

*Appendices*

# **APPENDIX III**

Existing Drawings

File Note 002 captures notes from an online Microsoft Teams meeting on Friday 15th December in regard to the current and future status of scheduling and listing of Lismore Church and its adjacent surroundings in the context of a Viability Report that has been commissioned by Lismore Community Council on behalf of Lismore Church Futures Working Group.

#### ATTENDEES

Dr John Raven [JR]	Deputy Head of Ancient Monuments	Historic Environment Scotland [HES]
Georgina Allison [GA]	Conservation Architect	Munro Allison [MA]
Nicky Thomson [NT]	Architect	STUDIO NIRO [SN]

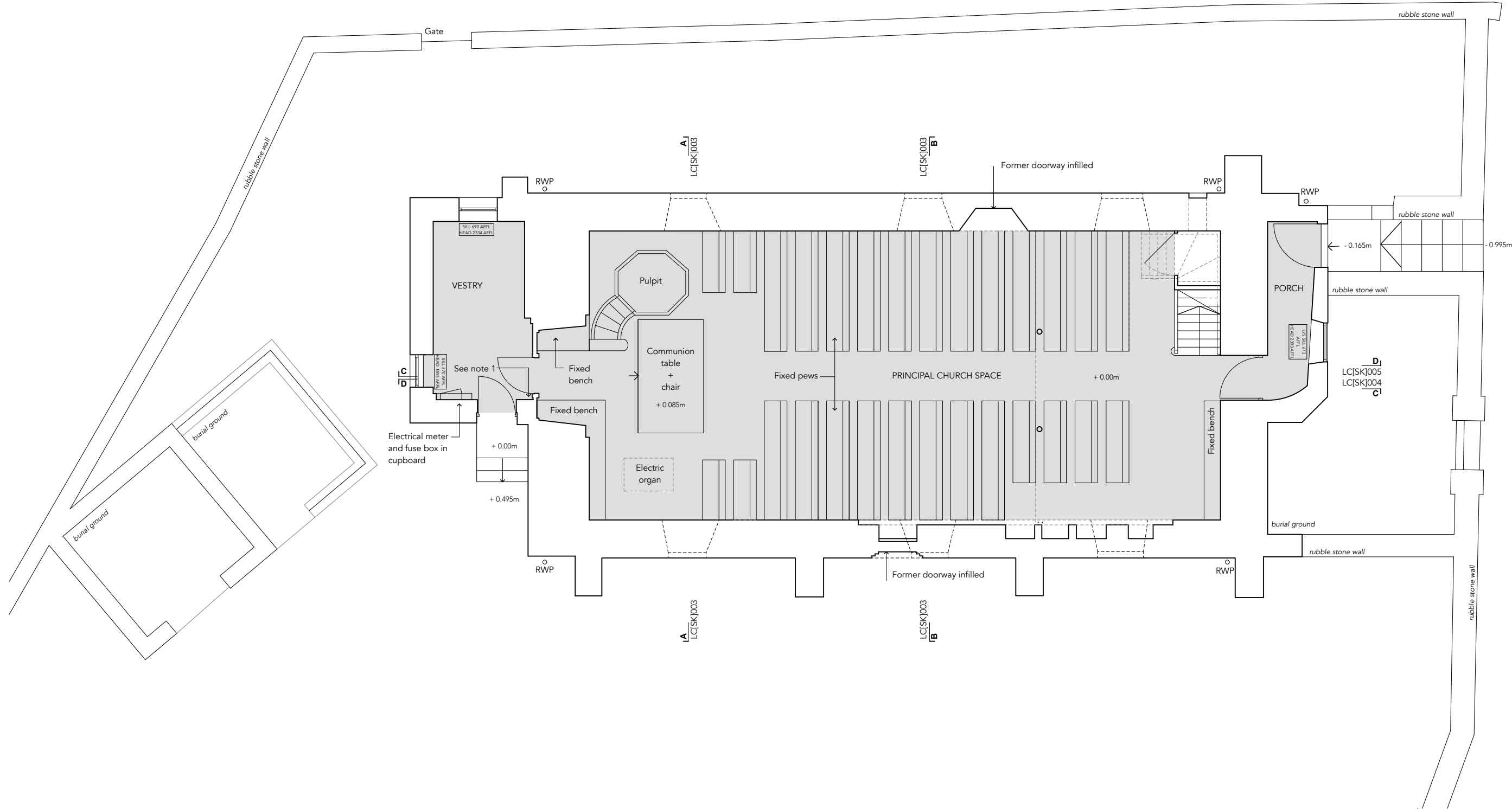
- 1.1 Lismore Church, formerly Cathedral Church of St Moluag, was the cathedral church of the mediaeval diocese of Argyll, frequently known as Kilmaluag. The remains consist of an aisle-less choir, now serving as a parish church, the site of a north east chapel or sacristy, and the excavated foundations of an aisle-less nave and tower to the west.
- 1.2 The scheduled area is irregular in plan and it includes the buried ancient remains of the former Cathedral and various building phases that sit below the level of the 'modern' timber floor of the current church footprint as well as the burial grounds to the south and immediate north.
- 1.3 The glebe area to the southern side of the public road, B8045, and the location of the 1980's wee manse building, is unscheduled.
- 1.4 If Lismore Parish Church was to be sold by the Church of Scotland, and transferred into community ownership for community purposes, then this would not automatically qualify the above ground structure of the Church to be designated as a Scheduled Monument. JR commented that it is unlikely that the 18th century church would be scheduled.
- 1.5 Currently the above ground building of Lismore Church is designated category B listed. As a place of worship in Scotland it is subject to ecclesiastical exemption from Listed Building Consent [LBC], allowing for alterations without the need for Listed Building Consent.
- 1.6 JR confirmed that from HES perspective the significance and interest of Lismore Church is associated with the mediaeval elements and any works conducted to sensitively expose these layers would be looked upon favourably by HES.
- 1.7 Whilst detailed studies have not yet been conducted, initial investigations suggest that the original floor level of the current church footprint, the area of the former Cathedral choir, would have been positioned approximately 800mm lower than the current timber floor level. This is suggested by the original stonework including former doorways from the south and north that have since been blocked up.
- 1.8 Over time, external perimeter levels around the current church structure have also risen and there are gravestones sitting in close proximity to the building perimeter. The design team don't have a record of the positioning of those stones and associated dates but contact has been made with Argyll + Bute Council to confirm ownership/ management status of the burial grounds.

- 1.10 From an archaeological perspective JR commented that any intervention to lower the current ground level either internally or externally in order to reveal, investigate mediaeval works or/and aid future accessibility or maintenance strategy for the building could be justified and dealt with via approved archaeological procedures but the challenge would be finding sensitive and acceptable procedures in regard to 'articulated' and 'disarticulated' human remains.
- 1.11 JR suggested making contact with Argyll + Bute Council and The West of Scotland Archaeology Service to initiate discussions about this aspect and confirmed HES would be happy to continue the conversation with all parties.
- 1.12 HES would be a standard statutory consultee for any planning application submitted to Argyll + Bute Council to reconfigure or extend the wee manse.
- 1.13 In principle, any works to the wee manse to reconfigure and/or extend the existing one storey 1980's domestic property within the current bounds of its site curtilage would be acceptable to HES subject to 'appropriateness' in the context of the historic setting [scale, material etc].
- 1.14 JR suggested that notes of this discussion be issued to him post-meeting to enable them to be circulated to the broader HES team for any additional clarification and comment.

CHURCH [c]		AREAS			FACILITIES								CAPACITY	
		Total existing GIFA [m2]	GIFA at principal floor level [m2]	GIFA at mezzanine [m2]	Principal church space [m2]	Vestry [m2]	Porch [m2]	Raked fixed seating at balcony [m2]	Total no.WC's	Accessible WC	Accessible entrance	Balcony compliant with Technical regulations [1]	Existing parking spaces [unmarked]	Occupancy Capacity [basefixed seating layout] [3]
existing		160	130	30	109	11	4.5	30	0	0	0	0	3	210

Notes/ keys

- 1 The balcony and stair is non-compliant with current technical standards. ]
- 2 Occupancy based on fixed pews plus an addition of two staff [minister + organ player]



SCALE 1:100 AT A3



**GENERAL NOTES**

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- > Positions of services are indicative.
- > Do not scale from drawings.

**MEASURED SURVEY NOTES**

1. Dimensional discrepancy near Vestry door. Unresolved until building survey undertaken.

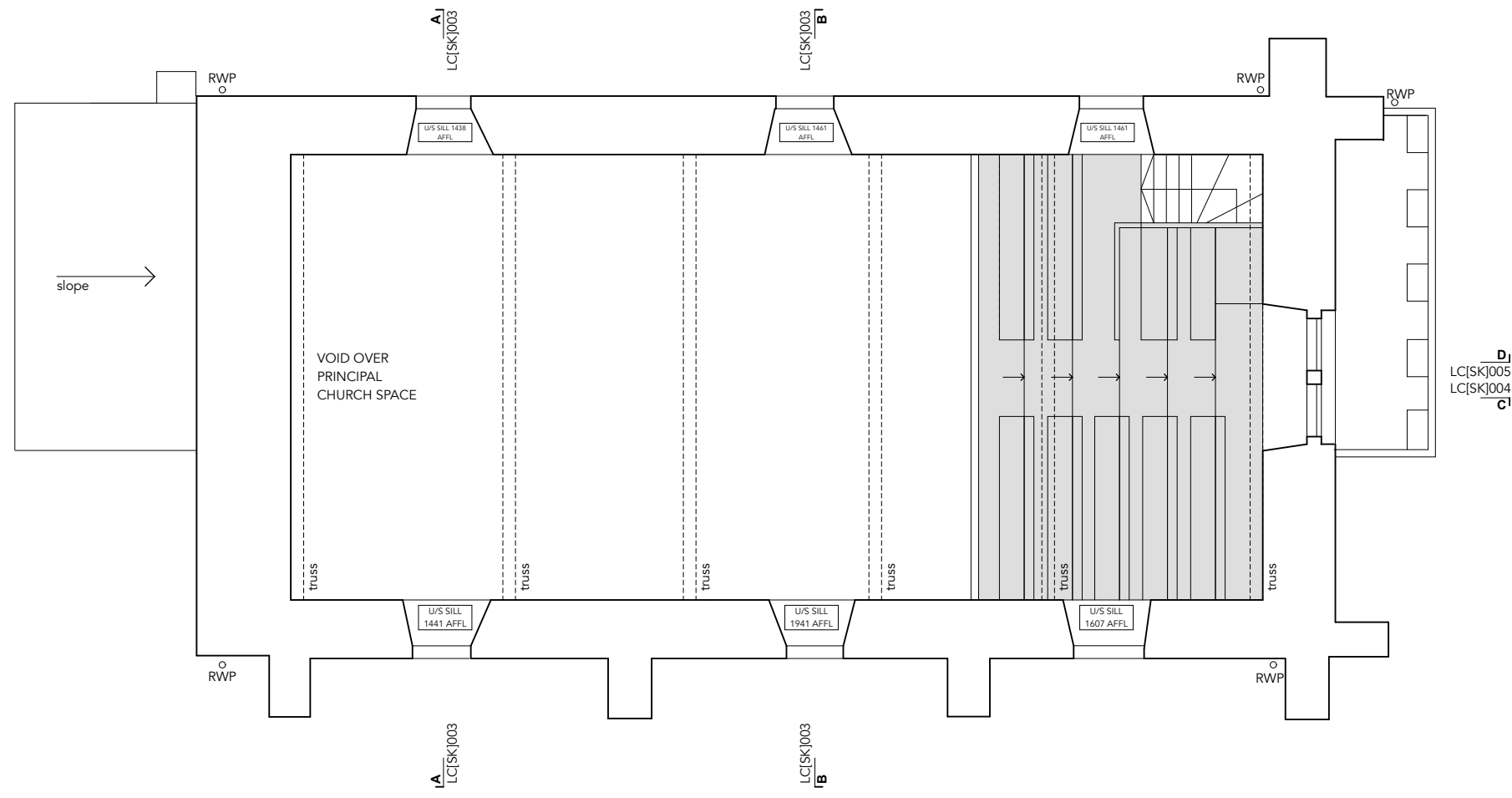
level	GROSS INTERNAL AREAS [approximate]	
	area	pew spaces
Ground Floor	130m <sup>2</sup>	160
Mezzanine	30m <sup>2</sup>	48
total	160m <sup>2</sup>	208

# STUDIO NIRO

LISMORE PARISH CHURCH  
for Lismore Community Council on behalf of Lismore Church Futures Working Group

LC[SK]001  
Existing Ground Floor Plan  
CHURCH

**REVISIONS**  
Rev - 03/11/23 Issued for Information  
Rev A - 06/12/23 Issued for Information  
Updated following site survey  
Rev B - 11/03/24 Issued for Final Report



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**GROSS INTERNAL AREAS** [approximate]

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Ground Floor	130m <sup>2</sup>	160
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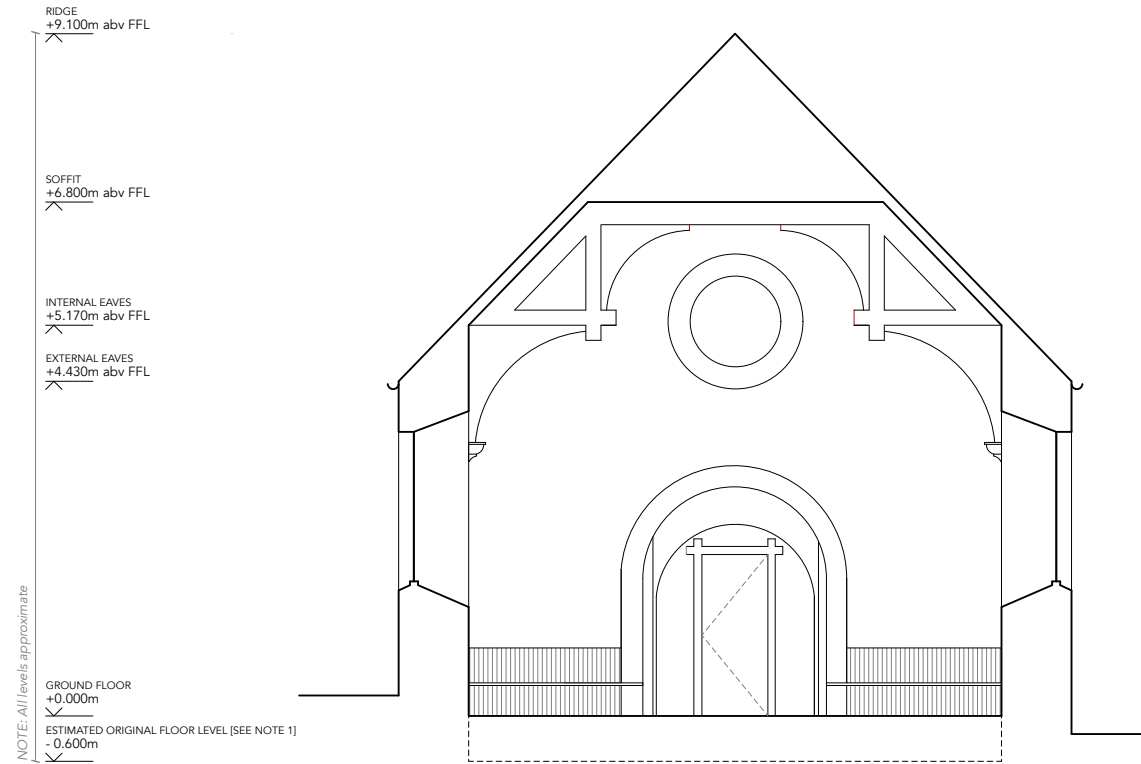
**REVISIONS**

Rev - 03 11 23 Issued for Information  
 Rev A 06 12 23 Issued for Information  
 Updated following site survey  
 Rev B 11 03 24 Issued for Final Report

# STUDIO NIRO

LISMORE PARISH CHURCH  
 for Lismore Community Council on behalf of Lismore Church  
 Futures Working Group

LC[SK]002  
 Existing Mezzanine Plan  
 CHURCH

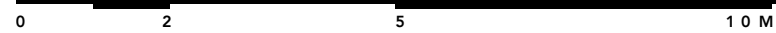


SECTION AA  
LOOKING WEST TOWARDS THE DOOR INTO THE VESTRY



SECTION BB  
LOOKING EAST TOWARDS THE CURRENT ENTRANCE AND MEZZANINE

SCALE 1:100 AT A3



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**EXISTING DRAWING NOTES**

1. The current internal floor level of the church dates from the 1890s, when the timber floor was installed over the 1750s floor. It is assumed that the relatively shallow gap under the floorboards means that eighteenth century floor survives (in some form) below and the medieval floor level sits below that. It is estimated from doors and previous archaeology that the medieval floor may be approx. 600mm below the current ground level. Without further

investigations and appraisal, its condition, completeness and materials cannot be reasonably surmised at this point.

**REVISIONS**  
 Rev - 06.12.23 Issued for Information  
 Rev A 11.03.24 Issued for Final Report

**STUDIO NIRO**

LISMORE PARISH CHURCH

for Lismore Community Council on behalf of Lismore Church  
Futures Working Group

LC[SK]003  
Existing Cross Sections  
CHURCH

RIDGE  
+9.100m abv FFL

SOFFIT  
+6.800m abv FFL

INTERNAL EAVES  
+5.170m abv FFL

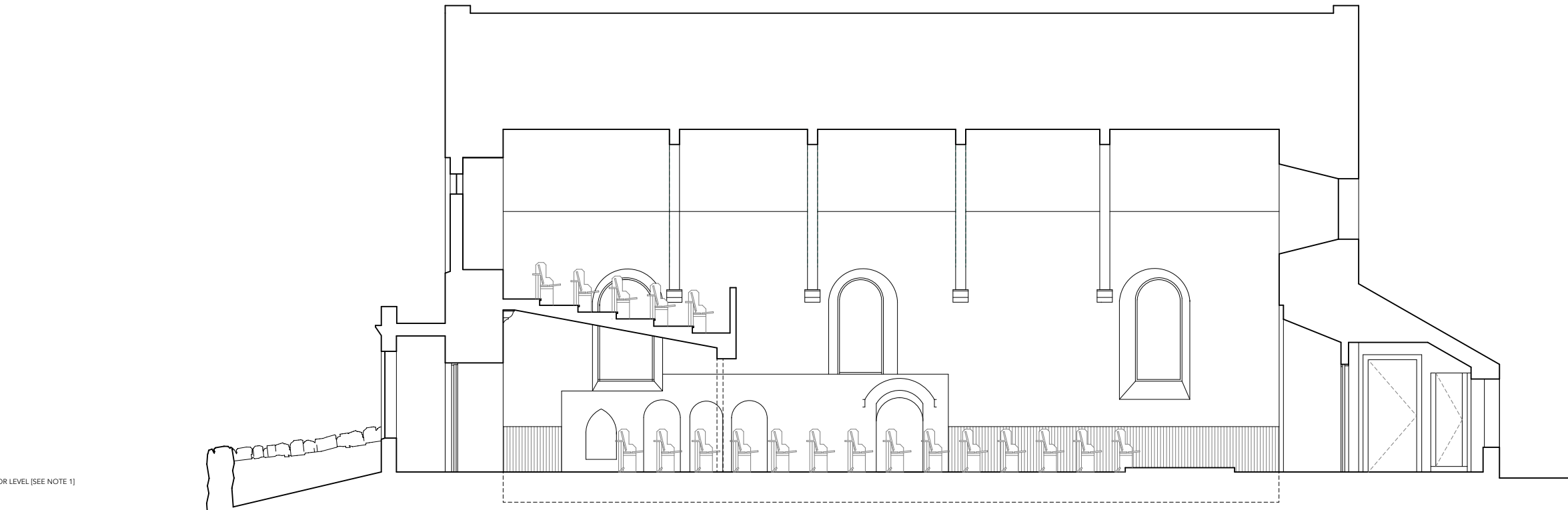
EXTERNAL EAVES  
+4.430m abv FFL

GROUND FLOOR  
+0.000m

ESTIMATED ORIGINAL FLOOR LEVEL [SEE NOTE 1]  
-0.600m

-1.000m  
BASE OF BOUNDARY WALL

NOTE: All levels approximate



SECTION CC  
LOOKING SOUTH

SCALE 1:100 AT A3

0 2 5 10 M

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Rev A 06 12 23 Issued for Information

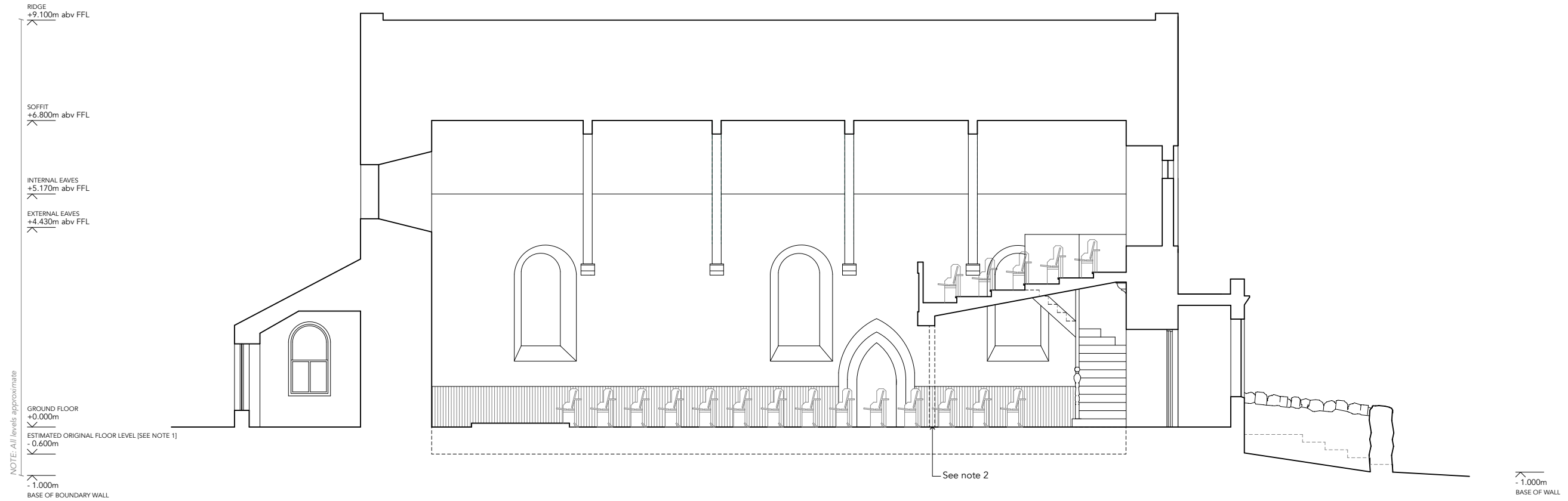
Updated following site survey.

Rev B 11 03 24 Issued for Final Report

# STUDIO NIRO

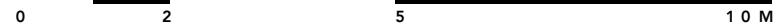
LISMORE PARISH CHURCH  
for Lismore Community Council on behalf of Lismore Church  
Futures Working Group

LC[SK]004  
Existing Long Section  
CHURCH



SECTION DD  
LOOKING NORTH

SCALE 1:100 AT A3



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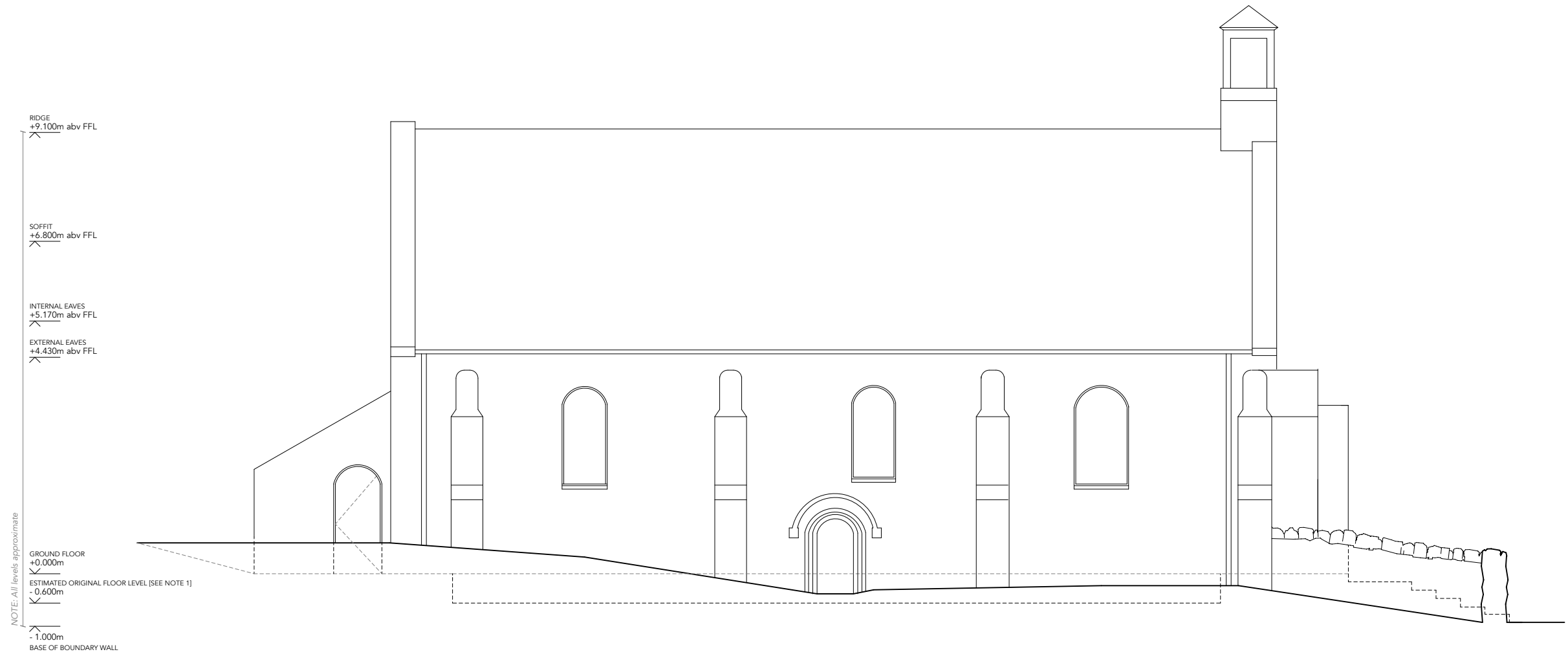
2. Dimensional discrepancy between survey dimensions and photographic record of column/mezzanine relationship

**REVISIONS**  
 Rev - 03 11 23 Issued for Information  
 Rev A 06 12 23 Issued for Information  
 Updated following site survey.  
 Rev B 11 03 24 Issued for Final Report

# STUDIO NIRO

LISMORE PARISH CHURCH  
 for Lismore Community Council on behalf of Lismore Church  
 Futures Working Group

LC[SK]005  
 Existing Long Section  
 CHURCH



SOUTH ELEVATION

SCALE 1:100 AT A3



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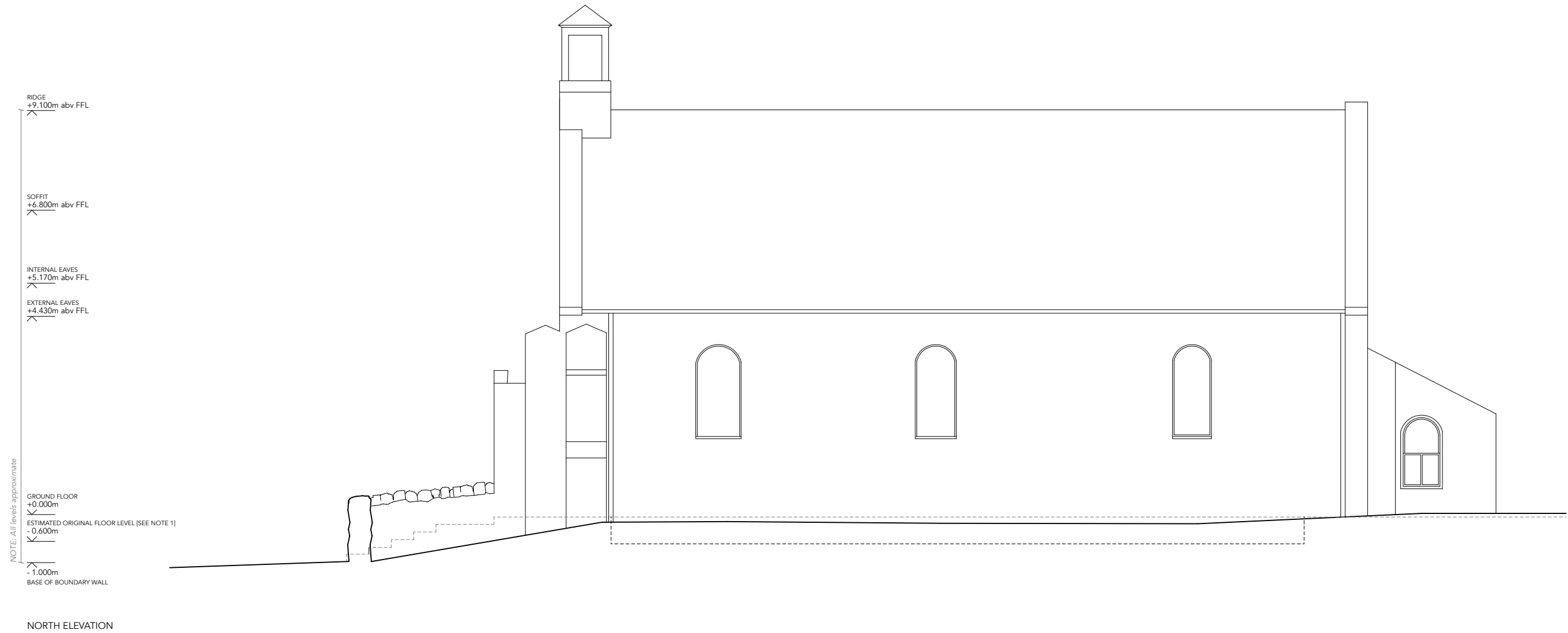
## LISMORE PARISH CHURCH

for Lismore Community Council on behalf of Lismore Church Futures Working Group

LC[SK]006

Existing South Elevation  
CHURCH

**REVISIONS**  
 Rev - 03 11 23 Issued for Information  
 Rev A 06 12 23 Issued for Information  
 Updated following site survey.  
 Rev B 11 03 24 Issued for Final Report



SCALE 1:100 AT A3

0 2 5 10 M

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 Rev A 06 12 23 Issued for Information  
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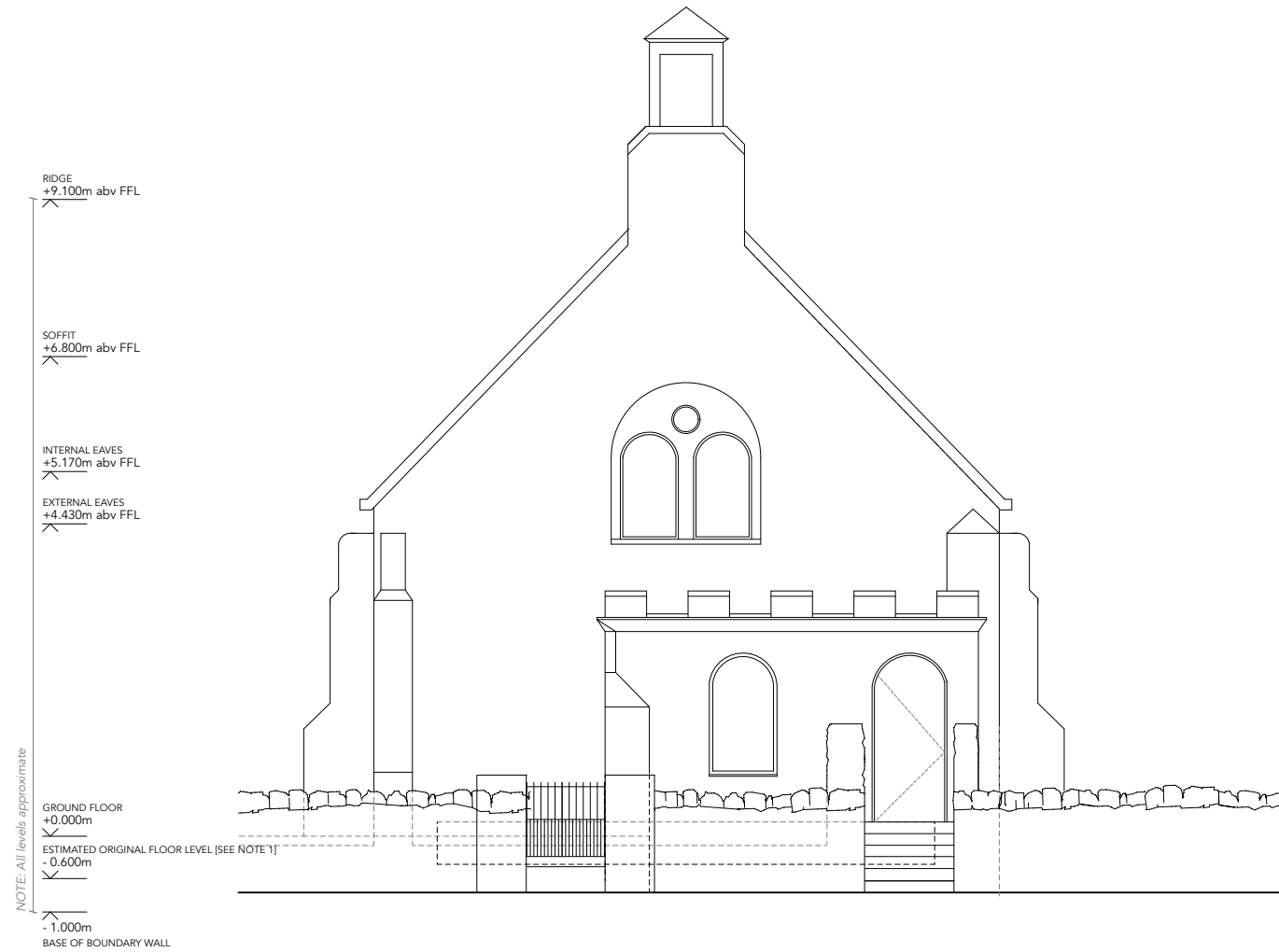
# STUDIO NIRO

LISMORE PARISH CHURCH

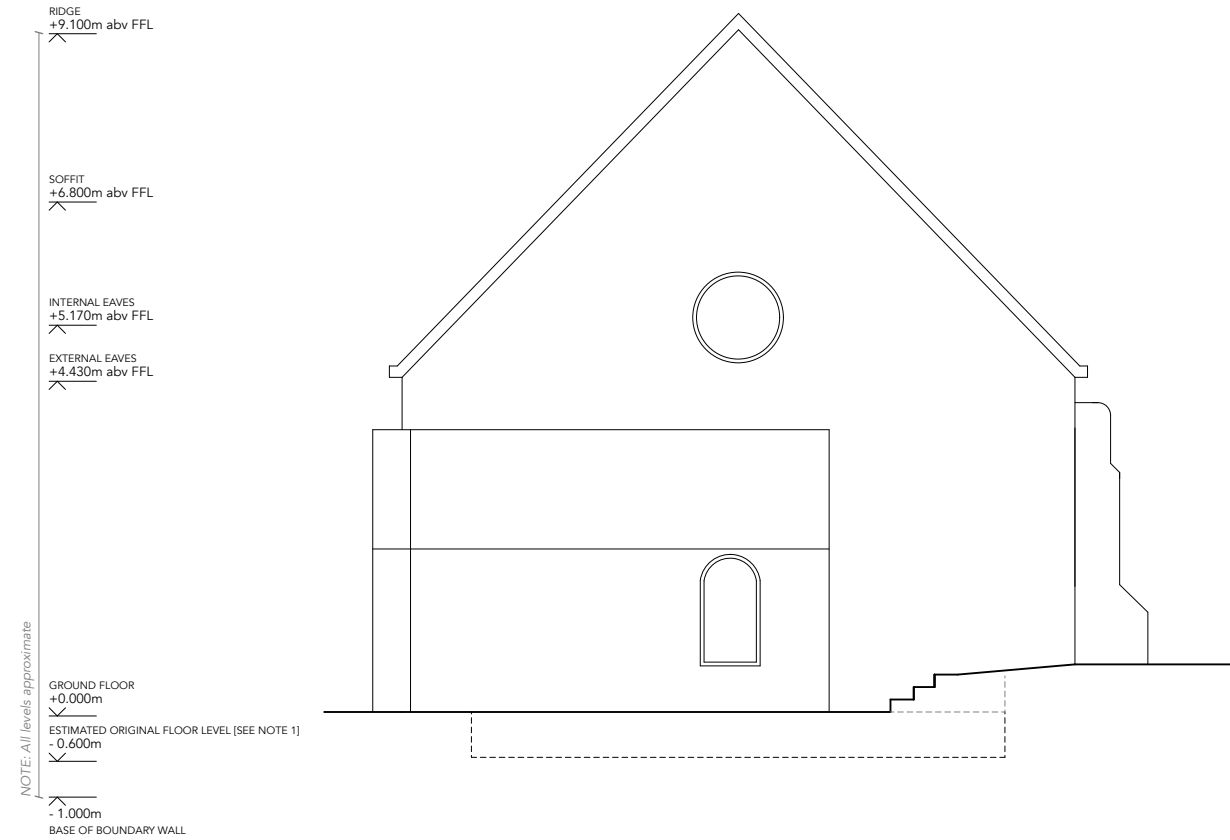
for Lismore Community Council on behalf of Lismore Church Futures Working Group

LC[SK]007

Existing North Elevation  
CHURCH



EAST ELEVATION



WEST ELEVATION

SCALE 1:100 AT A3



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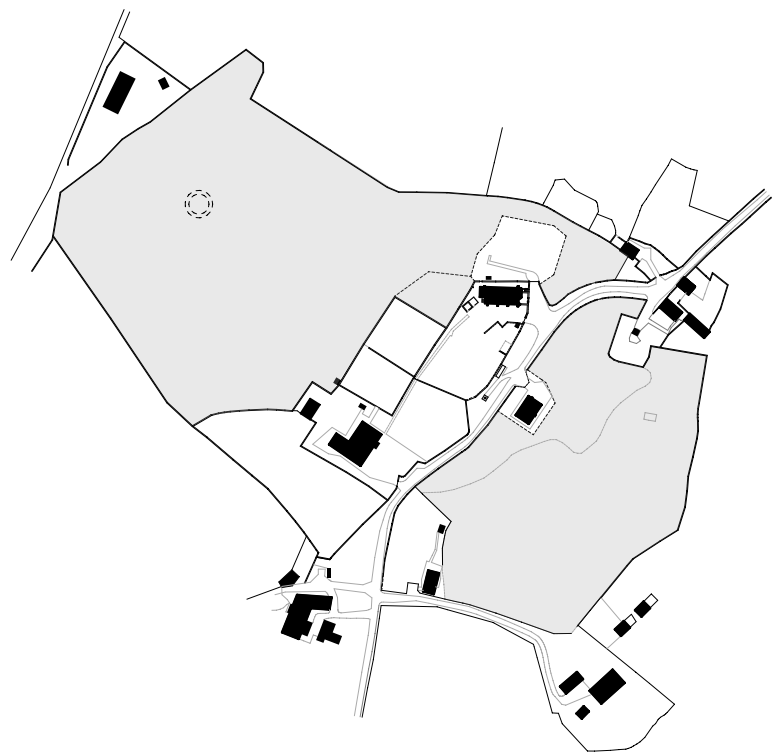
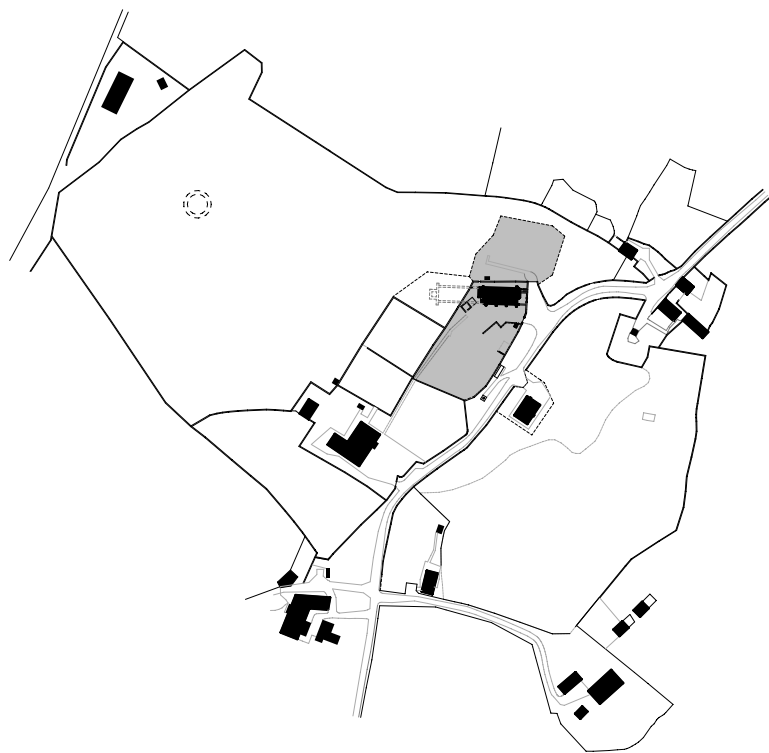
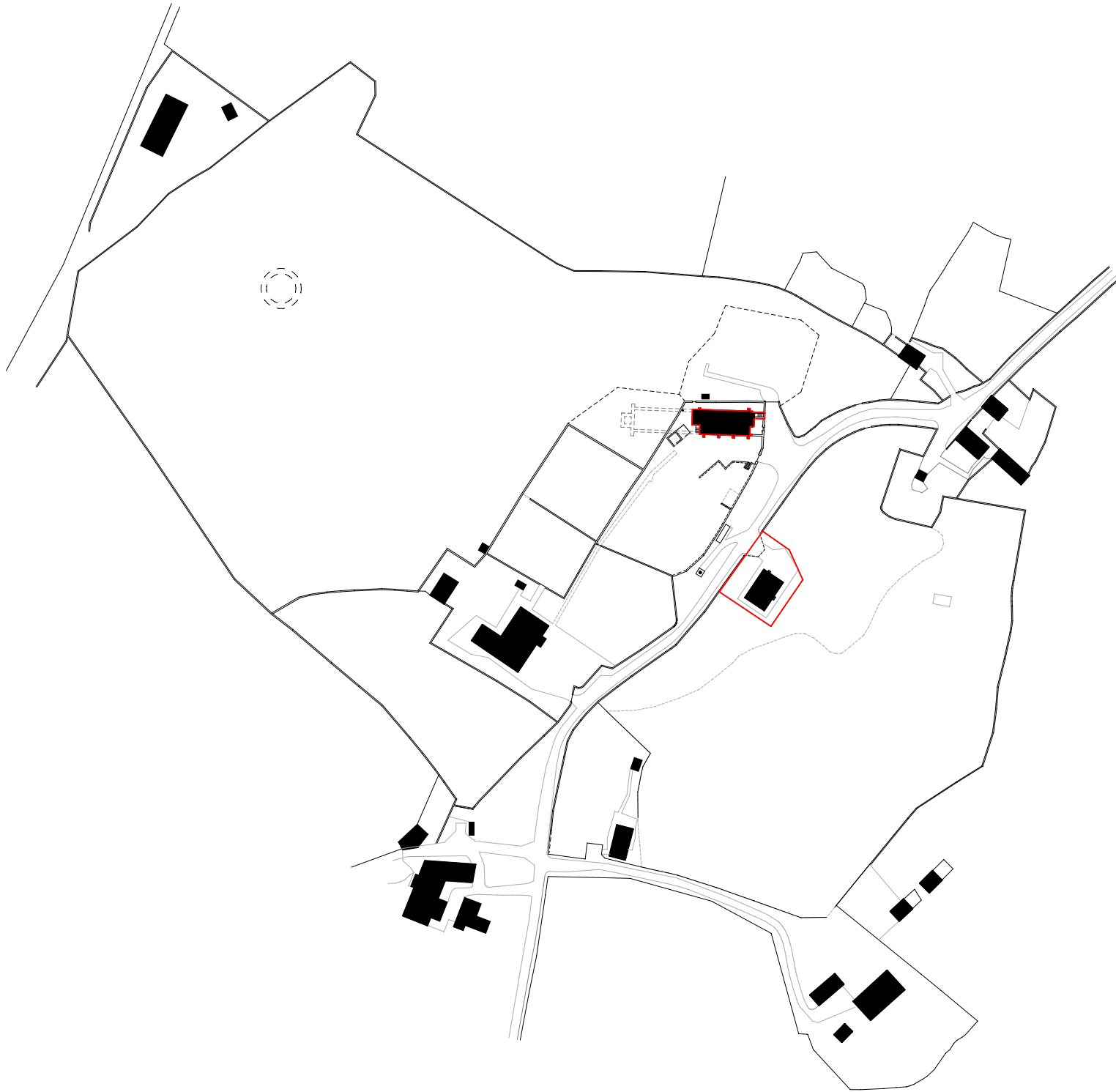
**REVISIONS**  
 Rev - 06.12.23 Issued for Information  
 Rev A 11.03.24 Issued for Final Report

# STUDIO NIRO

## LISMORE PARISH CHURCH

for Lismore Community Council on behalf of Lismore Church Futures Working Group

LC[SK]008  
 Existing East + West Elevations  
 CHURCH



AREA OWNED AND MANAGED BY ARGYLL + BUTE [A+B] COUNCIL  
 \*IT IS ALSO ASSUMED THAT THE GRASS EMBANKMENT WITH WAR MEMORIAL, HISTORIC STONE DISPLAY AND CAR PARK ARE WITHIN THE OWNERSHIP BOUNDARY OF A+B COUNCIL.

AREA LEASED BY CHURCH OF SCOTLAND TO LOCAL FARMER  
 \* FULL EXTENTS OF BOUNDARIES NOT KNOWN.



SCALE 1:2000 AT A3  
 0 10 20 50 100 200 M

**GENERAL NOTES**

- > Drawings based on a measured site survey.
- > Levels ascertained from site dimensions. Topographic survey to be undertaken at next stage to confirm ground levels.
- > All services positions shown are indicative.
- > Do not scale from drawings.

**KEY**

- Church of Scotland Assets available for sale to the community
- CoS land currently leased to local farmer and being offered for sale to the farmer. Includes area of former Cathedral nave
- Owned + managed by Argyll + Bute Council [Burial grounds]

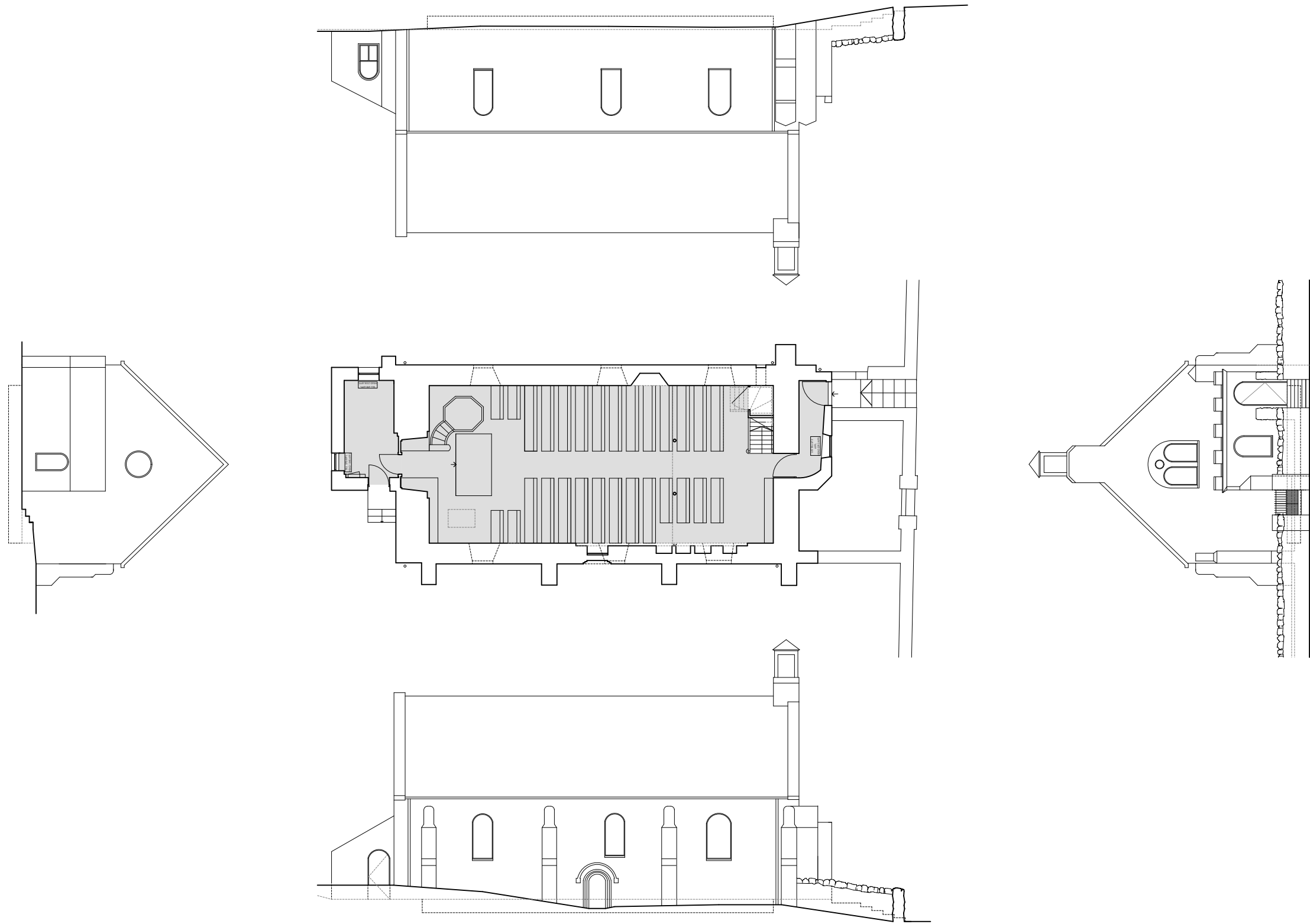
**REVISIONS**  
 Rev - 201223 DRAFT  
 Issued for Client Clarifications  
 Rev A 11 03 23 Issued for inclusion in Final Report

# STUDIO NIRO

## LISMORE PARISH CHURCH

for Lismore Community Council on behalf of Lismore Church  
 on behalf of Lismore Church Futures Working Group

LC[SK]011  
 Ownership Boundaries



SCALE 1:200 AT A3  
 0 1 2 5 10 20 M

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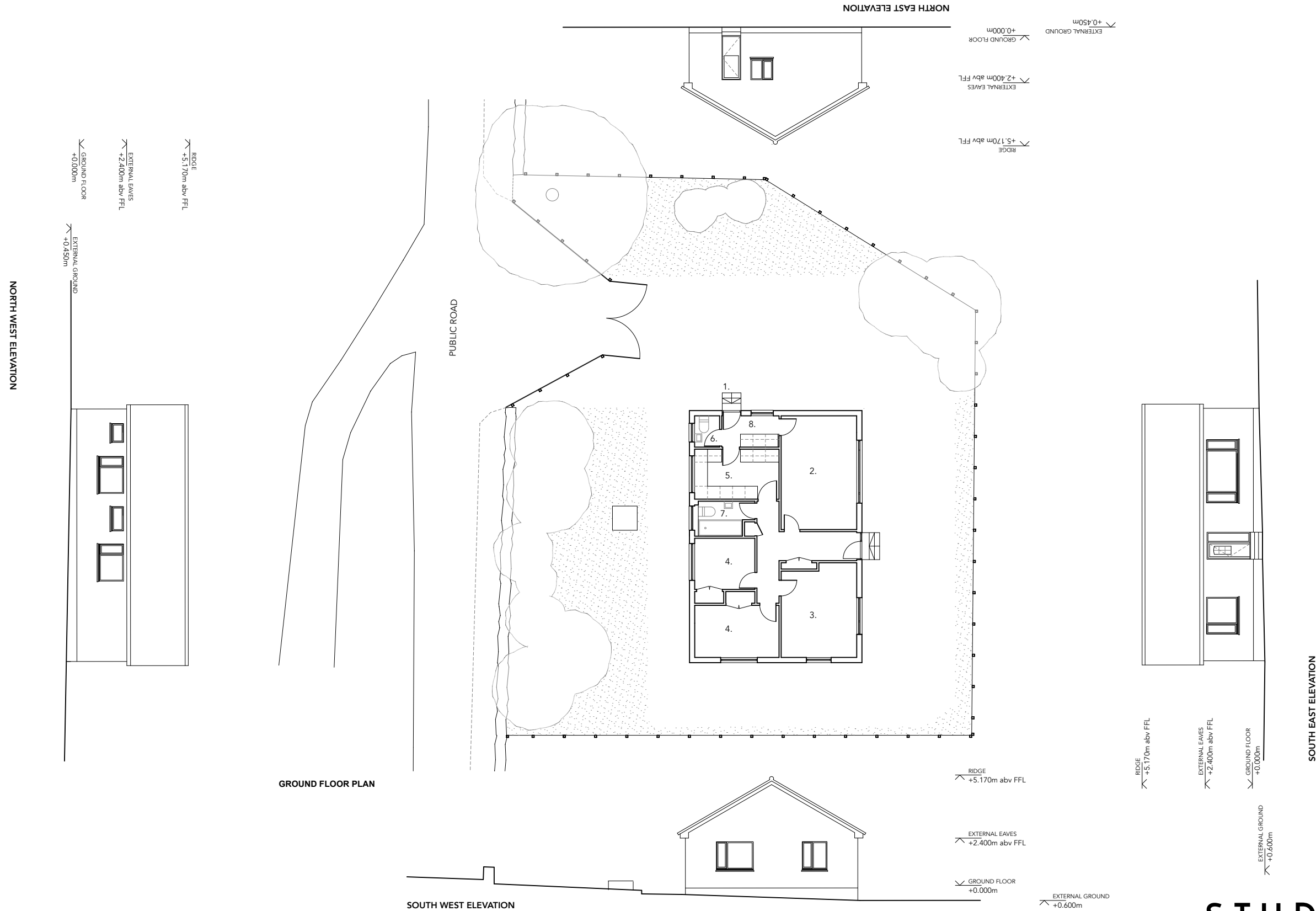
REVISIONS  
 Rev - 11 03 24 Issued for Final Report

**STUDIO NIRO**

LISMORE PARISH CHURCH

for Lismore Community Council on behalf of Lismore Church  
 Futures Working Group

LC[SK]100  
 Existing Unfolded Elevs  
 CHURCH



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- KEY TO PLAN**
- APPROX. 90M2 GIFA
1. Entrance
  2. Dining
  3. Living
  4. Shower room
  5. Kitchen
  6. WC
  7. Bathroom
  8. Utility

**REVISIONS**

Rev - 03 11 23 Issued for Information  
 Rev A 12 03 24 Issued for Final Report  
 Scale and orientation amended