

## OPTIONS APPRAISAL: Introduction

The aim of this appraisal is to describe the options considered for the location and design of the new accessible WC, and to highlight the advantages and disadvantages of each proposal to enable the PCC to determine the most suitable addition to the church from both a practical and aesthetic point of view, whilst minimising harm to the building as a whole.

St Andrew's is a Grade I listed Church located on the sea front at Burnham on Sea. It receives many visitors to its regular worship services and social groups as well as to view the famous fragments of the Grinling Gibbons monument.

Further to the initial options study to decide upon the best general location for the new accessible WC, we liaised with the PCC at St Andrew's Church to explore the possible designs for the new facility if located within the tower at the west end of the church.

The feedback from the previous DAC meeting on the 15<sup>th</sup> March 2023 was supplemented by notes from a DAC delegation visit that took place on Thursday 27<sup>th</sup> April 2023.

The DAC favoured the proposal of locating the new WC within the tower to the right hand side of the west door. However, there is not quite enough width to provide a fully accessible WC here without encroaching on the reveal of the doorway, which further upsets the symmetry of the church interior. Further studies have subsequently been carried out to explore the design of new partitions at the west end.

We have now focussed on the following set of preferred plans, and elevations aided with sketch visuals, listed opposite, and illustrated on following pages:

Option 1: New accessible WC with full height partition to match existing

Option 2: New accessible WC with lowered partition height

Option 3: New screen with WC

Option 4: New screen with fully accessible WC

Please also refer to scale drawings attached to submission:

0609\_002\_Existing Ground Floor Plan\_Scale 1:75@A1  
 0609\_040A\_Proposed Ground Floor Plan Option 1\_Scale 1:75@A1  
 0609\_042\_Proposed WC (Option 1)\_Scale 1:20@A1  
 0609\_046A\_Proposed WC (Option 3)\_Scale 1:50atA3  
 0609\_047A\_Proposed WC (Option 4)\_Scale 1:50atA3

## EXISTING: Photographs



Fig 1: View of the nave looking towards the tower at the west end. The existing storage cupboards are visible either side of the west door, and the symmetrical plinths with figures from the Grinling Gibbons monument are seen positioned this side of the tower arch.



Fig 2: View of current use within the tower shows existing painted timber panelled storage cupboards to either side of the west door with a stained glass west window visible above. Stone slabs including a central ledger are seen on the floor under the font set on a stone plinth, and the existing stone monument is seen set into south wall of tower (part of the Grinling Gibbons monument).

# EXISTING: Existing Ground Floor Plan

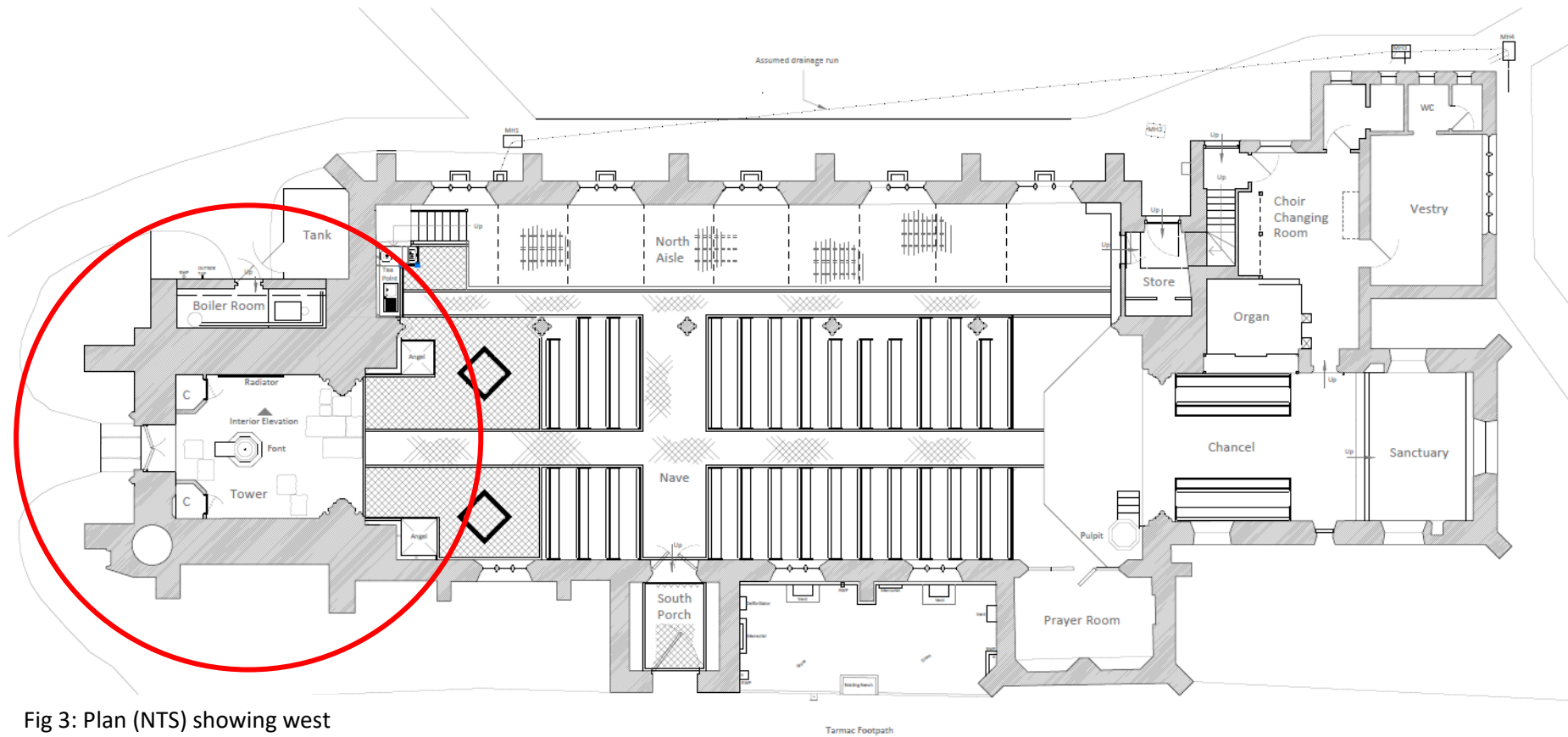
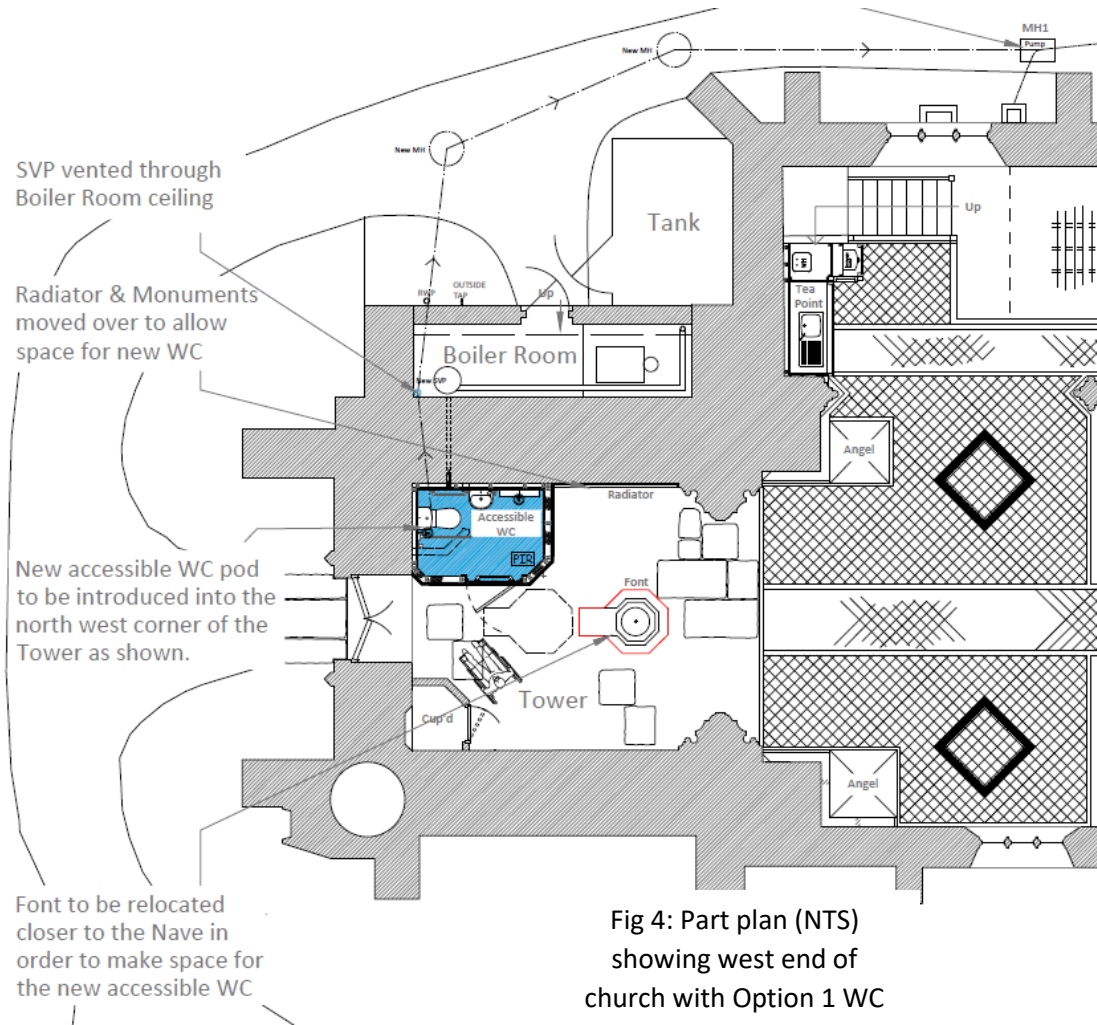


Fig 3: Plan (NTS) showing west tower area circled with existing positions of storage cupboards either side of the west door, and centralised font

OPTION 1: Plan



Option 1 was the preferred option from the initial options study when reviewed by the DAC.

The new timber panelled partition is designed to enclose the accessible WC.

The timber panelled partition matches the existing partitions in height and style. The south storage cupboard remains as existing.

The font is shown relocated eastwards within the tower and with the lower plinth removed to improve access.

The WC projects beyond the reveal of the west doorway to achieve the internal width of at least 1.5m.

## OPTION 1: Sketch View



Fig 5: Sketch view of Option 1 WC enclosure seen from the nave

Option 1 with new timber panelled partition to accessible WC kept at same height as existing storage cupboard.

### Advantages:

- Fully accessible WC provided with easy access from nave
- Storage enclosure retained on left hand side of west door

### Disadvantages:

- Asymmetrical view of west end of church from the nave. Part of the west door is obscured due to the required width of the accessible WC
- Height of new WC enclosure shown matching existing storage cupboard which is higher than is necessary and overemphasises the difference between the leaning tower walls and the true vertical shape of the partitions.

## OPTION 2: Sketch View



Fig 6: Sketch view of Option 2 WC enclosure seen from the nave

Option 2 has the same plan form as Option 1.

The new timber panelled partition to accessible WC shown with reduced height (from approx. 2.8m to 2.4m) and the south storage cupboard adjusted to match. This helps to reduce the bulk of the new facility when viewed from the nave.

#### Advantages:

- Fully accessible WC provided with easy access from nave
- Storage enclosure retained (but adjusted in height) on left hand side of west door.

#### Disadvantages:

- Asymmetrical view of west end of church from the nave. Part of the west door is obscured due to the required width of the accessible WC
- Height of the south storage cupboard adjusted to suit new WC enclosure.

## OPTION 3 PLANS



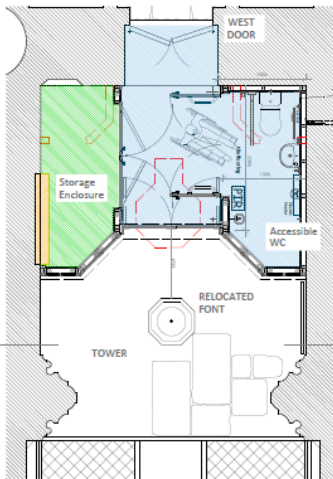
SECTION B FACING WEST - SCREEN DOORS CLOSED

- Existing panelled storage cupboards to be removed.
- New timber panelled partitions to be formed to enclose storage cupboard to left hand side, and WC to right hand side.
- Line of new partitions set to avoid existing stone monument on south wall of tower, and designed to retain symmetry.
- Storage cupboard to be without ceiling, to allow views of existing stone monument on south wall of tower.
- New solid timber panelled doors fitted within new screen which can be closed to provide additional room and privacy when accessible WC in use.



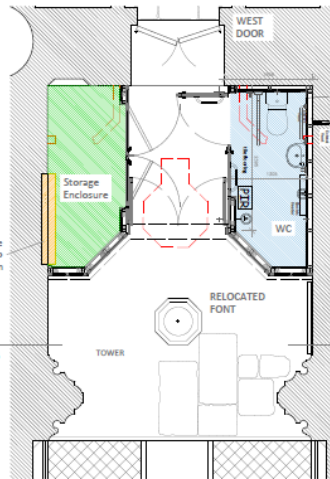
SECTION B FACING WEST - SCREEN DOORS OPEN

- Double doors could be left in fully open position for most of the time, allowing extra circulation space and views of west doors beyond.
- Flooring within WC cubicle to be relaid.
- Font to be relocated, and lower plinth step removed to improve accessibility. New soakaway to be formed and existing stone slabs to be rearranged.
- NB Lean of tower walls shown indicatively only - to be surveyed accurately on site before finalising design and commencing construction



FLOOR PLAN OF TOWER - SCREEN DOORS CLOSED

Scale- 1:50



FLOOR PLAN OF TOWER - SCREEN DOORS OPEN

Fig 7: Option 3 Plans (NTS)

## OPTION 4 PLANS



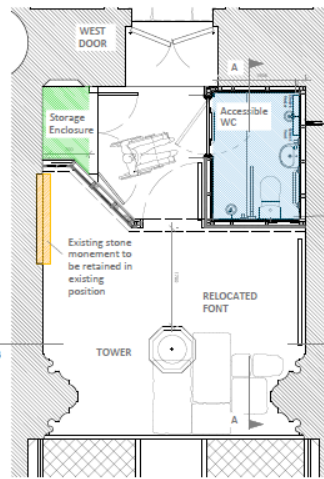
SECTION B FACING WEST - SCREEN DOOR CLOSED

- Existing panelled storage cupboards to be removed.
- New timber panelled partitions to be formed to enclose storage cupboard to left hand side, and accessible WC to right hand side.
- Line of new partitions set back to avoid existing stone monument on south wall of tower.
- Storage cupboard could be enclosed with ceiling
- Position of new partitions maximise circulation space left around relocated font



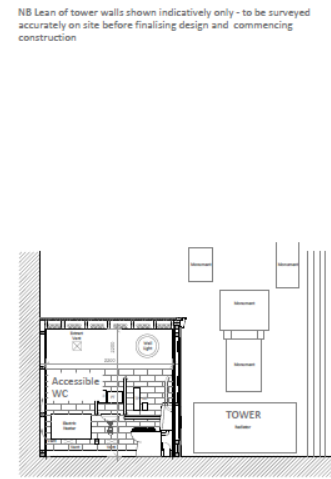
SECTION B FACING WEST - SCREEN DOOR OPEN

- Screen door width sufficient to allow access to wheelchair users
- Flooring within WC cubicle to be relaid.
- Partition to accessible WC extends over edge of west door recess in order to accommodate full 1.5m internal width required for compliance
- Font to be relocated, and lower plinth step removed to improve accessibility. New soakaway to be formed and existing stone slabs to be rearranged.
- Monuments on north wall of tower could remain in existing positions, or move lower two inscriptions to higher position if preferred.
- NB Lean of tower walls shown indicatively only - to be surveyed accurately on site before finalising design and commencing construction



FLOOR PLAN OF TOWER

Scale- 1:50



SECTION A FACING NORTH

Fig 8: Option 4 Plans (NTS)

## OPTION 3: Sketch View



Fig 9: Sketch view of Option 3 seen from the nave. The central doors within the new screen are shown in the open position, with the west door visible beyond

Option 3 shows a timber panelled screen linking from the north to the south side of the tower. The new partitions to either side of the west door are symmetrical, housing a new WC to the right, and storage to the left

The central double doors are required here to 'enlarge' the WC to be accessible when required. The partition is brought forward around the existing stone monument on the south wall which would still be visible from within the storage enclosure to the left hand side.

The central double doors within the screen are shown in open the position with views of west door beyond.

The font has been relocated eastwards towards the nave and with the lower plinth removed to improve access.

### Advantages:

- Fully accessible WC available if screen doors are closed
- Symmetrical backdrop formed by new screen behind relocated font within tower.
- West door still visible and full width is useable

### Disadvantages:

- Stone monument partially obscured from nave (but visible from behind screen)
- Reduced circulation space



## OPTION 4



Fig 10: Sketch view of Option 4 seen from the nave. The central door within the new screen is shown in the closed position, and the stone monument on the south wall is visible.

Option 4 incorporates a full size accessible WC, and a smaller single door centralised in a new timber panelled screen that spans across from north wall to south wall of the tower.

The new partition cranks back on the south side to leave the stone monument visible from the nave of the church.

Complete symmetry is lost but the new screen brings the additions together visually and forms a smart backdrop to the font.

The font is shown relocated eastwards within tower to allow for circulation space, with the lower plint removed to improve access.

Advantages:

- Fully accessible WC available at all times
- Backdrop formed by new screen behind relocated font within tower.
- Stone monument fully visible from nave

Disadvantages:

- Reduced storage space behind screen
- West door still useable but partly obscured by line of WC partition

<b>CONCLUSION</b>	
<p>Further to discussions within the PCC, Option 4 is the preferred option.</p> <p>The PCC are keen to retain full visibility of the stone monument on the south wall at high level. The accessible WC offers easy access to all visitors without the complication of additional doors, and the full width panelled screen with a central door forms a coherent and formal backdrop behind the relocated font within the tower.</p> <p>We look forward to receiving comments from the DAC before progressing further with this proposal.</p>	