

DRAFT



OPTIONS APPRAISAL FOR THE PROVISION
OF FACILITIES
AT
ALL SAINTS CHURCH
THE HILL, LANGPORT
TA10 9QF

Project Ref HBA 383
Client The Churches Conservation Trust
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1 INTRODUCTION

This document has been prepared by Harrison Brookes Architects of 54 Berkley Road, Frome BA11 2EE on behalf of The Churches Conservation Trust of Society Building, All Saints Street, London N1 9RL.

The purpose of this document is to explore options for the provision of facilities at All Saints Church Langport to support its potential use by the local community as a concert venue.

2 THE EXISTING BUILDING



Fig. 1 The interior looking east



Fig.2 The exterior from the north east

All Saints Church has 12th century origins but the existing fabric largely dates from the 15th and 16th centuries. It is designated a Grade 1 listed building and is currently in the care of The Churches Conservation Trust. This large Anglican parish church has a conventional layout consisting of a nave with side aisles, chancel, north transept, south chapel and a perpendicular square tower. At the east end there is a single storey stone built vestry.

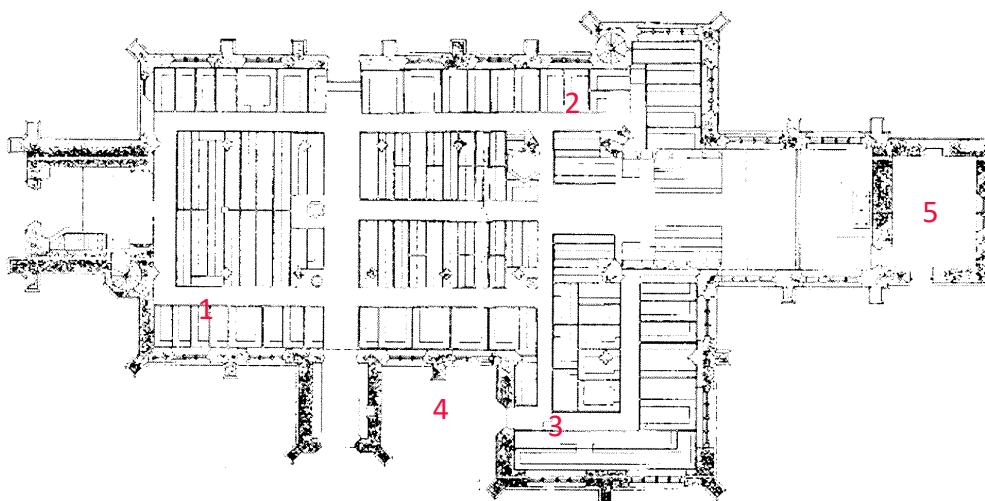
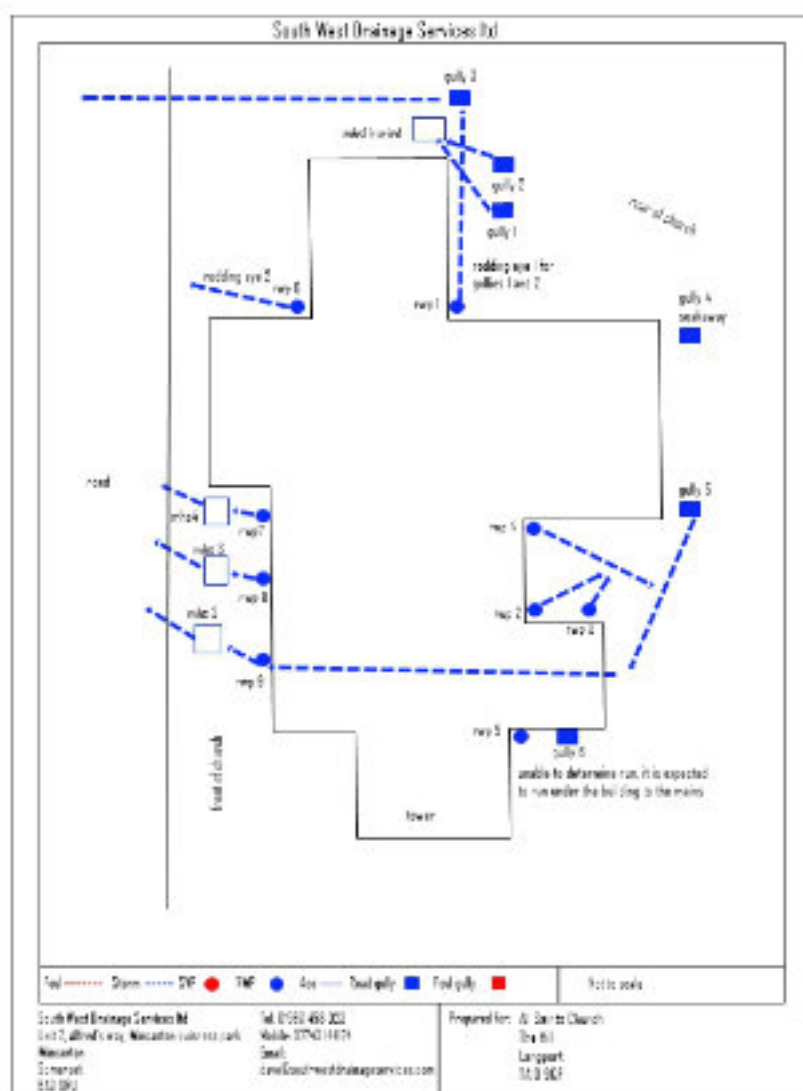


Fig.3 Plan of the Church with location reference numbers



The accompanying drainage diagram (Fig.5) does not quite correspond to the church plan and there are some anomalies in the description that require some confirmation

3.4 WC FACILITIES

There is currently a chemical toilet located in a small timber shed in the churchyard providing very basic WC facilities.



Fig. 7 Drains Survey Plan 2020

4 OPTIONS FOR THE LOCATION OF FACILITIES

A number of possible locations for additional, more permanent WC facilities have been considering both inside and outside the existing building. The limiting parameters are the requirements for drainage and a water supply and the need to provide a suitable enclosure.

Any option for the provision of facilities within the existing building will require some disturbance of the historic fabric in order to install the necessary services. Both internally and externally the visual impact of creating an enclosure needs to be carefully considered.

The following potential locations (referenced in red on Fig.1) have been considered:

4.1 THE WEST END OF THE SOUTH AISLE

This is a space at the rear of the church where the pews have been removed. Although it is close to the mains water supply drainage from this location depends on the drain run below the church being in good condition.

It would be quite difficult to create a large enough enclosure here without significantly disrupting the visual symmetry of the nave and blocking south light.



Fig.8 Interior view looking West



Fig.9 West end of South Aisle

4.2 THE EAST END OF THE NORTH AISLE

At the east end of north aisle there is an area partitioned off with a curtain behind the pulpit.

Whilst a connection to the mains sewer might be easier to achieve here there is not really sufficient space to provide facilities that would justify the difficulty (and expense) taking into account the need to access the transept staircase and north transept.



Fig.10 The East end of the North Aisle



It is also perhaps not the ideal location for facilities to be accessed for use, immediately behind the pulpit and beside the organ. In the event of the church being used as a venue this space would be required for other uses such a sound equipment.

A more permanent enclosure would obscure the stained glass window even more.

4.3 THE SOUTH CHAPEL

This is a large open space with a separate external door and large stained glass windows on all but the western wall. An enclosed WC in this location would compromise the use of this space and obscure at least one large stained glass window and is therefore very unlikely to be acceptable to either the Churches Conservation Trust or the Conservation Officer.



Fig.11 The South Chapel

4.4 AN EXTERNAL EXTENSION OR SEPARATE BUILDING

The option for an external 'extension' against an outside wall has been explored with the most suitable candidate being between the south chapel and the south porch with access from the south chapel doorway. However this location would have a significant visual impact on the appearance of the church from the churchyard. It would require some memorials to be re-located and would block south light from the church.



Fig.12 View from South Churchyard

A Preferable option might be a completely independent structure, similar to the existing WC shed. However, this churchyard benefits from a beautiful view over the levels and the setting would be compromised by any building large enough to provide facilities that would justify the difficulties of running services through the churchyard to the south.

4.5 THE VESTRY

The vestry, located at the east end of the chancel offers the most potential for accommodating WC facilities. This location would have no visual impact on the interior or exterior of the church and is therefore unlikely to be contentious from the point of view of Listed Building Consent. This part of the building is reported to have been 'in ruins' in 1785 and re-built in 1822 and is therefore the least sensitive part of the building from the point of view of historic fabric.



Fig.13 The Vestry exterior

The space is currently used for storage and can be accessed directly from the churchyard (level access) or from the chancel (stepped access).



Fig. 14 The Vestry interior

5 DESIGN PROPOSAL

The existing vestry could accommodate an accessible WC and two further cubicles as indicated below.

The accessibility will be limited by the clear opening width of the existing doorway which is only 710mm wide. Building Regulations for fully accessible facilities in an existing building require a clear opening of 750mm. A standard wheelchair width is between 660mm and 740mm.

Based on the drain survey information from 2020 a connection to the mains sewer could be relatively easily achieved to the east of the church. The exact location of the existing mains water pipe is not known but it is assumed that this could be accessed north of the church close to the connection point.

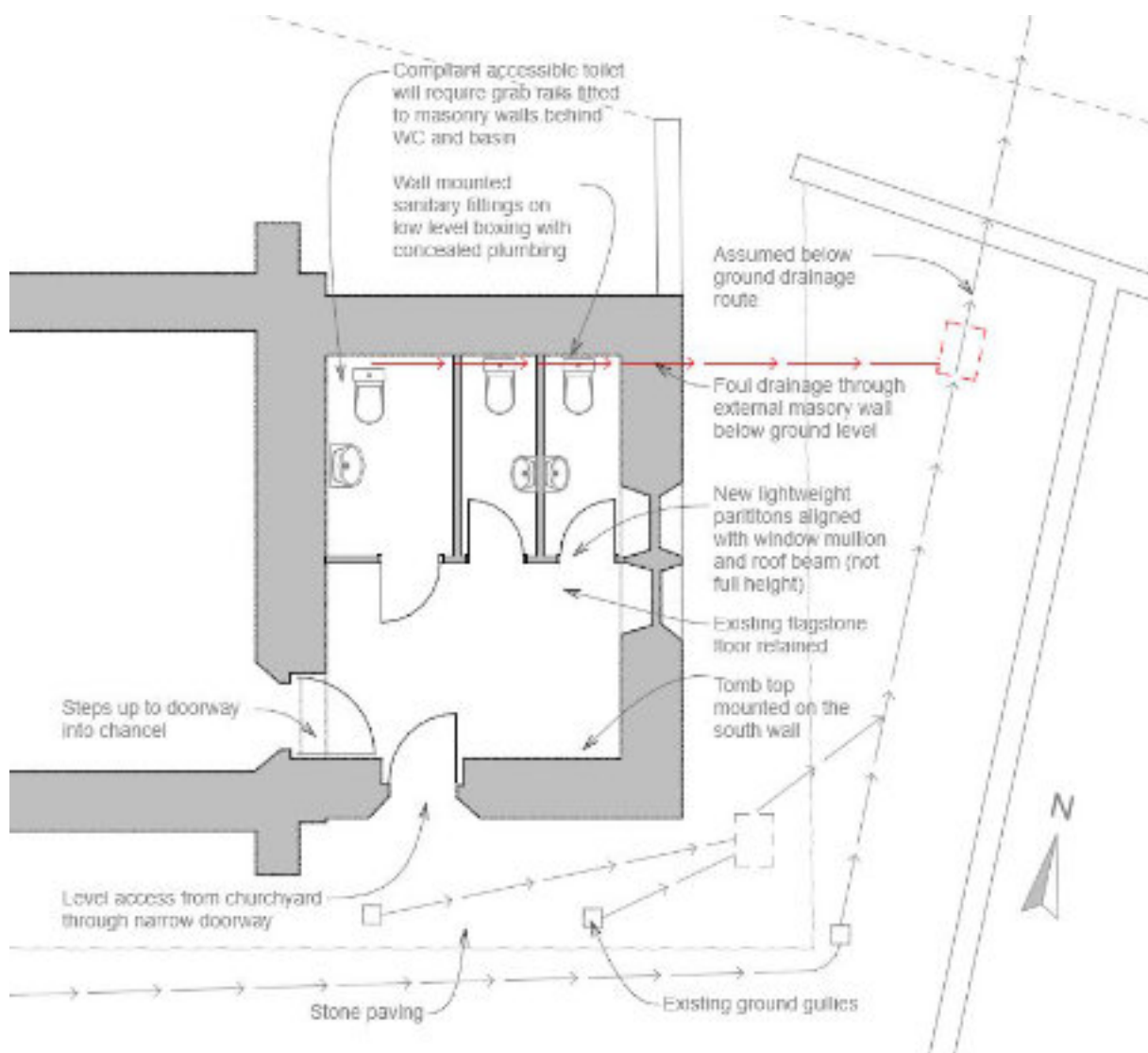


Fig.15 Proposed layouts of WC cubicles in the Vestry

6 CATERING FACILITIES

Alongside the provision of WC facilities it would be beneficial to be able to provide some basic catering facilities comprising a place to locate tea urns, a cold water tap and sink and a serving space.

This could be relatively easily achieved with the provision of fixed storage cabinet and worktop at the west end of the south aisle as indicated below.

It would be beneficial to remove the raised timber pew base to avoid a trip hazard in this area as part of the work to run services to the new fixed cabinet.

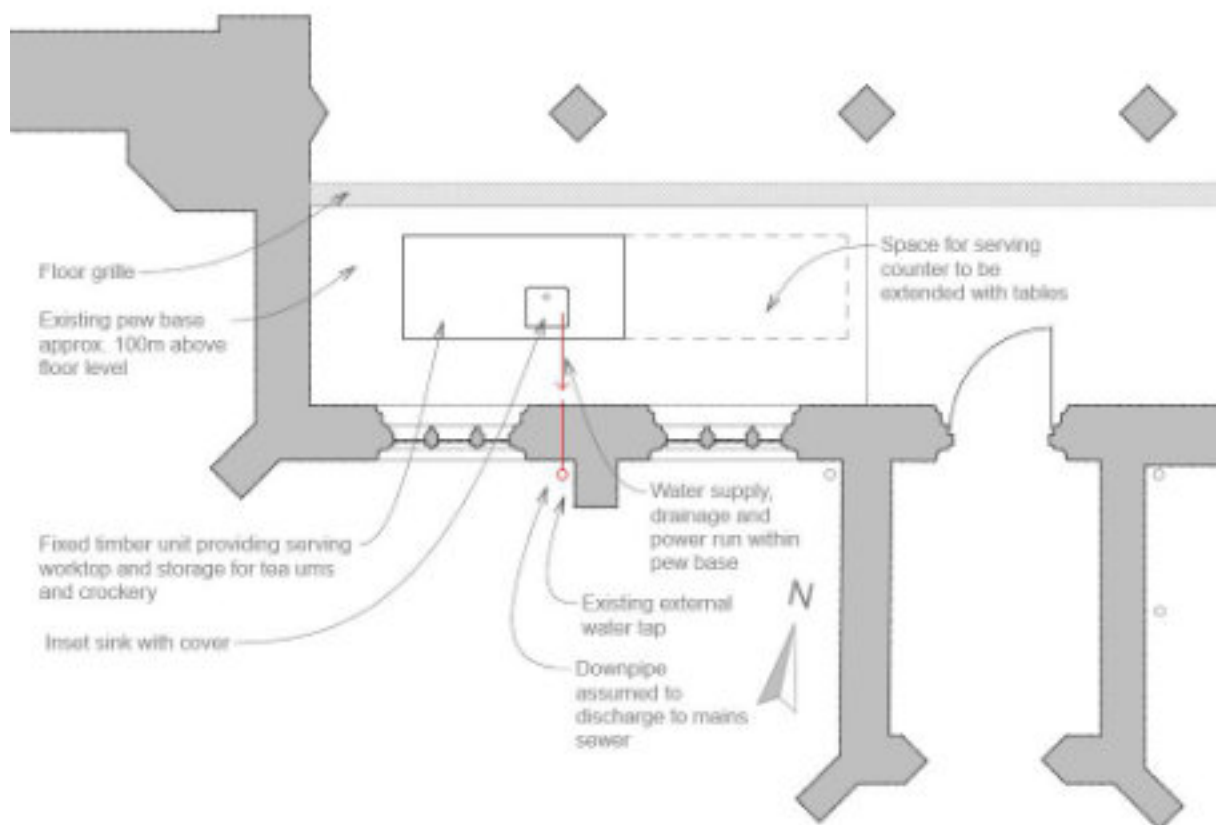


Fig.16 proposed location of kitchenette cabinet in the South Aisle

7 FURTHER INVESTIGATIONS AND STATUTORY OBLIGATIONS

It will be necessary to obtain Listed Building Consent for which carefully detailed drawings will be required. Before embarking on this application process it would be prudent to carry out the following site investigations to ensure the feasibility of this proposal:

- a) Investigate the route of the existing mains water connection and where it can be accessed.
- a) Confirm the location and depth of the existing below ground foul drainage pipework at the east end of the churchyard. Any excavations will need to be monitored by an archaeologist and enabling works consent may be necessary.
- a) Establish a route for power cables from consumer unit to provide sufficient power for a water heater and hand dryers.

8 CONCLUSION

Subject to some further investigation of the existing services and obtaining Listed Building Consent, it is likely to be feasible to provide up to three WC cubicles in the existing vestry and some catering facilities in the south aisle. This could be provided with minimal impact on the historic fabric and aesthetics of the church. However, there will be some limitations on the accessibility of the WC facilities.

The cost of achieving this should be balanced against the provision of temporary toilet facilities that could be provided for occasional events. This equation needs to take account of the longer term cleaning and maintenance of the facilities, loss of storage space in the Vestry and the loss of the flexible open space in the south aisle.