

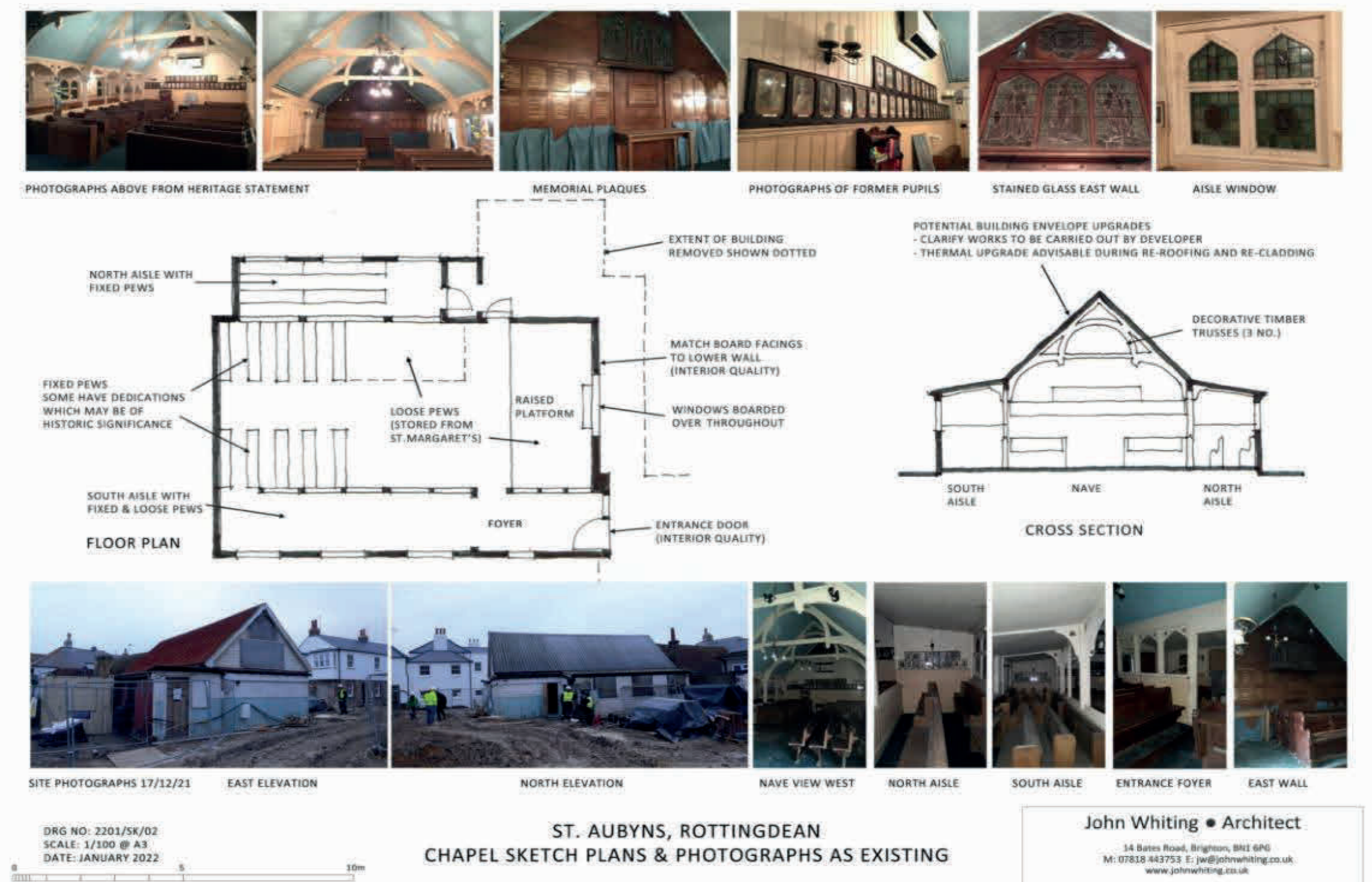
Board 2. THE CHAPEL

The Chapel has a highly significant heritage interior with the potential to be a community space for 20-30 people.

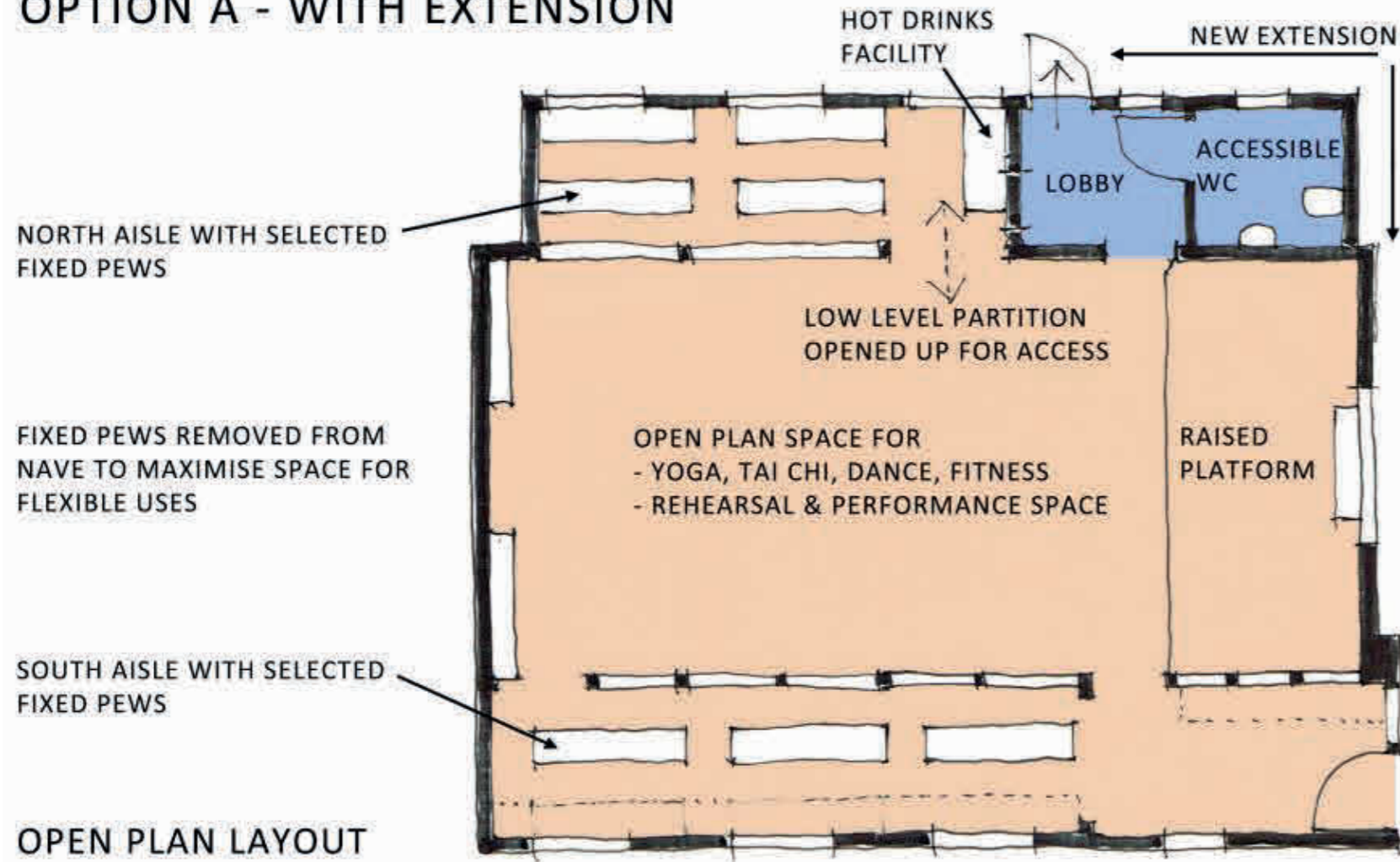
RPC are seeking to ensure active community use of, and access to, the Chapel both by individuals and community groups whilst ensuring that the constraints imposed are properly considered.

The former St Aubyns Chapel: Opportunities.

- Built by the school carpenter in 1912, the Chapel is Grade II listed and is of modest external design.** However, the interior is of high heritage significance, contains a wooden vaulted interior and plaques and photographs commemorating the 102 former pupils who died in the First and Second World Wars, among them Rudyard Kipling's son, John who died in 1915.
- Future uses of the Chapel should provide an important contribution to Rottingdean village community whilst respecting its heritage.**
- There is some opportunity within the terms of the transfer to hire out the facility in order to contribute to running costs.
- There is a central area which could seat 20- 30 people or be used as open plan space.**
- The Chapel could be used without any significant investment.**
 - It could be mothballed to minimize average annual running costs to approximately £5500-£6000 per year. However, this would provide no significant community benefit.
 - For a similar running cost, the Chapel could be opened for a selected number of days per year for short visits as a community museum, for exhibitions or for specific community events such as Remembrance Day, alumni days, or exhibitions in a similar way to the Rottingdean Windmill.
- The Chapel could have a more enhanced community use with heating, toilet and kitchenette** at an estimated running cost of £8000 per year. For example, community group events, RPC meetings, recitals, or more extended stay exhibitions. These options could provide revenue generation opportunities to subsidize the additional cost **but fundraising may be needed depending on the magnitude of investments**
- A heritage sensitive extension is possible to house a toilet if the community use requires it. This would require investment.**



OPTION A - WITH EXTENSION

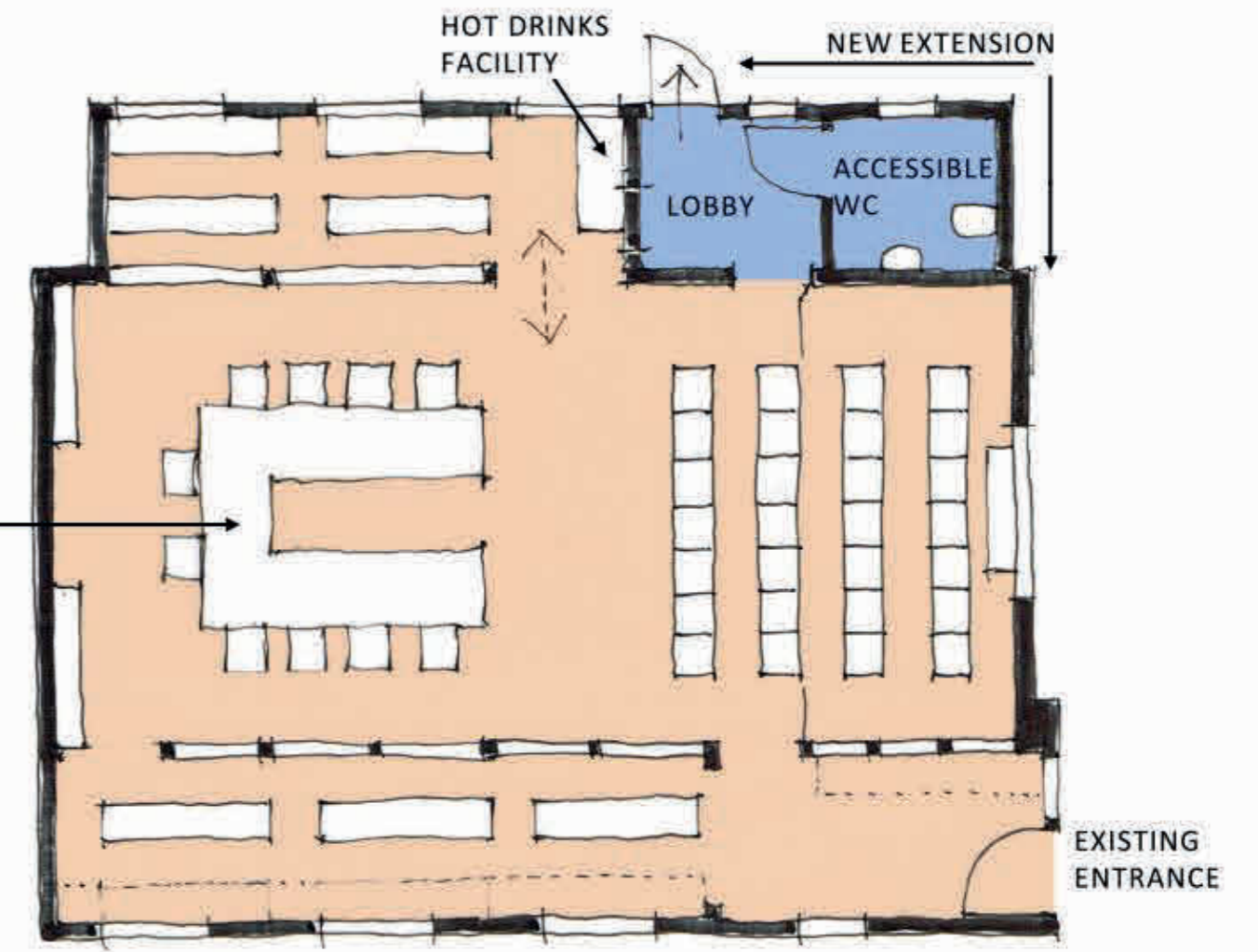


NOTE: FOR ALL OPTIONS PEWS TO BE ASSESSED FOR HISTORIC SIGNIFICANCE & SELECTED FOR RETENTION

HISTORIC FEATURES PHOTOGRAPHS & MEMORIALS TO REMAIN IN PLACE

FURNITURE LAYOUT FOR PUBLIC MEETING

MEETING LAYOUT



Constraints to be considered when deciding options for future use of the Chapel

- The Chapel is located in the middle of a new residential development** with no car parking. Any future use or opening hours for the Chapel should be considerate to residents and avoid nuisance.
- The Chapel is a Grade II listed building** with high heritage significance internally. Any modification to the building or use must respect the listed building status and may require specific planning approval.
- The S106 agreement (Deed of Variation March 2021) associated with the transfer of the Chapel **prescribes a list of uses and constraints which must be respected.**
- The upkeep of the Chapel will range between £5500 and £8000 per year.** Although there will be a one-off maintenance lump sum granted for all of the assets on transfer it is expected that this would last 10 years. This can be extended to 15 years with the help of **community volunteers** to carry out certain tasks. It will be important to identify a use (or uses) that can generate some income to contribute to running costs and therefore extend the life of the lump sum for future generations.

Permitted uses

The list of permitted uses gives an indication of what is possible. However these would require confirmation of interest from the community, suitability for such a sensitive heritage environment and it should be assumed, at this moment in time, that any use of the building or modifications will be subject to planning permission.

Extract from the Section 106 (Planning Consent) Agreement

"5.54 that the Chapel shall not be used other than (subject to obtaining planning permission) the following:

- for the provision of any medical or health services,
- as a crèche, day nursery or day centre,
- for the provision of education,
- for the display of works of art (otherwise than for sale or hire), as a museum,
- as a public library or public reading room,
- as a public hall or exhibition hall,
- for, or in connection with, public worship or religious instruction
- a cinema,
- a concert hall,
- a dance hall,
- a public meeting place.
- a community performing arts venue
- charitable/community café"