

PPT – ‘Statement of Need’

The vision of our church is to enable people of every age and background to become disciples of Jesus Christ. Our conviction is that through faith, an ongoing and authentic relationship with Jesus is the source of a new life giving us the gift of becoming renewed ourselves as well as participating in God’s re-creation of the world and indeed, in the eternal act of self-offering and self-sharing that constitutes the very life of the Persons of the Trinity. As we learn about the character of God who sent his son to die for us, our lives are reshaped from the inside out.

While of inestimable value and great beauty, in some respects, our buildings – the church building itself together with the adjacent Parish Church Room - do not serve our vision adequately. They have inherent and age-related limitations that constrain our worship, mission, and evangelism and ultimately restrict our ability to make Christian disciples.

We believe that our church’s buildings can have a profound positive impact on its ministry and mission. This ‘Statement of Need’ is divided into five sections. The first intends to give a clear overview of the church as it exists at present by providing general (mostly descriptive) information relating to the church and the parish it serves. The second provides a statement of the church’s perceived needs; the third outlines our proposals and the fourth provides a rationale that affords evidence to support our statement of need, and explains our proposals and the thinking behind them. The final section rehearses the justification for any impact the suggested proposals may have on the significance of the church in terms of how this will be offset by the public benefit that will accrue.¹

Section 1. General Information: Our Church and Parish:

The parish of St Peter, St Paul and St Thomas of Canterbury, Bovey Tracey (PPT) comprises 3000 plus people and represents the northern half of the town of Bovey Tracey, a fairly prosperous and attractive town on the edge of Dartmoor whose charter dates back 750 years. In recent years the population has almost doubled as a result of extensive development on both sides of the river. This growth is set to continue with new housing (625) currently under construction, a new estate planned and further additional housing being considered within the town’s current master plan. It is envisaged that new residents will include a mixture of retired couples and families.

At present, approximately 175 people attend worship each Sunday, with 168 on the electoral roll in April 2016. PPT holds a range of different services aimed to cater for the full range of people in the town. The traditional 11am service which utilises customary liturgical practices attracts about 70 adults, of whom many are retired professionals. The more contemporary early evening service (5pm) attracts about 35 adults and around 5 young people and recently a Sunday Praise session has been instituted in the Parish Church Room at 9.30am which attracts about 40 adults and 10 children. PPT also runs a monthly 8am Book of Common Prayer communion, which has a congregation of about 15 and in addition 15 people attend the midweek communion service, with others attending smaller daily prayer meetings.

The church runs an annual Christianity Explored and Walking the Way (Confirmation course) for adults and a CY course (an interactive narrative journey through the Gospel of Mark) aimed at teenagers, attended by youths from PPT, St Michael’s Ilstington and Bovey Baptist Church. We also run an annual ecumenical holiday club for 5-11 year olds for 70 children, with the help of the Baptist, Methodist and Roman Catholic churches. We provide regular Parenting, Baptism and Marriage Preparation courses (since the building is also popular for weddings (11 in 2015 and 8 in 2016).

¹ All references to the ‘church’ or ‘we’ signifying either agency or a view refer to the Vicar and the PCC supported by the majority of church members, unless otherwise modified.

Other activities for children and young people include a weekly Sunday Club running at 9.30am during Sunday Praise. It caters for 0 – 11s (20) and at or after the 5pm weekly Celebration Service there are groups for teenagers aged 11 – 14 years and 14 – 18, attracting up to 6 in each group. There are also several mid-week groups for pre-school children, including 'Jack-in-a-box' (0-18months) and First Steps (18months - 3 years) as well as the monthly toddlers service, 'Little Stars,' which attracts 15-20 children, plus their parents/carers.

There are currently 10 house groups that meet locally in the parish, plus a choir, bell-ringers and the Mothers' Union. The church is used for the local Primary School Christmas service, regional cadet gatherings, and the Scouts and Guides St George's Day Parade. Since the building has excellent acoustics it is also a popular venue within the wider community for concerts performed by a local choir, plays produced by a local dramatic society and for performances and recordings by local musicians. Under the auspices of the newly inaugurated Bovey Nourish Festival, the church is also the venue for national class concerts. The building has also been used for community events such as Election Hustings and Bovey Climate Action meetings.

The building itself is the largest, oldest, most beautiful and only Grade 1 listed building to which the community has access in Bovey Tracey. With its long historical association and links with the township of Bovey Tracey, it is regarded as the civic church of the town, housing one of the two war memorials. The annual Civic Carol, Crib and Remembrance Sunday services draw congregations of up to 450, for which temporary seating has to be provided. The church is open daily from 0900 to 1700, and many local visitors and tourists come regularly to see the building, to be quiet, to reflect and to pray.

To complement the main church building, the Church Room, a 50 metre direct walk (via steps), from the main building, is a single story building capable of seating about 70 people, or 90 standing. It has a main hall, kitchen, church office space and two toilets, one of which is disabled-compliant. A newly constructed pathway provides a disabled access route (of approximately 120 meters), from the church (via the Tower Drive to the South) to the Church Room. When not booked for use by church groups, the room is fully used by various groups from the local community for dancing classes, choir rehearsals and private parties. The church owns a small car park behind the hall for 15 vehicles.

The church building and Church Room are both maintained to a high standard by a volunteer men's group. Currently there is no written maintenance plan; however we will be looking to address this as part of the overall rejuvenation of the church. Our last Quinquennial inspection was on 24/03/14.² It found that the church was generally well maintained. The main issues raised were in relation to lead work and slate work on the roofing; gutters, water ingress and penetration in the tower and dampness in the bell-chamber; vegetarian growth; loose and rocking flagstones in the cross aisle area; the vestry ceiling; and, woodworm in some of the pews. A schedule of work recommended was supplied and some of the items have been addressed already or are pending. Others, however, we intend to address under the aegis of this reordering project.

The church's reserves stand at £20,000 (January 2015) and it has paid its common fund of £77,000 in full every year until 2014.

The capital costs for the rejuvenation of the church are not currently at our disposal nor have we begun to apply for suitable grants. However, we are confident that the funds for the

² See Appendix I: (2014) Quinquennial Inspection Report on St Peter, St Paul & St Thomas' Church Bovey Tracey, Diocese of Exeter, Archdeaconry of Totnes (prepared by Mark Ledger). Exeter: Smiths Gore. See also, (2014) Appendix I to Quinquennial Inspection Report - St Peter, St Paul & St Thomas' Church Bovey Tracey, List Description.

project will be met through a mixture of grants from significant local funding bodies and the support of the town community and congregation, once a clear vision for the project has been established. The congregation has waited patiently for this scheme to address increasingly pressing problems with the building, and will respond generously when they believe that a practical scheme will be given DAC approval. We currently have a finance team working on a scheme for fundraising events, legacy giving and regular personal giving, which breaks down the funds required into project stages of varying amounts to show that the fundraising aim is achievable.

PPT employs a part time administrator, a part time family worker, and looks to reappoint a full time Youth Pastor. It envisages appointing a part-time Church Business Manager if the proposals for additional rooms, more flexible space and better facilities are implemented.

Section 2. What do we need:

We will here consider the three areas of our Mission Action Plan (MAP),³ which directly relate to our use of the church building and Church Room in order to show how we need these buildings to change to serve our mission and ministry. These three areas concern small groups, hospitality and accessible church services.

Small Groups

PPT encourages and supports a number of small groups for the purpose of discipling members into a spiritual community.⁴ These may be organised by neighbourhood, age (especially for children's and youth work) or gender: some happily meet in homes but others function best in church facilities, and the PCC has identified a number of requirements for improved facilities and additional meeting space.

Currently we use the Church Hall for two groups, the church office for a third and the vestry, but none of these spaces are ideal and there is no suitable crèche space. We have relied upon the curate's house for adult classes, but we lost access to this rented property in June 2015. Some upgrading of these spaces would also enhance our facilities for wider community use.

Basically, we need six different classroom-sized rooms (because every Sunday we need the use of six distinct spaces simultaneously) throughout the church complex (that is across the main church building and the church rooms) in order to cater for our small groups, associated parish and community groups and FYC work.

1. A soundproof crèche in the main body of the church for under 3's.
2. A space for 3-5's.
3. A space for 5-7's.
4. A space for 8-11's.
5. A space for 11-14's and 14-18's who can use the same room at different times.
6. A comfortable and smart church lounge for adult education resourcing purposes which should include book cases, display cabinet/table for reading materials and have Wi-Fi connectivity. It should be flexible enough for small group meetings by worship leaders and leaders of other groups or organisations using the church facilities, home bible study group leaders, bible study groups, baptismal preparation classes and visitors.

We additionally wish to renovate our vestry so that it can serve appropriately for break-out group meetings, counselling, confidential parish work and as a comfortable changing room,

³ See PPT Bovey Tracey (2014) Mission Action Plan 2014.

⁴ See PPT Bovey Tracey (2014) *Small Groups at PPT* and PPT Bovey Tracey (2014) *Family, Youth and Children's Work at PPT*.

etc. Similarly, we require better quality space for small and intimate services (including communion) to take place in the chancel and for prayer partners, prayer cells and visitors wishing to meditate and pray to be able to gather appropriately in the side (Lady) chapel.

Hospitality

Recovering hospitality as part of our Christian tradition and practicing it consistently has been identified as a critical factor in opening up our church to the wider community and in embracing those being drawn into the church's ministry, mission and worship. Theologically the concept involves the practice of God's welcome embodied in our actions by receiving others and extending our resources to them along with a mutual sharing of a space that has meaning and value for us. As part of loving one's neighbour and indeed, loving the stranger, it is not a singular act of welcome so much as an overall orientation of empathy that attends to otherness, listening and learning, valuing and honouring.⁵

To enable PPT to become a more hospitable place and its community of believers to be encouraged to prompt and practice every-member hospitality, the church buildings need rejuvenating.

- We need to install an energy efficient and reliable heating system.
- We need to lay new flooring, probably throughout the church.
- We need entrance lobbies with glass doors to provide natural light and draught-proofing.
- We need to install toilet facilities adjacent to and accessible from the main church building.
- We need kitchenette and servery facilities within the main church building.

Accessible Services

To continue to be a vibrant worshipping community we need to develop our range of worship services to meet the needs of younger and older generations and additionally to be fully accessible to all:

- We need a clearly signed, disabled access.
- We need the floor to be one level throughout the porches and nave with any access to heightened levels in the chancel floor-space to be fitted with suitable ramps.
- We need to be able to assemble a platform-dais that will allow us to create a focal point at the front or centre of the church nave and to be stored when disassembled.
- We need a better audio-visual setup.
- We need a better lighting rig.
- We need more flexible seating.
- We need to refurbish the organ, which is not in concert pitch.
- We need enclosed storage space.

Section 3. The Proposals:

Introduction The rejuvenation of our church building is considered to be a major project. It requires both restoration and renovation; arguably it also requires alteration in certain

⁵ See, Oden, A. (ed.) (2001) *And you welcomed me: A sourcebook on hospitality in early Christianity*. Nashville, TN: Abingdon; and, Pohl, C. D. (1999) *Making room: Recovering hospitality as a Christian tradition*. Grand Rapids, MI: Eerdmans.

respects. The process began 10 years ago, and during this time the scope of the project has grown as further opportunities for mission and growth have emerged and the needs of the church have become clearer. Initial investigations centred on the ageing and unreliable heating system along with the organ, which is in need of major restoration. As time has gone by, and there have been further consultations with the church and the community along with the creation of a Mission Action Plan, the focus has changed as we have additionally considered how we can improve our building in order to achieve our mission objectives. This change of emphasis is in line with the Church of England's guidelines outlined in publications such as *'Going for Growth'* and *'The Road to Growth'*. It reflects a conviction that the work of structure and programmes must support the work of growing healthy disciples of Jesus Christ and the vision for a faithful restatement of the gospel focussed into the context of our particular culture, moment in history and place with rich implications for life, ministry, and mission.⁶

Over the past few years the proposals have been carefully considered and there have been various consultations with church members, the Town Council, leaders of relevant groups and the wider community.⁷ We have been fortunate to have the professional skill of our architect, Jeremy Bell of JBKS Architects, who provided a comprehensive yet simple design for the church building about six years ago and then subsequently presented an updated version in 2014 and a modification of this in 2015. This latter design and its subsequent refinement reflects how the church's thinking has developed further through the process of Mission Action Planning as it has sought to build on the foundation of the past few years to improve upon and extend those original plans.⁸ It also formed the basis of our initial submission to the DAC in 2015 and subsequently (in modified form) in 2016⁹.

Our new proposals reflect further work by the Church Re-ordering Group and have incorporated substantial feedback from the DAC, congregation and local community. As part of the ongoing consultation process, the sketches that seek to capture these proposals have been presented to the church congregation and Town community and a substantial number of responses have been logged. The key points have been addressed in a web posting that also incorporates FAQs. However, we still hope to maximise the space we have to produce a high quality and lasting solution, which will enhance the beauty of the church building as well as provide us with all the facilities we require in order to take the church into its next phase of mission and ministry. The proposals can be broadly grouped by the zone of the church buildings they affect and additionally an indication of the area of need they address can be given.

West End Zone. The bold solution proposed by our architect involving inserting a new glazed screen across the west end of the nave to provide lobby space for welcoming and additional meeting rooms has been dropped owing to its high visual impact on the overall quality of space in the church and its intrusive and non-reversible presence in a medieval building.¹⁰ The particulars involved:

- Screening off the west end of the nave at the point that it intersects with the first row of pillars to create a lobby.
- Inserting toilets on the south west side of the lobby area.

⁶ See, C of E Report (2010) *Going for Growth: transformation for children, young people and the Church*. Church of England Archbishops' Council Education Division & The National Society; Jackson, B. (2005) *The Road to Growth: towards a thriving church*. London: Church House Publishing; and, Marshall, C. & Payne, T. (2009) *The Trellis and the Vine*. Kingsford, Australia: Matthias Media.

⁷ See, e.g., Reordering at PPT – consultation responses (2013); Analysis of Response Forms to Consultation on JBKS Architect's Presentation of Proposals (2014) and Vicar's Summary *'Your Responses To the Draft Plan'* (2014); SWOT Exercise completed by PCC (2015); Church & Community Survey (2015).

⁸ See Appendix 2: St Peter, St Paul & St Thomas Church Bovey Tracey – Reordering design plan by JBKS Architects.

⁹ The DAC reports on their respective visits have been considered by the PCC and summaries of their main advice have been created.

¹⁰ See Appendix 3: PPT Bovey Tracey (2015) Presentation to Town Council for detailed drawings.

- Creating an enhanced entrance at the west end through the tower porch way.
- Creating a meeting room and a crèche on the north side of the lobby.
- Relocating the font to the south aisle in the vicinity of the side chapel to improve circulation.
- Inserting an internally elevated first floor gallery incorporating an elegant spiral stair and an opening up of the bell chamber to permit more natural light to enter.

And, as an extension of this development:

- Locating an elegant servery mid-way along the outer north aisle.

Inserting this multi-purpose 'pod' into the west end of the church represented a comprehensive proposal that would address a significant number of the church's needs for additional rooms, toilet facilities, a servery and better access along with contributing to energy conservation through minimizing heat loss. However, it was also controversial and had not won majority support owing to the widespread perception that it would have a transformative impact on the church interior that could adversely affect the character of the church as a building of special architectural and historical interest and significantly compromise its spatial qualities and aesthetic integrity.

This notwithstanding, it is worth noting that while using part of the nave to provide some of these spaces may, at first glance, appear to limit the size of the main worship area, it must be remembered that the outer north aisle is a Victorian extension and creates an asymmetry in the building. Part of this outer north aisle is already appropriated for children's work, albeit in an unsatisfactory fashion. People who sit in some of the pews in other parts of it are a long way from the front and pillars obscure their view.

Therefore, a more modest proposal evolved that involves considerably less impact on the significance of the church and its contents while still meeting some core needs. This proposal leaves the following developments in place:

- Creating an enhanced entrance at the west end through the tower porch way including the installation of draught-proof glass inner-doors so that it can function as an airlock and allow more light to enter. The DAC advice that wherever possible, combinations of timber and glass are to be preferred to simple glazing and that improvements to the West porch should feature an improvement to the present (external and internal) glazing is regarded as apposite.

It also seeks to develop and use the rear west end of the outer north aisle creatively:

- To install an oak and glass glazed panelled partition (utilising the Dorma Agile Sliding Panel System) in a section (two or three bays) of the outer north aisle including the area that is currently appropriated as a children's play area.
- To utilise the enclosed area as a multi-space facility that can incorporate a crèche but also provide space for other activities and small group meetings.

This area would have sliding glass doors that would be retractable to allow it to be re-appropriated for seating space during large services, concerts, etc. To some extent, it would restore the original balance of the building and would not significantly affect the usable space in the nave.

Similarly, this modified proposal would seek:

- To incorporate two or three toilets by locating them in an extension out from the north side of the west wall via an arched doorway underneath the (non-stained glass) window.
- To install a kitchenette-server with storage facilities along part of the north side of the west wall.

- To incorporate a worthy staircase by inserting new stairs and retain the option of opening up the bell chamber to enhance the quality of natural light entering the building.

Currently, the element of this modified proposal involving installing an oak and glass glazed panelled partition has been put on hold for reasons pertaining to its perceived cost-effectiveness and overall appearance - the notion that this area can be rendered 'invisible' was challenged by Historic England as unrealistic. Whatever the final outcome, the church is looking to resource a major part of its needs through a multi-faceted proposal involving development of its west end and the relevant part of its outer north aisle. It is now acknowledged that there is a need to look at how any prospective 'insertion' might fit with existing architectural 'layers' such that an overall 'ensemble' might be achieved and the new build have a time-related integrity which is a pleasing and harmonious addition to the existing points of reference and features of the church interior.

East End Zone. A second major area of development incorporates a number of proposals at the east end of the church. These involve:

- Raising and restoring the organ and moving the console thereby providing an enhanced music instrument and enclosed storage space beneath by giving access to the external east walls of the building and the organ loft to provide a two-tiered facility.
- Refurbishing the vestry to facilitate its usage for break-out group meetings, preparation classes and counselling services as well as for robe-changing.
- Creating a more usable chancel by providing a larger fully accessible level area within the chancel by replacing the existing fixed pews with high quality stackable chairs, removing the wall radiators, repositioning the chancel miserere seats – which are currently obscured by the roodscreen and Choir benches – to a more prominent and visible position and reducing the number and depth of the steps from 4 to 3.
- Refreshing the Lady Chapel for prayer and meditation purposes by removing the present Altar table and replacing it with a smaller portable wooden one,¹¹ furnishing it with new seating for up to a dozen people and incorporating the ledger stones from the nave and aisles into its floor space as appropriate.

Central Church Zone. The third major area of development encompasses the nave and the south porch entrance. The proposals target heating, flooring, seating and accessibility through our current main entrance as follows:

- Securing a suitable entrance lobby in the South porch by removing the existing iron doors on its entrance and replacing them with frameless glazed double doors. The large oak doors leading into the church would remain but another set of frameless glazed double doors would be inserted by setting them within the stone surround.
- Fitting underfloor heating in the nave and aisles that will extend into the chancellery (in part) and side chapel.
- Fitting a new floor in the nave and aisles that will extend into the chancellery (in part) and side chapel.
- Removing the pews and fitting high quality portable chairs that can be secured in rows to each other and also in curved lines where appropriate thereby facilitating flexible seating.
- It is envisaged that some of the best pews will be retained in the south and outer north aisles.
- Fitting new lighting in the nave and aisles.

¹¹ It is envisaged that this item be crafted locally utilising oak wood from some of the present pews.

- Fitting a new audio visual system in the nave and aisles with the necessary extensions into the chancellery, crèche and side chapel.
- Facility to accommodate a Dais-platform at the front or centre of the nave for worship and performance purposes.

Parish Church Room. The Church Room currently provides a kitchen and toilet facilities that include provision for disabled persons. It also provides a large activity room and an office which doubles up as a meeting room for a Sunday Club group. It has an enclosed and 'child-safe' outside play area. In this range of rooms and outside area a good number of activities are regularly carried on. These include children's work, meetings for parishioners, the Mothers Union and groups encouraging young Christians in their faith. The main room and kitchen facility are also in high demand and regularly let out for outside groups and activities. There is provisional support from the Town Council to secure planning permission to develop the Church Room further and the relevant proposals are as follows:

- To refurbish the main room so that it can be used more effectively for adult learning courses and fellowship meals as well as serving as a learning and play area for two Sunday Club group rooms primarily for the 3-5 and 5-8 age ranges respectively. This will involve fitting sufficient storage space to permit flexible usage by other groups of teens and adults.
- To refurbish the current Parish Office as a reception and toilet area with improved access to the church grounds and car park
- To re-appropriate the current toilet area, hallway and (unused) stairway as small lighter group room primarily for the 8-11 age range but with enough storage facility to permit flexible usage by teenage groups outside of the Sunday Club provision.
- To appropriate space (including one car parking bay) beyond the current parish office room to build an extension in which to locate a new parish office linked to a reception area.
- As required, to add a second floor to the Church Room facilitating the need for two additional rooms for the 11-14 and 14-18 youth groups that can also double up as meeting and activity rooms for outside groups.

This renovation is now viewed as constituting a second-stage development subject to further detailed consideration along with a separate funding plan and contract. In the interim, we plan to put up a temporary portable building in the vicarage grounds to accommodate the Parish Office thereby releasing the current office space for use by the Sunday Club children's groups.

Section 4: Why we need the proposals and why we need them now

PPT is an active parish church with a wide variety of activities with children, young people, older people and families. The pastoral need of the church now is to be able to adopt more modern forms of worship, facilitate and support our small groups, improve accessibility and hospitality and utilise our resources more effectively for the community.

Small Groups

Given the Church's evangelical tradition and commitment to maintaining the legacy of the 'Sunday School' movement, once the need to improve our provision for small groups became clear we have had various meetings with users of the church building and Church Room for them to offer their thoughts and requirements for the church's overall accommodation resource. It is clear from our consultations that we cannot meet all the current needs of the parish with fewer than the six separate spaces identified, let alone cater for the growth we anticipate as new people are drawn into the church. It is also clear that were we to be in a position to offer more rooms in the Church Room, there would be considerable external demand for these spaces that would attract a sustainable income stream.

1. The Crèche

Currently our children's area in the church building is positioned in what is presently a cold, damp corner and does not allow the children or their parents and carers to participate in services. We want our services to enable young families to feel comfortable and so it is vital that we make adequate provision for under 3's.

While we have taken measures to improve the appearance and facilities of the crèche space in the interim, there are some overriding reasons why we need an adequately configured crèche in the main body of the church. We undertook a consultation at the morning service regarding the place and purpose of our monthly All Age Service. The overwhelming desire was for the church to redouble its efforts to improve the quality of All Age Worship such that it can be a genuinely welcoming and participative service for the whole church family. We are prohibited from doing this because we do not have the necessary facilities to provide for under 3's. This same shortage is adversely affecting our 5pm afternoon service and also affects occasional services when young children are present such as baptisms, weddings, etc. Moreover, because we cannot cater for babies, visitors and particularly baptism preparation families find it very difficult to settle at the church with their children.

Parents of babies can feel embarrassed if their child is crying and those with hearing difficulties can find peripheral noise off putting. A sound proof crèche in the main body of the church would enable parents and carers of babies/young children to comfort and play with their child without embarrassment or having to leave the building. A sound system could be set up in the crèche so that these parents and carers could hear and still feel part of the service. It would also ensure those with hearing difficulties need not be distracted from the service. At present we are finding it difficult to attract young families to All Age Worship because we do not have the facilities to cater for babies and this leaves parents and carers feeling uneasy and vulnerable.

We have considered using the side chapel as a children's crèche area. There is, however a strong feeling that this area is special in its own right. The thinking is that it should be developed further as a setting for prayer and special displays or exhibitions. The purpose would be to reflect the church's commitment to compassion, care and concern at both a local and global level and encourage prayer accordingly. Moreover, if this space were to be utilised for crèche purposes, parents and children would not be a part of the main body of the congregation and would not be able to see the service very well. We have also considered providing a crèche within the vestry, but we received a lot of strong feelings and feedback from the consultation within the church that neither parents nor other worshippers want the children hidden away.

2. Children's Work - space for breakout groups

Our 5pm service is more informal and is geared to include all ages. We have, however, plateaued in our effectiveness at reaching new families because our various children's groups do not have the necessary facilities. There is some evidence that families may be drifting away.

As part of our Sunday Club provision, at the 5pm service we run a group called 'Bubbles' for under 5's. It is problematic for two reasons: first, it meets in the church office, which also doubles up as a storage space. It is very difficult to provide for young children in a space that is not specifically designed to that end. Secondly, the age range of the group makes it almost impossible to design an activity or craft that is suitable for children aged from 0-5. As we also wish to experiment with Sunday Club in a reconfigured All-Age Family Service on Sunday mornings, there is a pressing need for a designated space for 'Bubbles' catering solely for the 3-5 age range. In the short term (assuming planning permission is granted) this can be met by erecting a temporary portable modular building in the Vicarage garden to accommodate the Parish Office. This will release the present office space to be reconfigured for use by the under-5 age group. However a longer term solution will be required.

We also run three groups for 5-14's during the 5pm service (and have experimented with doing so as part of a Sunday Club for Family Worship in the morning service): Splash (5-7) and Extreme (8-11). Due to space limitations in the Church Room these two groups often have to

meet in the same room, which limits the activities that can be run. Otherwise in the past one of the groups has met in the church kitchen which was far from ideal for Health and Safety reasons and has therefore ceased to be an option. The 11-14s meet in the cold vestry and are audible from the church. To reduce the risk to our children and improve our provision for them we need to offer two rooms with suitable facilities for them to be able to attend Sunday Club in safe and pleasant conditions.

3. Secondary School Age Youthwork

We have another Youth Group for young people aged 14-18 which meets in a private home at present after the 5pm service. The participants are encouraged to attend evening meetings, experience one-to-one mentoring, join service teams, attend a fortnightly social group (together with youth from other churches) and attend a summer camp together.

To develop this work under the guidance of an Associate Pastor is a priority for the church and if this is to be realisable then we need at least one additional room with facilities for teenagers to meet enjoyably and productively.

4. Baptism preparation

We currently run a three-week baptism preparation class for baptism families during the 5pm service. For a time, the curate kindly agreed to host it in his own home. However, since the curate has moved on, we have lost this space. For this reason we need a room to host families for baptism preparation on site. It needs to be a child friendly, comfortable and welcoming space that makes families feel that they are accepted and catered for by an outward-facing church that embraces newcomers.

5. Bible Study

As our small group work develops we need more facilities and resources to provide for our small group bible study activities. Some people are very busy or work away from home during the week and therefore cannot attend a mid-week house group. We would like to be able to provide for these people by giving them a chance to be a part of a small group either before or after church on a Sunday. For this we need an inviting and comfortable space with drink making facilities to cater for such people. We think we can offer a comfortable and smart WI-FI enabled multi-space area in the church that provides space for Bible Study Groups, a study resource centre and reading room for home group leaders and adult learners who wish to understand more about their faith, and a meeting room that can be used by the worship leaders' team and visitors.

6. Adult Education

As a church that takes adult education seriously and runs a number of courses including *Christianity Explored* and *Walking the Way*, we want to be able to provide a comfortable space in which we can run courses and allow participants to interact with one another. This space can double up with a Sunday Club room but needs facilities such as screens, projectors, white boards, flip charts and resource space in order to cater for adult education.

7. Small group facilities, worship and prayer.

There is a need for appropriately re-configured intimate space in the vestry, chancel and side chapel. This would enable counselling, mediation and confidential meetings as well as comfortable changing in the vestry; small-group worship (such as mid-week communion) in the chancel; and, and prayer and meditation in the side chapel.

The vestry is currently dark, dank and cluttered providing a space that is less than conducive to meeting or changing purposes. Renovating it will provide a much more versatile and agreeable space for use by break-out groups, counsellors, mediators and those who regularly need to change for services. The chancel is primarily used for communion, by the choir during services and overflow seating in larger civic events. It retains a special quality, positioned behind the roodscreen. It is largely unused due to the size and number of steps and its fixed seating arrangements. Its current layout makes it unsuitable for small and midweek services and it is felt that the area should be used far more. Reconfiguring the chancel will allow for smaller intimate services for up to 40 people as well as facilitating its

adaptability for inclusion in larger civic services. The side chapel is also underused serving at present primarily for personal prayer and counselling during communion services and otherwise as a thoroughfare from the chancel to the nave. Reconfiguring it as proposed will allow it to be brought back into service as a focal point for prayer in the life of the church that can be used both during services and during the week by congregation members and by visitors.

Hospitality

1. Energy efficient and reliable heating

The current heating system is unreliable and has been in need of replacement for many years. Currently an oil-fired boiler with radiators fixed to the pews and two underfloor ducts provide the heating for the building. Our existing system can heat some of the building to an adequate level, but generates strong draughts and leaves other areas unacceptably cold. It is expensive to run, unreliable and in need of a complete overhaul. A new oil tank, boiler, pipe work, radiators and control system would all be required to provide a suitable replica heating solution. While this type of system could provide the heating requirements for the building, it would provide neither a flexible nor an environmentally sustainable solution.

As Christians, we are stewards not only of our building but also of our environment and have a duty to ensure that what we do today represents sustainable development that does not have a negative impact on future generations. We support the diocesan '*Shrinking the Footprint*' campaign and would like to install a heating solution that reduces our carbon footprint but also allows us to use the church building much more intensively during the week.

We have discussed the options available with a number of heating engineers including Mr Keith Dodd (Diocesan Heating Consultant) along with Mr Brian Armstrong (a retired Diocesan architect), as well as our Architect, Mr Jeremy Bell. All agree that the existing system is in urgent need of replacement and that an underfloor heating system serving the main body of the building would provide the most energy efficient and effective method of heating the building. Under English Heritages guidance,¹² a low temperature heating system (such as underfloor heating), would help to retain a constant temperature within the building (unlike the current system), and would result in a beneficial environment for both worshipers and the fabric of the building.

We have considered a few alternatives to underfloor heating which include using wall or pew mounted radiators as well as electric overhead heating elements. In order to maintain flexibility within the main body of the building all radiators or electric heaters would need to be positioned on the outer walls. Wall mounted radiators would be unsightly and would need to be boxed in with a grill to allow the heat to be emitted. As a result of being boxed-in this system could see its efficiency reduced by up to 75%. The result would be an unacceptably inefficient system, which instead of minimising the down drafts currently experienced would actually increase them. The resulting layout would also be aesthetically unappealing.

In association with Bovey Climate Action (a local sustainability group), we have sought professional advice from the Devon Association for Renewable Energy (DARE), which was supported by the Dartmoor Sustainable Development Fund, on the options available to heat the building in a sustainable manner. Various methods for heating the building, including air-source heat pumps, ground source heat pumps, mains gas, biomass, micro-CHP (combined heat and power) and electric fans were considered.¹³

¹² See, English Heritage (2011) *Energy Efficiency and Historic Buildings - Application of Part L of the Building*

Regulations to historic and traditionally constructed buildings, accessible at: www.english-heritage.org.uk/publications/energy-efficiency-historic-buildings-ptl/]

¹³ See Appendix 4: Coleman S. [DARE Project Officer] (2008) *Dartmoor Churches Renewable Energy Project Report: Technology Options for PPT Bovey Tracey*. Devon Association for Renewable Energy.

DARE also considered the most sustainable method for delivering the heat within the building which is either via wall mounted radiators, forced-fan heaters or underfloor heating. DARE's conclusion was that the installation of an underfloor heating system supplied by an externally mounted air-source heat pump would provide the most sustainable heating option, both in terms of long term self-sufficiency and the reduction of energy bills.

In addition, DARE felt that this proposal would also provide the most cost effective and achievable solution for the church and if combined with a Photo-Voltaic (PV) array could offset or supply much of the heat-pumps electrical requirements. In 2012 we carried out extensive investigations into installing a PV array on the church. However, early indications suggest that this scheme is not oriented toward older buildings. If the PV array and the heat pump heating system could be eligible for the governments 'FIT' and 'RHI' Schemes, this would provide revenue to the church; if not, this option may not be as cost effective.

In 2013 we sought further professional advice. From the many companies we approached, two responded in detail. Sungift Solar, a local company specialising in the design and installation of sustainable heating systems, along with Buswell Heating Engineers who currently maintain our heating system. Both companies have visited the church to look at the practical issues and cost implications of installing an air-source heat pump or gas boiler serving an underfloor heating system. Their initial investigations confirmed that either was practical. Following the production of a detailed heat loss analysis of the building¹⁴ each provided their detailed design recommendations and installation costs.¹⁵

We further discussed our heating proposals with Mr Keith Dodd who confirmed that an underfloor heating system would provide the most suitable heating for the building. Mr Dodd recommended that a detailed heating design specification be prepared prior to going out to tender for the new heating system. This would need to include provision for a satisfactory noise mitigation strategy for the possible sound emission related issues associated with a heat pump.

We have discussed the proposals for under floor heating, which would require some excavation, with Mr Martin Fletcher, the DAC's archaeologist. Mr Fletcher felt that it was unlikely that any significant archaeological artefacts would be found and that any burials would have been moved during the Victorian reordering. He confirmed that he did not see any problems with providing an under floor heating system and that no initial archaeological work would be required prior to making a submission for a faculty.

2. A New Floor

Since under floor heating appears to be the most suitable heating solution we would need to lift the existing floor in order to install it. Moreover, for an under floor heating system to be effective it needs to be positioned within all of the open spaces (i.e., the nave, aisles, chancel and side chapel – but probably not the tower or vestry). Currently the floor is a mixture of wood, metal grilles and stone and in many places the existing timber floor in the nave, aisles, side chapel and part of the chancel are worn and suffering from rot and could not be re-laid. Additionally in some places where stone is laid, it has become uneven over time and presents a tripping hazard. The ledger stones (in the nave and aisles) and the tiles in the chancel and immediately in front of the Rood screen would be carefully lifted and reused appropriately. Our architect, Jeremy Bell, has surveyed all the ledger stones and he has produced a design, which illustrates how all the ledger stones would comfortably fit within the side chapel.

We had considered using the ledger stones as a hem border within the Nave and aisles, however we did not want these historic stones to attract more wear and we felt that repositioning them to the side chapel was more appropriate, as this is an area of less activity. Throughout the main body of the building we are proposing that a new stone floor is laid to provide a suitable finish for under floor heating as well as being hard wearing and aesthetically pleasing so as to enhance the beauty of the building.

¹⁴ See Appendix 5: TONOS Report & Specification (2013) Determining the Peak Heat Load and Recommendation for PPT Church. TONOS Renewable Energy Consultancy Service (Timóleon) for the heat loss report.

¹⁵ See Appendix 6: PPT Heating Project update 15th September 2013 for these quotations.

A new stone floor would give the building a fresh and clean finish. It would remove the dissimilar flooring we currently have and would resolve health and safety issues. Given that we would like to install underfloor heating there does not seem to be a better time to lay a new floor in the church building and it would be opportune to combine these two measures. However, the likely presence of vaulted burials in the chancel area and the existing fine floor materials make it questionable as to whether underfloor heating and associated new flooring should extend to this 'zone' as originally envisaged. Instead, less potentially (prohibitively) expensive alternatives involving subsidiary heating with minor floor improvements/embellishments of existing flooring materials including marble will now be considered.

3. Entrance Lobby

An essential element in minimising heat loss to the building and ensuring our proposals are energy efficient is the inclusion of an entrance lobby. Without a lobby the under floor heating system would struggle to maintain its temperature whilst people are entering and leaving the building.

First impressions are lasting and we need an entrance that welcomes people in rather than keeps people out. The south porch is functional but its present acrylic clad iron porch doors and the large oak doors leading into the church, while having a certain charm are neither inviting nor welcoming. The large oak doors have to be kept shut as much as possible before services and events, in order to keep the heat in. This unwittingly creates the impression that the church is 'closed' particularly to latecomers. Through the 'Everybody Welcome' course we identified the need that in order to welcome people more effectively it was important for the greeters to be able to see people arrive. For this reason even during the winter months our greeters do stand outside in order to welcome people to the church. This in itself appears a rather artificial device creating a degree of formality that is more suited to an earlier era or to ceremonial occasions. Those greeting people as they arrive would welcome the chance to stand in the warmth behind transparent doors to see people approach and welcome them by opening the door for them and ushering them into a convivial space.

Therefore, it can be seen that securing a suitable entrance lobby is not only essential to minimising heat loss within the building, but also a fundamental part of how people are made welcome when entering the building. We are proposing that the porch itself is used as our lobby and welcoming area. The existing iron doors on its entrance would be replaced with frameless glazed double doors. Whilst the large oak doors leading into the church would remain, we would insert another set of frameless glazed double doors set within the stone surround. During services and events the large oak doors would remain open, allowing people to see into our beautiful and spacious church as they approach. This would also allow our greeters to open the glazed doors to admit people as they arrive.

We have considered providing a glazed frameless box within the church, which would allow the oak doors to remain open during services. However this would not provide the essential entrance lobby (required to reduce heat loss), and it would project too far into the building. By utilising the simple qualities of frameless glazing within the existing openings, we can help to ensure that the beauty of the existing porch is not compromised by our proposed changes.

Given that we want to use both entrances regularly, the West tower entrance also needs to function as an airlock. This implies that the inner doors would again be glass, thus rendering the present wooden doors redundant and usable as panelling elsewhere. If we do keep them, then the heavy outer doors would need to be kept permanently open during services to show that the church itself is open, and a second set of glass doors act as the outer airlock. Another option would be to dispose of the outer doors which are heavy and not in good condition and replace these with wood-framed glass but this would have an impact on the aesthetic authenticity of the West Tower entrance.

4. Toilets

The nearest toilets to the church are located within the Church Room and this hinders the church being used more widely by both the community and the congregation. Not having on-site toilet facilities is a particular problem for the young, elderly and those with a disability.

We have lost some members from our congregation because of the lack of toilet facilities within the building as they struggle to use the existing facilities and feel vulnerable. Church members would appreciate a toilet positioned alongside the main building. Together with the appropriate signage, this would also serve to make visitors feel more at home.

We recently consulted with local community groups in Bovey Tracey (27/2/2014) including the town council, the local primary school, uniformed organisations and other societies who use the building and all suggested that for the building to be useful for more than Sunday services, the provision of toilets is essential. Our previous consultations within the church also concluded that the provision of toilets within the church building was required in order for the church to be more welcoming and to allow it to be more widely used for a range of activities.

The initial proposal to locate the toilets under the organ loft near the front of church did not attract substantial support from church members. The revised proposal to site them at the back of the church inside the nave near the south and west entrances was much more acceptable with 72% of the congregation supporting this, but some written comments from church members deem this to be impractical, unseemly and detrimental to the character and appearance of the church's interior. It would also reduce the space available for civic services. So our current proposal is to insert the toilets alongside the outer north-west wall where there is some adjoining depressed space and a potential door and archway under the existing (non-stained glass) window.

5. Kitchenette-Servery

We require safe and hygienic refreshment preparing and serving facilities within the church. We always serve hot drinks and cakes before and after our 5pm service. Currently, however, we have no drainage within the church and the existing refreshments when served are laid out on Go-pack tables. When refreshments are served in the church the washing up is carried out in the tower with the wastewater being collected in a container, which must be emptied frequently outside. Moreover, any hygienic preparation or washing up must occur within the Church Room's kitchen and then must be carried up to the church which effectively limits what can be done and therefore the usage to which the church can be put.

As a church we do have a 'duty of care' to provide safe, hygienic and accessible facilities to those visiting the church and for those preparing refreshments. Providing hygienic facilities where refreshments can be prepared within the church will allow for greater use of the building and help to provide a welcoming atmosphere. It would represent a significant attractor to visitors whether coming to join worship or to attend cultural activities. We would additionally like to remove the washing up area from the tower in order to remove an eyesore and to provide a safe uncluttered disabled access to the church. In addition since funeral processions come through the tower an uncluttered tower entrance would provide a more dignified and appropriate funeral procession. We propose that the kitchenette could be placed in the main body of the church alongside the inner north-west wall and designed in such a way as to facilitate a requirement for additional storage facilities.

We have considered keeping things as they are, but as we need to bring drainage into the building for the toilets it is the perfect time to connect a potential kitchenette-servery into the new drainage system.

Accessible Services

1. Access to the church

We have two public entrances into the building: one at the tower at the Western end of the building and one via the South porch. The south porch has been our main 'day to day' entrance with the tower mainly used by individuals with accessibility needs as well as by groups of people coming for weddings, funerals and civic processions. We envisage utilising both entrances in the future. This is because while the south porch represents the 'natural' entrance, it has impediments. The approach from the Church Room to the south porch is steep and paved with cobbles, which are extremely slippery when wet and poorly lit. English

Heritage has previously ruled that we cannot replace these cobbles with a more appropriate surface. So the west tower porch represents the 'practical' entrance.

Given that it is not feasible to adapt the south porch to provide a level entrance and improve the approach from the Church Room, we are proposing that the West Tower doorway and entrance porch should be upgraded. This will allow it to continue to be used for those with accessibility issues. It will also continue to serve as the entrance of choice for parties of people arriving for baptisms, weddings and funerals as it is within close proximity to the tower car parking and pathway through the Courtney Memorial garden, which connects the disabled car parking with the Church Rooms.

In effect, rather than needing to consider which door should be used as our primary access, we wish to see both employed to suit the preferences and requirements of all-comers. This being so, in order to improve the use of the tower door we are proposing that a call bell is installed outside, suitable signage is positioned to inform those not familiar with our church of its use and the rim at the base of the door (which restricts access), is removed as a result of the new flooring being laid. We also need to relocate all storage from its porch to provide a better thoroughfare.

2. A level floor

Inside the Church we have considered options to ensure that the majority of the church is fully accessible. Currently the nave is on a single level, the Chancel, side chapel and Organ chamber are on a slightly raised level and the vestry is on yet a third higher level. Some of our congregation are unable to access the chancel, side chapel and vestry without assistance.

We are proposing that if a new floor is laid it should be laid at one level throughout most of the building for access purposes. In those places where this is impossible or would significantly reduce the visibility of key features such as in the chancel and side chapel and possibly the vestry we hope to provide ramps and handrails to improve access.

In order to ensure elevation of focal areas, there may be significant benefits for worship services and additionally for activities involving performances with choirs, orchestras or drama groups in having a folding retractable Dais-platform that can be assembled either in front of the chancel or as a centrepiece in a more open and flexible ordering of the nave. If this is considered feasible and desirable then the design will need to incorporate ramp facilities to facilitate access for all and have good storage properties.

3. Audio/ Visual System:

We need to install an integrated audio/ visual system controlled from a single station in the church with minimum intrusion into the mediaeval simplicity and beauty of our building. The system needs to be simple to operate and compatible with a computer, video, DVD, camera and other AV sources. In addition all wiring (including audio loop), along with a high quality multi-projection and screen system needs to be either hidden or discreet and permanently housed. Finally the system needs to have the capacity to be expanded depending on its use. The creation of a WiFi network could reduce the need for cabling. A modern system would allow not only for better quality audio within the church using wired microphones, but it would also allow better coverage and use of the wireless microphones throughout the church and not just at the front. In addition, a modern system would give the option for display of DVD's, live video (with suitable camera) and recording of video and audio via Apple Mac iBook or other suitable equipment, aiming for CD and MP3 formats, as well as podcasts for inclusion on our web-site. We see the ability to communicate the gospel message with the use of contemporary media as fundamental to our gospel witness.

Our existing fixed sound system is more than 15 years old, and its controls are hidden in the vestry. 10 years ago a portable system was donated by a member of the congregation to enable the use of amplified instruments at the contemporary service and to provide a sound system for regular external events in the Mission Community. This system is incompatible with the audio loop and radio microphones, so each week a nest of cables, speakers, stands and projectors must be erected and dismantled after each service in which they are utilised. A temporary PA desk is erected each week at the back of church, and cannot be connected with the fixed system based in the vestry. Even though every effort is made to protect people

from tripping over the cabling, due to the amount of cabling required and their size, tripping accidents have occurred and safe and secure storage remains an ongoing problem.

At present we rely on two folding screens and data projectors for projecting liturgy, words and images, and these are assembled each week. We have positioned the screens to enable them to be visible by most of the congregation, but this works against the central focus of the building. The projectors require yet more cabling.

The upgrade to the AV system is very much part of the overall rejuvenation plan for PPT. With the proposed works to the floor, this is an ideal time to be installing the required cabling so that it can be run within the floor and ensure that a majority of the cabling is hidden. An adaptable, modern system would also attract outside users for such occasions as concerts, recitals and plays, etc. (which would contribute financially to the church's maintenance).

4. Lighting System

We need a lighting system that enhances all the architectural features of our church and can be adjusted according to the atmosphere and mood desired. Our existing lighting system was installed in the 1990s and although a relatively new system, it does not help to highlight the beauty of the church and hence create an aesthetically sympathetic and satisfying character for the church's interior. It comprises of a number of sodium lamps, which emit an orange-yellow coloured light. These types of lamps are used to light streets and parking lots and not usually used in indoor settings. They have the advantage of being low-energy, but the disadvantages of needing time to warm up, not being dimmable and preventing the true colours of objects to be seen due to the orange-yellow light (which has poor colour rendering properties).

One good aspect of the existing installation is that it gives off a combination of up/down light, which helps to illuminate the beautiful vaulted ceiling and the interior at the same time. Had these lights been positioned on the columns however, they would have illuminated the surfaces of the building more effectively, increasing the perception of light in the building.

Having consulted with the local primary school, a local choir and a local amateur dramatics society, it is also clear that a good lighting rig would dramatically improve the usability of the church building to external community users.

5. Flexible Seating

There is a widespread conviction that churches should serve as many suitable purposes as possible. They are a legacy resource of the people of God that, with due regard to their primary purpose as places of worship, should be put at the disposal of the community they serve. This implies that space needs to be as flexible as possible so that it can help facilitate different forms and sizes of services, as well as church, community and civic activities. The nature of the work in our parish as it is currently carried out and as it is envisaged it will develop in the future, its missionary purpose and the need for wider use to be made of the church than purely worship where the congregation only face the Altar, make flexible seating a priority.

In terms of providing for the existing congregation, the attraction of a flexible worship space is that all forms of worship from traditional to the contemporary and experimental can be catered for without difficulty. As forms of worship change and develop in time, a flexible building can adapt to help facilitate and support these changing needs. Obviously, we need to continue to be able to accommodate traditional liturgical practices. However, there is currently an emphasis on creative, non-traditional worship that is appealing to many, especially the young, which we also need to be able to adapt our worship space to accommodate.

With respect to outreach and community engagement, PPT is the largest enclosed space in Bovey Tracey and the nave is well suited to accommodate choirs, music productions, drama and other functions requiring an auditorium. This would give a greater freedom to accommodate these as well as varying styles of worship and to do so in a manner that can be more sensitive to both the people and the occasion. Hosting the annual Holiday Club, 'Messy Church' or 'Café Church' would be options available to the church as part of its

outreach strategy whereas we currently cannot cater for these. These are currently fashionable informal styles of meeting and worship where people can sit down at a table with coffee and buns to enjoy a casual meeting and talk by a visiting speaker. This style of worship is especially purposeful when it encourages those with little knowledge of the church to come and see what it is all about on terms with which they are familiar. But it cannot be done where there are pews as these prevent the easy inter-play between people that takes place when they are sitting on chairs around tables. Similarly, having a larger space at our disposal to hold Alpha courses, Christianity Explored, the marriage course and adult discipleship programmes would enhance the church's ability to respond to opportunities and needs in more imaginative and inclusive ways.

Thinking further afield, PPT is located such that it could well cater for the needs of the moor and the surrounding areas in terms of providing an attractive venue for special gatherings, ecumenical events and times of joint celebration. With PPT's own current programme of events, the successful commencement of the 'Bovey Valley Mission' as well as a growing range of activities held within the parish, a variety of spaces, which are warm, welcoming and adaptable, will be much in demand.

Many members of our church have visited other churches throughout the UK which benefit from a flexible building in which to worship. Through our consultations with the congregation, there is a clear consensus in favour of creating a flexible worship area in the nave by replacing the pews with chairs. The original box pews were removed to accommodate the present pews and some of these could now be converted into pew benches by positioning them against the outside walls and then rolling them into place for large civic services using castors with brakes. While appreciating the need to be sensitive to contextual factors, and not necessarily wanting to transpose what obtains elsewhere to PPT, we believe that the likely positive effect on the mission of the church in the area of Bovey Tracey is an important consideration. While we acknowledge that the insertion of chairs will have to be undertaken tastefully in terms of their colour and design and demonstrate 'fittingness' and at least the potential for 'ordered' formality, the PCC is satisfied that there are good regional examples of how seating can be reconfigured in a manner that will allow the church to retain a distinctive architectural personality.

We feel that in order to allow our church to reach its potential it is essential that we have greater flexibility in the arrangement of seating than the existing fixed pews allow. A small minority of the congregation are against the removal of the pews on historic grounds. Additionally the town council when consulted were keen that the seating capacity of the church was not reduced. If the pews were removed totally then the seating capacity would be reduced, but only marginally. There may be ways of mitigating this through effecting improved visibility, by retaining some pews as benches alongside the South and North walls and by re-positioning additional chairs. If flexibility can be achieved through a mixture of chairs and portable pews, we will explore this option. Even if we may finally have to sacrifice some capacity for the sake of flexibility, on balance this seems to be a price worth paying. However this is obviously a sensitive matter that will require the architect's input as it involves the church building being seen to be available to the community for festivals and commemorations which is a wholly legitimate expectation of the Church of England.

8. A Dais

With a single level floor in the nave, there is the need for elevation of focal areas. This may be at the front of the nave as a Dais-platform to accommodate presentations and performances or centre-stage to arrange seating in a radiating arc that allows people to face each other and helps to provide a central focal point around a Dais. Our architect has looked carefully at layouts and the optimum positions for the Dais. It would be constructed out of timber, would be demountable and would provide an area for the Altar to be brought forward and used in nave.

9. The Organ

The organ console and chamber inhabit an area twice the size of the side chapel and the organ loft is used as a storage area. Rehabilitating this area is seen as a key to the overall proposals as it helps to provide some of the essential space and storage facilities that are

currently lacking within the building. As outlined in the 'Statement of Significance' our organ is an instrument of exceptional quality though it is in need of urgent and major restoration. Combining renovation of the organ with recovering critical space represents an obvious choice for our reordering project.

In addition, to the restoration of the organ we have also considered the position of the console, which makes it difficult for the organist to see the congregation or lead the choir. We are proposing that the existing console is replaced with a remote console. This will allow for a higher degree of flexibility in relation to the organ's use and the organist's position as well as freeing up much needed space. It should be noted that the organ was not originally designed for our building and was reconfigured when moved from its earlier home in London.

Many years of patching have kept the organ working, however, our last organist Michael Adams and organ maker Michael Farley (who services the organ) have confirmed that it is no longer worth spending money on 'patching' the organ since we now need to carry out a complete restoration. In practice this would require the organ to be completely dismantled and rebuilt. The need to restore the organ and the requirement to dismantle it has enabled us to consider how the space that the organ currently occupies could be used more effectively. The result of the organ being lifted on its own platform would create space underneath. This space could be used for storage or, along with the Vestry, as a suite for general meetings supporting our community services and education activities.

We have discussed in principle the option of providing a purpose built platform to house the organ with Michael Adams and Michael Farley and the result of this led to our proposals as outlined by Jeremy Bell's feasibility study. Michael Farley revisited PPT in October 2011 to carry out a detailed assessment of the organ to ensure the practicality of the proposals and estimated the costs of such a project. Mr. Farley confirmed that not only would it be feasible to contain the organ on a single raised platform, it would also enable the pipework to be reconfigured to provide a better quality of sound.

10. Enclosed Storage Space

Given the envisioned multi-function nature of our future church building we will need enclosed storage space in order to facilitate tidying-away and stowing of furniture and fittings as well as to keep valuable items safe and secure. Currently there is limited storage space and areas around the church have become increasingly cluttered, particularly the vestry. If we wish to use the church building more in the future, the amount of equipment we require will increase and if there is no storage facility the untidiness and clutter around the church will only get worse. Raising the organ onto a platform would enable the space beneath to give access to the external walls of the building. Knocking through the east external wall under the organ would give access to the current organ loft. This space could then be converted into a two-tiered facility providing space for enclosed storage.

Section 5: Justification

The main areas where we recognise that our proposals are likely to impact on the significance of the church and/or its contents as outlined in our Statement of Significance are (i) at the West end; and, (ii) in relation to removing the pews, relaying the flooring and fitting an up-dated audio-visual system in the nave. However, we believe that the proposed works are absolutely necessary for the pastoral wellbeing of the parish and the need for outreach to the community.

We have indicated how the impact of the initial proposal for developing a multi-purpose hub behind a glazed screen at the West end of the church building can be mitigated in our Statement of Significance. In this Statement of Need, we have similarly indicated our emerging thinking about a more modest proposal that would not harm the significance of the church in the same way. We remain convinced on the basis of our experience as a mission community and the extensive consultations we have carried out that the requirement for a crèche, toilets and a kitchenette-serverey represent fundamental public benefits in relation to the church's worship, hospitality and pastoral wellbeing. They will enable the church building to be put to viable uses on a regular basis that are consistent with its role as a place of worship, mission and joy in the creative beauty of God's creation.

In relation to removing the pews, relaying the flooring and installing an up-to-date audio-visual system, the major benefit for the pastoral wellbeing of the parish will be realised through achieving far greater comfort, flexibility and liturgical freedom with respect to the primary usage of the church as a place of worship. This is because the current arrangements constrain the worship that the parish would like to enjoy. In addition to ordinary services, we want to have mid-week sessions of courses and clubs within the church and to provide a "café church" and "messy church" atmosphere as a modern form of worship and hence to be able to adapt the seating to fit the circumstances of gatherings, meetings, etc. The present heating system, the fixed pews in the classical position and the ad hoc audio-visual system prevent the wider use of the church. We would like to have an infinitely variable floor space in the church. This notwithstanding, it is proposed that some pews will be reinstalled as pew benches in the south and outer north aisles where they will serve as a reminder of the pews which, for earlier generations, were the ordinary form of seating. This will go some way to ameliorating the changing character of the building. Moreover, in our judgement, the outcome will provide a wide open space untroubled by fixtures, lines or edges with a uniform floor that will represent a great improvement on the present floor as it would be without pews.

An additional public benefit will accrue through its having more versatility in relation to a range of other appropriate uses that will enable the church (once again) to become a vibrant centrepiece of the town's civic identity and to remain a prime venue for the community. Together these provide, we submit, compelling reasons for the proposals.

Conclusion

Ten years ago, the church identified a need to update our heating and restore an ageing organ. Over the past eight years these needs, combined with rot setting into the wooden flooring and a renewed vision to enable people from every age and background to become disciples of Jesus Christ has led to a desire to maximise the potential of our buildings. The present arrangement of the church building effectively militates against optimising its spaciousness for purposes of ministry and mission; similarly the present arrangement of the Church Room effectively limits its usefulness as a church centre. We need to achieve much greater internal cohesion with regard to utilising the resource we have inherited. An opportunity has arisen to rejuvenate the buildings so that we can pursue our vision with renewed energy and ensure that the church buildings are able to support more intensive and extensive usage than hitherto while continuing to provide a setting that inspires.

Christians have been worshipping on the site of our church for over 1000 years. We have a great past and also huge potential for the future. The church as whole is committed to ensuring that we are both custodians of our past and stewards of the present so that we can leave a legacy of worship and mission to future generations. Through God's grace we pray that these proposals will facilitate and accommodate God's vision for us all and serve to expand his kingdom.