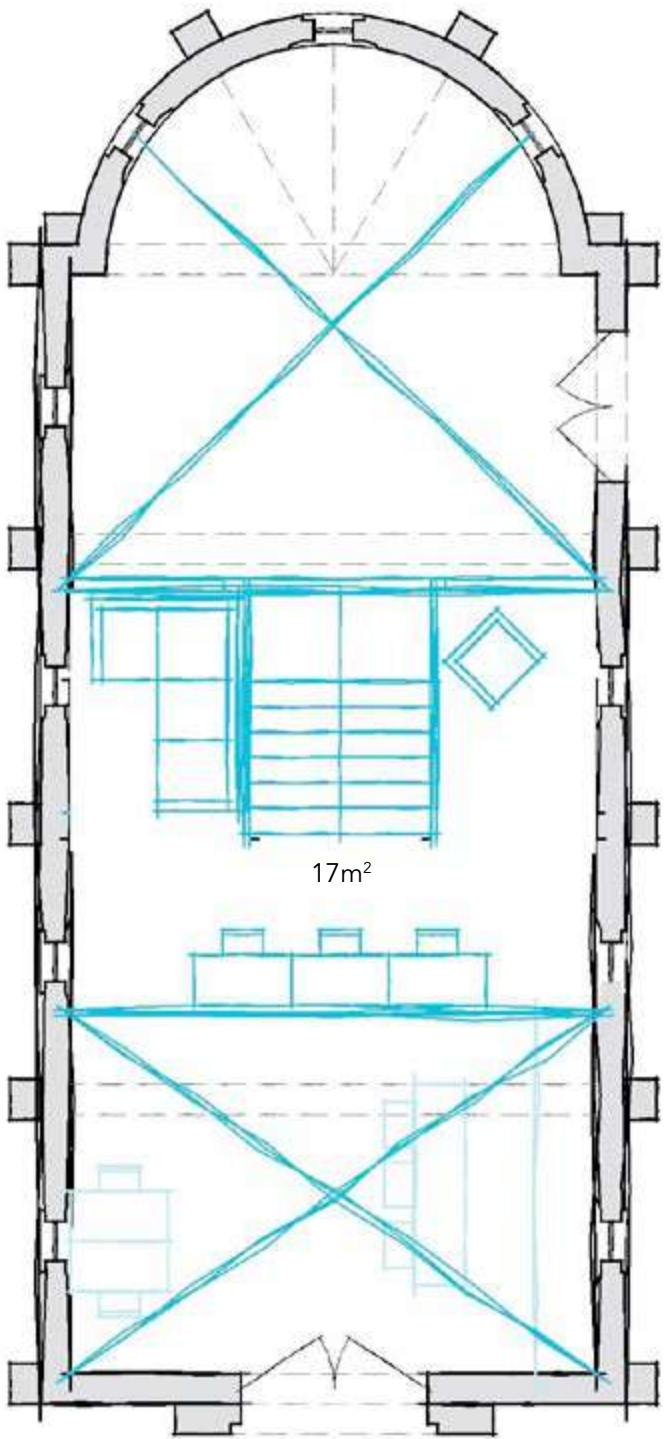
Anglican Chapel		69.1
Office	Main Space	40
	Meeting Room	4.6
	Kitchenette	3.2
	WC	4
Mezzanine		17.3

Dissenter & Catholic Chapel



At ground floor, the existing split in the plan is retained to provide a larger meeting room with an allocated WC. Within the dissenter space, is a flexible co-working and an allocated WC.

Dissenter & Catholic Chapel		82.6
Office	Meeting Room	40
	WC	3.3
	Co-working	28
	WC	3.3
Mezzanine		17



A new mezzanine floor allows for additional desk space and breakout space.

Precedents



These examples demonstrate minimal to medium intervention to form office space. The building fabric has been restored to its original quality, with new windows and secure doors. These examples explore interventions within the space to create further floor area, such as a mezzanine, and a small meeting area within a pod to avoid disrupting the shell.

The chapels are able to adopt this method to create a mezzanine and further floor area, due to the height of the space.

Small pod structures are an innovative way to hide kitchenettes, WC facilities and storage areas in order to maintain the openness of the original intention of the space.



6.7 Option 04 | Accommodation

In summary, Option 04 sees the building repaired and restored to be a unique holiday accommodation offer, with the surrounding hard landscape cleared and re-purposed as public realm. This option requires the thermal envelope to be upgraded with new M&E and climate control installed.

The proposals look at improving access and services whilst respecting the heritage of the buildings. With all options, the first step is the comprehensive repair to address the structural issues and get the buildings wind and water tight.

6.7.1 Use

Option 04 includes the repair and restoration as outlined in option 01 but additionally looks at providing a residential use to the chapels. The Anglican chapel would accommodate up to 6 people in 2 x double bedrooms and a sofa bed. The Catholic & Dissenter chapel up to 8 people in 2 x double bedrooms, and 2 x sofa bed.

This option also looks at installing a mezzanine floor within each chapel to increase the useable floor area.

6.7.2 Access

Level access at ground floor will be improved from the landscape. The new bathroom facilities proposed are all on ground floor.

Stairs provide access to the mezzanine levels above. No lift provision is proposed.

6.7.3 Impact

This option will have minimal impact on the structure with existing openings being reused. Installing a new floor will have a visual impact on the internal spaces. Bringing in new services will have some fabric impact but the benefits of reuse and providing facilities will outweigh the harm.

Improvements to the fabric will enhance the longevity of the chapels and raise awareness of these assets.

6.7.4 Sustainability

It is suggested that any future work carried out on the chapels will have an emphasis on sustainability with regards to uses, fabric performance and services to reduce the buildings’ environmental impact.

Some examples of sustainability measures and technologies that could be implemented across the site are:

- Insulation: Installing insulation can reduce the amount of energy needed for heating and cooling, making the building more energy-efficient.
- Glazing and Draught-proofing: New slim line double glazed windows could be considered but would require listed building consent.
- LED lighting: Installing LED lights can significantly reduce the amount of electricity used for lighting, while also providing better quality light.
- Water-efficient fixtures: Installing low-flow toilets and taps can greatly reduce the amount of water used across the site.
- Air Source Heat Pump

When implementing sustainable technologies in a historic setting, it is important to consult with experts who have experience working with historic buildings, to ensure that any changes are made in a way that preserves the buildings’ historic character while also improving their sustainability.

6.7.5 Business Model

In this option, working through holiday accommodation platforms like AirBnB is likely to be the most appropriate approach.

Servicing changeovers could be undertaken by volunteers, although more likely an agreement could be reached with a local cleaning company.

Some management time would be required of WBPT to maintain standards, manage cash flow and resolve any issues.

6.7.6 Fundability

This option, if provided with a high quality activity plan and interpretation strategy, would have a reasonable chance of success with The National Lottery Heritage Fund. Given the commercial emphasis, their ‘Heritage Enterprise’ approach may be best suited.

Funders like the AHF, Pilgrim Trust and Garfield Weston might be approached to provide match funding. It is noted that Wigan Council have a budget set aside for the Chapels which will be best used to provide match funding to a major project.

However, the key to achieving funding would be establishing that the use would be viable, given there is little evidence for demand of AirBnB type holiday accommodation in the local area.

6.7.7 Works Necessary

- It would require comprehensive restoration and refurbishment of the buildings, including conservation repairs to the elevations and roof.
- Improvements to the walls, roof, floors, windows and doors and changes to light fittings and services are needed to improve the energy and thermal efficiency of the buildings.
- Installation of bathrooms and kitchens.
- New structure installed to support new staircase and mezzanine floor.

- Installation of a new heating system and electric supply would be required across both buildings.
- Fixtures and fittings for residential use would be required.
- Landscaping works to the current access road and space immediately outside of the chapels’ perimeter.

6.7.8 Cost (£)

Total capital works cost: £1,400,252.80

Refer to 9.2 - Appendix 02 for the Appleyard & Trew OoCE and cost breakdown.

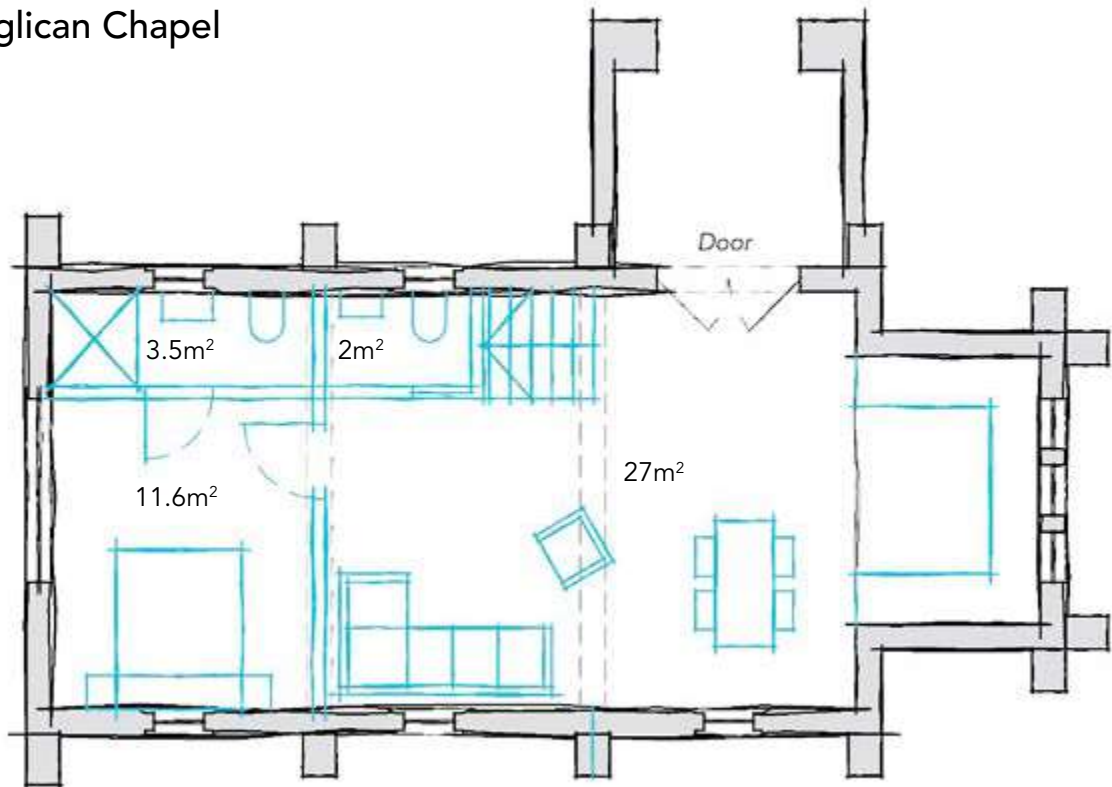
Pros:

- The buildings would be repaired and occupied, ultimately protecting them from further deterioration and vandalism.
- Opportunity for letting agent to manage both chapels.
- Unique context provides a unique holiday offer.
- Additional useable floor space through installation of mezzanine floor.
- The wider landscape will be improved for all visitors.

Cons:

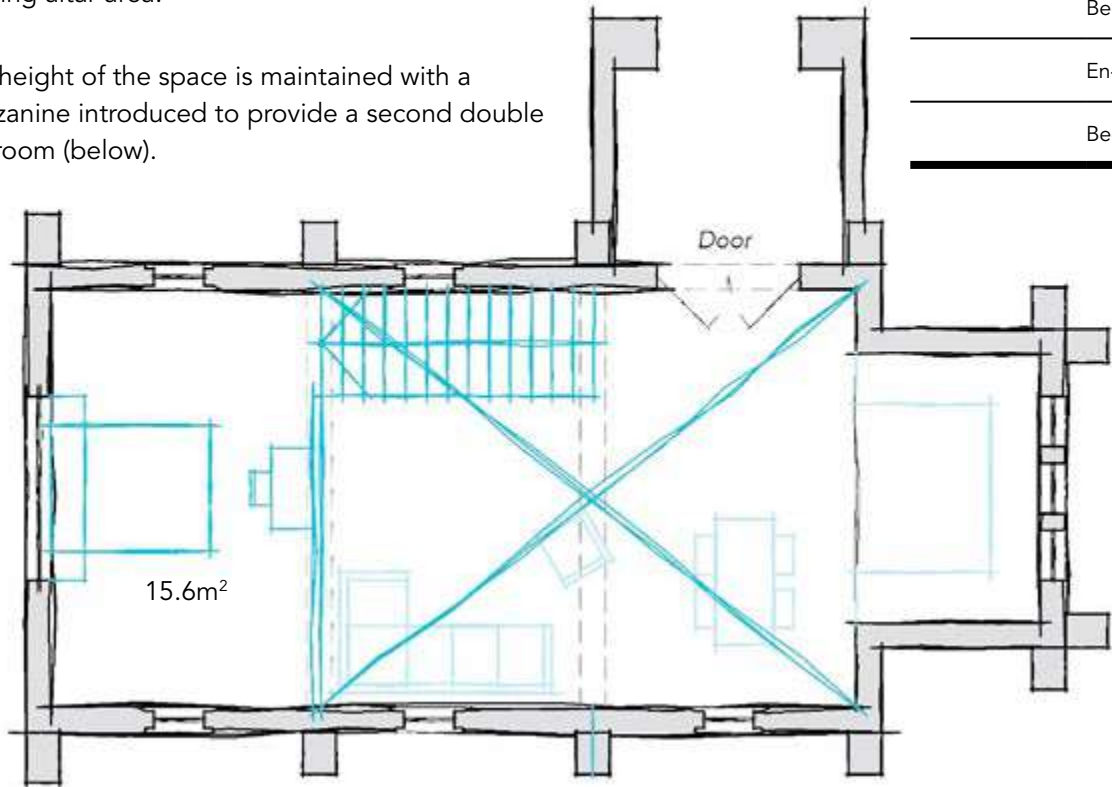
- No parking facilities available due to site boundary constraints.
- Match funding may prove challenging based on the commercial emphasis of the uses.
- No floor area given over to public/community use/ activity.
- Demand could prove challenging. Risk of sitting vacant if occupancy levels are low.
- High level of security required.

Anglican Chapel



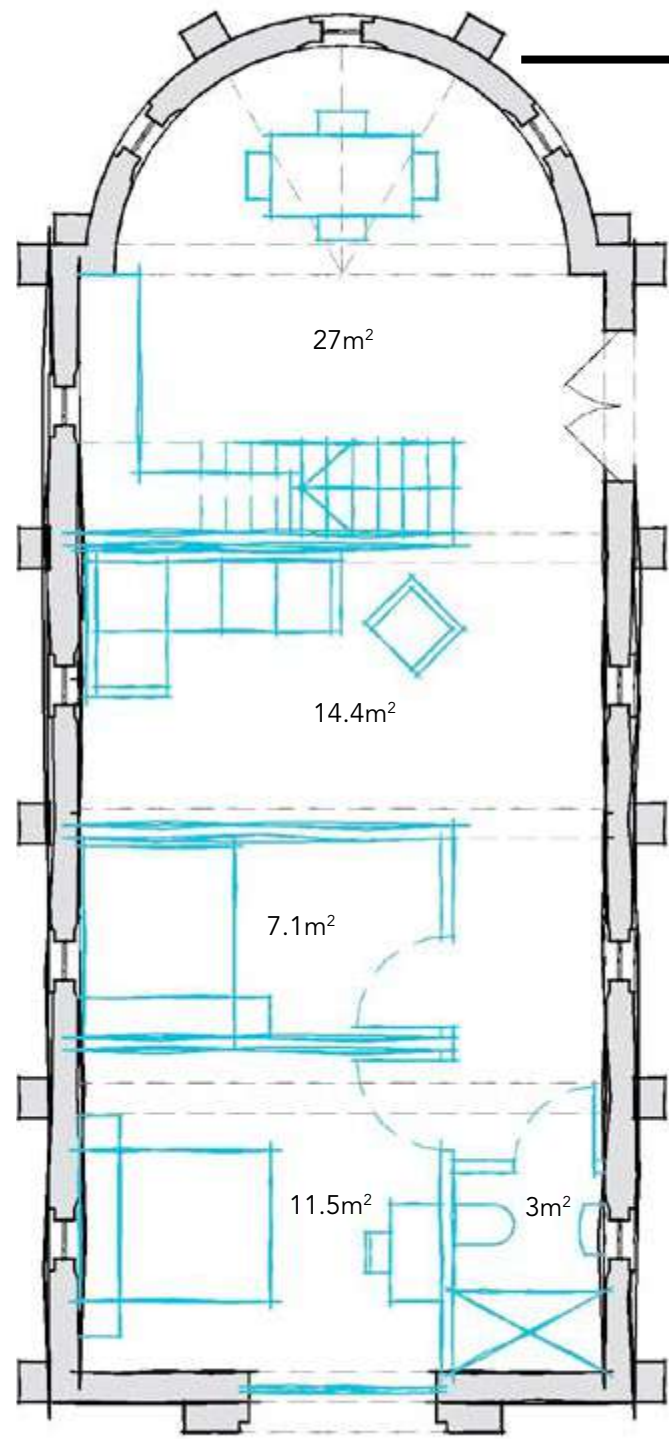
The ground floor plan (above) is split with an accessible double bedroom and shower room to the south, a lounge area in the centre with a dining area at the entrance and kitchen located within the existing altar area.

The height of the space is maintained with a mezzanine introduced to provide a second double bedroom (below).

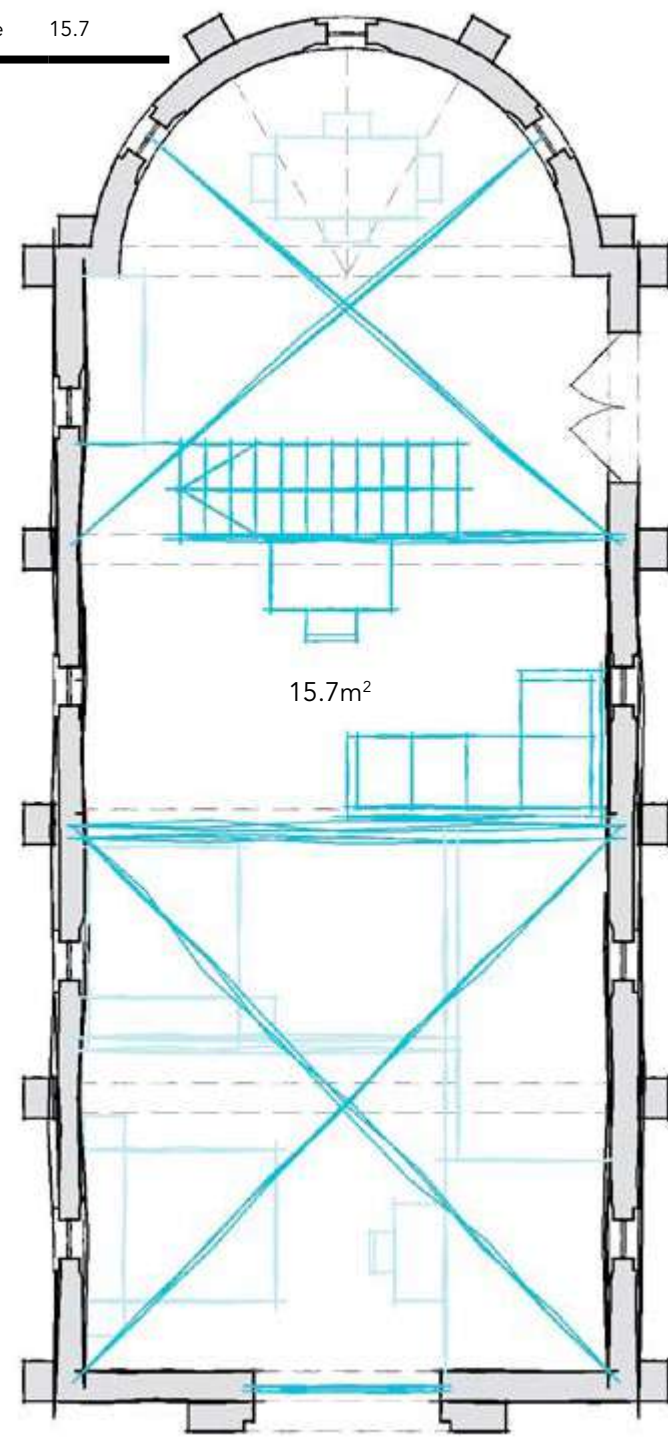


Anglican Chapel			67.7
Residential	Living		27
	WC		2
	Bedroom 01		11.6
	En-suite		3.5
	Bedroom 02		15.6

Dissenter & Catholic Chapel



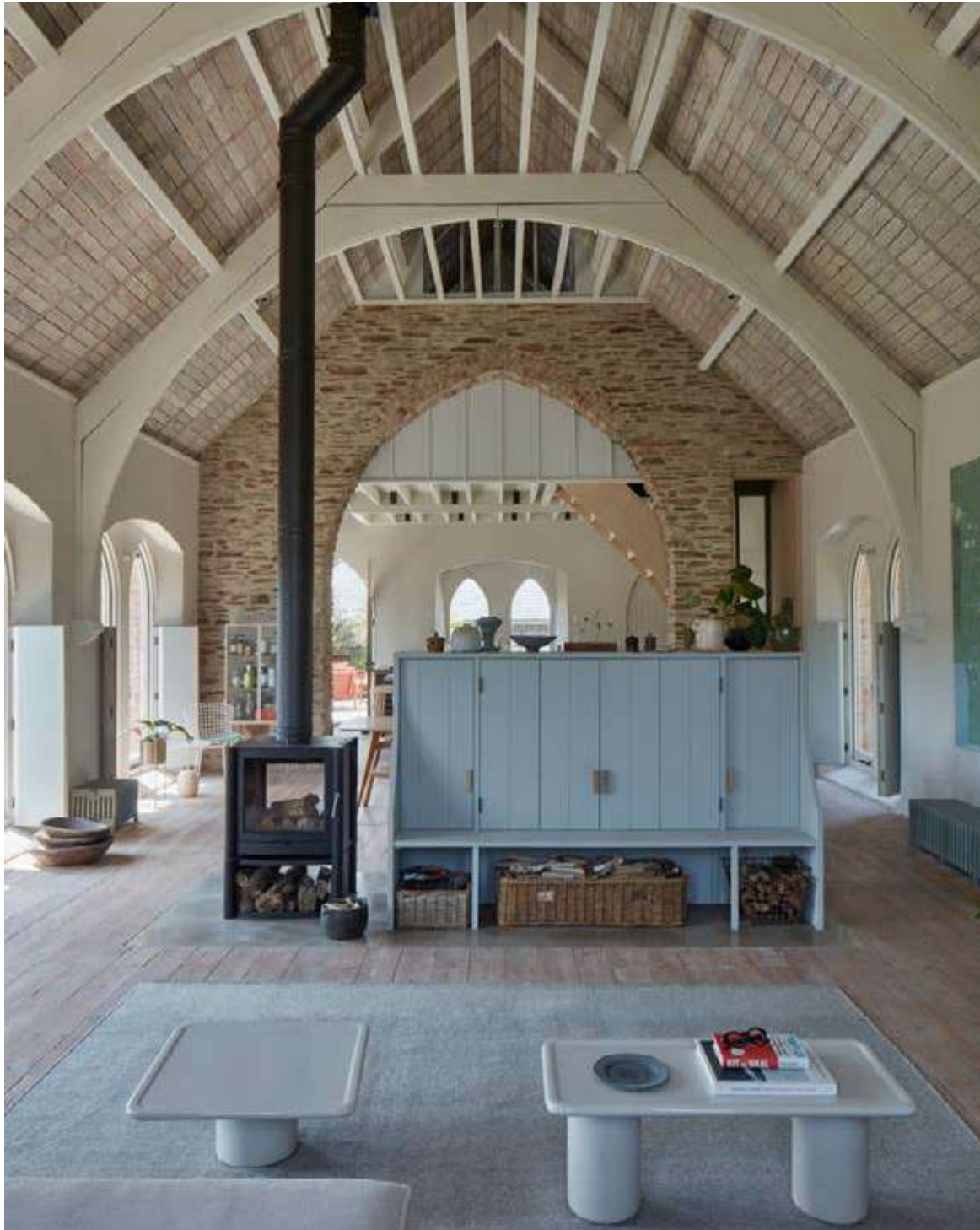
At ground floor, the existing split in the plan is removed allowing one holiday rental with two double bedrooms, shower room, large kitchen and living space.



A new mezzanine floor allows for additional living space or potential third bedroom.

Dissenter & Catholic Chapel			78.7
Residential	Kitchen / Dining		27
	Living		14.4
	Bedroom 02		7.1
	Bedroom 01		11.5
	Bathroom		3
	Mezzanine		15.7

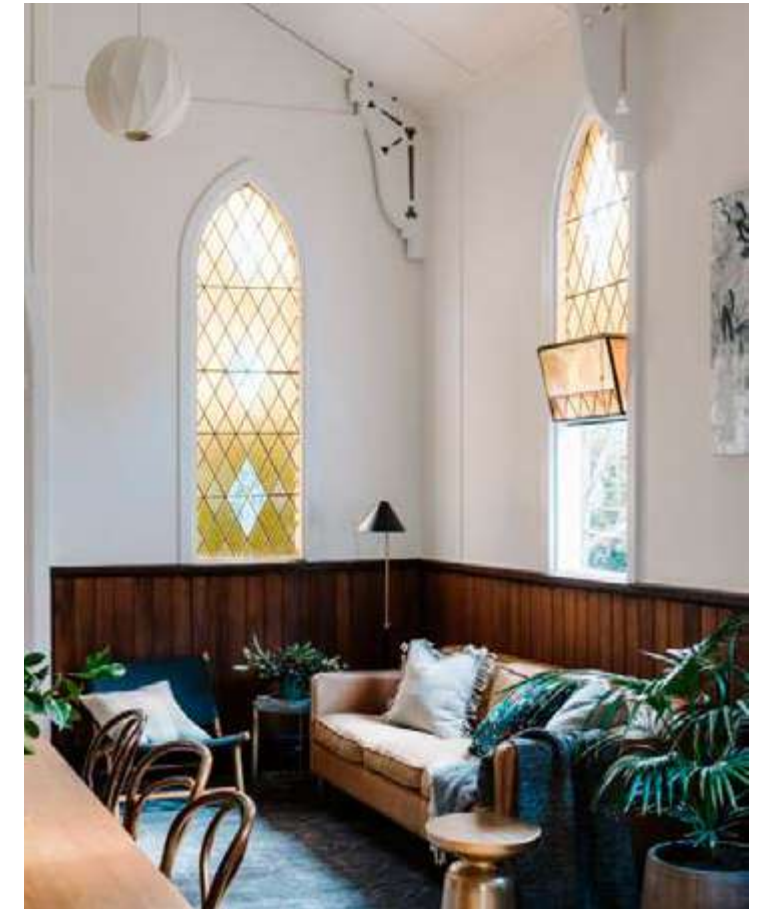
Precedents



To create comfortable, rentable accommodation, the specification for the building fabric, services and glazing needs to be compliant and energy efficient. The finishes within the space will need to be to a high level. Introduction of underfloor heating will heat a larger, open space more efficiently.

The chapels could be split into zones to form private areas such as bedrooms and bathrooms while the kitchen and lounge can remain open. A mezzanine can provide additional bedrooms or living space. Furniture can also be used to separate spaces.

These precedents adopt large open spaces and make them homely by introducing soft furnishings and appropriate lighting and power provision.



6.8 Preferred Option

The preferred option is an amalgamation of Options 01 & 02 in response to the engagement and consultation. This option sees the buildings repaired and restored to be a unique offer of cafe, small retail and community/flexible hire space with the surrounding hard landscape cleared and re-purposed as public realm. This option requires the thermal envelope to be upgraded with new M&E and climate control installed.

The proposals look at improving access and services whilst respecting the heritage of the buildings. With all options, the first step is the comprehensive repair to address the structural issues and get the buildings wind and water tight.

6.8.1 Use

This combined option illustrates a cafe, shop and flexible working space within the Catholic and Dissenter Chapel, with the Anglican Chapel used as a large flexible space.

Provision of WC facilities in both is proposed and additional provision to support a small grab and go cafe with small retail offer.

6.8.2 Access

The chapels will remain single storey so no additional access provision is proposed, aside from improved landscaping to provide level access. The new WC facilities proposed will all be accessible.

6.8.3 Impact

This option will have minimal impact on the structure with existing openings being reused. Bringing in new services will have some fabric impact but the benefits of reuse and providing facilities will out weigh the harm.

Improvements to the fabric will enhance the longevity of the chapels and raise awareness of these assets.

6.8.4 Sustainability

It is suggested that any future work carried out on the chapels will have an emphasis on sustainability with regards to uses, fabric performance and services to reduce the buildings’ environmental impact.

Some examples of sustainability measures and technologies that could be implemented across the site are:

- Insulation: Installing insulation can reduce the amount of energy needed for heating and cooling, making the building more energy-efficient.
- Glazing and Draught-proofing: New slim line double glazed windows could be considered but would require listed building consent.
- LED lighting: Installing LED lights can significantly reduce the amount of electricity used for lighting, while also providing better quality light.
- Water-efficient fixtures: Installing low-flow toilets and taps can greatly reduce the amount of water used across the site.
- Air Source Heat Pump

When implementing sustainable technologies in a historic setting, it is important to consult with experts who have experience working with historic buildings, to ensure that any changes are made in a way that preserves the buildings’ historic character while also improving their sustainability.

6.8.5 Business Model

In this preferred option, the tenant / operator could be asked to also manage the hireable space, or this could be retained under WBPT / Wigan Council’s management.

6.8.6 Fundability

This option, if provided with a high quality activity plan and interpretation strategy, would have a reasonable chance of success with The National Lottery Heritage Fund.

Funders like the AHF, Pilgrim Trust and Garfield Weston might be approached to provide match funding. It is noted that Wigan Council have a budget set aside for the Chapels which will be best used to provide match funding to a major project.

6.8.7 Works Necessary

- It would require comprehensive restoration and refurbishment of the buildings, including conservation repairs to the elevations and roof.
- Improvements to the walls, roof, floors, windows and doors and changes to light fittings and services would help to improve the energy and thermal efficiency of the buildings.
- Installation of WCs and facilities for cafe.
- Installation of a new heating system and electric supply would be required across both buildings.
- Fixtures and fittings for the retail spaces and cafe offer would be required.
- Landscaping works to the current access road and space immediately outside of the chapels’ perimeter.

6.8.8 Cost (£)

Total capital works cost: £1,438,277.44

Refer to 9.2 - Appendix 02 for the Appleyard & Trew OoCE and cost breakdown.

Pros:

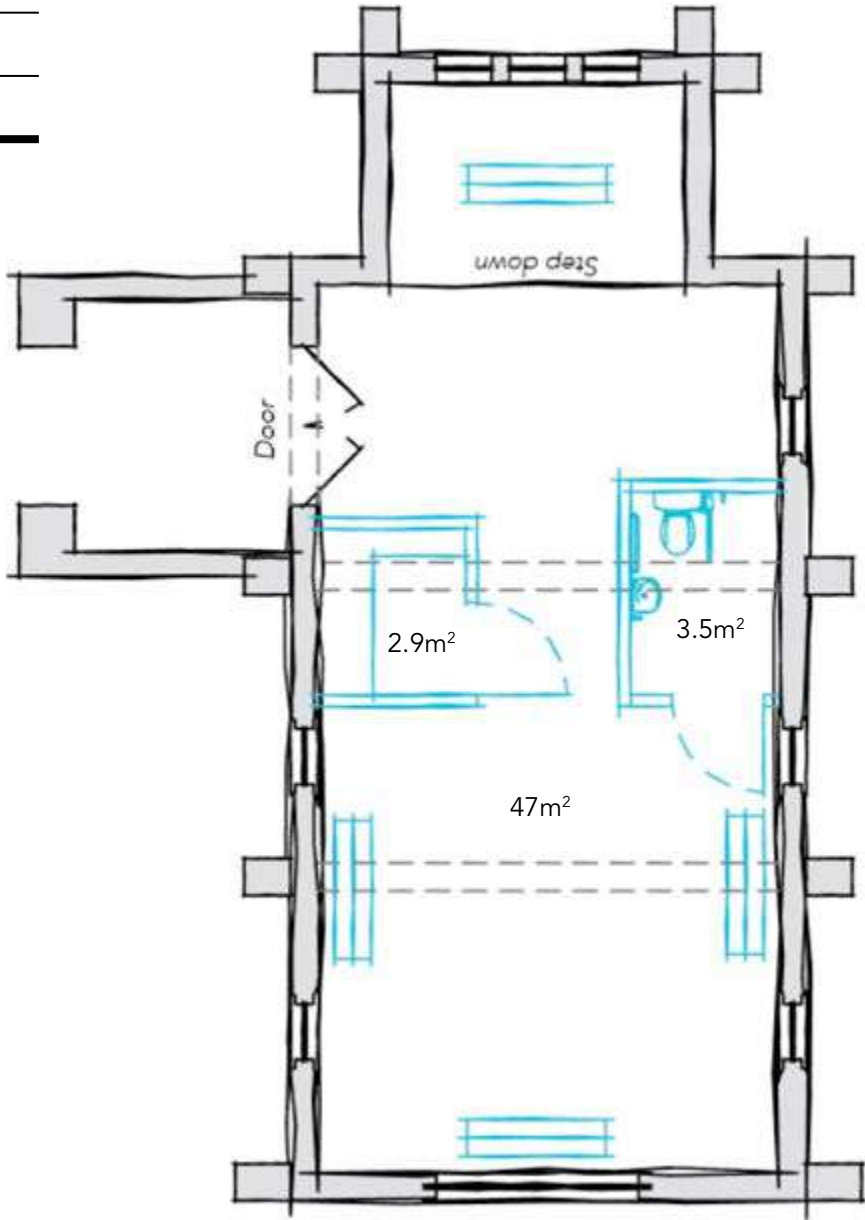
- The buildings would be repaired and occupied, ultimately protecting them from further deterioration and vandalism.
- Public/Community access will be reinstated.
- Opportunity for partnership with local businesses/ makers to support the commercial offer and bring in revenue to help with maintenance and running costs.
- More active use of the site. Multi-use of space attracts a wide variety of end users.
- Catalyst for the community.
- The wider landscape will be improved for all visitors.

Cons:

- Staffing and energy costs would constitute significant running costs, with income generation being quite diverse.
- No parking facilities available due to site boundary constraints.
- Would require a certain number of visitors per day to be sustainable.

Anglican Chapel

Anglican Chapel			53.4
Exhibition	Main Space	47	
	WC	3.5	
	Kitchenette	2.9	

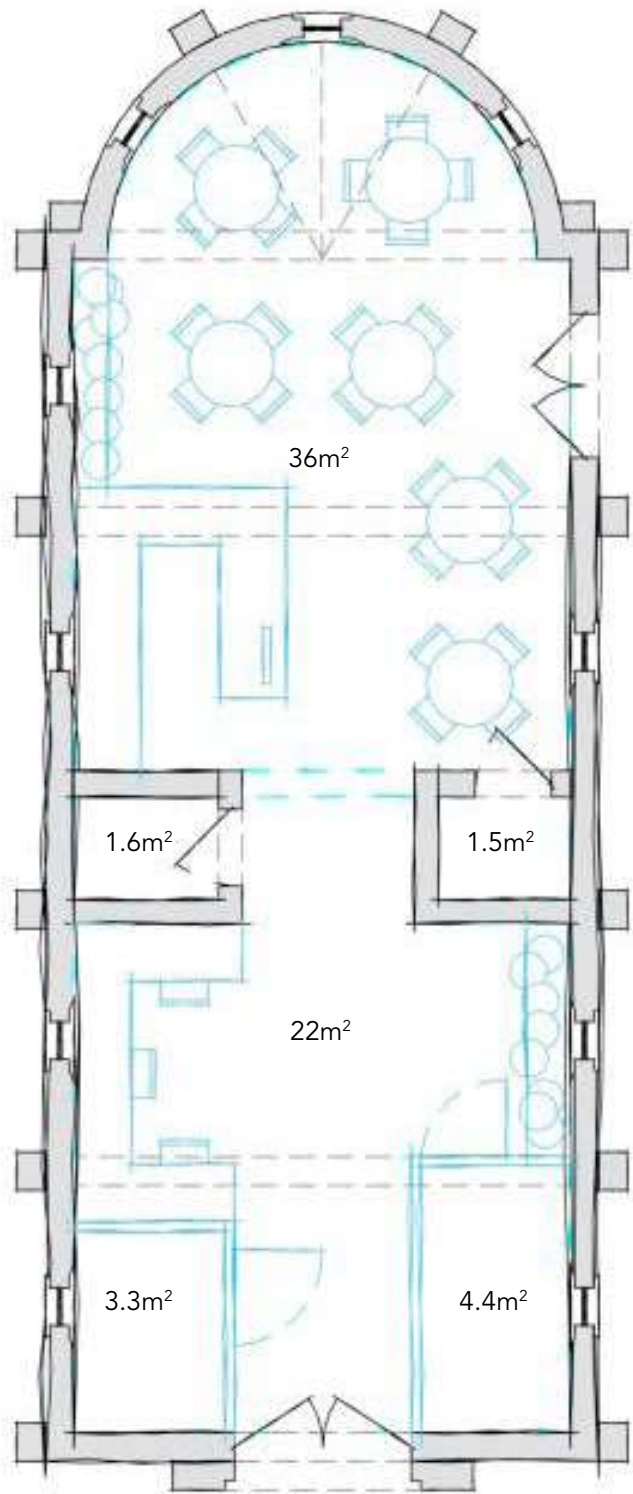


The plan illustrates movable bench seating in considered areas to appreciate the space. WC facilities are located centrally to be able to break up the large function space in to two, allowing flexibility to hire the spaces separately.

If a larger space was required, the WC could be repositioned.

Occupancy for the full space would be 61 standing and 40 seated.

Dissenter & Catholic Chapel



Dissenter & Catholic Chapel			68.8
Cafe & Co-working	Cafe/Servery	36	
	WC	3.3	
	Co-working / Retail	22	
	Kitchenette	4.4	
	Stores	3.1	

The plan retains the building's existing structural layout but removes a connecting wall allowing the space to be operated as one.

The Catholic side is used as a cafe with a new servery, flexible seating layout and small display area for retail.

The Dissenter side contains a WC, storage, display for retail and a quieter co-working desk space.

7 Evaluation of Preferred Option



7.0 Evaluation of Preferred Option

This section of the report considers the preferred option in greater detail.

7.1 Use

The intention with the preferred option is to provide a range of uses such that there is a diversity of offer and income streams, which will generate footfall, income and appeal to a wide audience, including those who already visit the cemetery.

These uses include a cafe and shop within the Catholic and Dissenter Chapel, which can also provide a co-working offer incidental to the cafe.

The Anglican Chapel will offer a flexible hireable space capable of hosting small events, exhibitions and activities.

Ensuring adequate ancillary facilities is key to the success of such an offer, therefore each Chapel gains an accessible WC. The Anglican Chapel would also have a small kitchenette to facilitate catering of events, whilst the Catholic and Dissenter Chapel is afforded with storage space and fixtures and fittings to support its use.

The landscape surrounding the buildings would also be adapted to permit the internal use to spill out, such as tables and chairs for the cafe.

7.2 Works Required

The Chapels require a comprehensive programme of repair with a series of adaptations for the proposed. An emphasis on maintaining low cost in operation is required, so well insulated, air tight and with efficient services. Capital investment will be designed to ensure maintenance cycles are minimised, through high quality, long lasting repairs and interventions.

This will include:

- Removal of vegetation and localised rebuilding of affected masonry.
- Stripping of roof slates, setting aside for re-use.
- Assessment of roof timbers, repair where possible, replacement on a like for like basis where beyond repair.
- Reinstatement of roof, introduction of high performing insulation and repair / replacement of rainwater goods.
- Repairs and repointing to existing walls, including provision of insulation internally.
- Repairs to existing windows where salvageable, including introduction of high performing glass / secondary glazing. Replacement with matching high performance windows where beyond repair.
- Repairs and reinstatement to doors.
- Repairs to floors, including incorporation of underfloor heating if appropriate and services routes.
- Introduction of services including lighting, small power, ventilation, hot and cold water, drainage, data, fire alarm, security alarm, CCTV and heating.
- Heating and hot water to be provided via a renewable heating source, such as an air source heat pump or borehole based ground source heat pump. Given the sensitivity of the site, solar PV is deemed to be inappropriate.
- Connections to mains services in the highway via a services trench.
- Introduction of new building fabric, forming 'pods' which contain facilities such as WCs and kitchenette.
- Introduction of fixtures and fittings such as seating, servery counter, shelving etc.
- Redevelopment of the surrounding landscape.
- Introduction of fixed interpretation within the Chapels and in the surrounding landscape.

7.3 Business Model

The business model for the preferred option is for WBPT to take on the ownership of the Chapels under a long lease (minimum 25 years) on a peppercorn rent from Wigan Council. This would be on a fully repairing and insuring basis.

WBPT would then enter into a sub-lease / management agreement with a business which would operate the Chapels on behalf of WBPT based on an appropriate rental sufficient to cover management and maintenance costs and provide a small sinking fund for future significant maintenance cycles.

WBPT would retain a right within the sub-lease / management agreement to use the flexible space for their own activities and programming for set periods each year.

WBPT's administration of the buildings would be a volunteer activity, no employed staff would be involved.

It is estimated that this arrangement would generate income of £13120 per annum, assuming £100 / m2 / annum rental and income from room hire based on £30 per hour, 52 events per year averaging 4 hours.

Expenditure against this income would be circa £11000 per annum, covering insurance, repair and maintenance, legal fees and sundries.

This would offer a small surplus of £2120 per annum, sufficient to contribute to WBPT's income and support a programme of events and activities at the Cemetery.

7.4 Project Costs

The total cost of the project is anticipated to be:

Development Phase: £373, 652

Delivery Phase: £2, 106, 174

Total: £2, 479, 826

A detailed breakdown is included at Appendix 01.

7.5 Fundability

As significant heritage assets which are clearly at risk and given the nature of the proposed use, subject to a strong application, chances of success with the The National Lottery Heritage Fund are good.

The project could proceed through a National Lottery Grants for Heritage programme or through the Heritage Enterprise route. Advice from the Heritage Fund is required to establish which would be most appropriate.

The application would need to be accompanied by a well developed Activity Plan and Interpretation Plan.

Responding to the Heritage Fund's Investment Principles might include:

- Saving Heritage: Grade II Listed Alfred Waterhouse designed buildings, the first public works for the notable Victorian Architect, in very poor condition, which would be saved and brought back into use through the works. Providing interpretation which tells the story of the Cemetery, the Chapels and notable internments in the Cemetery.
- Protecting the Environment: Targeting net zero carbon in use, enhancing the natural environment of the Cemetery and engaging volunteers and the local community in the natural environment through the project.
- Access, Inclusion and Participation: Ensuring the spaces created are accessible, potentially creating accessible routes through the Cemetery within the project, developing a programme of activities which include a wide range of people through the project.
- Organisational Sustainability: Gaining experience of a capital project, owning heritage assets, gaining new income streams and undertaking organisational development through the project.

It will also be important to demonstrate the need (Chapels in poor condition, opportunity for re-use, coalition of the willing established, now is the time), urgency (Chapels rapidly deteriorating, Wigan Council funding only available for limited time) and why the Heritage Fund are the most appropriate funder (use not easily fundable elsewhere, level of funding required).

With respect to match funding, a minimum of 10% will be required, which can be a mix of cash and 'non cash' contributions, although cash match tends to improve chances of success in a competitive funding process.

It is noted that Wigan Council have set aside £100, 000 towards the project. On the basis that this can be set aside indefinitely, it is suggested that as much of this as possible is held for the Delivery Phase, where match funding of circa £300, 000 will be required, inclusive of the value of volunteer time and non-cash contributions.

Sources for Development Phase match funding might come from an Architectural Heritage Fund Project Development Grant, noting that the window of opportunity for these is limited. Circa £50, 000, to contribute towards professional fees, surveys and project management might be the target.

In the Delivery Phase, match funding of £95, 000 might remain available from Wigan Council. Others sources might be The Pilgrim Trust, Wolfson Foundation and Garfield Weston Foundation. A range of smaller trusts and funds might also be approached, offering grants up to £10, 000, with it being anticipated that a mix of 5 - 6 funders might be required to make up the match funding requirement.

Assuming that the capacity of WBPT to fundraise is limited, the project budget includes for fundraising support.

8 Action Plan



8.0 Action Plan

This section of the report sets out the actions required to deliver the project, focusing in more detail on the immediate next steps.

8.1	Immediate Actions	8.2	Longer Term Actions	8.3	Alternative Strategy
	1. Review this report, raise any queries and explore business plan in greater detail. 2. Seek to formalise ‘in principle’ agreement with Wigan Council for WBPT to gain a form of ownership acceptable to funders (minimum 25 year lease from point of Delivery Phase award), based on this report and further business plan development as necessary. 3. Develop themes and ideas for activities and interpretation. 4. Expression of Interest to the Architectural Heritage Fund 5. Expression of Interest to The National Lottery Heritage Fund 6. Assuming EoI to The National Lottery Heritage Fund is successful, prepare and submit an application for a Project Development Grant to the Architectural Heritage Fund. 7. Prepare and submit a Development Phase application to The National Lottery Heritage Fund.		1. If successful, use the Development Phase to deal with urgent condition issues, develop the proposals to RIBA Stage 3 and obtain planning and listed building consent, formalise agreements with Wigan Council, develop the Business Plan, develop, pilot and test activity proposals, develop proposals for interpretation and evaluate the Development Phase. 2. During the Development Phase, appoint a fundraising consultant to develop a fundraising strategy and support fundraising activity for the Delivery Phase. 3. Submit Delivery Phase application to the National Lottery Heritage Fund. 4. If successful, deliver the project and bring the Chapels into use. 5. Manage, maintain and operate the Chapels.		As established through this report, major investment is needed in order to conserve the heritage assets, regardless of use. The funds currently available through Wigan Council are insufficient on their own to deliver any meaningful conservation work and to offer any level of longer term protection to the Listed Buildings. It is therefore logical to assume that a fundraising campaign will be required in order to secure the long term conservation of the heritage assets. Given the scale of the capital investment required and the pressure on local government finances, it is unlikely that Wigan Council could contribute sufficient additional funds to bring the buildings back into use. An approach which includes any level of debt finance is unlikely to succeed given the modest income generation associated with the project. The National Lottery Heritage Fund are the only funder currently offering sufficient levels of grant to support the investment need. A longer term approach could be taken whereby the budget set aside by Wigan Council is used for immediate repairs, stabilising condition and ‘buying time’ to support fundraising activity. It is however likely that The National Lottery Heritage Fund will still be the major funder approached, but with a more significant challenge in raising the match funding required. It is therefore the case that no viable alternative strategy is seen to exist.

9 Appendices



9.0 Appendices

9.1 Appendix 01 - NLHF Application Costs

9.1.1 Development Stage Application Costs

Application Form Costs

Development Stage Costs

Development costs				
Cost heading	Description	Cost	VAT	Total
New staff costs		50000	0	50000
Professional Fees		188143	0	188143
Opening Up Works / Surveys		27000	0	27000
Capacity Building Activity		1000	0	1000
Recruitment		500	0	500
Other costs		46000	0	46000
Full Cost Recovery		0	0	0
Contingency		46009	0	46009
Non-cash contributions		5000	0	5000
Volunteer time		10000	0	10000
Total		373652	0	373652

Development income			
Source of funding	Description	Secured?	Value
Local Authority			
Other public sector	Wigan Council	Y	0
Central government	Historic England	N	0
European Union			0
Private donation - Individual			0
Private donation - Trusts/Charities/Foundations	Architectural Heritage Fund - Project Development Grant		50000
Private donation - corporate			0
Commercial/business			0
Own reserves			1000
Other fundraising			0
Non-cash contributions		Y	5000
Volunteer time		Y	10000
NLHF grant request			307652
Total			373652

Total development costs	373652
Total development income	373652
NLHF development grant request	307652
NLHF development grant %	82%

Delivery - capital costs				
Cost heading	Description	Cost	VAT	Total
Purchase price of heritage items		0	0	0
Preliminary works	Surveys and Investigations	10000	0	10000
Repair and conservation work		1081695	0	1081695
New building work		0	0	0
Other capital work	Interpretation	50000	0	50000
Digital outputs		0	10000	10000
Equipment and materials	Furniture, Fittings & Equipment	0	0	0
Other costs (capital)	Planning / Building Regulations Fees	10000	0	10000
Professional fees	Design Team Fees	133703	0	133703

Total		1295398	0	1295398
Delivery - activity costs				
Cost heading	Description	Cost	VAT	Total
New staff costs		150000	0	150000
Training for staff		2500	0	2500
Paid training placements		0	0	0
Training for volunteers		2500	0	2500
Travel and expenses for staff		0	0	0
Travel and expenses for volunteers		2500	0	2500
Event costs		0	0	0
Equipment and materials		0	0	0
Other costs		60000	0	60000
Professional fees		15000	0	15000
Total		232500	0	232500

Delivery-phase - other costs				
Cost heading	Description	Cost	VAT	Total
Recruitment		500	0	500
Publicity and promotion		15000	0	15000
Evaluation		20000	0	20000
Other costs		10000	0	10000
Full cost recovery		0	0	0
Contingency		257459	0	257459
Inflation		175316	0	175316
Increased management and maintenance costs (maximum five years)		50000	0	50000
Non-cash contributions		10000	0	10000
Volunteer time		40000	0	40000
Total		578276	0	578276

Delivery Phase income			
Source of funding	Description	Secured?	Value
Local Authority	Wigan Council	Y	95000
Other public sector	Historic England	Y	0
Central government			
European Union			0
Private donation - Individual			0
Private donation - Trusts/Charities/Foundations	Other Trusts and Funds	N	100000
Private donation - corporate			0
Commercial/business			0
Own reserves			2500
Other fundraising	Community Fundraising	N	10000
Increased management and maintenance costs (maximum five years)		Y	50000
Non-cash contributions		Y	10000
Volunteer time		Y	40000
NLHF grant request			1798674
Total			2106174

Delivery-phase financial summary	
Total delivery costs	2106174
Total delivery income	2106174
NLHF delivery grant request	1798674
NLHF delivery grant %	85%

Financial Summary	
Total Project Costs	
Total development costs	373652
Total delivery costs	2106174
Total Project Cost	2479826
Total development income	373652
Total delivery income	2106174
Total Income	2479826
NLHF development grant request	307652
NLHF delivery grant request	1798674
Total NLHF grant request	2106326
Total NLHF Percentage	85%

Delivery Stage - Other Costs

Cost heading	Description	Percentage	Cost	VAT	Total	Notes
Recruitment			500	0	500	
				0		
	Total		500	0	500	
Publicity and promotion			15000	0	15000	
					0	
	Total		15000	0	15000	
Evaluation			20000	0	20000	
					0	
	Total		20000	0	20000	
Other costs	Building Insurance		10000	0	10000	
				0	0	
				0	0	
				0	0	
				0	0	
	Total		10000	0	10000	
Full Cost Recovery				0	0	
				0	0	
	Total		0	0	0	
Community Grants						
			0	0	0	
Contingency	Capital Costs Contingency	20.00%	218839	0	218839	
	Contingency on Professional Fees, surveys etc.	10.00%	38620	0	38620	
				0	0	
				0	0	
				0	0	
				0	0	
				0	0	
	Total		257459	0	257459	
Inflation	Capital Costs Inflation		121548	0	121548	3% per annum
	Inflation on Professional Fees, surveys etc.		15370	0	15370	
	Inflation on Activity Costs	10.00%	23250	0	23250	2.5% per annum to reflect salary increments
	Inflation on Other Costs	5.00%	15148	0	15148	
				0	0	
				0	0	
			0	0	0	
	Total		175316	0	175316	
Increased management and maintenance costs (maximum five years)			50000	0	50000	
	Total		50000	0	50000	
Non-cash contributions	Wigan Council		10000	0	10000	Council Officer time - Legal, Property, Conservation / Free use of meeting space in Council owned property
					0	
	Total		10000	0	10000	

Cost Heading	Volunteer Activity	volunteers	hours	Rate	Total	
Volunteer time		10	200	20	40000	
					0	
					0	
					0	
	Total				40000	

9.1.3
Delivery Stage Income Costs

Cost heading	Description	Percentage	Cost	VAT	Total	Notes
Digital Outputs			10000	0	10000	
				0	0	
	Total		10000	0	10000	

Description	Cost	Preliminaries @ 18%	Total	Development	Delivery	Notes
Repair and Refurbishment	916691	165004	1081695		1081695	
Extension (New Build)		0	0		0	
Externals & Services (Repair and Refurbishment)		0	0		0	
Interpretation (Other Capital Work)	50000		50000		50000	
Furniture, Fittings & Equipment (Equipment & Materials)			0		0	
Totals to Application Form	966691	165004	1131695			
Design Contingency @ 5%			56585		56585	
Construction Contingency @ 15%			162254		162254	
Total Contingency to Application Form			218839			
Professional Fees @ 18%			243096	109393	133703	Architect, QS, MEP Services, Structural Engineer, Fire Engineer, PD, Landscape Architect, Interpretation (in Delivery only)
Surveys & Investigations (Preliminaries)			37000	27000	10000	
Planning & Building Regulations Fees (Capital Other)			15000	5000	10000	
Inflation on Capital Costs (Based on 3% per annum with mid point of construction Q3 2028) @ 9%			121548		121548	
Inflation on other costs			15370		15370	

Basis of Estimate

Based on Appleyard & Trew OoCE

Assumes capital works will be let as a single construction contract

9.2 Appendix 02 - Cost Estimates

Emergency repairs as per the condition report:

9.2.1 Appleyard & Trew OoCE - Emergency Works

Basis of Estimate

Buttress Architects - Viability Report Aug 2025

Items Excluded

- Land / building costs
- Asbestos / Contaminated materials
- FF&E (except where stated)
- Works outside of site boundary
- Highway works
- Phasing of construction works
- Client direct costs
- Client contingency
- VAT

Element	Description		Area (m²)	Quantity	Unit	Rate		Total	
Walls	Solid stone walls repaired and repointed where woody vegetation has been removed (perimeter).	Anglican	34	34	m2	£	310.00	£	10,421.58
		Catholic	27	27	m2	£	310.00	£	8,345.20
		Dissenter	23.4	23.4	m2	£	310.00	£	7,254.00
		Total	84						
Floors	N/A	Anglican	55	55	m2	£	-	£	-
		Catholic	37.6	38	m2	£	-	£	-
		Dissenter	32.4	32.4	m2	£	-	£	-
		Total	125						
Roof	Approximately 60% of the roof covering missing. Allow for careful removal of loose tiles and installation of a temporary roof covering (ie tarpaulin) along with any necessary propping to structural timbers.		125	125	m2	£	80.00	£	10,000.00
Rainwater Goods	Temporary plastic rainwater goods to the perimeter of the roofline of both Chapels.		84	84	m2	£	30.00	£	2,518.14
Windows	Allow for localised repairs to the temporary shutters and boards	Anglican	5no. 600 x 1420mm Plus 2no feature windows (1no per gable)	5	nr	£	213.00	£	1,065.00
				2	nr	£	500.00	£	1,000.00
		Catholic	6no. 610 x 1520mm	6	nr	£	228.00	£	1,368.00
		Dissenter	4no. 610 x 1520mm	4	nr	£	228.00	£	912.00
Doors	Allow for localised repairs to the temporary shutters and boards		3 pairs of arched double leaf doors	3	nr	£	500.00	£	1,500.00
External	Removal of trees and vegetation from structure.		820	820	m2	£	35.00	£	28,700.00
Reporting	Accredited architectural and structural condition survey and report.			1	item	£	5,000.00	£	5,000.00
						Sub-total		£	78,083.92
						Prelims		£	14,055.11
								£	92,139.03
						Contingency		£	13,820.85
								£	105,959.88
						Inflation		£	6,357.59
						Grand Total		£	112,317.47

9.2.2 Appleyard & Trew OoCE - Repair Works

Basis of Estimate

Buttress Architects - Viability Report Aug 2025

Items Excluded

- Land / building costs
- Asbestos / Contaminated materials
- FF&E (except where stated)
- Works outside of site boundary
- Highway works
- Phasing of construction works
- Client direct costs
- Client contingency
- VAT

Element	Description		Area (m²)	Quantity	Unit	Rate		Total
Walls	Solid stone walls repaired and repointed, replastered with lime plaster internally (perimeter). Reinststate stonework as original (ref historic imagery)	Anglican	34	34	m2	£	310.00	£ 10,421.58
		Catholic	27	27	m2	£	310.00	£ 8,345.20
		Dissenter	23.4	23.4	m2	£	310.00	£ 7,254.00
		Total	84					
Floors	Repair and clean solid stone floor in the Anglican Chapel, tiled solid floor in the dissenter and catholic chapel.	Anglican	55	55	m2	£	260.00	£ 14,300.00
		Catholic	37.6	38	m2	£	300.00	£ 11,280.00
		Dissenter	32.4	32.4	m2	£	300.00	£ 9,720.00
		Total	125					
Roof	Slate roof tiles to both Chapels, with timber pattressing, decorative trusses and purlins.		125	125	m2	£	500.00	£ 62,500.00
Rainwater Goods	New cast iron or lead rainwater goods to the perimeter of the roofline of both Chapels.		84	84	m2	£	60.00	£ 5,036.28
Windows	Timber framed double glazed windows with lead detailing. Some evidence of stained glass within the Anglican Chapel.	Anglican	5no. 600 x 1420mm Plus 2no feature windows (1no per gable)	5	nr	£	4,260.00	£ 21,300.00
				2	nr	£	20,000.00	£ 40,000.00
		Catholic	6no. 610 x 1520mm	6	nr	£	4,560.00	£ 27,360.00
		Dissenter	4no. 610 x 1520mm	4	nr	£	4,560.00	£ 18,240.00
Doors	Replacement timber doors with ironmongery to match existing if required. Repair and reuse salvaged ironmongery where possible.		3 pairs of arched double leaf doors	3	nr	£	7,500.00	£ 22,500.00
External	Clearance of site, make allowance for repairs to existing impermeable hard surface circa 10%. Area noted is total existing hard landscaped area up to the Lodge rear boundary.		820	820	m2	£	35.00	£ 28,700.00
	Perimeter gravel strip / french drain to each chapel to prevent further water damage		84	84	m2	£	120.00	£ 10,080.00
	Removal of trees and vegetation from structure.			1	item	£	2,000.00	£ 2,000.00
Sub-total								£ 299,037.06
Prelims								£ 53,826.67
								£ 352,863.73
Contingency								£ 52,929.56
								£ 405,793.29
Inflation								£ 24,347.60
Grand Total								£ 430,140.89

9.2.3 Appleyard & Trew OoCE - Option 01

Basis of Estimate

Buttress Architects - Viability Report Aug 2025

Items Excluded

- Land / building costs
- Asbestos / Contaminated materials
- FF&E (except where stated)
- Works outside of site boundary
- Highway works
- Phasing of construction works
- Client direct costs
- Client contingency
- VAT

Option 01	Total Floor Area (m2)		125								
	Total Landscape Area (m2) (included in Total Floor Area)		929								
Level	Function Noted (Name)	Description	Area m2	Amount/size details	Room Ref Number	Notes	Quantity	Unit	Rate	Total	
Items from repairs phase									£	430,140.89	
External	Proposed area to be resurfaced.	Resurfacing of area immediate to each chapel.	145								
			188				333	m2	£ 300.00	£ 99,900.00	
External	Install new trenching for service routes within the hard landscaped path from the main road.		Approx. 105m	As required			105	m	£ 50.00	£ 5,250.00	
	Landscape furniture	Allowance for 5 benches		5 no.			5	nr	£ 2,500.00	£ 12,500.00	
External	Planting	6 no. steel planters between buttresses.	20	6no. (3x1m)			6	nr	£ 5,000.00	£ 30,000.00	
Ground	Reinstate original porch with roof	New roof, stonework repairs, new timber doors to form draught lobby	10				10	m2	£ 1,000.00	£ 10,000.00	
Ground	Entrances to each Chapel to be accessible	Level thresholds to be formed.		3 no.			3	nr	£ 2,500.00	£ 7,500.00	
Ground	New internal wall lining and finishes to each Chapel (perimeter)	Internal walls replastered and painted with breathable paint to suit previous colour palette.	84	84m perimeter to both chapels, eaves approx. 5m above FFL.			420	m2	£ 175.00	£ 73,500.00	
Ground	New entrance doors to each Chapel	New timber doors with ironmongery		3no. Dims TBC			3	nr	£ 5,000.00	£ 15,000.00	
Ground	Acc. WC facility	125mm insulated metal stud partitions with plasterboard lining, tiling, door and WC fit out.		Approx. room dims 2.2m x 1.5m 3no WC faculties			3	nr	£ 6,500.00	£ 19,500.00	
Ground	Repaired and cleaned internal stone / tiled floor	Cleaned stone slabs to floor.	125				125	m2	£ 300.00	£ 37,500.00	
Ground	Flexible space	Allow for 6 no. timber and steel interpretation displays		6no. (2x2m)			6	nr	£ 5,000.00	£ 30,000.00	
Ground	Flexible space	6 no. timber benches.		6no.			6	nr	£ 1,500.00	£ 9,000.00	
Roof	Each Chapel roof to be insulated	Roof repairs to include mineral wool insulation, new timber battens, sarking board, breather membrane and plasterboard to achieve 30mins minimum.	125				125	m2	£ 500.00	£ 62,500.00	
Services	Lighting	Lighting to each Chapel		Allow 12 fittings, 8 wall and 4 pendant per Chapel, surface fixed PIRs to WCs			1	item	£ 10,600.00	£ 10,600.00	
Services	Power and Wi-Fi___33	Power to each Chapel		Allow 10 double gang points - Surface fixed			1	item	£ 3,500.00	£ 3,500.00	
Services	ASHP	H&V to each Chapel Electric heating elements		2no. Including timber enclosure / screening. 4no. Standing heating units in each chapel			1	item	£ 62,500.00	£ 62,500.00	
Services	New waste connection to be installed including trenching	Drainage for WC in each Chapel		As required			1	item	£ 6,250.00	£ 6,250.00	
Services	New waste water route to be installed including trenching	Surface water drainage		As required			1	item	£ 6,250.00	£ 6,250.00	
Services	New fresh water supply route to be installed to each Chapel	Water to each Chapel		As required			1	item	£ 8,125.00	£ 8,125.00	
		Utility Service Connections					1	PS	£ 20,000.00	£ 20,000.00	
Sub-total										£ 959,515.89	
Prelims										18%	£ 172,712.86
											£ 1,132,228.75
Contingency										15%	£ 169,834.31
											£ 1,302,063.06
Inflation										6%	£ 78,123.78
Grand Total											£ 1,380,186.84

9.2.4 Appleyard & Trew OoCE - Option 02

Basis of Estimate

Buttress Architects - Viability Report Aug 2025

Items Excluded

- Land / building costs
- Asbestos / Contaminated materials
- FF&E (except where stated)
- Works outside of site boundary
- Highway works
- Phasing of construction works
- Client direct costs
- Client contingency
- VAT

Options 02		Total Floor Area (m2)	125								
		Total Landscape Area (m2) (Included in Total Floor Area)	929								
Level	Function Noted (Name)	Description	Area (m²)	Amount/Size details	Room Ref Number	Notes	Quantity	Unit	Rate	Total	
Items from repairs and Option 01									£	430,140.89	
External	Proposed area to be resurfaced.	Resurfacing of area immediate to each chapel.	145			Item costed in LI Phase					
	Install new trenching for service routes within the hard landscaped path from the main road.		188				333	m2	£ 300.00	£ 99,900.00	
			Approx. 105m	As required		Item costed in LI Phase	105	m	£ 50.00	£ 5,250.00	
External	Landscape furniture	Allowance for 5 benches		5 no.			5	nr	£ 2,500.00	£ 12,500.00	
		Cafe furniture including 6 sets of tables + chairs 2 bins					6	nr	£ 2,550.00	£ 15,300.00	
							2	nr	£ 500.00	£ 1,000.00	
External	Planting	6 no. steel planters between buttresses.	20	6no. (3x1m)		Item costed in LI Phase	6	nr	£ 5,000.00	£ 30,000.00	
Ground	Entrances to each Chapel to be accessible	Level thresholds to be formed. Internal walls replastered and painted with breathable paint to suit previous colour palette.		3 no.		Item costed in LI Phase	3	nr	£ 2,500.00	£ 7,500.00	
Ground	New internal finishes to each Chapel (perimeter)		84	84m perimeter to both chapels, eaves approx. 5m above FFL.		Item costed in LI Phase	420	m2	£ 175.00	£ 73,500.00	
Ground	New entrance doors to each Chapel	New timber doors with ironmongery		3no. Dims TBC		Item costed in LI Phase	3	nr	£ 5,000.00	£ 15,000.00	
Ground	Acc. WC facility	125mm insulated metal stud partitions with plasterboard lining, tiling, door and WC fit out.		Approx. room dims 2.2m x 1.5m 3no WC faculties		Item costed in LI Phase	3	nr	£ 6,500.00	£ 19,500.00	
Ground	Repaired and cleaned internal stone / tiled floor	Cleaned floor.	125			Item costed in LI Phase	125	m2	£ 300.00	£ 37,500.00	
Ground	Display shelving	Timber or metal racking for shop display items		6 racks			6	nr	£ 5,000.00	£ 30,000.00	
Ground	Café furniture	6 no. sets of café dining furniture		6no sets (4 chairs, 1 table 900 dia approx.)			Chairs	24	nr	£ 250.00	£ 6,000.00
							Table	6	nr	£ 750.00	£ 4,500.00
Ground	Desks	Fixed banquette seating to length of one wall for café, workshop or hot desk use		Approx. 9m in length			1	item	£ 13,500.00	£ 13,500.00	
Ground	Partitions	125mm insulated metal stud partitions with plasterboard lining, locations highlighted on area plans					43.5	m2	£ 200.00	£ 8,700.00	
Ground	Internal doors	Door sets to storage rooms.		3 no.			3	nr	£ 1,000.00	£ 3,000.00	
Ground	Small Café/coffee bar	Allowance for front and back counter, under counter storage, fridges and a display unit					1	item	£ 20,000.00	£ 20,000.00	
Services	Lighting	Lighting to each Chapel		Option 01 Phase Power			1	item	£ 10,600.00	£ 10,600.00	
Services	Power and Wi-Fi___33	Power to each Chapel		Option 01 Phase Power - PLUS +5 for café bar, +8 double sockets to banquette seating			1	item	£ 8,050.00	£ 8,050.00	
Services	ASHP	H&V to each Chapel		As Option 01			1	item	£ 62,500.00	£ 62,500.00	
Services	New waste connection to be installed to both Chapels	Drainage to both Chapels		As required			1	item	£ 6,250.00	£ 6,250.00	
Services	New waste water route to be installed	Surface water drainage		As required			1	item	£ 6,250.00	£ 6,250.00	
Services	New fresh water supply route to be installed to each Chapel	Water to each Chapel		As required			1	item	£ 8,125.00	£ 8,125.00	
		Utility Service Connections					1	PS	£ 20,000.00	£ 20,000.00	
Sub-total										£ 954,565.89	
Prelims								18%		£ 171,821.86	
										£ 1,126,387.75	
Contingency								15%		£ 168,958.16	
										£ 1,295,345.91	
Inflation								6%		£ 77,720.75	
Grand Total										£ 1,373,066.66	

9.2.5 Appleyard & Trew OoCE - Option 03

Basis of Estimate

Buttress Architects - Viability Report Aug 2025

Items Excluded

- Land / building costs
- Asbestos / Contaminated materials
- FF&E (except where stated)
- Works outside of site boundary
- Highway works
- Phasing of construction works
- Client direct costs
- Client contingency
- VAT

Options 03	Total Floor Area (m2)		125									
	Total Landscape Area (m2) (Included in Total Floor Area)		929									
Level	Function Noted (Name)	Description	Area (m²)	Amount/Size details	Room Ref Number	Notes	Quantity	Unit	Rate	Total		
Items from repairs and Option 01										£	430,140.89	
External	Proposed area to be resurfaced.	Resurfacing of area immediate to each chapel.	145 188			Item costed in LI Phase	333	m2	£ 300.00	£ 99,900.00		
External	Install new trenching for service routes within the hard landscaped path from the main road.		Approx. 105m	As required		Item costed in LI Phase	105	m	£ 50.00	£ 5,250.00		
	Landscape furniture	Allowance for 5 benches		5 no.			5	nr	£ 2,500.00	£ 12,500.00		
		Cafe furniture including 6 sets of tables + chairs					6	nr	£ 2,550.00	£ 15,300.00		
		2 bins					2	nr	£ 500.00	£ 1,000.00		
External	Planting	6 no. steel planters between buttresses.	20	6no. (3x1m)		Item costed in LI Phase	6	nr	£ 5,000.00	£ 30,000.00		
Ground	Entrances to each Chapel to be accessible	Level thresholds to be formed.		3 no.		Item costed in LI Phase	3	nr	£ 2,500.00	£ 7,500.00		
Ground	New internal finishes to each Chapel (perimeter)	Internal walls replastered and painted with breathable paint to suit previous colour palette.	84	84m perimeter to both chapels, eaves approx. 5m above FFL.		Item costed in LI Phase	420	m2	£ 175.00	£ 73,500.00		
Ground	New entrance doors to each Chapel	New timber doors with ironmongery		3no. Dims TBC		Item costed in LI Phase	3	nr	£ 5,000.00	£ 15,000.00		
Ground	Acc. WC facility	125mm insulated metal stud partitions with plasterboard lining, tiling, door and WC fit out.		Approx. room dims 2.2m x 1.5m 3no WC faculties		Item costed in LI Phase	3	nr	£ 6,500.00	£ 19,500.00		
Ground	Repaired and cleaned internal stone / tiled floor	Cleaned floor.	125			Item costed in LI Phase	125	m2	£ 300.00	£ 37,500.00		
Ground	Display shelving	Timber or metal racking for shop display items		6 racks			6	nr	£ 5,000.00	£ 30,000.00		
Ground	Café furniture	6 no. sets of café dining furniture		6no sets (4 chairs, 1 table 900 dia approx.)			Chairs 24	nr	£ 250.00	£ 6,000.00		
							Table 6	nr	£ 750.00	£ 4,500.00		
Ground	Desks	Fixed banquette seating to length of one wall for café, workshop or hot desk use		Approx. 9m in length			1	item	£ 13,500.00	£ 13,500.00		
Ground	Partitions	125mm insulated metal stud partitions with plasterboard lining, locations highlighted on area plans					57	m2	£ 200.00	£ 11,400.00		
Ground	Internal doors	Door sets to storage rooms.		3 no.			3	nr	-£ 1,000.00	-£ 3,000.00		
Ground	Small Café/coffee bar	Allowance for front and back counter, under counter storage, fridges and a display unit					1	item	£ 20,000.00	£ 20,000.00		
Ground	Timber staircase up to mezzanine	Timber stair, support and railing	4				4	nr	£ 3,500.00	£ 14,000.00		
Mezzanine	Mezzanine to form bedroom or living area	Timber structure to form insulated mezzanine with supporting beams set into existing masonry walls.	20				20	m2	£ 750.00	£ 15,000.00		
Mezzanine	Balustrade	Balustrade to length of one side.	5				5	m	£ 1,000.00	£ 5,000.00		
Services	Lighting	Lighting to each Chapel		Option 01 Phase Power - Surface fixed			1	item	£ 10,600.00	£ 10,600.00		
Services	Power and Wi-Fi___33	Power to each Chapel		Option 01 Phase Power - Surface fixed +3 for kitchenette, +8 double sockets			1	item	£ 7,350.00	£ 7,350.00		
Services	ASHP	H&V to each Chapel		As Option 01			1	item	£ 62,500.00	£ 62,500.00		
Services	New waste connection to be installed to both Chapels	Drainage to both Chapels		As required			1	item	£ 6,250.00	£ 6,250.00		
Services	New waste water route to be installed	Surface water drainage		As required			1	item	£ 6,250.00	£ 6,250.00		
Services	New fresh water supply route to be installed to each Chapel	Water to each Chapel		As required			1	item	£ 8,125.00	£ 8,125.00		
		Utility Service Connections					1	PS	£ 20,000.00	£ 20,000.00		
										Sub-total	£	984,565.89
										Prelims	18%	£ 177,221.86
												£ 1,161,787.75
										Contingency	15%	£ 174,268.16
												£ 1,336,055.91
										Inflation	6%	£ 80,163.35
												£ 1,416,219.26
										Grand Total		
												£ 1,416,219.26

9.2.6 Appleyard & Trew OoCE - Option 04

Basis of Estimate

Buttress Architects - Viability Report Aug 2025

Items Excluded

- Land / building costs
- Asbestos / Contaminated materials
- FF&E (except where stated)
- Works outside of site boundary
- Highway works
- Phasing of construction works
- Client direct costs
- Client contingency
- VAT

Option 04	Total Floor Area m2		125											
	Total Landscape Area (m2) (included in Total Floor Area)		929											
	Level	Function Noted (Name)	Description	Area (m ²)	Amounts/Size Details	Room Ref Number	Notes	Quantity	Unit	Rate	Total			
	Items from repairs and Option 01										£	430,140.89		
	External	Proposed area to be resurfaced.	Resurfacing of area immediate to each chapel.	145 188			Item costed in LI Phase	333	m2	£ 300.00	£	99,900.00		
	External	Install new trenching for service routes within the hard landscaped path from the main road.		Approx. 105m	As required		Item costed in LI Phase	105	m	£ 50.00	£	5,250.00		
		Landscape furniture	Allowance for 5 benches + and chairs		5 no.			5	nr	£ 2,500.00	£	12,500.00		
			2 bins					2	nr	£ 500.00	£	1,000.00		
	External	Planting	6 no. steel planters between buttresses.	20	6no. (3x1m)		Item costed in LI Phase	6	nr	£ 5,000.00	£	30,000.00		
	Ground	Entrances to each Chapel to be accessible	Level thresholds to be formed.		3 no.		Item costed in LI Phase	3	nr	£ 2,500.00	£	7,500.00		
	Ground	Entrance porch to Anglican chapel	Form into room with new glazing (or high quality timber infill) between stonework.	6.5				1	item	£ 13,000.00	£	13,000.00		
	Ground	New internal finishes and internal thermal lining to each Chapel (perimeter)	Internal walls lined with insulated metal stud partitions with plasterboard lining and paint finish.	84	84m perimeter to both chapels, eaves approx. 5m above FFL.			420	m2	£ 175.00	£	73,500.00		
	Ground	New entrance doors to each Chapel	New timber doors with ironmongery		3no. Dims TBC		Item costed in LI Phase	3	nr	£ 5,000.00	£	15,000.00		
	Ground	WC facility	WC fit out.		Approx. room dims 2.2m x 1.5m		Item costed in LI Phase	1	item	£ 6,500.00	£	6,500.00		
	Ground	Family Bathroom	Bathroom fit out.	6.5	Approx. room dims 2.1m x 3m			1	item	£ 6,500.00	£	6,500.00		
			125mm insulated metal stud partition					78	m2	£ 200.00	£	15,600.00		
		Internal doors to new partition walls					6	nr	£ 1,000.00	£	6,000.00			
		Existing stone slabs and tiling to be lifted, insulation and damp proof membrane to be installed. Re-laid stone / tiled floor	125				125	m2	£ 300.00	£	37,500.00			
Ground	New floor	or install new floor structure (suspended timber floor to preserve original floor finish beneath)	125			(Cost Option)	125	m2	£ 650.00	Not included	£	81,250.00		
Ground	Kitchen	Allowance for full kitchen fit out with integrated oven, hob, fridge / freezer, under counter storage, wall units and dishwasher.		Approx. room dims 2.1m x 3m			1	item	£ 20,000.00	£	20,000.00			
Ground	Partitions	125mm insulated metal stud partitions with plasterboard lining, locations highlighted on area plans							included					
Ground	Internal doors	Door sets to bedrooms and storage rooms.		6 no.			6	nr	£ 1,000.00	£	6,000.00			
Ground	Furniture	Lounge and dining furniture to be sourced to provide for holiday rental accommodation.					1	item	£ 15,000.00	£	15,000.00			
Ground	Timber staircase up to mezzanine	Timber stair, support and railing	4				4	nr	£ 3,500.00	£	14,000.00			
Mezzanine	Mezzanine to form bedroom or living area	Timber structure to form insulated mezzanine with supporting beams set into existing masonry walls.	20				20	m2	£ 750.00	£	15,000.00			
Mezzanine	Balustrade	Balustrade to length of one side.	5				5	m	£ 1,000.00	£	5,000.00			
Services	Lighting	Lighting to each Chapel		1 pendant and 2 wall lights per room - Surface fixed			1	item	£ 9,750.00	£	9,750.00			
				3 spotlights to Kitchen										
				PIR to bathroom, WC and storage.										
Services	Power and Wi-Fi	Power to each Chapel		Allow 10 double gang points (approx. 2 per room) - Surface fixed			1	item	£ 6,950.00	£	6,950.00			
				4 double gang points to Kitchen with oven, hob and extract spur.										
Services	ASHP	Electric H&V to each Chapel		Underfloor heating to entire ground floor of each chapel			125	m2	£ 650.00	£	81,250.00			
Services	New waste connection to be installed to both Chapels	Drainage to both Chapels		As required			1	item	£ 6,250.00	£	6,250.00			
Services	New waste water route to be installed	Surface water drainage		As required			1	item	£ 6,250.00	£	6,250.00			
Services	New fresh water supply route to be installed to each Chapel	Water to each Chapel		As required			1	item	£ 8,125.00	£	8,125.00			
		Utility Service Connections					1	PS	£ 20,000.00	£	20,000.00			

9.2.7 Appleyard & Trew OoCE - Preferred Option

Basis of Estimate

Buttress Architects - Viability Report Aug 2025

Items Excluded

- Land / building costs
- Asbestos / Contaminated materials
- FF&E (except where stated)
- Works outside of site boundary
- Highway works
- Phasing of construction works
- Client direct costs
- Client contingency
- VAT

Preferred Option		Total Floor Area (m2)	125							
		Total Landscape Area (m2) (included in Total Floor Area)	929							
Level	Function Noted (Name)	Description	Area (m ²)	Amount/Size details	Room Ref Number	Notes	Quantity	Unit	Rate	Total
Items from repairs and Option 01									£	430,140.89
External	Proposed area to be resurfaced.	Resurfacing of area immediate to each chapel.	145 188				333	m2	£ 300.00	£ 99,900.00
External	Install new trenching for service routes within the hard landscaped path from the main road.		Approx. 105m	As required			105	m	£ 50.00	£ 5,250.00
	Landscape furniture	Allowance for 5 benches		5 no.			5	nr	£ 2,500.00	£ 12,500.00
		Cafe furniture including 6 sets of tables + chairs					6	nr	£ 2,550.00	£ 15,300.00
		2 bins					2	nr	£ 500.00	£ 1,000.00
External	Planting	6 no. steel planters between buttresses.	20	6no. (3x1m)			6	nr	£ 5,000.00	£ 30,000.00
Anglical Chapel - Option 01										
Ground	Reinstate original porch with roof	New roof, stonework repairs, new timber doors to form draught lobby	10				10	m2	£ 1,000.00	£ 10,000.00
Ground	Entrances to each Chapel to be accessible	Level thresholds to be formed.		1no.			1	nr	£ 2,500.00	£ 2,500.00
Ground	New internal wall lining and finishes (perimeter)	Internal walls replastered and painted with breathable paint to suit previous colour palette.	34.1	Eaves approx. 5m above FFL.			170	m2	£ 175.00	£ 29,750.00
Ground	New entrance doors to each Chapel	New timber doors with ironmongery		3no. Dims TBC			1	nr	£ 5,000.00	£ 5,000.00
Ground	Acc. WC facility	125mm insulated metal stud partitions with plasterboard lining, tiling, door and WC fit out.		Approx. room dims 2.2m x 1.5m			1	nr	£ 6,500.00	£ 6,500.00
Ground	Repaired and cleaned internal stone / tiled floor	Cleaned stone slabs to floor.	53.4	1no WC facilities			53.4	m2	£ 300.00	£ 16,020.00
Ground	Flexible space	Allow for 3 no. timber and steel interpretation displays		3no. (2x2m)			3	nr	£ 5,000.00	£ 15,000.00
Ground	Flexible space	3no. timber benches.		3no.			3	nr	£ 1,500.00	£ 4,500.00
Dissenter & Catholic Chapel - Option 02										
Ground	Entrance to be accessible	Level thresholds to be formed.		2 no.			2	nr	£ 2,500.00	£ 5,000.00
Ground	New internal finishes (perimeter)	Internal walls replastered and painted with breathable paint to suit previous colour palette.	37.4	Eaves approx. 5m above FFL.			187	m2	£ 175.00	£ 32,725.00
Ground	New entrance doors	New timber doors with ironmongery		2no. Dims TBC			2	nr	£ 5,000.00	£ 10,000.00
Ground	Acc. WC facility	125mm insulated metal stud partitions with plasterboard lining, tiling, door and WC fit out.		Approx. room dims 2.2m x 1.5m			1	nr	£ 6,500.00	£ 6,500.00
Ground	Repaired and cleaned internal stone / tiled floor	Cleaned floor.	68.8	1no WC facilities			69	m2	£ 300.00	£ 20,640.00
Ground	Display shelving	Timber or metal racking for shop display items		3 racks			3	nr	£ 5,000.00	£ 15,000.00
Ground	Café furniture	6 no. sets of café dining furniture		3no sets (4 chairs, 1 table 900 dia approx.)			Chairs 24	nr	£ 250.00	£ 6,000.00
							Table 6	nr	£ 750.00	£ 4,500.00
Ground	Desks	Fixed banquette seating to length of one wall for café, workshop or hot desk use		Approx. 9m in length			1	item	£ 13,500.00	£ 13,500.00
Ground	Partitions	125mm insulated metal stud partitions with plasterboard lining, locations highlighted on area plans					22	m2	£ 200.00	£ 4,400.00
Ground	Internal doors	Door sets to storage rooms.		4 no.			4	nr	£ 1,000.00	£ 4,000.00
Ground	Small Café/coffee bar	Allowance for front and back counter, under counter storage, fridges and a display unit					0.5	item	£ 20,000.00	£ 10,000.00
Roof	Each Chapel roof to be insulated	Roof repairs to include mineral wool insulation, new timber battens, sarking board, breather membrane and plasterboard to achieve 30mins minimum.	125				125	m2	£ 500.00	£ 62,500.00
Services	Lighting	Lighting to each Chapel		Option 01 Phase Power			1	item	£ 10,600.00	£ 10,600.00
Services	Power and Wi-Fi__33	Power to each Chapel		Option 01 Phase Power - PLUS			1	item	£ 8,050.00	£ 8,050.00
Services	ASHP	H&V to each Chapel		+5 for café bar, +8 double sockets to banquette seating			1	item	£ 62,500.00	£ 62,500.00
Services	New waste connection to be installed to both Chapels	As Option 01					1	item	£ 6,250.00	£ 6,250.00
Services	New waste water route to be installed	Drainage to both Chapels		As required			1	item	£ 6,250.00	£ 6,250.00
Services	New fresh water supply route to be installed to each Chapel	Surface water drainage		As required			1	item	£ 8,125.00	£ 8,125.00
		Water to each Chapel		As required			1	item	£ 8,125.00	£ 8,125.00
		Utility Service Connections					1	PS	£ 20,000.00	£ 20,000.00
Sub-total										£ 999,900.89
Prelims										£ 179,982.16
										£ 1,179,883.05
Contingency										£ 176,982.46
										£ 1,356,865.50
Inflation										£ 81,411.93
Grand Total										£ 1,438,277.44



Thank you

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