

**Boiler room:**

1. New boiler room attached to the north side of the tower as a simple lean-to structure to provide enlarged area for the boiler and churchyard storage. The area provides approximately 8sqm of space.
2. The boiler room ground level we believe is approximately 500mm above the floor level of the church. However, it should not be necessary for the boiler room to be excavated to the same level, thus reducing some of the archaeological impact.
3. In order to reduce the risk of antisocial behaviour in the space between the new boiler room and west window of the north aisle we propose extending the wall along as shown but keeping the area open to avoid blocking the window from too great a loss of daylight. The space is to be accessed via the boiler room for maintenance.
4. New service connections through the north wall of the tower will be required for connecting the heating circuits, gas supply pipe, ventilation pipes and electrical connection. Fire separation with intumescent collars and seals will be a requirement.

**Vestry/servery:**

1. Bespoke cupboards to suit vestry requirements and to include a wash basin to be used as a piscina. Any washing of items requiring detergents should be connected to foul drainage and second washing facility might need consideration.
2. A new drainage connection for the servery and vestry sink will be required. This will have to be pumped due to the levels and distance from the main foul drainage. There are two possible options, drainage around the outside of the tower following a possible route for the gas supply to the new boiler room, or possibly under the church floor to the new lobby and accessible WC. Advice from drainage engineer will be required.
3. Servery to be contained within the existing floor plan of the tower.
4. Partitions to be in metal or timber studs and clad with two layers of 12.5mm plasterboard and skimmed with plaster. Studwork filled with acoustic insulation quilting. 4. All doors to be a minimum of FD30S standard fire doors and linings.
5. The fire door to the tower staircase is to be a FD60S door as it is directly on to an exit route.
6. The side of the existing staircase to the choir room above the vestry will need to be infilled with fire resisting construction between the vestry and staircase. It is possible that Building Control may request a fire lobby between the servery and the exit from the choir room.

**North Aisle:**

1. Remaining pews to be removed and the pew plinths lowered to the same level as the stone flags of the aisle.
2. Floor finish to the aisle could be a continuation of the stone flags or a hardwood floor such as engineered oak floor boards.
3. The existing heating pipework that currently runs along the edge of the pew plinth and the stone aisle will require re-routing most likely along the north wall of the aisle and below the floor in front of the blocked in doorway in case this door is ever opened up in the future.
4. Provision for local plaster repairs where the pew plinth is removed will be required.
5. We have shown a timber screen behind the organists seat, to offer both visual privacy for anyone accessing the lobby and WC during a service or event, and to help reduce the potential for draughts where the organist is seated.

**Storage provision**

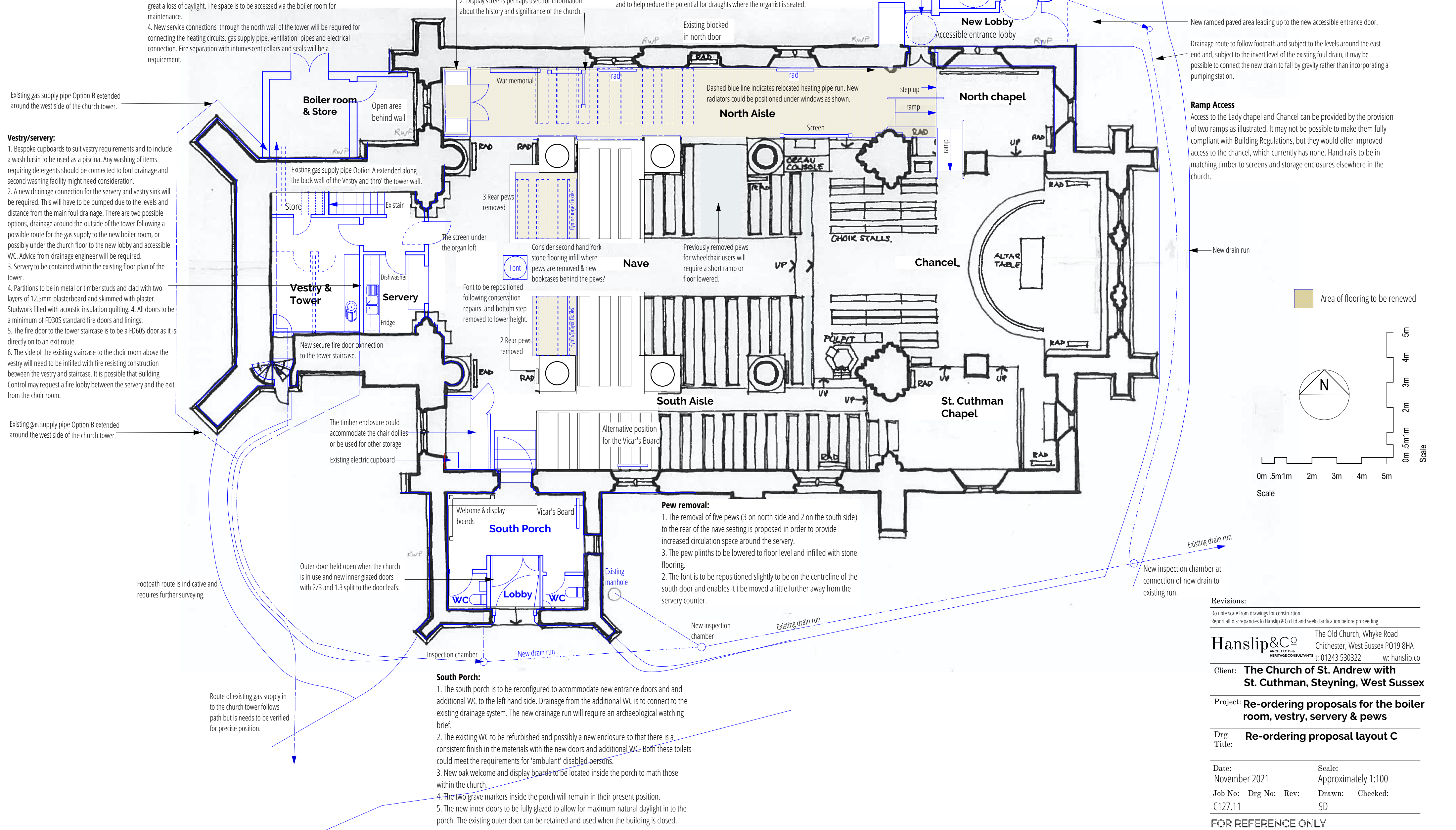
1. Alternative storage location behind new oak screens and doors to accommodate chair dollies and other storage.
2. Display screens perhaps used for information about the history and significance of the church.

Due to the constraints of the existing building it is likely that only a 1200mm turning circle can be achieved.

1500mm dia wheelchair turning circles

**New entrance lobby**

1. An enlarged entrance with a lobby and an accessible WC. The floor level is to be the same as the north aisle. The approach path will be graded to suit the new levels.
2. We would like to try and seek permission to enlarge the door the existing north doorway opening to improve the width for wheelchair users to navigate through unaided.
3. The location is archaeologically sensitive, and we are recommending that the area is excavated in preparation for construction by the archaeologist so that all necessary recording of any findings can be undertaken. Any discovery of earlier building foundations will then determine the foundation layout.
4. The lobby and toilet extension will sit under a lean-to roof that abuts the north wall and most likely be covered with clay tiles similar to those on the church roof elsewhere. Glazing will separate the new structure from the historic fabric and allow an unobstructed view of the existing walls. The walls could be of stone, lime render, flint or possibly clad in oak boarding.



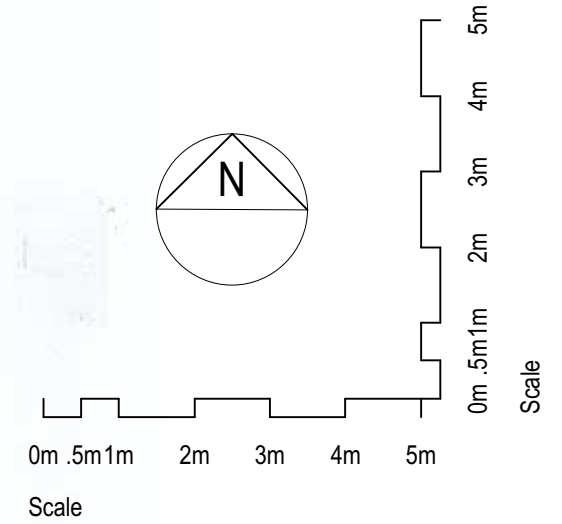
New ramped paved area leading up to the new accessible entrance door.

Drainage route to follow footpath and subject to the levels around the east end and, subject to the invert level of the existing foul drain, it may be possible to connect the new drain to fall by gravity rather than incorporating a pumping station.

**Ramp Access**

Access to the Lady chapel and Chancel can be provided by the provision of two ramps as illustrated. It may not be possible to make them fully compliant with Building Regulations, but they would offer improved access to the chancel, which currently has none. Hand rails to be in matching timber to screens and storage enclosures elsewhere in the church.

Area of flooring to be renewed



**Pew removal:**

1. The removal of five pews (3 on north side and 2 on the south side) to the rear of the nave seating is proposed in order to provide increased circulation space around the servery.
2. The font is to be repositioned slightly to be on the centreline of the south door and enables it to be moved a little further away from the servery counter.
3. The pew plinths to be lowered to floor level and infilled with stone flooring.

**South Porch:**

1. The south porch is to be reconfigured to accommodate new entrance doors and additional WC to the left hand side. Drainage from the additional WC is to connect to the existing drainage system. The new drainage run will require an archaeological watching brief.
2. The existing WC to be refurbished and possibly a new enclosure so that there is a consistent finish in the materials with the new doors and additional WC. Both these toilets could meet the requirements for 'ambulant' disabled persons.
3. New oak welcome and display boards to be located inside the porch to match those within the church.
4. The two grave markers inside the porch will remain in their present position.
5. The new inner doors to be fully glazed to allow for maximum natural daylight in to the porch. The existing outer door can be retained and used when the building is closed.

**Revisions:**

Do note scale from drawings for construction. Report all discrepancies to Hanslip & Co Ltd and seek clarification before proceeding

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Client: **The Church of St. Andrew with St. Cuthman, Steyning, West Sussex**

Project: **Re-ordering proposals for the boiler room, vestry, servery & pews**

Drg Title: **Re-ordering proposal layout C**

Date: November 2021  
Scale: Approximately 1:100  
Job No: C127.11  
Drg No: SD  
Rev: SD  
Drawn: SD  
Checked: SD

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