



Christ Church Portsdown

Building Development Group
Parish Presentation

17 February 2011
Version 5



Agenda

- Why do anything ?
- Outline
- Recommendation
- Principles
- Approach
- Options and Priority
- More details on Phase 1
- Conclusion



Why do any of this ?

- Building Development Group 2009
 - Kairos Buildings Phase
- Starting Point
 - not 'how can we improve our buildings?'
 - but 'what are our buildings for?'
- Conclusion
 - sacred space
 - meeting place for Church and community
 - Not fit for purpose



Outline

- May 2010 PCC
 - BDG tasked to recommend to the PCC, within three months, a plan of action for building development
 - Start point PCC Recommendations - October 2009
- Initial meeting of BDG June 2010
- Recommendations to PCC September 2010
- October 2010 PCC agreed in principle and BDG tasked to focus on detailed proposals



Recommendation

- The provision of toilets, outside the current footprint of the church, attached to north west corner.
- New water and sewerage system to meet current regulations. Works be undertaken using existing funds.
- Fund raising for toilets be authorised by the PCC with low cost improvements during fund raising period.
- Other improvements to follow the implementation of the toilet, subject to funding availability.
- Establish a communications approach for the programme to keep the congregation up to date.



Principles

- Rigorous process, disciplined, focused and documented.
- Based on feasibility and need, with consideration given to affordability.
- Inclusive project - Everyone informed and everyone can contribute.
- Understand how we got there and communicate with others



Approach

- Initial list of 30 options drawn up from PCC requirements
- Initial list discussed, considered and documented with additional details added.
- Some options split resulting in around 55 options for consideration.



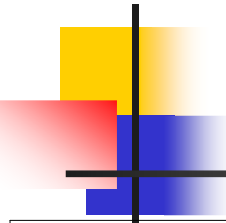
Scoring and short listing

- Options list categorised:
 - Achieves project objective
 - Benefits worship experience
 - Benefits the community
 - Visually aesthetic
 - Low initial cost
 - Low through life cost
 - Low environmental impact
- Scores assessed and low scoring items dropped



Completion of Recommendation

- Sorting of Options into Implementation Order
 - list included overlapping or duplicate solutions.
 - Individual members scored the list
 - Collated scores and comments
 - Some rough order of magnitude costs to assist
- Group review using all the available information
- Discussion on relationship of toilets and entrances ahead of making selection and recommendation
- Unanimous Recommendation from the BDG

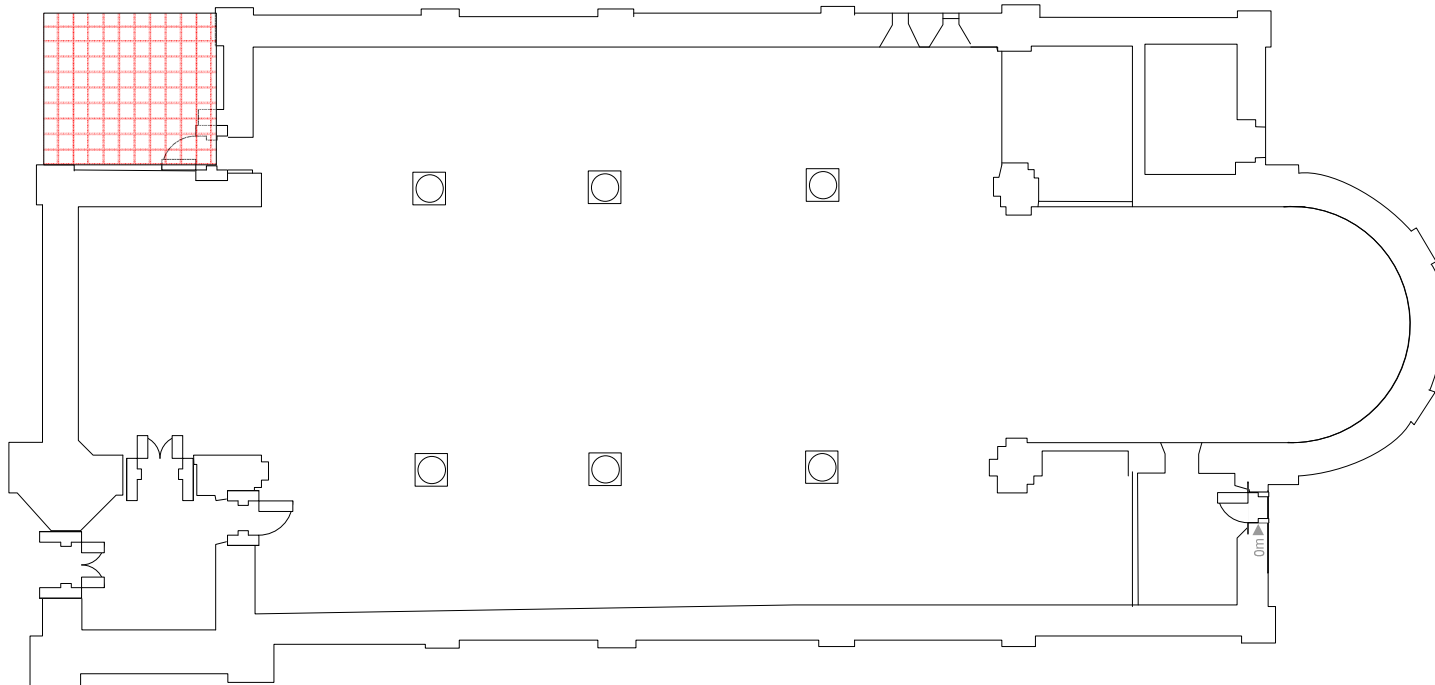


Improvements achievable during the fund raising period

Requirement	Options
Improve Infrastructure i.e. mechanical & electrical services/ICT	<ul style="list-style-type: none"> ➤ Review of all M&E services to ensure appropriate capacities and 'future proofing'
Provide Church with Tea and Coffee preparation area in temporary location	<ul style="list-style-type: none"> ➤ Locate on footprint where coffee is currently served in the south west corner of the church
Provide Flexible Worship Space in Church	<ul style="list-style-type: none"> ➤ Create separate space for prayer ministry ➤ Remove existing furniture from Chancel (choir stalls)
Improve Church Entrance	<ul style="list-style-type: none"> ➤ Refurbish and clean up the existing entrance porch.
Upgrade Church Audio Visual Systems	<ul style="list-style-type: none"> ➤ Provide large retractable projector screen at front of Nave ➤ Improve lectern microphone
Storage	<ul style="list-style-type: none"> ➤ Review storage requirements
Furnishings	<ul style="list-style-type: none"> ➤ Consistent theme i.e. 'Tidy Up'
Facilities for flower preparation	<ul style="list-style-type: none"> ➤ Storage of flower preparation materials ➤ Temporary facilities for flower preparation

Implement toilet when funds allow

Requirement	Options
Provide Church with Toilet Facilities	Locate outside current building attached to the north west corner



Work considered and will be looked at again after the toilets are built (1 of 2)

Requirement	Options
Provide Flexible Worship Space in Church	<ul style="list-style-type: none"> ➤ Remove first few pews and provide dais for table near chancel step
Improve Approach to Church. Because 'Church is unseen and too distant from road'.	<ul style="list-style-type: none"> ➤ Improve signage
Upgrade Church Audio and Visual Systems	<ul style="list-style-type: none"> ➤ Provide upgraded sound system to integrate speech and music amplification
Provide Accessible Church to Church Hall Link	<ul style="list-style-type: none"> ➤ Provide steps and path at north west corner of church into church hall via graveyard
Provide Flexible Worship Space in Church	<ul style="list-style-type: none"> ➤ Level the main floor. ➤ NB: Sub options may concern floor types.
Upgrade Church Audio and Visual Systems	<ul style="list-style-type: none"> ➤ Provide audio link from church to church hall
Provide Church with permanent Tea and Coffee preparation area	<ul style="list-style-type: none"> ➤ Re-locate tea and coffee making facilities to final position in north west corner of church.



Work considered and will be looked at again after the toilets are built (2 of 2)

Requirement	Options
Facilities for flower preparation	➤ Permanent facilities for flower preparation
Furnishings	➤ Consistent theme and maintenance friendly i.e. New
Church Accessibility	➤ Provide Bike Racks
Provide Flexible Worship Space in Church	➤ Remove pews, provide replacement chairs on existing floors
Improve Approach to Church. Because 'Church is unseen and too distant from road'.	➤ Reduce impact of trees
Improve Approach to Church. Because 'Church is unseen and too distant from road'.	➤ Upgrade paths on approach (Resurface South Drive & Entrance) and make accessible for wheelchairs. Provide lighting on north west and south west pathways from road to church door



Phase 1 in more detail

- Toilets
- Infrastructure - Water / Sewerage / Power / IT
- Tea and Coffee Facilities / Flower prep area
- Projector and Screen
- Prayer and Ministry space
- Chancel
- Porch / General furnishings / Storage



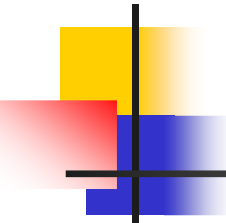
Toilets

- New build, attached to North West corner
- External appearance in keeping and sympathetic with the existing church
- At least 2 unisex toilets, 1 accessible
- Toilet cubicles full height and enclosed
- Natural lighting if possible
- Electrical lighting to be automatic



Toilets

- Wash hand basins for each toilet
- Sensor taps to minimise water consumption
- Wall mounted nappy changing bench
- Sensor toilet flushes.
- Low noise sensor activated hand dryers
- Cost for new toilet build estimated at £100K



Infrastructure - Water / Sewerage / Power / IT

- Electrical survey completed and small improvements planned
- Use existing funds for sewage, foul water drainage and fresh water supply
- Trench to be dug across the graveyard from the North West corner of the church to the car park at the front of the hall
- IT work in preparation for screen/projector



Tea and Coffee / Flowers

- Temporarily sited in SW Corner of church
- New discussion on position based on costs
- Hot water boiler rather than current urn
- Two sinks, cupboards, serving area
- Storage for flower arranging equipment



Screen and Projector

- Provide flexible and permanent facilities
- Meet visual needs - higher and larger
- Increase use of audio / visual for services
- Separate fund raising - nearly complete
- PCC Approval to proceed after tax refund
- Needs "Faculty" - Church planning process
- Outlook for installation May / June



Ministry Area

- Provide dedicated area for prayer & ministry
- Screen off front 4-5 metres of north aisle
- Low level screens and provide chairs
- Initial temporary installation
- Check size and form before permanent install
- Flexible solution - seating for major services



Chancel

- Provides flexibility while retaining essential feel of visual focal point
- Flexibility necessitates:
 - Level floor therefore remove choir stalls
 - Replace stalls with chairs - style for whole church
 - Vary Lord's Table location so clergy stalls removed
 - Re-site lectern within chancel
- Phased approach
- No proposed changes to fixtures from current rail eastwards or to the pulpit

Chancel - artist's impression





Porch / General furnishings / Storage

- Improve initial impact to make porch a welcoming space
- Strip out existing, make good and re-decorate
- Incorporate storage, notice boards and essential fittings
- Warm air curtain
- Working on common appearance for both current and future work



Questions and Comments

- Your turn to speak ...
- Further comments to BDG team or in book at back of church
- Look out for monthly articles in Portsdown Post and further presentations (e.g. APCM)
- Check out the web page under PCC



Conclusion

- We are progressing as fast as possible
- Working on detailed designs for PCC approval
- Most of the changes will need Diocesan approval before we can proceed
- We may need Local Authority planning approval for the toilet
- Funds need to be in place before each stage of the work begins
- Fundraising will start shortly