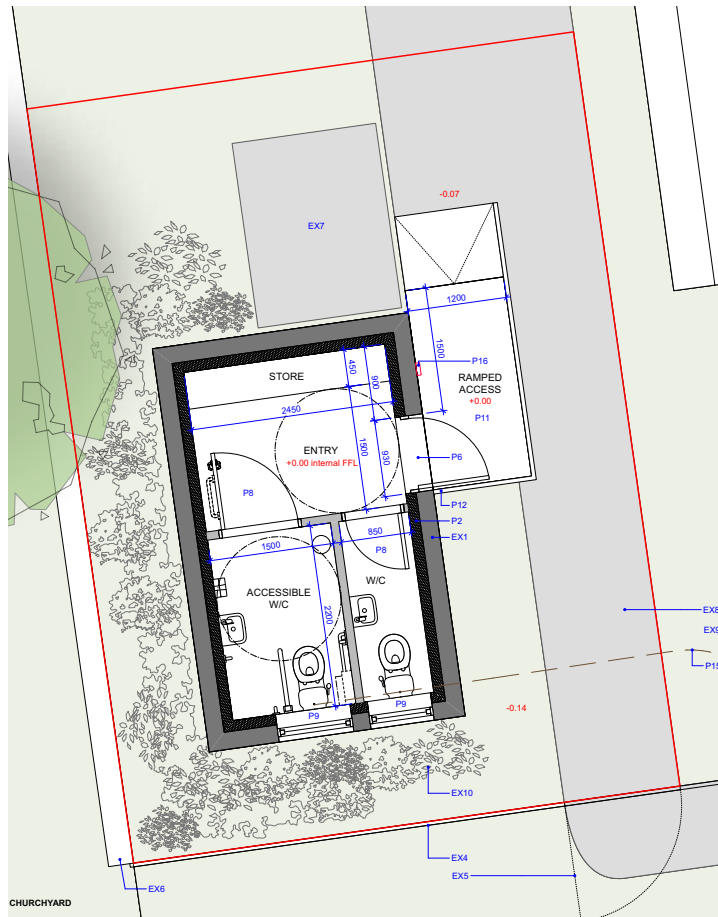
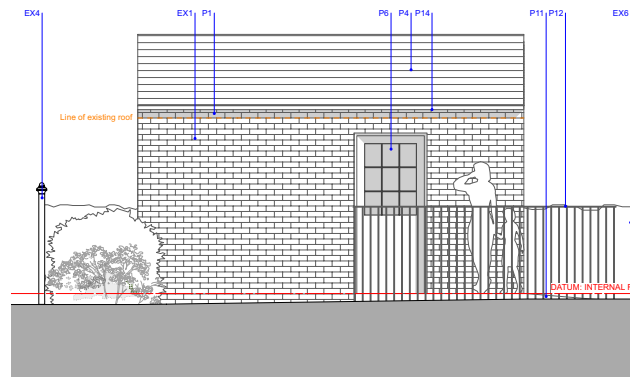


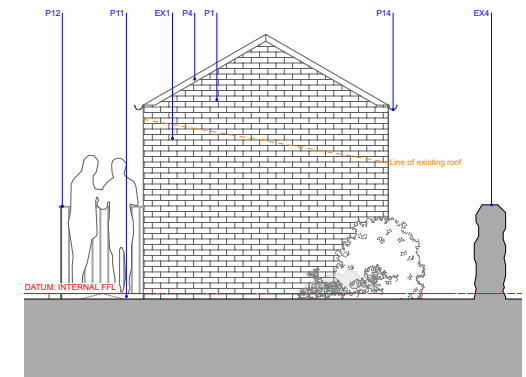


Option A

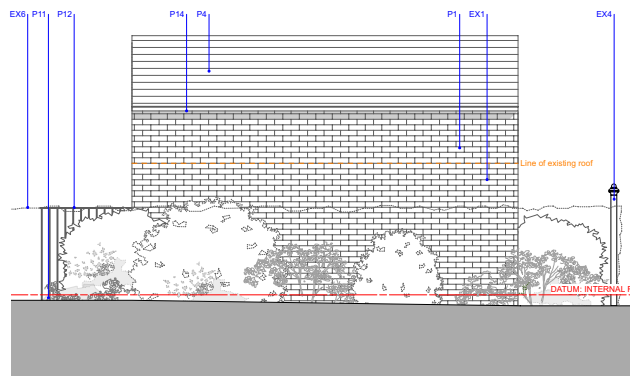
Option A accommodates two W/Cs within the existing space (one of which is accessible), with in built storage along the North wall. A new door is proposed within the existing opening to the east. Two small new windows are incorporated into the south facade to provide light into the toilet spaces. A new ramp runs along the east facade, ensuring that the building is accessible.



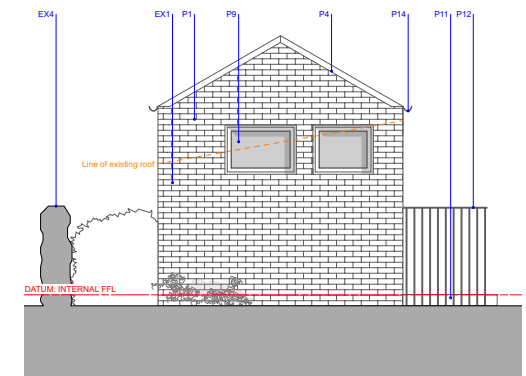
02400a.01 EAST ELEVATION AS PROPOSED
SCALE 1:25 @ A1, 1:50 @ A3



02400a.02 NORTH ELEVATION AS PROPOSED
SCALE 1:25 @ A1, 1:50 @ A3



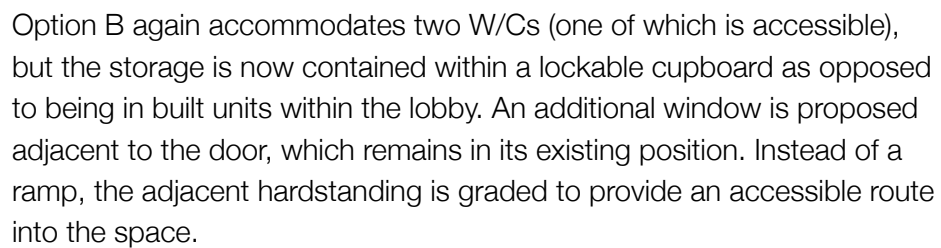
02400a.03 WEST ELEVATION AS PROPOSED
SCALE 1:25 @ A1, 1:50 @ A3



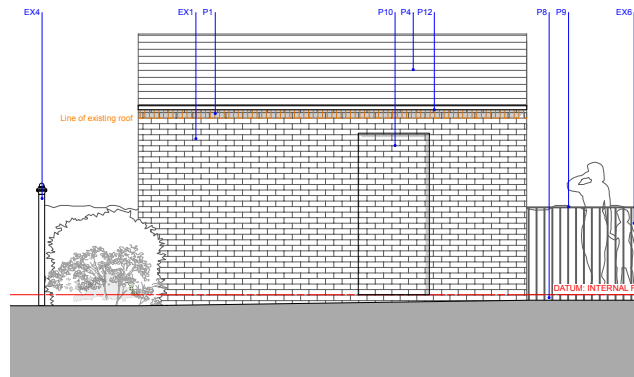
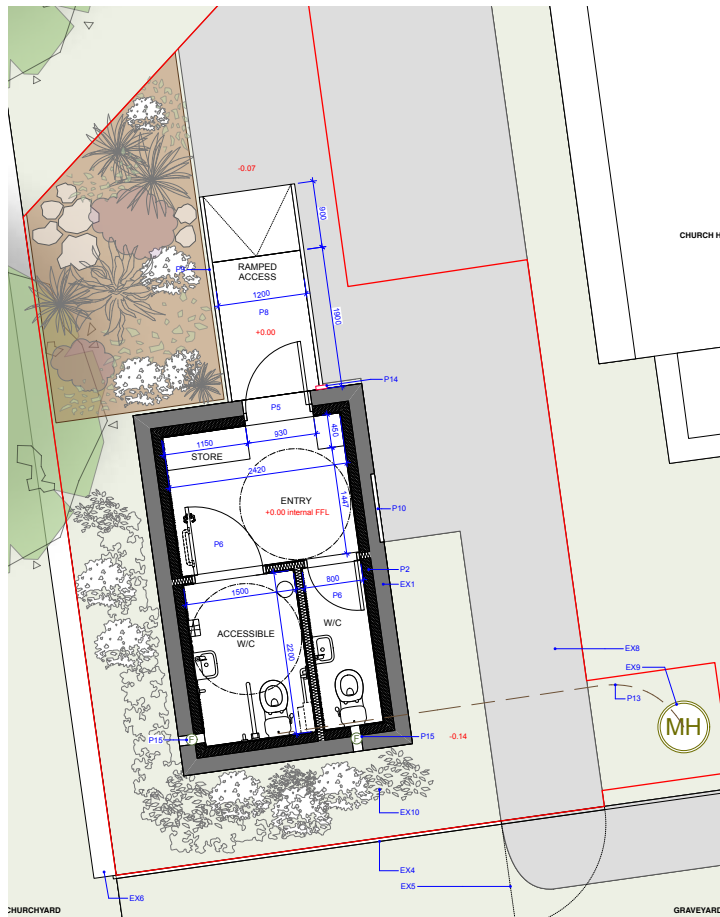
02400a.04 SOUTH ELEVATION AS PROPOSED
SCALE 1:25 @ A1, 1:50 @ A3

The walls are extended upwards to provide sufficient head height within the space. A new pitched roof is added to reflect the traditional pitched roofs on the adjacent Church and Church Hall. The roof will be finished with slate, again to match the adjacent existing buildings.

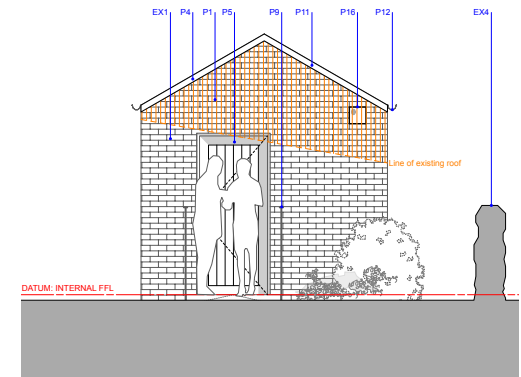
See drawings 01310a-Ground Floor Plan, 02400a-Elevations and 03500a-Sections for more information.



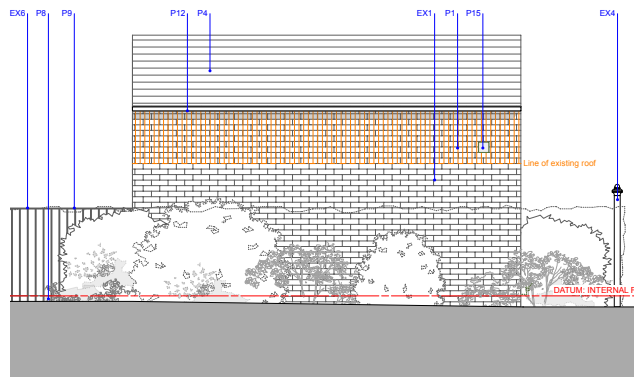
See drawings 01310b-Ground Floor Plan, 02400b-Elevations and 03500b-Sections for more information.



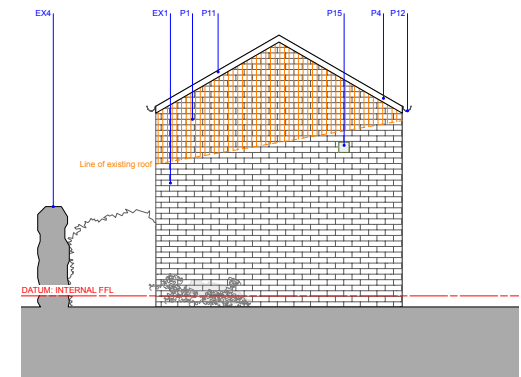
02400.01 EAST ELEVATION AS PROPOSED
SCALE 1:25 @ A1, 1:50 @ A3



02400.02 NORTH ELEVATION AS PROPOSED
SCALE 1:25 @ A1, 1:50 @ A3



02400.03 WEST ELEVATION AS PROPOSED
SCALE 1:25 @ A1, 1:50 @ A3



02400.04 SOUTH ELEVATION AS PROPOSED
SCALE 1:25 @ A1, 1:50 @ A3

Conclusions from Feasibility Study

Following the review of both options, the client decided to proceed with an adaptation of option A. This was chosen because of its reference to the traditional forms and materiality of the Church and Church Hall, and its logical internal layout. Some amendments were made to the design, these include a relocation of the entrance door and access ramp and removal of the proposed windows.

The relocation of the entrance door ensure that foot traffic to the W/C facilities is kept separate from the internal access road that runs adjacent to the building. Although this road is not often utilised, this separation increases the safety of users. The windows were removed to reduce costs and reduce long term upkeep requirements for the church, as well as increasing the the building's security.

PRINCIPAL PROPOSALS AND ASSOCIATED JUSTIFICATION

The proposals are intended to fulfil the brief, whilst prioritising the retention of the existing character of the Church through the renovation of an adjacent outbuilding to provide much needed facilities. These proposals enable sustainable long term use of the building by the local community, with a continued increase in congregation and extended use by other local groups. This will ensure its communal value will be enhanced going forwards. The proposals also allow for accessibility of the new facilities for all users.

The ongoing maintenance, as well as the need for facilities to best support the desired activities going forwards, are perhaps the biggest threat to the Church. Buildings require continuous investment in money and time to maintain them and allow them to continue their relevance for current and future needs. These proposals are the most practical and economic form of preservation and retention.

The proposals for the outbuilding are outlined below along with their justification;

Renovation of external walls

The outbuilding is currently constructed from red brick, with the walls terminating at a low mono pitch. The brick appears to be in relatively good condition, however, this will need to be properly assessed after the removal of the overgrown vegetation.

The proposals will extend the existing walls up to create sufficient head height within the outbuilding, using a brick that ties in with the existing. These bricks will be of matching colour and dimension to the existing to

create a seamless wall. The extent of additional brickwork is shown on the proposed elevations (see previous page).

The existing walls, depending on their stability, will be internally reinforced and then lined with a membrane, insulation and plasterboard. These upgrades will ensure that the building meets building control requirements.

Existing openings that are no longer required will be infilled with a recessed brick panel to identify existing features.

Justification

By tying in with the existing fabric, using a matching brick, the visual impact on the site is minimal. The increased height of the building is required to allow the building to function as a publicly accessible space, since the existing head height would be too low to suit the proposed use.

New pitched roof

The building will be completed with a new slate tiled pitched roof. The adjacent Church and hall are pitched slate roofs, so this detail is in keeping with the context. The pitch will be visible internally to make the small interior appear more spacious. New PPC aluminium rainwater goods will be fixed to the eaves to provide drainage.

Justification

The pitch will provide additional internal height, compared to a flat or mono pitch. The pitch is also in keeping with the form of the adjacent historic buildings.

External works (ramps/landscaping)

The invasive vegetation will be removed from the existing building, this will be replaced by appropriate planting around the perimeter of the outbuilding. This will soften the appearance of the building in the site, as well as improving the overall aesthetic.

A new ramp will be installed to the north of the building, to ensure there is an accessible, step free route to the facilities. The ramp will be formed from poured concrete, with balustrading that is in keeping with the existing balustrading to the south.

Justification

The ramp is essential to ensure that the proposals are in keeping with Approved Document M. The dimensions of the ramp are determined by standards set out in this document.

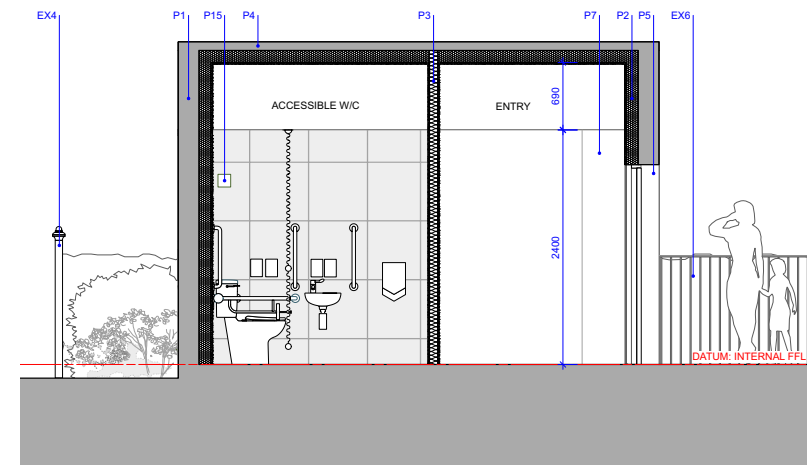
Additional planting is required to offset the vegetation removed to allow for the renovation of the outbuilding. More information about the planting is provided in the accompanying Green Infrastructure Statement.

Internal works

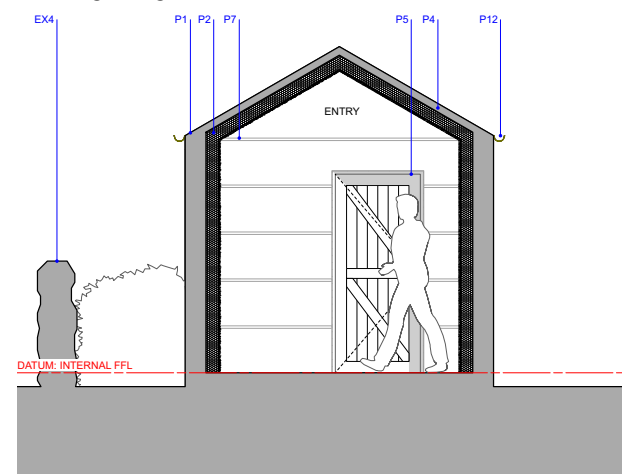
The brief required the addition of new W/Cs and storage space for the Church. The proposals include two W/Cs (one of which is accessible) and integrated shelving along the north wall of the space. Since the footprint of the outbuilding is fixed, the layout has been considered to make the most efficient use of the space available. The lobby provides sufficient space for the turning circle of a wheelchair, whilst still allowing for the maximum amount of storage along the north wall.

Justification

The accessible W/C is designed to comply with the space requirements set out in Approved Document M. The priority is to ensure that the facilities cater for all members of the congregation and local community.



03500.01 SECTION AA AS PROPOSED
SCALE 1:25 @ A1, 1:50 @ A3



03500.02 SECTION BB AS PROPOSED
SCALE 1:25 @ A1, 1:50 @ A3

*Proposed
sections of
outbuilding.*

OVERVIEW RESPONSE TO OBJECTIVES OF GOOD DESIGN

The proposals are designed to benefit the Church's use by the congregation and other community groups. Below are key categories considered during the design process, to ensure the benefits of the proposals are all encompassing.

1. **Access / Parking / Movement**

There is currently no accessible facilities for the congregation, so a new accessible W/C is proposed, with a ramp to ensure there is step free route to the space from the Nave. The dimensions of each space are in line with Approved Document M.

2. **Character**

The proposals will tie in with the existing outbuilding; by maintaining the existing footprint and utilising a matching brick. This will therefore minimise the impact on the existing character of the site. New planting is proposed to soften the building, following the removal of the current invasive vegetation.

3. **Placemaking**

The proposals are intended to enhance the 'usefulness' of the Church by providing the appropriate W/C facilities for both the congregation and the local community. The facilities allow for the church to have additional use as a space for hire, increasing its viability moving forwards.

4. **Layout (Internal)**

The proposed internal layout of the existing outbuilding makes the most efficient use of the space based on the footprint. The brief is to provide multiple W/Cs and additional storage for the church, all of which accommodated within the proposals.

5. **Appearance : Materials and Details**

The proposals include a new slate roof, this high quality material ties in with adjacent buildings (the Church and church hall adjacent). The brick is to match the existing material of the outbuilding to remain in keeping with the established appearance.

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