

Portsmouth Parish Centre

Notes of the Design and Build Meeting held in the Church on Thursday 20th April 2006

In Attendance: Jim Molloy, Patrick Whittle, Colin Dove, Daniel Forshaw, Sheila Gill, Philip Aspey and Doug Sanders

Purpose of the Meeting: To consider the outline design proposals produced by Daniel Forshaw

General: Detailed costings were not discussed but, in his introduction, Daniel emphasised the important cost considerations which affected his design proposals. Assuming a budget (excluding all project fees) of about £420K, then about £250K would be taken up by what might be considered “infrastructure” items (floor, heating, electrics, plus fixtures and fittings including those for the kitchen and toilets). This left in the order of £170k for the rest of the project which put great pressure on the “construction” elements of the project. Against this background Daniel did not feel that we should move the D-Day windows, or put a new door in at the West end, as these were expensive items. This realistic advice was accepted.

In the general discussion over the next two hours, the following agreements were reached:

1. Despite the above change, all the essential elements of the scheme could be retained. It would still be possible to install a mezzanine floor at the West end if the floor was level with the bottom of the D-Day windows. If it was cantilevered to extend into the church past the porch East wall it would provide an area of at least 36sqm which met the large community room requirement (to be called the D-Day Room?). Provision of a glass wall for this first-floor main room would allow the D-Day windows to be viewed from inside the church at ground level, and also minimise natural light loss in the church. A curtain divider could be included if privacy was ever an issue.
2. If it were feasible to break into the tower at the mezzanine floor level, and align the tower and mezzanine floors, this would provide another useful and easily accessible room/space of about 10 sqm.
3. At ground level at the West end, another room could be formed of approximately 30sqm. A suitable window on the North side would improve the natural lighting of this space and the church. Again, a glass screen would assist this aspect.
4. The rooms at 1, 2 and 3 above would more than satisfy any known community demand and allow dual church use. Stairs would be required to access spaces 1 and 2, and these could be provided at the North side in the vicinity of the current crèche area. Since disabled access was a requirement, a lift facility could be installed on the South side in the vicinity of the East porch door. This would also allow refreshments to be taken from the kitchen to the first floor room by trolley if required.
5. The new entrance at the West end (now cancelled on cost grounds) had been instigated to allow an uncluttered and “warm and inviting” view of the interior of the church from outside. It was felt that a similar effect could be achieved if the new entrance was let into the South wall of the church in way of two of the smaller stained glass windows which could be relocated, perhaps in the new office structure. Suitably landscaped this could make a very attractive external approach and entrance.
6. The porch was thought to be the ideal place to house the toilets, on grounds of location, soundproofing and drainage run. Subject to investigation it would probably be possible to fit one female (dual disabled) and one gents toilet in. This would deny the space for conversion into the church office, but the office could be provided on the North side integrated with the staircase and utilising the existing door on that side as a “private” entrance into the new office.

7. The existing vestry would remain in use as the vestry, but the office would be converted into the new kitchen
8. If the organ “works” could be left in their present position, but raised to a first-floor, this would allow the option of merging with the garden store to provide useful room or space, noting particularly the need to provide adequate storage for overspill furniture and other items. (**Post meeting note:** Daniel has checked with the Organ Builder who confirms that it would be possible to raise the mechanism for the sum of about £25k to include cleaning and a small contingency. **Initial comment:** Seems like good value to me!) If the garden store is taken for other purposes we shall, of course, have to re-provide the facility elsewhere.

Programme:

All are requested to note the programme that we are working to:

- 10am on Thursday 11th May in the church. Architect to present revised proposals and outline costings. This is an open meeting to which all are invited. From this we hope to arrive at an acceptable and affordable scheme design
- 7.30pm on Thursday 11th May in the Hall upper room. Next PLT meeting. PLT to consider above proposals.
- 7.30pm on Thursday 25th May in the church. PLT present design proposals to PCC
- By 30 June latest. PCC to have agreed design proposals and drawings plus brief project description to be passed to the DAC for consideration.
- First 3 weeks of July – window for DAC visit to church if desired.
- 20 July 2006. DAC meet to consider Christ Church outline scheme.
- July to December – Production of detailed drawings and submission of Faculty.

Jim Molloy
26 April 2006