



The Copyright of this drawing belongs to T C Matthew Chartered Architect and shall not be used or reproduced in any form without its express permission. The moral right of the author is hereby asserted.

Do not scale from this drawing – Work to figured dimensions only. All dimensions to be checked on site prior to the execution of any work.

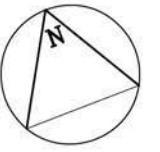
For the avoidance of doubt all dimensions are measured to wall structure and not the finishes unless otherwise stated.

Where any discrepancy is found to exist within or between drawings and/or documents it should be reported to the architect immediately.

T C Matthew Chartered Architect shall not be liable for any use of drawings and documents for any purpose other than for which the same were prepared by or on behalf of T C Matthew Chartered Architect.

Please send corrections and error reports to: enquiries@tcmca.co.uk

Notes



Revision	Author & Description	Date
1	TCM: Notation added	02.06.2016

Client MR M A KING Parish of Southend	Project DEVELOPMENT PLAN St Albans Church St John's Road Westcliff-on-Sea Essex SS0 7JZ	Title EXISTING ARRANGEMENT Composite Plan	Drawing: 16020-K-020 Rev.1	T C Matthew Chartered Architect 92 London Road Southend-on-Sea Essex. SS1 1PG www.tcmca.co.uk Tel: 07505 983394
			Date: 24/05/2016	
			Scale: 1:200 @ A3	

By: TCM	Check: TCM
---------	------------



The Copyright of this drawing belongs to T C Matthew Chartered Architect and shall not be used or reproduced in any form without its express permission. The moral right of the author is hereby asserted.

Do not scale from this drawing – Work to figured dimensions only. All dimensions to be checked on site prior to the execution of any work.

For the avoidance of doubt all dimensions are measured to wall structure and not the finishes unless otherwise stated.

Where any discrepancy is found to exist within or between drawings and/or documents it should be reported to the architect immediately.

T C Matthew Chartered Architect shall not be liable for any use of drawings and documents for any purpose other than for which the same were prepared by or on behalf of T C Matthew Chartered Architect.

Please send corrections and error reports to: enquiries@tcmca.co.uk

Notes



...	...	dd.mm.yyyy
Revision	Author & Description	Date

Client	MR M A KING Parish of Southend
--------	-----------------------------------

Project	DEVELOPMENT PLAN St Albans Church St John's Road Westcliff-on-Sea Essex SS0 7JZ
---------	---

Title	EXISTING ARRANGEMENT April 2016 [NO CHANGE]
-------	--

Drawing:	16020-K-023		
Date:	08/11/2016	By:	TCM
Scale:	NTS @ A3	Check:	TCM

T C Matthew Chartered Architect 92 London Road Southend-on-Sea Essex. SS1 1PG www.tcmca.co.uk Tel: 07505 983394	T C Matthew Chartered Architect
--	---------------------------------------



The Copyright of this drawing belongs to T C Matthew Chartered Architect and shall not be used or reproduced in any form without its express permission. The moral right of the author is hereby asserted.

Do not scale from this drawing – Work to figured dimensions only. All dimensions to be checked on site prior to the execution of any work.

For the avoidance of doubt all dimensions are measured to wall structure and not the finishes unless otherwise stated.

Where any discrepancy is found to exist within or between drawings and/or documents it should be reported to the architect immediately.

T C Matthew Chartered Architect shall not be liable for any use of drawings and documents for any purpose other than for which the same were prepared by or on behalf of T C Matthew Chartered Architect.

Please send corrections and error reports to: enquiries@tcmca.co.uk

Notes



...	dd.mm.yyyy
Revision	Author & Description	Date

Client	MR M A KING
	Parish of Southend

Project	DEVELOPMENT PLAN
	St Albans Church St John's Road Westcliff-on-Sea Essex SS0 7JZ

Title	FEASIBILITY SKETCH
	Photo Overlay [NEW HALL]

Drawing:	16020-K-052		
Date:	08/11/2016	By:	TCM
Scale:	NTS @ A3	Check:	TCM

T C Matthew Chartered Architect 92 London Road Southend-on-Sea Essex. SS1 1PG www.tcmca.co.uk Tel: 07505 983394	T C Matthew Chartered Architect	

T C Matthew
Chartered Architect
92 London Road
Southend-on-Sea
Essex, SS1 1PG
www.tcmoo.co.uk
Tel 07505 983394

T C Matthew
Chartered
Architect

Client

MR M A KING
Parish of Southend

Project

DEVELOPMENT PLAN

St Albans Church
St John's Road
Westcliff-on-Sea
Essex SS0 7JZ

Title

FEASIBILITY OPTION
BASE SHEET

Make Do & Mend

Drawing: 16020_CONS_010

Date: 07/12/2016 By: TOM

Scale: NTS (A1) Check: TOM

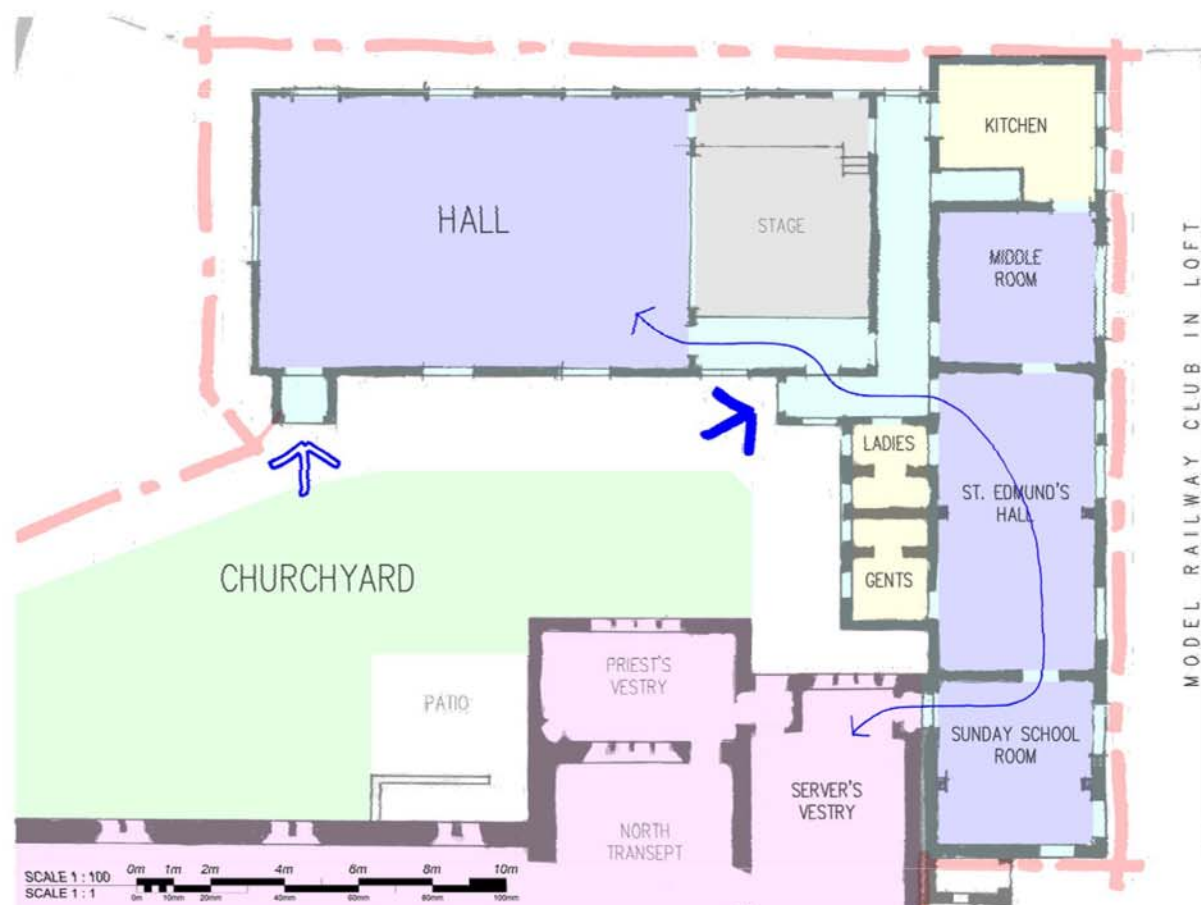
Make Do & Mend?

- > Essential repair & maintenance
- + Keeps a rare 'tin tabernacle'
- No dedicated office
- Hazardous & unclear internal circulation
- Stepped connection to Church
- Very high running costs



(Bird's Eye View)

(Ground Floor Layout)



(Comparative Building Project Value)



T C Matthew
Chartered Architect
92 London Road
Southend-on-Sea
Essex, SS1 1PD
www.tcma.co.uk
Tel 07505 983394

T C Matthew
Chartered
Architect

Client

MR M A KING
Parish of Southend

Project

DEVELOPMENT PLAN

St Albans Church
St John's Road
Westcliff-on-Sea
Essex SS0 7JZ

Title

FEASIBILITY OPTION
BASE SHEET

Overhaul

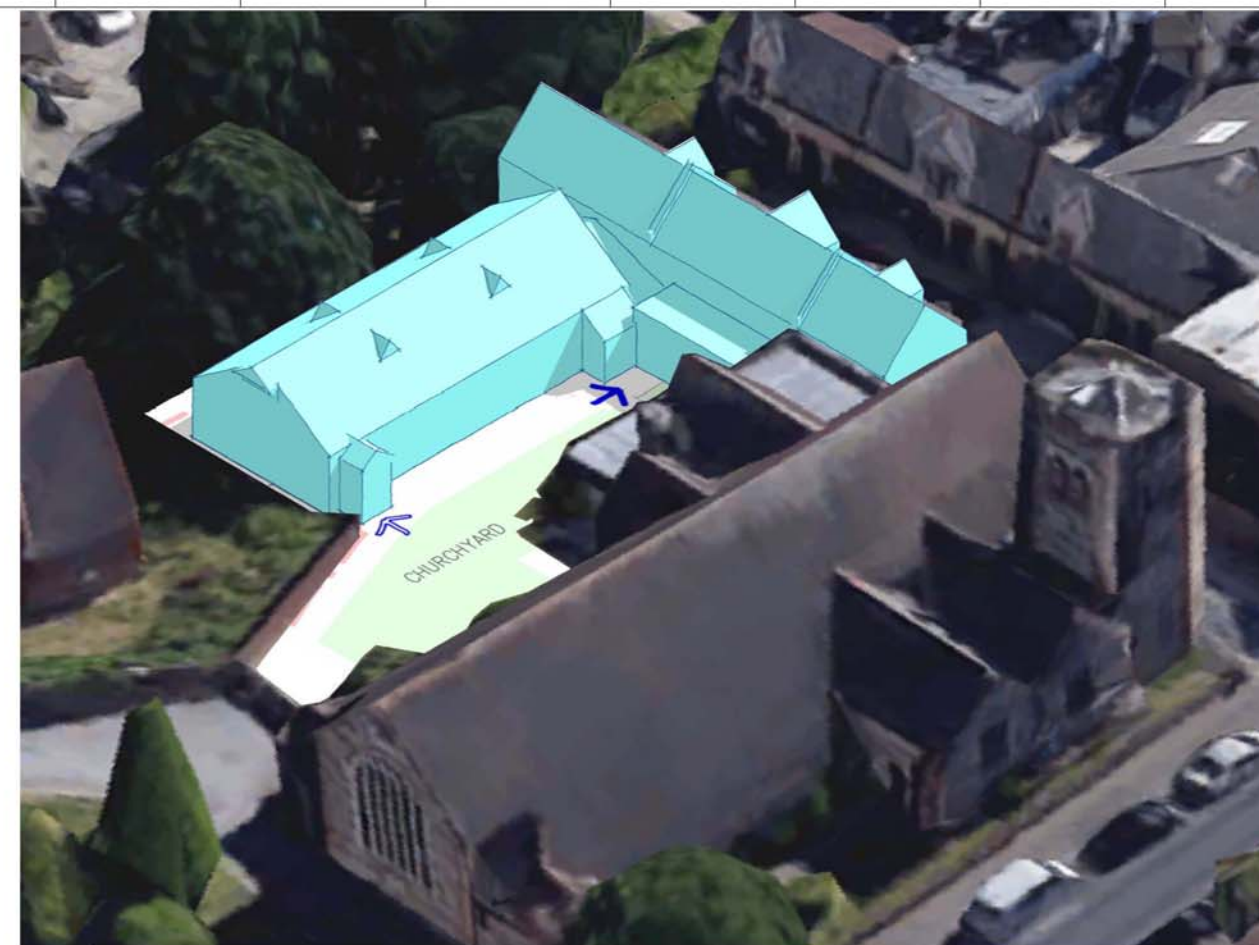
Drawing: 16020_CONS_020

Date: 07/12/2016 By: TOM

Scale: NTS (A1) Check: TOM

Overhaul?

- > Full refurbishment
- + Keeps a rare 'tin tabernacle'
- + Small dedicated office
- + Safer & clearer internal circulation
- + Better toilets
- Stepped connection to Church
- High running costs

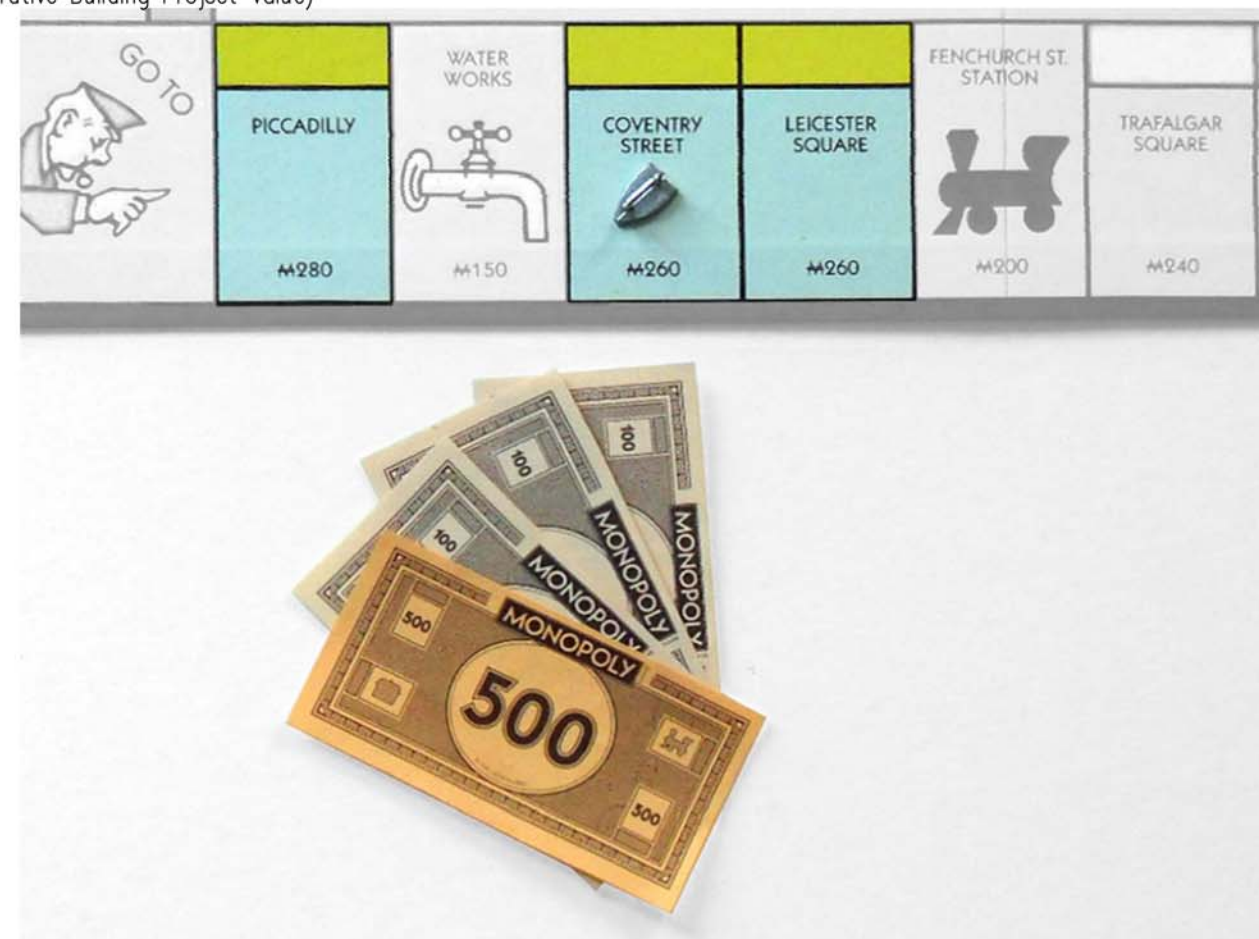


(Bird's Eye View)

(Ground Floor Layout)



(Comparative Building Project Value)



T C Matthew
Chartered Architect
92 London Road
Southend-on-Sea
Essex, SS1 1PD
www.tcm.co.uk
Tel 07505 983394

T C Matthew
Chartered
Architect

Client

MR M A KING
Parish of Southend

Project

DEVELOPMENT PLAN

St Albans Church
St John's Road
Westcliff-on-Sea
Essex SS0 7JZ

Title

FEASIBILITY OPTION
BASE SHEET

No Hall

Drawing: 16020_CONS_030

Date: 07/12/2016 By: TOM

Scale: NTS (A1) Check: TOM

No Hall?

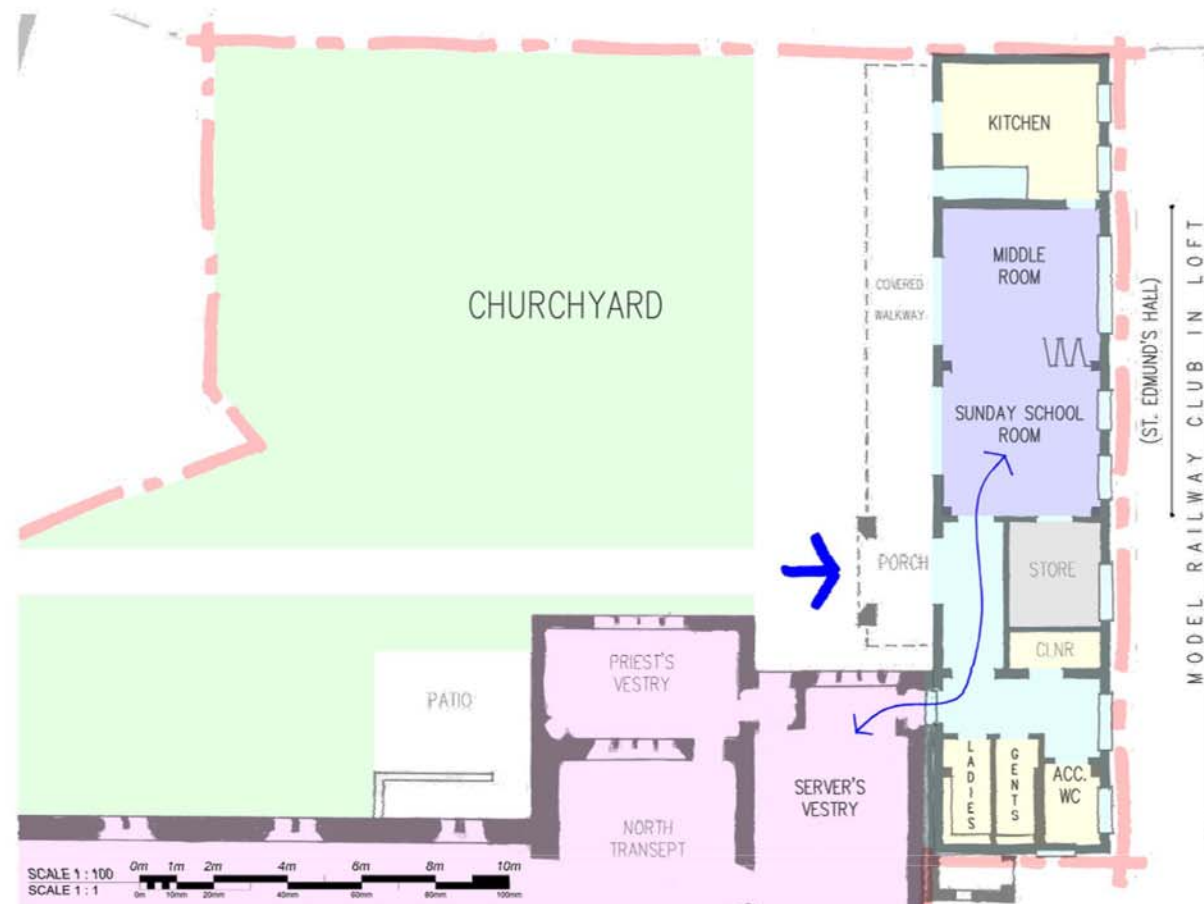
> Demolish 'tin tabernacle', refurbish 'stables', build new porch & covered walkway

- + Much larger outdoor activity space
- + Safer & clearer internal circulation
- + Better toilets
- No dedicated office
- Stepped connection to Church
- High running costs

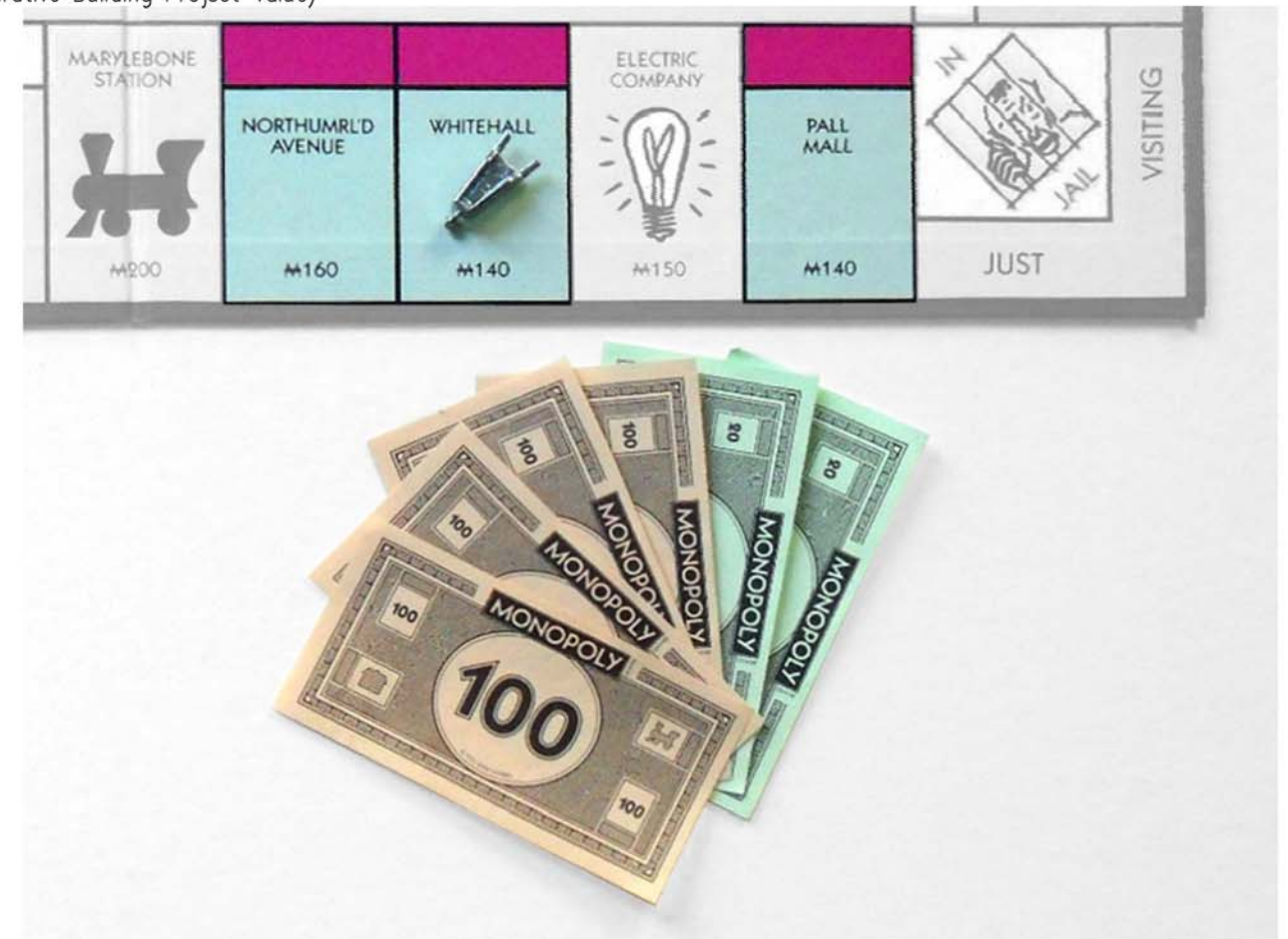


(Bird's Eye View)

(Ground Floor Layout)



(Comparative Building Project Value)



T C Matthew
Chartered Architect
92 London Road
Southend-on-Sea
Essex, SS1 1PG
www.tcma.co.uk
Tel: 07305 983394

T C Matthew
Chartered
Architect

Client
MR M A KING
Parish of Southend

Project
DEVELOPMENT PLAN
St Albans Church
St John's Road
Westcliff-on-Sea
Essex SS0 7JZ

Title
FEASIBILITY OPTION
BASE SHEET
New Hall

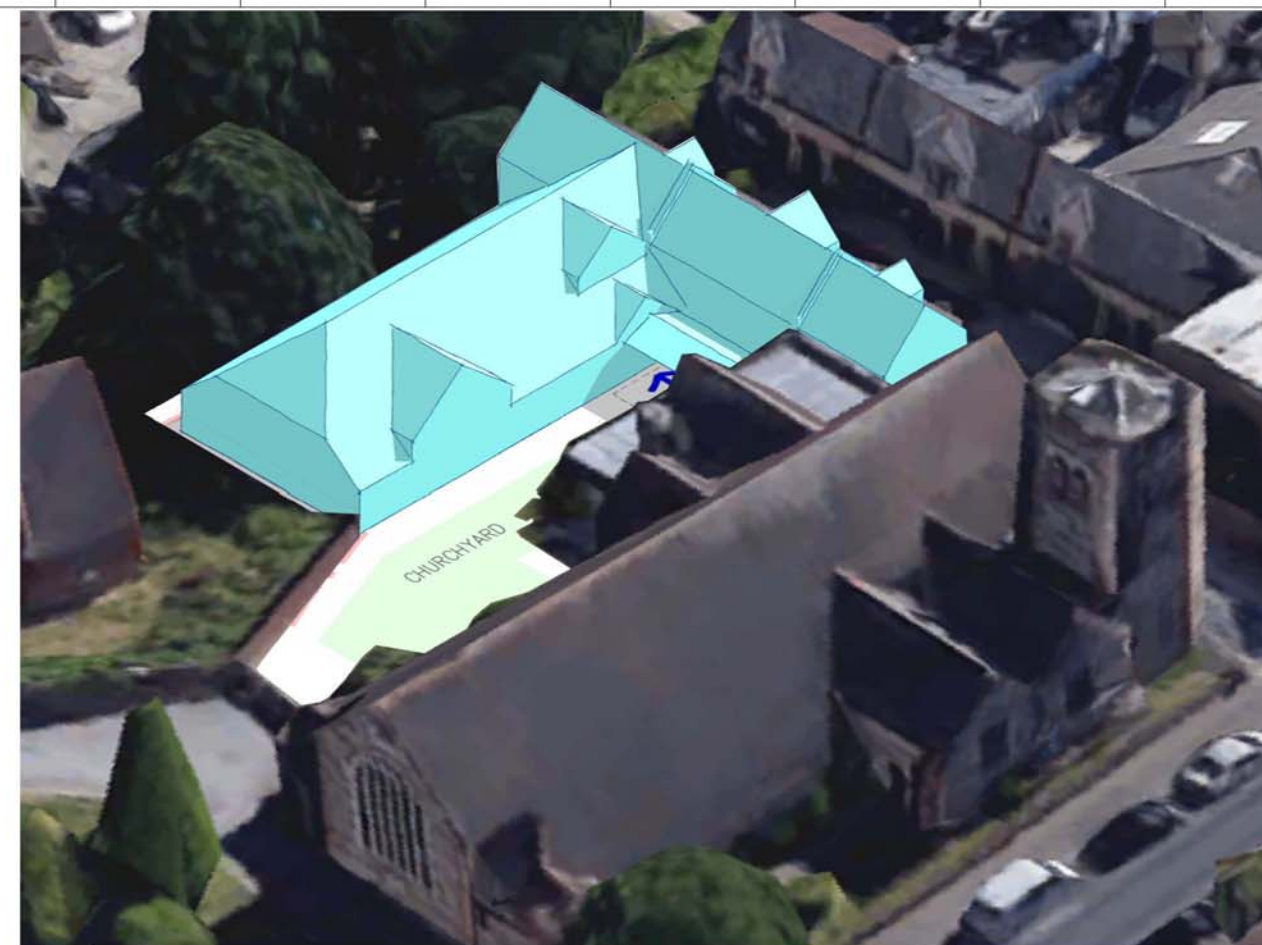
Drawing: 16020_CONS_040

Date: 07/12/2016 By: TCM

Scale: NTS (A1) Check: TCM

New Hall?

- > Build replacement hall and new covered entrance, refurbish 'stables'
- + Reactivated external link to Church including buggies & bikes parking
- + Dedicated office
- + Safe and clearer internal circulation
- + Better toilets and kitchen
- + Low running costs
- Stepped connection to Church



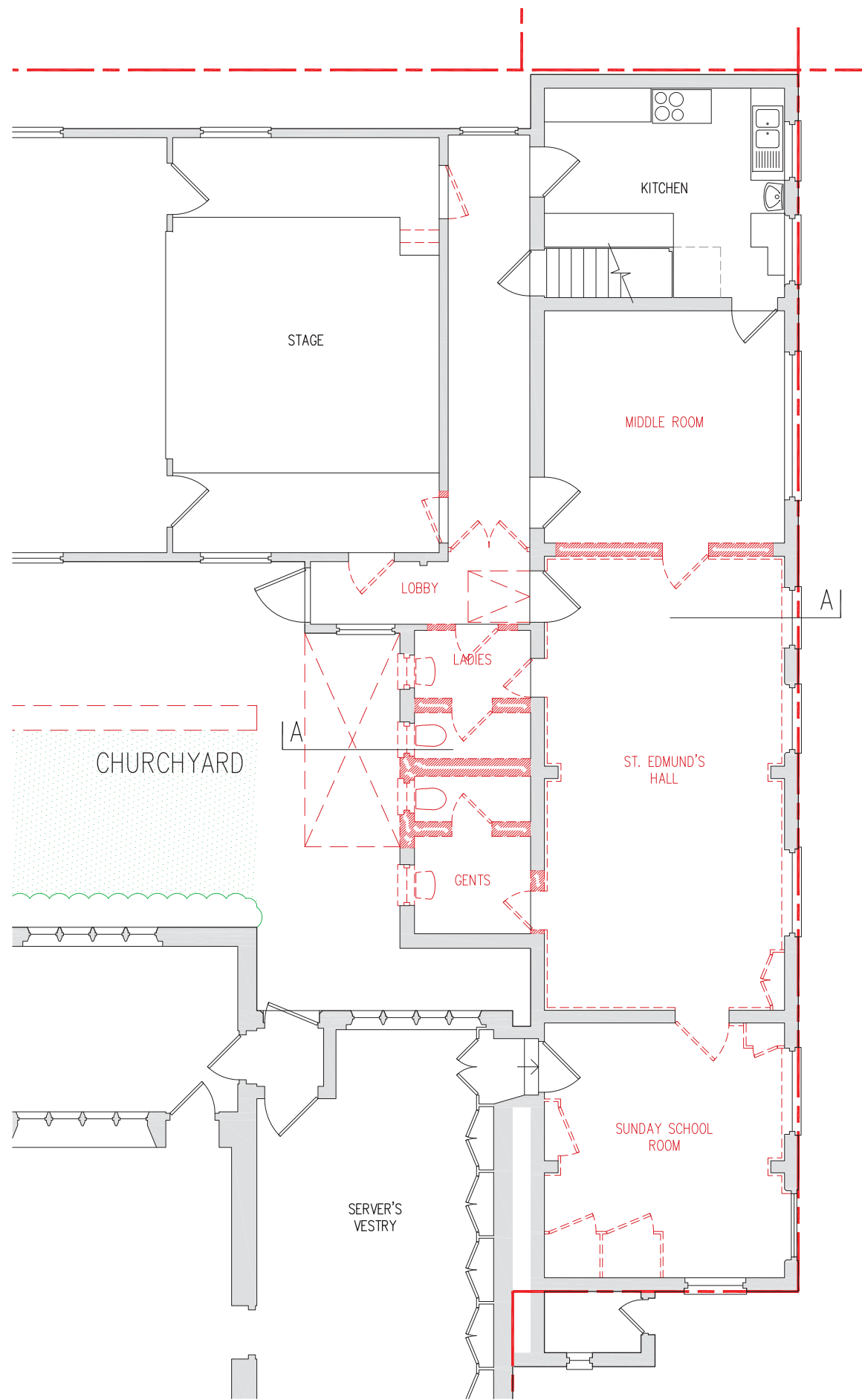
(Bird's Eye View)

(Ground Floor Layout)

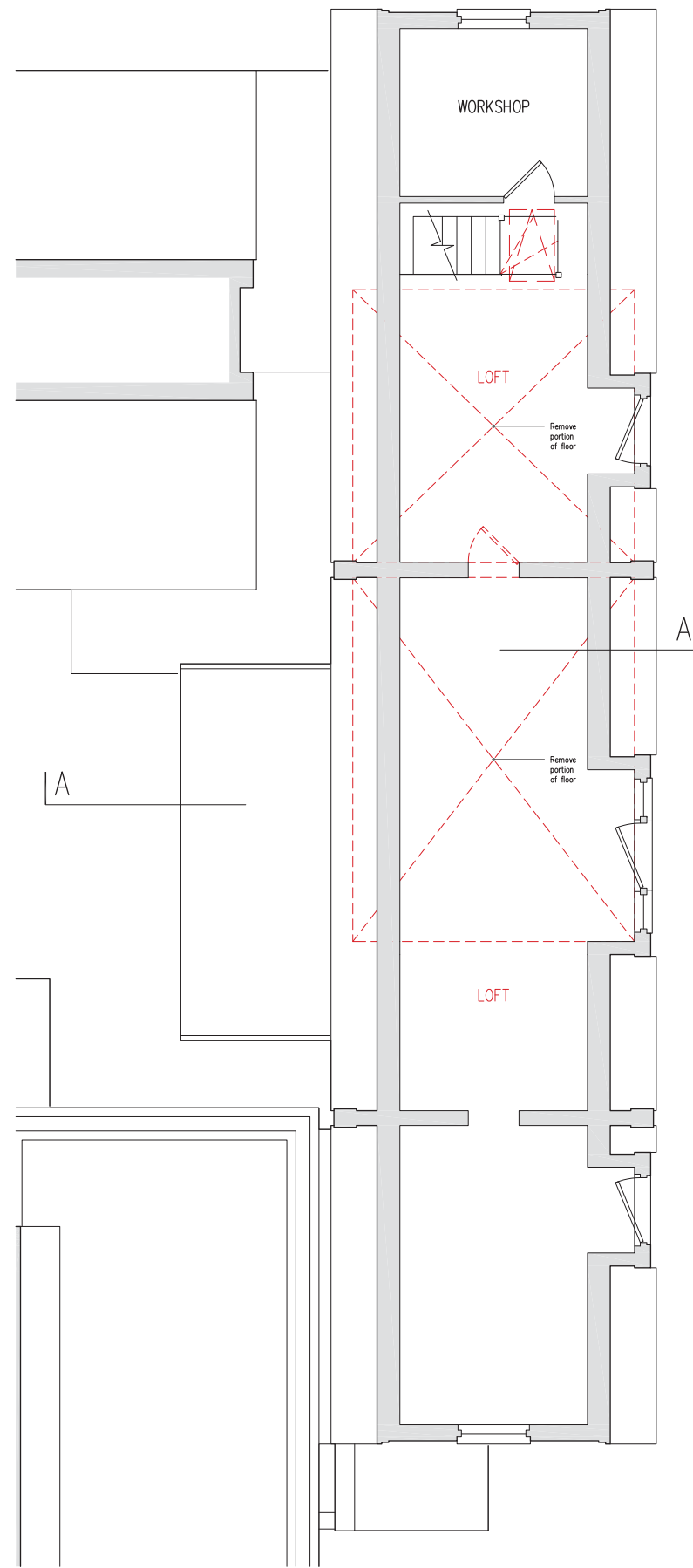


(Comparative Building Project Value)





GROUND FLOOR DEMOLITION PLAN



LOFT DEMOLITION PLAN

The Copyright of this drawing belongs to T C Matthew Chartered Architect and shall not be used or reproduced in any form without its express permission. The moral right of the author is hereby asserted.

Do not scale from this drawing - Work to figured dimensions only. All dimensions to be checked on site prior to the execution of any work.

For the avoidance of doubt all dimensions are measured to wall structure and not the finishes unless otherwise stated.

Where any discrepancy is found to exist within or between drawings and/or documents it should be reported to the architect immediately.

T C Matthew Chartered Architect shall not be liable for any use of drawings and documents for any purpose other than for which the same were prepared by or on behalf of T C Matthew Chartered Architect.

Please send corrections and error reports to: enquiries@tcma.co.uk

Notes

RED DASHED LINES & HATCHING
INDICATE PROPOSED DEMOLITION
EXTENT

Revision	Author & Description	Date
-	..	dd.mm.yyyy

T C Matthew
Chartered Architect
92 London Road
Southend-on-Sea
Essex. SS1 1PG
www.tcma.co.uk
Tel: 07505 983394

**T C Matthew
Chartered
Architect**

Client

MR M A KING
Parish of Southend

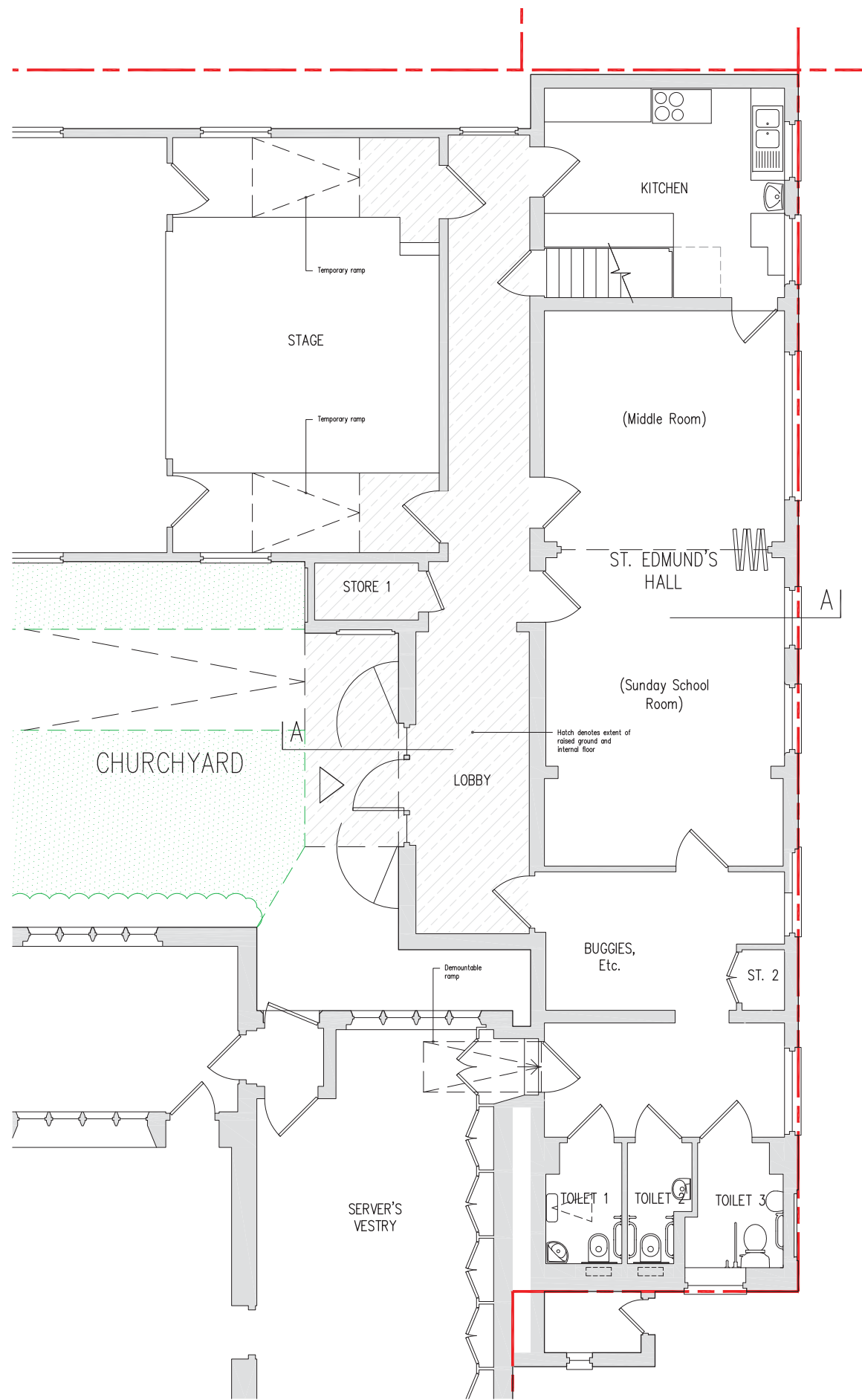
Project

DEVELOPMENT PLAN
St Albans Church
St John's Road
Westcliff-on-Sea
Essex SS0 7JZ

Title

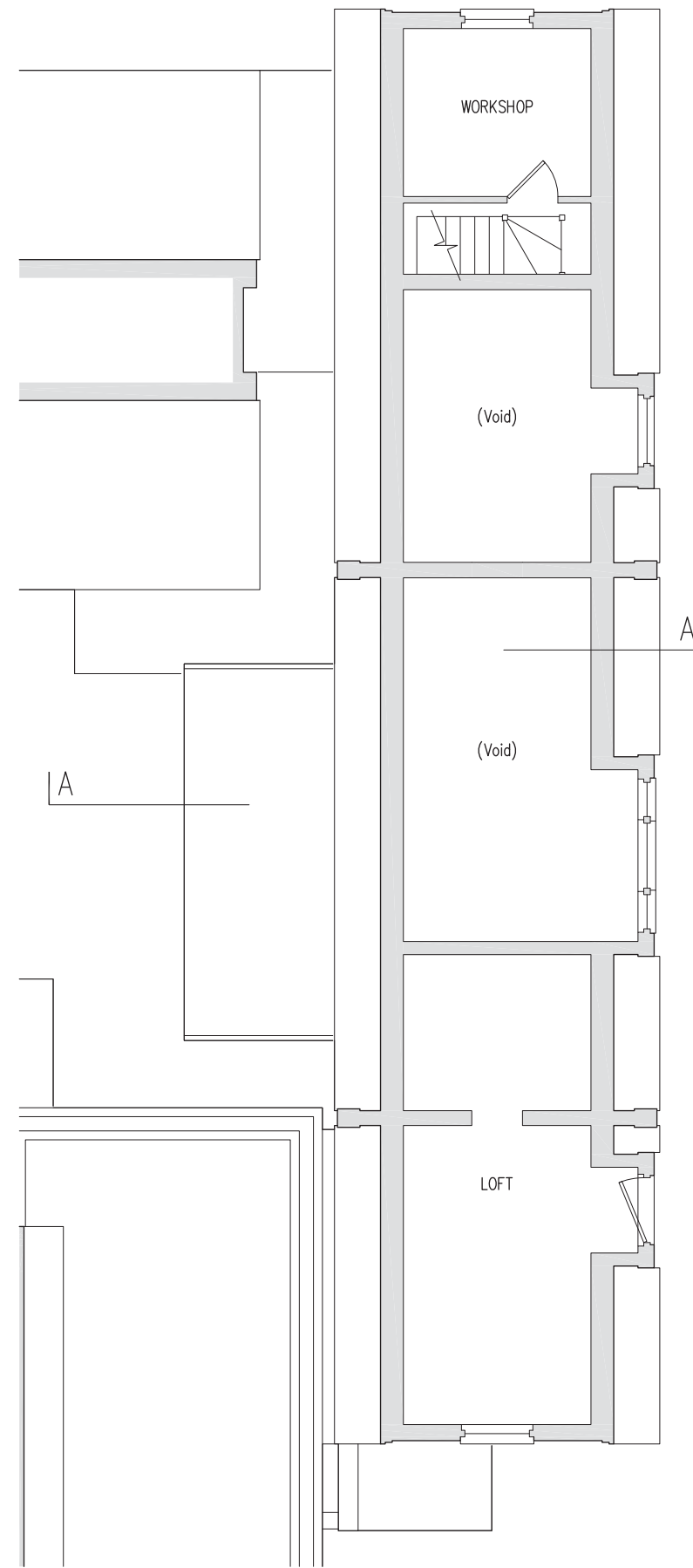
DEMOLITION
Plans

Drawing:	16020_D_P_010	By:	TCM
Date:	26/02/2018	Check:	TCM
Scale:	1:50 @ A1		



PROPOSED GROUND FLOOR PLAN

SCALE 1 : 50
SCALE 1 : 1



PROPOSED LOFT PLAN

The Copyright of this drawing belongs to T C Matthew Chartered Architect and shall not be used or reproduced in any form without its express permission. The moral right of the author is hereby asserted.

Do not scale from this drawing - Work to figured dimensions only. All dimensions to be checked on site prior to the execution of any work.

For the avoidance of doubt all dimensions are measured to wall structure and not the finishes unless otherwise stated.

Where any discrepancy is found to exist within or between drawings and/or documents it should be reported to the architect immediately.

T C Matthew Chartered Architect shall not be liable for any use of drawings and documents for any purpose other than for which the same were prepared by or on behalf of T C Matthew Chartered Architect.

Please send corrections and error reports to: enquiries@tcma.co.uk

Notes

Revision	Author & Description	Date
-	..	dd.mm.yyyy

T C Matthew
Chartered Architect
92 London Road
Southend-on-Sea
Essex. SS1 1PG
www.tcma.co.uk
Tel: 07505 983394

**T C Matthew
Chartered
Architect**

Client

MR M A KING
Parish of Southend

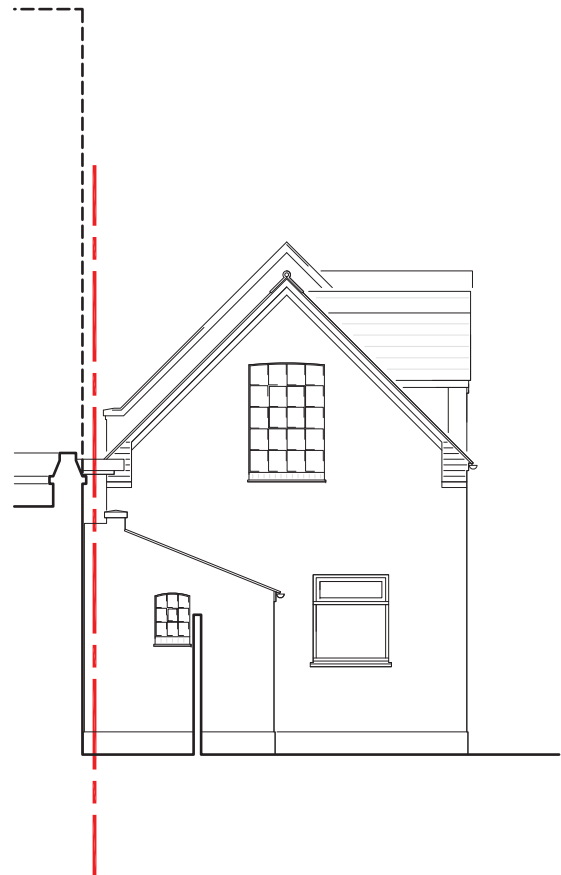
Project

DEVELOPMENT PLAN
St Albans Church
St John's Road
Westcliff-on-Sea
Essex SS0 7JZ

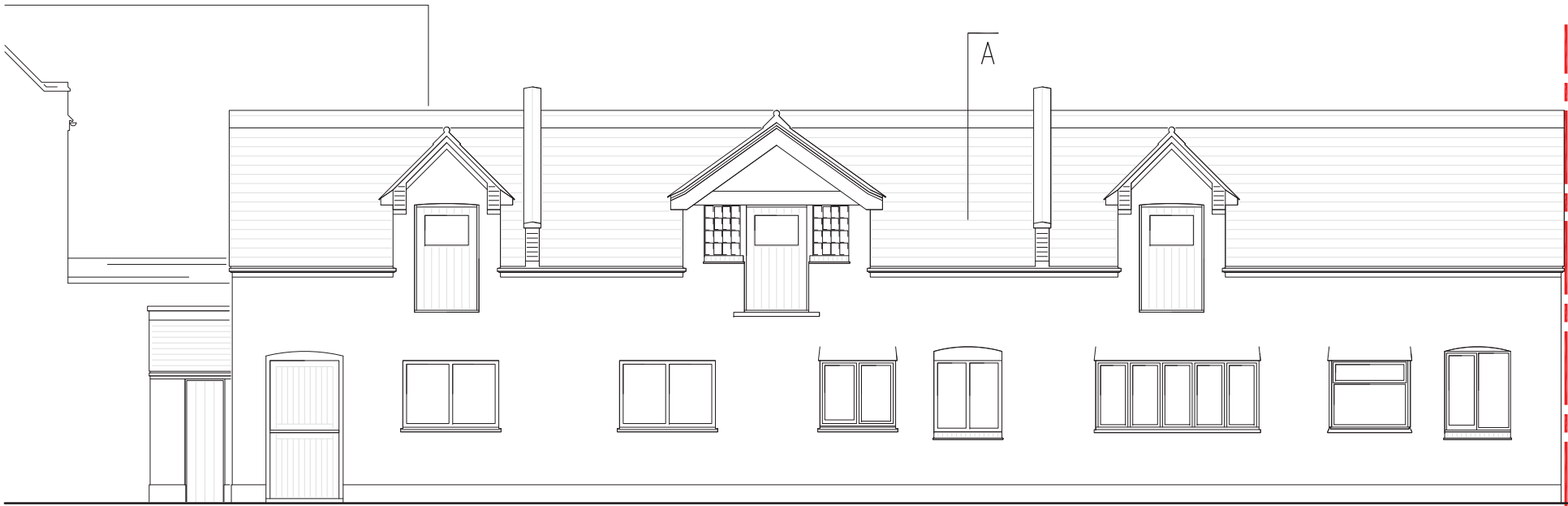
Title

PROPOSED
Plans

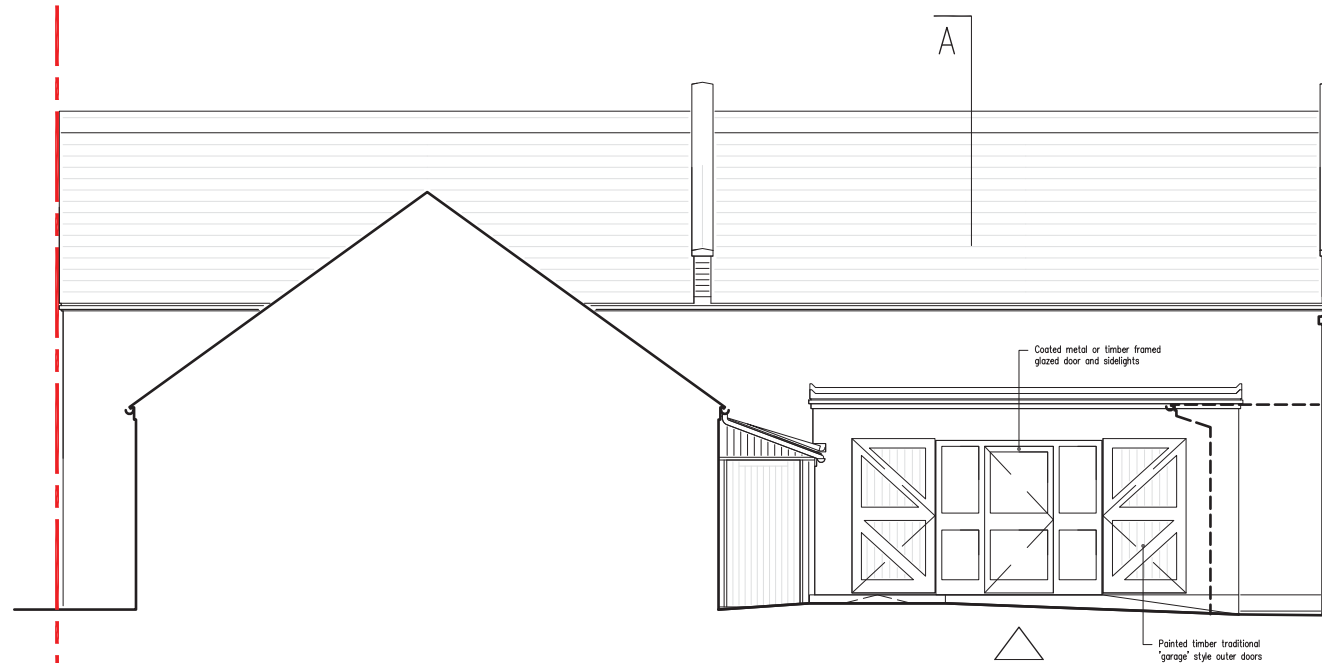
Drawing:	16020_P_P_010	By:	TCM
Date:	19/02/2018	Check:	TCM
Scale:	1:50 @ A1		



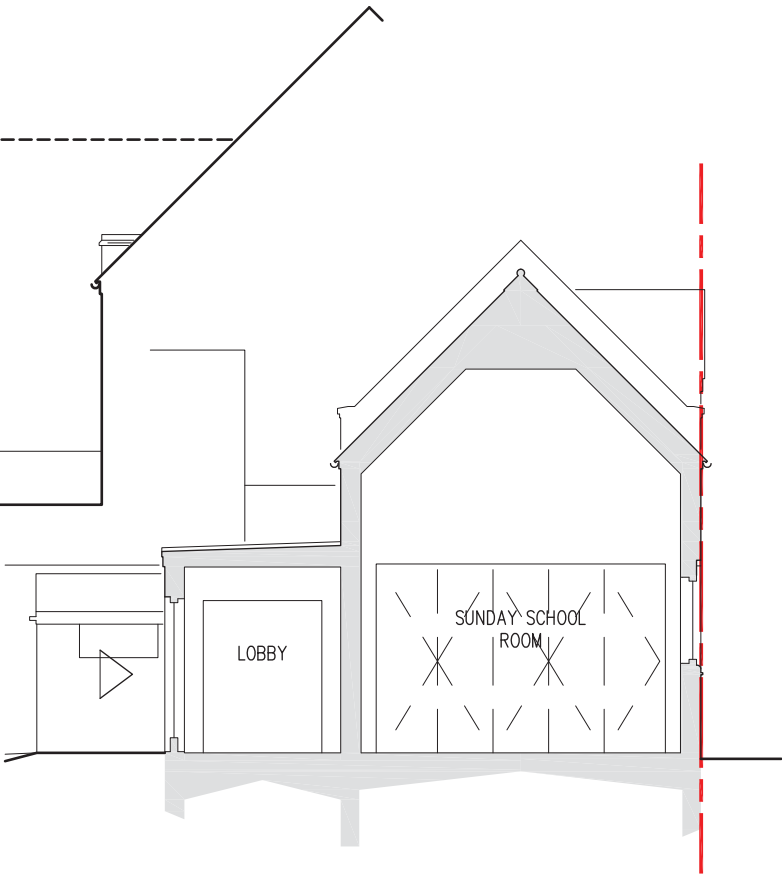
PROPOSED SOUTH ELEVATION



PROPOSED EAST ELEVATION



PROPOSED WEST ELEVATION



PROPOSED SECTION A-A

SCALE 1:50
SCALE 1:1

The Copyright of this drawing belongs to T C Matthew Chartered Architect and shall not be used or reproduced in any form without its express permission. The moral right of the author is hereby asserted.

Do not scale from this drawing - Work to figured dimensions only. All dimensions to be checked on site prior to the execution of any work.

For the avoidance of doubt all dimensions are measured to wall structure and not the finishes unless otherwise stated.

Where any discrepancy is found to exist within or between drawings and/or documents it should be reported to the architect immediately.

T C Matthew Chartered Architect shall not be liable for any use of drawings and documents for any purpose other than for which the same were prepared by or on behalf of T C Matthew Chartered Architect.

Please send corrections and error reports to: enquiries@tcmca.co.uk

Notes

Revision	Author & Description	Date
-	..	dd.mm.yyyy

T C Matthew
Chartered Architect
92 London Road
Southend-on-Sea
Essex. SS1 1PG
www.tcmca.co.uk
Tel: 07505 983394

**T C Matthew
Chartered
Architect**

Client

MR M A KING
Parish of Southend

Project

DEVELOPMENT PLAN
St Albans Church
St John's Road
Westcliff-on-Sea
Essex SS0 7JZ

Title

PROPOSED
Elevations & Section

Drawing:	16020_P_E_010		
Date:	19/02/2018	By:	TCM
Scale:	1:50 @ A1	Check:	TCM

Statement of Significance

All three buildings on the site of the Church of St Alban The Martyr, Westcliff-on-Sea are deemed to be Grade II listed, and comprise the gothic revival style church, corrugated iron-clad 'tin tabernacle' parish hall building, and St Edmunds Hall, an ancillary link building of traditional construction.

The historic and architectural significance of the church and the parish hall building lie in their place in the tradition of late-Victorian church development in expanding urban areas, together with the church building's particular architectural qualities and the hall building's increasing rarity, all of which is concisely described in the Local Authority's dedicated 'Historic Churches in Southend Borough' series leaflet (Appendix 1). Furthermore, evidence that the church was constructed in two phases (Figure 1) reinforces their shared historical significance, as identified by Andrew Saint's 2011 chapter *'The late Victorian church?'* for Volume 3 of the Victorian Society's *Studies in Victorian Architecture and Design*:

"A typical sequence in the case of urban churches went like this: first a temporary church, often of iron, then when funds had been raised, the chancel; then after further fund-raising, the nave and (if you were lucky) both aisles; then furnishing and decoration in dribs and drabs, as and when donations came in."

The relevant List Entry relies on Pevsner's dry description of the current church building and its furnishings (see Appendix 2), which brings a layer of regional significance attributed to civilising architectural characteristics that would initially have been of interest to an urbane, select, and London-centred audience. Indeed, as an early work of expert church architect Sir Charles Nicholson, this building has a national significance in the history of British church architecture, a status that would have been encouraged by inclusion of a picture of the completed building in his 1911 essay *'The Design and Arrangement of Churches'* (Figure 2).

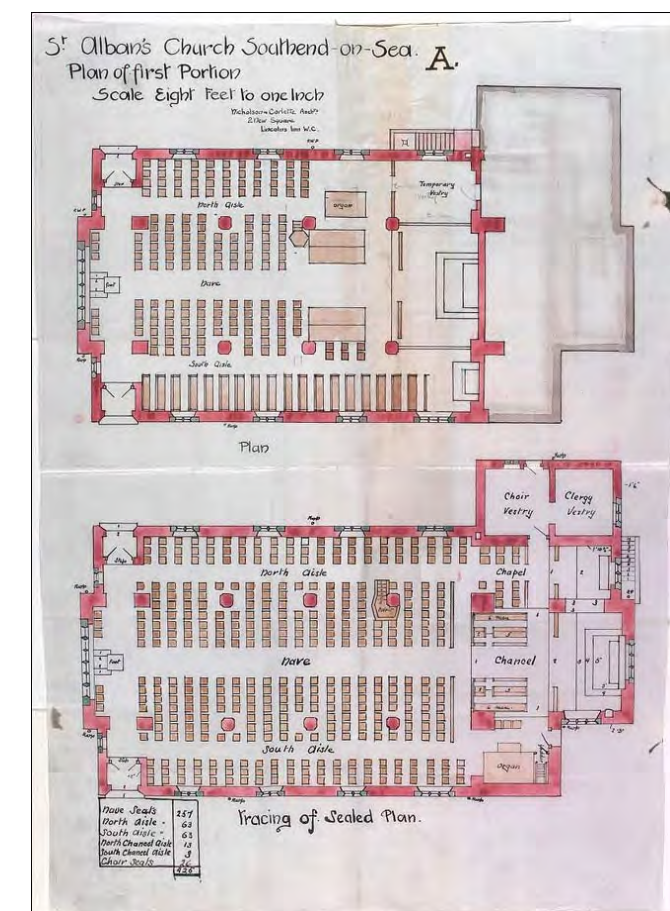


Figure 1. Architect's groundplan showing phased construction of the current church building (Lambeth Palace Library ref. ICBS10045)



Figure 2. Extract from *'Recent English Ecclesiastical Architecture'* (<https://archive.org/details/recentenglishecc00nichuoft>)

PROJECT:	St. Alban's Church
SUBJECT:	16020 Statement of Significance
DATE:	March 2018

T C Matthew
Chartered
Architect

The St. Edmunds Hall building does not feature in the sources identified above, so its inherent historic and architectural significance can be argued to be minimal or at least unrecognised, and in any case open to conjecture. Original metal frame upper floor windows that became widely available at the start of the twentieth century (Figure 3) confirm cartographic 1922/23 Ordnance Survey evidence that shows the building to be contemporary with the construction of the second phase of the current church building and the consolidation of surrounding residential areas in the late-Victorian and Edwardian eras.

Anecdotal consensus that it was originally built as one half of a pair of stable buildings facing a shared yard accessed from St. John's Road to the south is strongly corroborated by the sensitive recent renovation of its counterpart building by Southend YMCA for its Business Eco-Hub (Figure 4), and is also sustained by remaining original features that are compatible with drawings for buildings of this type (Figure 5). The dormers and separating cross-wall roof features are obvious signs of three former hay lofts, and the backs of original ground floor lintels still visible internally indicate two original wider openings for coach house doors, and rounded brick reveals to other openings indicate doorways to what could have been three separate horse stall areas (see Appendix 3). On this analysis, the pair of buildings could together have accommodated some six pairs of horses and five coaches.

While no documented evidence on the secular or sacred origin of St Edmund's Hall has been found, its cheek-by-jowl relationship with its ecclesiastical neighbours, and the church's lack of a main east window which spurns the retained original yard access road, suggest separate and potentially non-complimentary land ownership at the time of building operations, which would indicate secular origins and ally any historic significance to the nearby Milton and other Conservation Areas as evidence of land use ancillary to historic gentrification in the locality, rather than the comparatively unlikely scenario of a parish church that built stables to serve a few parishioner households.



Figure 3. 2016 Site photo of existing building showing original roof and upper floor windows



Figure 4. 2011 YMCA Eco-Hub photo showing retained stables doors (<https://www.facebook.com/southendymcaecohub/photos>)

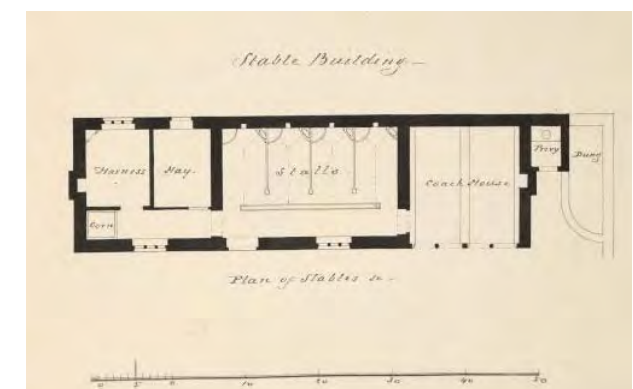


Figure 5. 1844 retrospective detail drawing by George Whitewick (RIBA pix ref. RIBA83265)



The Church of England
in Essex and East London
Diocese of Chelmsford

Diocesan Advisory Committee (DAC)
Notification of Advice Issued

From:
Ms Joanne Beaumont
Diocesan Advisory Committee Admin Assistant
53 New Street
Chelmsford
Essex
CMI 1AT
Tel No: 01245 - 294413/294423
Email: dac@chelmsford.anglican.org

Date:

15 JUN 2018

Your application was considered by the DAC at their recent meeting and I now enclose a **NOTIFICATION OF ADVICE (valid for 24 months)** with all documents relating to works/proposals duly stamped and endorsed to enable you to proceed to petition for faculty through the legal process at the Diocesan Registry.

Documents enclosed are required as part of the petition for faculty process. The parish must retain copies of the proposed works to enable the public to view as noted on the Public Notices (Form 4A).

FORM 3A (Rule 5.3)

Petition for Faculty + check list: - Complete and forward by Royal Mail to: -

Chelmsford Diocesan Registrar, Minerva House, 5 Montague Close, London SE1 9BB.

When forwarding Petition for Faculty (Form 3A), DAC Notification of Advice and all stamped and endorsed documents recommending proposals to the Diocesan Registrar, please ensure you have the envelope weighed and correct postage added – underpaid postage may incur costs and delay your Petition for Faculty until additional costs are paid.

FORM 4A (Rule 6.2)

Public Notices X 2 copies + check list

Two public notices are to be displayed for statutory 28 days at the same time the Petition for Faculty and associated documents being submitted to the Registrar. After 28 days has expired one 'Certificate of Publication' on reverse of notices is to be completed and forwarded direct to Registrar at above address to be included in Petition for Faculty (Form 3A)

Please note that NO works/proposals may commence until a Faculty has been granted and confirmed in writing by the Registrar's Office.

Yours sincerely

Joanne Beaumont
DAC Admin Assistant

Form 2
(Rule 4.5)

Diocesan Advisory Committee
Notification of Advice

This notification constitutes advice only and does not give you permission to carry out the works or other proposals to which it relates. A faculty must be obtained from the court before the works or proposals may lawfully be carried out.

The Committee should delete any parts of the form that are not applicable when completing it.

In the diocese of Chelmsford

Parish of Southend (St John, All Saints, St Mark, St Alban)

Church of Southend St Alban

The church is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990.

The listing is grade II

At a meeting of the Diocesan Advisory Committee held on 05/06/2018

The following works or other proposals were considered:

To carry out alterations to the church hall to improve flexibility and quality of space.

The Committee **RECOMMENDS** the works or proposals for approval by the court:

This advice does not constitute authority for carrying out the works or proposals and a faculty is required

+ 2 x checklists + CDM Reg's
- DWG'S - 16020-D-P-010
16020-X-E-010
16020-P-E-010
16020-X-P-010
16020-P-P-010
- statements of Need + Significance