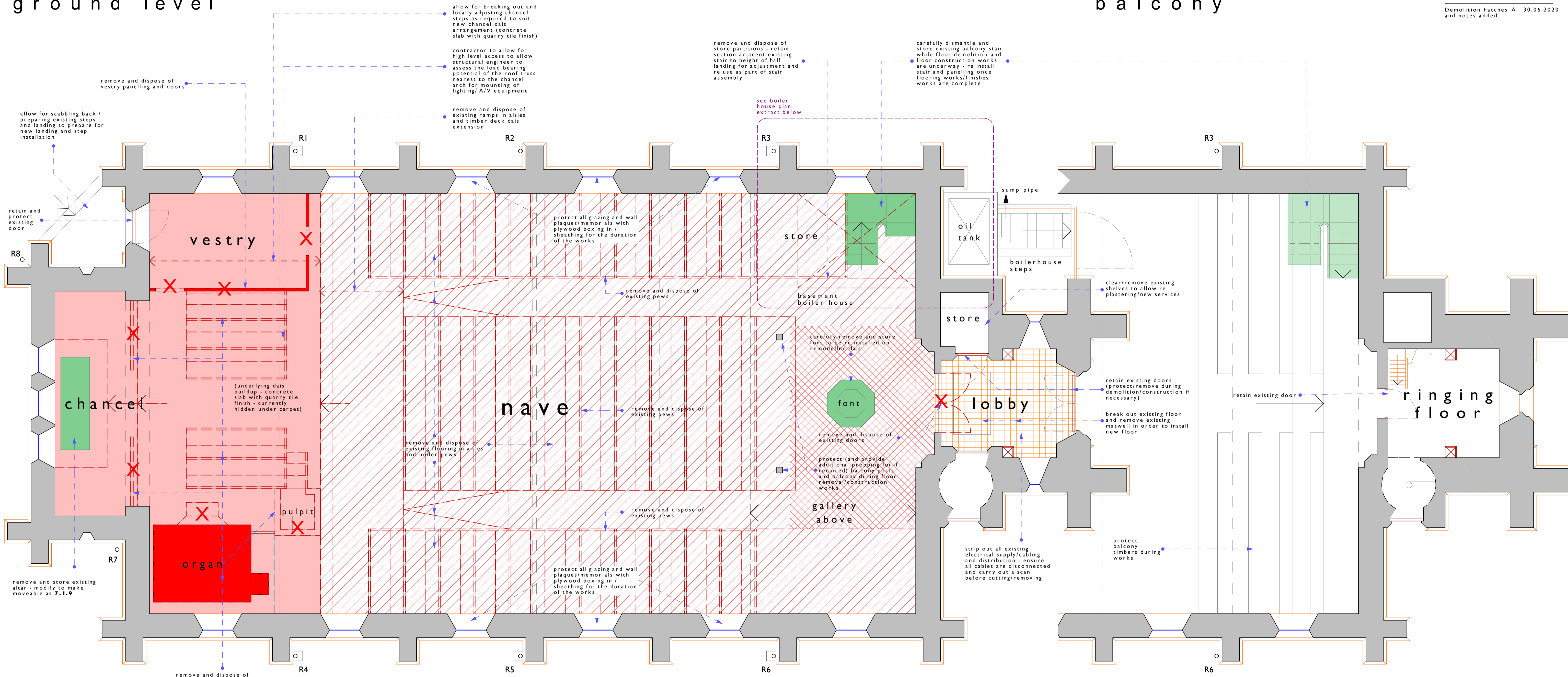


ground level

balcony



allow for breaking out and locally adjusting chancel steps as required to suit new chancel dais arrangement (concrete slab with quarry tile finish)

contractor to allow for high level access to allow structural engineer to assess the load bearing potential of the roof truss nearest to the chancel arch for mounting of lighting/ A/V equipment

remove and dispose of vestry panelling and doors

allow for scabbling back / preparing existing steps and landing to prepare for new landing and step installation

retain and protect existing door

remove and dispose of existing ramps in aisles and timber deck dais extension

remove and dispose of existing pews

protect all glazing and wall plaques/memorials with plywood boxing in / sheathing for the duration of the works

remove and dispose of existing pews

remove and dispose of existing pews

remove and dispose of existing pews

remove and dispose of organ, pulpit, choir pews, rails

note that aisle and pew flooring is a suspended build up resting on sleeper walls - refer to Structural Engineer's information - remove carefully and allow appropriate access for removal of waste and installation of new floor

remove and store existing altar - modify to make moveable as 7.1.9

protect all glazing and wall plaques/memorials with plywood boxing in / sheathing for the duration of the works

protect all glazing and wall plaques/memorials with plywood boxing in / sheathing for the duration of the works

carefully remove and store font to be re-installed on remodelled dais

remove and dispose of existing doors

protect (and provide additional propping for if required) balcony posts and balcony during floor removal/construction works

remove and dispose of existing boiler and all associated pipework/ cables/flue connection

remove and dispose of store partitions - retain section adjacent existing stair to height of half landing for adjustment and re use as part of stair assembly

carefully dismantle and store existing balcony stair while floor demolition and floor construction works are underway - re install stair and panelling once flooring works/finishes works are complete

see boiler house plan extract below

strip out all existing electrical supply/cabling and distribution - ensure all cables are disconnected and carry out a scan before cutting/removing

protect balcony timbers during works

break out existing floor and remove existing matwell in order to install new floor

retain existing doors (protect/remove during demolition/construction if necessary)

clear/remove existing shelves to allow re plastering/new services

oil tank

boilerhouse steps

sump pipe

retain existing door

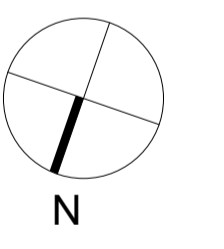
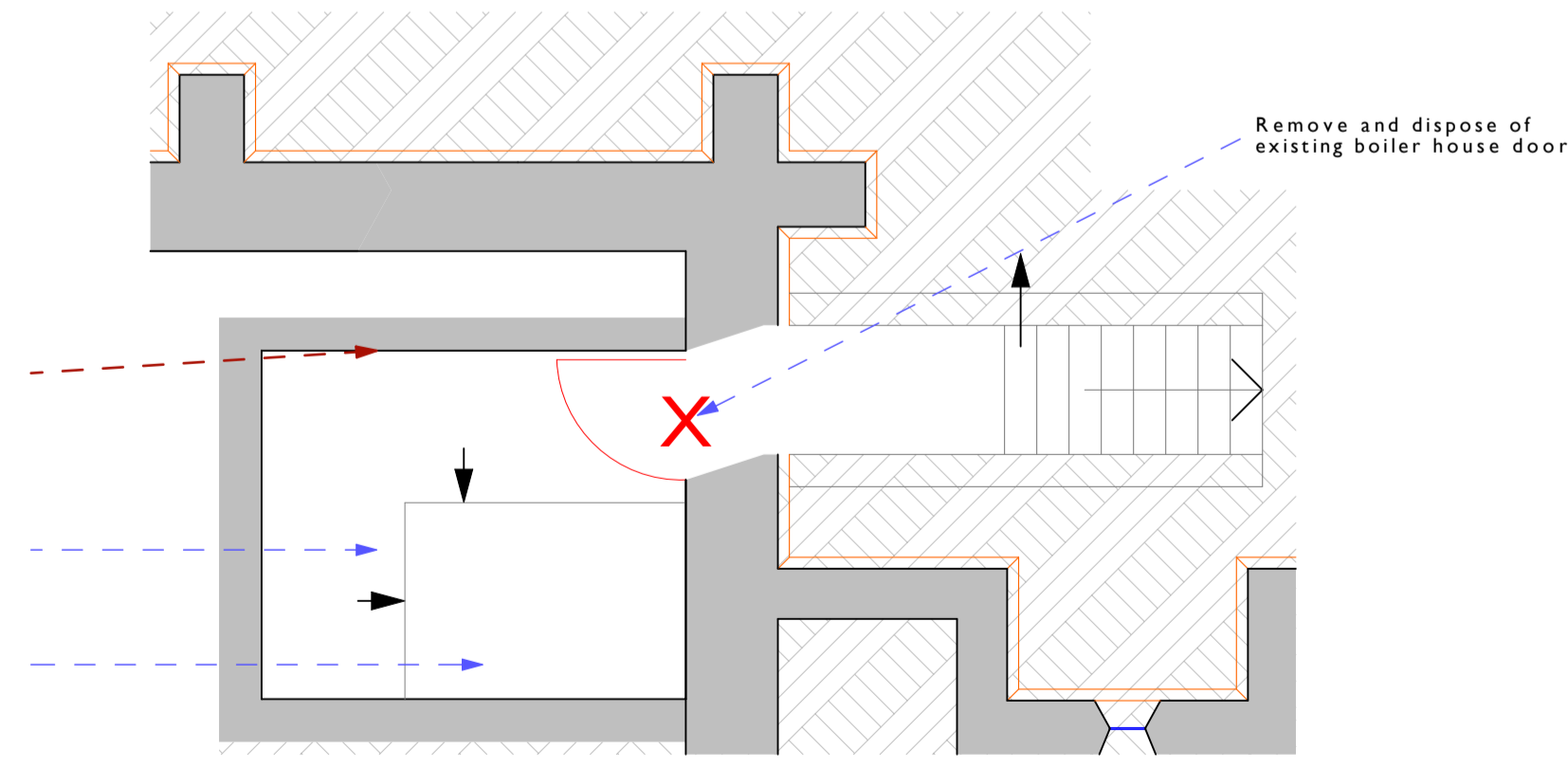
ringing floor

key

- existing suspended floor buildup (timber boards in pews, stone slabs/quarry tiles in aisles bearing onto sleeper walls) to be taken up/broken out and carted away. Allow for altering sleeper walls as structural engineer's information
- existing concrete slab under chancel to be broken out/scabbled back as required to suit new floor installation and under floor services routes - see proposed drawings - waste material carted away and suitably disposed of
- existing stone slab/compacted earth floor under balcony to be broken out/excavated as required to allow installation of new slab on compacted hardcore - as engineer's drawings
- existing stone slab/compacted earth floor to be scabbled back as required to allow installation of new stone floor - as engineer's drawings
- existing walls/partitions/fittings to be removed and carted away
- existing doors to be removed disposed of
- fittings to be removed and safely stored for re installation after construction of new floor

boiler house (part plan)

- asbestos may be present in the boiler house - allow for inspection and testing of materials for asbestos content (in particular boiler gaskets, pipe lagging/insulation) in the boiler house
- retaining function of boiler house walls is unknown - allow for propping of the boiler house walls during construction
- break out and remove existing vault over boiler house - allow for temporary propping of walls until new beam and block floor installed overhead



Notes not exhaustive - refer to schedule of works

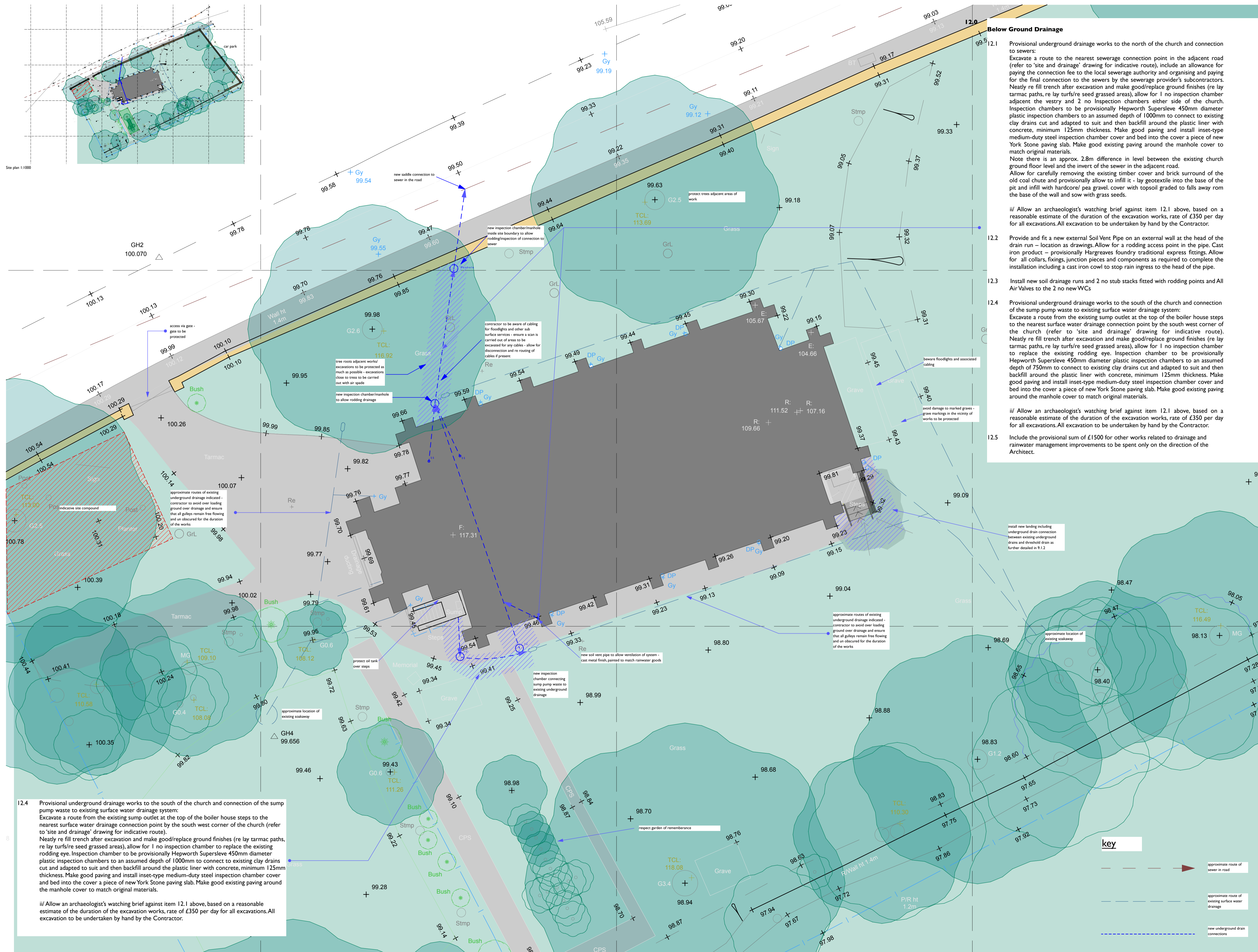
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Drawing Title
As Existing/demolitions
Proposed Re ordering

Drawing Status	Drawn by	Date
Preliminary	PCR	27/11/2016
Scales	Layout Size	
1:100	A1	
Drawing Number	Revision	
00008_A.02.1	A	



- Below Ground Drainage**
- 12.1 Provisional underground drainage works to the north of the church and connection to sewers:
Excavate a route to the nearest sewerage connection point in the adjacent road (refer to 'site and drainage' drawing for indicative route), include an allowance for paying the connection fee to the local sewerage authority and organising and paying for the final connection to the sewers by the sewerage provider's subcontractors. Neatly re fill trench after excavation and make good/replace ground finishes (re lay tarmac paths, re lay turfs/re seed grassed areas), allow for 1 no inspection chamber adjacent the vestry and 2 no inspection chambers either side of the church. Inspection chambers to be provisionally Hepworth Supersleve 450mm diameter plastic inspection chambers to an assumed depth of 1000mm to connect to existing clay drains cut and adapted to suit and then backfill around the plastic liner with concrete, minimum 125mm thickness. Make good paving and install inset-type medium-duty steel inspection chamber cover and bed into the cover a piece of new York Stone paving slab. Make good existing paving around the manhole cover to match original materials.
Note there is an approx. 2.8m difference in level between the existing church ground floor level and the invert of the sewer in the adjacent road.
Allow for carefully removing the existing timber cover and brick surround of the old coal chute and provisionally allow to fill it - lay geotextile into the base of the pit and infill with hardcore/ pea gravel, cover with topsoil graded to falls away from the base of the wall and sow with grass seeds.
 - iii/ Allow an archaeologist's watching brief against item 12.1 above, based on a reasonable estimate of the duration of the excavation works, rate of £350 per day for all excavations. All excavation to be undertaken by hand by the Contractor.
 - 12.2 Provide and fit a new external Soil Vent Pipe on an external wall at the head of the drain run – location as drawings. Allow for a rodding access point in the pipe. Cast iron product – provisionally Hargreaves foundry traditional express fittings. Allow for all collars, fixings, junction pieces and components as required to complete the installation including a cast iron cowl to stop rain ingress to the head of the pipe.
 - 12.3 Install new soil drainage runs and 2 no stub stacks fitted with rodding points and All Air Valves to the 2 no new WCs
 - 12.4 Provisional underground drainage works to the south of the church and connection of the sump pump waste to existing surface water drainage system:
Excavate a route from the existing sump outlet at the top of the boiler house steps to the nearest surface water drainage connection point by the south west corner of the church (refer to 'site and drainage' drawing for indicative route). Neatly re fill trench after excavation and make good/replace ground finishes (re lay tarmac paths, re lay turfs/re seed grassed areas), allow for 1 no inspection chamber to replace the existing rodding eye. Inspection chamber to be provisionally Hepworth Supersleve 450mm diameter plastic inspection chambers to an assumed depth of 750mm to connect to existing clay drains cut and adapted to suit and then backfill around the plastic liner with concrete, minimum 125mm thickness. Make good paving and install inset-type medium-duty steel inspection chamber cover and bed into the cover a piece of new York Stone paving slab. Make good existing paving around the manhole cover to match original materials.
 - iii/ Allow an archaeologist's watching brief against item 12.1 above, based on a reasonable estimate of the duration of the excavation works, rate of £350 per day for all excavations. All excavation to be undertaken by hand by the Contractor.
 - 12.5 Include the provisional sum of £1500 for other works related to drainage and rainwater management improvements to be spent only on the direction of the Architect.

12.4 Provisional underground drainage works to the south of the church and connection of the sump pump waste to existing surface water drainage system:
Excavate a route from the existing sump outlet at the top of the boiler house steps to the nearest surface water drainage connection point by the south west corner of the church (refer to 'site and drainage' drawing for indicative route). Neatly re fill trench after excavation and make good/replace ground finishes (re lay tarmac paths, re lay turfs/re seed grassed areas), allow for 1 no inspection chamber to replace the existing rodding eye. Inspection chamber to be provisionally Hepworth Supersleve 450mm diameter plastic inspection chambers to an assumed depth of 1000mm to connect to existing clay drains cut and adapted to suit and then backfill around the plastic liner with concrete, minimum 125mm thickness. Make good paving and install inset-type medium-duty steel inspection chamber cover and bed into the cover a piece of new York Stone paving slab. Make good existing paving around the manhole cover to match original materials.

iii/ Allow an archaeologist's watching brief against item 12.1 above, based on a reasonable estimate of the duration of the excavation works, rate of £350 per day for all excavations. All excavation to be undertaken by hand by the Contractor.

Notes not exhaustive - refer to schedule of works

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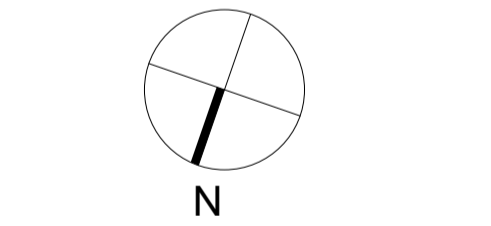
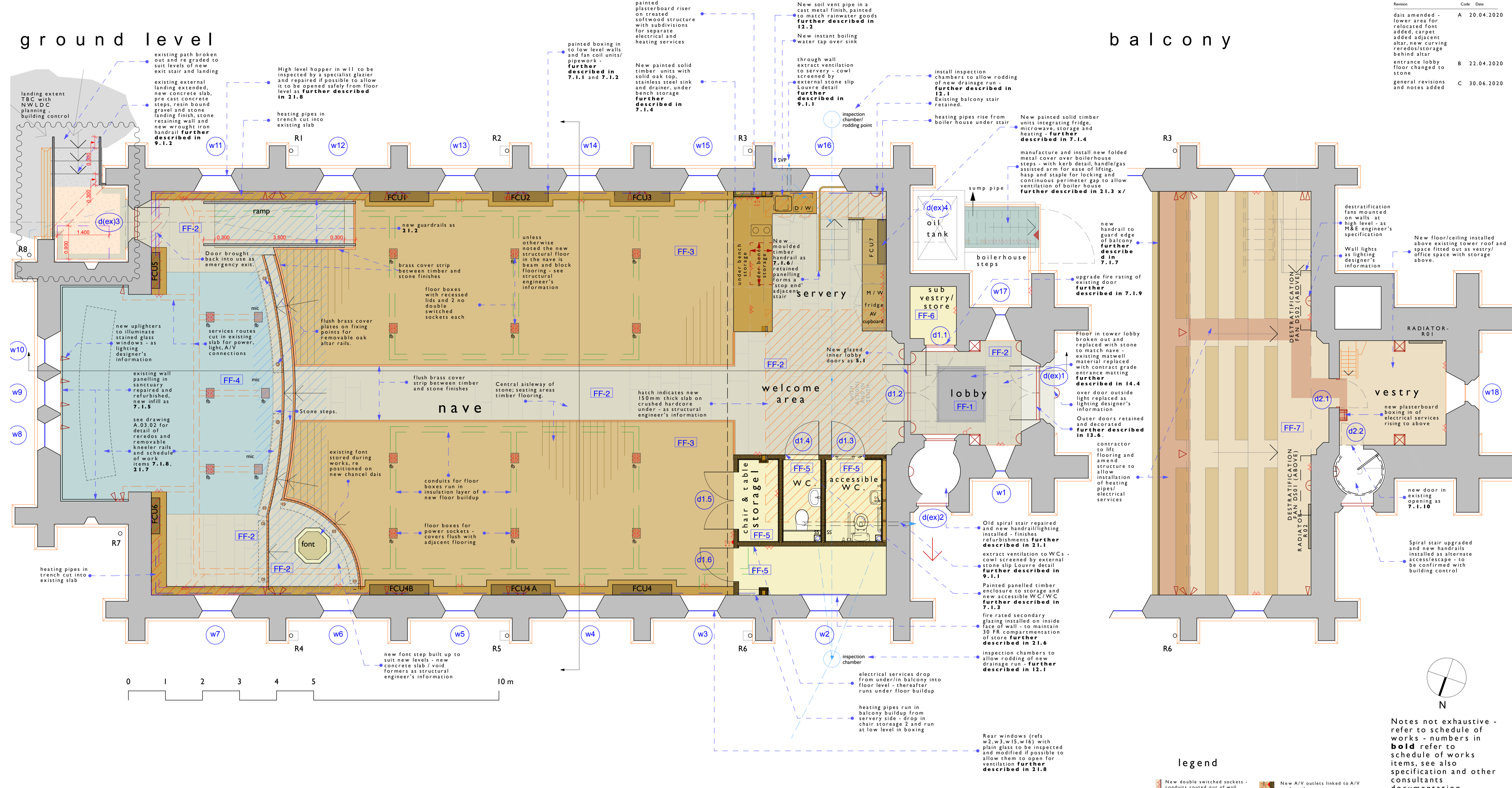
Job Title
St. John Church, Donisthorpe
Church Street
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Leicestershire
DE12 7PY
Client
PCC of St. John's, Donisthorpe
Drawing Title
Site & Drainage - Proposed
Proposed Re ordering
Drawing Status
Preliminary
Scales
1:100; 1:1000
Drawing Number
00008_A.02.2

Drawn by
PCR
Date
27/11/2016
Layout Site
AI
Revision
A

ground level

balcony

Revision	Code	Date
dais amended - lower area for relocated font added, carpet added adjacent altar, new curving rerodos/storage behind altar	A	20.04.2020
entrance lobby floor changed to stone	B	22.04.2020
general revisions and notes added	C	30.06.2020



Notes not exhaustive - refer to schedule of works - numbers in **bold** refer to schedule of works items, see also specification and other consultants documentation

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Client
PCC of St. John's, Donisthorpe
 Drawing Title
Proposed Plans
Proposed Re ordering
 Drawing Status
 Preliminary
 Drawing Date
 27/11/2016
 Scales
 1:50
 Layout Size
 A1
 Drawing Number
 00008 - A.02.3
 Revision
 C

legend

- New double switched sockets - conduits routed out of wall surfaces as required
- New A/V outlets linked to A/V cupboard
- New proprietary plastic ducts laid within insulation layers and with vertical pipes to connect to floor socket/outlet positions. Leave spare draw cables to each duct - for power and A/V cabling.
- New proprietary plastic ducts laid within new trenches cut in existing slab and made good with new screed - with vertical pipes to connect to floor socket/outlet positions. Leave spare draw cables to each duct - for power and A/V cabling.
- New proprietary plastic ducts laid within new trenches cut in existing slab and made good with new concrete/screed as required - with vertical pipes to connect to floor socket/outlet positions. Leave spare draw cables to each duct - for power and A/V cabling.
- New 150mm slab on compacted hardcore - to structural engineer's details
- New inset double power floor box/socket with inset lid to accept floor finish.
- New 150mm thick slab under ramp/to edge of steps - generally existing concrete slab with quarry tile topping is to be broken out to allow forming new steps (see existing/demolition drawing for extent) - allow for making good/re-forming edge as required to suit new step geometry/set out - slab to step/levels to be made up with void former products as required
- timber floor boards raised to allow new services to be run under

fan coil schedule

Reference	location	size (mm) *	Manufacturer/ model
FCU01	nave-south	1600x930	Dunham Bush - BM2
FCU02	nave-south	1600x930	Dunham Bush - BM2
FCU03	nave-south	1600x930	Dunham Bush - BM2
FCU04	nave-south	1600x930	Dunham Bush - BM2
FCU04A	nave-north	1600x930	Dunham Bush - BM2
FCU04B	nave-north	1600x930	Dunham Bush - BM2
FCU05	chancel dais	972x930	Dunham Bush - BM2
FCU06	chancel dais	972x930	Dunham Bush - BM2
FCU07	servery	772x930	Dunham Bush - BM2

*Note all include 150mm plinth underneath for pipework. refer to M&E engineer's information

destratification fan schedule

Reference	location	size (mm) *	Manufacturer/ model
DS01	balcony	see M&E spec	DE-W20-1-4
DS02	balcony	see M&E spec	DE-W20-1-4

radiator schedule

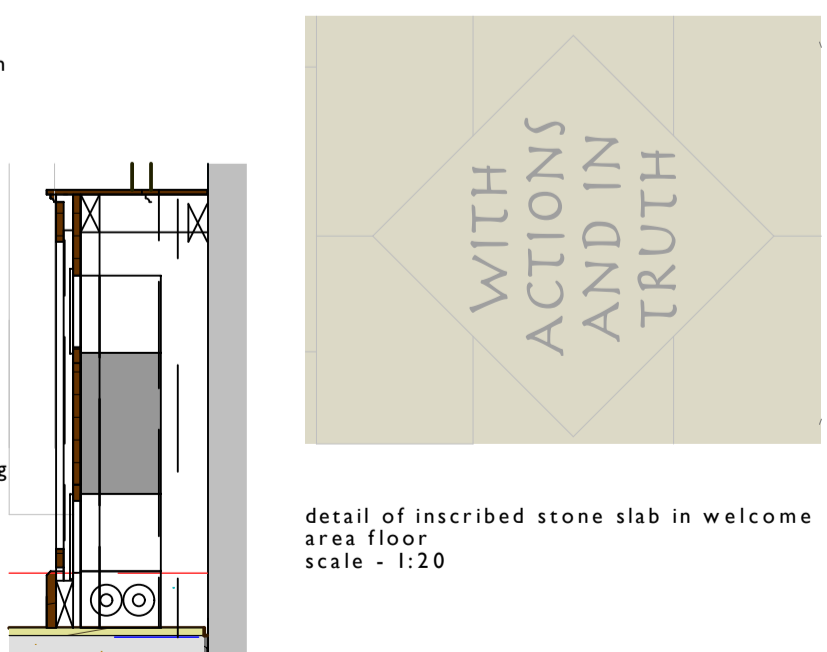
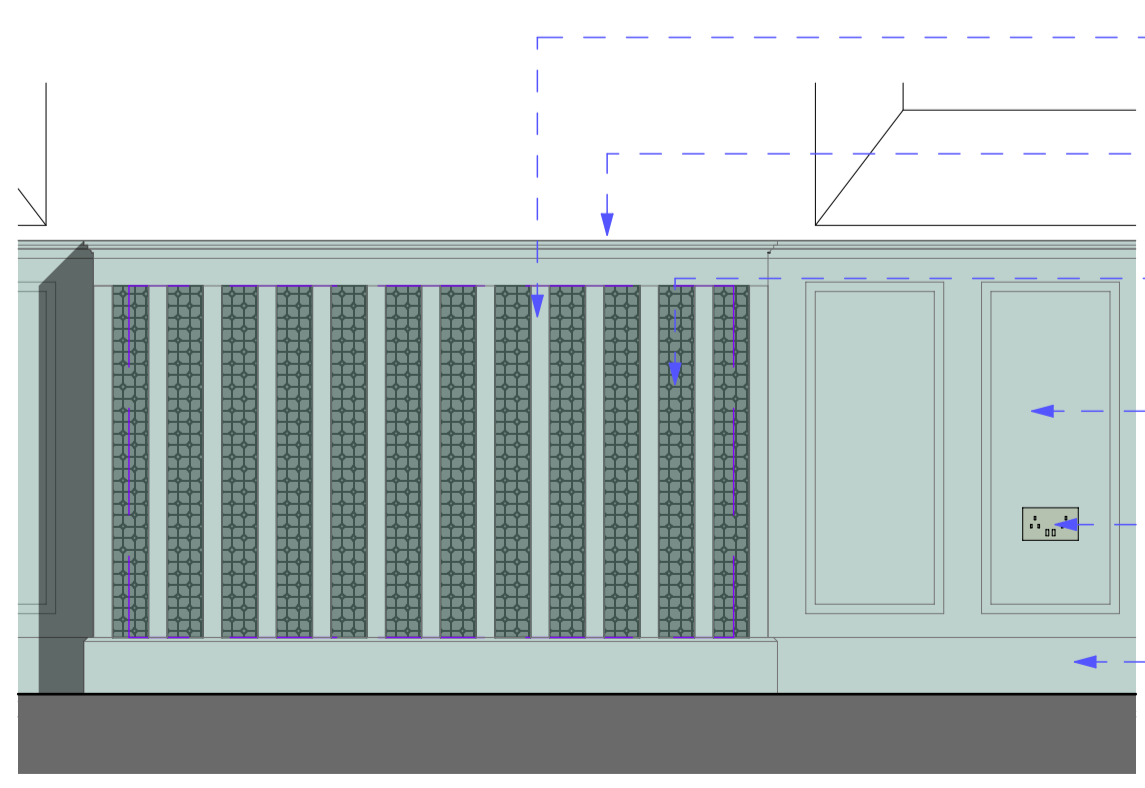
Reference	location	size (mm) *	Manufacturer/ model
R01	vestry	1200x900	Stelrad compact K3
R02	balcony	1200x700	Stelrad compact K3

floor finishes key

Reference	Finish
FF-1	Contract grade entrance matting
FF-2	York Stone paving
FF-3	Timber floor boards
FF-4	Carpet
FF-5	Non-slip vinyl
FF-6	Existing tiles cleaned & repaired
FF-7	Existing timber floor cleaned

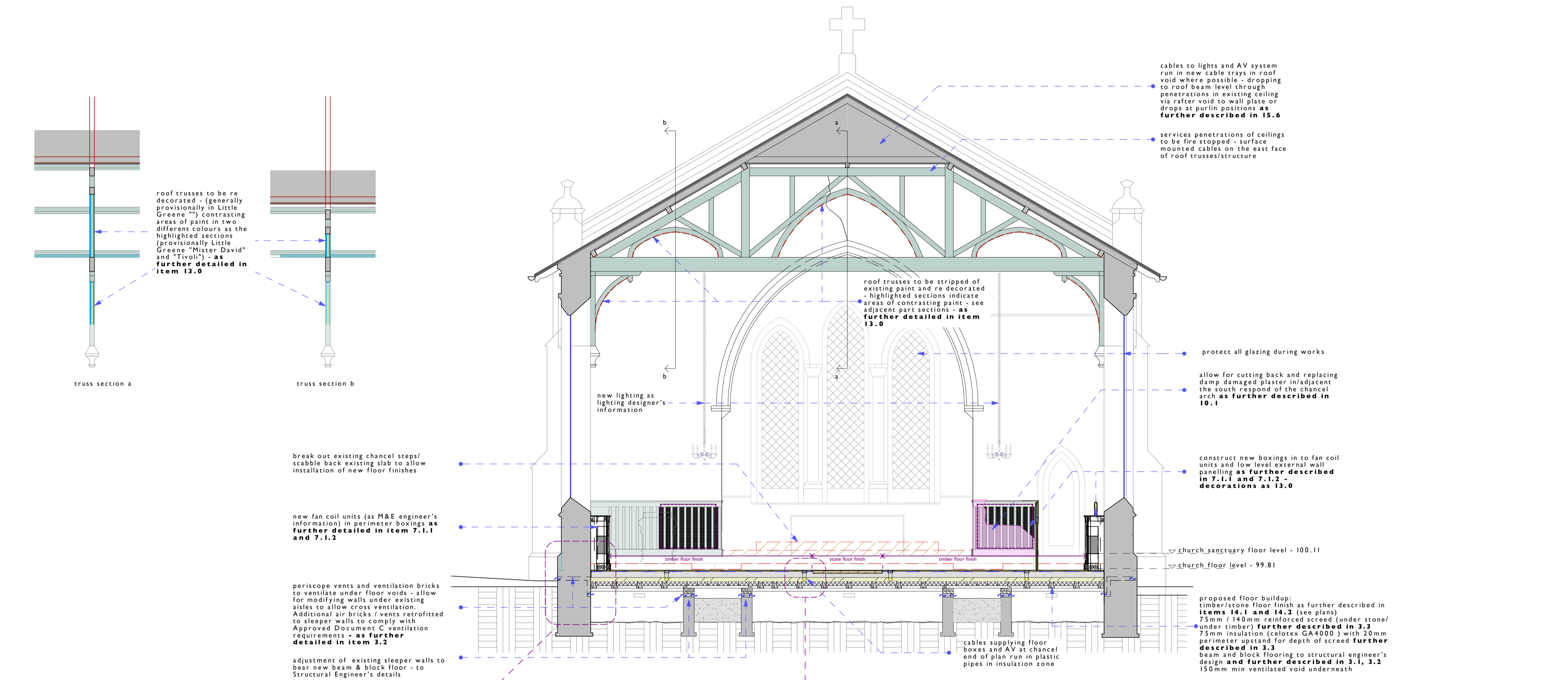
internal door schedule

Reference	location	Structural Opening (mm)	Fire Rating	Proposed
d1.1	sub vestry/store as existing	910 x 2200	FD30(perimeter seals)	
d1.2	entrance lobby see drawing A.02.7	910 x 2200		
d1.3	accessible WC	910 x 2200		
d1.4	WC	910 x 2200		
d1.5	Store 1	1540 x 2200	FD30(perimeter seals)	
d1.5	Store 2	910 x 2200	FD30(perimeter seals)	
d2.1	as existing			
d2.2	Vestry	new door to fit existing opening		

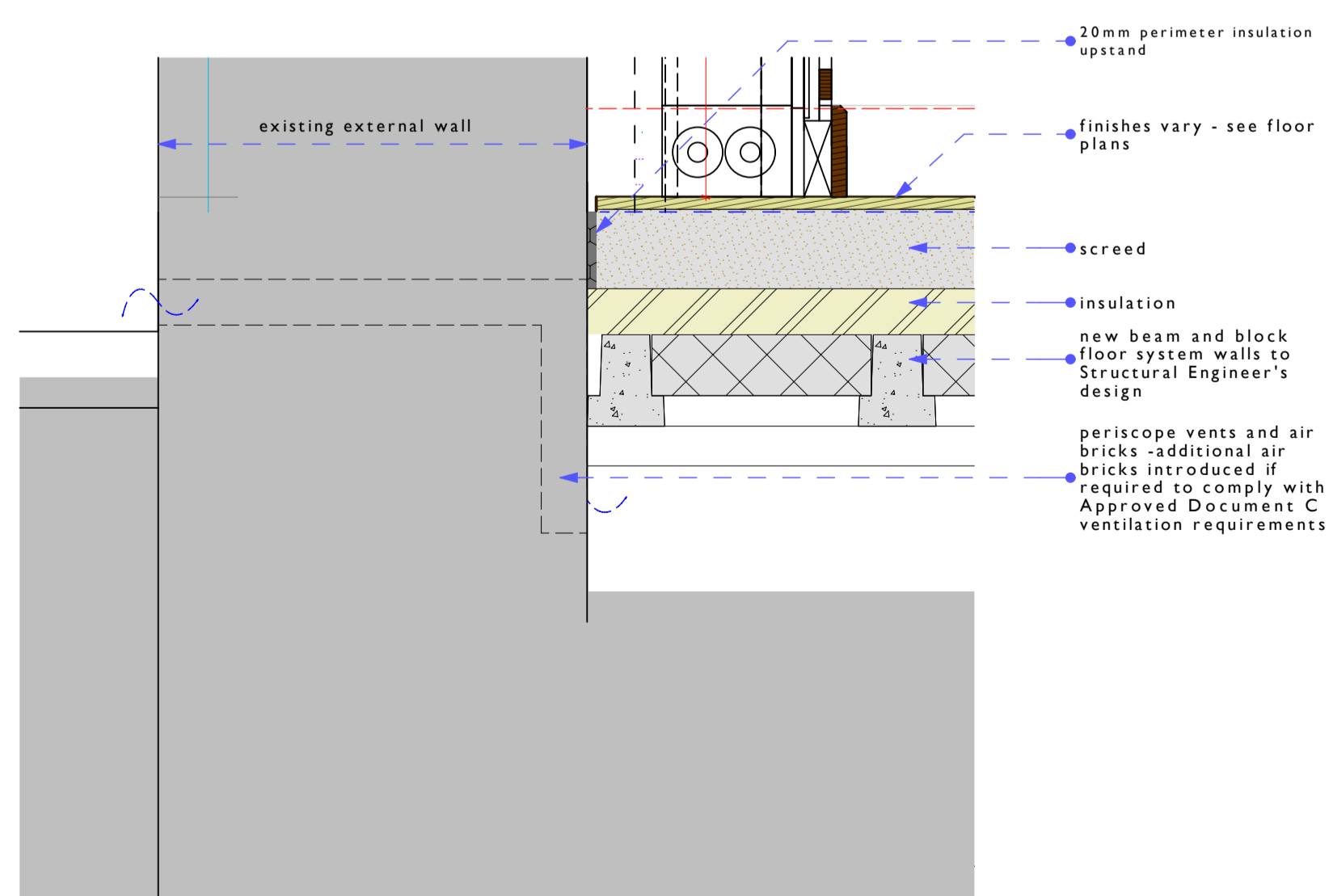


fan coil boxing in elevation scale - 1:20

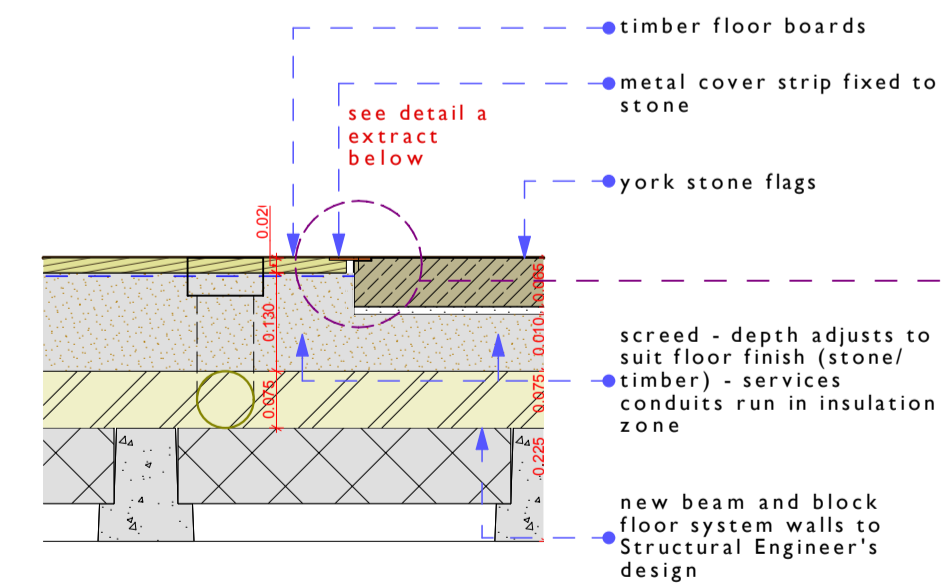
fan coil boxing in section scale - 1:20



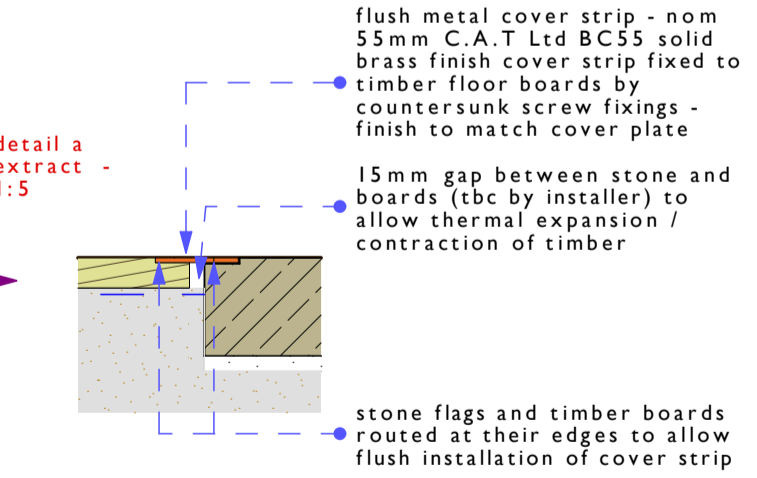
wall base detail a - 1:10



floor detail b - 1:10



floor detail b extract - 1:5



Notes not exhaustive - refer to schedule of works - numbers in **bold** refer to schedule of works items, see also specification and other consultants documentation

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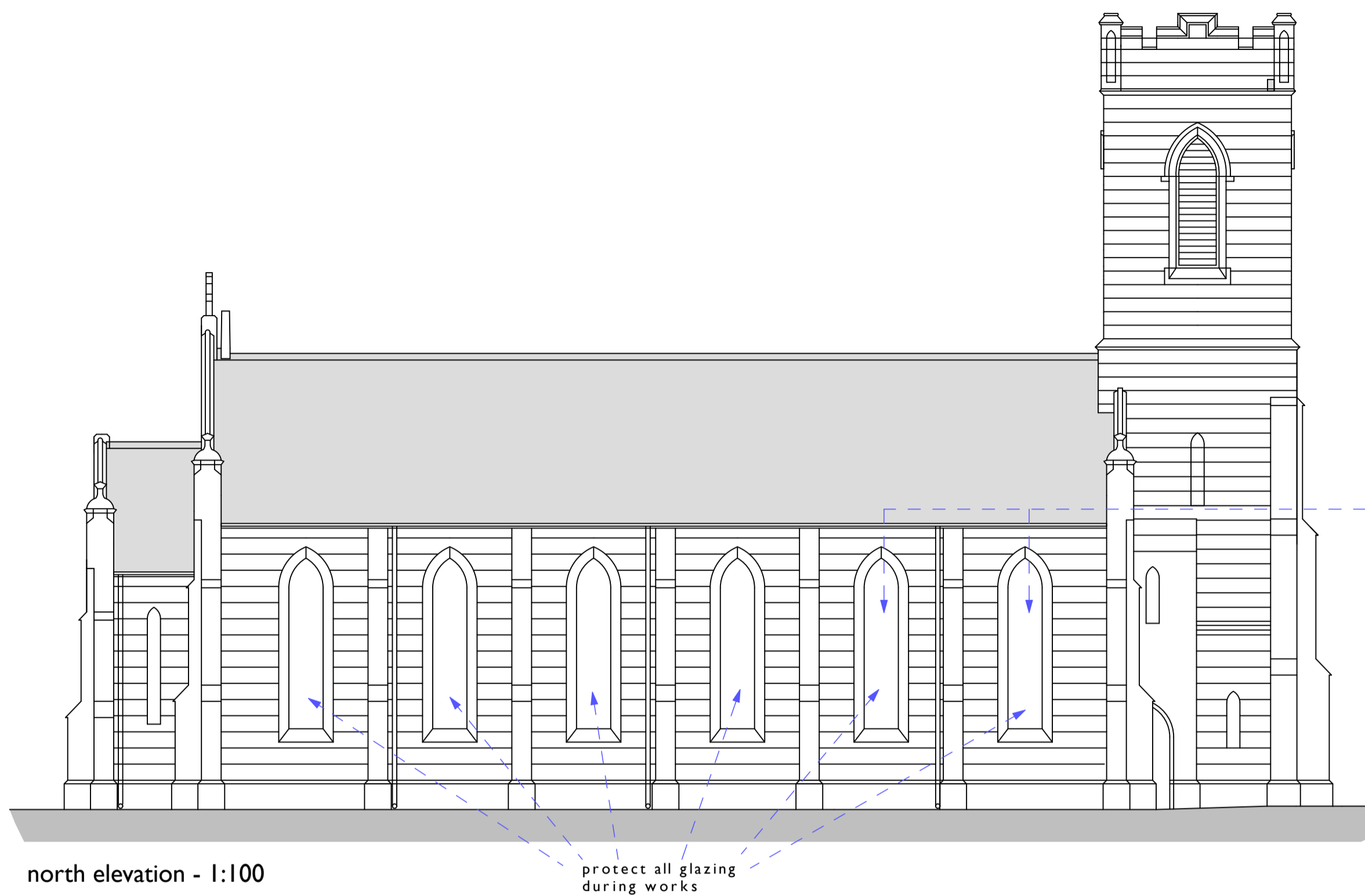
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Drawing Title
**Cross Section and details
 Proposed Re ordering**

Drawing Status	Drawn by	Date
Preliminary	PCR	27/11/2016
Scales	Layout Size	
1:50, 1:10, 1:5	A1	
Drawing Number	Revision	
00008 - A.02.4	A	



north elevation - 1:100

protect all glazing during works

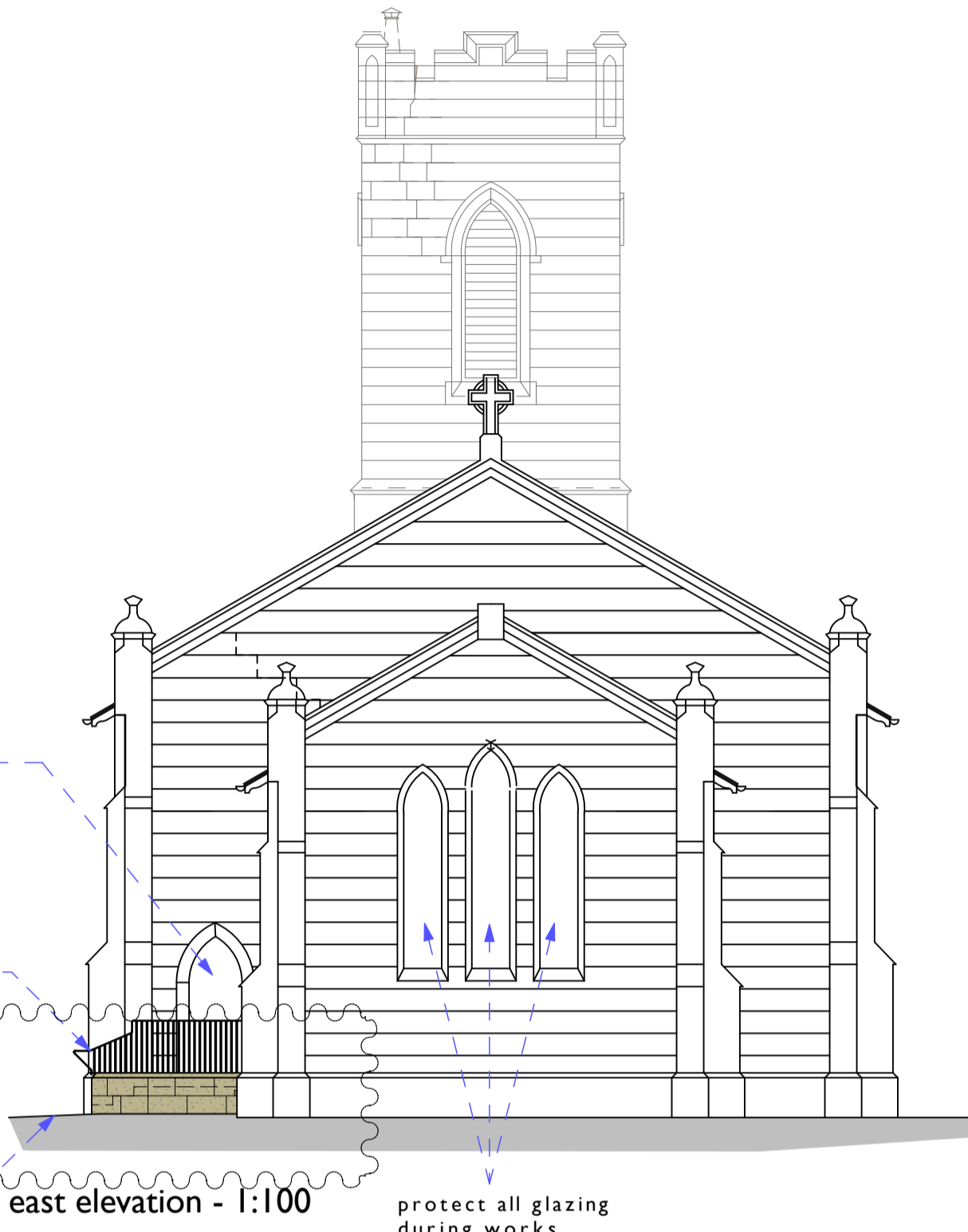
allow for a specialist glazier to inspect window refs w2,w3,w15,w16 for fitting opening lightes with thin profile metal frames carefully cutting out and re using existing glass and comes as item **21.8 I/**

protect door during works, re decorate as item **XXX**

existing external landing extended, new concrete slab, pre cast concrete steps, resin bound gravel and stone landing finish, stone retaining wall and new wrought iron handrail as **9.1.2**

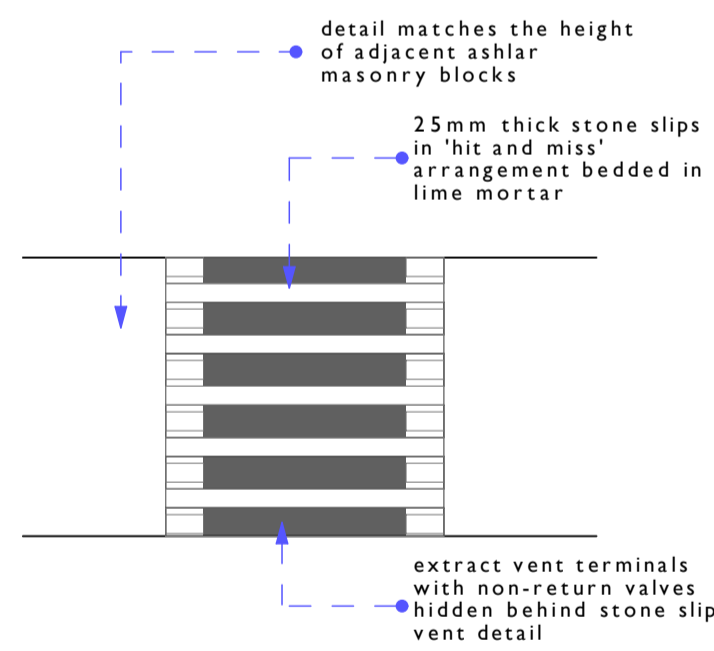
landing extent TBC with NWLDC planning - building control

existing path broken out and re graded to suit levels of new exit stair and landing



east elevation - 1:100

protect all glazing during works

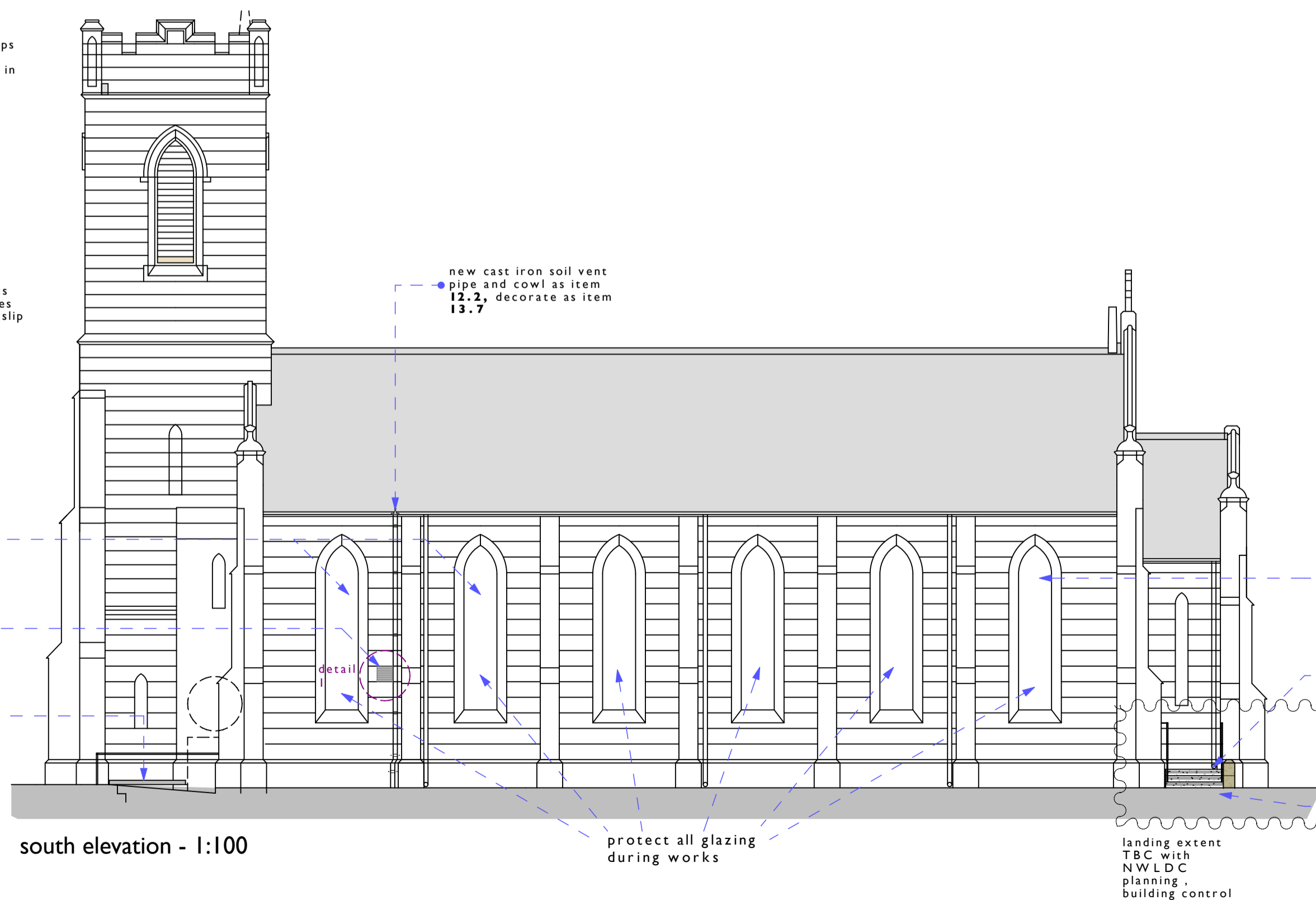


detail I - vent terminal stone slip louvre - 1:10

detail matches the height of adjacent ashlar masonry blocks

25mm thick stone slips in 'hit and miss' arrangement bedded in lime mortar

extract vent terminals with non-return valves hidden behind stone slip vent detail



south elevation - 1:100

protect all glazing during works

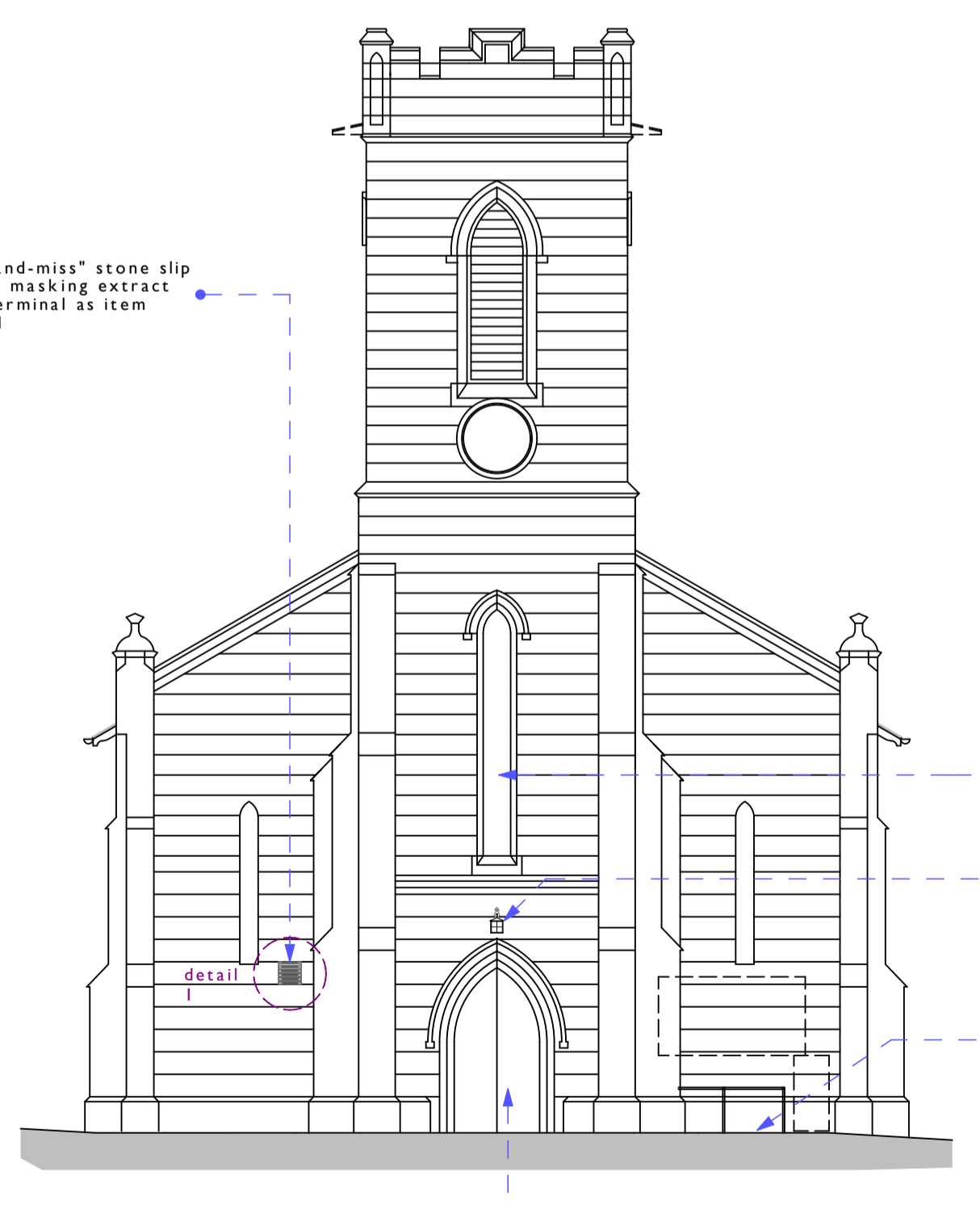
new cast iron soil vent pipe and cowl as item **12.2**, decorate as item **13.7**

repair existing hopper to allow opening and fabricate long arm pole for openings as item **21.8 II/**

existing external landing extended, new concrete slab, pre cast concrete steps, resin bound gravel and stone landing finish, stone retaining wall and new wrought iron handrail as **9.1.2**

existing path broken out and re graded to suit levels of new exit stair and landing

landing extent TBC with NWLDC planning - building control



west elevation - 1:100

protect all glazing during works

over door outside light replaced as lighting designer's information

fabricate a lift-up metal cover over the boiler house steps as item **21.3 x/**

Outer doors retained and decorated further described in **13.6**



Notes not exhaustive - refer to schedule of works - numbers in **bold** refer to schedule of works items, see also specification and other consultants documentation

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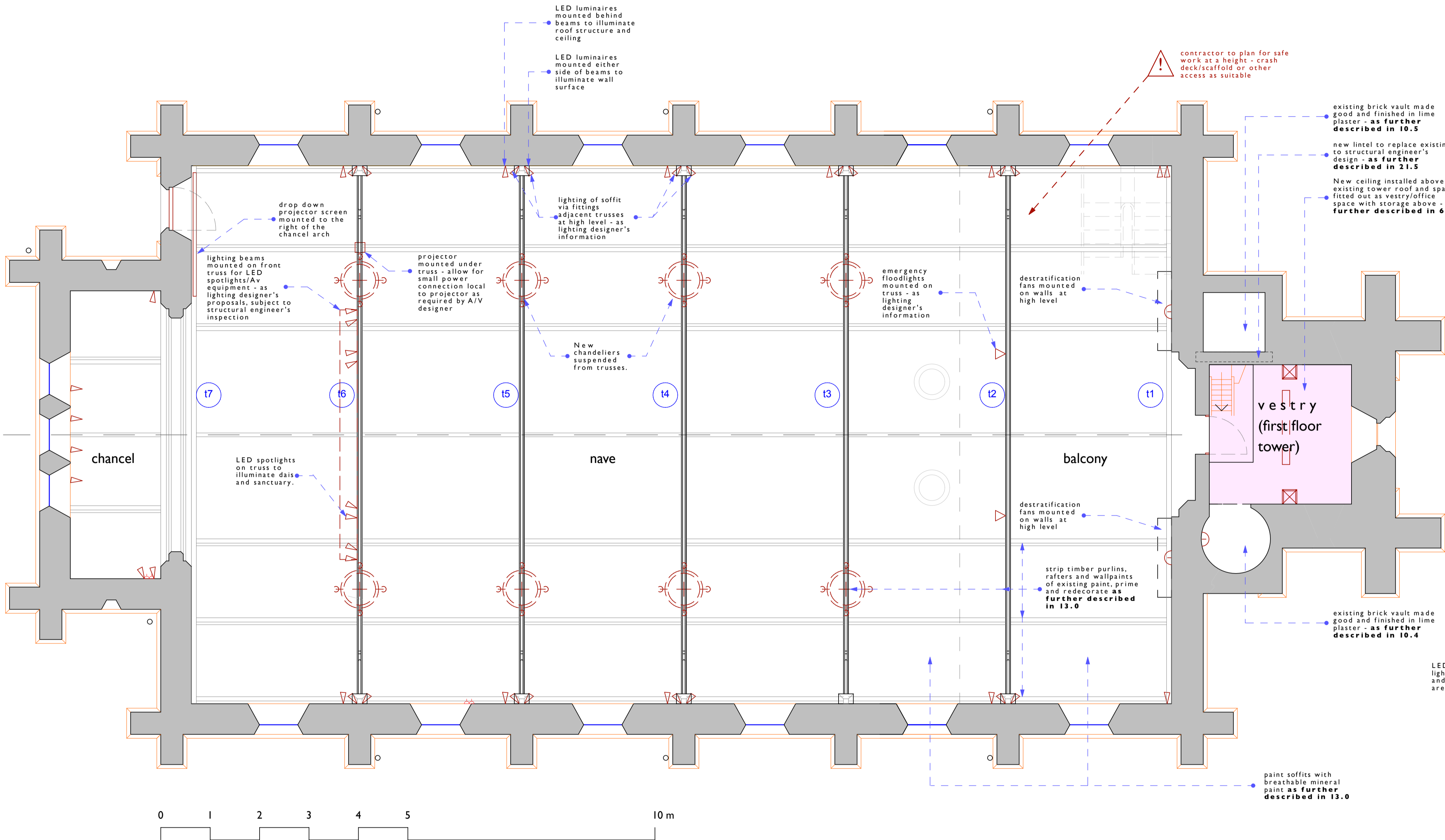
Job Title
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Client
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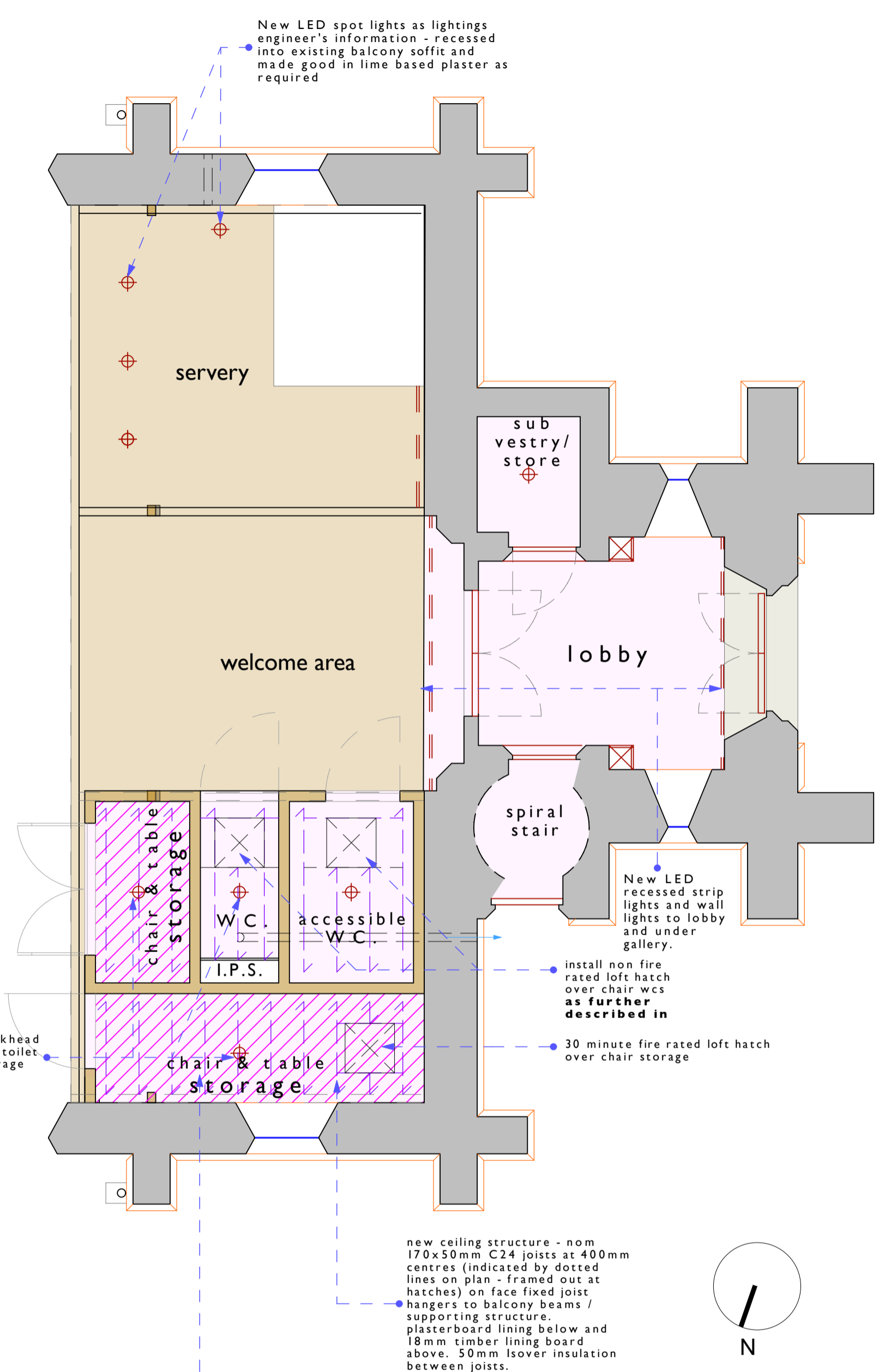
Drawing Title
Proposed elevations
Proposed Re ordering

Drawing Status	Drawn by	Date
Preliminary	PCR	27/11/2016
Scales	Layout Size	
1:100	A1	
Drawing Number	Revision	
00008 - A.02.5		

nave ceiling and first floor tower ceiling



ceilings below balcony and ground floor tower



10.0 Plaster Repairs

- 10.1 Provisionally allow for the following works in the nave and chancel:
- iii/ 20m² total area of isolated patch repairs to plaster of ceilings (total of discontinuous and irregular areas) to an average depth of 25mm in a minimum of 3 coats lime plaster as described in the specification. Allow for new timber lath substrate as required.
 - iv/ Allow for cutting vertical chases to new wall light fittings and making good with lime plaster following the installation of cables (refer to A.V and lighting designer information)
 - v/ Make good holes from removal of old lights and cabling etc.
 - vi/ Allow for cutting chases and recesses in plaster soffit over servery for installation of recessed lights and associated cables and make good once lights are installed.
- 10.2 Generally in the Church, provisionally allow for the following works:
- The provisional sum of £1000 for repairs to internal ceiling and wall finishes following asbestos survey works.

Notes not exhaustive - refer to schedule of works - numbers in **bold** refer to schedule of works items, see also specification and other consultants documentation

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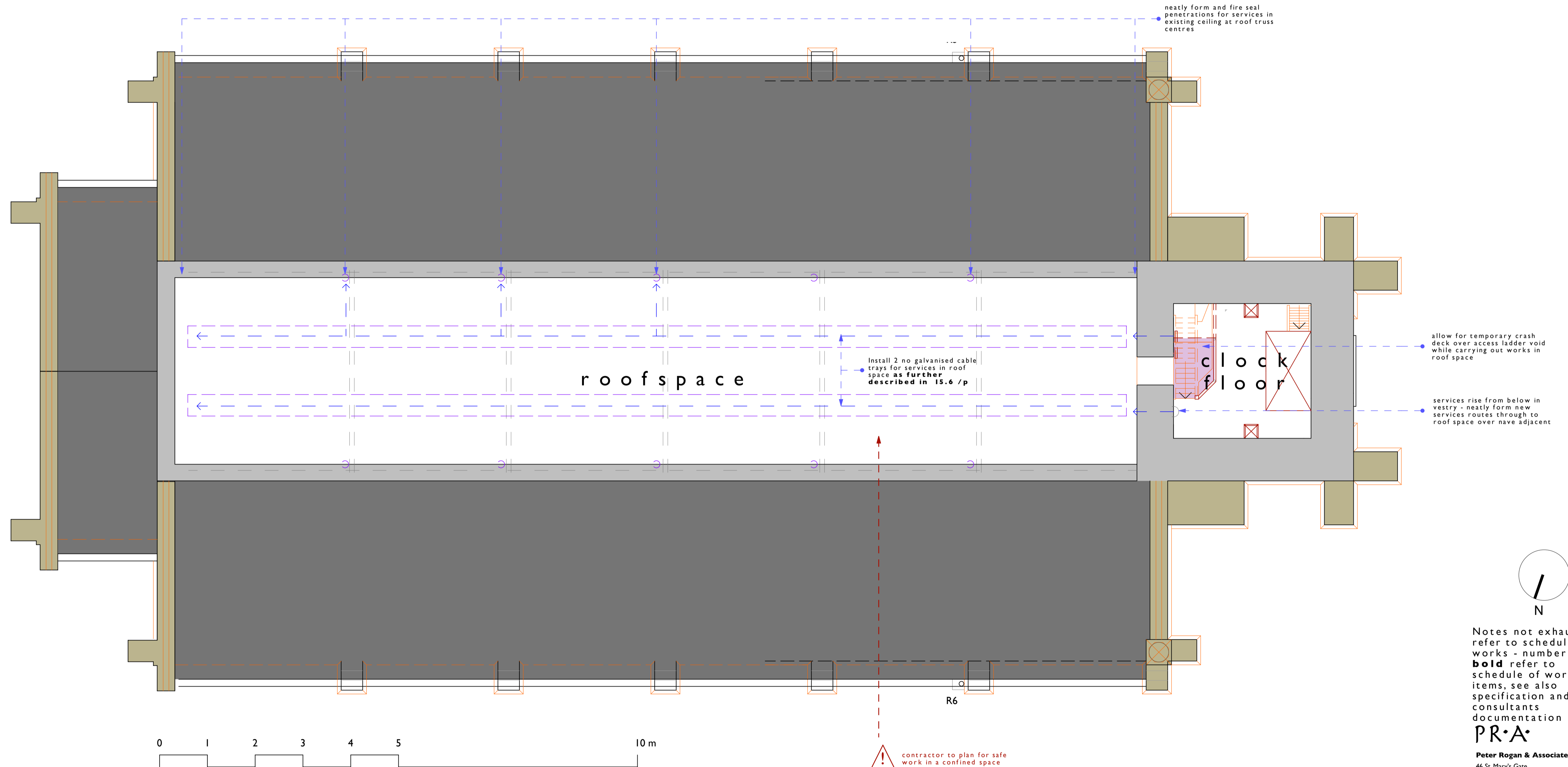
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Client
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Drawing Title
Reflected Ceiling Plan
Proposed Re ordering

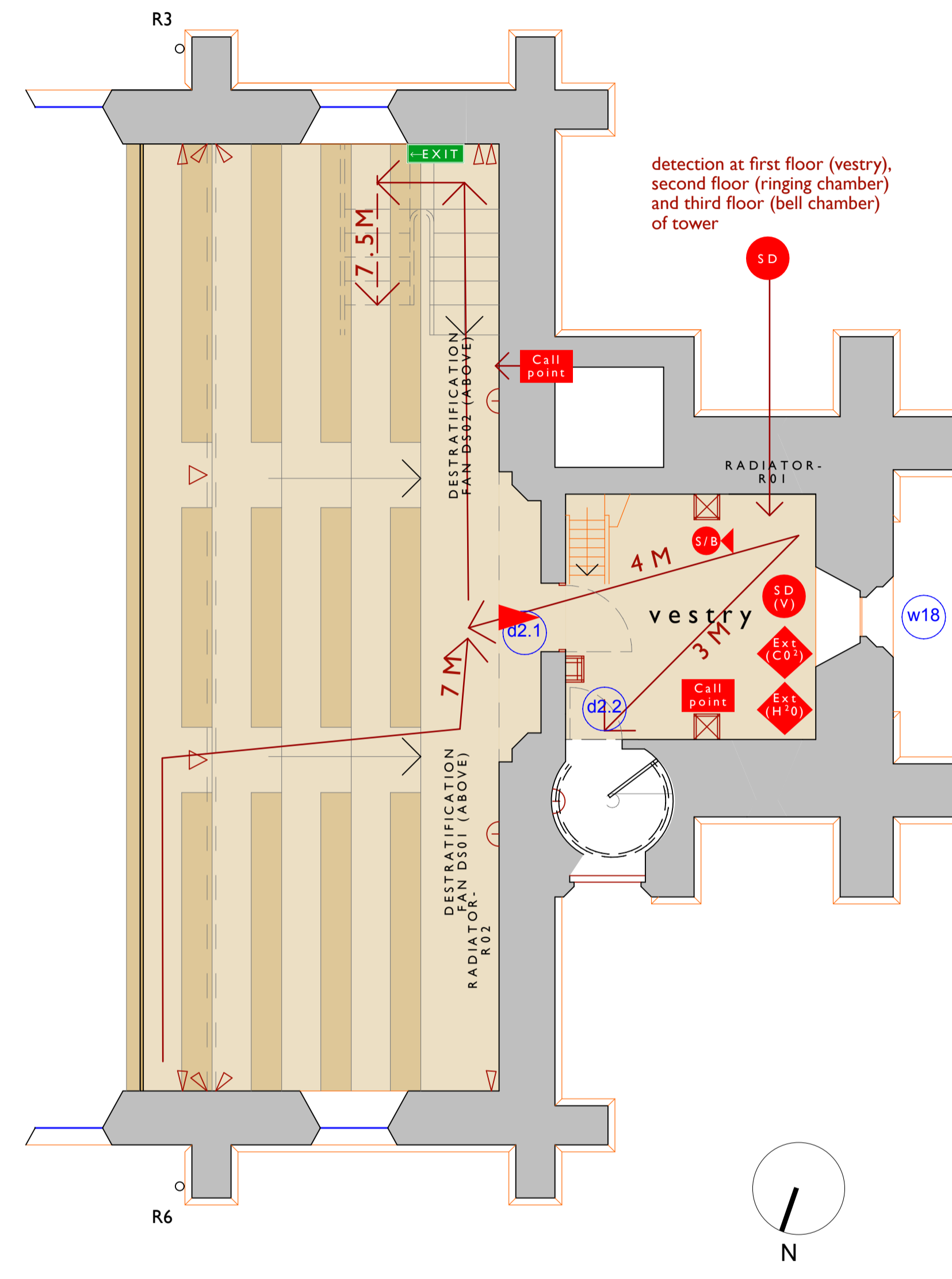
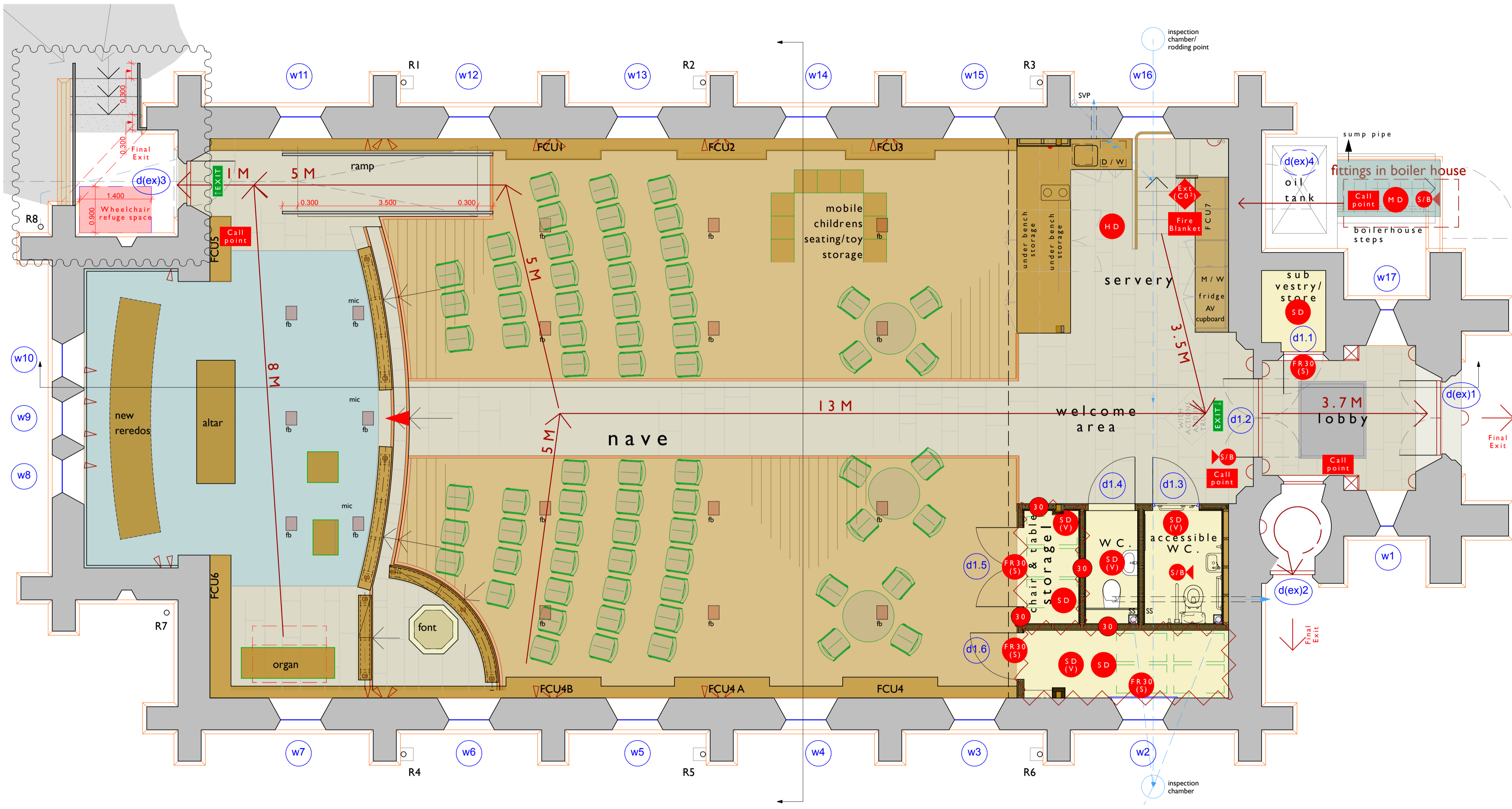
Drawing Status	Drawn by	Date
Preliminary	PCR	27/11/2016
Scales	Layout Size	
1:50	A1	
Drawing Number	Revision	
00008	A.02.6	



Notes not exhaustive - refer to schedule of works - numbers in **bold** refer to schedule of works items, see also specification and other consultants documentation

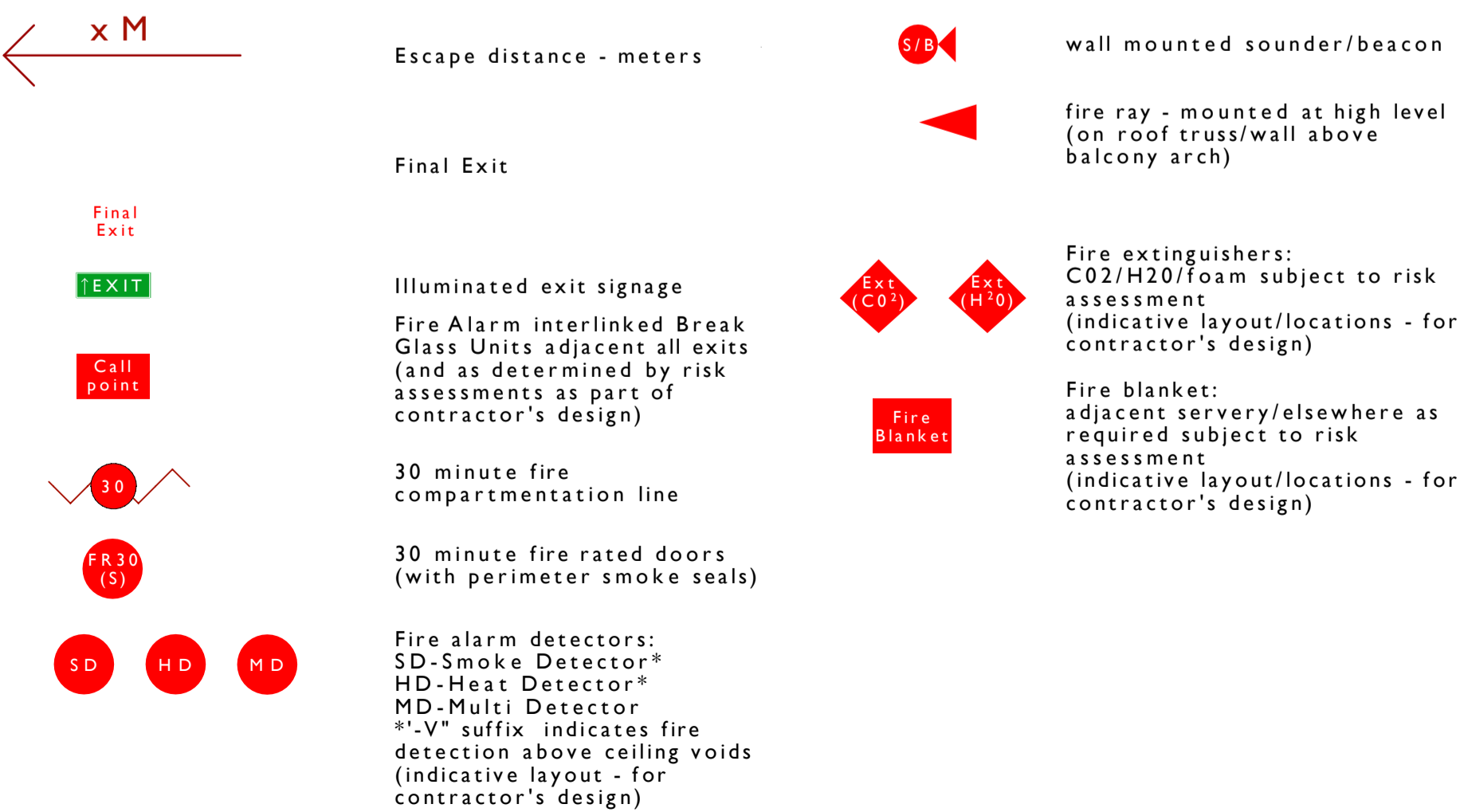
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Job Title
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 Client
PCC of St. John's, Donisthorpe
 Drawing Title
Attic/Roofspace works
Proposed Re ordering
 Drawing Status Drawn by Date
Preliminary PCR 27/11/2016
 Scales Layout Size
1:50 A1
 Drawing Number Revision
00008 -A.02.7



Fire Strategy - Key

Note: fire alarm system design is for completion by subcontractor - suggested layout shown as a minimum - the contractor is expected to make detailed risk assessments and provide a system for approval that complies with the requirements of Approved Document B2 / BS 5839-1. As schedule of works section 20.0



20.0 Fire Alarm

Complete design as required for fire alarm installation - to the requirements of Approved Document B and BS5389-1 - a mains powered addressable L2 level detection system allowing for simultaneous evacuation of the building to be assumed for costing purposes - subcontractor to carry out risk assessments as part of the design to establish the level of system specification required. Refer to Micron Fire & Security Solutions quotation as an appendix to this document and the fire strategy drawing as a basis for the fire alarm system design. For all work refer to all relevant industry standards and guides as well as documentation produced by the M&E Engineer - B.S. Design Services Ltd and the lighting designer/installer, M.G. event and sound Ltds information. Include all design requirements, specifications and described work and supply of fittings as described in those documents as well as described below. Where there is conflict or inconsistencies between the work described below and the documents of other consultants, refer these matters to the Architect for clarification. All cabling to be FP200 fire resistant cabling.

20.1 Complete the design for a new detection system in compliance with Part B/BS5398-1 - including carrying out a risk assessment and liaising with the client/design team/local authorities as required in order to finalise the fire alarm system design.

20.2 Allow for installing and connecting the required mains power supply for the fire alarm system (230 volt AC power) - including making all connections/installation of distribution boards and cables as required by the system.

20.3 Supply and installation of all Fire Alarm system components - including but not limited to detectors, sounders, fire alarm panels, back up batteries, break glass units and all cables and connections as required to complete the installation - see Micron Fire & Security Solutions information as an appendix to this document.

20.4 Include for all drilling and builders work in connection (holes in existing historic fabric or other removal of historic fabric only with prior Architect approval).

20.5 Allow for full testing and commissioning of the system by a suitably skilled person as well as preparation of information for handing over to the client as part of handover.

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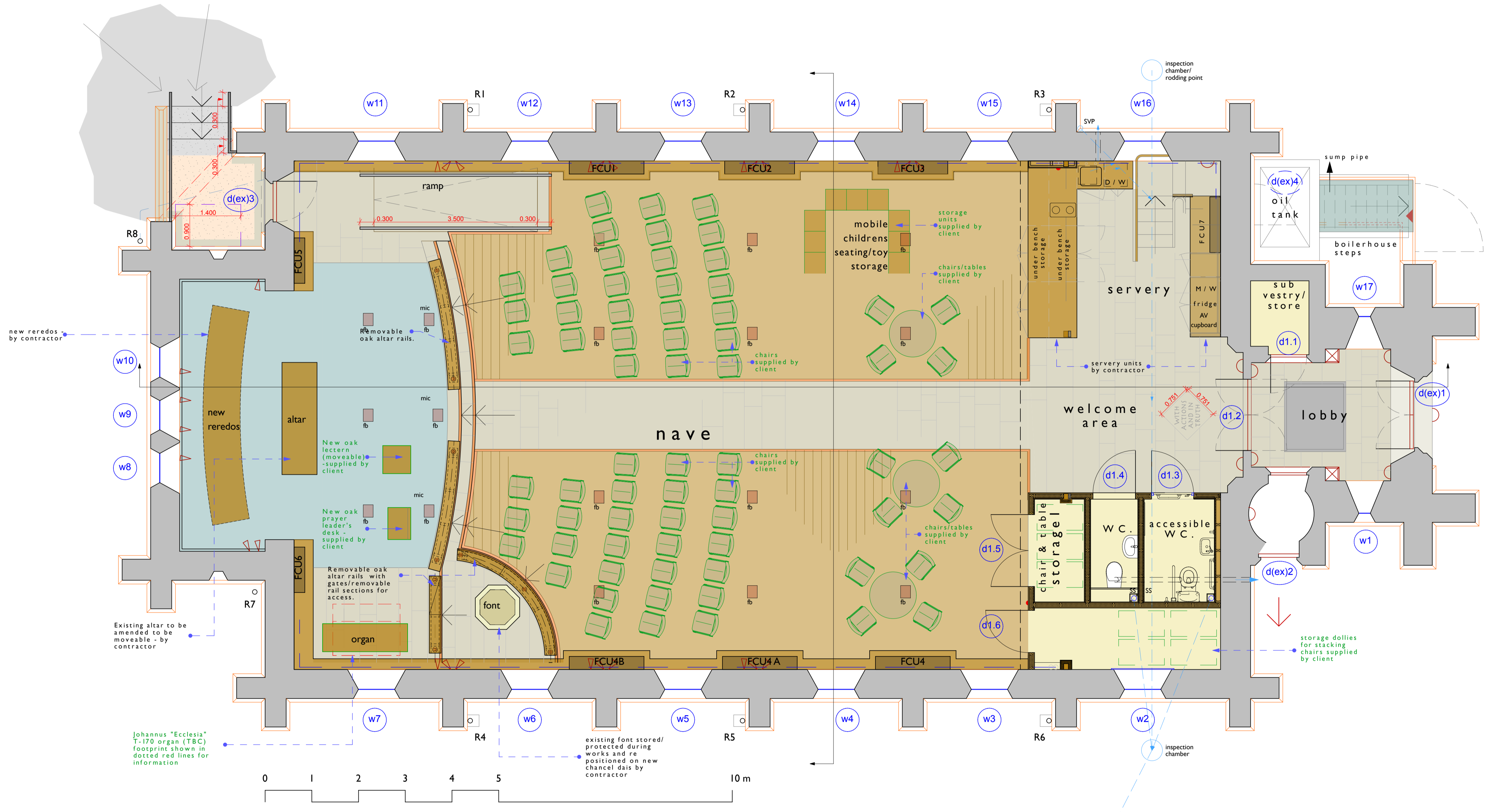
Drawing Title
Fire Strategy
Proposed Re ordering

Drawing Status	Drawn by	Date
Preliminary	PCR	27/11/2016

Scales	Layout Size
1:50	A1

Drawing Number	Revision
00008 - A.02.8	

ground level



Notes not exhaustive - refer to schedule of works

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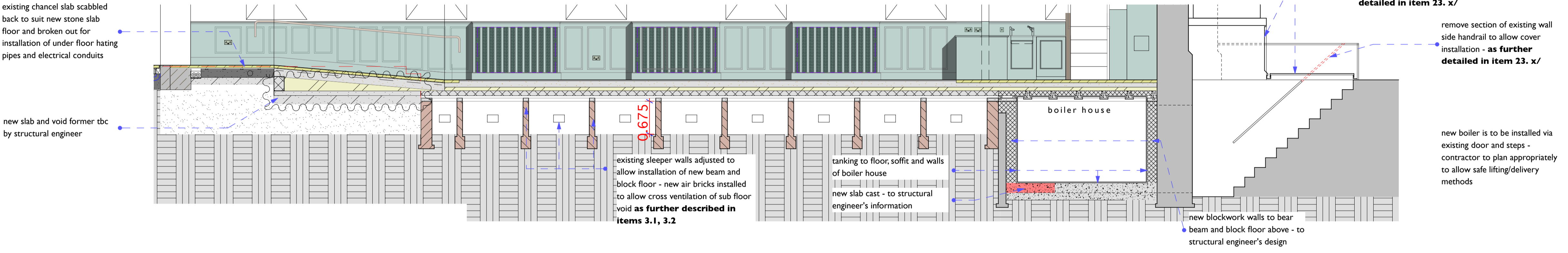
Drawing Title
**Furniture layout
 Proposed Re ordering**

Drawing Status	Drawn by	Date
Preliminary	PCR	27/11/2016
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Drawing Number	Revision	
00008_A.02.9		

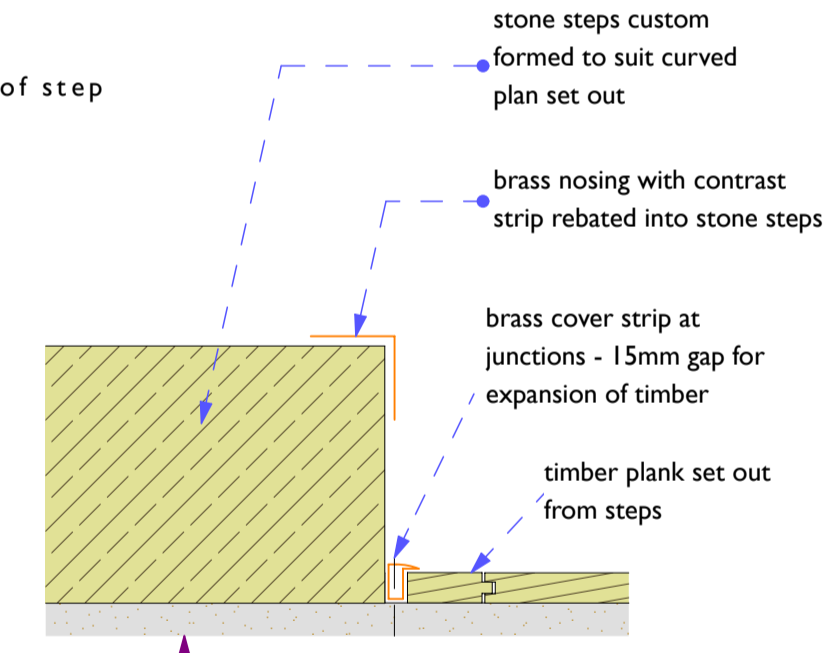
long section - 1:50



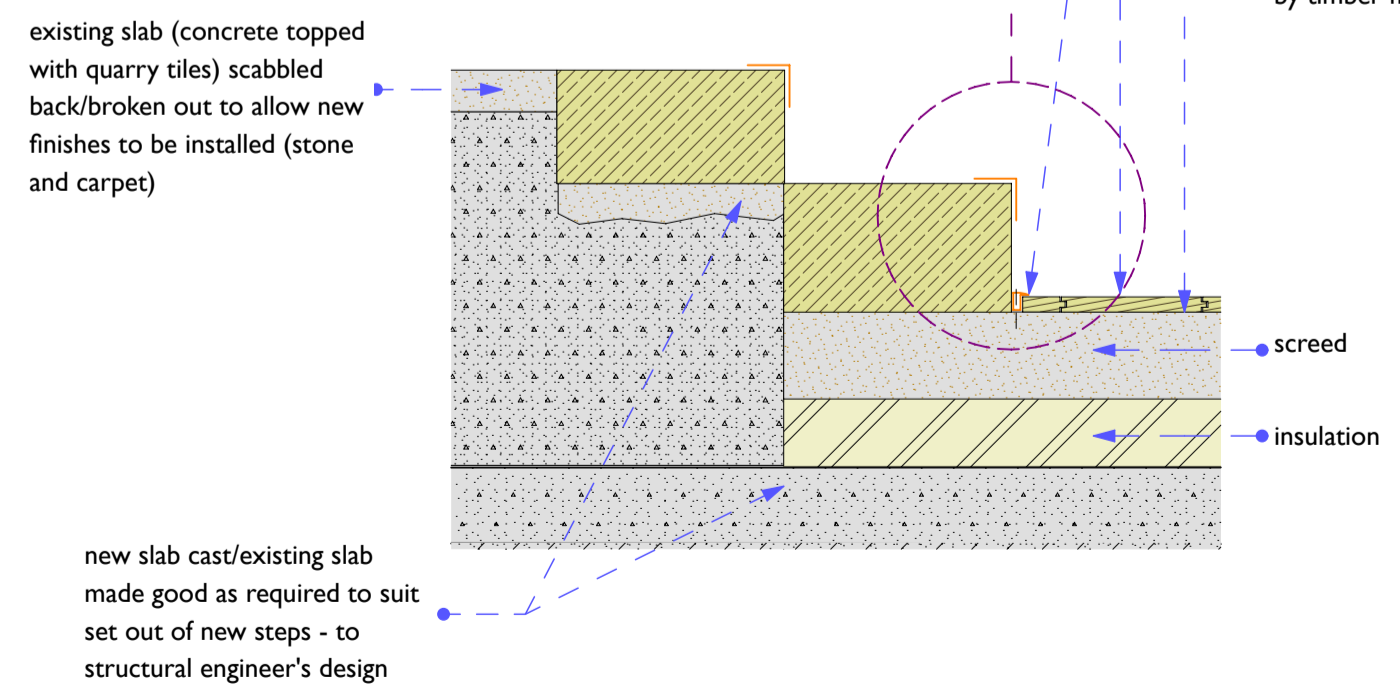
long section through ramp/boiler house - 1:50



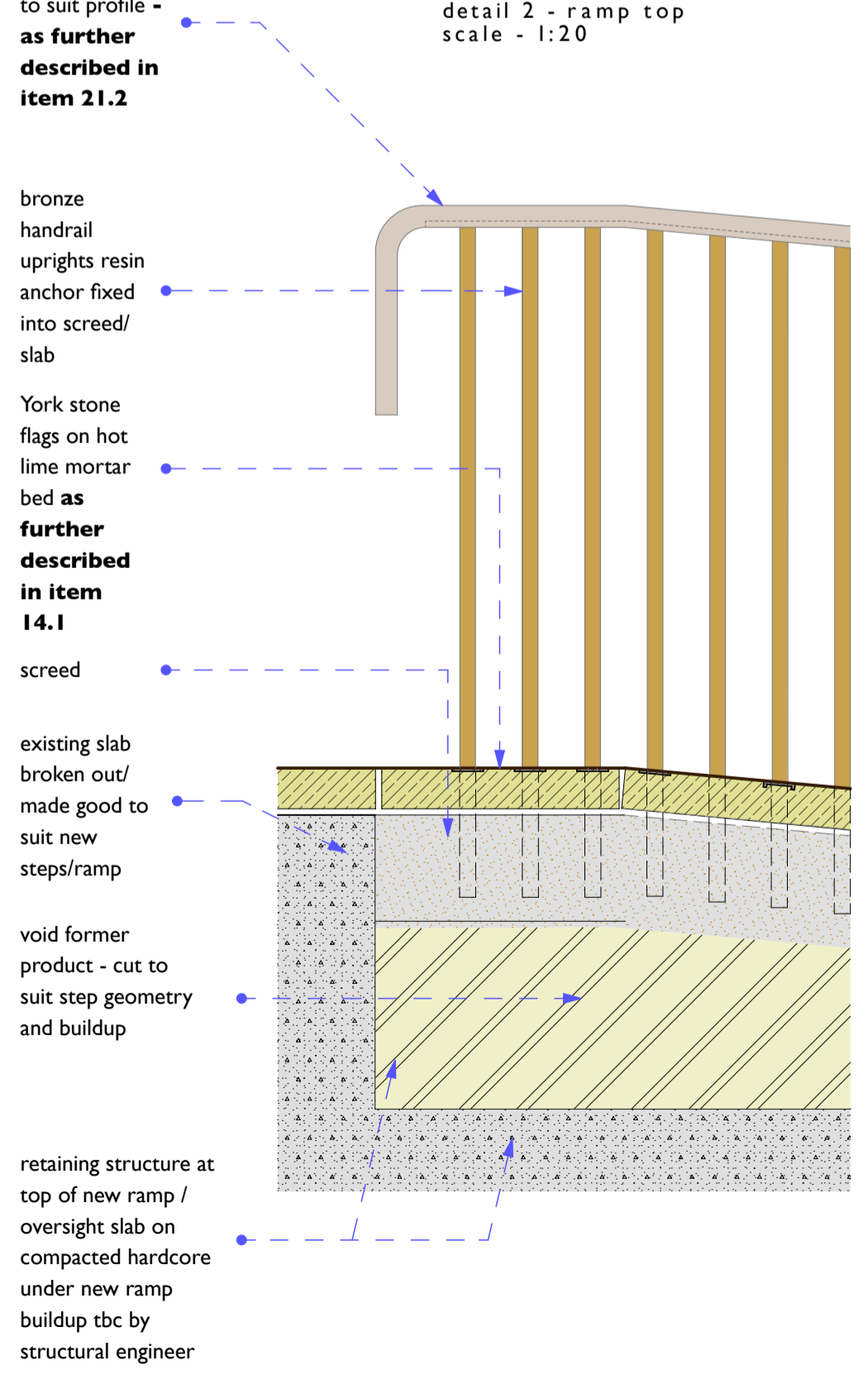
detail extract of step nosing - 1:5



detail 1 - typical detail of chancel steps scale - 1:20

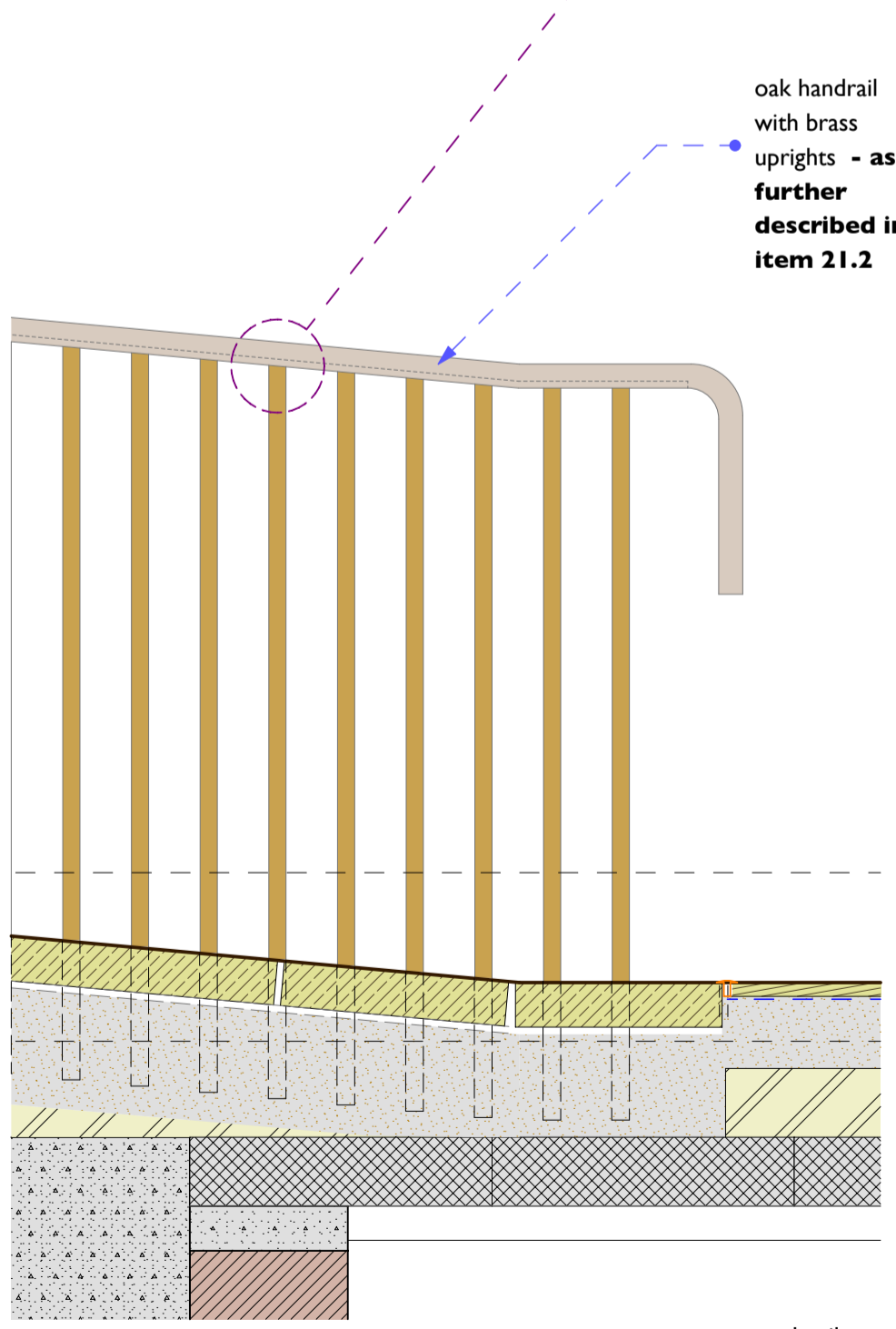


oak handrail steam formed to suit profile - as further described in item 21.2

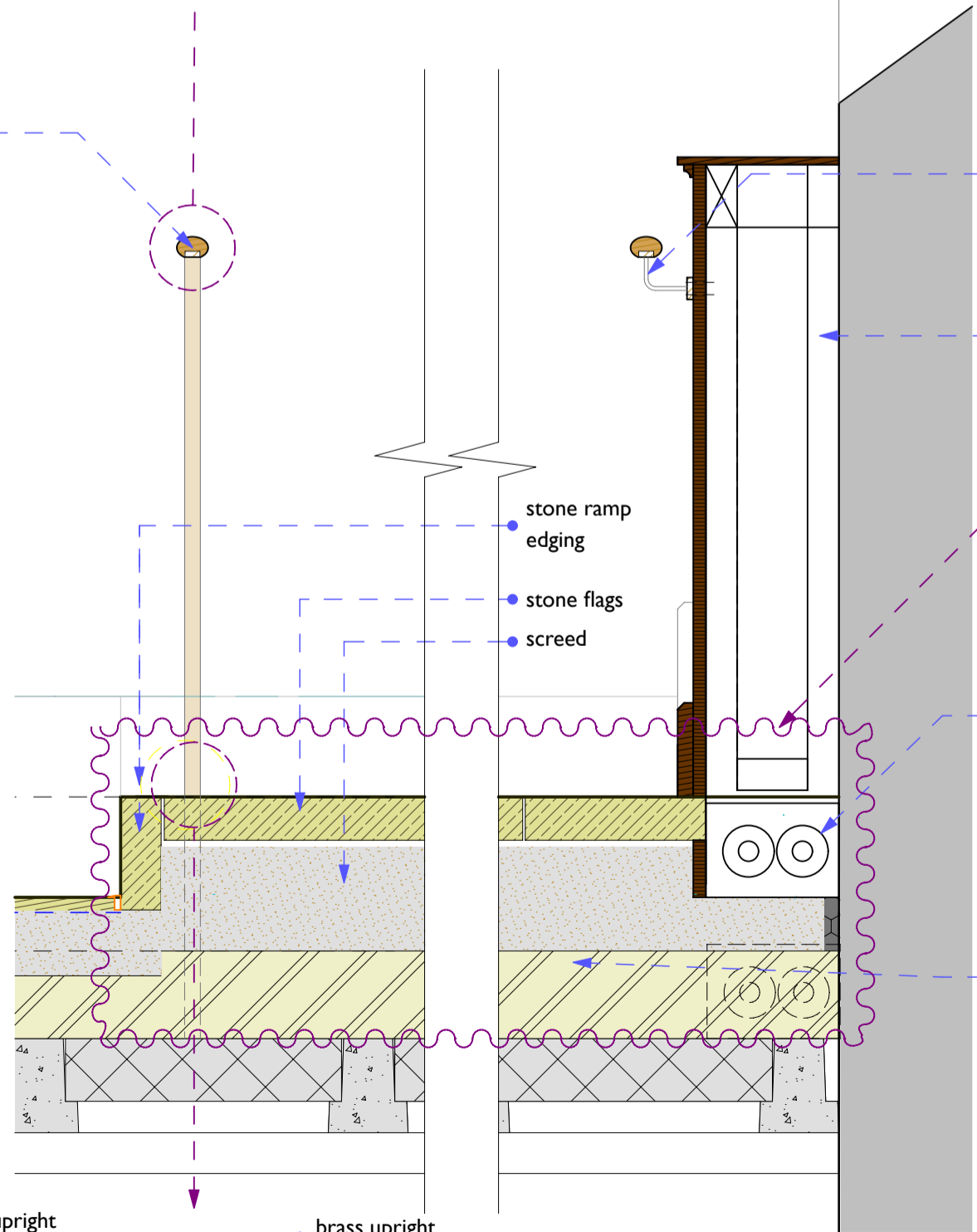


detail 2 - ramp top scale - 1:20

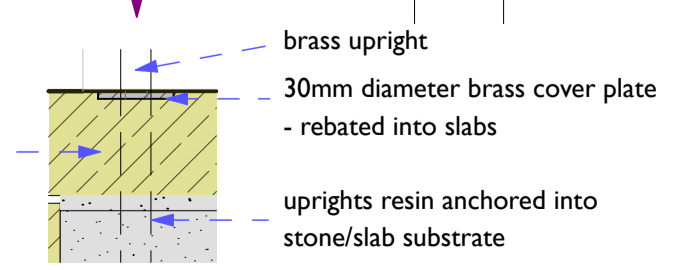
detail 3 - ramp bottom scale - 1:20



detail 4 ramp cross section scale - 1:20



detail extract - upright base detail - 1:5



Preliminary issue for information

all dimensions to be checked on site by contractor ahead of manufacture and order of materials

Notes not exhaustive - refer to schedule of works - numbers in bold refer to schedule of works items, see also specification and other consultants documentation

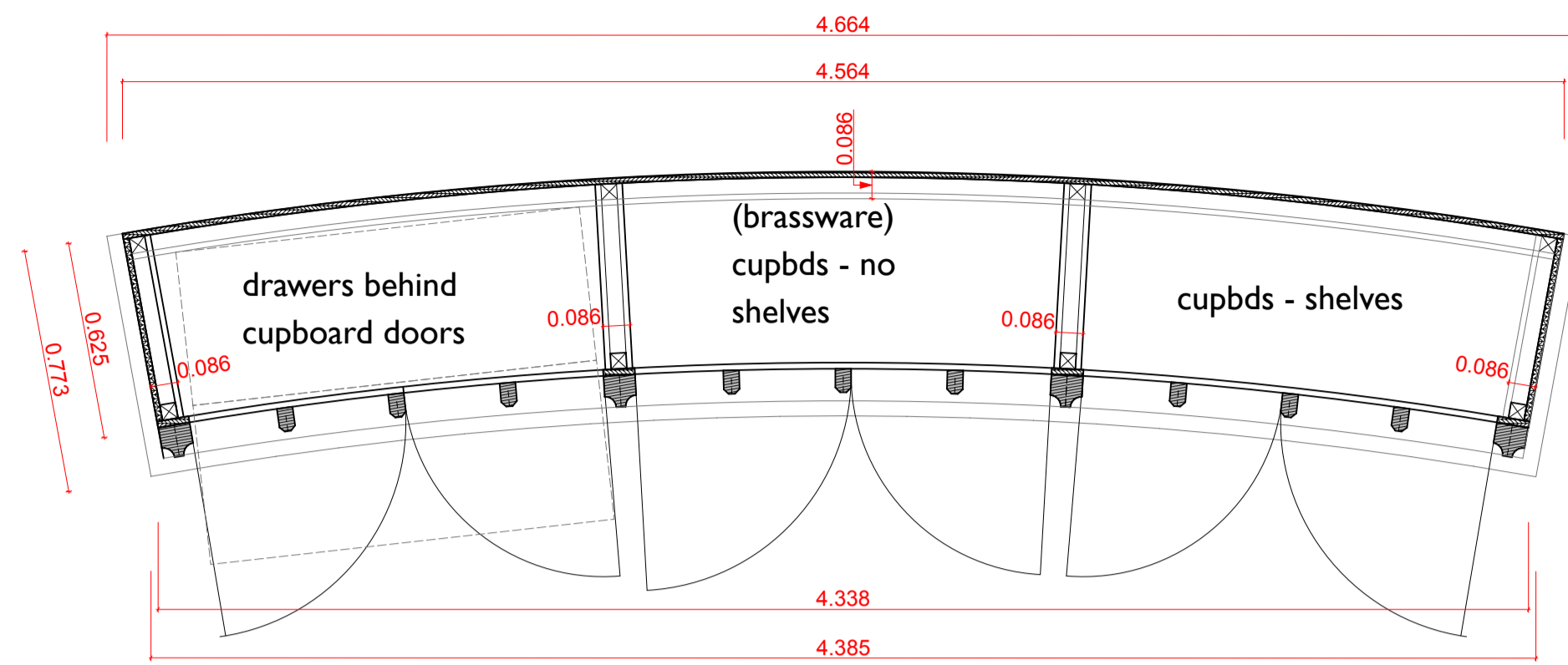
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 Drawing Title
 Floor details
 details
 Drawing Status
 Preliminary
 Drawn by
 PCR
 Date
 27/11/2016
 Scales
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 Layout Size
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 Drawing Number
 00008_A.03.1
 Revision

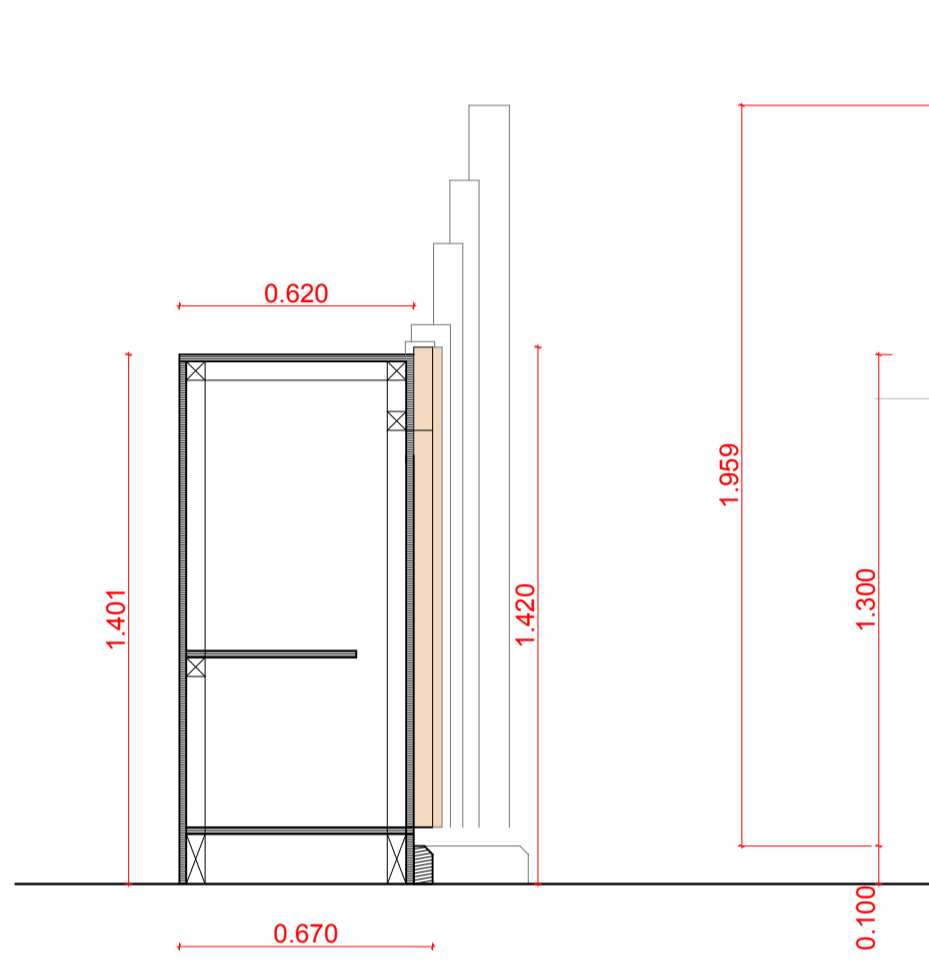
new reredos

7.1.8
New reredos.
Complete design and manufacture new reredos, dimensions as drawings, integrating new 600mm deep storage cupboards. Nominal 100x100 and 50x50 European oak or similar uprights with chamfered arrises and stop ends form the decorative screen, with visual grade ply vertical fascia between them. Oak treated and sealed with Osno oil or similar UV stable clear finish, ply painted with Little Greene Oil Eggshell paint (provisionally allow for three different colours - TBC by client) - paint finish to be thinned to allow for timber grain to show through.
Contractor to allow for samples for approval. Contractor to allow for brass finish hinges and lock fittings and folded brass pull handles to openable cupboards. Allow for magnetic catches and cam locks to secure cupboard doors. Carcassing formed from 18mm ply for painting, 50x50mm treated softwood framing out, timbers isolated from adjacent damp masonry by DPC. 300mm high moulded skirting detail - new timber treated to match existing.

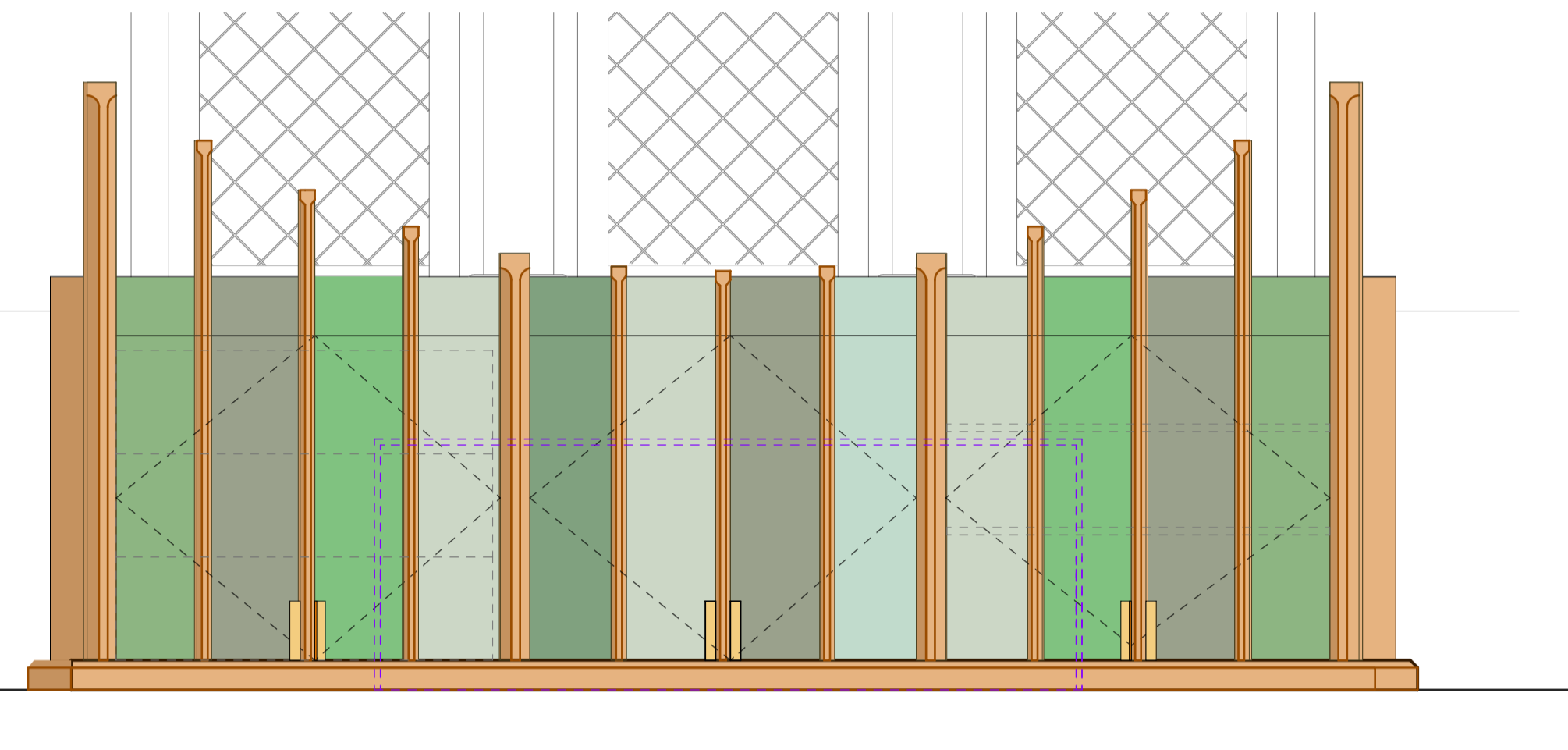
plan - 1:20



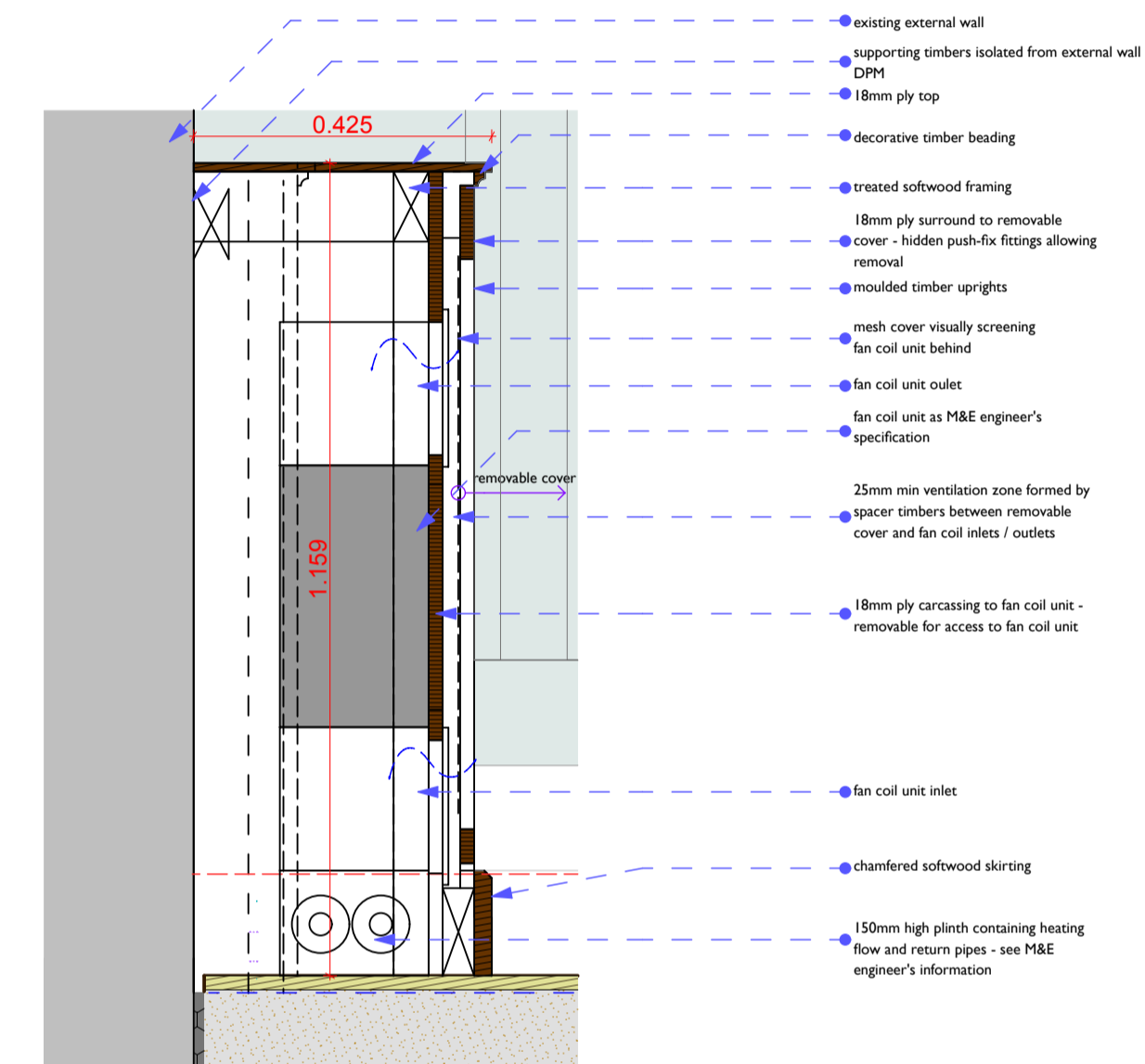
section - 1:20



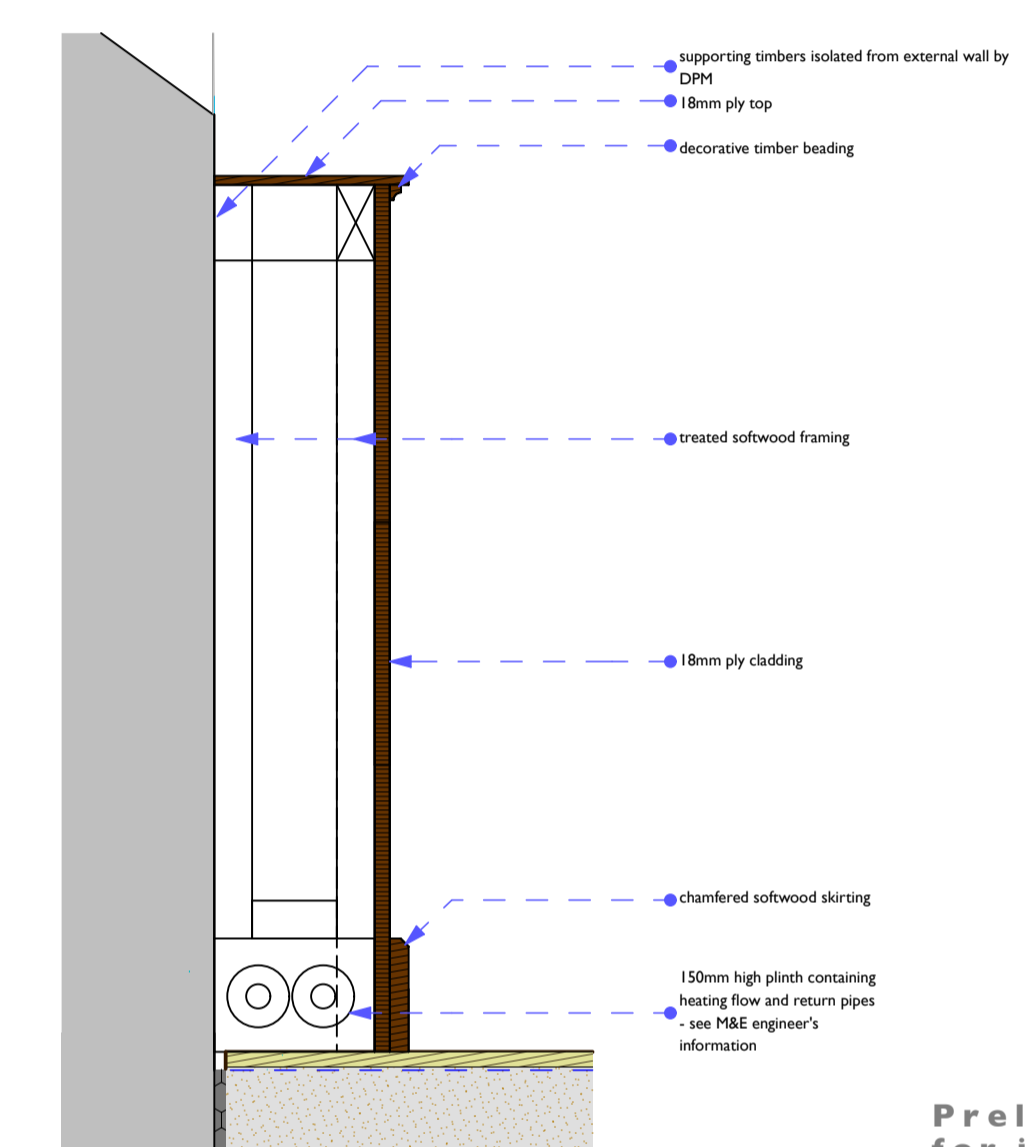
front elevation - 1:20



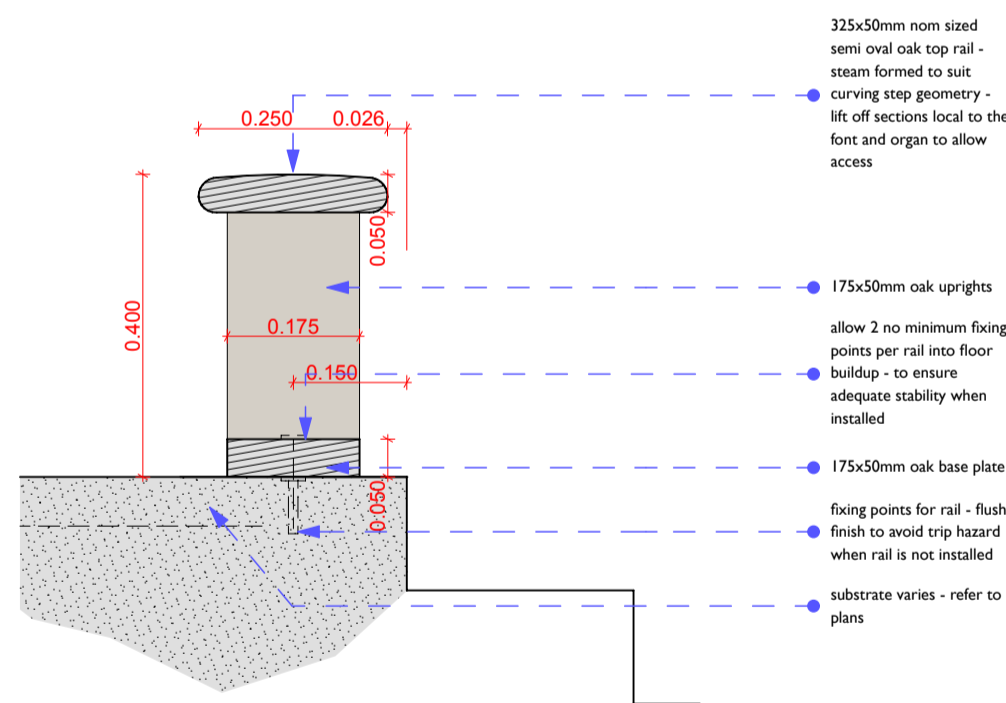
new fan coil boxing typical section - 1:10



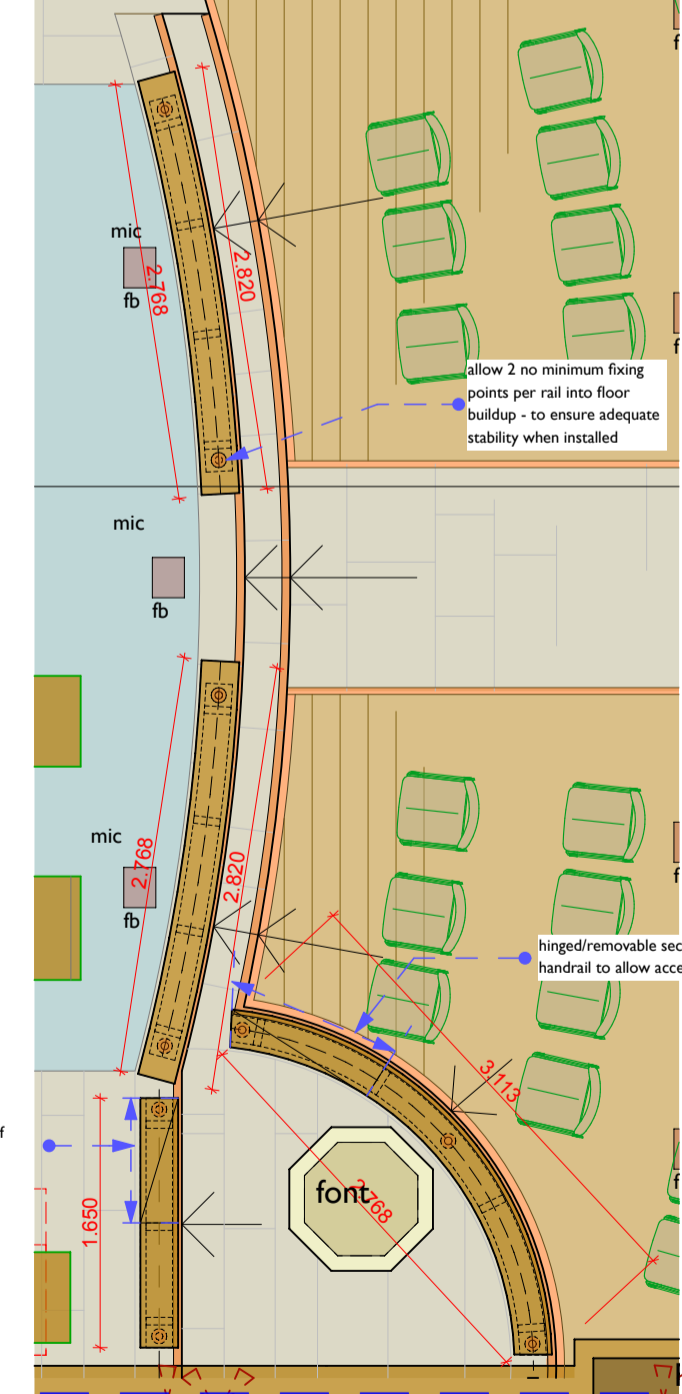
new external wall cladding typical section between fan coil units - 1:10



new prayer rail typical section - 1:10



new prayer rail plan - 1:50



21.7 New removable timber guard rails to the edge of the chancel dais

Design, fabricate and install 4 no. durable, removable hardwood handrails to guard the edge of the chancel dais (see drawings for scope - 3 no rails to be curved on plan to suit the set out of the chancel dais) - provisionally nominally 250x50mm oval section hardwood handrail at 400mm above floor level. Fabricate and install hardwood uprights, provisionally 175x50mm rectangular profile hardwood uprights (size and centres to be confirmed by manufacturer) with a 50x175mm section timber base plate (curved to suit step geometry) that can be fixed securely into structure below, with a bronze plate with fixing points that are flush with floor level to allow fixing the rails in place and provides a non-trip finished surface when the rails are removed - fixings into structure to give required resistance to overturning force as advised in the building regulations. Allow for gated/ hinged access sections of the 2 no. guard rails adjacent the font.

7.1.1 Low-level Fan Coil Boxings

Complete design and manufacture new fan coil boxings, provisionally 1200mm High x 355mm deep, dimensions of fan coils to be boxed in as shown on plans. 18mm ply for painting with decorative timber moulding top edge, skirting and edgings. Boxings securely fixed back to wall, supported on provisionally 50x50mm treated softwood uprights 100x50mm timber supporting top surface, timbers isolated by DPCs from adjacent masonry. Allow for apertures in the front of the units to suit fan coil unit outlet inlet access for maintenance (refer to M&E engineer's information). Manufacture a removable front panel with 18mm ply framing, moulded timber verticals and edging and perforated decorative metal grille (provisionally Brass Grilles UK Camber 11mm Club Bronze Grille Anodised Aluminium Sheet- product ref ABZ-CB-T) to visually screen fan coil unit grille - allow for fitting proprietary lift off panel fittings to allow removal of decorative cover. Allow for access panel/removable sections of carcassing as required to allow maintenance access.

7.1.2 Perimeter dado level wall cladding

Complete design and manufacture new perimeter dado level panelling - 1200mm high to match adjacent fan coil boxing ins, faced in 18mm ply for painting with recessed panelling design as indicated on drawings, 50x50mm treated softwood framing out. Allow for timber moulded beads to top lip, recessed panelling and top of skirting. Allow minimum 10mm ventilation behind with ventilation detail integrated with top of skirting and upstand, timbers isolated from adjacent damp masonry by DPC. Allow for switched double sockets (provisionally metalclad bronze finish) integrated with panelling as shown on drawings.

Preliminary issue for information

all dimensions to be checked on site by contractor ahead of manufacture and order of materials

Notes not exhaustive - refer to schedule of works - numbers in **bold** refer to schedule of works items, see also specification and other consultants documentation

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Drawing Title
Joinery details
Drawing Status
Preliminary
Scales
As shown
Drawing Number
00008_A.03.2

Drawn by
PCR
Date
27/11/2016
Layout Size
A1
Revision

glazed door elevation (dl.2 - viewed from inside church) - 1:20

5.0 Glazed entrance doors and Associated Works

5.1 Arrange for specialist glazing company to complete the design for new glass entrance doors in the existing door opening under the existing balcony in accordance with the schematic drawings provided. Allow for removing and disposing off site of existing internal double doors and frame. Note the following requirements:

i/ Assisted action openers /closers as required by size and weight of doors in order to comply with Approved Document M requirements – confirmation by manufacturer – door on overhead stainless steel pivot points fixed to glazed fixed overpanel;

ii/ Stainless steel back to back bar pull-handles to doors (as drawings);

iii/ Manifestation to be etched/fritted into glass – see elevation drawing on drawing A.02.8 – to comply with requirements of approved document K;

iv/ Glass to comply with the Building Regulations in terms of safety from breakage;

v/ Double doors to have floorbox closers and to be double-swing to allow for emergency egress; to be fitted with draft stripping in so far as feasible;

vi/ Appropriate glazing fixing details to glass perimeters;

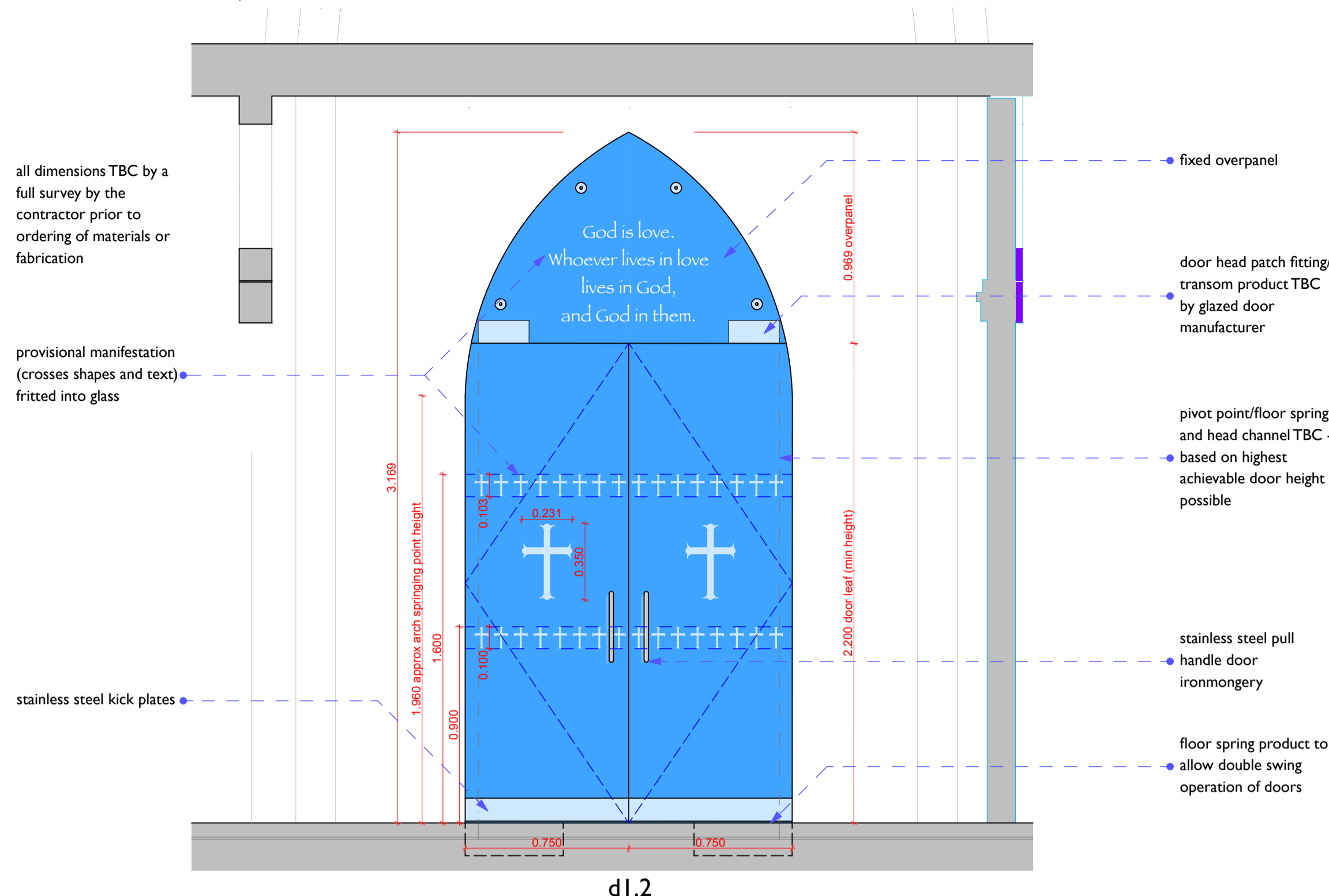
vii/ Detailed designs to be submitted to the Architect/Employer for comment and approval, allowing adequate time for assessment.

5.2 Neatly cut recesses in floor to allow installation of floor boxes and trenches for associated services and connections to the new double doors.

5.3 Supply and install 2 no. traditional cast iron hooks and eyes to allow the outer timber entrance doors to be hooked open.

5.4 Supply and install specialist glazing according to designs completed in 5.1.

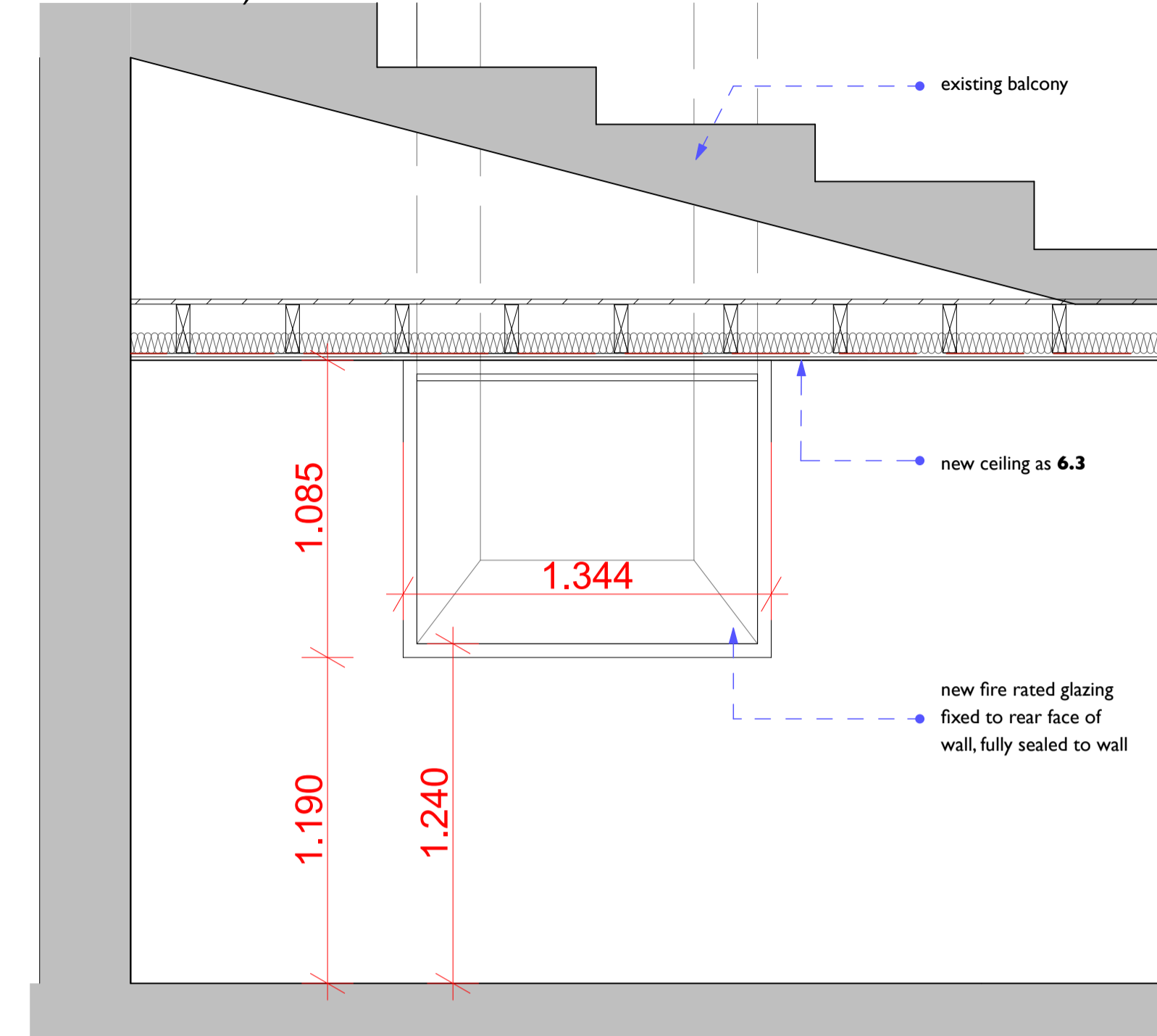
5.5 Make good all surrounding finishes including where disturbed by the removal of the original doors including making good of wall plaster, general making good and painting all walls and soffits in the wall reveal, colours to match existing.



glazed entrance doors elevation scale - 1:20

Note- door design and activation tbc with Approved inspector/Building control.

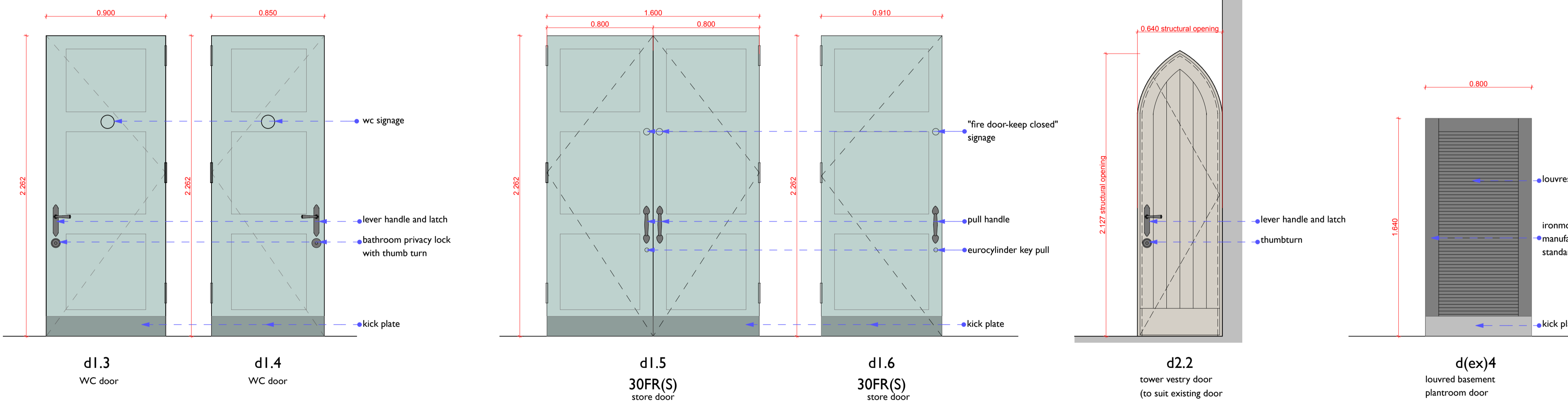
chair store fire rated secondary glazing elevation (viewed from inside church) - 1:20



21.5 Fire rated secondary glazing behind w2

Measure up, complete design of, fabricate and install Selectaglaz series 40 - 30 minute fire rated secondary glazing fixed to the rear face of the wall behind w2. Allow for framing out/construction of a fully sealed bulkhead to achieve 30 minute fire compartmentation of store.

door elevations - 1:20



7.1.3 WC/store partition wall cladding

i/ Complete design and manufacture new wall panelling, format and components to match that of item 7.1.2 – cladding is 2.4M high, faced in 18mm ply for painting, 50x50mm treated softwood framing out. Allow for timber moulded beads to top of cladding, recessed panelling and top of skirting. Allow minimum 10mm ventilation behind with ventilation detail integrated with top of skirting and upstand, timbers isolated from adjacent damp masonry by DPC. Allow for switched double sockets (provisionally metalclad bronze finish) integrated with panelling as shown on drawings.

iii/ Complete design and manufacture 4 no doors integrated with the wall cladding as follows (refer to proposed plans for door ref numbers):

- d1.3, disabled WC – non fire rated
Manufacture and install new solid paneled door to suit newly formed door opening, FD30s standard with door closer (Briton overhead), intumescent strips, Kirkpatrick 6052 lever handles with mortise latch, Kirkpatrick bathroom privacy lock no 1150, 1.5 pairs heavy duty hinges. Provide 6064 coat hook on the rear of the door.

- d1.4 WC – non fire rated
Manufacture and install new solid paneled door to suit newly formed door opening, FD30s standard with door closer (Briton overhead), intumescent strips, Kirkpatrick 6052 lever handles with mortise latch, Kirkpatrick bathroom privacy lock no 1150, 1.5 pairs heavy duty hinges. Provide 6064 coat hook on the rear of the door.

- d1.5, store – 30 minute Fire Rated with perimeter smoke seals
Manufacture and install new solid paneled door to suit newly formed door opening, FD30s standard with closer (Briton overhead), intumescent strips, Kirkpatrick 1883-6 152mm pull handles, kirkpatrick eurocylinder latch pull 1488, eurocylinder, 1.5 pairs heavy duty hinges, 'fire door keep shut' statutory signage.

- d1.6 – 30 minute Fire Rated with perimeter smoke seals
Manufacture and install new solid paneled door to suit newly formed door opening, FD30s standard with closer (Briton overhead), intumescent strips, Kirkpatrick 1883-6 152mm pull handles, kirkpatrick eurocylinder latch pull 1488, eurocylinder, 1.5 pairs heavy duty hinges, 'fire door keep shut' statutory signage.

7.1.10 Manufacture and install new door to tower vestry existing door opening (non fire rated) – d2.2
Manufacture and install a new door frame from pitch pine ex. 100 x 75 frame size sized to suit the existing arched door opening. Manufacture and install a pitch pine framed, ledged and braced door to suit the frame, joints reed-moulded, all given a tung-oil finish; door outer frame to be not less than 44 x 120mm and boards not less than 22 x 120mm size. Provide and install stainless steel hinges and Kirkpatrick lever handles 6052 with mortise latch and separate thumbturn. Provide 6064 coat hook on the rear of the door. Provide 1 no. Perkomatic door closer to suit door weight.

21.3
ix/ Measure up existing boiler room door openings and carefully remove existing door. Supply and install a louvred access door (provisionally a DucoDoor Grille) to fit the existing door dimensions – allow for making good adjacent masonry with lime mortar.

Preliminary issue for information

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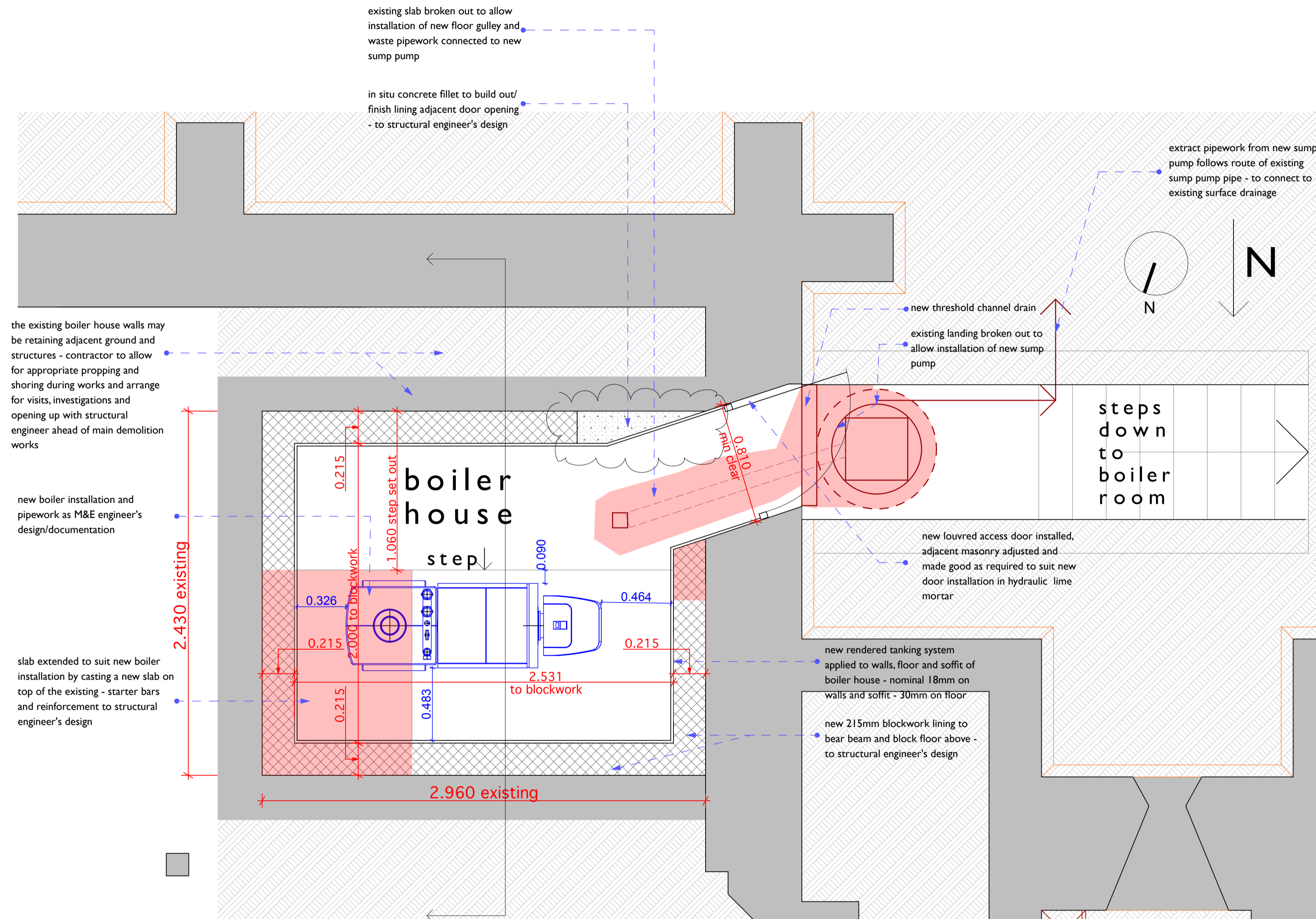
Client
PCC of St. John's, Donisthorpe

Drawing Title
Door elevations and joinery details

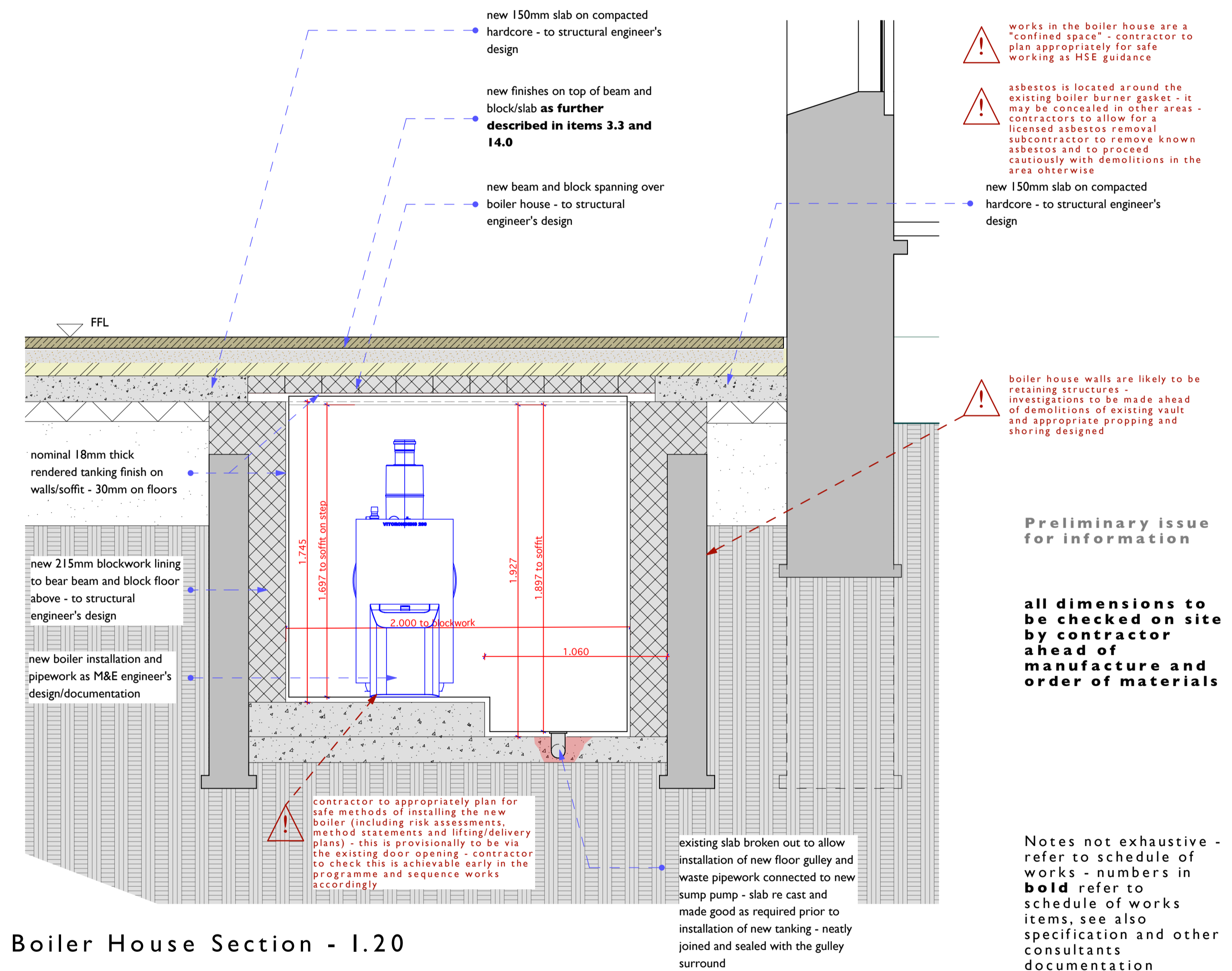
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Preliminary	PCR	27/11/2016

Scales	Layout Size
1:20	A1

Drawing Number	Revision
00008_A.03.3	



Boiler House Plan - I.20



Boiler House Section - I.20

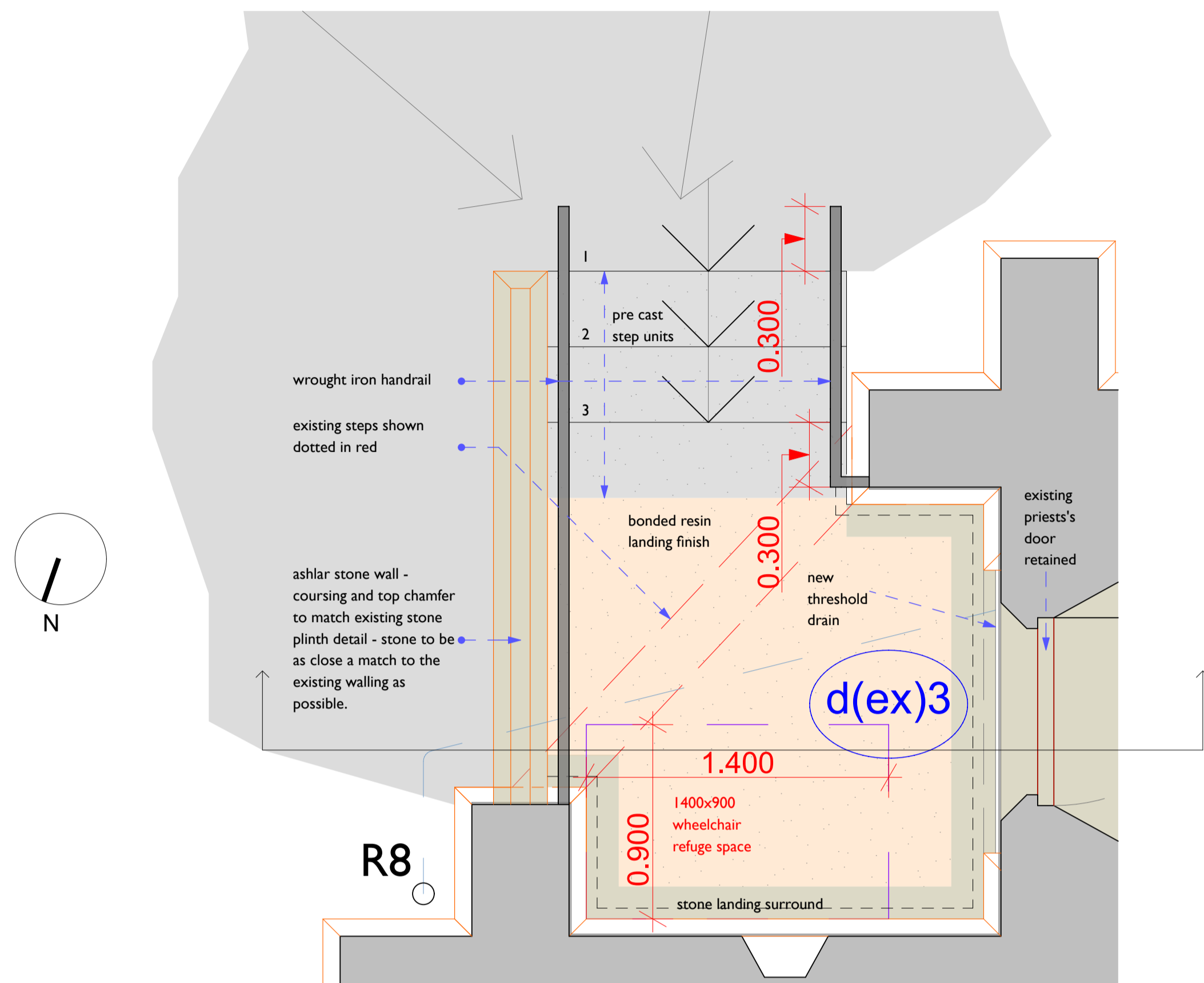
Preliminary issue for information

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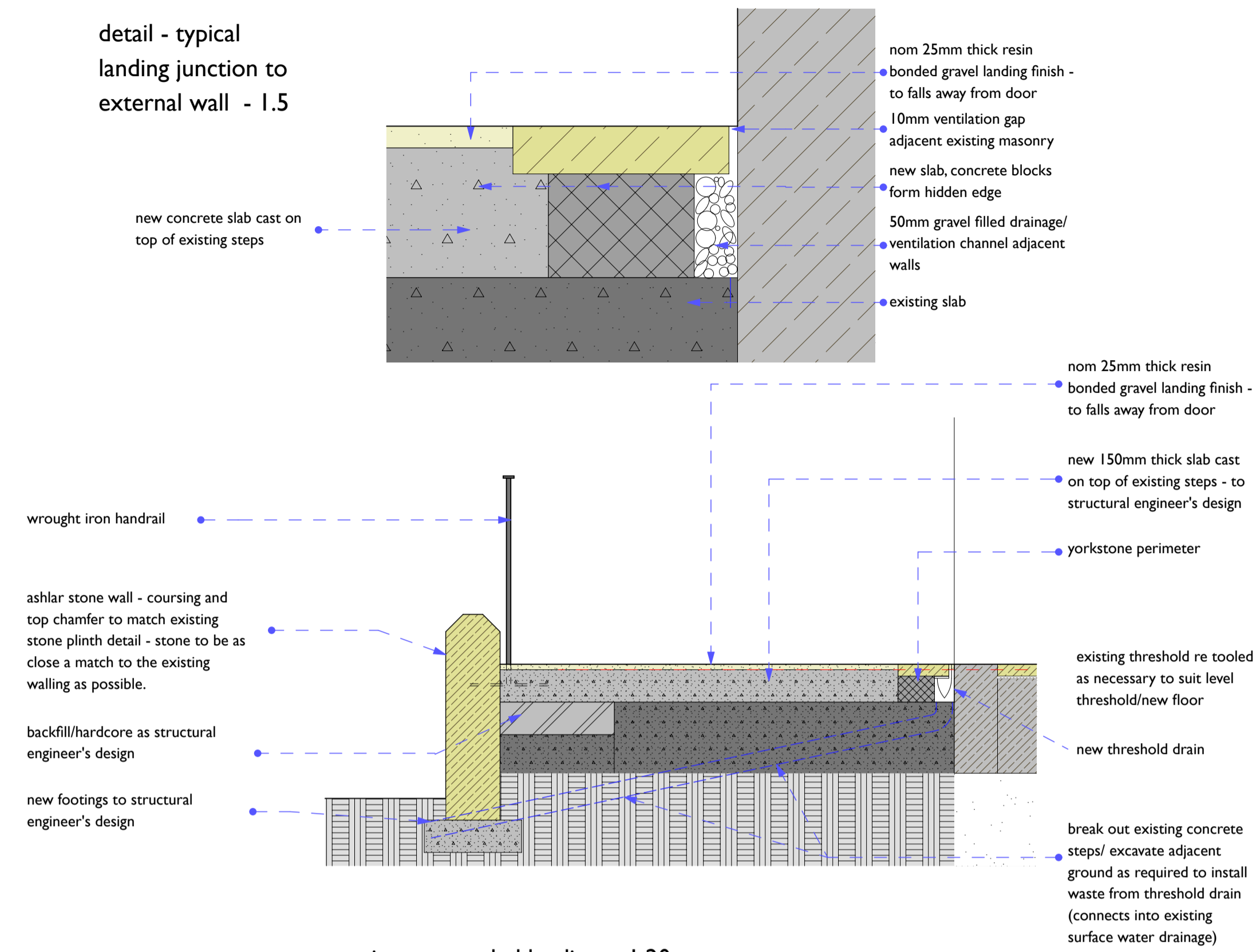
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 Drawing Title
 Boiler house works
 details
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 PCR
 Date
 27/11/2016
 Scales
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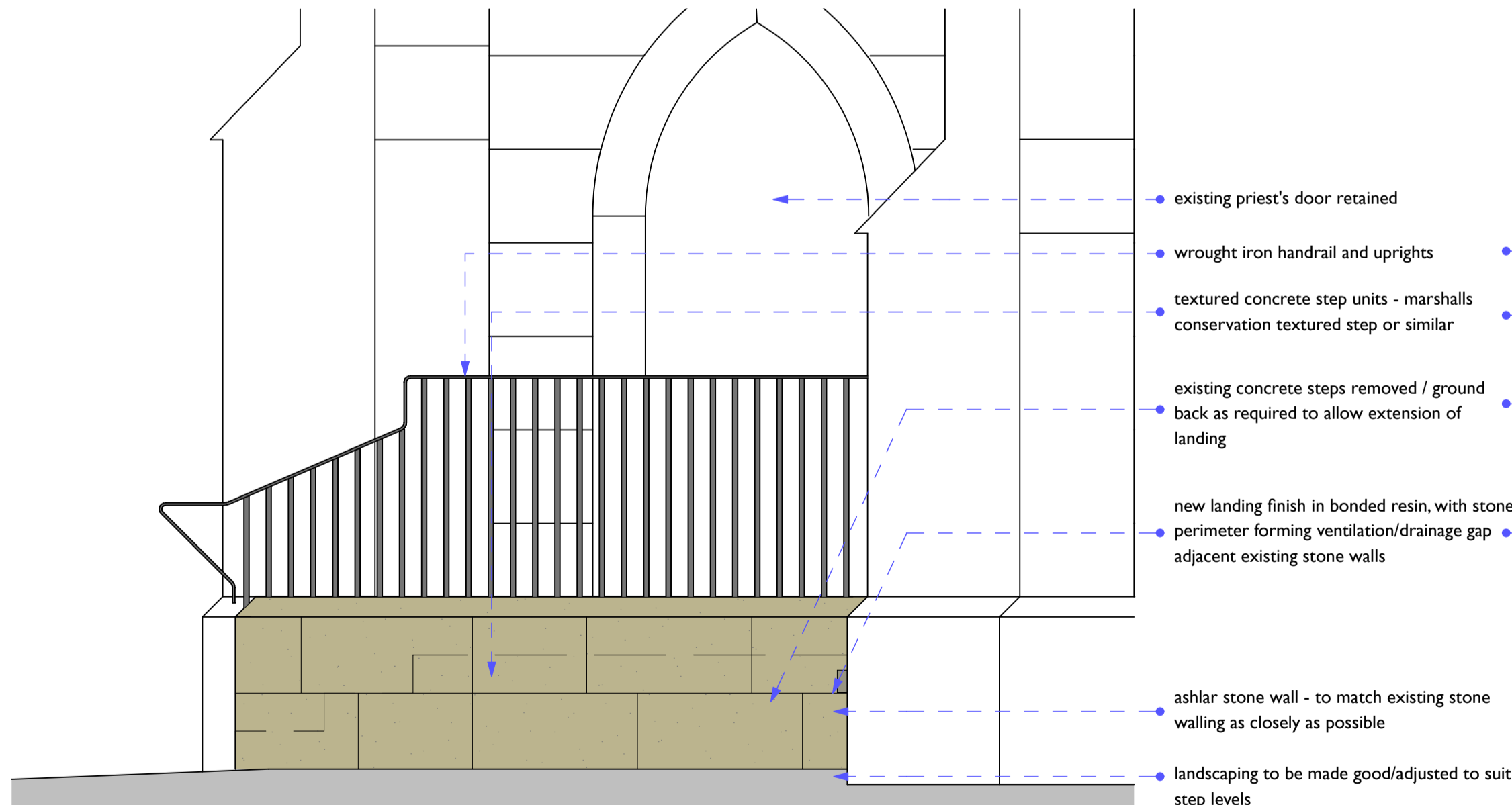


detailed plan - extended landing - 1.20

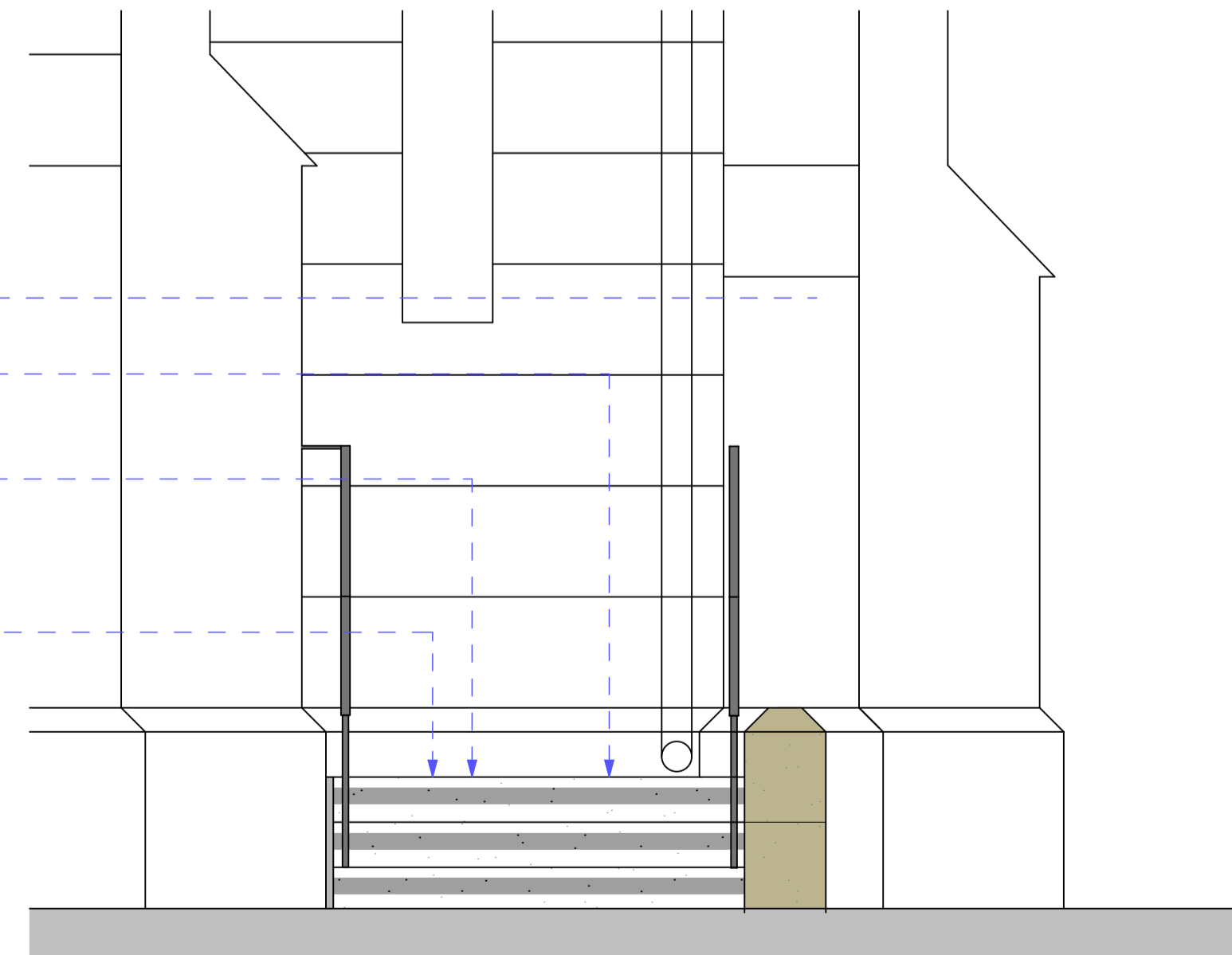
detail - typical landing junction to external wall - 1.5



section - extended landing - 1.20



detailed east elevation - extended landing



detailed south elevation - extended landing

Preliminary issue for information

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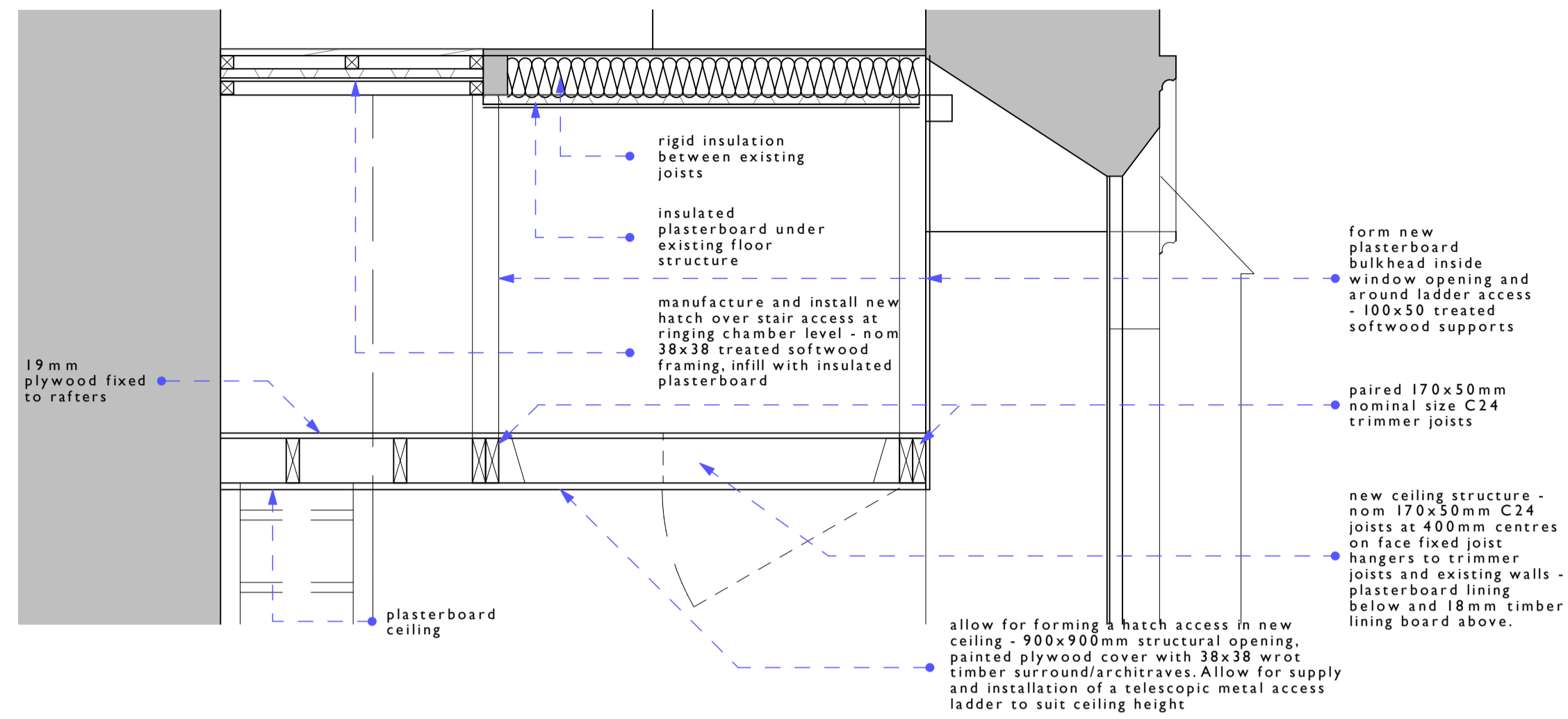
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Drawing Title
 external landing detail details

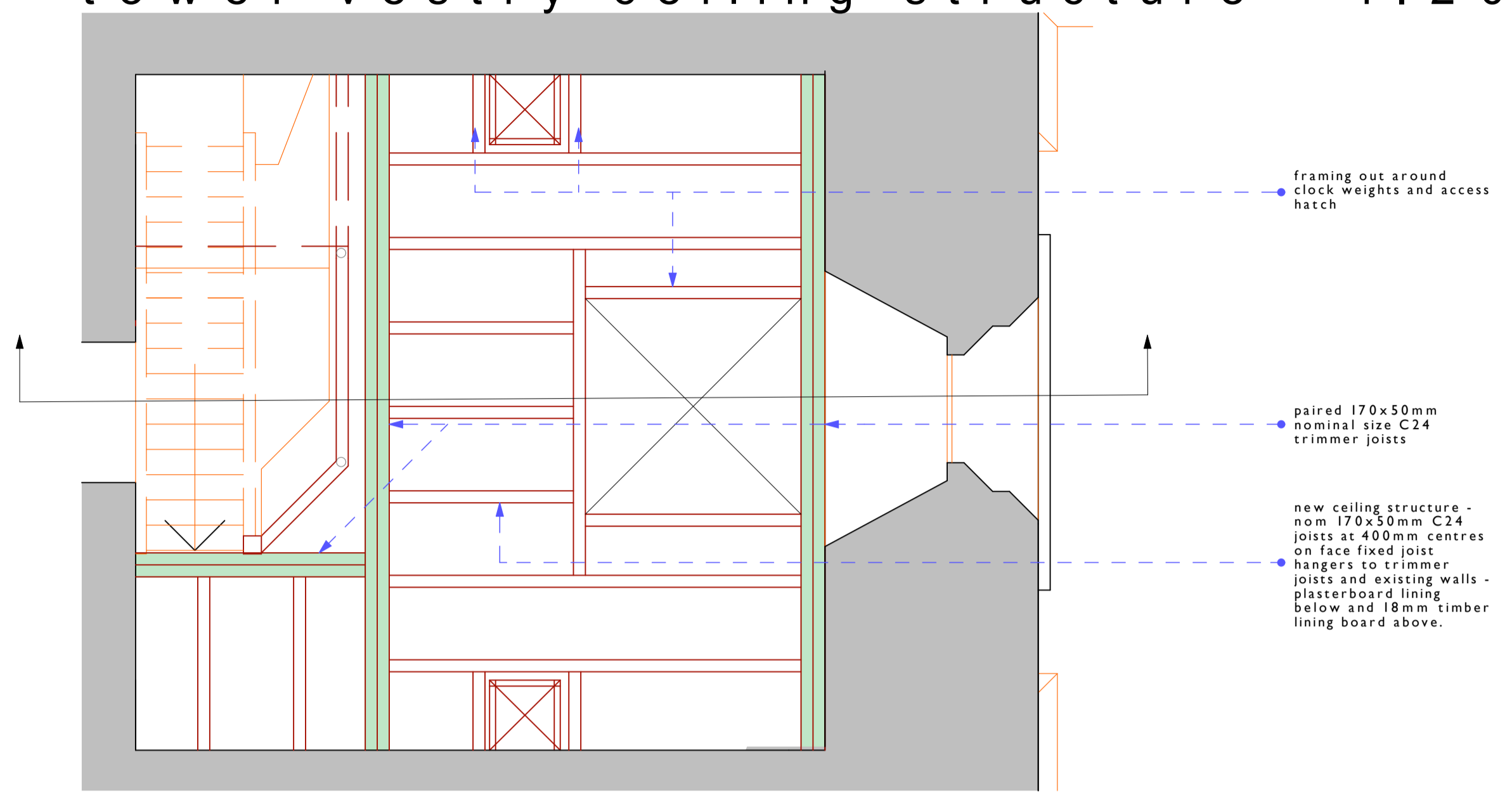
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Drawing Number	Revision
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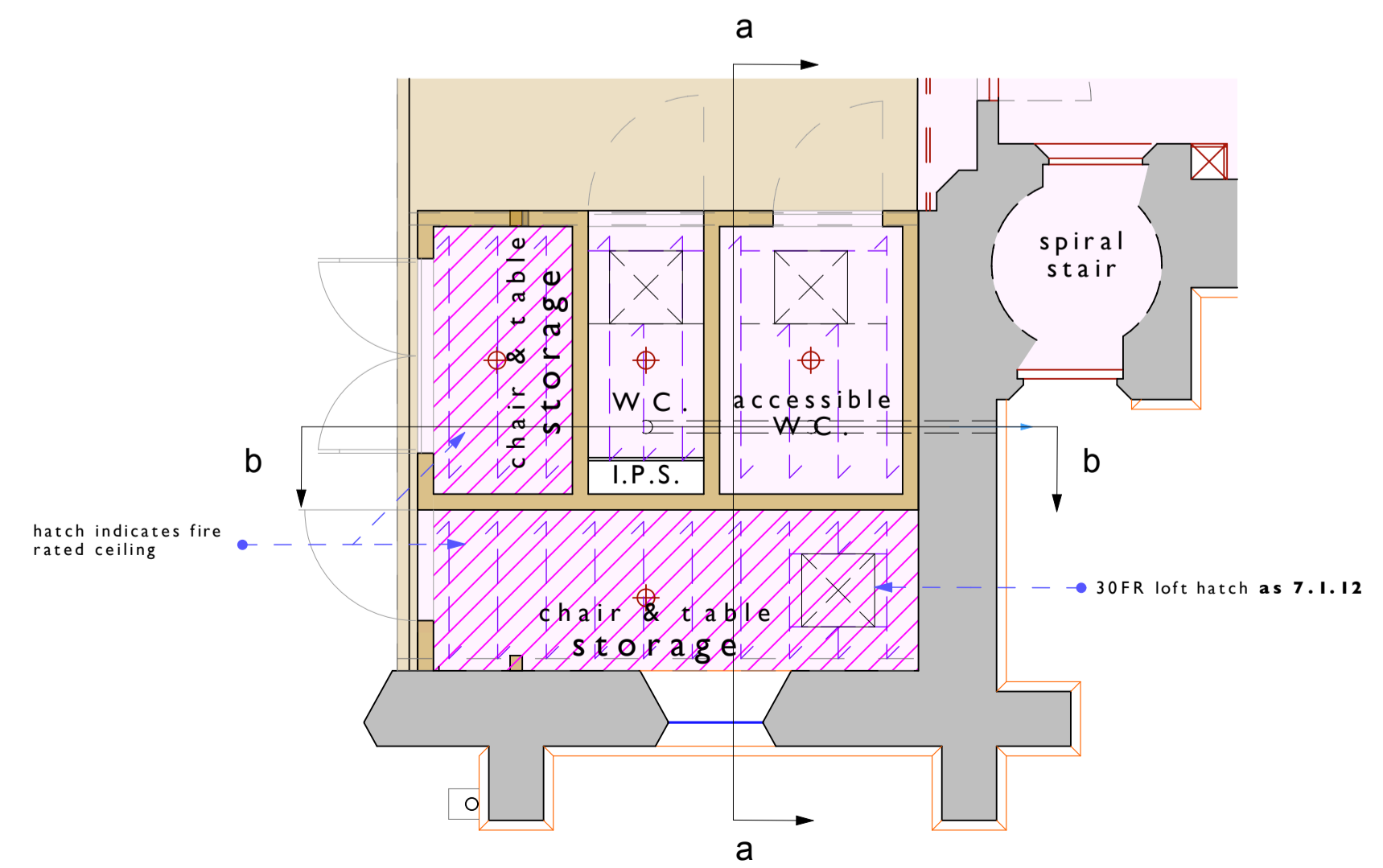
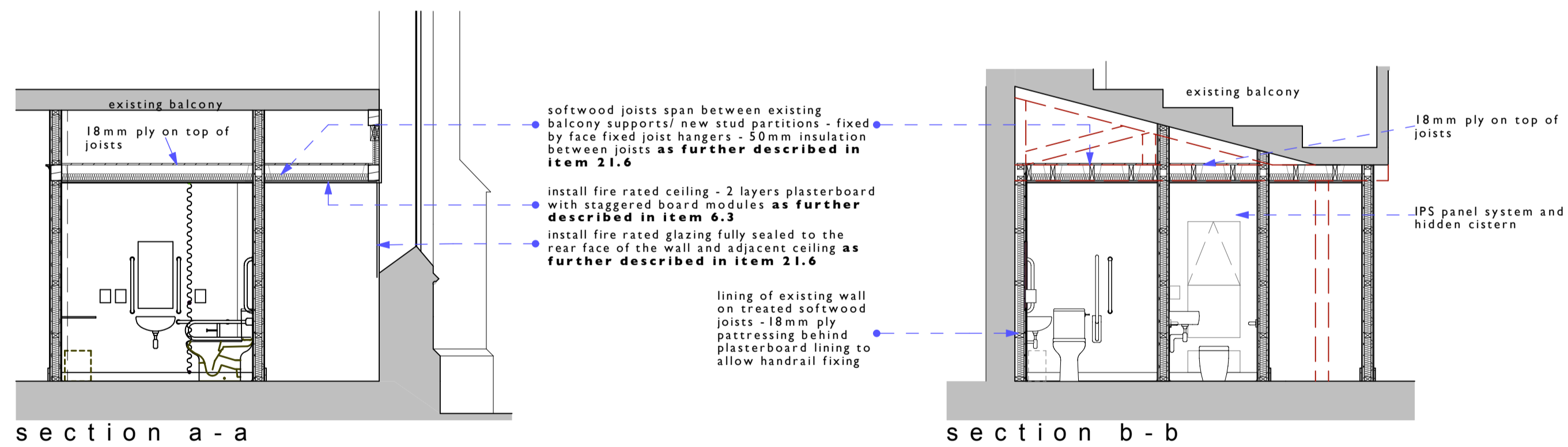
detailed section - new tower vestry ceiling - 1.20



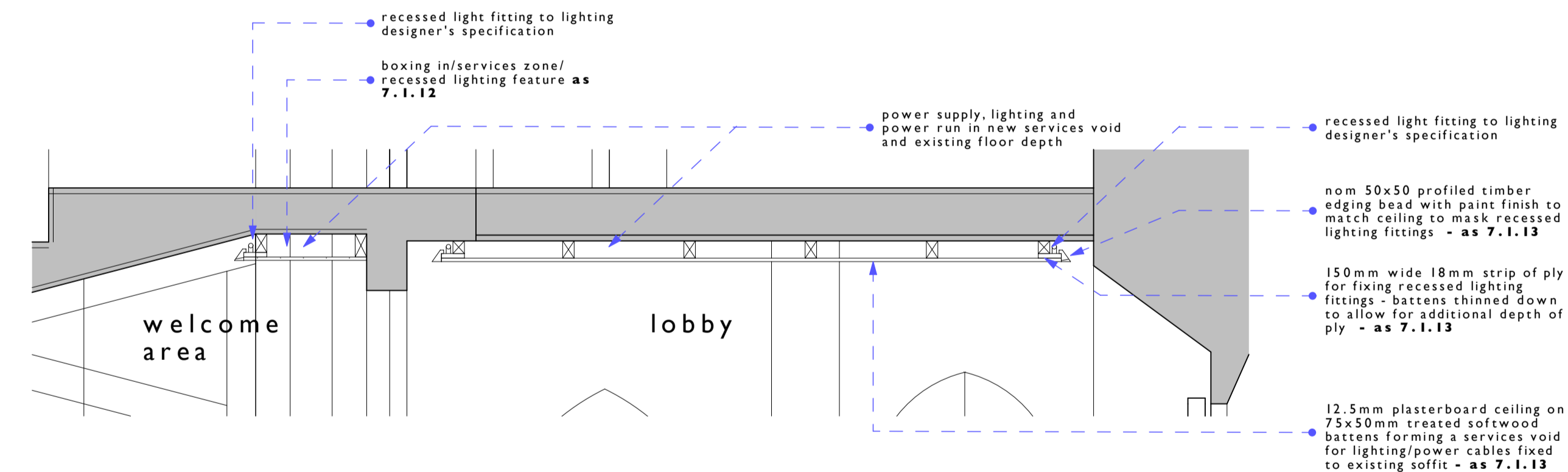
detailed plan arrangement - new tower vestry ceiling structure - 1.20



detailed section - wc/store enclosure - 1.50

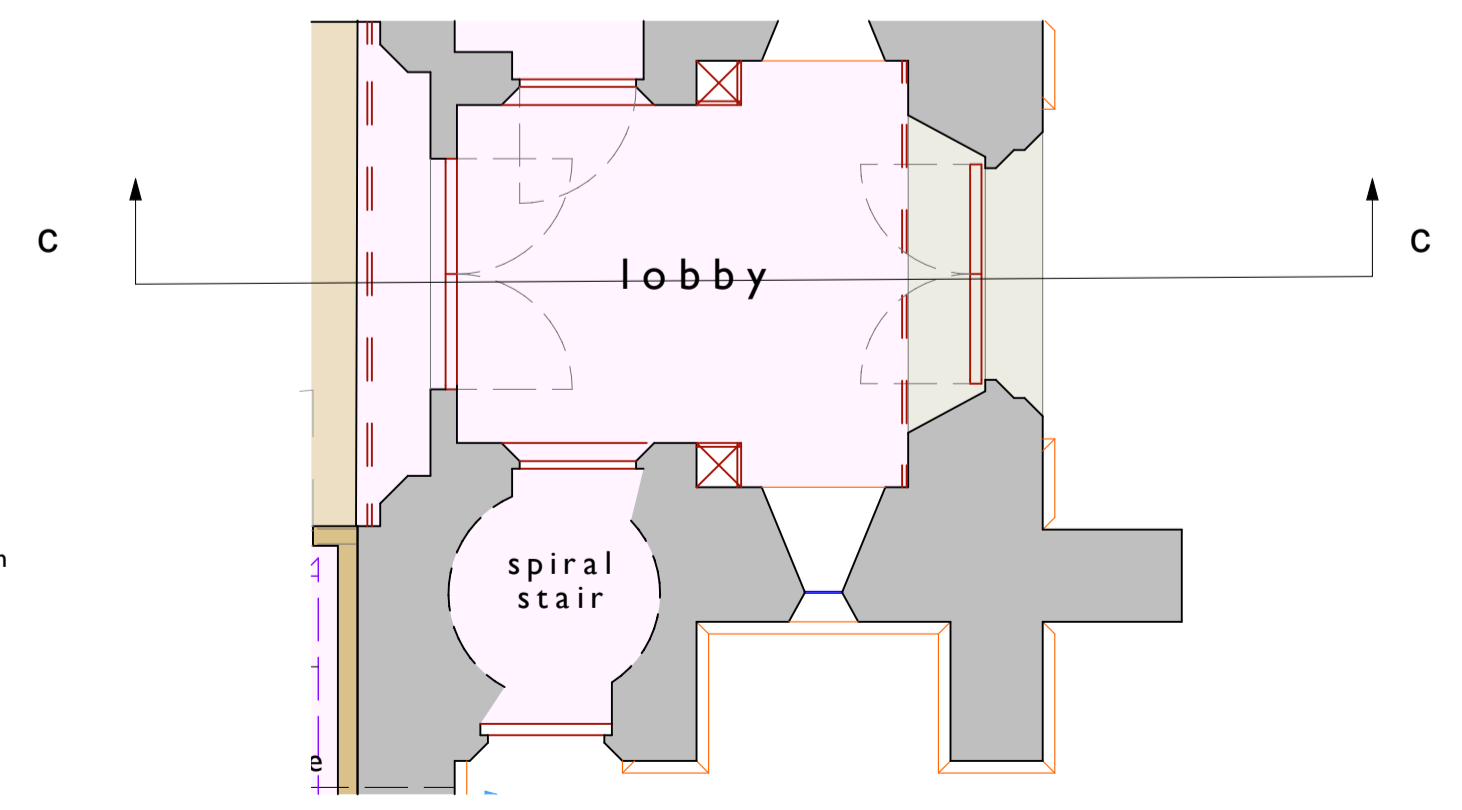


detailed section - new ground floor lobby ceiling - 1.20



7.1.12 Allow for forming a high level boxing on the west wall to hide high level services and form a recess for an LED strip light - 12.5mm plasterboard on nominally 200x50mm ceiling joists at 600mm centres fixed to the existing walls with face fixed joist hangers - a 150mm wide strip of ply to the rear of the plasterboard adjacent the recessed lighting detail to support the light fixture/projecting plasterboard. Nom. 50x50mm painted softwood edge fillet (or proprietary plasterboard pressing) to provide a neat finish. Allow for access covers as required. See drawings for arrangement.

7.1.13 Install a new ceiling in the entrance lobby to form a services void and form recessed lighting feature for LED strip light - 12.5mm plasterboard on nominally 75x50mm ceiling joists at 600mm centres fixed to the existing walls with face fixed joist hangers - a 150mm wide strip of ply to the rear of the plasterboard adjacent the recessed lighting detail to support the light fixture/projecting plasterboard. Nom. 50x50mm painted softwood edge fillet (or proprietary plasterboard pressing) to provide a neat finish. Allow for access covers as required. See drawings for arrangement.



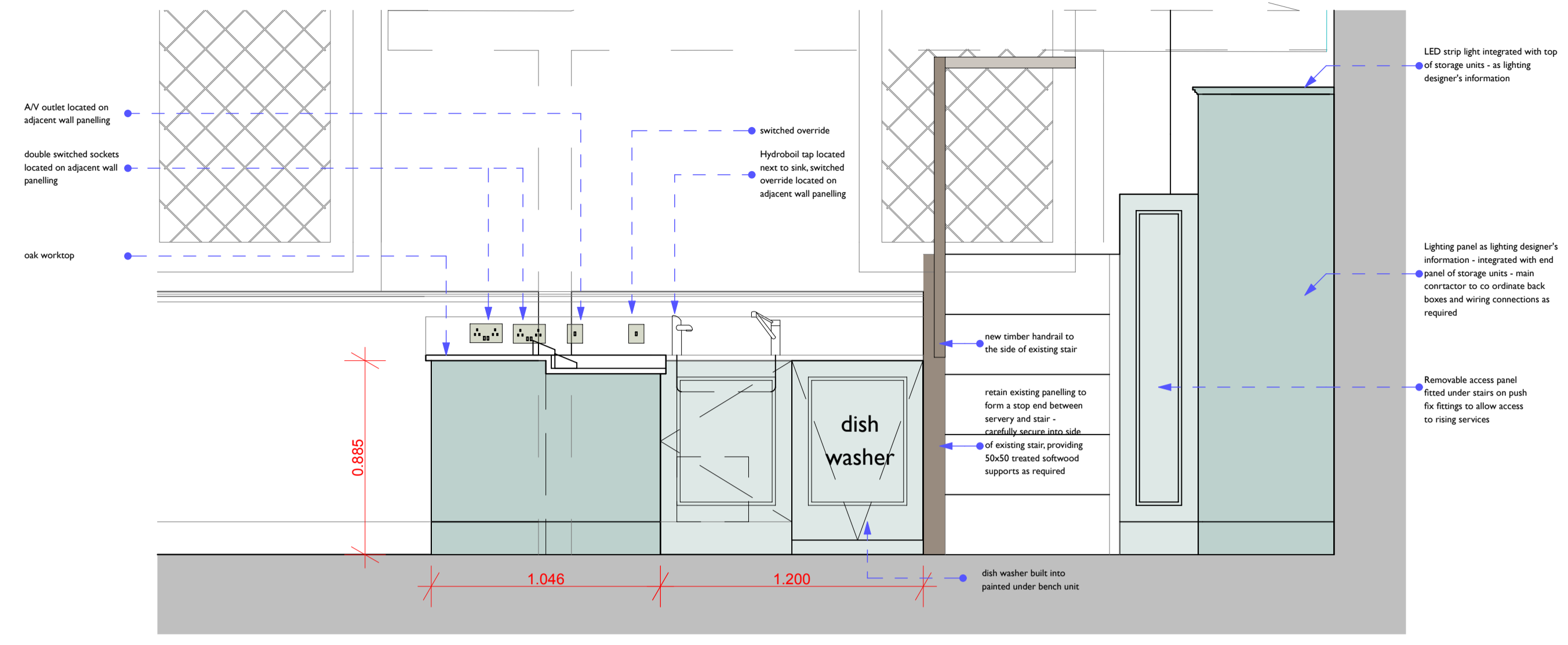
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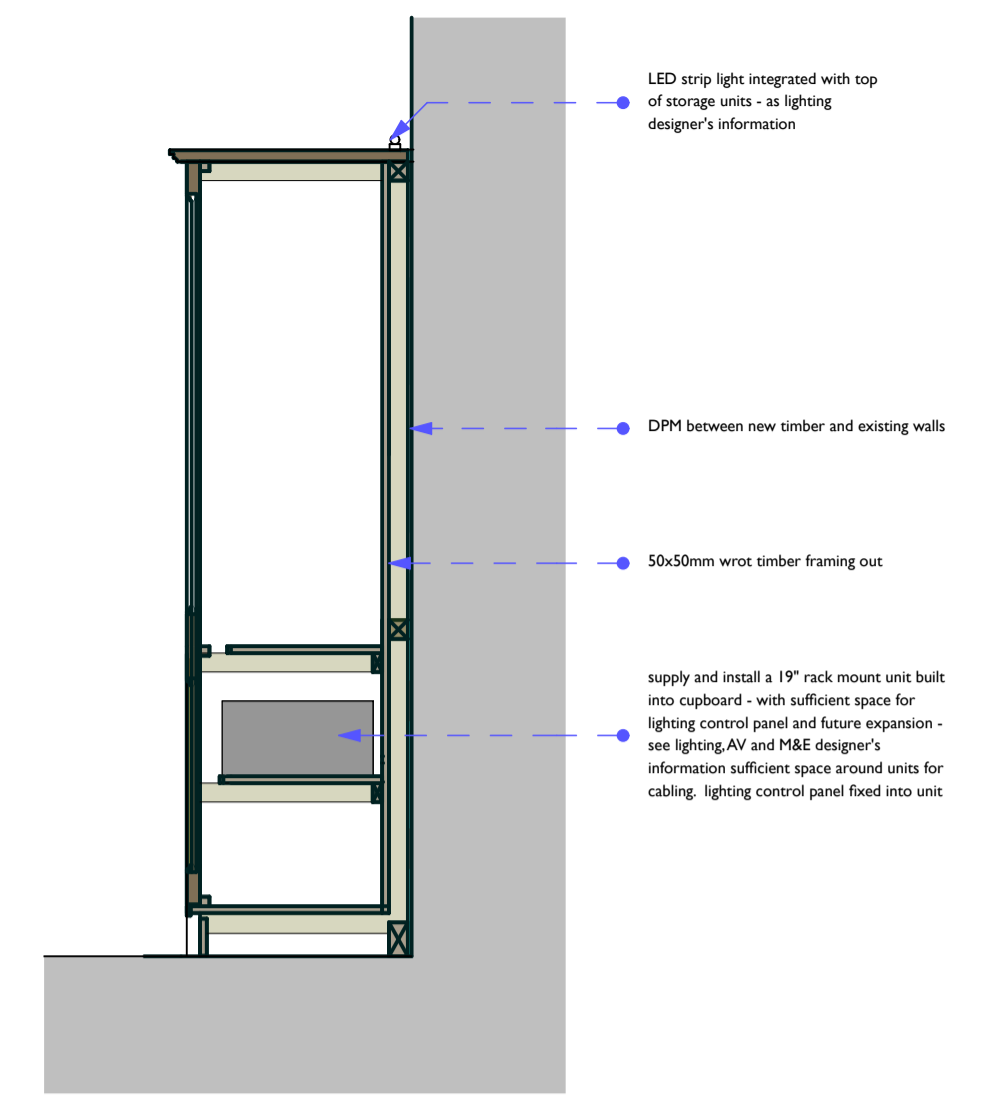
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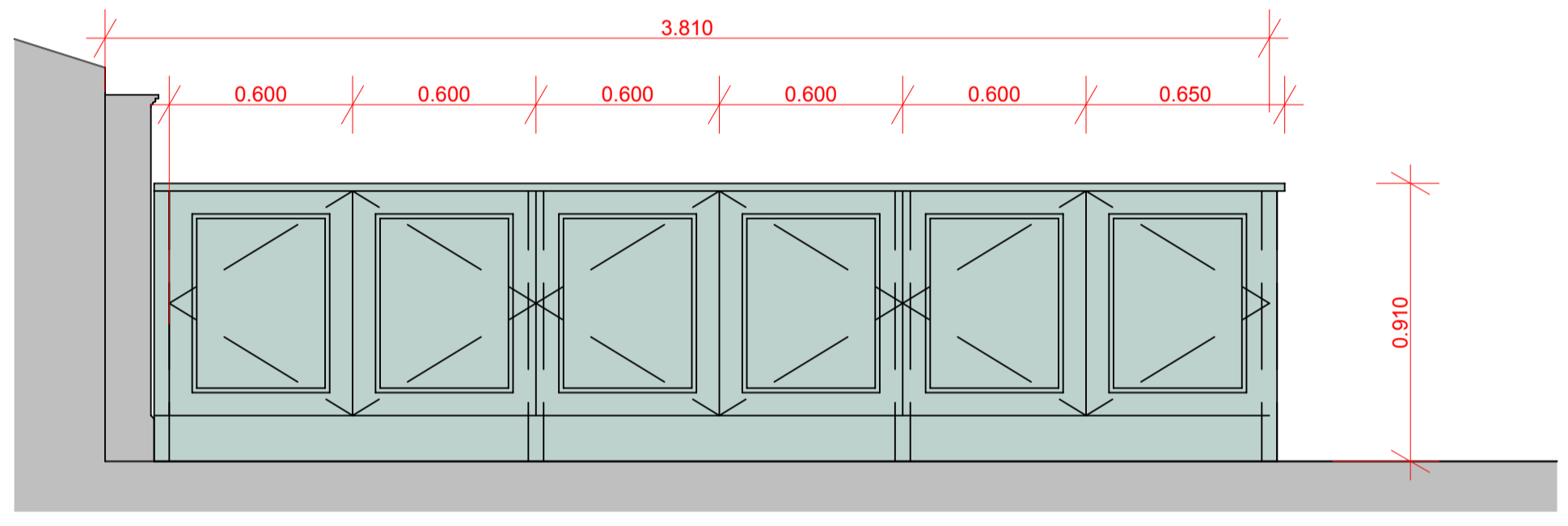
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 Client
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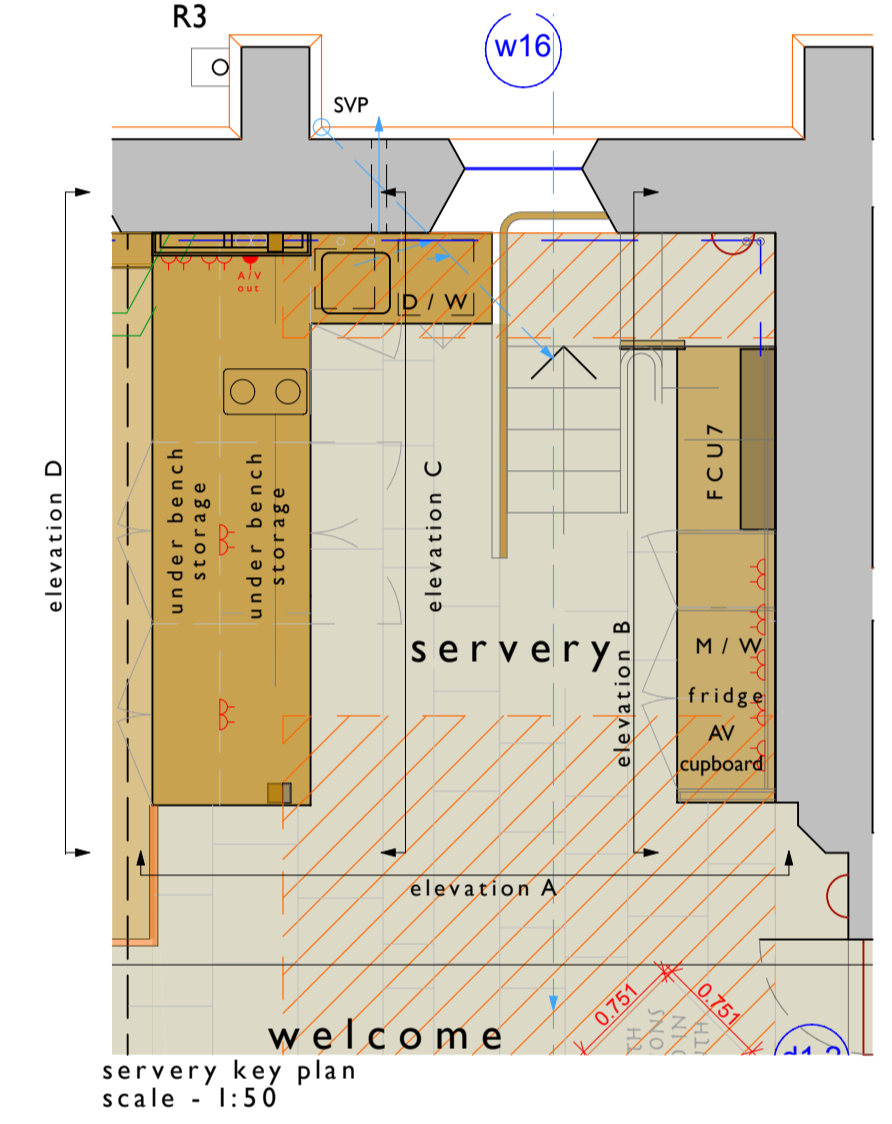
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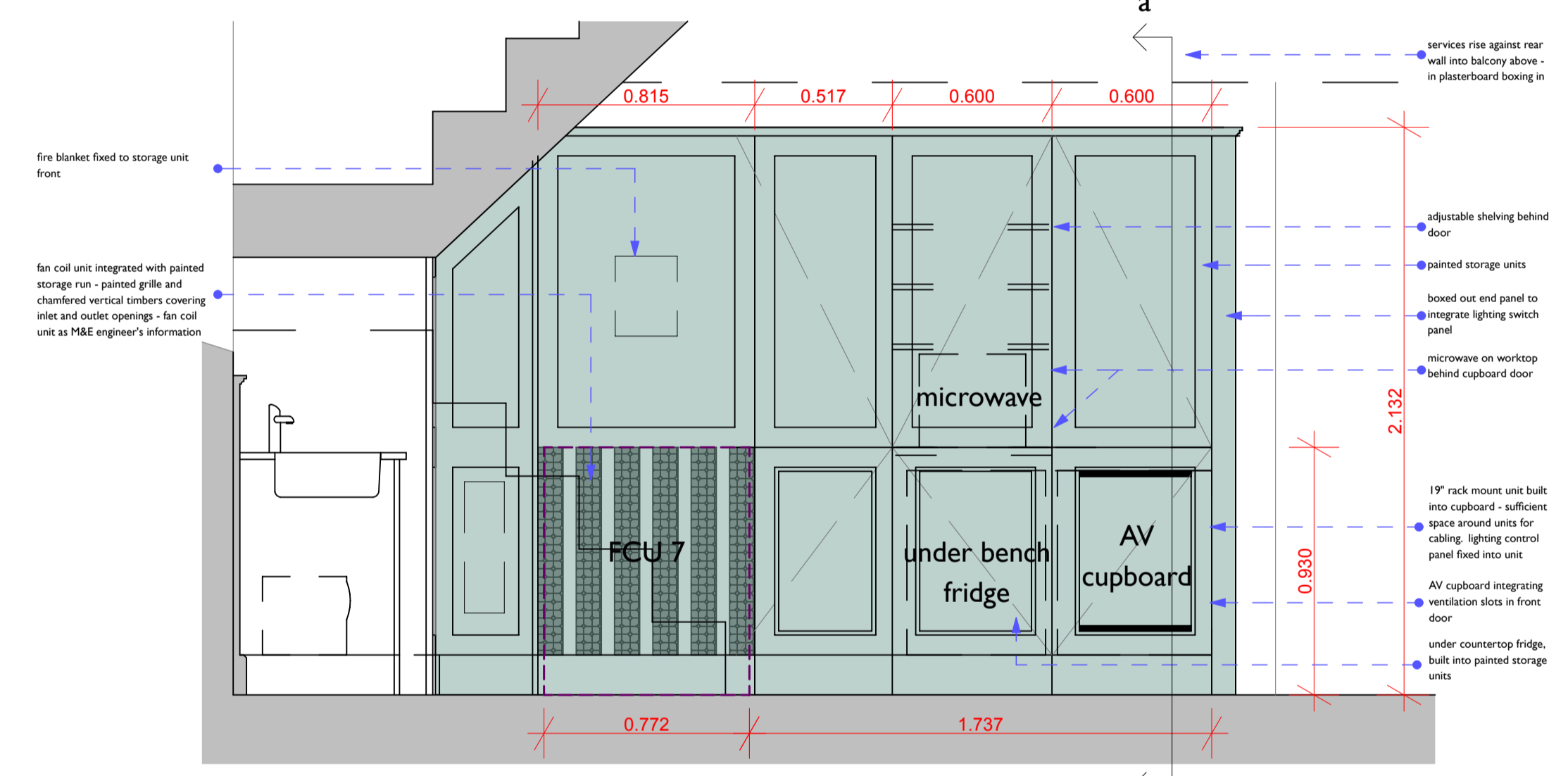
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scale - 1:20



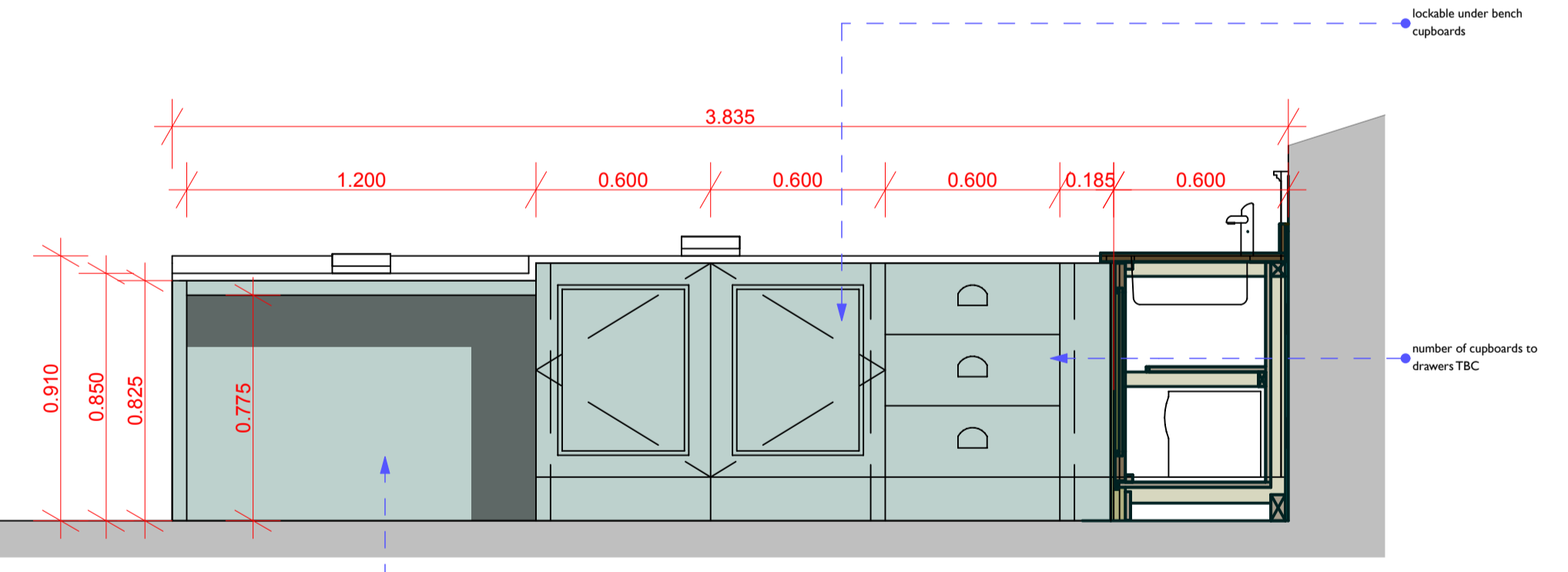
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scale - 1:20



servery key plan
scale - 1:50



servery elevation B
scale - 1:20



servery elevation C
scale - 1:20



Preliminary issue for information

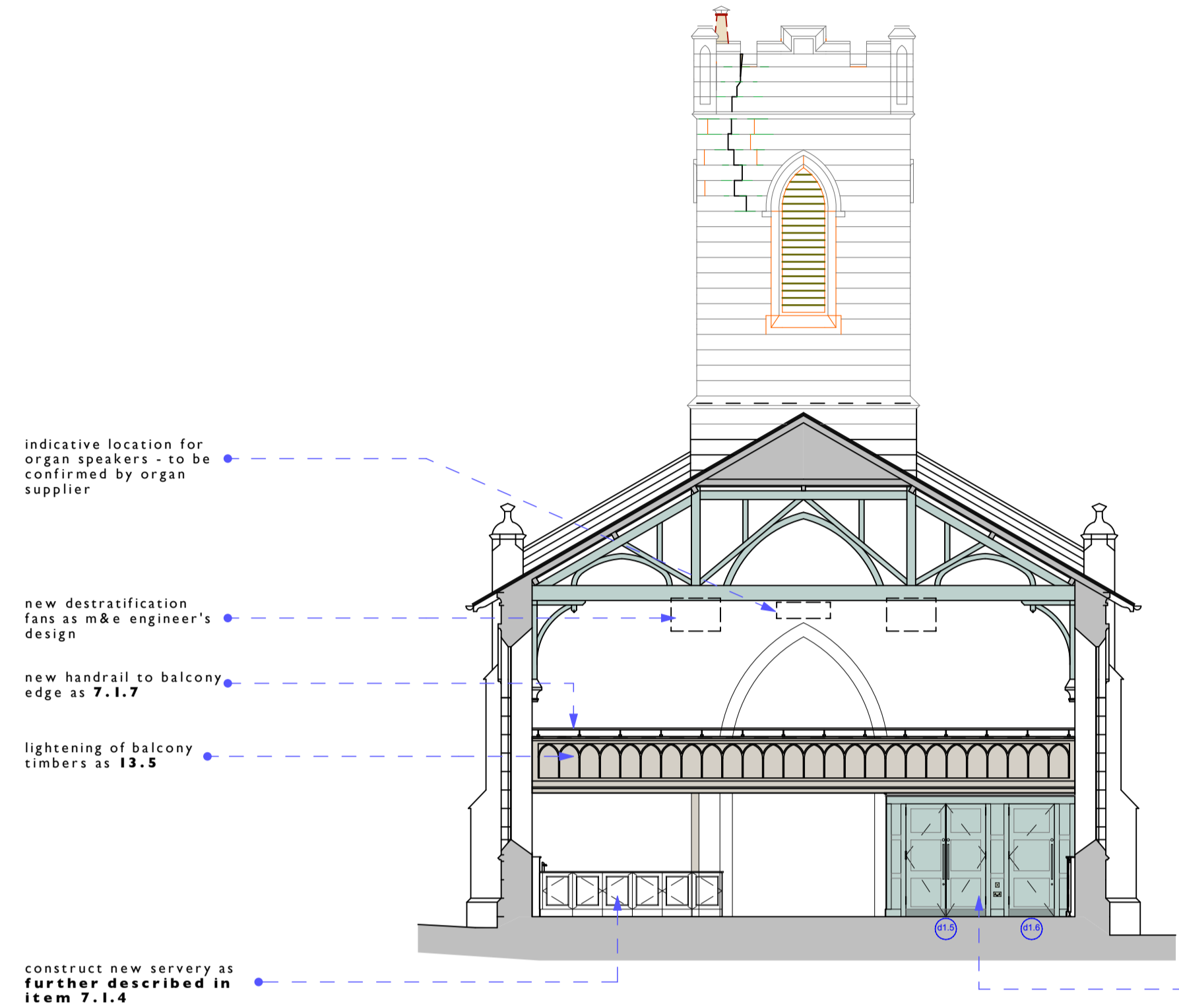
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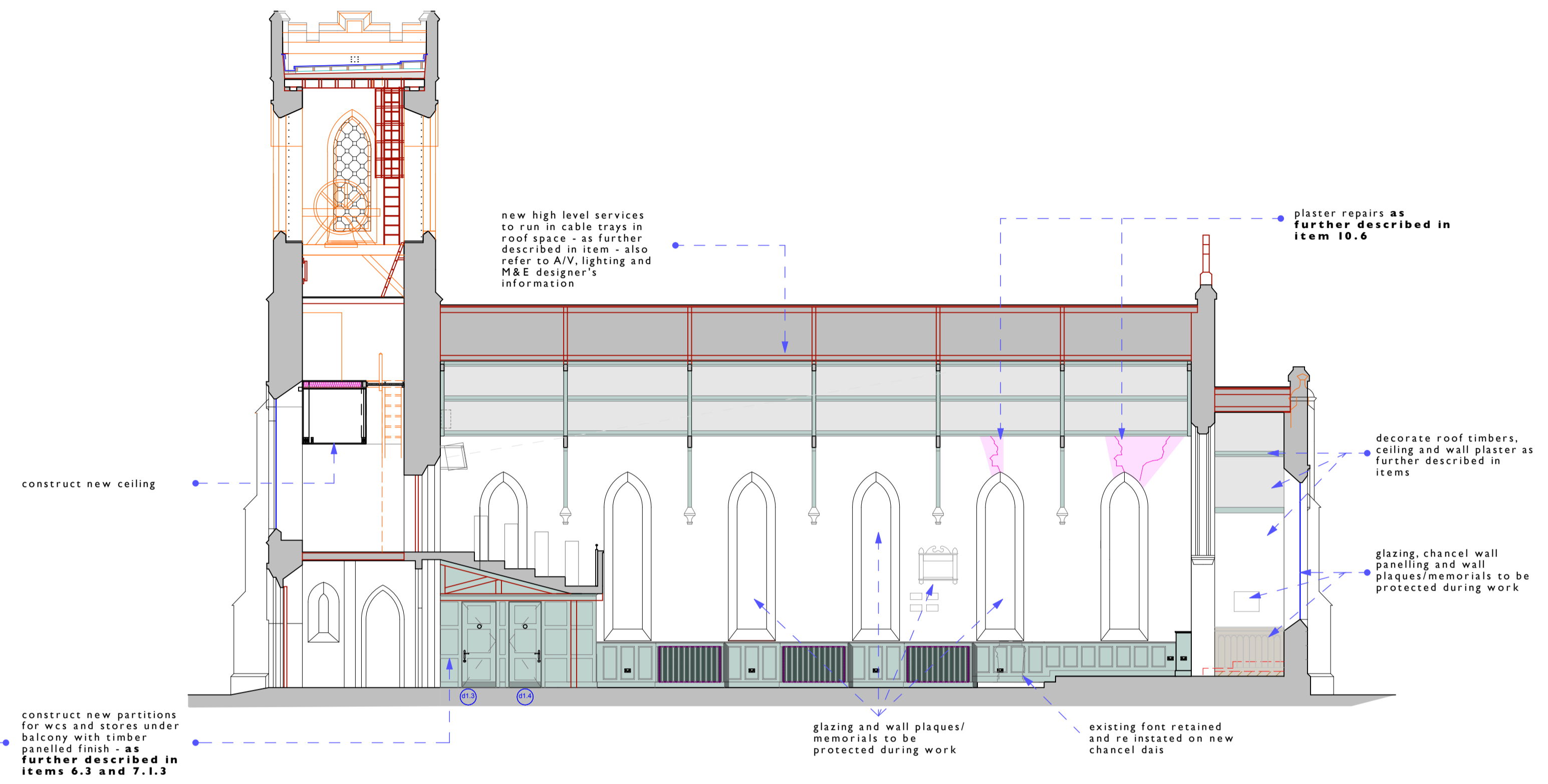
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Drawing Title
Servery details
Drawing Status
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PCR
Date
27/11/2016
Scales
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Layout Size
A1
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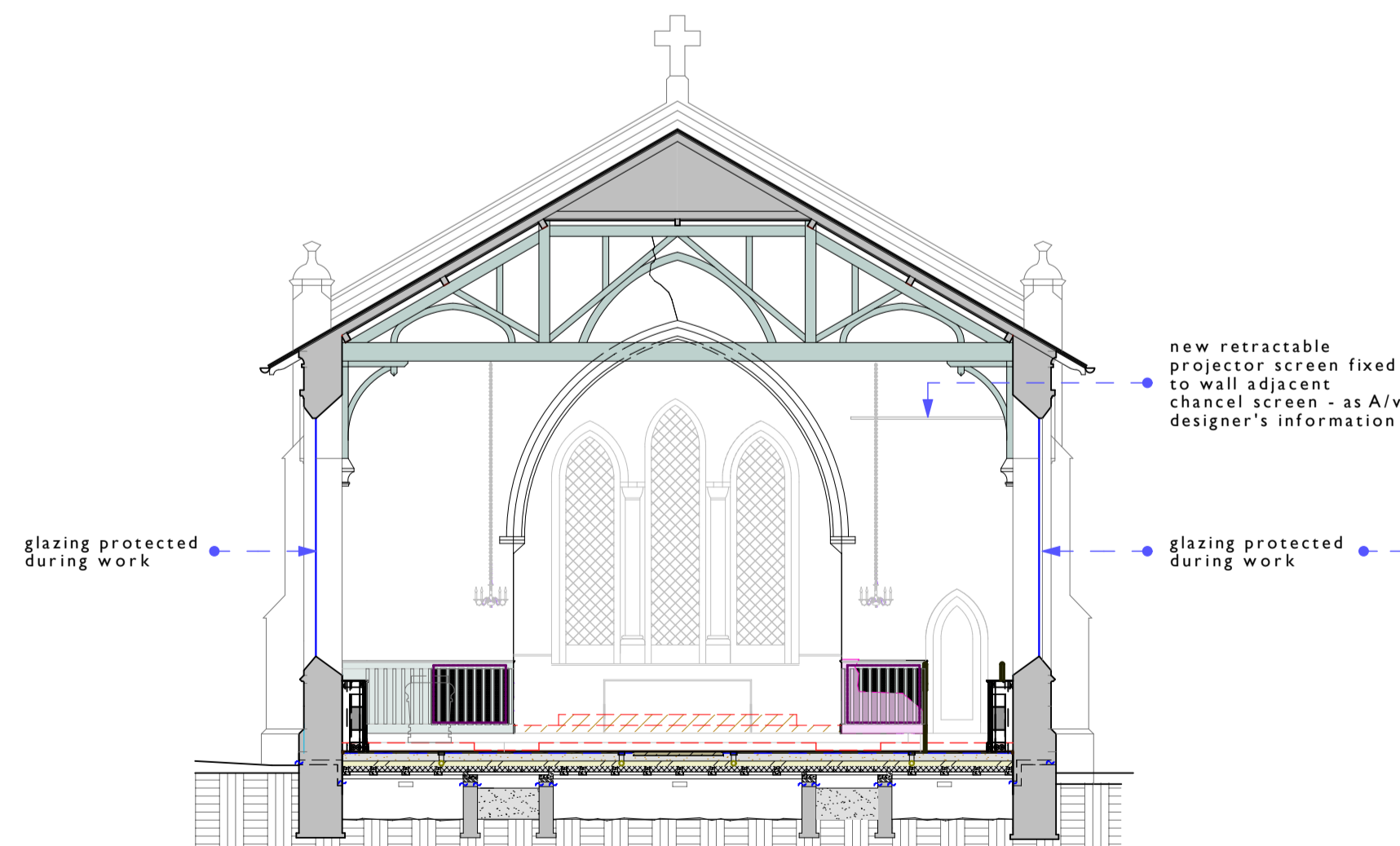
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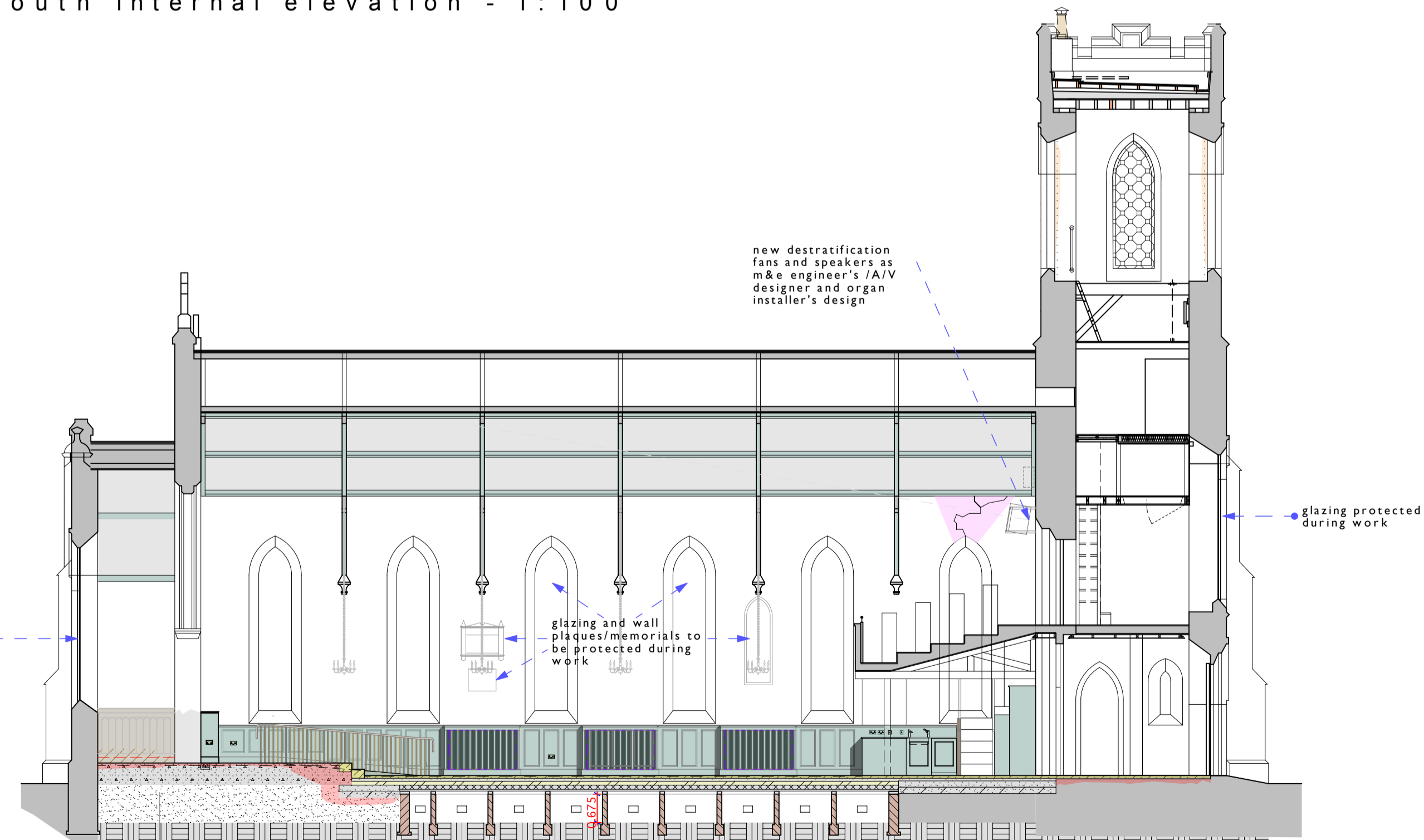
north internal elevation - 1:100



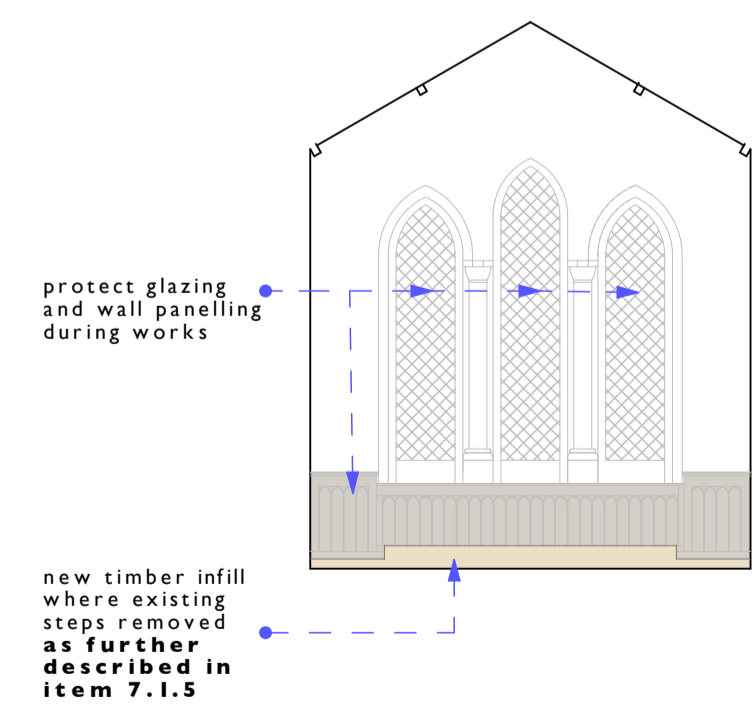
east internal elevation - 1:100



south internal elevation - 1:100



chancel east internal elevation - 1:100



Preliminary issue for information

all dimensions to be checked on site by contractor ahead of manufacture and order of materials

Notes not exhaustive - refer to schedule of works - numbers in **bold** refer to schedule of works items, see also specification and other consultants documentation

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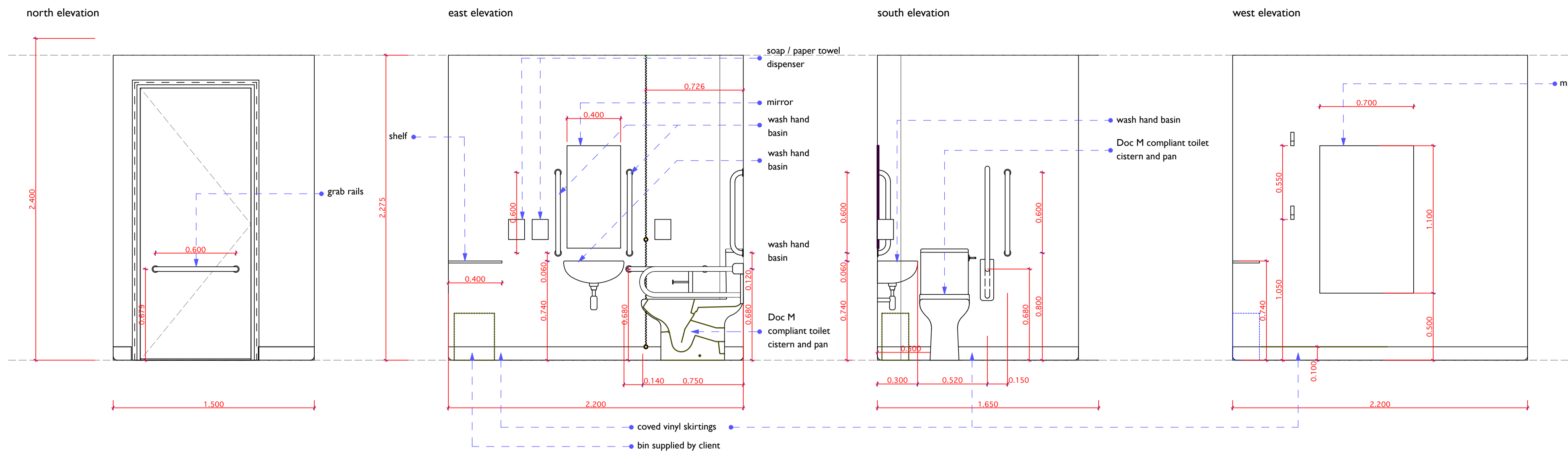
Job Title
St. John Church, Donisthorpe
 Church Street
 Donisthorpe
 Leicestershire
 DE12 7PY

Client
PCC of St. John's, Donisthorpe

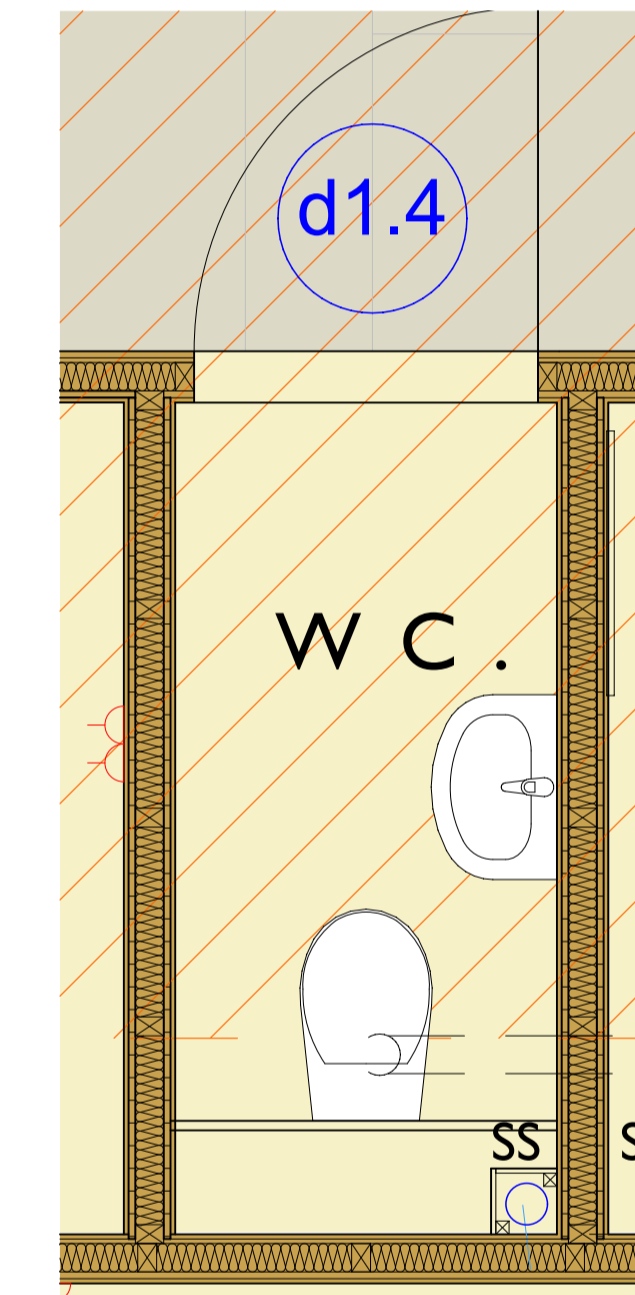
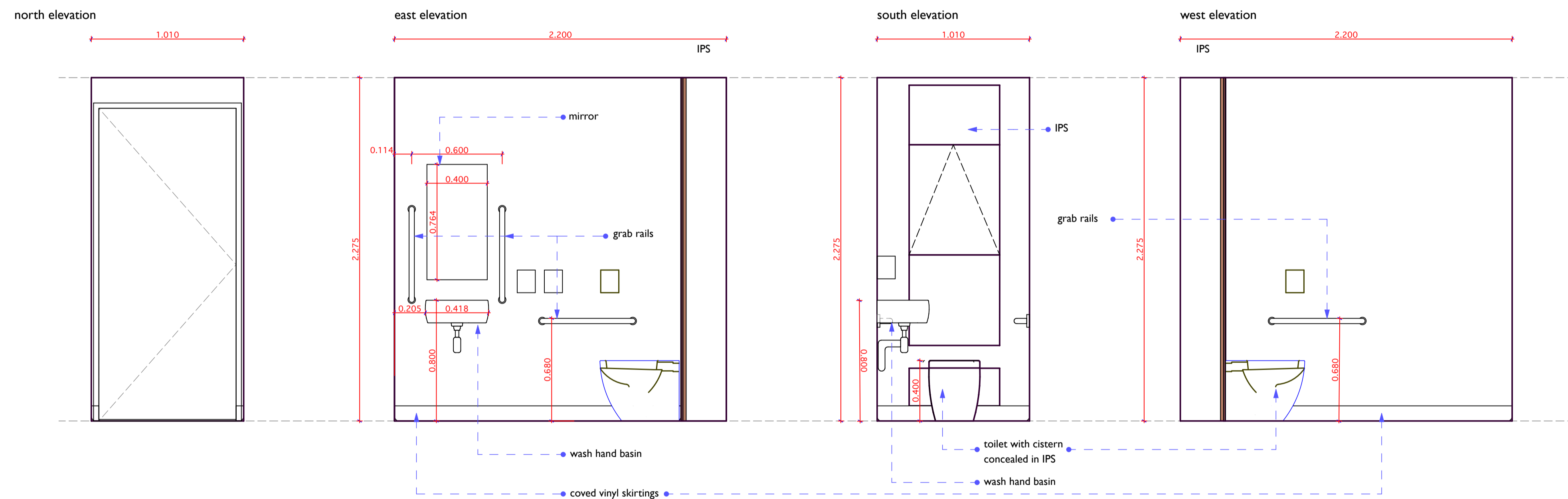
Drawing Title
Nave internal elevations
 internal elevations

Drawing Status	Drawn by	Date
Preliminary	PCR	27/11/2016
Scales	Layout Size	
1:100	A1	
Drawing Number	Revision	
00008 - A.04.1		

accessible w.c. room elevations - 1.20



w.c. room elevations - 1.20



Revision	Code	Date

Preliminary issue for information

all dimensions to be checked on site by contractor ahead of manufacture and order of materials

Notes not exhaustive - refer to schedule of works - numbers in bold refer to schedule of works items, see also specification and other consultants documentation

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 DE12 7PY

Client
PCC of St. John's, Donisthorpe

Drawing Title
Room elevations

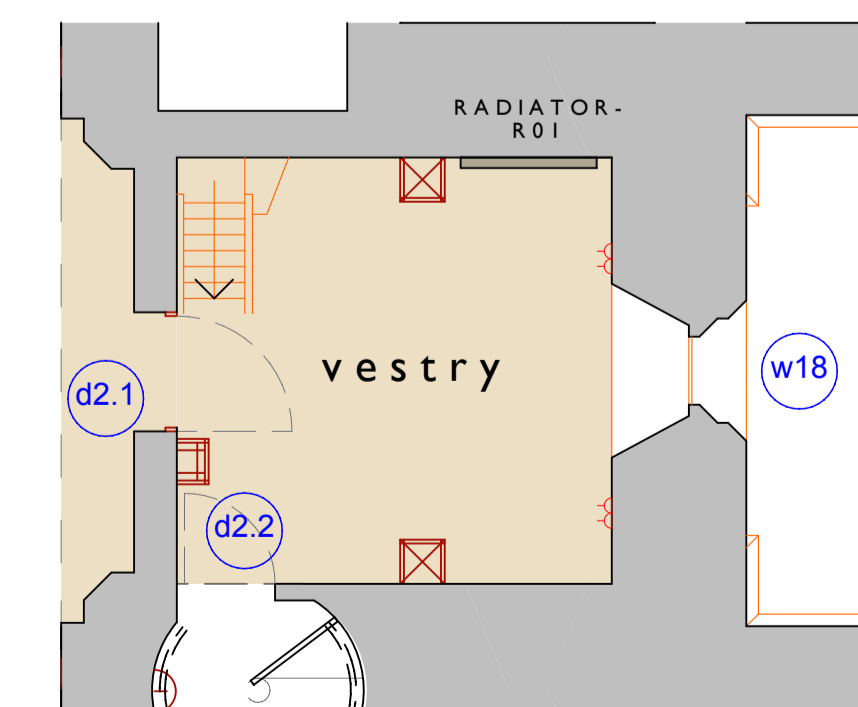
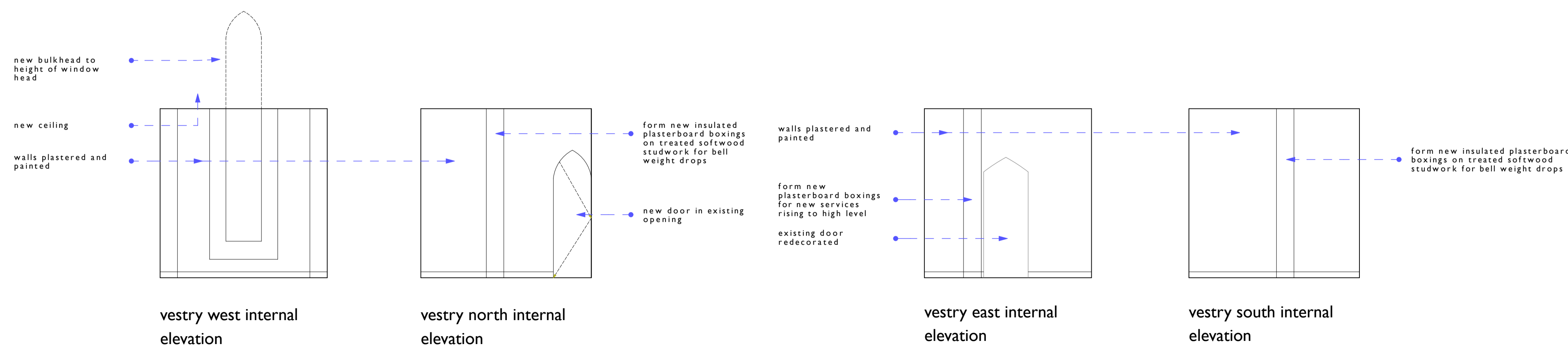
internal elevations

Drawing Status	Drawn by	Date
Preliminary	PCR	27/11/2016

Scales	Layout Size
	A1

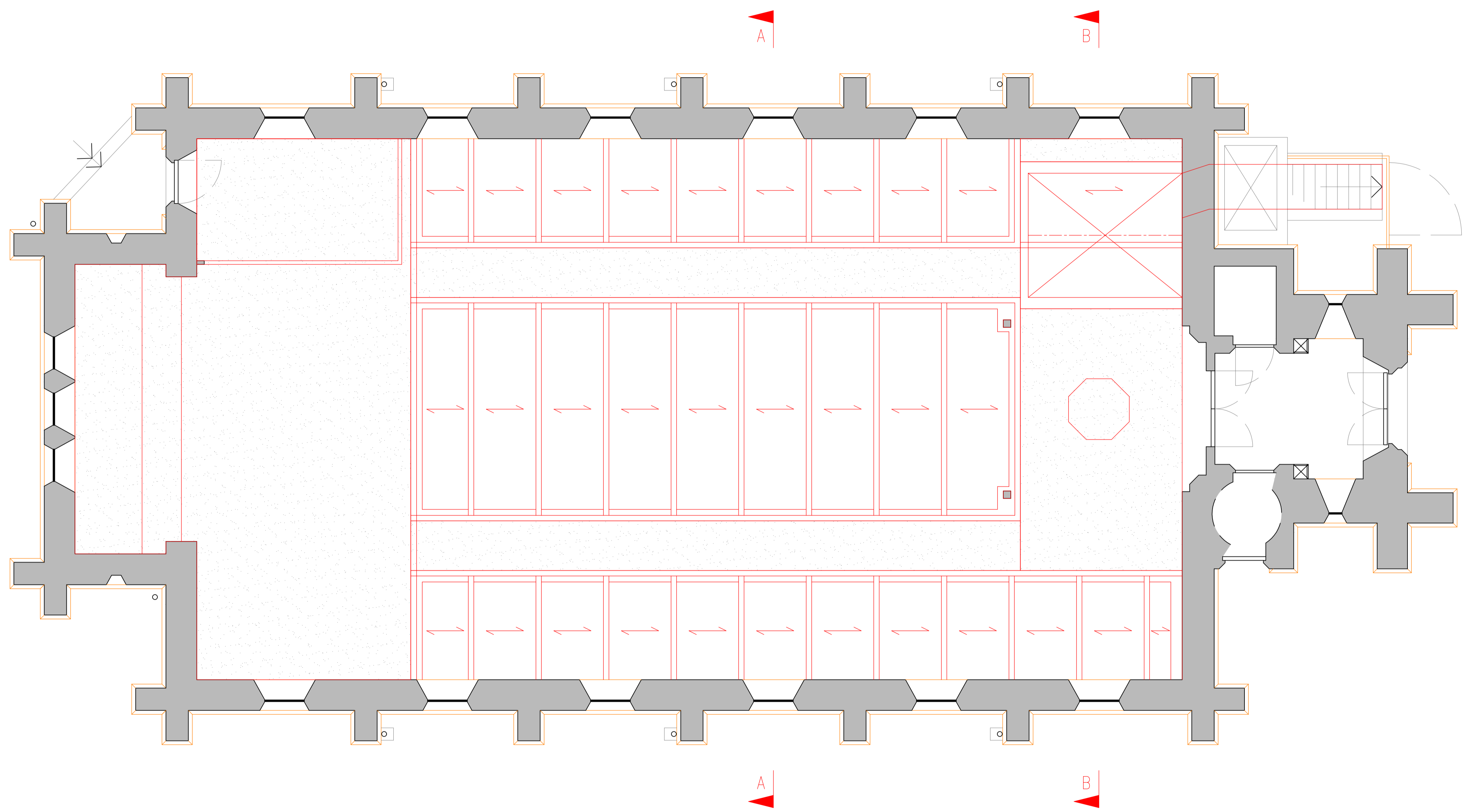
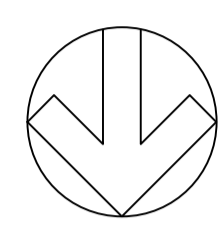
Drawing Number	Revision
00008 - A.04.2	

first floor tower vestry room elevations - 1.50



Drawing Number
 00008 - A.04.2

- NOTES:-
1. ALL DIMENSIONS TO BE CHECKED ON SITE AND NO MEASUREMENTS TO BE SCALED OFF THIS DRAWING.
 2. IN CASE OF ANY DISCREPANCY THE ENGINEERS ARE TO BE NOTIFIED IMMEDIATELY.
 3. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECT'S AND SERVICE ENGINEER'S DRAWINGS AND SPECIFICATIONS.



DRAFT ISSUE

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-	-	XXX	XX.XX.XX

REV	AMENDMENT	CHK	DATE
-	-	XXX	XX.XX.XX

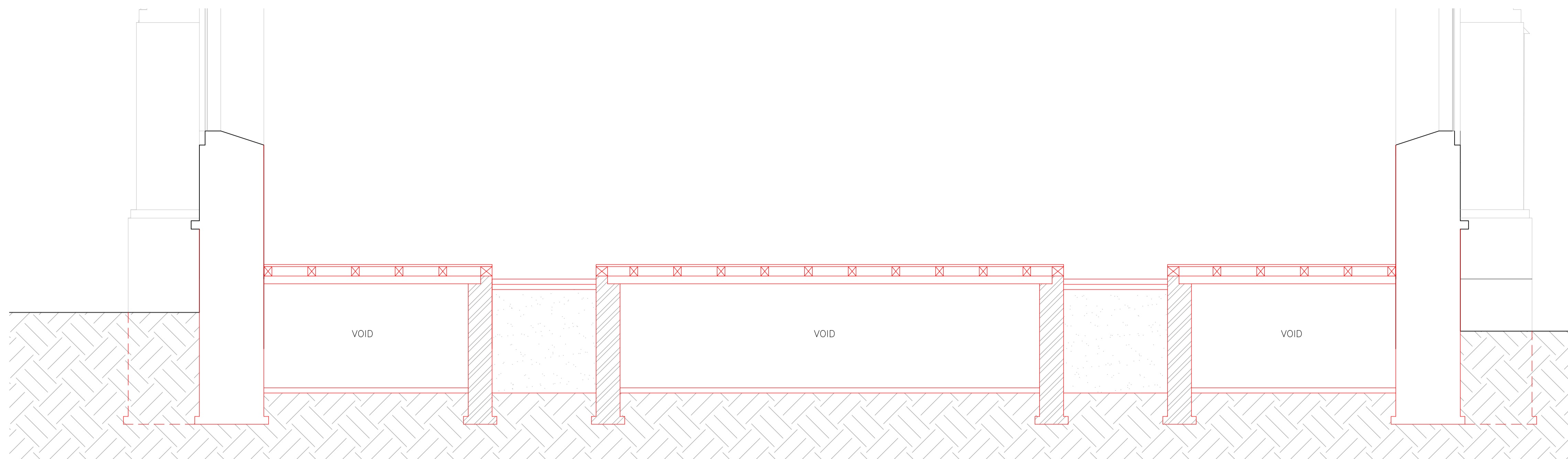


- OLD TIMBER YARD HOUSE
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- 8 CHURCH STREET
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EMAIL: coggeshall@themortonpartnership.co.uk

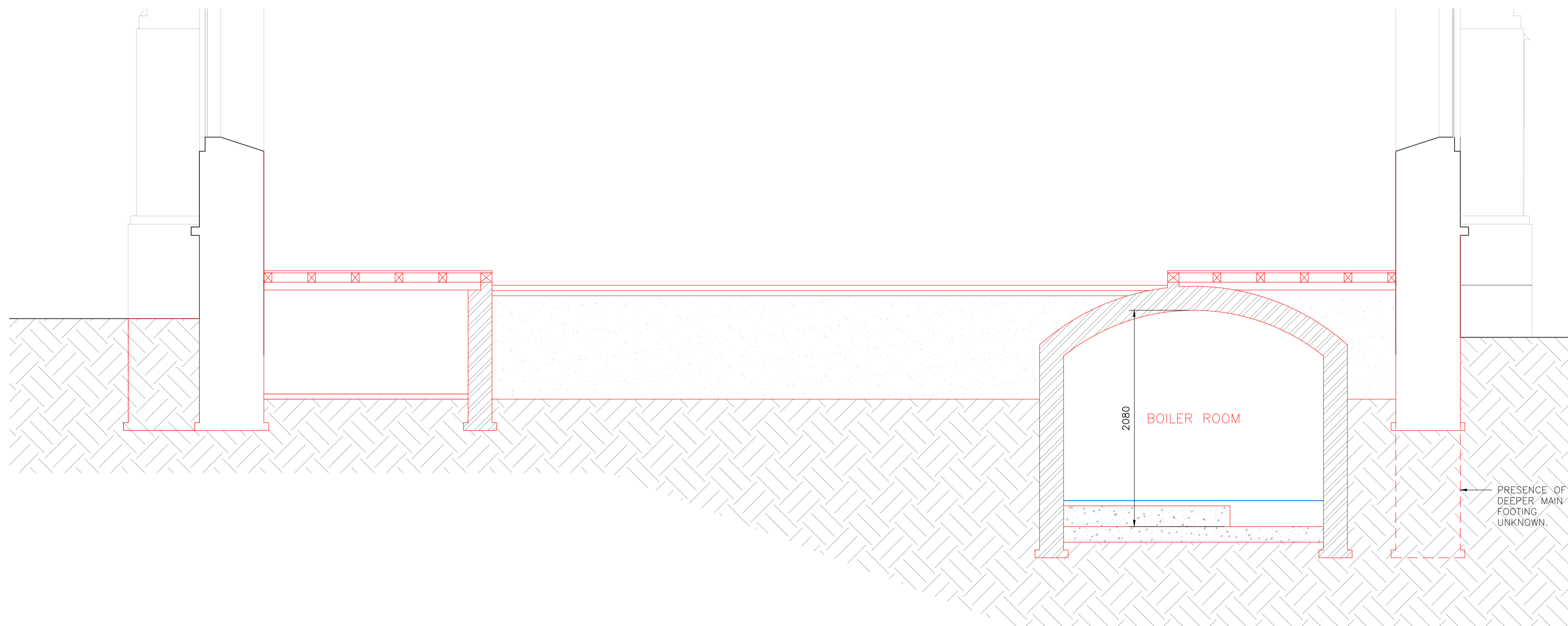
PROJECT:
PROJECT 1
PROJECT 2
PROJECT 3

TITLE:
**EXISTING STRUCTURAL
 FLOOR PLAN**

SCALE: 1:XX (A1) DRAWN BY: XXX
 DATE: MONTH YEAR CHECKED BY: XXX
 DRG No. **00000/00 (-)**



SECTION A-A:
EXISTING
SCALE 1:25



SECTION B-B:
EXISTING
SCALE 1:25

- NOTES:-
1. ALL DIMENSIONS TO BE CHECKED ON SITE AND NO MEASUREMENTS TO BE SCALED OFF THIS DRAWING.
 2. IN CASE OF ANY DISCREPANCY THE ENGINEERS ARE TO BE NOTIFIED IMMEDIATELY.
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DRAFT ISSUE

REV	AMENDMENT	CHK	DATE
-	-	XXX	XX.XX.XX

The Morton Partnership
Structural Engineers

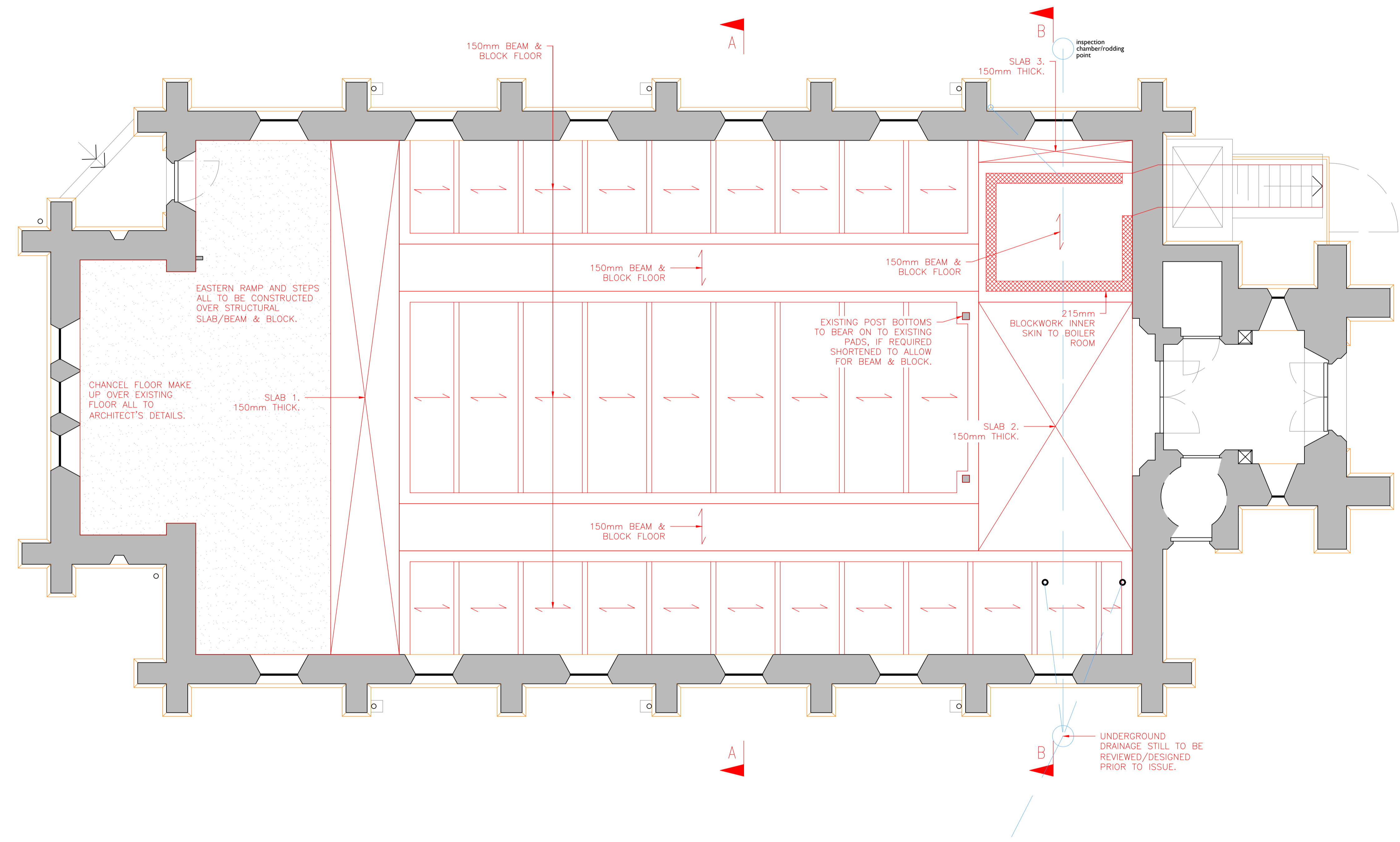
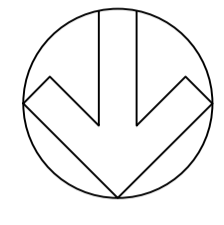
- OLD TIMBER YARD HOUSE
55 THE TIMBER YARD
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PROJECT:
PROJECT 1
PROJECT 2
PROJECT 3

TITLE:
EXISTING STRUCTURAL FLOOR SECTIONS

SCALE: 1:XX (A1) DRAWN BY: XXX
DATE: MONTH YEAR CHECKED BY: XXX
DRG No. **00000/00 (-)**

- NOTES:-
1. ALL DIMENSIONS TO BE CHECKED ON SITE AND NO MEASUREMENTS TO BE SCALED OFF THIS DRAWING.
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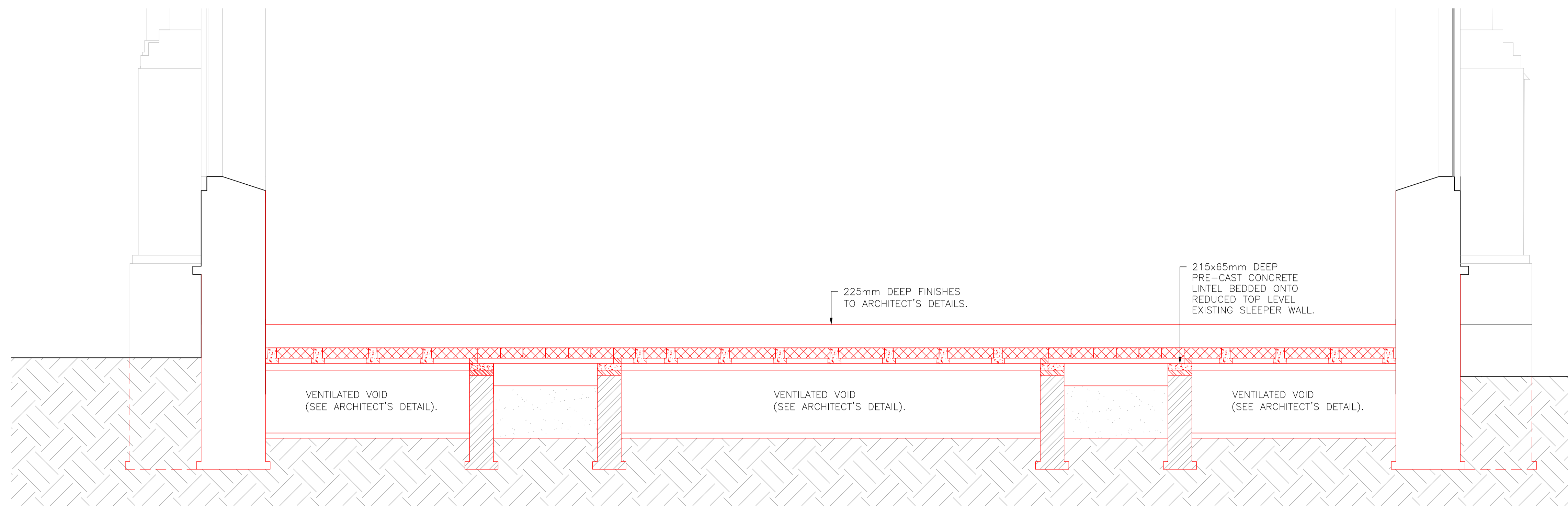


- OLD TIMBER YARD HOUSE
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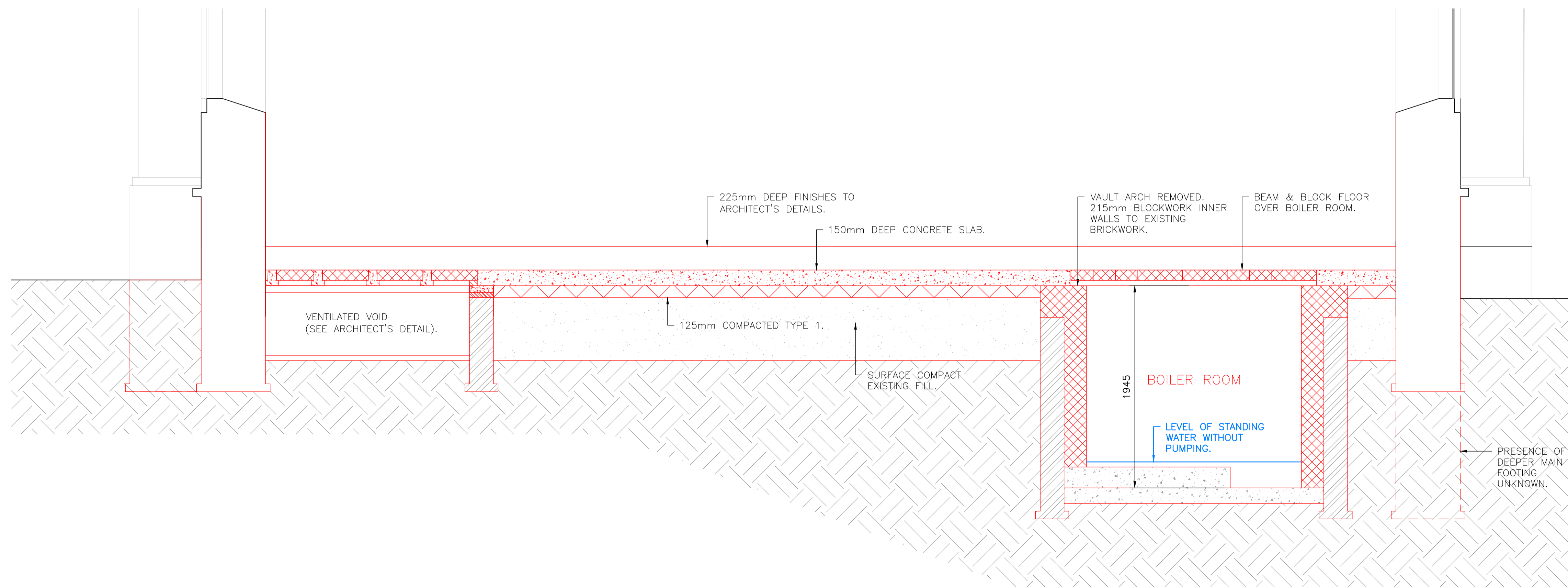
PROJECT:
PROJECT 1
PROJECT 2
PROJECT 3

TITLE:
PROPOSED STRUCTURAL FLOOR PLAN

SCALE: 1:XX (A1) DRAWN BY: XXX
 DATE: MONTH YEAR CHECKED BY: XXX
 DRG No. **00000/00 (-)**



SECTION A-A:
PROPOSED
SCALE 1:25



SECTION B-B:
PROPOSED
SCALE 1:25

- NOTES:-
1. ALL DIMENSIONS TO BE CHECKED ON SITE AND NO MEASUREMENTS TO BE SCALED OFF THIS DRAWING.
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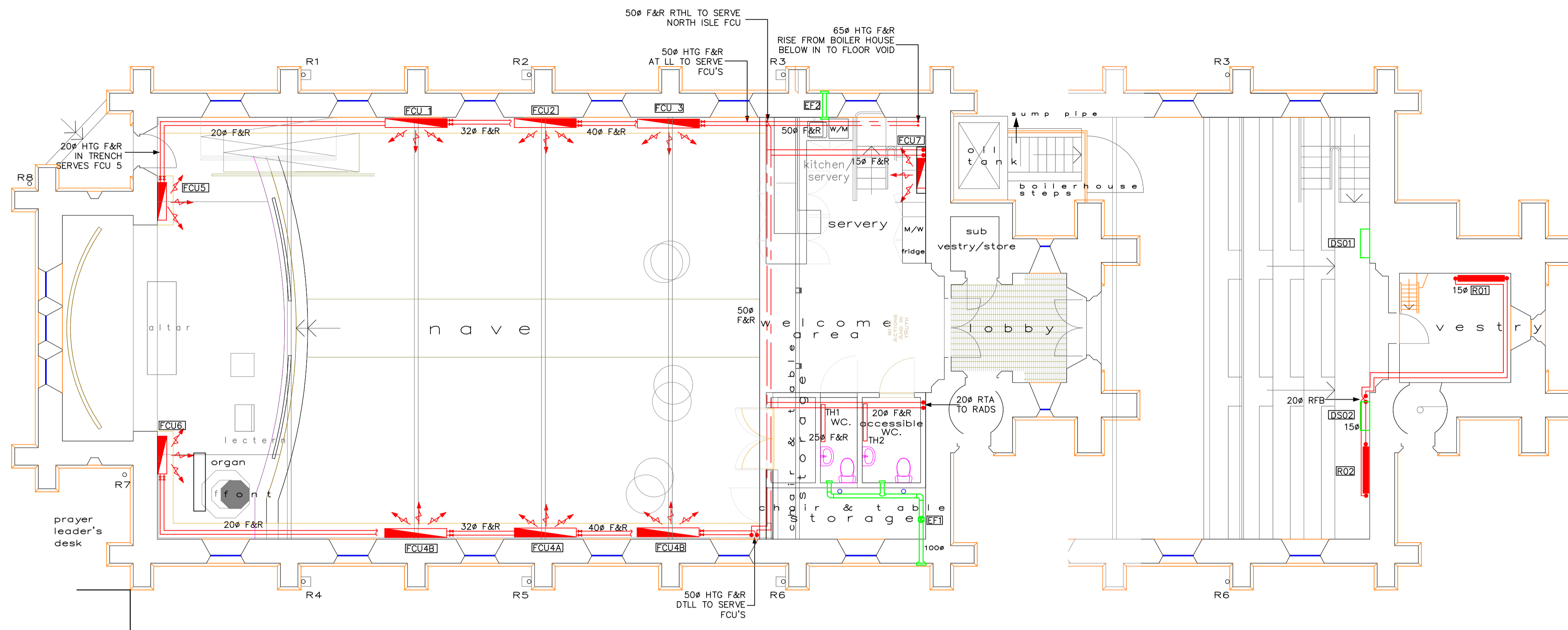
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PROJECT:
PROJECT 1
PROJECT 2
PROJECT 3

TITLE:
PROPOSED STRUCTURAL FLOOR SECTIONS

SCALE: 1:XX (A1) DRAWN BY: XXX
DATE: MONTH YEAR CHECKED BY: XXX
DRG No. **00000/00 (-)**



DUNHAM BUSH SERIES BM COMFORT FCU SCHEDULE				
REF	FIG NO	MODEL	DIMENSIONS	OUTPUT KW (WA2)
FCU 1 - 4B	18	BM2	1600X930	14.8
FCU 5 & 6	6	BM2	972X930	4.9
FCU 7	03	BM2	772X930	1.9

NOTES:

BOILER TO BE HOVAL ULTRA OIL 110KW CONDENSING OIL FIRED BOILER. BOILER TO BE LOCATED WITHIN EXISTING BOILER HOUSE. FCU TO BE BOXED IN BY OTHERS.

GRUNDFOS PUMPS SCHEDULE	
P1	GRUNDFOS MAGNA 1 40-100F

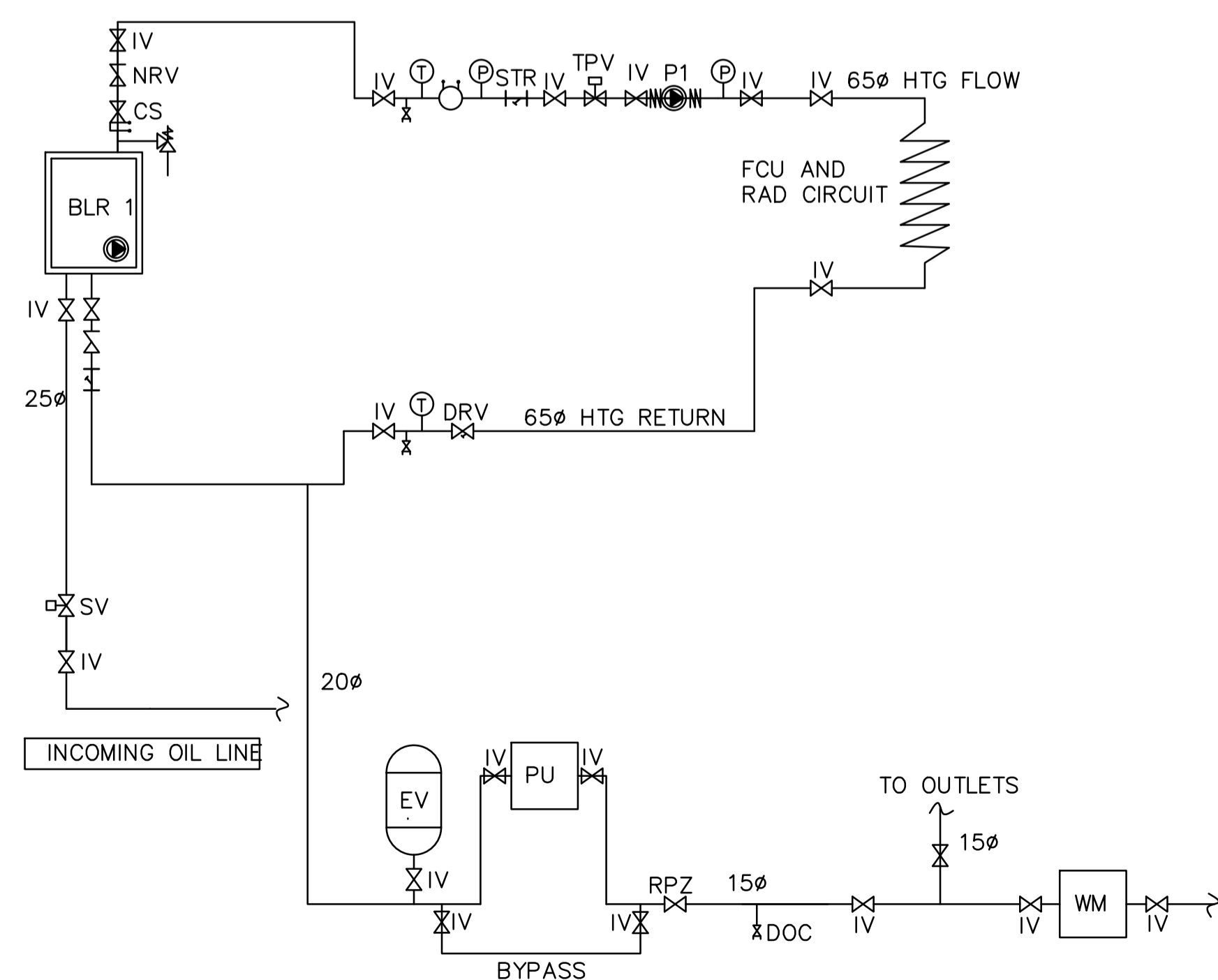
ACCESSORIES:
 INLET AND OUTLET BOXES TO SUIT EACH FCU
 HIGH / LOW THERMOSTATS
 INLET AND OUTLET GRILLES AND FIXING FRAMES TO SUIT EACH FCU
 150MM PLINTH BOXES TO SUIT EACH FCU.
 FCU TO BE BOXED IN BY OTHERS.

STELRAD COMPACT K3 RADIATOR SCHEDULE				
REF	LENGTH	HEIGHT	MODEL	OUTPUT KW
R01	1000	700	K3	1.536
R02	1200	700	K3	1.676

GDC ELECTRIC TUBE HEATER SCHEDULE				
REF	LENGTH	HEIGHT	MODEL	OUTPUT KW
TH1 - TH2	960	57	3FT	0.12

VENT AXIA EXTRACT FAN SCHEDULE				
REF	LOCATION	MOUNT	MODEL	CONTROL
EF1	WC'S	INLINE	ACM100 T	LIGHTSWITCH
EF2	KITCHEN	WALL MOUNT	LO-CARBON SILHOUETTE 150T	ON/OFF SWITCH

DESTRATAIR FAN SCHEDULE					
REF	LOCATION	MOUNT	MODEL	CONTROL	DIMENSIONS
DS1	BALCONY	WALL MOUNT	DE-W20-1-4	DE-PT10	740X740X240
DS2	BALCONY	WALL MOUNT	DE-W20-1-4	DE-PT10	740X740X240



Rev	Description	Date/Sig
G	FCU POSITIONS AMENDED TO LATEST DRAWINGS	23.4.20
F	WC TUBE HEATERS ADDED R1 POSITION AMENDED	3.10.19
E	DESTRAT FANS ADDED UFH OMITTED FCU ADDED	1.9.19
D	LAYOUT UPDATED VENT ADDED	18.2.19
C	FCU CHANGED	5.2.19
B	NEW LAYOUT	28.09.18
A	BLR LOCATION	4.7.18

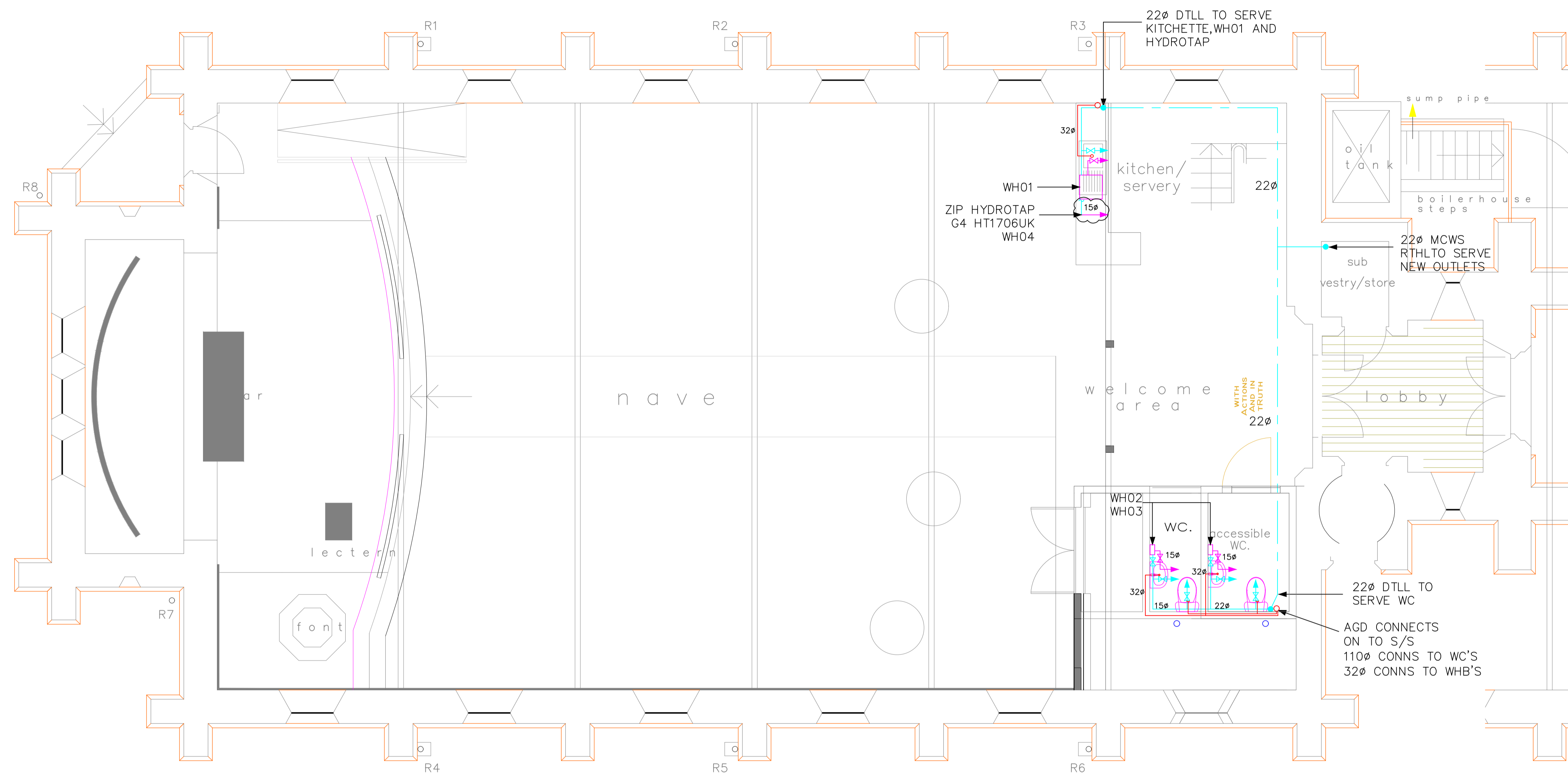


TAPTON INNOVATION CENTRE
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 S41 0TZ
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PROJECT:
 DONISTHORPE CHURCH
 CHURCH STREET
 DONISTHORPE
 DE12 7PX

TITLE:
 PROPOSED HEATING AND
 VENTILATION LAYOUT

DRAWING No.:	SCALE:
P126 -M01	1:75 @ A1
DRAWN BY:	DATE:
EEV	05.06.2018



Rev	Description	Date/Sig



TAPTON INNOVATION CENTRE
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TEL: 01246 541950

PROJECT:
DONISTHORPE CHURCH
CHURCH STREET
DONISTHORPE
DE12 7PX

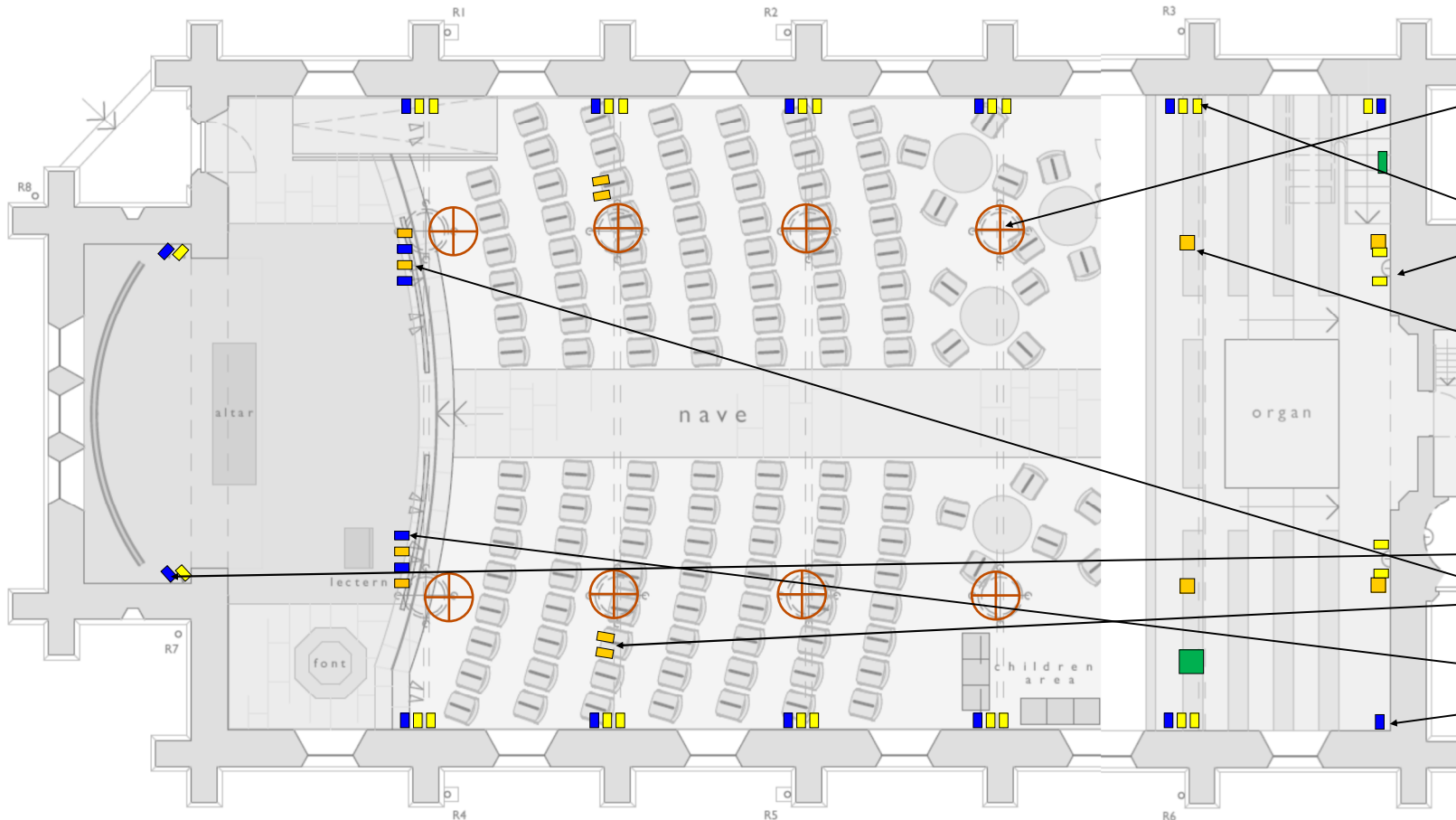
TITLE:
PROPOSED DWS LAYOUT

ZIP WATER HEATER SCHEDULE		
REF	MODEL	ACCESSORIES
WH01	AP3 /30 AQUAPOINT II	AQ1 & AQ3
WH02	ES3 ZIP INLINE WATER HEATER	ES/MT PACK
WH03	ES3 ZIP INLINE WATER HEATER	ES/MT PACK
WH04	HYDROTAP G4 BOILING WATER	90915UK FONT & DRAIN


DRAWING No.:	SCALE:
P126 -M02	1:50 @ A1
DRAWN BY:	DATE:
EEV	28.04.2020


Client:	Donisthorpe Church	Date:	June, 11 2020	Drawing Ref:	MG11/06/20-1
Job Title:	Lighting design	Notes:		Page:	1
Drawing Name:	Beam Level fixtures / options			Scale (approx)	


g r o u n d l e v e l







KEY
Room Lighting, switched

 8 Chandeliers, Each takes 24 6w LEDE14 lamps. Switched in pairs to give bright white light.


 31 single wall down light, either side of each beam, warm feature white light

 4 COB LED bright white light, over balcony

Stage & Effect Lighting
DMX control, dimmable

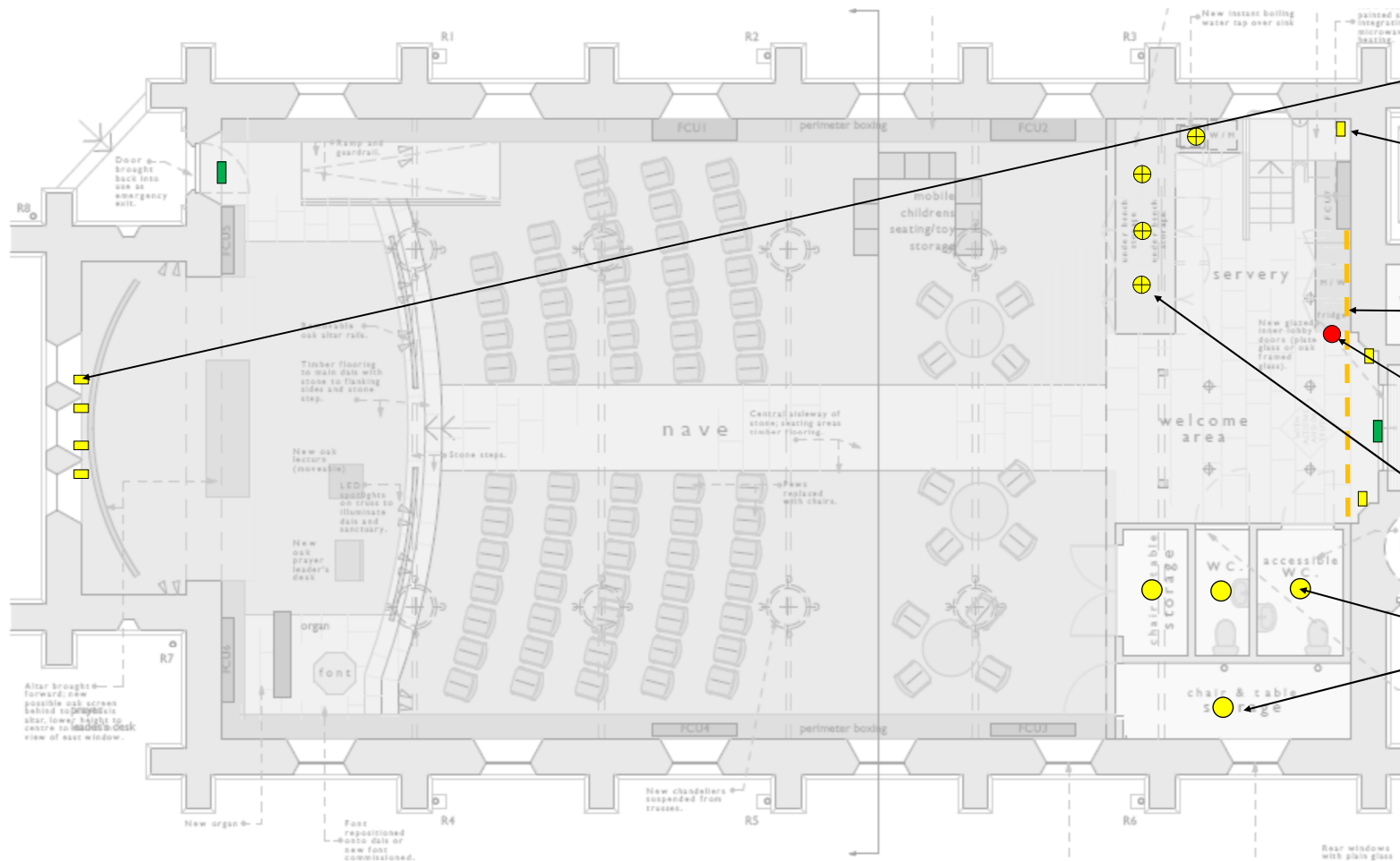
 2, 5x3w low profile par 40 deg (recess colour wash)
 8 x 100w cob LED 33deg white (Stage key light)
 4 x 31 deg tri colour 12 by 6w (Stage colour wash)
 12, 3 x 5w PA38 25deg LED (roof colour wash)

Emergency Lights

 LED twin head/LED Exit

Client:	Donisthorpe Church	Date:	June, 11 2020	Drawing Ref:	MG11/06/20-2
Job Title:	Lighting design	Notes:		Page:	2
Drawing Name:	Lower Level & under balcony fixtures / options			Scale (approx)	

KEY
Room Lighting, switched



4 single up lights, highlighting window features in east window warm feature white light
 3 single down lights, two flanking door, one ins balcony stairway warm feature white light

--- Dimmable LED strip giving bright white wash of ceiling under balcony

● Light Switch Panel for switched lighting

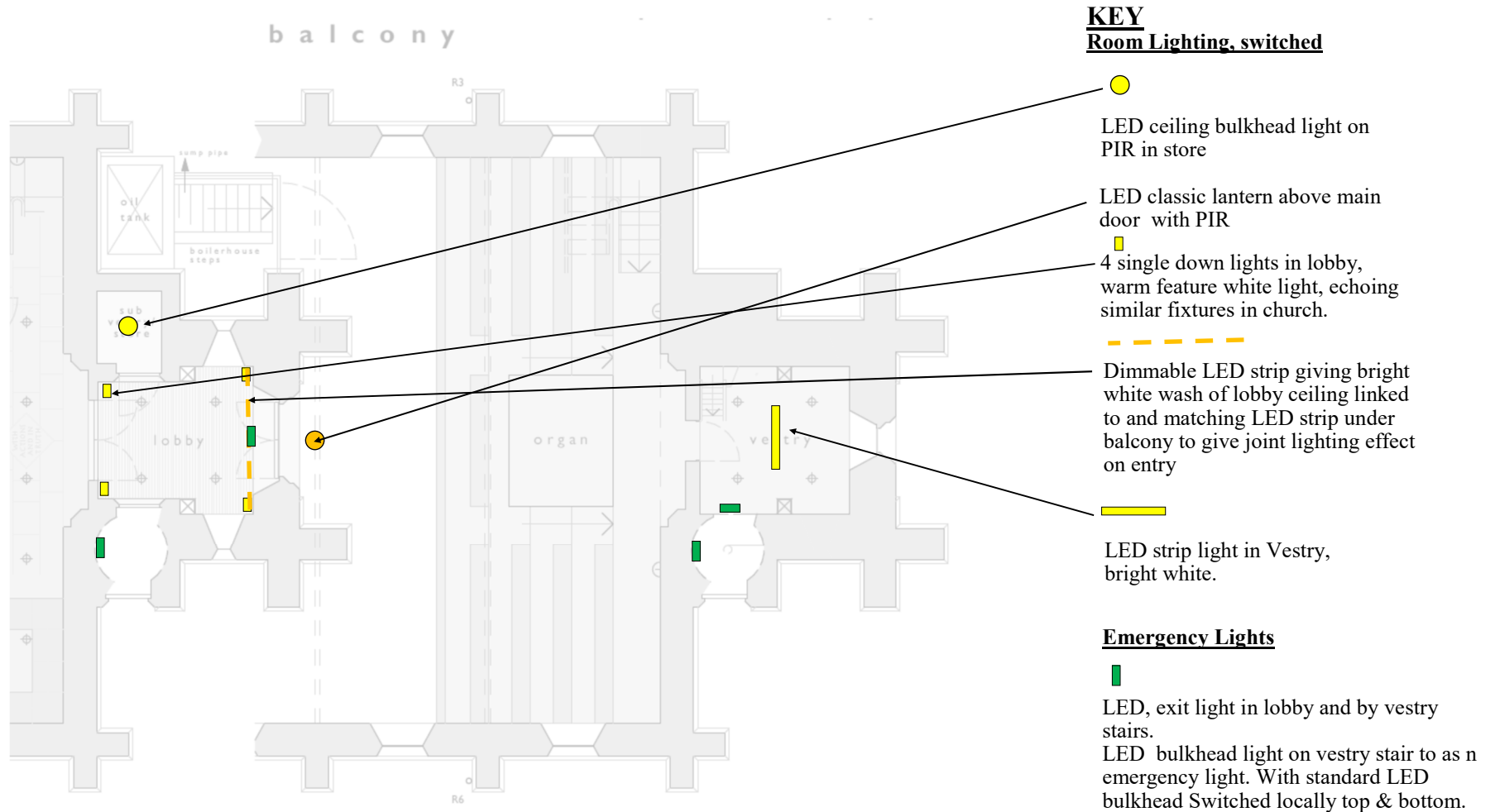
⊕ Recessed downlight over work area, bright white.

● LED ceiling bulkhead light on PIR in toilets and storage area.

Emergency Lights

■ LED Exit

Client:	Donisthorpe Church	Date:	June, 11 2020	Drawing Ref:	MG11/06/20-3
Job Title:	Lighting design	Notes:		Page:	3
Drawing Name:	Tower & Vestry			Scale (approx)	



CHURCH OF ST. JOHN THE EVANGELIST DONISTHORPE STATEMENT OF NEED

This is an updated statement of need. There is a new Statement of Significance which the PCC commissioned as advised and has been prepared by James Edgar, historic buildings consultant.



Above: view of St. John's from the south-west.

Section 1: General Information

The Parish of Donisthorpe with Moira and Stretton-en-le-field has approximately 4500 residents. It encompasses a number of small communities: Oakthorpe, Donisthorpe, Stretton-en-le-Field, Acresford and Moira. Mining was an important industry and much of the original village comprises housing of the same sort of age as the church.

Housing estates have been added in the last 20 years, and there is yet more building in progress and to come. This has become a desirable area in which to live. North West Leicester as a whole has to build 3213 houses over the next 5 years and this parish will have to take its share. In Oakthorpe village, a 30 house development has just started. There is a possibility of more land being opened to new housing which could add another 300. In the next 5 years, 115 houses are earmarked for an area in Donisthorpe. In addition to these more sizable developments, there are small in-fills of some 6 houses or less at a time. Some 20 houses have been added in this way in recent years and the pressure on housing means more of such development is likely. Landrover Jaguar is developing a distribution centre at Junction 11 of the M42 and that will have the effect of increasing demand locally yet again. It is not unreasonable to conjecture that another 100-400 houses could be built in the parish as a whole. There is therefore a clear need for increased community facilities where people can gather.

In addition, with the closure of the mines, the parish lies within the regeneration area of the National Forest and tourism and recreation are becoming increasingly important in the area. There is an air of energy about these communities.

The church has an average weekly congregation of around 25 adults and 2 children with an electoral roll of 65. Services are held every Sunday at 11:00am with a monthly communion service on a Wednesday. The church is one of 8 churches that form the Woodfield Team, working with a Team Rector based at Measham and a Team Vicar based at Appleby. The Team works to deliver locally where that is appropriate, but also across Team where that is more appropriate.

Monthly meetings are Coffee and Chat, 3Ts, Mothers Union and Lunch Light. These meetings vary in attendance from 5 to 20 people. Major festivals such as Christmas, Palm Sunday and Easter and Remembrance Sunday are very well attended. Baptisms, weddings and funerals vary in number from year to year. There is an annual Lights of Love service for the recently bereaved.

There are 2 primary schools in the parish (Donisthorpe and Oakthorpe) together with a nursery. Donisthorpe School comes to church for services at Harvest, Christmas and Easter.

Members of St John's are part of the Open the Book Team run by the Woodfield team and go regularly into the local schools. The clergy take collective worship in the schools on a regular basis. The primary school at Oakthorpe come



Above: the form of Donisthorpe is a legacy of coalmining; now, at the heart of the National Forest and well-connected by the A42, a new future is emerging for the village.

to the church as part of their curriculum visits, whilst using the Methodist Church at Oakthorpe for special services because of the buildings proximity to the school. Members of St John's are also part of the hospital visiting team and the team that takes church to a big monthly car boot in the summer months. The church is a Foodbank collection point.

In recent years we have held two mission events within the Woodfield Team as a whole: Jesus 2012, and Party to Christmas. We have been part of *Thy Kingdom Come* since its inception in 2016 and over 2 years installed prayer stations in the building and in 2019 launched *Trypraying*.

Average attendances at special services over the past 3 years (2016-2019) are:

Easter Day	42 adults	7 children
Harvest	35 adults	6 children
Remembrance	157 adults	64 children
Christmas Carol service	54 adults	5 children
Christingle service	134 adults	81 children
Christmas Eve midnight	39 adults	

Since 2010 the parish has overseen two major restoration projects to the grade II listed church building, supported by English Heritage and Heritage Lottery Fund grant aid. The first project consolidated and re-roofed the tower and saw the installation of new surface-water drainage around the church; the second project combined general re-roofing, renewal of rainwater goods and stonework repairs / repointing.

Section 2: What do we need?

Times have changed since the church building was first constructed. To survive, the church building needs to be flexible. As it stands, it is preventing the church from being of service to the community and from being flexible in worship.

We need to change so that the church can be a living Christian community serving its parish.

To achieve this, we need:

- Seating in the Nave which is fit for purpose
- To tackle the issues of poor visibility and lack of space on the 'performance area' at the East end of the Nave
- To change the liturgical emphasis of the present layout to create an interior which can accommodate a variety of styles of worship and reflects a more balanced relationship between the Word and the Sacrament
- To dispose of the Pulpit
- To remove the organ so as to free the front 'performance' area and to bring more light into the building.
- To bring the stone font back into use at the front of church
- A porch area and entrance which draws people in rather than being a barrier
- An open and welcoming area at the back of the church
- A designated space for young children and their parents during services
- Space for children's activities
- Space to accommodate Donisthorpe Primary school, parents and staff
- Space to accommodate concerts and exhibitions
- A main worship area which can also be used to accommodate a variety of community groups and community events which used to be accommodated in the church hall, which was 50 feet by 40 feet



Above: St. John's in 2015 during re-roofing.



Above: Interior of St. John's seen from the gallery. Below: the church being set-up for one of three consultation events.



- together with a 30 foot by 25 foot stage.
- A space for 20 people to have meetings (PCC, small community groups)
- A Vestry
- A minimum of one accessible toilet
- A servery for refreshments, catering for church and secular events, harvest suppers, Christmas Carols, recitals and concerts.
- A gathering area to serve refreshments
- Café style space to properly accommodate 'coffee and chat', 3 Ts, Lunch Light & other meals
- A better compliance with the Disability Discrimination Act.
- New flooring
- New heating system
- A new lighting system
- Redecoration of the interior
- A complete rewiring.

The rationale leading to the proposals.

The drivers and vision behind the proposals are:

1. The need to ensure the building's future at the heart of the parish
2. Liturgical freedom to meet 21st century needs.
3. A good welcome and the pastoral well being of church members and the wider community
4. Enhanced use by all (hence the project is called 'A Building for All')
5. The need for the building to 'earn its keep'
6. The need to update heating, wiring, lighting, audio-visual system and decoration; and to provide adequate storage
7. The closure and sale of the former church hall
8. The need to ensure the building's future at the heart of the parish

We want to be a living church in the building, drawing people in, which means that we need to be able to serve the many and varied needs of the 21st century community and draw them into the worshipping life of the church. When built, and again when refurbished in the late 1800s, the *raison d'être* for the church was to reach the people of the parish with the good news of the love of Christ. At that point, these were mining communities.

St. John's now finds itself needing to respond to change and to the needs of the community. It has fallen behind modern standards of comfort and the seating arrangements are generally regarded as unacceptable, particularly by younger members of the community, used to different standards. The church building is most definitely not child friendly. The lack of usable space inhibits outreach by way of community groups. We want again to be the focal point of the community, bringing all sections of the community, particularly the young and lonely, within its doors. To leave re-ordering of this building much longer will mean that the living church has been defeated by the inflexibility of the building in its desire to grow the church and serve the community.

We do not want the building to be museum; we want it to be a 'Building for All'. We want it to continue as a place of worship and a sacred space at the heart of the village, open to all. We want it to be a good quality resource for mission amongst the village community and for the community to be able to use it as a good space bringing people together.

Liturgical Freedom.

The liturgical emphasis of the present layout (particularly in the 'performance area') is outdated and inflexible.

The church was designed with a particular liturgical emphasis in mind, and that was to preach the word. The church is dominated by the pulpit, with the sanctuary almost hidden and very small. The east facing fixed pews are rigid and uncomfortable but clearly one was meant to sit and listen. That was what church was seen to be about. It was built on the basis that the building was to be used for services only and not for wider use

We want to change the interior so that the layout demonstrates a more balanced view of the relationship

between the importance of the Word and the Sacrament. We want to be able to give the altar more prominence and to enable all to approach it.

The pews

Currently, the side pews (the box pews) can seat 76 adults; the central block 100; choir stalls 24; and there are 80 in the balcony (we cannot use the front pew at the instruction of our insurers, though our proposals provide for a new safety rail on the balcony to solve that issue). There is evidence of woodworm activity. The choir stalls are in a poor state, already roughly patched.

The pews do not provide adequate and suitable seating for the modern population during worship.

The congregation sits or stands in considerable discomfort. St. Johns is not a building conducive to worship by modern standards and suffers by comparison with many much older Churches. The pews in the central section have very high backs, narrow seat boards and are very close together. They are too small and close together to sit in with any comfort and it is virtually impossible to kneel (the person kneeling finds their face in the back of the person in front of them).

As an example of how difficult the pews are: at a funeral in the spring of 2017, there was an instance of a chief mourner clearly in a lot of pain as he sat on one of the central pews. He had just had a replacement knee and could not find any way in which he could be comfortable. This is not an isolated incident.

The box pews in the north and south aisles are similarly uncomfortable to sit on after only about 10 minutes, though marginally better than the central pews.



Above: cramped conditions in the central pews.



Above left and right: young children vanish into the pews and become bored as they cannot see what is happening.

Below: difficult access to pew.



Children feel isolated because they cannot see over the top of the pew in front and rapidly get bored because they find it impossible to follow proceedings.

Those who are infirm find it hard to get into or out of the pews, partly due to the step caused by the timber platform on which the pews stand and partly because of the narrow spacing of the pews.

The present arrangement of the fixed pews makes access around the church very difficult.

There is no central aisle; instead there are two narrow aisles. This restricts the access around the main body of the church. The two narrow aisles, together with the height of the pews, have the effect of dissecting the church rather than providing a link between front and rear.

There are wooden and carpeted ramps to enable wheelchairs to be pushed to the chancel step. However the pews make it impossible to instal a proper ramp to take the wheelchairs in to the chancel area, or to the altar rail. Wheelchair users have a space provided right at the front of the nave, but this is not proper integration within the congregation and some are reluctant to be so exposed.

The layout of the pews, lacking a central aisle, is known to inhibit some of those who would otherwise wish to marry in the church. It is a challenge for a bride and father, and bride and groom to walk side by side down a narrow side aisle.

In addition, the congregation can't see the bride as she enters down the side aisle: for many, other congregational members are in the way but the high backed pews even then mean that only her top half is visible, and not her dress. Comment has been made that Christchurch Coalville and Holy Trinity Ashby have side aisles. However it is worth noting that the aisles are wider and the pews are not as high backed.

Neither is the arrangement that easy when bringing a coffin in and out of church: it is tight in space for the coffin and bearers either side if the coffin is brought in on wheels. This is an acute problem as the size of coffins increases, and where families still prefer the coffin to be carried by bearers rather than brought in on wheels.

The present arrangement is designed for a particular style of worship only.

The fixed pews are east facing. There is an urgent need for a more flexible worship space than the current rigid space so that a wider variety of worship can take place, and to enable smaller and more intimate acts of worship.

As has been said, the present layout arises from the importance of 'preaching the word' where the congregation are recipients of what is delivered at the front of church. They were in a sense an audience to the preacher and president at the front. The layout divides worshippers rather than bringing them together. In a service, it is impossible for the worship leaders to move around the congregation down a central aisle, including all. Using a side aisle means one is at a distance from the other half of church. It is therefore hard to lead interactive services looking for contributions from the congregation.

For more informal family services, the space is difficult. 'New' attendees are notably reluctant to come to the front of church where there are children's tables and chairs set out with activities. Given that reluctance (which is understandable when new), the worship leader and the children are not close enough to interact. The children cannot see, are a long way away and then get bored. It is hard to incorporate craft activities for all.

When there are children at the tables and chairs, it can be hard for the worship leader to be interacting with the rest of the congregation with the children busy in between.

For smaller prayer meetings, it is impossible to sit in the round at the front of church between pews and chancel step – so hearing becomes an issue as we sit in a disjointed oblong.



Above and below: wedding couples can find their first steps into marriage made fraught by narrow aislesways.



The pews block visibility to the font at the back of church

At a baptism using the font at the back of church, there is little room around the font for family and friends particularly as this space doubles as the welcome area. Once the rest of the congregation stand and turn round, there is no visibility at all for what is happening at the baptism. The central block of pews blocks all visibility except to the very back row. Turning round in that back pew to face the font is difficult because of the tight space between pew seat and the back of the pew in front. Baptisms draw big congregations who would then feel excluded – which is the reason we use a portable font at the front of church.



*Above: the font hidden from the rest of the church.
Below: poor visibility from the rear.*

Poor visibility

There are issues of poor visibility and lack of space on the 'performance area' at the East end of the Nave:

We need to change the raised 'performance area' for services and for other events that take place in the church because seeing what is happening is impossible unless you are at the front. We want to change the layout to provide better visibility for more people which will increase the quality of the experience.

The altar as presently sited cannot be seen from much of the church when communion is celebrated, which detracts from that most important moment. This is why we propose to mount the altar on castors so it can be either at the east end or further forward on the new larger dais, depending on the type of service. (Also so it can be moved back if there is a performance on the dais)



The chancel is limited in space because of the vestry and organ, with the result that, for instance, groups of children are tight for space when performing; visiting choirs cannot easily arrange themselves for best performance.

There are issues of poor visibility from front to back.

The worship leader cannot see children when they are in the pews. It can be a surprise at the end of a service to see how many children were there. Similarly celebrating at the north end of the altar denies the celebrant a view of much of the congregation.



Above: children lost in pews.

There is lack of display space

From time to time we have set up prayer stations round church, and run the 'Experience' activities for schools (such as Experience Easter / Christmas). These are intended to be interactive but the rigidity of the pews makes it so hard.

The Pulpit

The pulpit dominates the church and is not an original feature; indeed, research now suggests that the pulpit is an amalgam of two different phases of work, explaining its ungainly appearance.

As part of changing the liturgical emphasis of the layout we are seeking to dispose of the pulpit. The pulpit dominates the church. The pulpit is 4 feet by 5 feet and 5 feet 6 inches tall. It has been described as looking like 'a gun turret' with the preacher towering over the congregation.

It is not easy to have a relationship with the congregation when standing in such an imposing structure. It feels like the preacher is indeed 6 feet above contradiction, and again makes it hard to be interactive. On the other hand, currently, it is hard to be seen when standing on the chancel step.

Because of its size, the pulpit takes up a lot of space in the Chancel area which could be better used. The pulpit is not one of the original fittings of the church

The organ

The organ is no longer the best servant of the church musically. It is played on two Sundays a month, with a keyboard in use on the other two Sundays. It is played at funerals and weddings but increasingly, families are having CDs for their music, a trend which is likely to continue. Choirs who have held concerts in church tend to bring their own keyboard with them. Organists are in short supply now and that situation will get worse as people do not learn to play the organ.

We want an instrument that can be used not just by a trained organist but by a pianist, and by those using the church for community activities as well as worship. The replacement instrument would render the current organ and piano redundant and reduce the level of skill required by an organist.

The organ dominates the church. It takes up a lot of space in the chancel, and dominates the whole building. Its display pipework faces south giving the congregation an incongruous end-on view. It also blocks light from the windows entering church and helps to make the chancel a dark space.

The existing pipe organ in its present state, it needs expenditure of some £15-20,000 to return it to full health. In 2015 the option of reinstating the organ to its original location on the gallery was considered to free space at the east end of the church, but quotes for this work exceeded £50,000. The organ costs some £500 a year for tuning, an ongoing and considerable expense. A new good quality electronic organ would not need annual servicing and whilst we accept that the lifespan of an electronic organ cannot match a pipe organ, the benefits of the flexibility of an electronic organ in meeting need are clear in this case.

The Altar and Sanctuary

The altar is hidden from much of the congregation

The altar is hard to see from the side box pews. It is also difficult to see the actual actions of the communion service. As it is hard up against the east wall, celebration has to take place either at the north end, or with the celebrant's back to the congregation.

The sanctuary is a tight space

There are two steps in the sanctuary area: the step with the altar rail where communicants kneel, and then a second step on which the altar stands. The area is tight in which to administer the bread and the wine, especially if there are two ministers. Similarly, there is little space between the sanctuary step and the choir stalls which limits the flow of people and easy access to the rail.

A good welcome and the pastoral well being of church members and the wider community.

As things stand now, coming into St John's doesn't 'lift the heart'. First impressions count for a lot, and St John's leaves a lot to be desired in terms of first impressions and then the continuing welcome and care for worshipper and visitor alike. We need to improve this. We need it to be an uplifting experience to enter the building: an experience which both lifts them to experience the numinous and says 'you are welcome here'.

The main entrance is uninviting

The current entrance is dark and forbidding. Coming in to the porch through big wooden doors, you enter a dark and damp



Above: the edge-on view of the organ seen from the nave, and the altered and non-original pulpit.



Above: the unprocessed main doors.

area, to be faced with a second set of solid doors. Going in through that set of doors, you are met with a crowded area: font in the centre with a 'barrier' across which is the back of the central pews; a table to give out books and a table set out for refreshments. All this is under the balcony so low-ceilinged and dark.

Our vision is to improve the porch area. The porch floor would be of the same finish as the nave floor ahead so there is continuity. Lighting would be improved and the area decorated. The sub-vestry would add interest above that of the current flower cupboard door.

Then we propose the second set of doors be replaced with glass doors. The effect would be to lighten the porch area, but more importantly, to see through to the space of the church as a whole. It will say 'welcome' and not 'stay out'. With the reordering we propose of the nave, they would be taken right forward to the altar and the welcoming arms of Jesus.

What serves as the welcome/ gathering area is small, congested and unwelcoming.

At present, the area at the back of church between pews and porch door is what serves as both welcome and gathering area. As has been said above, it is dark, dominated by the old font and the backs of pews.

On entering the church, immediately it is a muddle of those trying to welcome and give out service books. There is no room to give a proper welcome to, and good conversation with, those arriving. Stopping to talk to others in the area, blocks the way in for others. The presence of those chatting here makes arrival unwelcome for later arrivals. Yet we would not choose to have to say – 'come in and sit down straightaway'.

The area does not meet the need for social interaction before or after services. At family services (when we also have baptism), we serve refreshments for 15 minutes before the service as this can serve to relax those less familiar to church before the service starts. However once they have their tea and coffee, we cannot stand and talk with them – they have to take their drinks to their pews as otherwise there is no room.

We are squashed in any event as we try to serve tea and coffee. The pews and lack of a central aisle prevent any spreading out from the area. It can get uncomfortably congested. Often newer people can feel the 'melee' difficult to handle and can be missed. Those queuing for coffee block the way for those trying to leave church. Then we provide seats for those who cannot stand for coffee, and the congestion increases.



Coffee after church services

There is a lack of proper basic facilities.

We cannot provide the basic facilities of washing hands or toilets. The local pub, which is about 200 yards away, does allow us to send people to them and to use their outside WCs, but that is not easy. The lack of these facilities, particularly for the elderly, the disabled and those with children, says again 'you are not welcome guests'. It is embarrassing when family and friends arrive for occasional offices and simply expect there to be toilets, and may have travelled some distance to be there. We propose therefore to have two toilets, of which one would be a disabled toilet. Originally we had intended one toilet but at public meetings held, there were strong views that there should be two if a large number of people are using the building.

Our ability to serve drinks and light refreshments is seriously hampered. The 'servery' is simply an old vestry (converted from two box pews) in which we have put a sink which drains into a bucket, with the most limited shelving and surfaces. Water comes from a tap in the flower room. We can boil water and wash up there, and that is all. Then we have nowhere to lay out much more than cups and biscuits on a table outside the vestry.

The servery facilities

We need a workable area for serving drinks and light refreshments. We are not proposing a kitchen for food

Above: photographs of post-service clearly demonstrating the shortcomings of space created by fixed pews.



preparation in a full sense, but we do need a fridge to keep milk and food cold, a proper hot water boiler, and a small dishwasher to ensure all crockery is washed at the right high temperature. We need proper cupboards to store crockery and cutlery (currently in boxes in the back pew). We need these facilities not just for the church community but for those who will use the building for wider community use.

We need to provide better facilities for people with disabilities

We have no toilet of any sort, let alone one suitable for the disabled. We need a level floor in the main nave area, and then a ramp so that wheelchairs can access the dais.

There is no space for young children & their parents during services:

We would like to provide an informal children's area for very young children. At the moment there is nowhere for those with very young children to go during services. This is a particular problem during weddings, baptisms and school services when younger siblings come with their parents. It inhibits potential users.

We envisage an area towards the back of church which would be carpeted, with toys provided, and would enable parents to still feel part of the service whilst allowing their children to play. Another church in the Woodfield Team, at Measham, has recently created this type of young children's area and it has made a big difference to parents with very young children.

Our monthly family service is being affected.

We hold a monthly family service which was re-launched some 2 years ago. It is aimed at young families with pre-school and primary aged children. It is the service to which we encourage baptism families to return. With the help of the Woodfield Team children's worker, we do now attract some children to this service. We cannot give them the welcome we would aim for, because of the sheer rigidity of the building. We have already explained above the difficulties we have in providing activities and crafts at current in a satisfactory way. We long for this to be a cafe style service and with much more informality to enable young families to relax and not worry.

We are unable to provide space for children's activities

Some years ago we ran a mother and toddler group which struggled to attract young families as there were no suitable toilet facilities, cramped space for activities and too many hazards (e.g. the pulpit steps) for us to feel was had a safe environment for small children. It would be our hope to re-start such a group if we have the right facilities.

If we had an appropriate space, we would develop 'Ready Steady Stick' in Donisthorpe. This is one of our mission activities aimed at young families in the Woodfield Team. It currently happens in two other churches in the benefice but cannot in Donisthorpe due to the lack of suitable space. In a parish with many young families, this is a real disappointment. Ready Steady Stick is a half termly event open to all children in Year 6 and under and involves; Crafts, Games, Storytelling, Drama; Junk Modelling - focusing on a different Christian story each time.

Ready Steady Stick group meeting at Measham

In August 2019, we trialled a 'Ready Steady Pop-up' - a small scale venture and it attracted 2-3 families. Yet we had to squash into the space between the front pews and chancel step. We have held ad hoc children's activities: gardening, craft making and so



Above: 'servery' in the storage cupboard.



Above: Ready-Steady-Stick group meeting at nearby Measham church in the same benefice.

on but again are conscious of the lack of toilet and hand washing facilities.

The space cannot accommodate Donisthorpe Primary school, staff & parents

We are keen to further build on our links with the Donisthorpe Primary School. The school presently has approximately 200 pupils. The head would like to be able to bring the whole school for services (at Christmas, Harvest and Easter) but, because of the restrictive nature of the seating, it is not possible to accommodate all the children, the staff and the parents within the church at the same time. To have all the children would mean 200 pupils plus at least another 200 adults. If all the children came they would take up the central and both side blocks of pews, leaving only the balcony for parents. This is not satisfactory because the fixed pews do not provide suitable seating for the children (as explained above.) This is compounded by the poor visibility as to what is happening at the front.

So instead, half the children come in their key stages instead (i.e.KS1 and KS2). The children sit at the front of each of the three blocks of pew with the parents sitting and standing behind. There is insufficient seating for all the parents who come in any event.

Our proposal would mean all the children could come and sit on the floor, with the chairs and the pews in the balcony being able to accommodate all parents and grandparents who come to see them perform. The whole school could be together. We envisage that the school would use the building for other events as the school hall is not big enough to hold all children, staff and parents at one time.

The school are supportive of our plans and a letter of support is attached. (Appendix 2)

We find it difficult to accommodate the needs of the uniformed organisations.

At Christmas, it became a tradition for all the uniformed organisations gather together in the church. This was all the beavers, cubs and scouts as well as rainbows, brownies and guides. It was valued as the only time when the boys and girls groups came together. It gave a good opportunity for church to connect with these wider community groups. During this event they take it in turns to perform. This is another occasion where the cramped space on the 'performance area', the seating & poor visibility causes problems and has the effect of re-enforcing negative messages about what the church could offer children in the village. Sadly the collapse of leadership in the scout groups has meant this event didn't happen in 2018 or 2019 but we hope it will restart.

The lack of cafe style space hampers our own pastoral/outreach groups.

Lunch Light (Caring for the bereaved). "Lunch Light" is a lunch held on the last Friday of every month, in the church. It runs from 12.30- 2.00pm. "Lunch Light" is there to support the bereaved, who find it difficult to go forward after a loss. There are many who have found this lunch beneficial in enabling them to get out into the world again and make new friends with people who are in a similar situation. This lunch is run by a church member who is also a member of Cruse.

The lack of space and facilities make this quite a challenge and does restrict the number that can attend. The picture below shows how the tables are set out in the restricted space between the front pews and the Chancel steps.

We want to build on this work. Cruse Bereavement Care has indicated that using space in the church would be of great interest to them for seeing clients. This is not practical with the current layout of the church. They would be interested in using



Above: group school visit to the church.



Above: the 'servery' doubles as the storage area and is congested.

the space and a letter of support has been provided.

Coffeeandchat@ church

Our Coffee and Chat mornings (attended by 18-20) are held in St John's Church on the first Tuesday of every month. Refreshments are available between 9.30 and 11.30am. This church led activity is seeking to build relationships in the community & tackle social isolation. This social event is open to all but is mainly attended by older people. The limited space between the front pew and the chancel steps is too small to grow this activity. A larger space accommodating tables and chairs in a café style would enable us to develop this activity, as would a proper servery and toilets.

Mothers Union

Mothers' Union meetings (attended by about a dozen members) are held in church once a month. There is limited space to sit in the round and the refreshment facilities limited while the absence of a WC is far from ideal.

Village suppers

We have held bring and share meals in the church (e.g. Harvest Suppers), but we struggle for space to seat people and the lack of facilities are a big problem. Refreshments have to be brought in, laid out beside the font and eaten in pews, which is unsatisfactory. At present, that limits the numbers of those attending both because we cannot cater for large numbers and the venue is unattractive. We want to be able to accommodate 40-60 people for meals such as Harvest suppers etc. to offer hospitality to the village and to build relationships.

In addition we have held quiz nights and murder mystery nights, where we have served refreshments in the same limited way. No toilet puts many off coming and pews do not work well for getting quiz teams working together.

Cream teas

We have held a number of cream teas in the summer. These work well if the weather is kind as we set up tables outside, but if it is cold or wet, it is near impossible to say 'come inside' and so hard for it to go ahead. For these events we manage to serve drinks, scones and cake from inside church but it is not easy. We know there are many in the parish who would value the chance of a social gathering.

Foodbank

The church is a collection point for the Foodbank at Ashby run by the Trussell Trust. Currently this is a simple basket near the entrance. We wish to be able to promote this more.

Social occasions

Such events held to date include Fish and Chip suppers, quiz nights, Beetle Drives. They are hard to make work in the building as is.

Church Council meetings

There is not enough space in the round on seats that are comfortable. It would be ideal if church meetings could be held in the church.



*Above and top: one of our 'fish & chip suppers'.
Below: 'light lunch' event.*



Enhanced use by all (hence the project is called 'A Building for All')

We truly want the church building to be a 'building for all'. We want use of the building by the community to be our gift to the community which badly needs a good indoor communal space. We need to adapt to the growing needs of the expanding village population.

The last mine closed in 1990; the community went into decline as it struggled to meet the challenges of pit closures and, a quarter century later, it has changed beyond recognition. Mining has been replaced by the National Forest and tourism is on the increase. Many of the residents are now commuting to major cities in the Midlands conurbation. The village of Donisthorpe and the surrounding villages have a renewed vibrancy about them. There is now a village shop in Donisthorpe, a new Co-op in Moira (as well as a Post Office) and 1 shop in Oakthorpe. Both Donisthorpe and Oakthorpe schools have been rated 'good' in recent Ofsted inspections. There is optimism about the future. Villagers are taking an active pride in making their community the best environment possible and St John's falls behind in being able to be part of that vision.

St John's used to have church hall opposite to the church, built in 1938. The Church Hall comprised of a large main hall with sprung floor and stage, a full kitchen, 3 side rooms for meetings, toilets and storage area. It was available for Sunday School, Rock Solid and a children's week time group and it was also used for many social functions such as the Christmas Fair, whist drives, New Year dances, short mat bowls and darts. Sadly, it was closed in 2007 as a result of disrepair and an accident involving two adults and a child when part of a pathway collapsed. The church simply did not have funds to repair both the hall and the church – each was requiring a six figure sum to be put in order.

A Village Parish Plan was formulated in the early 2000's. The community is flourishing with the formation of two youth clubs involving 150 plus young people, two thriving, village based, community action groups holding upwards of 15 events a year with no adequate internal space in which to meet. In Donisthorpe, the current needs are met via a marquee in the grounds of a local pub, with smaller events (with a capacity of less than 40) being held in a small aging venue that is less than adequate for the purpose. Oakthorpe and Moira do have village halls. The church building is currently unsuitable in terms of facilities and flexible space.

Many of the villagers were angry and disappointed that the church hall had to close and we promised to look into the possibilities of remodelling the church to facilitate a partial replacement of the hall. The sale of the hall would provide some funds and it was with this approach in mind that we began to plan a way forward. When the hall was sold in 2017, we received £260,493 and went on to apply that to moving the project ahead.

Layouts for the uses envisaged for this space are at Appendix 1

Fund-raising events.

The church itself would welcome a good venue to hold fund-raising events. For a few years, we hired Moira Village Hall for Christmas Fairs and set out the churchyard for summer fetes. Though well received, these events were too labour intensive for the church members. Using Moira Hall meant a huge amount of setting up, moving items for sale, taxi-ing people from Donisthorpe to Moira, and it all became too much to do. Outdoor fetes also became labour intensive and could then be rained off. Both events were very much village events that many came to. We have tried smaller events in church but it is hard to set up stalls, and enable people to see what we have on offer; as well as being unable to provide a good refreshment area.

In addition other groups need venues for fund-raising and this would be available to them.

Donisthorpe School harvest, Christmas and Easter events

The layout shows how the children could be on the floor, with adults on chairs and all their performances seen on the dais. The school has some 200 children on the roll and we want all to be able to attend at one time, instead of only one Key Stage at a time.

Drama.

There was a history of amateur dramatics within the villages. In the past there were performances in the Church Hall. However since its closure there has been no suitable venue and this aspect of village life



Above: Quiz Night. Below: Murder Mystery play.



has been largely dormant. In the last few years we have experimented with doing drama within the church, including a murder mystery night with a supper. This proved popular attracting 40 people but was hampered by a lack of space for the performers and the problems with seating, seeing the performance and accommodating people round tables for the meal (as described earlier). There are church members who are keen to develop the drama aspect of church life.

A reordered church could provide a facility which may encourage drama to develop which would benefit the social life of the village community.

Exhibitions

The church has staged flower festivals and an art exhibition, together with a display of village photos from 180 years ago when the church had its 180th birthday party. However the space is far from ideal. Displays are on the window ledges or on planks over the backs of pews. The lack of free circulation means that those looking at displays have to enter each box pew in turn to get close: far from ideal.

In 2019, the local youth group held a photographic exhibition at the front of church on display boards between

front pews and chancel step. As church we offered to do refreshments for them at the back of church. This was appreciated but we had very little space for visitors to sit and eat.

The church was to hold a further exhibition for VE day as part of village commemorations: of photos from the 2nd World War. A trumpet was going to sound from the church tower. The church would have been at the centre of the celebrations but what we could offer was limited.

Short mat bowls

The short mat bowls group used to meet in the church hall but in recent years has had to meet in the Scout Hut. They are keen to come to use the church.

Smaller groups

Letters of interest are attached as Appendix 2 from other groups: Cruse, photography, dance. There is currently no good venue for smaller groups to meet

Other spaces in the parish are:

- The Halfway House pub (200 yards away) has become a centre of Donisthorpe village with outdoor space and a children's play area. We are together exploring working together for those who hire their outdoor marquee to have their wedding at St John's. However not all want to go to a pub for their social gatherings, or after baptisms and funerals or for meetings.
- The former Donisthorpe Miners Welfare (1/2 a mile from the church) was revamped but has reverted to commercial use by 'Jungle Madness' and, as such, offers very limited community space
- Oakthorpe Community Centre (1 1/2 miles away) was built as a sports facility but has a small meeting room that holds about 30 people.
- Moira Village Hall (at the other end of the Parish) is large and regularly used for a wide range of activities.
- Scout Hut which is not in a good state of repair and is largely filled with all the equipment needs by uniformed groups.
- There is a small community meeting room on Ramscliffe Avenue, half a mile from the church, but that building was donated in the early 1990s with an anticipated life of 10 years. It is currently used mainly by the football teams as a changing room

The need for the building to 'earn its keep'

Carrying out two substantial building projects, helped by English Heritage / Heritage Lottery Fund, means we have re-roofed the tower, we have replaced or re-pointed stonework, re-slatted the roof, replaced guttering and put in place below ground drainage. The total cost was £168,134 and the church exerted much effort to run the projects and fund-raise for them. Maintenance is up to date and the building externally is in a position where it should not be costly for many years to come.

The running costs are high however in relation to a building that is used for Sundays and perhaps 1 meeting a week.

Insurance	£ 2267
Oil	£ 800
Electricity	£ 277
Water	£ 101
Tuning of organ + piano	£ 500
Servicing of boiler	£ 80
Electrical check	£ 170
	£ 4195

Increased use of the church building as envisaged will increase some of those outgoings but will be countered by income from rental.

On top of that, the church pays its share towards resourcing the provision and training of clergy present and future:

Parish share	£ 32100
Clergy expenses	£ 1512
Administration	£ 1453
	£ 35065

At present all these costs are met by the direct giving of church members, donations and fees from occasional offices. The building needs to earn its keep into the future.

The need to update heating, wiring, lighting, audio-visual system and decoration, and to provide adequate storage

All the services to the building are old and at the end of their life.

The heating system

The church is heated by means of an oil fired boiler. The boiler is in the below ground boiler house (which is flooded for much of the time) under the south west corner of the church. The boiler is elderly (with concern as to how much longer parts will be available) and too big for the job it is called to do. Hence it is costly to run. Inside the church there are a number of fan assisted convector heaters powered by the wet system from the oil fired boiler. Warmth is also achieved through 2 radiators (in the vestry and on the north east wall and the 5 inch diameter pipes feeding them. This system is coming to the end of its life span and is neither effective nor economical. We need a more efficiently and economical system with the capability of heating the whole building properly.

Rewiring

We need to replace the existing elderly system with modern earthed consumer units and a 3 phase supply. The current wiring is a mix of what appears to be the original pre war cabling and later ad hoc additions. It is not robust and will cut out if too much is demanded of it.

The lighting system

The existing lights are a mixture of 'colours' and ages and are expensive to run and well nigh impossible to maintain. There are areas of light and dark with unhelpful shadowing. The fittings are at high level and to change bulbs requires professional assistance as they are at too high a level for church members to safely reach.

The audio visual system

Currently we have no proper audio visual system. We have 1 screen on the north side of the church, which is hard to see from with the centre of south pews. All we have to use to project is a freestanding OHP. We need a central screen which can be retracted when not in use with a bespoke projector which would be used for worship but also, for example, screening of films for village events. We need a modern audio system.

The interior requires redecoration

The walls are dirty and need repainting, and have done for a number of years. The wrong paint (impermeable masonry paint) was used when last decorated which means that damp has increased. We want to correct that. The decor looks tired and miserable. We have not done this work prior to re-ordering because it is major work and would have had to be redone when pews etc. are removed.

Storage and a new safe

We need proper storage for crockery and cutlery and all that goes with a servery. At present, storage is in the south back box pew.

We need storage for children's toys, books and so forth. Currently these are stored in the north back box pew.

The only other storage we have is for communion requisites in cupboards in the vestry and at the back of church. These will be stored in bespoke cupboards in the new reredos.

Anything else gets stored at the back of the balcony or in the tower. We need proper storage for the tables and chairs needed by our scheme.

There is one small wall safe which is only big enough to take the communion silver. There is then a very big safe in the vestry but that is not secure, being locked only with a padlock. We need a new modern safe that will be secure for money, registers and silver.

We need to do it now.

We want to be a living church in the building which means: drawing them into the love of Christ and the body of the church; as well as being there to serve the many and varied needs of the 21st century community. We see this opportunity as a gift to those here now but into the future. We want to secure this building's future as a sacred place at the heart of its parish.

This project has been many years in the development. We were unable to advance it more speedily until we had sold the hall and had the necessary fund to meet professional fees. We have £280,000 to get work underway. The longer we leave executing the work, the more the work will cost at a time when interest rates on investments are next to nothing.

We have outlined the changes in the parish that have taken place in the last 25 years or so. They are substantial. When St John's was built, it was built with the vision of bringing the gospel of Jesus Christ to the population drawn to the area by mining. We have the same vision of bringing the gospel to today's parishioners, and we want a building that helps us to do that, instead of hindering us.

We have 'managed' with what we have but we have not been able to do things as we would wish. Is the building there to serve the living church, or is the building there to limit the living church?

The Proposals.

We apply to:

- Remove existing nave pews, choir stalls, pulpit, vestry screen, storage area screens, inner tower doors, and dispose;
- To remove and dispose of the pipe organ and associated blower, panelling etc.;
- To take out the existing ground floor structures in the nave and chancel area and replace with new concrete suspended floor with stone and timber flooring finish and stone steps and a ramp to dais, carpeting on part of dais;

- To relocate the existing font to the new dais;
- To form a new reredos behind the altar incorporating storage;
- To form new partitions to new WC.s and storage area in the north-west part of the nave with panelled outer facing, plaster-boarded linings internally and anti-slip flooring; also including all associated plumbing and drainage;
- Install new servery in the south-west part of the nave including serving counter, storage, sink and equipment; also including all associated plumbing and drainage;
- Install new dado wall panelling to the walls of the nave incorporating enclosures to new fan convectors and pipework for new heating system;
- Install new heating system including oil-fired boiler in the existing basement boilerhouse re-using existing flue;
- To install tanking system to the walls and floor of the boilerhouse and new sump pump, and to install external hinged cover to the boiler house steps; to infill the old coal-chute in the south side of the boilerhouse and install new vented door to the boiler house entrance;
- To install destratification fans to the nave west wall;
- To replace all electrical and lighting systems;
- To install new audio-visual and hearing-aid loop systems;
- To install a new fire alarm system
- To form new foul drainage connection to the mains sewer in the highway including trenching through the churchyard under archaeological supervision;
- To renew the existing water supply pipe through the churchyard in new HDPE pipe (subject to inspection of existing pipe) including trenching through the churchyard under archaeological supervision;
- To form a new vestry area in the tower at first floor level including installing a new floor structure in the tower to create a vestry ceiling, and lining the vestry walls and new ceiling in plasterboard, forming hatch to the clock-chamber access ladder and providing a door to the top of the old spiral stair; to line and provide a ceiling to the ground floor current storage room to provide a ground-floor robing space;
- To install new glass doors to the inner tower/west porch entrance; to install new entrance matting system within the tower porch area; and to match the floor of the porch with the new floor in the church
- To form an enlarged landing and steps outside the old vestry door in the south-east nave corner to form an emergency refuge for wheelchair users;
- To generally redecorate the nave, chancel, new vestry, tower entrance porch including external doors, and boiler house new doors etc.

All in accordance with the specifications, drawings and schedules of work produced by Peter Rogan & Associates Limited, The Morton Partnership and Core Design Associates.

Additionally, to dispose of the organ and furnishings described in the schedule at Appendix 5

To introduce the following furnishings:

- 150 stacking chairs, manufacturer Alpha Furnishing Ltd.
- 5 Dollies: 3 to stack and 2 to transport the chairs.
- 10 Folding tables and a storage transporter: 4ft circular, manufacturer Alpha Furnishing Ltd
- New removable altar rails as included in architect's specification
- 2 prayer desks and seats for ministers leading worship
- 1 lectern
- A new rail to the balcony to raise the height for safety reasons
- A new organ 'Makin Rydal'.



Makin Rydal organ.

Rationale for the current proposals

This scheme has been a long time in the formulation. Our journey to where we are today is contained in Appendix 3 which shows the history of the various suggestions and decisions to bring us to where we are now.

Replacement of all the nave pews with chairs

The main bone of contention with the scheme has been the proposed removal of all the pews; the central block which are not original and the 2 already truncated sets of box pews. The DAC have been supportive of the proposals but the statutory consultees less so, believing that the side box pews should remain.

Historic England in their letter of 23rd September 2019 suggest a stepped approach to the scheme saying:

“Having discussed these proposals at length with colleagues we advise that the parish explore retaining the box pews down the sides of the church, which are thought to be more significant than the central block of seating. Once this has been carried out we advise that you use this newly created flexible space for some time to see how this works and then go from there. We understand that you have been encouraged to look at extensions to create the flexible space you require, we do not think is necessary at this stage and encourage you to take stepped approach as described above.”

The PCC have considered this advice. However this two phase approach would not provide us with what is needed in terms of a flexible space and it would be a significant extra cost due to the works needed to the floor, removal and then reinstatement of the box pews and it also impacts on the heating design. These points are expanded below.

Even with this approach, we would need to remove 2 box pews to accommodate the ramp at the front, 1 box pew at the back on the south side to accommodate the servery; plus 2 box pews at the back on the north side to accommodate the WCs and storage cupboard.

Loss of the needed flexibility.

- The chairs will have to be set out in rows in the centre of church and the side aisles maintained in order to allow the doors to the box pews to be opened. No centre aisle would be feasible. Only some 6 chairs would fit in each row.
- The sides of the box pews would be higher than the chairs and so the box pews would dominate unhelpfully.
- When the central space is to be cleared, there will be nowhere to put the chairs. Normally chairs would go to the side of the building to be stacked or sat on. With the box pews in situ, they could be lined up against those pews but there would be a serious reduction in space and this would, of course eliminate access to the box pews. The space would become an elongated oblong. It has been suggested that they could be stored in the box pews but chairs would not fit through the pew doors. To be stacked there would mean the removal of the seats in the box pews. Some chairs would still be stored in the storage area at the back but not all will fit in there at one time, and chairs need to be left in situ for users of the space
- It would be difficult to clear sufficient space at the front of church for children to sit on the floor with adults on chairs behind
- The box pews remain and might not be greatly used, and are unsatisfactory in terms of seating anyway
- It doesn't address the issue of the current liturgical emphasis of the building
- There would be nowhere for a children's area

The need for a new floor

Our experienced conservation architect has advised us that the best approach to ensure that there is a level floor and that there are no continuing damp and ventilation problems is to take up the entire nave floor, including under box pews and lay a new beam and block floor which will allow adequate sub-floor ventilation. His advice will be added to this statement as Appendix 6. There would be a significant increased cost if we took out the box pews, stored them and then re-built them. There would be further additional cost to remove them in the future, with the present cost being wasted.

Heating

The choice of heating has been made after a long journey of exploration with a heating consultant with experience of heating in church buildings. Good overall heating in a building like St John's which is wide as well as high is not straightforward to achieve. So radiators situated along walls would send their heat upwards along the walls and not heat the centre of the building; overhead radiant heaters are unlikely to have been allowed but have the effect of heating the head and not the feet, and it was unlikely that their heat would reach the centre of the building.

Accordingly we initially preferred the option of underfloor heating which heats the person as it rises. Our heating consultant advised that underfloor heating would need boosting with some form of convection heating sited along the walls, and in the 'performance' area where there would be no underfloor heating. A 'mixed' system was therefore devised with underfloor heating pipework and some fan convector units.

The PCC was concerned about the flexibility and running cost of underfloor heating which takes a long time to heat up, and then provides background heat which needs to be boosted. Further investigation concluded that with destratification units sited on the west wall of the balcony and an increase in the number of convectors, would give us the heating we need and that is the option we now pursue, without the underfloor heating.

We save cost on the installation and running of the underfloor system, and save space in the tower which would have been occupied by 'kit' related to the underfloor system. We achieve a heating system that heats quickly and efficiently. We have checked noise from the fan convectors with a sample unit and it was not noticeable.

A stepped approach to the project would make the proposed heating system impossible. There would be no walls on which to mount the convector heaters because the box pews would be along these walls. Heaters could be installed in the box pews but the heat would then be contained in the box pews. There would need to be some sort of trench heating in the centre of the building, and it is unlikely that we would achieve the overall desired level of heat.

Proceeding to Phase 2 would mean that the heaters in the box pews would simply be wasted. We would have to instal new heating again as originally envisaged. This would prove a very expensive way forward.

Thus we would not achieve what we long to achieve for this building and would be involved in large extra costs. Appendix 4 is the report from our heating consultant giving her advice on the consequence of a stepped approach.

The option of an extension

The conservation officer of North West District Council suggests in his correspondence of July 31st 2019 that we build an extension on to the south side of the church building to house WCs and servery facilities removing only the central box of pews to give flexibility. He suggests moving the font to the north west corner of the building. He suggests that all other furniture stays as it is.

The advice to construct an extension would alter the building in the respect, external appearance, in which it is basically unaltered since being designed by Stevens apart from the loss of pinnacles on the tower. It would result in the removal of some of the original lancet windows. In contrast specialist research has confirmed our view that the interior of the church is much altered with resultant downgrading of its significance.

It would be costly to build on to the exterior of the building (estimates cost for a small stone-faced extension c.£250,000). In addition we would still be faced with the same issues of flexibility and heating restricting worship and wider uses and the challenges of heating as outlined above.

Relocation of the font.

We are going to have the font at the front on a lowered step of the dais. Originally we were going to have it on the dais but then, on having 3D representations of the re-ordering, realised that the font would dominate the whole church because of its size and shape. We therefore proposed disposal. However we now propose to site it on a lower step of the dais to stop it being dominant. It is worth noting that the font was originally at the front of the building according to Stevens' plan. Our statement of significance shows that the current

font is unlikely to have been the original font for this church.

The Church Buildings Council in its letter of August 2017 questions having the altar on castors:

“The Council was content that the altar be brought forward but recommended that it be placed more or less permanently rather than on castors once the ideal position had been determined, perhaps after a trial period.”

and in November 2019 states:

“In a similar vein, new bespoke oak furniture is proposed (lectern, prayer leader’s desk, serverly units, store and WC screens) but the idea of reusing any of the existing oak furniture (box pews and ground floor benches and stalls, vestry screen) is ruled out. The vestry screen in particular seems an obvious source for the store and WC screens.”

We have sought the opinion of Martyn Taylor, an experienced tradesman, regarding the re-using of wood in church. He writes:

“As you know my company specialises in the restoration and re working of heritage buildings and churches. Along with the traditional building services that we offer we also have an architectural joinery shop and facilities.

With these trades and facilities we have been able to work with many of the top ecclesiastical and heritage architects locally and nationally. We have also had the pleasure of working with yourself on a project at Holy Rood church Packington. While I was with you on the visit to St John’s church to look at your upcoming project and what it involves, you asked about the repurposing of the wood furniture and panelling that exists in the church already.

You can see from the quote above we would be able to utilise a small amount to create parts of the prayer table furniture. In the case of the project at Packington, we were able to convert parts of a pew into a book case. I think this demonstrates we are willing to repurpose materials where possible.

The big problem with repurposing furniture and panelling from the era of this church is:

- 1 *The Victorians did not have the modern adhesives that are available today. Their methods of construction were to use very old and dated techniques such as big mortise and tenon joints, deep trench housings etc. Consequently what looks like a big volume of material e.g. panels or pews, when re-worked the materials become much smaller and difficult to use pieces because of all the joints and housings. For Example: A pew seat 4 metres long might only end up as 4 or 5 pieces of wood 800 or 900 long because of all the housing joints for the legs.*
- 2 *The next problem that arises is caused by the age of the material, wood worm being one (I did notice several areas). The material on the surface can look OK but when cut through can become hollow with interior infestation. The other main problem with age is if the materials have been in contact with the floor or walls. Damp can come in to contact with the wood causing wet / dry rot. This also is not always apparent until the material is salvaged.*

Bearing in mind the above, respectfully I do not think you would have sufficient good quality/ volume of material to achieve the results that you want to create.”

Repurposing of existing wood is always an expensive option as the labour involved is greater.

We do need the altar to be moveable so that it can be brought forward to be nearer the congregation, but also to be moved back if there is a small midweek service taking place on the dais or for the dais to be used as a performance area.

We have argued in our statement of need why we want to dispose of the organ. The vestries need to be removed: at the back to make room for the serverly (which will reveal the banister to the balcony as the CBC had suggested) and at the front to make way for the ramp to the performance area and to the escape route in the event of fire. The church is carpeted at present. The only area that will be carpeted in our proposals is the dais.

The choice of Chairs.

The question of what seating should replace the existing pews has been exercising the PCC and church members for a long time. The issue of ‘which chairs’ is one which we appreciate needs careful consideration, and which causes concern to the statutory consultees, so we address this in more detail. Four priorities are paramount:

- a) Comfort: this is an essential. If we are replacing very uncomfortable pews, we do not want

uncomfortable chairs. As the building will be used for e.g. concerts, where people are seated for longer than in a church service, this is even more important, especially where they might be paying to hire the building. The comfort of the seating undergirds our pastoral concern for all who use the building

- b) Appearance: we need the building to look more than a hall, and to give a warm and welcoming embrace to those coming to it. It needs to look like a church.
- c) Light enough to move: we need the chairs to be light and easy enough to move. Heavy chairs too often mean they are never moved, defeating the objective of having a flexible space.
- d) Stackable: we need chairs that are stackable if left in the main body of the building but also so they will fit in the storage area adjacent to the new WCs.

We have had many chair samples brought to church during the course of this project. The first type which we put forward was wooden chairs which looked like this:



Above: chairs ruled-out.

The statutory consultees are in favour of wooden only chairs. In terms of our criteria, they did not pass well:

- a. Comfort: where the seat was only wood, many found they slipped forward and where their bottoms were not 'well covered' found their bones hurt. The chairs did come with arms which solved the issue of the less able who could not get up again without arms. The chairs did come with seating pads which helped, but there was concern about whether the pads would wear well.
- b. Appearance: the appearance of these chairs is good. However they would not have served well for the chairs to be set out round tables. We would therefore have had to have 2 different sorts of chairs: one sort for the formal seating and another for the 'cafe-style' area.
- c. Light enough to move: they are on the heavy side to move
- d. Stackable: as can be seen from the photo above, they would stack (unless they had arms) but they were heavy to lift and not many chairs could be put into any one stack. If we had book storage added to these chairs, they would not stack.

We offered these a possibility but remained at heart unsure that we had the right model of chair. We did not know where to go with it. Then a church member, visiting Durham Cathedral, saw chairs by 'Alpha chairs' and so these came for testing. Durham Cathedral have 900 Alpha chairs used in transepts and side chapels.

Alpha chairs shown in Nappa Grape colour which is our proposed colour – separate and on dollies

They did satisfy our criteria:

- a) Comfort: they are the most comfortable we have encountered. Some chairs would have arms for those that need leverage to get themselves standing again. Not all chairs would have arms. There is book storage as shown above which does not hinder stacking. See below at * for manufacturers assurance on the fabric
- b) Appearance: they are a simple and elegant design. The PCC want to achieve a colour balance between the chairs and overall decorations that gives warm and some strong colour so as not to appear a cold and colourless building. The PCC are happy to work with the DAC to reach agreement on the final colour choice. The proposed colour is shown..... They would be the only type of chair in the building, usable both for formal seating and round tables. With these we can stack them away when not needed in a small space, use them round tables, and have them out



Proposed chairs in Nappa Grape cloth shown above stacked on storage dollies.



- for bigger services.
- c) Light enough to move: they are light and easy to move. They come with links so that rows of chairs are held together to satisfy fire safety regulations.
- d) Stackable: they slot horizontally together, so there is no need to lift chairs high on to a stack. They can be stored on a dolly which would fit into a small space and leave plenty of floor room for bigger activities.

These are not the colours we would have but show the chairs' appearance in churches.

These Alpha chairs are the ones we propose to instal for both the seating area and to put round tables. Wooden ones do not satisfy what we see as the most important criteria in this project.

The following information comes from Alpha chairs (<https://www.alpha-furnishing.com/>): these chairs are in about 170 Anglican buildings already.

Durability

Standard tweed is typically a 90,000 rub-test, but fabrics of 250,000 rubs are available. The average age of chairs that come to us for re-upholstery are 25 years old, with the average cost of new pads @ £25 per chair. One could avoid upholstery for durability reasons but the two scenarios available could play-out thus: After 20 years the unpadded chairs are inevitably showing several scratches – from studded jeans, keys in pockets, hurried stacking, sharp objects ETC. Typically a new show-wood seat is around £30 to replace. Unpadded church chairs also tend to cost between twice and three times the padded chair price in the first place. If after 20-25 years the padded chairs could all do with re-padding, then a cost of £25 every 20 years still holds a long-term cost advantage over un-padded. If churches with quicker wear have been discovered, the rub-test is likely to have been less.

Colours

Most churches are prepared to work with the DAC on colour – with plenty of neutral or 'straw' type colours available.

Staining

Experience has shown that today's fabrics are eminently cleanable. Teflon coating is also normally an option, to upgrade protection if desired. Churches with bats have successfully installed 'bat-proof fabric', in plain, breathable colours, designed originally for the Care Home Industry. Seat pads are always replaceable with simple tools in minutes, should real damage occur. Recently a fabric of 250,000 rub-test and extremely cleanable properties has become available. Simple water and cloth even cleans off biro.

Acoustics

Whilst upholstery will absorb more sound than a hard surface, it creates less 'bounce'. Volume can normally be adjusted by singers/musicians/sound desk volunteers to compensate for any absorbed volume. Quality is something which generally benefits from minimal 'bounce'. The Royal Albert Hall, with its carpet and padded chairs, is a good example of an acoustically successful building. Of course, once chairs are full of people, any upholstery effect is drastically reduced anyway.

Legacy

In over 20 years of supplying churches, we have yet to come across a church that regretted installing upholstered chairs. Furthermore, around 98% of our worship area chair orders are for upholstered chairs.



Above: Alpha chairs of the same design seen at Durham Cathedral. Below: examples of Alpha chairs in other churches (note that our proposed colour is Nappa Grape).



Conclusion

Our proposals have developed over more than a decade. Initially planning restrictions imposed on the village by the Local Planning Authority prevented the sale of the old derelict parish hall and so we concentrated on the repair of the historic fabric of St. John's. When the hall finally sold we were able to return to our promise to the community of using the proceeds of the sale to fund the upgrading of facilities in our place of worship to serve wider community need, aspirations strongly supported by the 'Building Faith in the Future' report of 2004 and reiterated in the recent Taylor Review of the Sustainability of English Churches and Cathedrals.

We reviewed local need and held a series of consultation events with the local community and stakeholders. Consultations with the DAC largely seem to produce positive feedback, but this positivity seemed not always shared by other statutory consultees. Moving forward became difficult as each consultee seemed to make differing challenges forcing us to step back and carry out further reviews or research. There have been times when we feared cycles of consultation might become endless, but we have always attempted to consider the responses from consultees with due care, employing heritage specialists to give us measured advice.

If aspects of our proposals have not changed to the wish of any consultee we can only say that we have tried to review the advice or views of others in a dispassionate way and still concluded that what we propose is reasonable and justified; it has never been our aim to willfully harm heritage, and further specialist research further reassures us that our proposals meet the 'Duffield Test'.

We illustrate our Statement with images showing the building in use; this to try and highlight the practical difficulties that we face and the opportunities that exist. We also wish to have it remembered that St. John's was built to serve a community, that it is the people who are the church in Donisthorpe, and that behind this application are real people 'making do' with facilities unfit for purpose and who long for formal recognition of the value of their need.

We respectfully request the understanding and support of the DAC and all consultees as we seek to petition the Chancellor for Faculty.

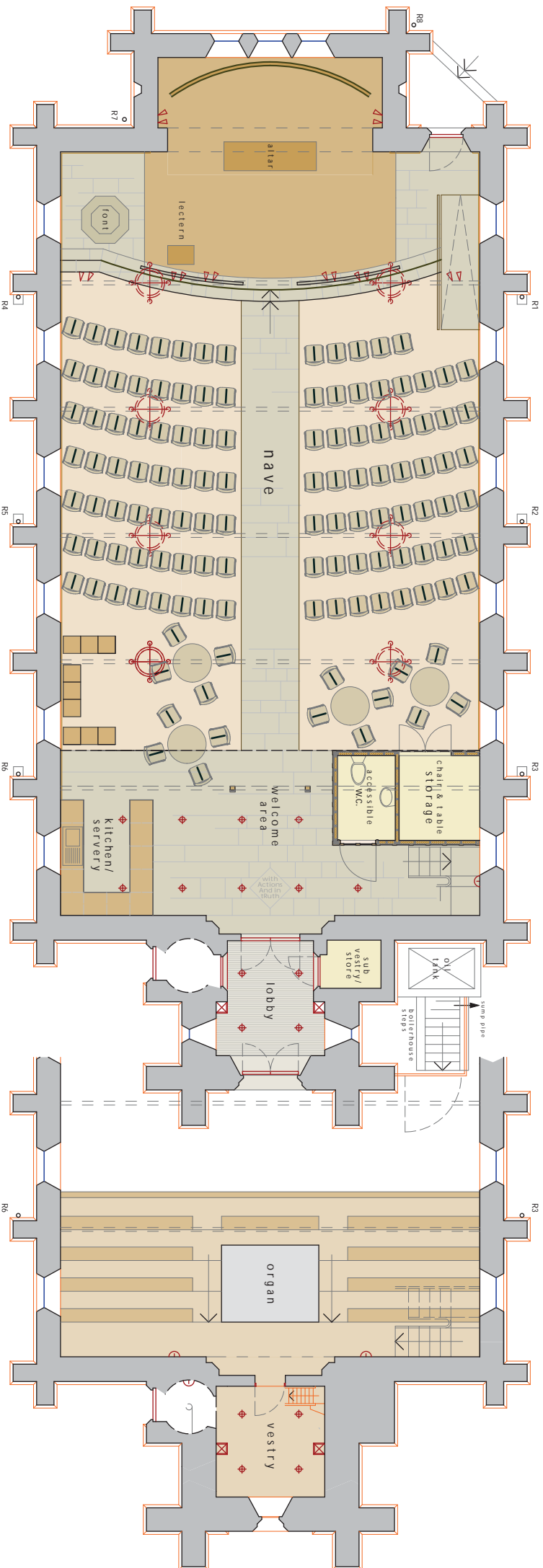
Donisthorpe PCC

29th June 2020



Above and below: some of the people who together make up Donisthorpe Church.





typical worship

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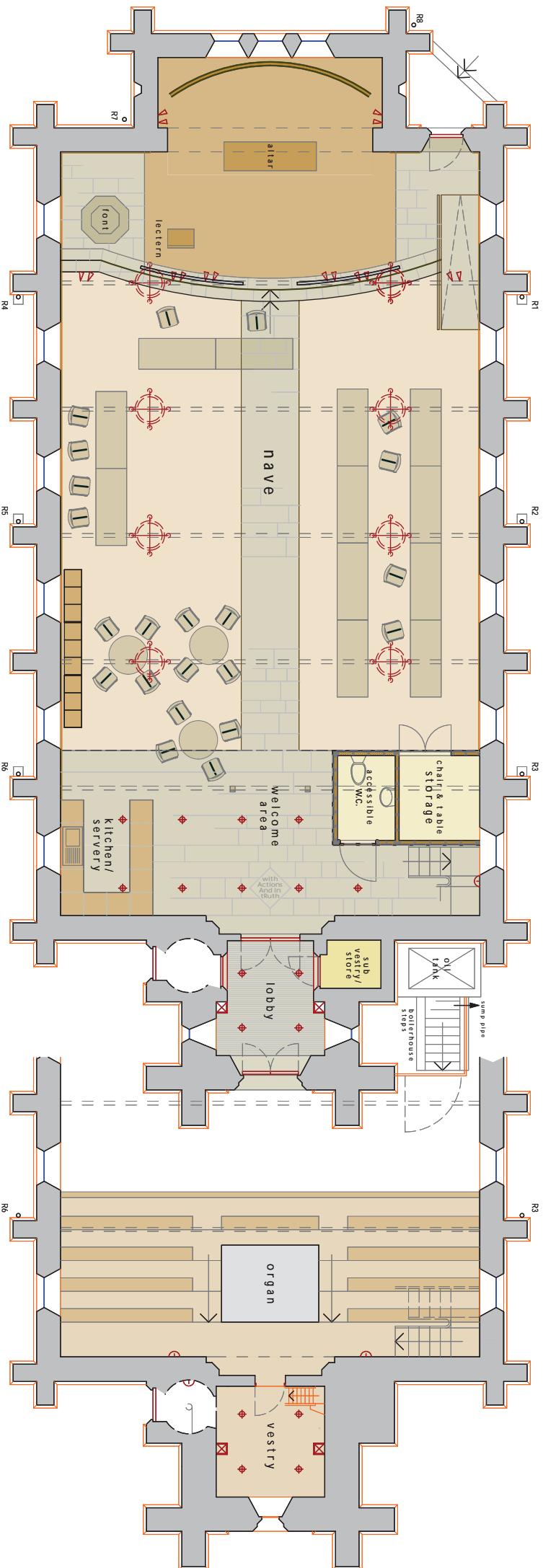
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Preliminary	PCR	27/1/2016

Scales
 1:100 Layout Size
 A3

Drawing Number	Revision
00008 - A.01.9	

ground level



balcony

christmas fayre

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Drawing Title
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 Sketch Designs

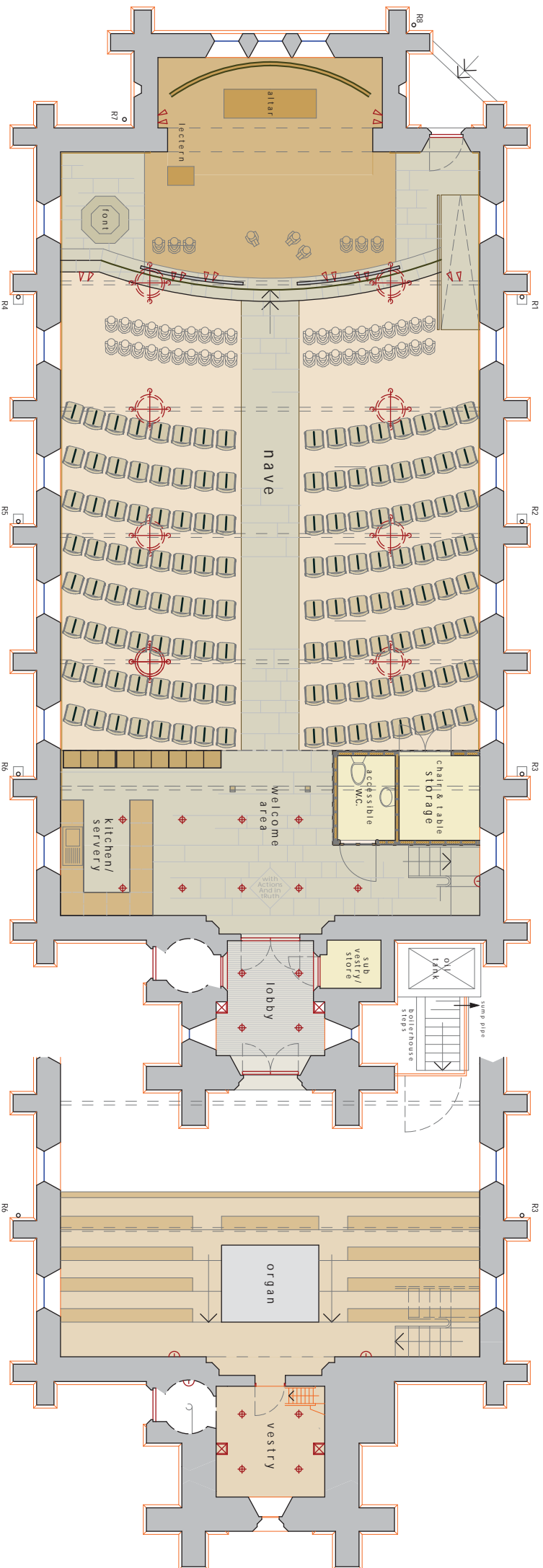
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Scales	1:100	Layout Size A3

Drawing Number
 00008 - A.01.10

Revision	Code	Date

ground level

balcony



school play

Revision

Code Date

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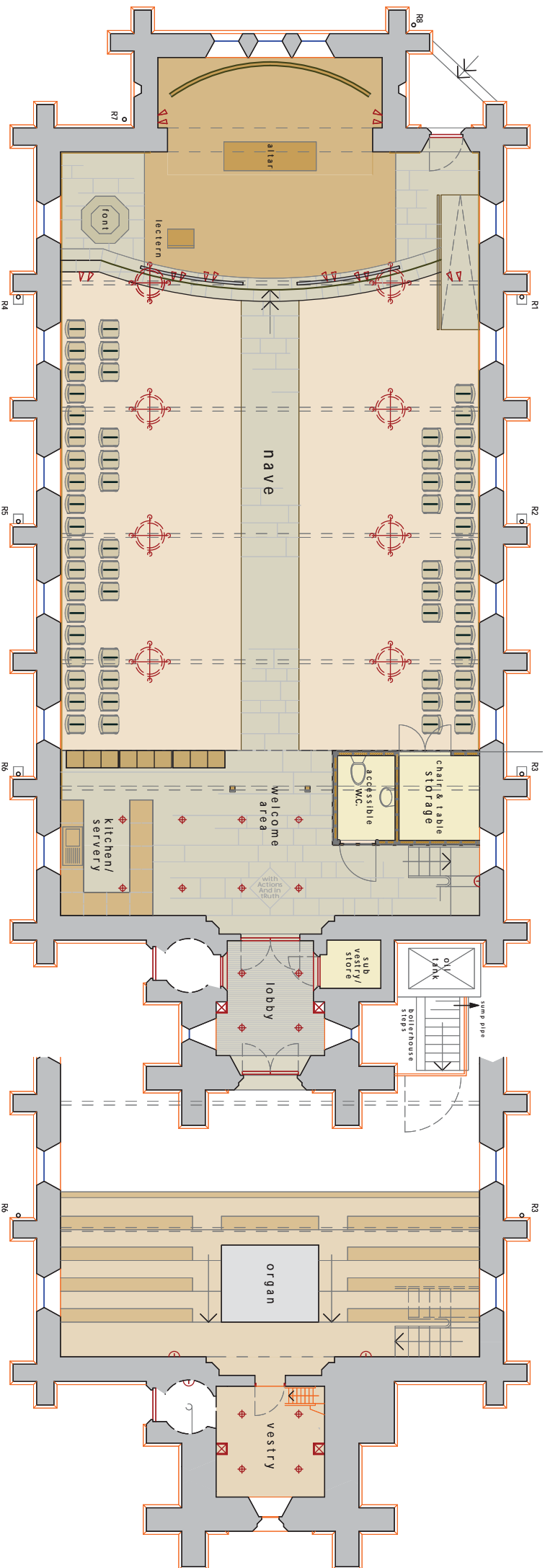
Client
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Drawing Title
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Drawing Status	Drawn by	Date
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Scales		Layout Size
1:100		A3

Drawing Number
 00008 - A.01.11

Revision



performance

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Drawing Title
 Layout Usage 4
 Sketch Designs

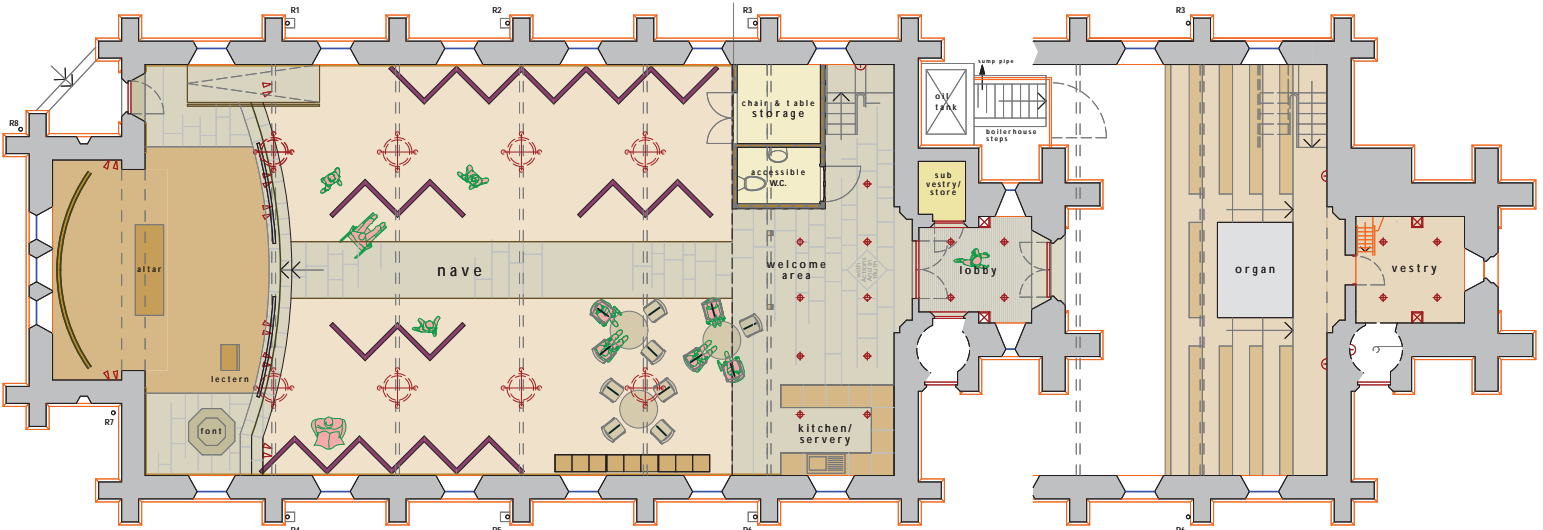
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Preliminary	PCR	27/1/2016

Scales	Layout Size
1:100	A3

Drawing Number	Revision
00008 - A.01.12	

ground level

balcony



art exhibition

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Drawing Title
 Layout Usage 5
 Sketch Designs

Drawing Status Drawn by Date
 Preliminary PCR 27/11/2016

Scales Layout Size
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Drawing Number Revision
 00008 - A.01.13

**OAKTHORPE, DONISTHORPE & ACRESFORD
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19 September 2017

Revd Vivien Elphick
The Vicarage
High Street
Measham
DE12 7HZ

Dear Vivien

I write on behalf of Oakthorpe, Donisthorpe & Acresford Parish Council re proposed changes to the interior of St John's Church Donisthorpe.

Members of the Parish Council (not unanimous) voted to support the proposed changes subject to Church Council making an informed decision.

We wish you all the very best in your endeavours.

Yours sincerely



Lindsay Swinfield
Clerk to the Council

Councillor Robert Ashman Oakthorpe & Donisthorpe Ward



Reverend Vivien Elphick
The Vicarage
High Street
Measham
DE12 7HZ

Dear Vivien

Thank you for your latest newsletter giving details of the progress made on the changes to St John's Church and I am delighted that the project is moving forward.

This is a very exciting project, which will make the Church a real focus for the local community. There are many local organisations that would benefit from having flexible meeting space right in the heart of the village and I would see this project as making the Church the focus of activity for Donisthorpe.

I also think that the plans that were presented will allow the Church to continue to use the space for Worship but also provide a real community asset that can be used at other times. More importantly the conversion will not just provide an attractive setting but also provides a place in the village that displays and depicts the historical background of the communities who have lived in Donisthorpe. This project will open the church to the whole community, beyond those who currently worship there, which will be of benefit to both the church and to the village.

I very much hope that you will be able to move forward with the conversion and, as I said at the open meeting held last year, I am very happy to offer any help and support I can. I am sure that when it's completed it will provide not just a great asset for the community but a focus for many of the events held in the Village.

Please continue to keep me posted on your progress.

Best wishes,

Robert



Cllr Robert Ashman
Oakthorpe & Donisthorpe

8 Violet Close - Donisthorpe - Leicestershire DE12 7RS
Tel: 01530 273762 - email: ashman@icloud.com

From County Councillor Sean Sheahan

13th June 2019

Reverend Canon Vivien Elphick,
46a Church Street,
Donisthorpe,
Swadlincote
DE12 7PY.

Dear Vivien,

I have recently had the opportunity to view your plans for the refurbishment of St John's Church, Donisthorpe. As you will be aware, Donisthorpe village is at the centre of my County Council Division of Forest and Measham, which is a former coal mining area. Over the past 30 years, Forest and Measham has been the focus of a significant regeneration effort, with major investments taking place in landscaping, heritage, tourism, leisure and new housing. The County Council has played a key part in this.

A central objective of our regeneration strategy has been to maintain the sense of community throughout a period of economic and social change and one of the ways to achieve that has been to provide opportunities for the established communities to integrate with residents from the new housing estates. With only a limited amount of community space at the present time, Donisthorpe would benefit substantially from a dual purpose facility at St John's Church.

I understand it would be available to the whole community for hire and use, with a flexible layout making it suitable for a wide range of uses from exhibitions to parties. The local school uses the Church for end of term services, but can only fit in half the school and parents at one go. The refurbishment would allow the whole school to be accommodated, not only for services but also for concert type events that would be too big for the school hall.

Continued

Members Group Room

Leicestershire County Council, County Hall, Glenfield, Leicestershire LE3 8RA

Telephone: 0116 232 3232

www.leicestershire.gov.uk

Naturally there would be scope for other community events that would bring people together in large and small gatherings, young and old. The newly refurbished space would also be available for events after funerals as an alternative to going to a pub, which I believe some want. Overall, your plans would provide a valuable asset to the community which would be out of reach if they had to buy land and build it.

It is an excellent proposal, which I wholeheartedly welcome and support.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Sean Sheahan', with a stylized flourish at the end.

Sean Sheahan CC
County Councillor for Forest and Measham
Telephone 07429055402
Email sean.sheahan@leics.gov.uk

Reverend V Elphick
The Vicarage
High Street, Measham
Swadlincote
DE12 78Z

Dear Rev Elphick,

Re: St John's Church Donisthorpe.

Subsequent to the sale of the Church Hall, as you know our boundary adjoins the hall boundary, I wish to express an interest in the date of refurbishment of the church

I have recently started a business called "Language For Fun" which specialises in French but may well expand in the future.

I am currently planning classes in the Halfway House in the daytime and Oakthorpe Leisure Centre in the evenings. The Public House is not ideal and the Leisure Centre is likely to limit class size so I am interested in potentially using the Church if the space is appropriate once refurbishment is complete.

Please advise on programme and proposals when appropriate.

Regards *JWilde*

Jane Wilde for Language for Fun.

Language

for Fun

Jane Wilde

French & Literature

jane@languageforfun.uk

07547 229111

www.languageforfun.org

<https://www.facebook.com/languageforfun>

COUNTRY COLOURS ART GROUP 01530 413957

Reverend V Elphick
The Vicarage, High st
Measham, Swadlincote
DE12 78Z

Dear Rev. Elphick,

Re REFURBISHMENT ON St John's Church Donisthorpe

I gather from one of our members that you are planning to refurbish the church in Donisthorpe with a view to increasing its flexibility as a community space.

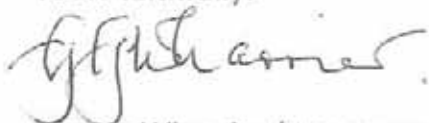
We are a thriving art group concentrating mainly on watercolour and we meet weekly in Oakthorpe Leisure Centre. The Centre is quite small and limits us to a maximum membership of 25. We held an exhibition there last year and were limited to 2 paintings per member because of a lack of display space.

We would be pleased to avail ourselves of a larger display space in the future and may even consider growing the membership of the group if a larger venue was available. The dimensions of St John's church would serve very well as an exhibition location.

We currently share our venue with a photography club which may also be interested in a larger exhibition venue.

Please let us know if there is any way that we can assist you in your project and good luck for the future.

Yours faithfully:



Gowan Wharrier (treasurer of Country Colours art group) t/no: 01530 413957

From: leicester <LeicesterBranch@cruse.org.uk>
Date: 8 February 2017 at 08:37:35 GMT
To: Janet Hall <janet30hall@gmail.com>
Cc: David Snelders <d.snelders@ntlworld.com>, Sue Howard <Sulizhow@hotmail.com>, Leicestershire <Leicestershire@cruse.org.uk>, "Dr. David Richardson" <Rich@homeinoakham.co.uk>
Subject: RE: CRUSE Leicestershire - Donisthorpe Church Meeting Rooms

Hi Janet

This is very good news as we are looking to establish a network of neutral venues for BVs and Clients to use across the Leicestershire & Rutland Area. As our budget is always very tight it is most helpful and greatly appreciated when a room can be made available to us.

One of the ideas that we are looking at is to be able to have a room available for perhaps a morning or afternoon where a BV can hold a surgery to see a few clients, by appointment, one after the other. We have one or two such venues already and they are working very well indeed.

As Donisthorpe is over on the Leicestershire/Derbyshire county boundary, I guess that it would mainly be your goodself who would be using it. I know that we have you registered as a CYP (Children & Young People) volunteer but I wonder if you may be seeing adults as well when you return to your work with Cruse.

The Client Allocator for Charnwood is David Richardson and he may well be aware of another BV who lives locally or can travel and may therefore be able to make use of the hall as well - I am copying him into this E-mail accordingly.

You are very welcome to forward this E-mail to Canon Vivien Elphik as an expression of our interest in the proposal and thank her very much for the kind offer.

We can also write a letter, as you suggest, should that be required - please let me know.

Kind Regards

John

Leicestershire & Rutland Area Office

**Cruse Bereavement Care
Community House
133 Loughborough Road
Leicester
LE4 5LQ**

Tel: 0116 2613516 (Mon - Wed mornings).

E-mail: leicester@cruse.org.uk

Cruse Bereavement Care exists to promote the well-being of bereaved people and to enable anyone bereaved by death to understand their grief and cope with their loss. The services are free and rely on donations to continue.



25th February 2012

Revd Canon Vivien Elphick
The Vicarage
High Street
Measham
Swadlincote
DE12 7HZ

Dear Revd Elphick

Cruse Bereavement Care
Charnwood & Northwest Leicestershire Branch

Cruse Bereavement Care offers a free bereavement care service to every adult and child regardless of age, sex, race, religion or creed. We do not receive any statutory funding and depend solely on donations and our own fund raising efforts.

We desperately need a room for counselling clients in your area and it would be a great help if you would allow us to use a room occasionally, free of charge if possible, at St Johns Church Donisthorpe for this purpose. Our nearest room is in Coalville which is too far for many of our clients to travel, particularly the elderly.

I enclose a leaflet for your information and if you would like to speak to me my telephone number is 01530 837813.

I look forward to hearing from you.

Yours sincerely

for

Jeanette Machette (Mrs)
2 Abbots Oak Drive
Coalville
Leicestershire
LE67 4SA

Encs

Restoring Hope

Royal Patron: Her Majesty The Queen

Birch Moon
13 Church Street
Worthington
Leics LE65 1RE
14 Sep 17

Chris Keeley Esq.
3 Ashlar Drive
Donisthorpe
Swadlincote
Derbys. DE12 7RX

Re: RE-ORDERING OF ST. JOHN'S CHURCH DONISTHORPE

Dear Chris,

Ref your letter of the 8th inst. our position is that we may be considering a future move to other premises for our Wednesday evening winter meetings, dependent on the facilities available, including a minimum of 25 parking spaces, kitchen with tea making facilities and overhead projection suitable for electronic input.

Whilst we do not require to move away from our existing premises, it is always useful to know there may be a choice in the future, also for one-off events such as may arise from time to time.

Meanwhile may I wish you the best of luck with your (not inconsiderable) efforts,

Brian Crofton – Secretary, Ashby Camera Club



Telephone: 01530 270371
Fax: 01530 272074
Email: office@donisthorpe.leics.sch.uk
Web: www.donisthorpe.leics.sch.uk
Headteacher: Mrs Sylvie Newman

Ashby Road
Donisthorpe
Swadlincote
Derbyshire
DE12 7QF

Thursday 2nd March 2017

To whom it may concern,

Re: Church Pews at St John's Church Donisthorpe

I am Headteacher at Donisthorpe Primary School and our children regularly visit St John's Church in Donisthorpe to celebrate various festivals and share their learning with parents.

The pews in the church are wooden and high backed; unfortunately this creates some difficulties for our children. When our children are seated, the pews make seeing what is happening during the service difficult. If we ask children to stand, only our very tallest children are able to see over the top of the pews to the front of the church. In addition, the pews are fixed to the floor, which means that there is no flexibility for children's performances. Finally, the pews do not enable our families to easily see their young people during a service.

With the pews as they are, the church can accommodate only half the school at a time with their parents and carers. We would like to take the whole school to celebrate together. If children could sit on the floor with adults on chairs behind, we could get everyone in

As a school we enjoy close links with the team at St John's Church and would love to be more involved in activities and events in the future. I strongly believe that a different seating solution would benefit the children at Donisthorpe primary School as users of the space.

Please do not hesitate to contact me if you wish to discuss this further.

Kind regards,

Sylvie Newman
Headteacher

To whom it may concern,

My name is Linda Bull and I am the chairman of Donisthorpe Youth Club. An average of 36 young people attend the youth club on a weekly basis. The youth club runs as a charity and we rely on our fund-raising activities to purchase equipment and subsidise any trips. The club meets in purpose-built rooms which are rather small for the number of young people who attend on a weekly basis. We do have outside space but this is not in the centre of the village and therefore is not ideal for fund-raising purposes.

In the past we have worked with St John's church, Donisthorpe to pool our resources. Last month the youth club photography competition, (part of the heritage project we are currently working on) was held in the church. Refreshments were provided by the church and comments from visitors were very complimentary.

We are looking forward to the completion of the refurbishment of St John's church with its improved facilities and look forward to more events held jointly at the church.

Yours sincerely

A handwritten signature in cursive script, appearing to read 'Linda Bull'.

Linda Bull

2 Foxglove Avenue

Donisthorpe

DE12 7RU

28.09.19

To whom it may concern

Dear Sirs

I have been following, with some considerable interest, the planned and proposed changes to the interior of the church. At the moment, there are few places in the village, where villagers can congregate, hold meetings, or other functions, so I feel this would be of considerable benefit to the local community, and will be put to good use.

I am a member of a local art group and a local photography club, and feel that this communal space could be used to the benefit of both these groups, potentially for holding exhibitions, and possibly for regular meetings.

Yours sincerely

A handwritten signature in black ink, appearing to read 'S J Gibbins'. The signature is written in a cursive, slightly slanted style.

S J Gibbins

To whom it may concern,

The Orchard Allotment Society based in Donisthorpe has used the church as part of our activities. As the church is central to our village it is an ideal location for us to work together for the wider community.

We therefore support the proposals to enhance and change the interior of the existing building to create a space suitable for shows, exhibitions and other events.

Regards

A handwritten signature in black ink, appearing to read 'Peter Gale', written in a cursive style.

Peter Gale

Secretary



Preserving heritage at the heart of The National Forest

Heart of the Forest Heritage

Moira Replan

17 Ashby Road

Moira

DE12 6DJ

1st October 2019

To whom it may concern

The project to improve St John the Evangelist Church, Donisthorpe is important for its future sustainability and the group is supportive of the project.

We recognise the importance of maintaining heritage whilst ensuring buildings at the heart of communities are fit for the future.

Our very best wishes to everyone involved with the Transformation Project

Yours faithfully

Sue McKendrick

Chair

Heart of the Forest Heritage

Options Appraisal

The PCC have explored various options in developing the proposals for the church building. The recommendations in the pew report by David Hawkins and the early advice given by Historic England were considered within these deliberations.

The benches in the central block could be placed further apart and the seating boards deepened by 60mm with the addition of a batten, double- tongued jointed into a square abutting edge of the existing seat.

The north and south aisle gated box pew benches do not lend themselves to be increased in any dimension. All in all the present seating must be a disincentive to many prospective worshippers

If the parish is considering the future multi-uses of the building I would advise that the seating is replaced so that the floor space could be used to accommodate various forms of worship and to provide extra- mural activities in this light and airy building

David Hawkins, Pew Report 2014

The historic, architectural and aesthetic value of the church interior lies in its ensemble of fixtures and fittings – most notably in the relationship between the box pews and free places, despite degrees of remodeling. The intended hierarchy of the seating is original in concept, though we understand the central block is a later design.

.....

We experienced firsthand the uncomfortable central pews and restrictions in terms of height (particularly for children looking towards the chancel area) and poor leg room.

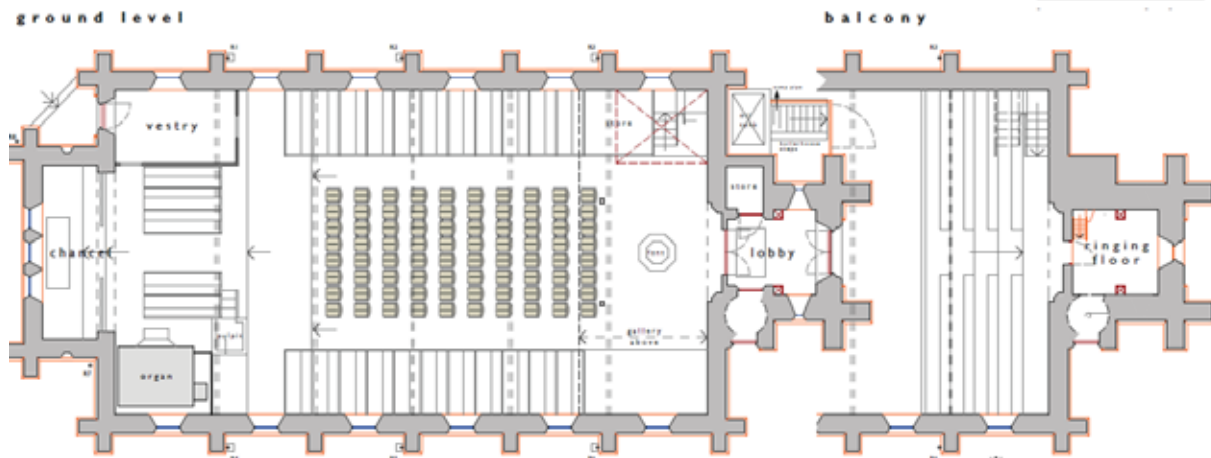
Eilis Scott Historic England 12/11/2013

The PCC agreed that:

- there is no scope for adapting the fixed box pews to make them usable for seating, and they are so uncomfortable that they are a barrier to encouraging people to attend worship
- The central pews are also uncomfortable and particularly unsuitable for children and although they could be adapted, this simple adaptation will not meet other needs to be met

Therefore the PCC asked the architect to begin exploring options by testing whether simply removing the central block of fixed pew with movable seating would provide sufficient flexible space and sufficient comfortable seating.

Option A

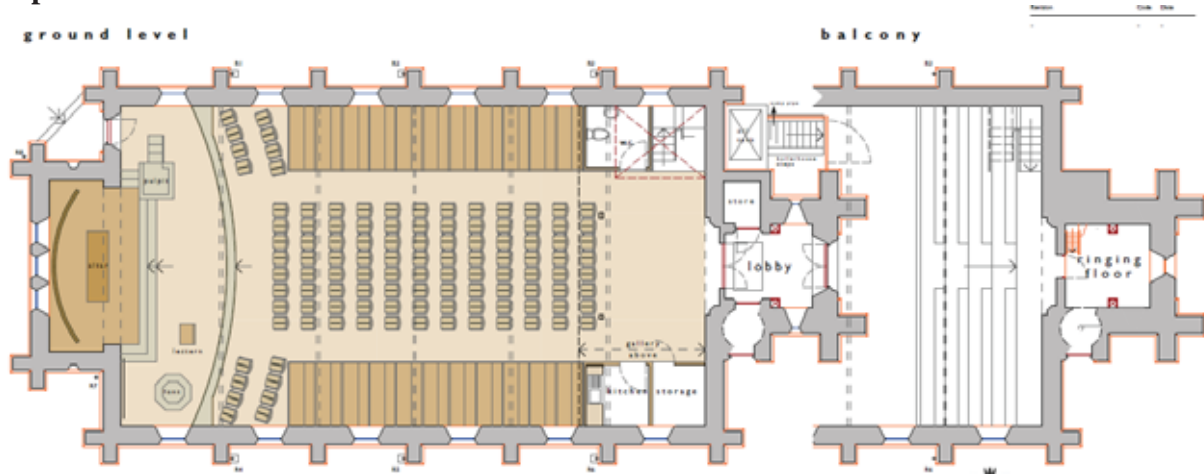


The first option considered is the minimum intervention i.e. to remove the central block of pews only, whilst retaining the original box pews.

This option was rejected because there is little positive to say about it:

- It does not provide the space nor the facilities needed in terms of welcome, servery or WC.
- The seating capacity of the central block (which is 110) has to be reduced if the pews are removed and replaced with chairs and these chairs alone do not provide enough seating to meet the needs
- It is not possible to arrange the chairs to create a central aisle and to use the box pews at the same time unless the number of chairs is reduced. Only 6 chairs would fit in each row
- The box pews remain and this type of seating is unsatisfactory (for reasons explained in the Statement of Need)
- There is no central aisle and one cannot be created without losing further seats or moving the seats right up to the box pews which would then make them unusable.
- It does not address the difference in floor levels so access is still restricted.
- The chairs would be noticeably lower than the box pews (which are on platforms). This could lead to the interior looking rather odd and a feeling of being dominated by them.
- It does not address the problems of the present liturgical emphasis of the building, nor the cramped space and poor visibility at the East end
- The available space is smaller than the main hall in the church hall
- The font is not relocated to better position
- Retaining the box pews militates against underfloor heating. The box pews also prevent radiators and blower heads cannot be installed if the central block of pews is removed.
- There would be no flexibility for community uses
- There is no storage or possibility of children's corner

Option B



This option was assessed as follows:

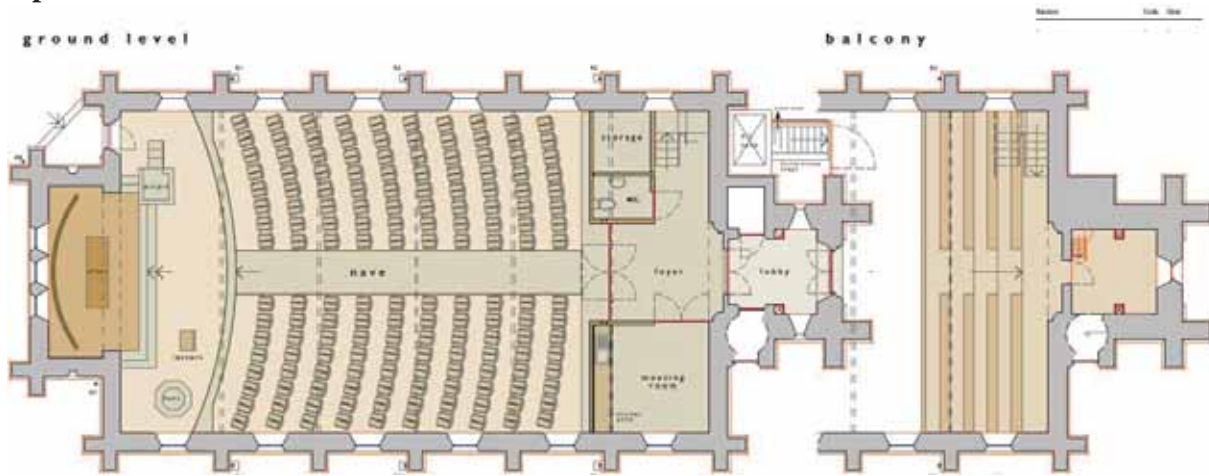
Positives:

- More space on and at the raised area of the East end
- The Font is in a position where it can be used and seen easily.
- A toilet, servery & storage are accommodated
- There is more space at the front which could be rearranged for different purposes and more useable seating at the front

Negatives:

- The box pews remain and this seating is unsatisfactory to be used as regular seating
- The nave floor still is at different levels and causes access problems for some people
- The cleared space is much smaller than the main hall in the church hall
- The flexibility offered by the movable chairs is compromised by the fixed box pews limiting how they can be arranged for different services and other events (e.g. concerts)
- The Altar is situated quite a distance from the congregation
- There is no access to the font or the Altar for those in wheelchairs
- The organ has to be removed
- There is no vestry
- Retaining the box pews militates against underfloor heating. They also prevent the installation of either radiators or blower heaters to replace the heating lost in the centre of the church
- It is not possible to arrange the chairs to create a central aisle and to use the box pews at the same time.
- No young children's corner

Option C



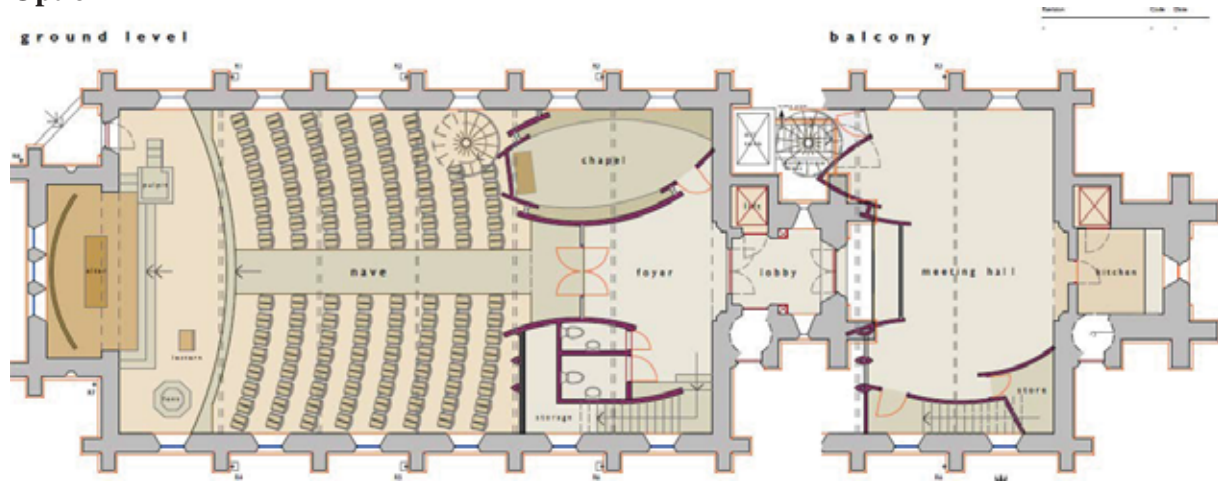
Positives:

- More space at the raised area of the East end
- The Font is in a position where it can be used and seen easily.
- A toilet, servery & storage are accommodated
- The removal of all the fixed pews enables more space which could be used for a wider range of services and community activities. This space is comparable to the main hall in the church hall
- The seating is now fit for purpose to seat all ages and sizes
- Those in wheelchairs and with pushchairs can be accommodated within the congregation
- In the main area the floor is now one level so that it is easier to access and to put all the space to different uses
- A central aisle can be created and the seating capacity can accommodate large weddings and funerals

Negatives:

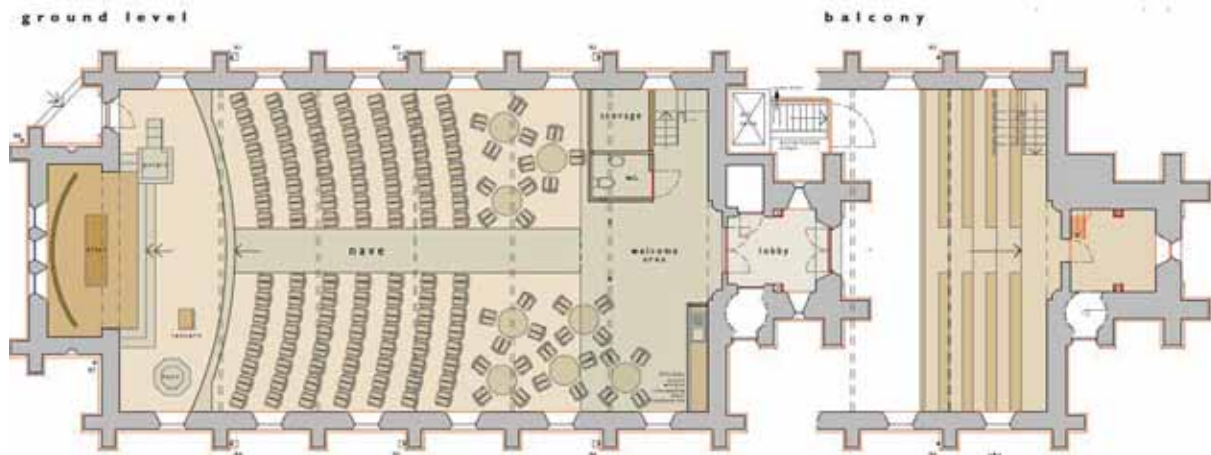
- The Altar is situated quite a distance from the congregation
- There is no access to the Altar or the Font for those in wheelchairs
- The organ has to be removed
- There is no vestry
- Providing an enclosed meeting room has a negative visual impact on the proposed welcome area under the balcony
- No young children's corner

Option D



A radical option suggested by the architect. This was considered to be inappropriate for the building and the village community.

Option E



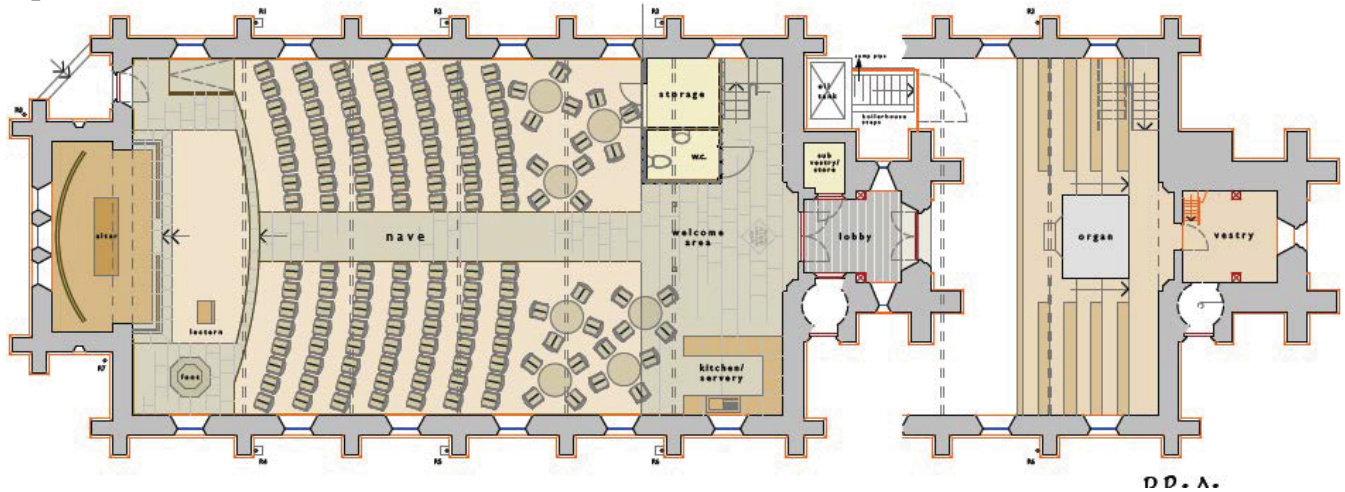
Positives:

- More space at the raised area of the East end
- The Font is in a position where it can be used and seen easily.
- A toilet, servery & storage are accommodated
- The removal of all the fixed pews enables more space to be used for a wider range of services and community activities. This space is comparable to the main hall in the church hall
- The seating is now fit for purpose to seat all ages and sizes
- Those in wheelchairs and with pushchairs can be accommodated within the congregation
- In the main area the floor is now one level so that it is easier to access and to put all the space different uses
- Minimizing the number of enclosed spaces under the balcony will have less visual impact on the proposed welcome area under the balcony
- A central aisle can be created and the seating capacity can accommodate large weddings and funerals
- There is an open area near the servery which can easily be set out in café style when needed

Negatives:

- The Altar is situated quite a distance from the congregation
- There is no access to the Altar or the Font for those in wheelchairs
- The organ has to be removed
- There is no vestry
- No young children's corner

Option F



Positives:

- More space at the raised area of the East end
- The Font is in a position where it can be used and seen easily.
- A toilet, servery & storage are accommodated
- The removal of all the fixed pews enables more space to be used for a wider range of services and community activities. This space is comparable to the main hall in the church hall
- The seating is now fit for purpose to seat all ages and sizes
- Those in wheelchairs and with pushchairs can be accommodated within the congregation
- In the main area the floor is now one level so that it is easier to access and to put all the space to different uses
- Minimizing the number of enclosed spaces under the balcony will have less visual impact on the proposed welcome area under the balcony
- A central aisle can be created and the seating capacity can accommodate large weddings and funerals
- There is an open area near the servery which can easily be set out in café style when needed
- The Altar now situated closer to the congregation
- There is access to the font and altar for those in wheelchairs
- The organ can be relocated to the Balcony (where it has been in the past)
- There is a vestry
- It is possible to create a young children's corner when needed

Considerations:

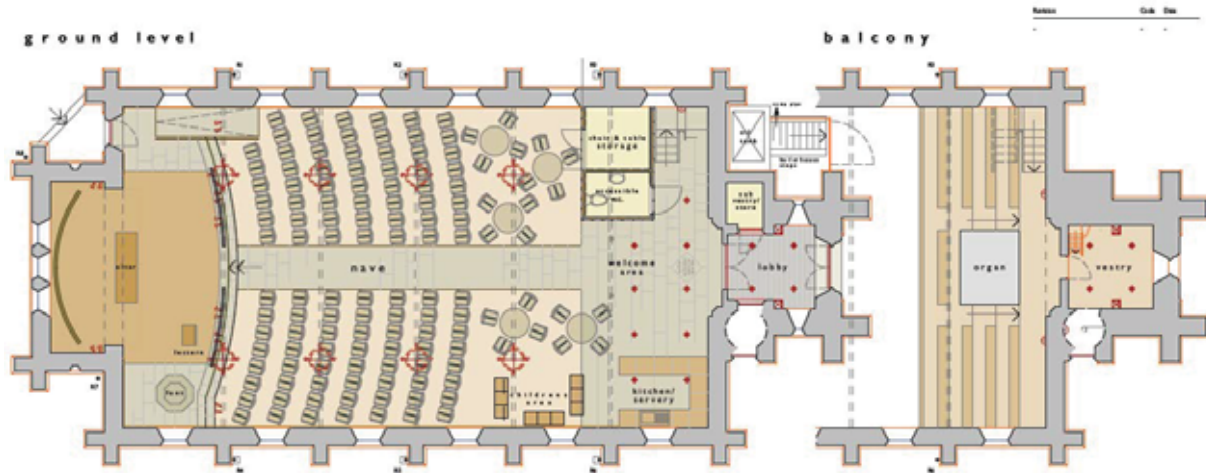
- The pulpit has been removed, but it dominates the congregation and stands high above them, not a location that is helpful to 21st century worship
- There is one step from the nave to the raised area and there are two steps between the raised area and the chancel

St John's Church Donisthorpe April 2020

Negatives:

- The Altar is still situated quite a distance from the congregation
- No young children's corner

Option G



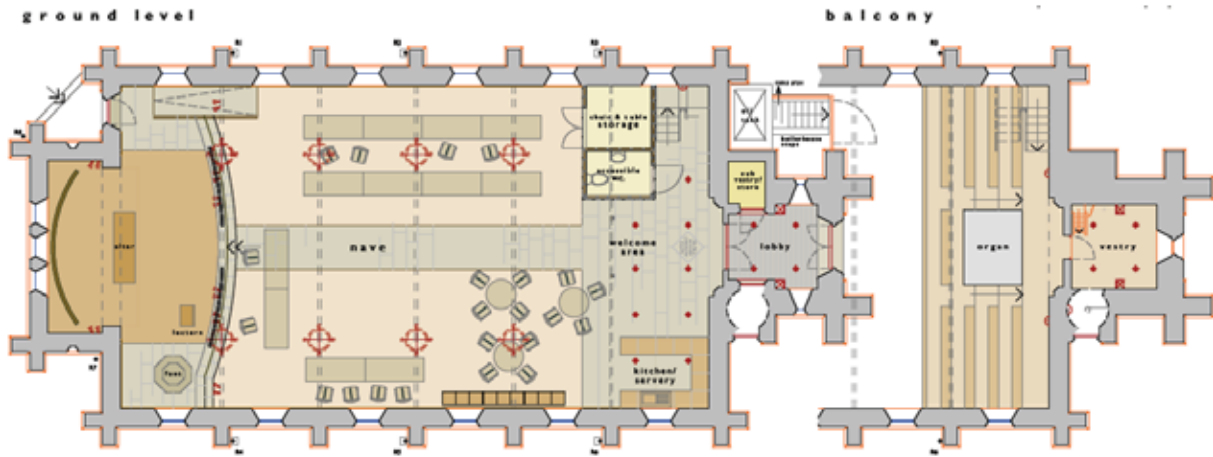
Positives:

- More space at the raised area of the East end
- The Font is in a position where it can be used and seen easily.
- A toilet, servery & storage are accommodated
- The removal of all the fixed pews enables more space to be used for a wider range of services and community activities. This space is comparable to the main hall in the church hall
- The seating is now fit for purpose to seat all ages and sizes
- Those in wheelchairs and with pushchairs can be accommodated within the congregation
- In the main area the floor is now one level so that it is easier to access and to put all the space to different uses
- Minimizing the number of enclosed spaces under the balcony will have less visual impact on the proposed welcome area under the balcony
- A central aisle can be created and the seating capacity can accommodate large weddings and funerals
- There is an open area near the servery which can easily be set out in café style when needed
- The Altar can now be situated closer to the congregation
- There is access to the Altar and the Font for those in wheelchairs
- The organ can be relocated to the Balcony (where it has been in the past)
- There is a vestry
- It is possible to create an informal young children's corner using movable toy chests & bench seats when needed

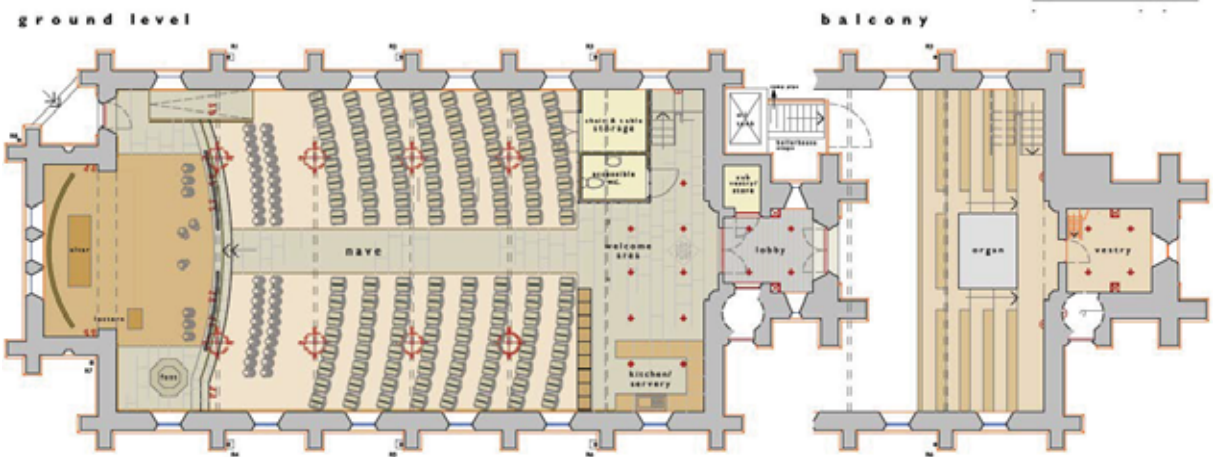
Considerations:

- The pulpit has been removed, but it dominates the congregation and stands high above them, not a location that is helpful to 21st century worship
- There are two steps from the nave to the raised area, but the raised area is now at one level.
- Moveable altar rail can be installed at those steps

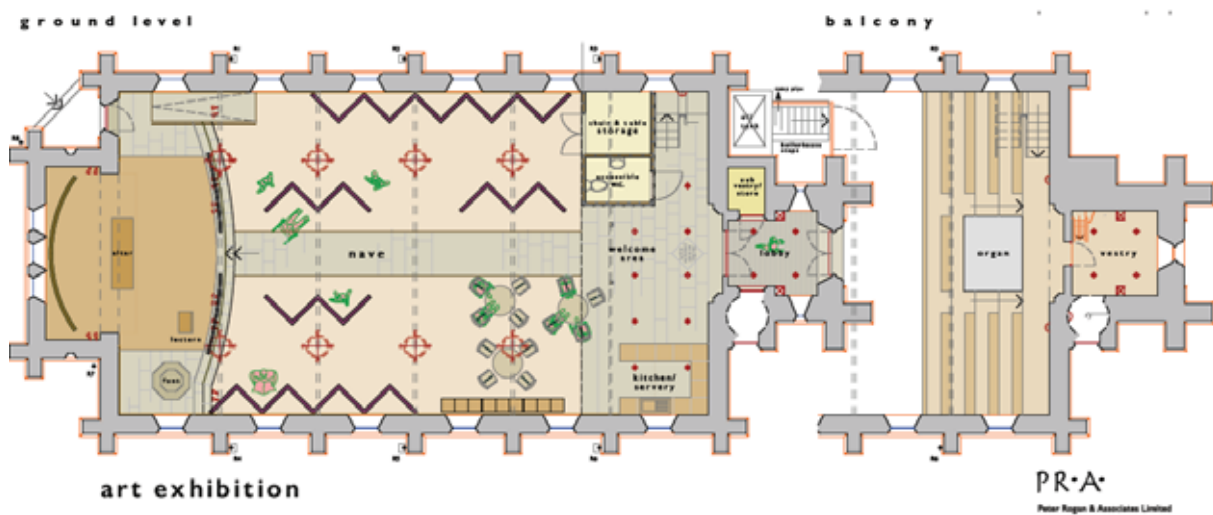
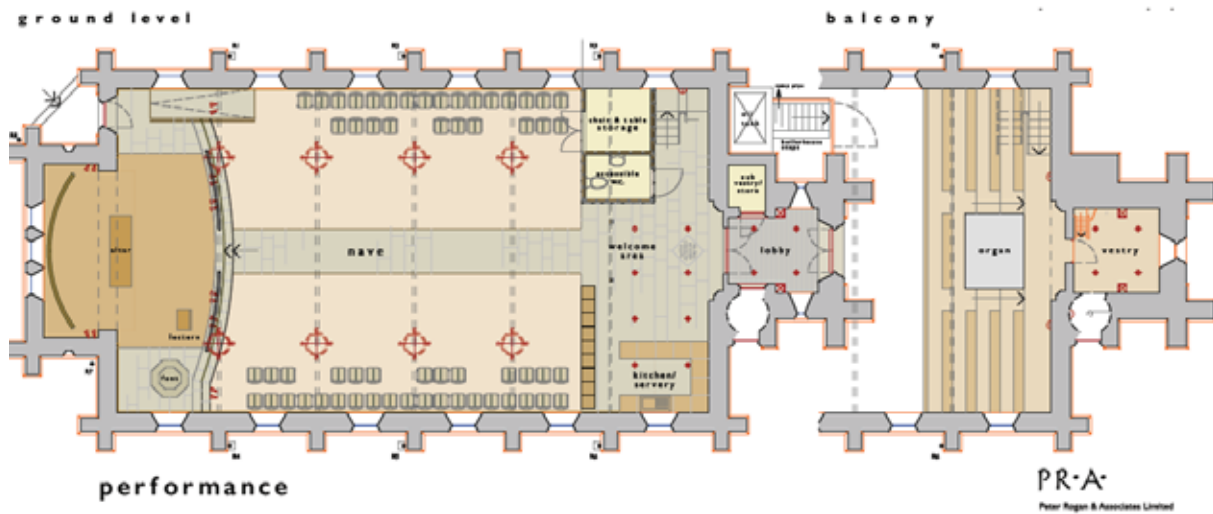
Overall Option G is the layout which best meets the needs of the parish. In addition to the layout shown above, this option also allows the church to be set out in a variety of ways to accommodate a variety of different activities as shown in the diagrams below;



christmas fayre



school play



Although Option G best met the needs of the parish, it has been important to continually assess the costs of proposed designs, and input from consultees . For example:

- It was discovered that the cost of relocating the organ to the balcony as proposed in Option G was excessive, in proportion to the estimated costs of the overall project. A high quality electric instrument can be used instead. This not only saves the cost of moving the organ but future costs of servicing and tuning the instrument.
- When a 3-D drawing of the proposed layout was completed, it became obvious that the font could not be situated on the raised dais. Its size meant it dominated the whole building.

The revised proposals are as shown over:



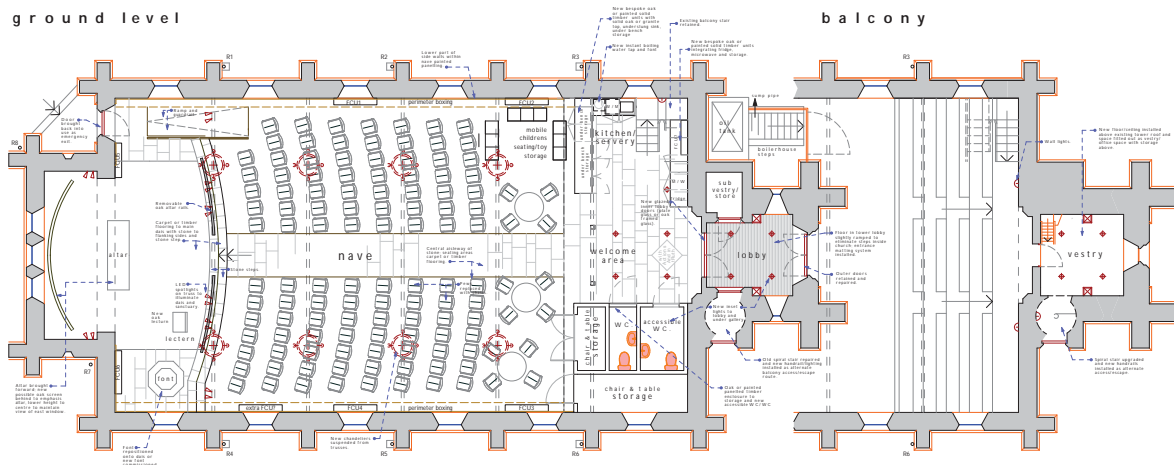
Sketch showing preferred option

Option G – design development

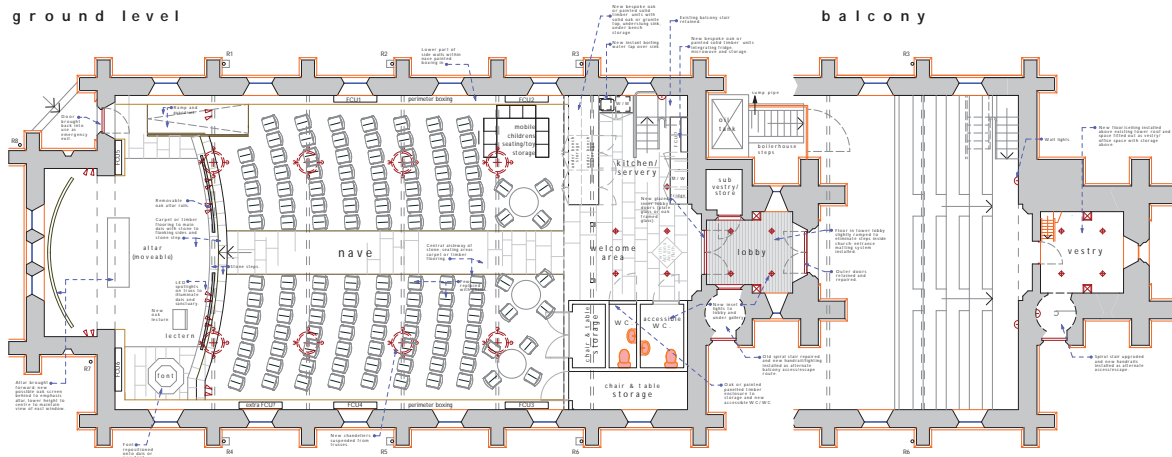
Option G was therefore subsequently used as the basis for a series of revisions as the design developed.

Revision 1. (drawing ref: A.01.10 Detail Plan Rev A)

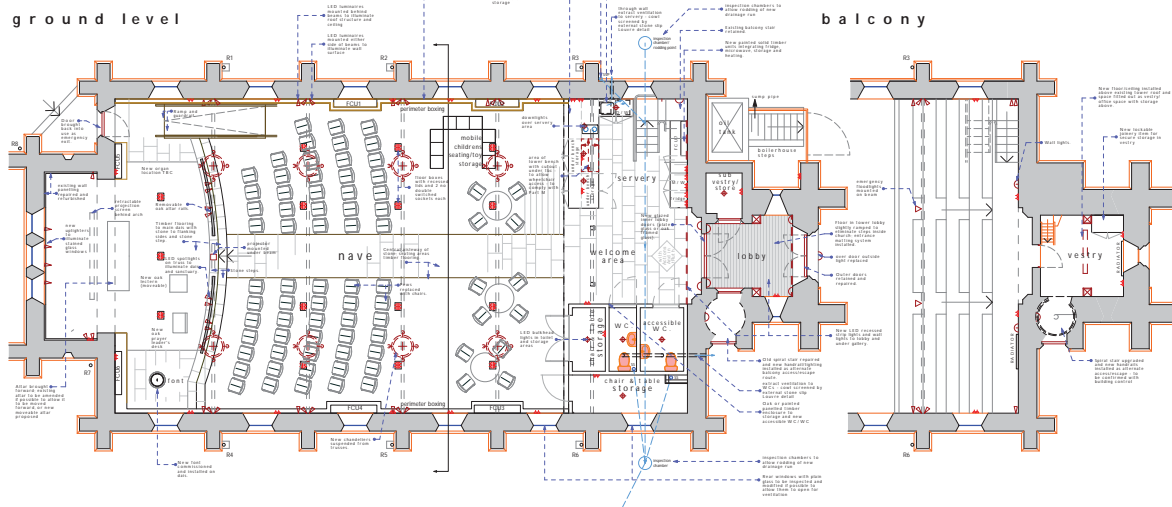
- Swapping the positions of the servery and WC/storage area following advice from the DAC and consultees site visit. The servery was moved to the south west and the WCs to north west
- Removal of the pipe organ (rather than relocation to the gallery) following advice from organ builders, costings and revised advice from the DAC Organ Advisor;
- Addition of another WC following comments from the public meetings and PCC.
- Advancing detailed heating proposals



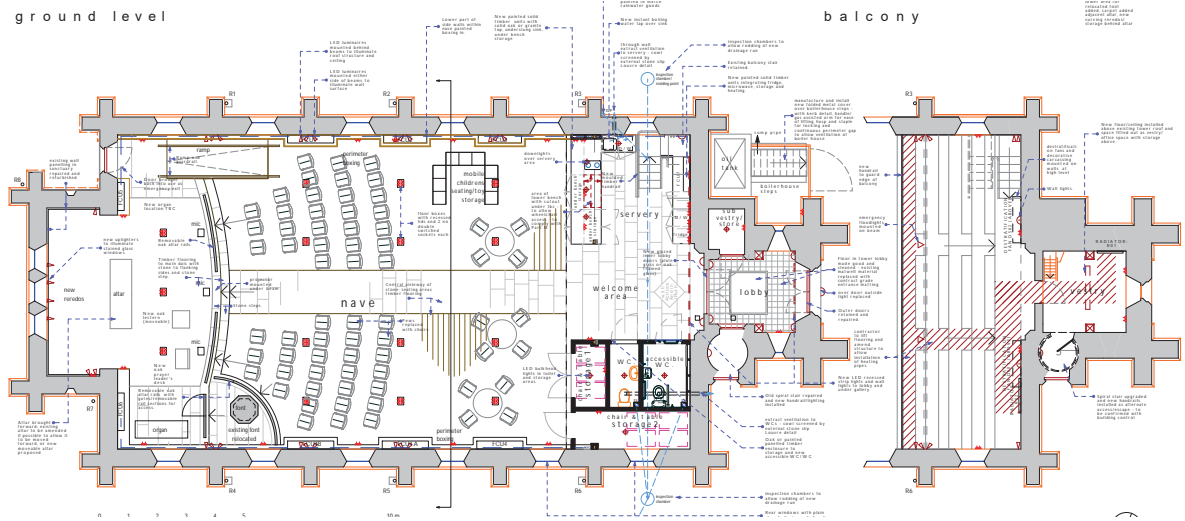
Revision 2 (drawing ref A.01.10 Detail Plan Rev B) Perimeter boxing out for fan coil units and associated pipework added.



Revision 3. (drawing ref A.02.3 Proposed plan) Removal of existing font for a new font



Revision 4 (drawing ref A.02.3 Proposed plan – Rev A) Creation of a new lower step for re use of the existing font, curved reredos/storage behind the altar.





DONISTHORPE CHURCH
ST JOHN THE EVANGELIST

REVISED HEATING REPORT BASED ON THE NORTH
AND SOUTH AISLE PEWS RETAINED

DATE: 5th MAY 2020

Further to the email from Rev'd Vivien Elphick with regard to the suggestion made by Historic England to leave both the north and side aisle pew in situ, I have been asked to consider the implications of a new heating system that would address such a layout whilst providing sufficient heat for the church.

There are a number of questions that I have been asked to address. These are as follows:

1. *How would you advise heating the church in the scenario?*

The church would have to be heated using a number of different emitters in the form of fan convectors. FCU5 – FCU7 would remain as shown on the latest revision D drawing; these would provide 17.3W of the 92kW required. In addition, to heat the centre of the church, some fittings could be run along the length of both the south and north aisle pews. 100mm diameter finned tubes could be fitted in 10m lengths; each would give a heat output of 27kW into the centre of the church. The remaining heat output would be in the form of under-pew mini radiators; 22 would need to be fitted - if there is space to house 280mm high x 1200mm long Type 16 @ 1.72KW. Each mini radiator equally spaced over the two pew sections.

With regard to the floor slab the architect would need to provide a trench large enough to accommodate the trench heating fins including space for air circulation. A floor grille would then be placed across the top of the trench to enable the emission of heat. This would be needed along the whole length of both north and south side aisle pews.

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Fan convectors to be concealed within Architectural timber boxings.



Finned tubes (to be trenched).



Under pew Mini radiators.

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What is the likely cost of that heating scheme?

The cost of the scheme is likely to be higher than the previous proposal as the mini radiators are more expensive than fan convectors. In addition, the length of pipework would be greater and the cost would be considerably more with such an intricate heating design.

In terms of costs you would be looking at £70-£75,000.00 + VAT

The original cost of the scheme was in the region of £68,000 + VAT. Therefore the revised scheme would be more expensive in terms of installation costs and running costs.

2. How effective would the heating system be with the box pews retained?

This system would predominantly be of benefit to those sitting in the pews and 50% of the heat would come from the heaters located there. Although the heat would circulate through the church by convection, the fact that the pew seat is on top of the heater will mean that the effectiveness of the convection emitters would be reduced by 50%. In addition, it is probable that the radiators would not be able to run at full output as they could be too hot to be acceptable to the occupants of the pews. The church would still heat up but it would take longer than with the original proposed fan convector system. That system could run at full output blowing warm air into the open space and then be re-circulated by the destratification fans.

It is estimated that the system would take an additional 3-4 hours to heat due to the reduced performance in the emitters located under the pews. This assumes that the emitters under the pews are able to be turned up to the full output capacity, for example if the pews were unoccupied.

Approximate additional running cost per year for this would equate to around £2700.00 per year. This is based on a heating season of 24 weeks, with the church being open for use 5 days per week and a fuel cost of 75p per litre.

3. If, at later date, the box pews are removed, would any heating in the box pews be redundant. What would be the wasted costs in a 2nd revamp?

Should at a later date it be decided that the pews could be removed and the original proposed heating design be installed, then I would say that the cost to do this would be around £35,000.00 - £40,000.00.

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The reason for this is that the under pew radiators and the variable temperature heating circuit would become redundant and need to be stripped out. A new constant temperature heating circuit would need to be installed which would mean the heating system would need re-piping back to the boiler to suit the original fan convector system layout.

In summary, it would be very wasteful to go down this route.

I trust this has answered your queries. Should you wish to discuss further or you require a drawn scheme for the revised heating layout, please do not hesitate to contact me.

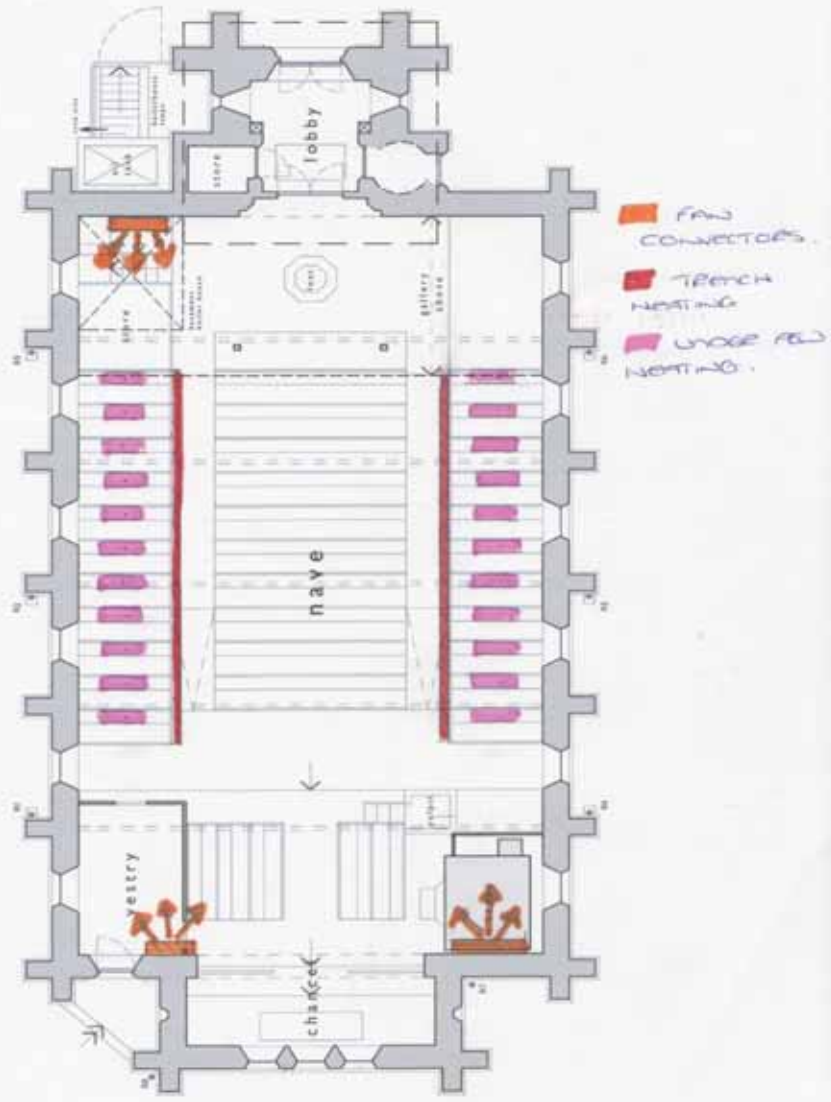
Kind regards

Emma Varney (BEng Hons)

For and on behalf of: B.S Design Services Limited
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Church layout plan

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SCHEDULE OF ITEMS TO BE DISPOSED OF FROM ST JOHN'S CHURCH, DONISTHORPE

Items currently in vestry

1. **Safe:** The safe is very large - black metal 34"w x 68"H x 28" deep. It is not secure in that its locking mechanism no longer works. There is a small padlock only. It will be replaced with a smaller modern safe.



2. **Table:** 33"w X 30"H X 18" deep made of oak and badly stained. This is a very ordinary table of no historical significance and not of ecclesiastical origins.



3. **Cupboard (containing robes and communion requisites etc):** This oak cupboard is approximately 8ft tall and 6 ft long with a width of 14 inches, as an integral part of the Vestry wall it is not practical to save it if the current vestry is removed.
4. **Modern Rack shelving:** 28"w X 61"h X 12" deep, made of metal.
5. **Photocopier:** 23"W x 49H x 27" deep. This unit is out of warranty and spares are difficult this will be replaced by a smaller modern unit.



6. **Two old piano stools:** these are now elderly and have seen better days



Items currently in the sanctuary

1. **Altar rails:** 29 feet of brass railing typically 23" high. They are dented and will be replaced by new removable ones located at the chancel step.



2. **Credence table:** 25" w X 34" H X 14" deep semi-circular top made of oak.



3. **Chairs and prayer desks:** The desk is 21" W x 31" H x 21" deep. There are 2 chairs, one measuring 20" W X 32" H x 21" deep, the other is broken and incomplete. All items appear to be oak. None of these are now used.



Items in the chancel

1. **Prayer desk and choir stalls:** These will be taken out as part of the re-ordering – we will need new prayer desks and seat for leader of services. The choir stalls measure 90" long and 38" high; a total of 5 all made of oak and repaired with mixed wood, all of which need to be removed as part of the re-ordering.



2. **Lectern:** 21" w X 55" h X 18" deep made of ornate brass. This is heavy and difficult to keep clean 'the bane of the brass cleaner's life!' It dates to???



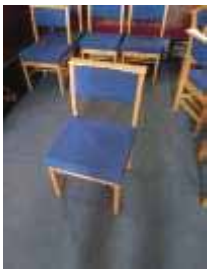
3. **Pulpit and brass rail:** The pulpit measures 48" W x 67" H x 57" deep. Made of stone with a brass access rail. The inscription plaque states "To the Glory of God. The Rev James Dunbar. At rest March 28th 1897. Pulpit enlarged and beautified by his sorrowing parents". We have given reasons for seeking its disposal elsewhere.



4. **Organ:** To be replaced by a modern instrument. We have given reasons for seeking its disposal elsewhere.

Items to be disposed of in nave.

1. **8 blue chairs:** 18" w x 32" H x 17" deep. These are modern in origin (circa 1990s). They are heavy and do not stack or fit with the new scheme.



2. **Piano:** This instrument was donated many years ago and is a dated Roland Bros a instrument made of Mahogany and measuring 52"W x 49"H X23" deep. A modern instrument will replace both this and the organ.



3. **Kneelers:** There are a mixture of kneelers. Those made by church members will be kept and located in the balcony area where they can be hung on the backs of those pews. There are more elderly ones which we want to dispose of.
4. **Runners on pews:** Two types. Red carpet sections cut from a wider patterned therefore variable typically 7ft x 7.5" and in poor condition. There is an overlay in places which are brown buttoned dralon typically 49" x 10" x 1". These are very basic and will have no use on modern seating. Some of the best ones may be relegated to the balcony pews.



5. **Cupboard:** This is an old domestic cupboard used to store church linen. Made of Oak (laminated we think) it measures 42"W x 41"H x 19" deep.



6. **Shelving:** 2 separate units, 8 ft x 21" H x 11" W and one 42" W x 27" H x 92 D: one made of chipboard and oak laminate and the other is possibly mahogany. Used for hymnbooks etc. Will be replaced by alternative shelving to fit the new scheme.



7. **Alms box:** 11" X 8" x 9" This box is no longer lockable as it was broken into.



8. **Chair at door:** There are 2 chairs either side of the entrance door. One appears to be a domestic chair and is not of any value. The bigger second chair one will be retained as the bishop's chair.
9. **Table:** Made of Oak this table appears to be constructed in the style of the post war which dates it to the mid 1940s. The surface is stained and it measures 42" W X 23" D X 33" H. The re-ordering scheme proposes a new welcome area.



10. **Porch pew:** This is a remnant from inside church moved at some point. We want a new 'clean' porch area that is welcoming. Measures 41" W X 40" H X 11" Deep.



11. **Speakers and sound system:** Dispose as will be replaced with new.
12. **Screen:** Currently is at the front of church near the pulpit. Dispose as will be replaced with new.
13. **Contents of old hall kitchen:** These are an assortment of crockery and cutlery. Probably all will be renewed

Items on the balcony

1. **Old pew in parts from front of church.** These are the pews removed from the front of church in a previous re-ordering. They will never be used and will be disposed of with the other pews
2. **Lights:** All to go as there will be a new lighting system

29th June 2020

Revd. Canon Vivien Elphick, Team Rector
Woodfield Team Ministry
The Vicarage
Measham
Swadlincote

pr·a
PeTER rogAn
+ associAtes LimITeD
ARchitectS +
Historic
Bull dinGS
consul tAntS

Dear Vivien

Letter of Support: Proposed Re-ordering, St. John the Evangelist, Donisthorpe

My relationship with the PCC and church of St John the Evangelist in Donisthorpe goes back 10 years – I have been the inspecting Architect for the last two Quinquennial Inspections and Architect for previous English Heritage/Heritage Lottery Fund grant-aided re roofing and masonry repair projects to ensure the continued weather tightness of the building. The proposals being put forward in this application have been through a lengthy process of discussion with the DAC and various stakeholders, as well as discussions with the parish community to evidence need and demonstrate support.

As strongly demonstrated in the Parish's Statement of Need, the current layout of St. John's is neither suitable for current patterns of worship nor suited for functions and activities that ought to be complementary to mission of the church and supporting community need.

The existing box pews, organ and various accreted fittings in the chancel create a cramped and inflexible interior. The fittings themselves are of a variety of eras and styles arguably given undeserved status by a throwaway remark in the second edition of the Leicestershire 'Pevsner'. An independent in-depth study of the provenance and significance of the interior fittings is submitted alongside other documents and places the significance of the Grade II listed St. John's and its much altered interior in proper context.

The proposed design consists of internal changes to remove existing pews, vestry screens, organ and pulpit at ground level in the church. This is to allow the creation of an unconstrained layout with new heating installations, new internal entrance doors, servery area and toilets. This will improve the accessibility of the church as a whole and improve the flexibility of the space for a variety of uses, given that the adjacent church hall opposite has previously been sold. It had been closed for health and safety reasons and repair of the building was beyond the capability of the PCC. The PCC wants to open the church building to the local community for their use, replacing the space lost to the community with the closure of the hall; to make the building amenable to the needs of a 21st century worshipping community and to remain economically viable.

I comment first on suggestions and advice received from statutory consultees.

Suggestion A

It has been suggested by the heritage consultees that the side box pews might be retained and the central run of pews removed. This would thereby create some open plan space, even if not the whole floor area as currently intended, and retain some of the existing pews, which are seen to carry some significance in the consultees' eyes.

This option was discussed at a joint site visit with the project team and heritage consultees but is unsatisfactory either from a point of view of conservation of fabric, constructional practicalities, or the PCC who need a more open and flexible space. It is not therefore a proposal that the PCC have felt able to pursue.

It creates these issues:

Architecturally and aesthetically, retaining the side box pews will do little to serve the legibility of the pew arrangement as Stevens original design or in later phases. The interior has been amended over several phases of work since the original construction by Stevens. The proportion of pews that would be retained is approximately a quarter of those originally installed in the church. Their fragmentary presence in the finished floor plan does not help make legible the original installation and detracts from the intended 'opening up' of the space. Aesthetically this will look rather weak – neither an open space nor a more thoroughly enclosed interior, but left-overs retained for appearances' sake.

The floor. There is no way practically to retain the side pews during the course of installing a new floor. The layout of the sleeper walls and the practicalities of constructing a new beam and block floor inside the church mean that the whole floor in the main church will need to be replaced. The pews will need to be disassembled

and stored for the duration of works. This would be needed to allow the required access and manoeuvring of beam and block flooring components and ensure the pews are not damaged. There are cellular brick sleeper walls supporting the floor. The exact location of these is unknown - so the actual construction sequence of adjusting these wall tops for bearing beam and block flooring while they are simultaneously supporting existing pews and flooring is not likely to be practical.

The removal, storage and re installation of the existing box pews represents a large expenditure of effort (and cost that the church can ill afford) for debatable rewards. The cost given by a contractor is £13,150:

- Record and number, dismantle all box pews remove and store: £3,800;
- Reinstall 17 no box pews: £9,350.

In the eyes of the church and users the presence of the box pews will be actively detrimental to the use of the space.

Seating. The space between the box pews is approximately 6.5M wide. Allowing for aisles either side of this central area for circulation/access and clearance for the swing of the box pew access doors, all that would be left is an area that would accommodate a central block of only 6 chairs wide. This is not the flexible open area needed by the church in order to fulfil a variety of functions. It is a narrow, left over space between existing furniture that will not allow flexible uses or even a central aisle space for wedding processions, unless only the box pews are used for seating.

It will not leave a practically useable amount of free space for the greater variety of uses that the church envisages (all uses previously housed in the now sold church hall) such as community meetings and groups, community exercise groups, whole school services, regular worship services, dance troupes, art installations, etc. These will not be possible in what will be more a "left over space" rather than a generous, flexible open plan area.

Heating and other services. Retaining the side pews means the design of services becomes unnecessarily complicated. It creates complications both in terms of warm air circulation (impacting comfort of the occupants) and where service runs can be installed.

The presence of the side pews greatly increases the amount of service runs and recessed heating troughs in the floor, as well as significantly increased complication of the heating system in general. By its nature a space that has a complicated arrangement with lots of objects in the way will be harder to heat. The presence of side pews is a limiting factor on the efficiency of a new heating installation.

It was noted that the new heating system will need to be designed around the side box pews if they are retained. This would have the effect of making the system rather ungainly in layout and more visually prominent, including 22 low radiators fitted under the seats of the side pews and 2 trench heaters directly adjacent the box pews from the front to back pews integrated in the new floor build-up. This alternate heating system requires more heating components (which also impose additional energy and maintenance requirements on the church during their working lifetime) and also a system that is less efficient at heating the space and generally poorer at heating the interior.

Storage: Retaining the side pews will not offer any flexible space for storage. The pews are not wide enough to store stacking chairs or tables. What is stored there can easily be seen and would be a hugely visually messy manner for storage. Using the side pews in this way does not represent a considered, flexible storage solution. It is merely ad hoc accretion of items not in use (and visually on show at that).

Fire considerations: Not only is this storage visually messy but is not ideal from a fire engineering point of view. Stored materials that might provide fuel for a fire (or provide a "fire load" on the space as defined by Approved Document B) should ideally be enclosed by fire resisting enclosures accessed by self-closing fire doors to separate them from the main occupied/circulation spaces. This is to ensure fire escape routes are not quickly overwhelmed or have visibility compromised by smoke in the early stages of a fire while people are trying to escape to safety.

The intention of the re ordering (as well as the greater flexibility of the use of the space) is to improve the sight lines of the church interior, which are currently constricted by later insertions, various partitions and organs etc. The current proposal has the benefit of giving a clear line of sight of the main escape route (via the west doors under the tower) from anywhere in the nave and chancel, as well as giving early warning of a fire developing in, for example, the servery area (which is currently enclosed by a partition and is on the escape route between the church nave and the west doors). In addition, a previously hidden priest's door adjacent the chancel will become more visually apparent, if need be this can be used as an alternate means of escape.

Loss of pews. Even under the consultees' suggestions, five box pews would need to be removed:

- A ramp allowing access to the dais will need to be installed on the side of the nave, necessitating the loss of two box pews on the south side of the nave.
- An additional row of pews will need to be removed at the rear of the church to allow the installation of the new servery area.
- Two rows of box pews will need to be removed to create the storage and toilet area under the balcony in order to allow space for circulation and opening doors for access.

□ CBC guidance suggested re-use of parts of the existing fittings *“The vestry screen in particular seems an obvious source for the store and WC screens.”* It will not be feasible to re use the existing panelling due to the depth and density of a typical panel, as well as the existing panel modules meaning that any resultant panelling will look rather bodged, as well as taking much more time and effort (and so being a great deal more costly) than purpose built panelling. In fact a cursory examination of the vestry screen (a later introduction since the inserted vestry initially was curtained only) shows it to be crude assemblage of mismatched panelling that almost certainly didn't start life at St. John's. The scheme deserves better.

Suggestion B

Heritage consultees have suggested a phased approach – retaining the box pews for now but then removing at a future date.

A phased project that eventually removes the side pews would be very wasteful. The low heaters underneath the pew benches would need to be removed and additional fan coil units installed to make up for the loss of these heaters. There would be additional costs to make good floor finishes once the pews are removed. A phased approach as such would be a major waste of effort and money for the church.

Subsequently removing the box pews to create the open plan space originally wanted by the PCC will result in a great deal of additional wasted expense in amending the heating system and making good finishes.

A contractor's estimate for the total additional cost of a phased approach to the box pews totals £16,650. £13150 as outlined above plus £3,500 remove/dispose of pews and make good finishes.

While cost cannot be a primary consideration in terms of weighing and justifying change and harm to historic fabric, it seems unreasonable to expect a phased approach with associated cost when the interim result is so unlikely to be satisfactory and would fail to meet need. The continued economic viability of the building in use is the only way to safeguard the building's existence as a place of worship and communal use for future generations.

The box pews lack of comfort as seating (even by the standards of Victorian fixed seating installations, those at St John's are uncomfortable for any longer than a short period of sitting) means they will be rarely used if left in situ. If more comfortable seats are available (i.e. unfixed modern seats), these will be used instead. So for a large amount of almost wasted space and not insignificant cost, a small number of pews (of debatable significance) will be retained.

Suggestion C

An extension built on the south side of the church and containing kitchen, WC, store and open plan communal areas has been suggested as an alternate approach – with the rationale that the communal functions can be accommodated in the extension in order that the existing church interior is minimally altered.

The interior of the church (as documented in the separate statement of significance) is a much-altered example of a Stevens interior, with other more complete examples of his work nearby.

The exterior however is almost as constructed by Stevens and is as such of high value – a higher value relative to the interior, due to its “completeness” or relative lack of alteration since its original construction. The form of the church is an archetypal ‘preaching box’ of the era, giving a good example of early gothic revival style applied by architects schooled in a classical language of architecture.

It is a self contained, solitary and axial building form. The addition of an extension to one side would cause physical damage to the historic fabric when breaking through for access. Chasing in of flashings/wall starter fixings etc are required but would also be extremely visually detrimental to a building whose symmetrical massing and axial emphasis will not accommodate a ‘tacked on’ extension to the side of the building.

To do so will cause more damage to the clarity of the Stevens exterior than any amount of changes to an interior that is at best a diluted example of a Stevens design.

The cost of an extension is likely to be in the region of £250,000 – based on recent comparable tender returns. The extension will require an ashlar stone finish to match the existing wall finishes which will involve major cost before the requirements of the interior fit out and facilities are dealt with. The creation of an extension, as well as

compromising the external visual clarity of the church and being more expensive than the PCC can afford, will not resolve the issues that the church have with the existing internal layout of the church – in that it is inflexible, uncomfortable, visually messy and unsuited to use by a modern congregation and the community.

Now I wish to turn to the argument for allowing this faculty to be granted:

I am conscious of a presentation by the Bishop to members of the DAC at Bishop's House a couple of years ago; the Bishop cited the case of a Faculty application in his former Gloucester Diocese where the Chancellor had questioned why a particular application had seemed to have been so difficult and protracted; the implication was that the DAC could have been more supportive. In the case of Donisthorpe the DAC has been supportive from an early stage; the protracted nature of the process has arisen from what have seemed the entrenched views of some consultees.

St. John's Church is 'only' grade II listed, Yes, all buildings are listed due to deemed national importance, but the very fact there are two layers of classification above grade II demonstrates a lesser significance. Indeed, submissions for grade II church would normally have only been referred to Historic England and the Church Buildings Council in cases where substantial change is proposed: with almost half of the original box pews in this church already removed in a process that began over 100 years ago, and the central pews generally accepted as later replacements, the extent to which proposals here triggered need for such further detailed scrutiny might have been a consideration for debate.

Our practice is appointed to advise over 160 Anglican parishes; this is the first time in my 30 year career that I've been an advocate for a project that removed the remaining pews from a church. I try and advise parishes as honestly as I can and frequently sought to discourage parishes from pursuing approaches where I thought the tension between need and significance was not balanced in their favour. Had this involved Shardlow Church, Donisthorpe's well-preserved twin, I would have had to advise quite differently. The charm and originality of Shardlow has been lost at Donisthorpe, a church so altered internally that its original architect wouldn't know it, even though well preserved externally. I suspect the mention of box pews is the problem in how the project at Donisthorpe has been received - the past loss of many fine Georgian interiors is something to regret and creates an emotive response. Yet, as research from James Edgar shows, Measham church contains pews identical to those at Donisthorpe despite the architect having been the later eminent Ewan Christian; this shows that the pews were the work of a local joiner rather than an architect's design and belong to a family of related box pews of the same period in the neighbourhood including Swepstone, Measham, Congerstone and Norton-juxta-Twycross to name but a few: and of all them, Donisthorpe's are the most butchered.

As an architect I now saw a frankly now charmless interior - it seemed obvious to me from the start. There were times when I wondered if other consultees were looking at the same building interior. The research by James Edgar also showed that later C19th re-ordering was planned not by an architect or artisan but by a lightning protection system engineer - to me this entirely explains the unhappy result, but I wonder how some consultees found quality in what they saw. I'm sure that certain consultees will stand by their view that research and evidence was needed to prove a case, despite the associated cost to the parish, but I still wonder how what seemed to me an evidently messed-up interior in a grade II building was afforded such reverence.

Historic England's advice was not unsupportive but measured and cautious, recommending a staged approach where the box pews were originally retained for a trial period - again demonstrating the seeming emotive power of a box pew. But the pews would have to be at least temporarily dismantled to allow other works and then, re-erected. This would seriously compromise heating proposals and add cost to the re-ordering works. Since the earliest options appraisals showed the impracticalities of retaining the box pews - forcing the retention of a dual-aisle seating layout - it would be an approach that would be a heavy cross to bear.

I also note with concern that in October 2019 a 'Casework Policy and Precedents' document was being circulated by the Church Buildings Council; I received a copy through my Leicester DAC membership. It contains:

"Flexible space for worship and other uses

The Council takes due regard of a church as a centre of worship and mission and has consistently supported proposals it believes to aid the activities. In doing this it is mindful of the Duffield Questions - in short – is any harm caused by the proposals justified by the benefits. E.g. Donisthorpe, St John the Evangelist (Diocese of Leicester)"

Given that Donisthorpe is only just beginning the process of Petitioning for Faculty and the proposals are yet to be seen by a Chancellor, I am very uncomfortable for the CBC to be citing Donisthorpe as a precedent for its ongoing casework, especially for an aspect of church development potentially so important to the Taylor Review, before its advice has been seen by a Chancellor and judged or tested accordingly. I am further concerned that the published adoption of Donisthorpe as stated exemplar for casework could be regarded as a prejudicial factor in the CBC's subsequent letter of advice to the Leicester DAC of November 2019.

Moreover I find it uncomfortable to have Donisthorpe and Duffield mentioned together in the same context. Prior to membership of the Leicester DAC, I was on the Derby DAC for 11 years and was the DAC architect reviewing the original Duffield proposals for that DAC. Duffield is an important Grade I listed mediaeval church in a large and comparatively wealthy community that boasts the Bishop of Derby as a resident. The church has a good and complete interior by John Oldrid Scott. To remove pressure on future need to re-order the church interior, a substantial well-designed attached parish hall complex had been constructed a few years before. Although a chancel screen was not part of J O Scott's original scheme, there was reference in documents to him saying how desirable a screen would be; a screen was later installed.

With no space for a nave altar, the screen obstructed views of the high altar and also restricted space for concerts and other events in the church. The church architect made a sensible case for the relocation of the screen to a side chapel where, by chance, the screen would fit into an archway of almost the same size as the chancel arch. I and the DAC supported the proposal. Then, unexpectedly, the incumbent submitted a Faculty petition making a case based around theological justifications for the proposed changes; in a lengthy judgement the Diocesan Chancellor rejected the Incumbent's case. On application to the Court of Arches an appeal was allowed but by reverting to the practical evidence of need submitted by the architect and others, and rejection of the theological case of the incumbent.

St. John's, Donisthorpe is a grade II listed 'Commissioners' church with a much altered interior located in a comparatively humble former mining community where the church hall had to be sold because the parish couldn't afford the cost of remedial work. The needs of Duffield were trivial compared to Donisthorpe and a reason why I am deeply troubled by the labours placed upon you as the incumbent of Donisthorpe and the parish to prove its case.

Whilst powered by expertise and the efforts of volunteers, I do feel that the Faculty system is seriously flawed; I can think of no other similar planning process where there is no opportunity to discuss proposals with the decision maker until so late in the process and when so much time, money and, frequently, emotional energy has had to be invested. In the equivalent Catholic system decisions are made by the HCC (the DAC equivalent) which at least allows for applicants to engage directly with the decision-makers from the start. The C of E has endeavoured to 'simplify' the Faculty process but for schemes such as this the process seems no quicker nor any less combative - it is wearing and dispiriting. If the process was amended to allow earlier soundings from the Chancellor, or indeed if the procedures were changed such that Faculties were granted by the DAC with advice from the Chancellor and consultees, it might at least make the process seem more straightforward .

As it is, I would encourage the DAC and other consultees to consider the proposals in light of the recent *Taylor Review of Sustainability of English Churches and Cathedrals* (and indeed, the almost forgotten 2004 *Building Faith in the Future* report), with emphasis on their communal function and connection to the community as a way to achieve this. If the church building is not suitable in its current form for the uses required of it then it is not sustainable. Given the previous effort expended to safeguard the fabric in the re roofing, tower and drainage projects this would be a waste of effort and labour. We would strongly argue that if there are to be examples where a more open-minded and braver approach to intervention are needed to create the community-led sustainable future indicated by the Taylor Review, then Donisthorpe is an obviously strong case.

Those who know me will recognise the passion that I can tend to display - having worked with a parish over such a long time it would frankly be odd if I acted otherwise. But I hope that people also know me for my honesty, and that I am committed to the parish's cause because I genuinely believe it to be reasonable and right.

Yours sincerely



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