We want your feedback on the suggestions in this feasibility study:

We are inviting written feedback on the suggestions in this feasibility study from groups and individuals. We encourage home groups to consider this together, and will be asking the various teams of the church to respond from their particular perspective.

We want to know your name
When making a group response, please include the name of the group and the names of those who contributed to the response. *Unattributed responses will not be considered.*

We want to know what activities you do in our church buildings
Where referring to worship please specify the service.

Please let us have your specific observations:
On any of the proposals put forward by the architect in response to the 25 requirements of our brief. We are eager to receive both constructive criticism and positive affirmation.

The deadline for all feedback is **1st May.** Your early responses would be appreciated - if possible via email to office@highstreet.church.
In 2014 & 2015 the Worship Team conducted two consultations at High Street Methodist Church. The first looked into the many activities of High Street that take place beyond our worship services. The second focused on our worship.

Based on these consultations the Worship team made the following recommendations to our Church Council:

*Our buildings should be shaped by what we do in them and not the other way around & that further consultations should take place to clarify how our various worship and “wider-than-worship” activities could develop;*  
To ask those who are most directly involved, whether there are any changes that could be made to our buildings that could enhance any of our worship and other activities.
Having considered these recommendations, the Church Council agreed in October 2015 that the Worship Team and the newly formed Leadership Team should carry out wider consultations during January 2016.

The summary of the responses to these consultations can be found in the booklet *Vision Day 2016*.

The Worship Team found that these additional consultations confirmed and amplified many of the space issues already raised via the preceding consultations and two further recommendations to Church Council were made.
Why Are We Here?

Following on from this consultation January 2016, the Worship Team recommended two separate but related processes should follow:

1. The Worship and Leadership Teams will continue to support the ongoing development of our worship and other activities in line with our Church Vision and Strategy.

2. An Architect, with appropriate experience, will be instructed to prepare a feasibility study in line with the Feasibility Brief in section 4 of the Vision Day 2016 booklet.

We are here to see the progress the Architect has made working to the brief, to understand the process that has been followed so far and to hear what the next steps will be.

The drawings that support this study are not designed to capture the granular detail of our existing church or the precise location of all of our assets, but merely to represent and focus our attention upon the 25 requirements of the brief.
What Have We Done So Far?

In early 2016 members of the Worship and Leadership Teams visited St James Church in Gerrard’s Cross where they inspected a similar building to High Street.

Gerrard’s Cross had undergone refurbishment to serve a church with a similar spectrum of worship styles to our own. Whilst there, we were able to quiz members of the Gerrard’s Cross church who had been involved in the project.

This experience culminated in an Architect selection panel being tasked with identifying a number of short-listed Architects who could in the first instance, support the church with a feasibility study, designed to include indicative design options, costings and scheduling of any proposed works.

The selection panel wanted the Architect to provide us with:

- An appraisal of our entire church buildings and site
- Concept proposals drawn in plan form to address shortcomings identified
- Preliminary budget construction cost estimates
- Summary document including plan drawings, photographs, simple 3D images etc
The selection panel was drawn from members of the Ministry, Leadership and Worship Teams with places also given to members involved with youth work and with Audio / Visual technical knowledge.

Three Architects were selected to tender for the Feasibility Study, based on their portfolios and expertise working in ecumenical environments.

They were invited to visit our Church for an assessment day, an assessment matrix was designed, by which all the Architects could be objectively and consistently assessed.

Each Architect was given a 1-hour slot, 35 minutes of which was an invitation for them to present anything they felt relevant to the panel, followed by a 25-minute Q&A session.

The results of this assessment were presented to Church Council and in April 2016 Jeremy Bell, senior partner of JBKS Architects was formally tasked with developing and presenting to us a study of what is feasible with our site.
Over the next 10 months, the selection panel came together several times to assess the progress of JBKS. This was done both with and without the Architect present.

These meetings were designed to help both this group and the Architect maintain their focus on the brief given to us by the membership, to answer any questions that were raised by the Architect and to ensure that HSMC received the service levels we expected from JBKS.

In January 2017, the selection panel felt it was time for Jeremy to present his study to the Church Council.

At the January Church Council it was decided that it would be appropriate for this presentation to be made to everyone here at High Street at the same time.
Why Did We Choose JBKS Architects?

The selection panel felt that JBKS Architects, represented by Jeremy Bell and his colleagues, clearly understood the brief given to them.

They pro-actively sought to understand and build relationships before the selection day and this benefitted their presentation greatly.

More so than any other Architect, the selection panel were left impressed with the ‘strength and depth’ of the team at JBKS and we felt that this would only benefit the church.

JBKS were also the only Architects to offer to visit and present to the congregation and Church Council in support of the feasibility work.

Everyone in the team at JBKS has shown a clear sensitivity to work in a Christian environment and can comfortably grasp and articulate the nuances of life within a church.
What We Have Learnt

A lot of new information has been produced during the course of this study. It will take time to **pause, reflect and discern** what our next steps are.

This is a step by step process, we cannot expect a feasibility study to produce the final answer to our brief. We will need to **gather feedback and refresh our drawings** before we have any final “plan”.

The site we have is a huge asset to us as a church and will continue to be so, however this study has shown the site does have **physical limitations**.

The 25 requirements listed in the brief **occasionally conflict** with one another. We will need to establish a method to prioritise requirements that are in conflict.

Some suggestions in this study are **permanent**. For example, removing the carpark in favour of a courtyard. We will need to carefully consider the future implications of those choices.
Next Steps

Over the following pages you will see how each requirement we asked for in the Architect's brief was or was not met.

Each page should give you an idea of the requirement, its location, how we have met the requirement and the technical challenges we may face meeting it.

We have 25 requirements in total described by the brief given to the Architect.

Some requirements appear to be duplicated, Jeremy and his team felt that the requirements could be condensed into 12 distinct issues and their presentation reflected this.

In the interests of transparency all 25 requirements are presented to you as they were originally presented to the Architect.
Next Steps

Over the next few weeks you will be asked to give us feedback on what you have read here.

Your feedback on this study is most important and you’re encouraged to leave your thoughts and opinions via a feedback form available from the office.

The feasibility study will also be made available to anyone who was unable to make it to the presentation evening, or would like time to view the drawings at their own discretion. More information can be found in the church office.

The Leadership Team will gather and collate all of your feedback and recommend next steps to the Church Council, we envisage in July 2017. Please remember, any anonymous feedback will be discarded.
Next Steps

We have included a graphic of possible next steps, this hopefully shows that there are many steps for us to take as a church before a decision regarding our building can be made.

**Architect's Selection Panel & JBKS**
Develop a Feasibility Study based on our membership's wishes.

**Architect's Selection Panel & JBKS**
Present Feasibility Study to Church Council and the Membership

---

Feedback to be gathered and next steps approved by Church Council

**A steering group, representative of the church as a whole & An Architect**
Develop detailed plans based on feedback

---

**A steering group, representative of the church as a whole & An Architect**
Present detailed plans and costings

---

Feedback to be gathered and next steps approved by Church Council

---

Final proposals including phasing, costing and funding plan should we make it this far.
Requirement 1 – Flexible Space

You said:

Enable different, flexible styles of worship and other church activities to happen in the main body of the church with very little or no “set-up” time for things like: services, X:Site, courses, concerts, children’s holiday clubs, prayer days, prayer installations, Christmas Carnivals etc.

Our feasibility study said:

That we can achieve this, we will need to remove the pews and provide stackable chairs – capable of being easily moved and stored, but also comfortable.

We will also need to create wide access points from the Nave to Wesleys and the Hall as well as creating direct access to the kitchen from the north transept.

We will also need to consider the reduction or removal of the two main pillars that divide the transepts.
Requirement 1 – Flexible Space

This enables us:

To live out our promise to cherish equally all styles of worship.

To advance the effectiveness of delivering our current and expanding ministry to the community.
Requirement 1 – Flexible Space

The reduction or removal of the two main pillars that divide the transepts.

Stackable chairs – capable of being easily moved and stored, but also comfortable.
Requirement 1 – Flexible Space

Direct access to the kitchen.

Wide access points from the Nave to Wesleys and the Hall.
Requirement 2 - The Sanctuary

You said:

We should ensure that the east end of the church remains a focus for worship.

Our feasibility study said:

That we can achieve this, however we will need to undertake further detailed design to ensure the east end of our church is kept in keeping with the whole space.

This work can only be carried out after further discussion and input from the membership.
Requirement 2 – The Sanctuary

There are currently no changes to the sanctuary area, maintaining its focus for worship.
Requirement 3 - Accommodate a Larger Choir

You said:

We would like to accommodate a larger choir together with adequate space for the choir to gather before and after worship, and for the storage of gowns, music, etc.

Our feasibility study said:

That we can achieve this. By forming one large room, combining the current Choir Vestry and Minister’s Vestry.

This would also incorporate a toilet and additional discrete access to the dais.

To accommodate the larger Choir Vestry, a new Minister’s Vestry has been formed within an extension in the North East Corner.

This enables us:

To have a larger choir, gathering in more comfort.

To have an additional meeting room for other purposes.
Requirement 3 - Accommodate a Larger Choir

Forming one large room, combining the current Choir Vestry and Minister’s Vestry.

New toilets and additional discrete access to the dais.
Requirement 3 - Accommodate a Larger Choir

To accommodate the larger Choir Vestry, a new Minister’s Vestry needs to be formed within an extension in the North East Corner.
Requirement 4 - Sight Lines

You said:

Ensure sight lines are improved for viewing worship bands, drama pieces and other activities, including external events that take place ‘centre stage’ and that there are sufficient inputs and sockets for electric, sound and data with open communication channels to a sound desk, where appropriate.

Our feasibility study said:

That we can achieve this through the reduction of the two main pillars that divide the transepts.

Further detailed specification and design is required for improved Audio Visual equipment including, where helpful, tv monitors, Dais size, shape, construction and extension – including the incorporation of inputs and sockets.

This design is dependent on the final configuration of the church.

This would enable:

The congregation to fill every space at the front of the church, giving a greater sense of togetherness, community and involvement.
Requirement 4 - Sight Lines

Reduction of the two main pillars that divide the transepts.
Requirement 4 - Sight Lines

Current restriction of vision due to pillar size

(When viewing the altar)
Requirement 4 - Sight Lines

Improvement to vision due to pillar reduction

(When viewing the altar)
Requirement 5 - Communion

You said:

Enable larger congregations to more easily, occasionally, receive communion at a rail.

Our feasibility study said:

That we can achieve this through the installation of a removable communion rail built into the redesigned dais.

This would enable:

Those members for whom this is important, to occasionally receive communion at the rail whilst part of a large congregation.
Requirement 5 - Communion

Install a removable communion rail built into the redesigned dais.

An example.
Requirement 6 – Disabled Access

You said:

Review the means of providing disabled access throughout the premises & retain lift access to the dais.

Our feasibility study said:

The drawings show it is possible to have several additional points of entrance and exit to the building, particularly on the southern elevation (e.g. from Wesleys)

Consideration has been given to improved external fire-exits which will now meet current building standards.

The current lift to the Dias has been retained.

This enables us:

To provide all people dignity of access to our site.
Requirement 6 - Disabled Access

New and Existing entranceways, all designed for disabled access.
Requirement 7 – Comfort & Flexibility

You said:

We would like greater comfort and maximum flexibility of seating in the main body of the church for a minimum of 350 people, more if possible.

Our feasibility study said:

We can achieve greater levels of comfort and flexibility by removing the pews and introducing stackable chairs – but we can only accommodate a maximum of 303 chairs.

However, the ability to clear the church space of all seating would enable us to have a standing capacity of at least 700.

The maximum number of seats is partly dependent on the design of the chair.

Note:

Our current seating capacity of 350 is dictated by fire regulations. To seat 350 people in the Main Church we need to use all of the current seating plus an additional 53 chairs from the hall.
Requirement 7 – Comfort & Flexibility

**This enables us:**

To still accommodate congregations double the size we currently have on Sunday mornings with much enhanced flexibility of seating and comfort.

To utilise our largest space for more activities for the benefit of the church and wider community. At the same time as enabling church and community groups to continue using the hall.
Requirement 7 - Comfort & Flexibility

Maximum Capacity - 303 Seats
Requirement 7 - Comfort & Flexibility

Intimate Arrangement - 99 Seats
Requirement 8 – Sound System

You said:

We would like to improve the current sound system, such that it will be excellent for speech, musicians, singing, audio replay, etc., and can be managed efficiently and effectively from a sound desk that is appropriately positioned.

Our feasibility study said:

The detailed specification and design of a new sound system is to be specified after and if the plans for the space are agreed.

This would enable:

Members of the congregation to hear what is happening.

A far greater quality of sound for music, voice, worship, courses and preaching.

The ability to meet the digital expectations of our age.
Requirement 9 – Flooring

You said:

Improve the flooring in the church such that it will enhance the comfort of worshippers and not impact, negatively, on the acoustics of the building.

Our feasibility study said:

This important aspect is to be considered as part of the global and detailed design for the space. Immediate options being: bare wood, fully carpeted or a mixture of both.
Requirement 10 – Video Screen & Projector

You said:

Consider replacing the current video screen and projector with a more effective and unobtrusive system, including the potential for erecting preacher’s and/or worship leader’s monitor(s).

Our feasibility study said:

The detailed design of a new video system (including tv monitors where helpful) is to be specified after the plans for the space are agreed.

This would enable:

Every member of the congregation to have good visibility.
Requirement 11 – Visibility From the Transepts

You said:

Consider how we may improve visibility in the transepts.

Our feasibility study said:

As has already been mentioned, we can achieve this via the reduction of the two main pillars that divide the transepts.

This would enable:

The congregation to fill every space at the front of the church, giving a greater sense of togetherness, community and involvement.
Requirement 11 – Visibility From the Transepts

Reduction of the two main pillars that divide the transepts.
Requirement 12 – Recording

You said:

We would like to have the facility to record services and project live action onto a screen, e.g. drama pieces, bands, speakers, etc., through the use of discrete recording and projection equipment.

Our feasibility study said:

The new and improved AV system, which can only be specified after the plans for the space are agreed, will provide this capability.
Requirement 13 – Lighting

You said:

Is it possible to install unobtrusive lighting and associated equipment that improves visibility and enables the ambience and atmosphere of the church to be easily and quickly transformed?

Our feasibility study said:

The new lighting and associated equipment, which can only be specified after the plans for the space are agreed, will provide this capability.

This would enable:

The décor and ambience of the church to be changed in an instant without the need for permanent redecoration.
Requirement 14 – Storage Solutions

You said:

Find appropriate storage solutions to help de-clutter the church e.g. pianos, band equipment, staging, children’s play equipment, assorted furniture, seating, etc.

Our feasibility study said:

We can achieve this, new storage rooms can be created that are attached to the Hall, Wesleys and the north transept.

The church currently has 62 square metres of storage, and the drawings show a minimum of 53 square metres of additional space.

This would enable:

Storage space that is accessible, on site and user friendly - capable of supporting the growth of our activities.
Requirement 14 – Storage Solutions

Additional points of storage.
Requirement 15 – Kitchen Access

You said:

Find solutions to the issues raised by having poor access to the kitchen from the church e.g. preparing/washing all communion elements, meals served in Church and from Wesleys.

Our feasibility study said:

This is possible, the drawings show access from the kitchen to both the Hall and from the Church.

This would enable:

Hospitality to be at the centre of our community. Food is a key part of many activities we already have in the church space inc. Alpha, Prayer Days, Theology School, X:site etc. We could also expand on activities like Shopper’s Lunch.

The Communion Stewards would also be able to go about their task in a more appropriate environment.
Requirement 15 – Kitchen Access

Access to the kitchen from both the Hall and from the Church is possible.
Requirement 16 – Expanding Junior Church (now known as Children’s Church)

You said:

Find solutions to Junior Church growth, enabling the primary age children to divide into two age-groups with similar facilities.

Our feasibility study said:

This is possible, the drawings show that the rear rooms can be redeveloped to provide a new two storey building, comprising a hall on one floor and ancillary rooms on a second.

It may also be possible to include the provision of a second floor “Hall” as part of the extension of Wesleys. This could then be converted to office/ancillary space once the rear rooms have been developed.
Requirement 16 – Expanding Junior Church

**This would enable:**

The impact of Children’s Church to grow.

We are seeing children’s lives transformed in children’s church, we are hearing from parents that the children are having such a good time that they are bringing their parents to church too.

We have also had parents coming along to Alpha because of the questions their children are asking.

As the impact of our Youth Work grows due to our involvement in the local secondary schools, these changes will give us the greater capacity we need.

Young people are finding faith here and their lives are being transformed.
Requirement 16 – Expanding Junior Church

Additional space for Junior Church can be provided through an additional floor above Wesleys and a replacement building on the site of the current rear rooms.
Requirement 17 – Internet Access and IT Facilities

You said:

Provide internet access and Audio-Visual facilities in all ancillary spaces (including the Hall, Wesleys, and other meeting rooms) and fit these out to enable any of them to be ideal for various activities, including coffee-point facilities, where appropriate.

Our feasibility study said:

This is possible and is currently already being rolled out with the refurbishment of individual rooms that are highly unlikely to under go change in the short to medium term.

The Office and Conference Room are complete, and Church Council have authorised similar work be done on the Parlour.
Requirement 18 – Expanding Youth Work

You said:

Provide additional space to meet the potential growth of on-site youth/children’s activities, consider redeveloping the rear rooms.

This requirement is duplicated elsewhere

Our feasibility study said:

This is possible, the drawings show that the rear rooms can be redeveloped to provide a new two storey building, comprising a hall on one floor and ancillary rooms on a second.

It may also be possible to include the provision of a second floor “Hall” as part of the extension of Wesleys. This could then be converted to office/ancillary space once the rear rooms have been developed.
Requirement 18 – Expanding Youth Work

**This would enable:**

The impact of Children’s Church to grow.

We are seeing children’s lives transformed in children’s church, we are hearing from parents that the children are having such a good time that they are bringing their parents to church too.

We have also had parents coming along to Alpha because of the questions their children are asking.

As the impact of our Youth Work grows due to our involvement in the local secondary schools, these changes will give us the greater capacity we need.

Young people are finding faith here and their lives are being transformed.
Requirement 18 – Expanding Youth Work

Additional space for Junior Church can be provided through an additional floor above Wesleys and a replacement building on the site of the current rear rooms.
Requirement 19 – Using Wesleys in the Evening

You said:

Provide improved lighting and décor in Wesleys for a twilight/evening youth café.

Our feasibility study said:

The new lighting and associated equipment, which can only be specified after the plans for the space are agreed, will provide this capability.
Requirement 20 – Secure Working Area for Children’s Work

You said:

Provide a secure room for a Children’s Work Office, including space for materials, resources, and safeguarding documentation.

Our feasibility study said:

This has recently been provided through the refurbished Church Office incorporating additional desk and storage space.
Requirement 21 – Further Storage Areas

You said:

Provide improved and additional storage spaces for a variety of needs, including for Junior Church, Building Blocks etc.

Our feasibility study said:

We can achieve this, new storage rooms can be created that are attached to the Hall, Wesleys and the north transept.

The church currently has 62 square metres of storage, and the drawings show a minimum of 53 square metres of additional space.

This would enable:

Storage space that is accessible, on site and user friendly capable of supporting the growth of our activities.
Requirement 21 – Further Storage Areas

We can increase our overall storage capacity to 115 sq metres, up from the existing 62 sq metres.
Requirement 22 – Circulation Areas

You said:

Provide additional circulation spaces to better enable large numbers of people to gather informally at the same time as the main church space is in use. For example, during a second service on a Sunday morning when worshippers from the first service are still on site.

Our feasibility study said:

We can achieve this through an extension to a redesigned Wesleys incorporating an external feature-courtyard with direct access to the High Street, plus a new lobby linking the Church to the LX, and two additional toilets.

Wide access points can been created from the Nave of the Church through to Wesleys and the Hall, providing many new options for circulation and multi-room usage.

The extension of Wesleys would require the loss of our seven on-site car parking spaces.
Requirement 22 – Circulation Areas

This enables us:

To build an authentic community allowing both congregations to remain on site together during Sunday services for a time of extended fellowship and discipleship, without impacting the worship in progress.

To expand our outreach ministry to the local community through Wesleys whilst being directly accessible from the High Street.

Everyday the Wesleys team hear:

“\textit{I’m so glad you’re here, I’ve found someone to talk to}”
Requirement 22 – Circulation Areas

The drawing shows an extended Wesleys, with a courtyard and fountain. There is also the possibility of creating a new lobby area between the existing LX building and the rear of the church.
Requirement 23 – Prayer Space

You said:

Can we provide a dedicated Prayer Space within our suite of buildings that is permanently available?

Our feasibility study said:

We cannot comfortably achieve this. There is no obvious space available for this, beyond dedicating an existing room for this purpose.

The key requirements here are that the room is directly accessible from the main church, is in a public space and has a clear glass frontage for safe guarding purposes.

This requirement will remain under consideration and hopefully a solution can be found once the larger feasibility study has been examined by the membership.
Requirement 24 – Breakout Areas

You said:

We would like areas of comfortable seating throughout the premises. Prayer with individuals would be helped if throughout the premises there were pockets of comfortable seating.

Our feasibility study said:

This can be achieved. It is possible to introduce semi-public comfortable “break-out” seating areas within the circulation spaces, where prayer and pastoral conversations may take place at busy times.

This enables us:

To be able to cater for the weekday visitors who require private or one to one conversations. This would also facilitate our Sunday prayer ministry before and after services. It would also enhance our ability to be a comfortable, welcoming, meeting point for the community.
Requirement 24 – Breakout Areas

Semi-public comfortable “break-out” seating areas within the circulation spaces, where prayer and pastoral conversations may take place at busy times.
Requirement 25 – Advertisement & Promotion

You said:

Provide appropriate means for advertising and promoting our services, courses and activities to those who use or walk past our buildings.

Our feasibility study said:

The Church Council have recently agreed to the installation of monitors to be located in the Foyer. This scheme now has full consent and will be completed in the coming weeks.

This would enable:

A greater awareness of our activities and the ability to communicate with members, church users and passers by. We believe our courses such as the parenting course change lives, so the more people we can reach the greater the impact.
Requirement 25 – Advertisement & Promotion
For Your Information

Based on some very broad assumptions of the work so far, we are able to show the likely building costs needed to meet our requirements.

These costs are **not final** and are hugely dependent on a range of factors from exchange rates to quality levels and, not least of all our desire to proceed with the work.

Given the size of the site and the volume of people it serves during the week, it is not feasible to close the building and complete the work in one go.

We would have to “phase” the work. This brings the added benefit that we can fund raise to a timescale and pace in tune with the development work, rather than fund the full amount up front.

These prices **do not include VAT, professional fees or furniture.**
Phase 1

To refurbish the toilets, the Hall and its associated rooms, the Foyer area, the stairwell around Wesleys and the Office will cost **approximately £182,000**
Phase 2

To refurbish the Main Church, create a dedicated Reception Area and stairwell to the rear of Wesleys’ will cost **approximately £587,000**
Phase 3

An extension to the North East of the Main Church for additional choir space, storage space, kitchen and ministers Vestry will cost approximately £116,000.
Phase 3A

A structural refurbishment to Wesleys in preparation for the extension and second floor, including first elements of a lobby area will cost **approximately £176,000**.
Phase 4

To completely demolish and rebuild a two storey replacement building at the rear of the church will cost **approximately £680,000**
Phase 5

To provide an extension and second floor to Wesleys, including additional storage, and a full lobby area to the East linking to the new Rear Rooms will cost approximately £1,028,000
3D Elevations of the Rear Room Replacement. Note the angled roof ensuring light reaches the East window.
3D Elevations of the Rear Room Replacement
3D Elevation Frontage - Note the minimal impact to the frontage & visual aesthetic from the High Street
3D Elevation Frontage - Note the minimal impact to the frontage & visual aesthetic from the High Street
Current view from Main Church into Wesleys
3D Elevation – View from Main Church into Wesley's
3D Elevation – View from Wesleys in to Main Church
Current view from Wesleys in to existing car park
3D Elevation – View from Wesleys in to new Court Yard
highstreet.church
the church in the high street