

**MISSION-SHAPED PREMISES FOR A MISSION-SHAPED CHURCH**  
**developing High Street's buildings - conclusions and recommendations**

Prepared by the Leadership Team - October 2017

**ESSENTIAL BACKGROUND - remember the bigger picture**

You may well feel tempted to turn directly to the conclusions and recommendations - PLEASE DON'T! It is important for us to remember why and how we have arrived at this point.

The conclusions and recommendations set out within this document are part of a long, careful and ongoing process at High Street, through which we are seeking to become a more fully mission-shaped church. The mission we are shaped by is summarised in our Vision and Strategy statements, which were adopted by our Church Council in March 2014:

OUR VISION is to see:

**Lives, relationships and communities in this world  
transformed by the love of God in Jesus Christ.**

and OUR STRATEGY for sharing in this great work is to:

**Encounter God  
Equip God's People  
Extend God's Kingdom**

As we seek to extend God's kingdom among the diverse people of this world, one of our greatest strengths is our own tremendous diversity. This many-layered diversity is truly a great blessing, but it also presents challenges. This inevitably gives rise to different - and sometimes contradictory - needs, concerns and expectations. These become especially apparent whenever we consider the many different ways we use our church buildings, and start looking together at how these might best be changed to help us to work, witness and worship more effectively.

Our current church-building was opened in 1930 to provide a spiritual home for a congregation whose worship and other activities followed a well-established inherited Methodist pattern. In recent decades, alongside the ongoing development of those inherited ways, we have also developed alternative non-traditional forms of worship, together with a whole range of new activities. Within the past four years, we have stated our firm commitment to cherish all of these, and to provide a space within which - by the grace of God - they may each continue to thrive, flourish and grow.

It was to this end that our current pattern of Sunday morning worship and Children's Church was established by the Church Council in July 2015, and this decision included the

clear resolution: *'that proposals be developed to make the Church more conducive to worship of all styles.'*

In considering how best to proceed with this, the following principles emerged:

1. **Form follows function:** Our buildings should be shaped by what we do in them and not the other way around;
2. **Our whole site matters:** The Main Church should not be considered in isolation but as an integral part of our whole site; and
3. **Mission is more than worship:** Our buildings (including the Main Church) should be shaped not only by our different styles of worship but also by our many "wider-than-worship" activities for the church and wider community.

So, in January 2016 a wide-ranging consultation took place, asking all those who are most directly involved to state what changes could be made to our buildings to enhance our various worship services and other activities. The findings from this were published in March 2016 in the ***You said...*** document, which concluded with an architect's brief containing 25 requirements.

JBKS Architects were appointed to carry out a feasibility study based upon the 25 requirements, and they presented this to the church in March 2017. The whole church was then encouraged to consider this feasibility study - both in groups and individually - and to feedback their comments. We also sought feedback from the Methodist Church's Conservation Officer and the District Property Secretary, who made a joint site visit in June 2017. A ***Summary of Feedback on the Architect's Feasibility Study*** has been prepared, and these conclusions and recommendations of the Leadership Team flow from that feedback.

Following her site visit in June 2017, having considered the process we have followed thus far, the Methodist Church's Conservation Officer Joanne Balmforth commented:

*'We are encouraged by the energy and activity within the church. We also commend the church on the professional, organised and sensible approach they have adopted when embarking upon this exciting, yet challenging project. Indeed, the focus on the Mission and the involvement and consultation with stakeholders is a model that should be promoted and adopted throughout the wider church.'*

We should feel confident about the process we have followed and now press on towards some firm proposals.

It is also encouraging to note that during the past twelve months:

- We have steadily refurbished a number of the valuable ancillary rooms that front the High Street. As a result, our Church Office now provides a redesigned and modernised work space for our growing staff team, and the former "Fish Tank" and "Parlour" have been transformed into attractive, modern and well-appointed flexible rooms suitable for a wide variety of purposes.
- We have provided internet access and started to install audio-visual facilities into many of our ancillary rooms (requirement 17).

- We have installed video screens into the Foyer, through which we now advertise and promote our services, courses and activities (requirement 25).
- In addition, we are currently considering redecorating the recently vacated 267 office to provide a dedicated ecumenical prayer space for a twelve-month trial period (requirement 23).

In preparing the following conclusions and recommendations, the feasibility feedback has been considered alongside our recently published ***Twelve Month Plan for High Street Methodist Church*** (adopted by Church Council in July 2017). This sets out the full range of mission activities we are currently doing within our buildings and, therefore, provides good evidence of the different ways in which we are seeking to fulfil our mission in practice. It also strongly indicates where our priorities should lie as we seek to develop our buildings to make them more adequately “mission shaped”.

## **GENERAL CONCLUSIONS - from 25 requirements to 3 phases**

Taken as a whole, the feasibility feedback confirms our ongoing commitment to the vibrant work being done within and beyond our High Street premises. It also highlights our concern to be good stewards of God’s resources. This concern creates a clear tension between - on the one hand - the desire to invest in our buildings adequately and appropriately, and - on the other hand - the desire not to spend more on buildings than we can properly justify.

Stepping back from the 25 detailed requirements, the feasibility feedback shows a fair degree of support for a masterplan comprising what might be described as 3 phases. These are (in order of priority):

### **Phase 1 - Re-ordering of the Main Church**

The Main Church is our primary and most visible space, it is used regularly by every part of our diverse church community, from Sunday morning worship to prayer days to children’s holiday club. It is one of the very few major venues in Harpenden where others from the wider community - including local schools, local charities and professional choirs - can gather for special events. Significantly, at a time when Harpenden Churches Together are seeking to pool resources and to be active partners in mission, the size and central location of our premises means that we are increasingly playing host to our sister churches in the town. We have enabled other churches to host weddings and ordinations at High Street. This Christmas the Salvation Army will be joining us for our Christmas Day worship and then are hosting their Christmas lunch in our hall while their premises undergo renovations.

It is now well established that all styles of worship do regularly take place within the Main Church. Over a period of years the value of doing this has been proven with both services growing, but over the same period we have repeatedly experienced the limitations of the space as currently configured and we should act now to ensure this space is made properly suitable for all styles of worship.

In addition, the Main Church is already being increasingly used for many other mission activities - including regular prayer days, children’s holiday clubs, X:Site, as well as the

annual Christmas Carnival and Light Party. The missional value of holding such events within the Main Church - of people coming into our main building to learn about our faith and to experience the love of Jesus - has now been well proven over a period of years, with events such as X:site and the holiday club growing in popularity. As we have become more successful in our outreach and mission so we have experienced the severe limitations of this space as currently configured. It is backbreaking and time consuming work to move pews and we are never able to completely clear the space. Each Sunday morning our musicians have to arrive extremely early to set up their equipment ready for the service to start at 9.15am as it is not currently possible to just 'plug in and go'. We constantly have problems with the sound system despite the best efforts of our sound team.

Action is now required to ensure this space is made much more flexible and up to the job we demand of it. This will not only increase the ease with which the current scale of such activities can be set up, but also maximise our ability, scope and potential to host many more such activities on a far larger scale. With increased flexibility and functionality - the ability to rearrange seating layouts, to clear the main body of the church, to change lighting and improve the sound - it is clear that the scope and number of events making use of this important space will grow. We are limited now in how many children we can accept onto our termly ecumenical X:site event; we have had to turn people away from our Harvest Supper this year as we are limited to the capacity of the hall; we are limited as to how we use the space for the Christmas Carnival and on prayer days. These are just some examples. With increased flexibility, we can not only host larger versions of our existing events but we can host new events - one possibility at an early stage of consideration is a link with Cliff theological college, enabling the south of England to more easily access their courses and resources. The ability to host training events would not only benefit us at High Street but also the other churches in the town, the District and even the Connexion.

It is considered highly significant that some of the most positive and enthusiastic feasibility feedback on the Main Church came from the teams who lead our vital work among young people. This is an area of our work that we have committed to as church and that the majority of us wholeheartedly support.

Significantly, the Main Church provided the original impetus for the feasibility study and is the focus of our first 15 requirements, and yet the architect's initial broad-brush figures suggest that it will be by far the least costly of the main-phases to complete. In terms of missional benefit, the main church building is by far our greatest asset.

Nevertheless, the feasibility feedback confirms that we must proceed with very great sensitivity when it comes to the Main Church. This space is precious to many of us, and it has the greatest architectural significance as part of a Grade II Listed Building within a Conservation Area. This heightened sensitivity might easily cause us to put off any decisions about the Main Church, but the need for certain improvements is confirmed within the feedback, as is the desire for us to deal with these practicalities directly so that we can then get on with our primary task of developing ever-more-effectively our worship, work and witness for God.

The feasibility itself considered the Main Church in great detail, and the related feedback is sufficiently clear and detailed to enable us now to move with some confidence towards a detailed design for this key phase. Nevertheless, the Conservation Officer confirms the wisdom of our setting the design of this phase within a wider vision for the whole site.

## **Phase 2 - Redeveloping the Rear Rooms with a link to the LX & Church**

The feedback indicates that there is widespread agreement that the current Rear Rooms are old, shabby and need replacing. These are currently used very little by church groups beyond Sunday mornings, but the hope is that they might provide suitable additional space for our work with children and youth.

The feasibility showed that it is physically possible to replace the Rear Rooms with a much larger two-storey building, connected to the LX youth centre and the main church buildings. All of this is well received in the feedback.

There are, however, some doubts about detailed design and critical planning issues. Therefore, more work is required to confirm what scale and design of development would be actually permitted by the Local Planning Authority.

Should it transpire that the Rear Rooms cannot be replaced with a much larger building, then a modern replacement on a similar scale may still be worthwhile, but it will not create all the additional space that our growing Children's Church requires on a Sunday morning.

## **Phase 3 - Extending the ground-floor of Wesleys**

The feedback indicates that there is strong support for extending Wesleys into the current car park, if possible, all the way to the boundary wall and archway to create a new entrance directly onto the High Street. Beyond extending the visibility and reach of Wesleys ministry to our wider community, this would provide an ample and comfortable space where our congregations can share in informal fellowship before/between/during/after worship.

Alongside any building issues, such a "scaling-up" of Wesleys cafe would have clear operational and management consequences which will require much careful consideration.

On the understanding that a development of the Rear Rooms can provide sufficient additional space for our Children's Church, when coupled with the Hall and the LX, there is minimal support for building a second storey above Wesleys. Should that understanding prove to be wrong, then we may wish to look more seriously at the possibility of adding a second hall space above the enlarged Wesleys as part of this phase.

It is clear from the feedback that this is a complex, multi-faceted and potentially very costly part of the masterplan, and much further work is required to confirm what may or may not be possible.

## RECOMMENDATIONS

The two recommendations that follow propose a way forward within which we seek to hold together, on the one hand, our clear need to reshape our premises to ensure they support our 21st Century mission and, on the other hand, our concern to be good stewards and not wasteful of the resources entrusted to us for the work of God.

Our first priority is to maximise the usability, flexibility and quality of those buildings we plan to retain or modify. Once we have unlocked the full capability of our existing buildings, then we will be best placed to review our mission needs and decide whether, and if so how, to progress the further development of our site.

### **Recommendation 1:**

**It is recommended that we should proceed with the detailed design of Phase 1 with a view to unlocking as soon as possible the full capability of our most important space.**

It is recommended that Phase 1 (focused upon the Main Church) proceed to the developed design stage, with a view to finalising the plans, specifications and costings during this current Connexional year.

The break down of indicative costings below have been provided by the architect. At this pre-detailed stage, they merely give a very approximate indication of the likely scale of costs (including VAT and professional fees) for each part of Phase 1. They also assume the additional professional fees on planning, ground work and asbestos consultancy to enable firm decisions to be made on all phases of the masterplan. VAT recovery is expected to be possible on elements still to be confirmed. They are not final or definitive but are considered sufficiently robust to allow Church Council to take an informed view. Although the architect has provided indicative costs for each element, the design conclusions and considerations should be viewed as a whole and not individually. The total indicative cost (including VAT and professional fees) of Phase 1 ranges between £605,000 and £923,000 depending upon specification and decisions on those items on which further work is required.

It is recommended that the detailed design for Phase 1 should be based upon the conclusions and considerations set out in the following schedule, which reflects the **Summary Feedback on the Architect's Feasibility Study**.

It is recommended that the Leadership Team be charged with appointing a project team with suitable skills and to set its terms of reference.

**WHERE A FIRM CONCLUSION HAS BEEN REACHED THE HEADING IS IN BOLD.**

WHERE FURTHER WORK IS NEEDED TO REACH A CONCLUSION THE HEADING IS IN REGULAR FONT.

## Schedule for Phase 1 - Re-ordering of the Main Church

Main Church: Design Conclusions and Considerations	Reference	Indicative Costs *
<b>CHANCEL:</b> Recognising their primary position within the 'hierarchy of space', and as advised by the Conservation Officer, the existing fixed furniture in the Chancel (Including the pulpit, reading-desk, choir pews, communion table and rail) will be retained, refurbished and protected.	Reqs. 2, 3	£3,000
<b>DAIS:</b> The current Dais is to be replaced with a more resilient equivalent, containing all necessary audio-visual sockets and inputs. In the detailed design full consideration is to be given to height, size and shape. As with the current Dais, care will be taken to preserve the original Chancel steps beneath. Consideration needs to be given to the possibility of incorporating into the Dais a removable hand rail, and the desirability and possibility of ongoing interchangeability with the staging in the Hall.	Req. 2, 4	£19,000
<b>DISABLED ACCESS TO THE DAIS:</b> Recent experience shows that the current lift is not powerful enough to lift the heavy modern electric wheelchairs being used today. Alternative means of disabled access to the Dais are now required. Options and costings are now required for further consideration.	Req. 6	£23,000
<b>COMMUNION RAIL:</b> The current communion rail in the Chancel will be retained. An additional removable communion rail will not be incorporated into the new Dais.	Req. 5	£0
<b>PILLARS:</b> The two main pillars that divide the transepts are not to be reduced or removed. Instead, video monitors will be fixed to these to improve visibility.	Reqs 1, 4, 11	£0
<b>ORGAN CONSOLE:</b> The organ console will remain in its current location in the North Transept.	Reqs. 1, 7	£0
<b>PEWS:</b> The current pews are to be removed and a small number of samples may be retained for heritage purposes.	Reqs 1, 7	£2,000
<b>STORAGE FOR BOOKS etc:</b> Full consideration should be given to alternative storage arrangements of such items as hymn books, service books, giving envelopes and notices. Much of these currently reside in the pews both between and during services. With the removal of the pews consideration needs now to be given to alternative ways of operating.	Req. 7, 14	included under storage audit, inventory and plan
<b>PRAYER CORNER:</b> Consideration should be given to the pros and cons of relocating the current Prayer Corner to a more accessible and visible part of the Main Church, to enable it to be seen and used by more of the general public. No material costs are envisaged.	Req. 23	£0
<b>FLOORING:</b> The floor will not be carpeted throughout, and the existing parquet floor finish is to remain throughout the Nave and Transepts. This will be repaired, refurbished and revarnished.	Req. 9	£17,000

\* including VAT and professional fees but excluding additional professional fees of £29,500 on planning, ground work, asbestos etc.

<p><b>CHAIRS:</b> Seating for worship and other activities is to be provided by the purchase of comfortable, easily moveable, stackable chairs. Regarding the detailed design of these, we shall seek to follow the advice and recommendations already provided by the Conservation Officer regarding what is suitable for a Listed Building of this quality. Consideration should also be given to providing some chairs with arms. The maximum number of chairs capable of being safely set out within the reordered space will be purchased. The exact number will directly depend upon the design of chair selected.</p> <p>As advised by the Conservation Officer, a storage space will be provided directly accessible from the Main Church which is large enough to store the total number of stacked chairs. The size of this store will directly depend upon the design of chair selected.</p> <p>Whilst the chair layout can be a matter for experimentation, the most likely default set-up will be orientated towards the dais, ready for Sunday worship, generally keeping the west end of the Nave clear for greater circulation and alternative uses.</p>	Reqs 1, 7, 14	between £15,000 and £88,000
<p><b>STORAGE AUDIT, INVENTORY AND PLAN:</b> A comprehensive audit of our existing storage spaces will be carried out in consultation with all our buildings users, with a view to creating a clear inventory of what each group needs to store where. From this will be developed a realistic storage plan for our current and projected storage needs. Our need for improved storage solutions (requirements 14 and 21) is confirmed by the feasibility feedback, and the Conservation Officer states that any development proposals should be accompanied by a clear 'storage plan... based upon the actual needs of the users'. It is generally felt that the feasibility study fails to provide the ideal storage solutions, and that more work is required to locate and/or create storage that is adequate for our needs. A thoroughgoing audit of all church storage needs and current provision will be essential to assist the architect in this important task.</p> <p>Those storage needs which relate to use of the Main Church should be met as part of Phase 1. These will include storage for such things as communion, flowers, hymn books etc, audio-visual-lighting, chairs, musical instruments, Godly Play. Ideally, this storage space would also be large enough to hold the two pianos currently kept in the North Transept.</p> <p>Both the Hall and the Church require direct access to large storage spaces.</p> <p>Consideration should be given to the desirability or otherwise of the current practice of storing things beneath the Hall stage.</p> <p>The audit and plan should include full consideration of the Players' Shed.</p> <p>Given that space is at a premium, consideration should be given to the ongoing management of our storage spaces to ensure that we do not unhelpfully hoard items that are rarely if ever used. The costs shown include the construction of a new storage facility in the North East quadrant of the site.</p>	Reqs 14, 21	£100,000
<p><b>DOORS:</b> Consideration should be given to the replacement of original doors where this will improve fire exits, disabled access, security and aesthetics. Not least, the exit towards the LX in the South Transept and the side doors into the Foyer.</p>	Reqs 6, 7	£16,000

\* including VAT and professional fees but excluding additional professional fees of £29,500 on planning, ground work, asbestos etc.

<b>ACOUSTICS:</b> To ensure that the acoustics in the Main Church are ideal for all our purposes we will seek the advice of an acoustic expert. The costs shown are for the study/report and not the implementation of recommendations.	Reqs 1, 7	£3,000
<b>FIRE SAFETY:</b> To ensure the safety of all our users we will seek the advice of a Building Inspector regarding the capacity of the Main Church according to different chair layouts.	Req. 7	£0
<b>REDECORATION:</b> The entire main church will be redecorated. Careful consideration to be given to the colour scheme throughout to enhance the visual impact of this important space in a way that is suitable for all users.		£39,000
<b>LIGHTING:</b> The current lighting will be replaced with a modern system to create a high standard of lighting for all purposes. This too provides improved visibility, not least of the Dais and Chancel, plus the ability to quickly transform the ambience and atmosphere. If possible, the specification should include the provision of unobtrusive lighting bars. Ideally, lighting will; be unobtrusive, energy efficient, customisable and controllable. Consideration to be given to whether retractable electric blinds should be provided to the windows.	Req. 13	£115,000
<b>AUDIO SYSTEM:</b> The current sound system is to be replaced by a modern system designed for our current and foreseeable-future needs, and to be physically fitting for the space. The design proposals for the Main Church have progressed sufficiently to enable a full specification and design of the audio system now to be made. This to be carried out by a specialist contractor. Amongst other things, consideration is to be given to the number and location of inputs, providing for those with hearing aids, record-ability, ensuring the Choir can be heard by the congregation, the preacher by the Choir, and the provision of an electronic drum kit.	Reqs 4, 7, 8, 12	£105,000
<b>VIDEO AND PROJECTION SYSTEM:</b> The current video and projection system (including projector and screen) is to be replaced by a modern system, which is more fitting for our current and foreseeable-future needs and for the space. The design proposals for the Main Church have progressed sufficiently to enable a full specification and design of the video and projection system now to be made. This to be carried out by a specialist contractor. Amongst other things, consideration is to be given to enabling good communication between the desk and musicians or preachers, providing maximal coverage, remote-control, record-ability, and the right balance between ease of use and professional output. The positioning and retractability of the screen are important factors.	Reqs 4, 7, 10, 12	included under Audio System
<b>TECHNOLOGY DESKS:</b> The Audio, Visual and Lighting desks should be located together, and preferably where they are least obtrusive.	Reqs. 8, 12, 13	£13,000
<b>DISABLED ACCESS FROM HIGH STREET:</b> The current ramp access should be improved to enable wheelchair users to enter the building directly from the High Street without requiring assistance.	Req. 6	£47,000

\* including VAT and professional fees but excluding additional professional fees of £29,500 on planning, ground work, asbestos etc.

<p><b>CHOIR &amp; MINISTERS' VESTRIES:</b> The vestries will not be enlarged. In order to create more wall space in both vestries, the connecting door will be blocked up.</p> <p>The Choir Vestry is to be fully refurbished, incorporating improved and secure storage facilities to enable the room to provide suitable space not only for the Choir but also as a meeting room for other purposes. The Ministers' Vestry is to be fully refurbished, to provide suitable space not only for the preacher before a service but also as a room for other purposes.</p> <p>The Choir and Ministers will be provided with a fully refurbished toilet.</p>	Req. 2	£23,000
<p><b>REFURBISHMENT OF ALL TOILETS:</b> Detailed designs and costings are now required for the modernisation of our existing toilet facilities.</p> <p><i>**Indicative costs include additional female toilets - see below.</i></p>		**£34,000
<p><b>OPENINGS TO WESLEYS &amp; THE HALL:</b> Further detailed design work is required before a firm decision can be made regarding the creation of wide access points into the Nave from both Wesleys and the Hall. In considering this, regard should be given to suggestions made by many - including the Conservation Officer and District Property Secretary. More appropriate options are required, showing suitable possible designs with <i>and without</i> the removal of aisle columns. The design should address concerns regarding sympathy with the architecture, and the prevention of sound leakage and visual distraction between the spaces.</p>	Req. 1	between £38,000 and £85,000
<p><b>KITCHEN ACCESS:</b> Much further thought needs to be given to the provision of suitable access to kitchen facilities for the Main Church, both for Communion Stewards and for those events in the Main Church requiring catering facilities. Consideration should be given to the Conservation Officer's suggestion that this requirement might be met by installing 'a well designed tea point within the worship space'. Or could some other means of accessing the existing kitchen be possible?</p>	Req. 1, 15	£19,000
<p><b>MEZZANINE:</b> Although not in the original requirements, a number of people have raised the possibility of creating a mezzanine at the west end of the Nave which warrants further exploration. It is envisaged that this might provide an unobtrusive position for the audio-visual-lighting desks and/or additional first-floor capacity for our largest gatherings and/or an extended Foyer area underneath and/or a sound-proof "cry room" for parents with very young children.</p>	Req. 1	between £66,000 and £141,000
<p><b>ADDITIONAL FEMALE TOILETS:</b> Consideration will be given to how best to provide additional women's toilets.</p>		**see above

\* including VAT and professional fees but excluding additional professional fees of £29,500 on planning, ground work, asbestos etc.

## **Recommendation 2:**

**It is recommended that we seek an early planning view and carry out further exploratory work into Phases 2 and 3, so establishing a realistic and coherent masterplan for our whole site.**

Much more work is required before we can know with any certainty how - and to what extent - we would be permitted to replace the rear rooms (Phase 2) and extend Wesleys (Phase 3).

It is recommended that this exploratory work on Phases 2 & 3 should proceed at the same time as the detailed design of Phase 1 to ensure that we do proceed in a way that is thoroughly consistent with our potential long-term site-development strategy. It is envisaged that the professional fees to move to detailed design phase (RIBA 3), at which time firmer costs will be available, will be £23,600 including VAT, and the fees for further exploratory work for all 3 phases will be £21,000 including VAT.

It is recommended that the further professional work should be based upon the conclusions and considerations set out in the following schedules, which reflect the **Summary Feedback on the Architect's Feasibility Study.**

### **Schedule for Phase 2**

#### **- Redeveloping the Rear Rooms with a link to the LX & Church**

<b>Rear Rooms and LX/Church Link: Design Conclusions and Considerations</b>	<b>Reference</b>
REAR ROOM DEVELOPMENT: The existing rear rooms should be replaced with a larger building, with maximal capacity to provide additional flexible rooms for, amongst other things, our expanding work with children and young people.	Reqs. 16, 18
LINK WITH THE CHURCH AND LX: The building replacing the Rear Rooms should be designed to integrate with the LX youth centre and the main Church buildings, ideally so that they work as a single entity.	Reqs. 16, 18, 22
AN ADDITIONAL HALL: An additional Hall-sized space is required on the site. This is the preferred location for this, but there is some doubt as to whether such an enlarged development would be permissible.	Reqs. 16, 18
FOOT-PRINT, ENTRANCE-LOCATION, PARTITIONING, LIFT, STORAGE, TOILETS, LINK WITH CHURCH: Creative consideration is required in all these aspects.	Reqs. 16, 18
PLANNING & CONSERVATION: The exploratory work should involve consultation with the Local Planners to ensure the likely permissibility of any suggestions.	Reqs. 16, 18

### Schedule for Phase 3 - Extending the ground-floor of Wesleys

Extending Wesleys: Design Conclusions and Considerations	Reference
ENLARGE AND REFURBISH: This phase should incorporate the refurbishment of an enlarged Wesleys coffee shop.	Req. 19, 22
A COMMUNITY HUB: Further consideration should be given to what it might mean for an extended Wesleys to become a “community hub” for our neighbours in Harpenden, and how the design might be impacted by this.	Req. 22
RESOURCE CENTRE: Unless provided with equivalent accessibility and prominence within a redevelopment of Wesleys, it is envisaged that the Resource Centre will remain in its current location.	Req. 19
HOW BIG CAN WE GO?: The further exploratory work should establish whether it would be possible and permissible to extend Wesleys to cover the whole of the existing car-park, incorporating a new entrance within the existing arch directly onto the High Street.	Req. 19, 22
BUSINESS PLAN: Consideration should be given to how an enlarged Wesleys would be resourced and managed.	Req. 22
SIZE OF FURNITURE: Consideration should be given to the pros and cons of smaller or larger coffee-shop furniture.	Req. 22
SCREENS: Consideration should be given to incorporating into Wesleys screens for multimedia use by groups using the room.	Req. 25
WALK WAY: Consideration would be given to the possible impact (positive and negative) of redirecting or closing the current oft-used short-cut through our site from the Davenport House car park to the High Street.	Req. 22
CAR PARKING: Consideration needs to be given to the impact and any potential mitigation of losing the current car-parking upon staff, volunteers and deliveries.	Req. 19
BINS: Consideration needs to be given to the location of bins.	Req. 19
A SECOND FLOOR: Whilst there are concerns regarding the potential cost of this, the exploratory work should establish whether or not a second floor above Wesleys would be permitted and, if so, the best design and likely cost of this option. An additional Hall-sized space is required on the site. As part of the exploratory work it would be helpful to explore more fully the pros and cons of providing this above Wesleys compared with the Rear Room redevelopment.	Reqs. 16, 18
PLANNING & CONSERVATION: The exploratory work should involve consultation with the Local Planners to ensure the likely permissibility of any suggestions.	Reqs. 16, 18

## **RESOLUTIONS**

**Church Council is asked to agree the following resolutions in accordance with recommendations 1 and 2 (on pages 6 and 11) as follows:-**

1. That Phase 1 (focused upon the Main Church) proceed to the developed design stage, with a view to finalising the plans, specifications and costings during this current Connexional year, based upon the conclusions and considerations set out in the schedule for Phase 1.
2. That, at the same time as the detailed design of Phase 1, we seek a planning view and carry out further exploratory work into Phases 2 and 3, so establishing a realistic and coherent masterplan for our whole site.
3. That the Leadership Team :-
  - A. be charged with appointing a project team with suitable skills and to set its terms of reference
  - B. undertake an initial assessment of the feasibility of raising the total funds required to finance Phase 1 from internal and external sources
  - C. be empowered to finance, to a maximum of £50,000, from the existing Mission Development Fund, the additional professional fees mentioned above
  - D. be charged with appointing a fundraising team with terms of reference to secure the necessary funds to finance Phase 1 before roll-out commences, and
  - E. in accordance with Charity Commission requirements, seek competitive quotes with a view to the appointment of a suitably qualified architect to partner with us in this project.
4. That this report and the summary of feedback be made available to members and supporters of High Street Methodist Church.

**Church Council voted in favour of the above resolutions  
at their meeting on 7 November 2017  
(28 in favour, 5 against and 1 abstention).**