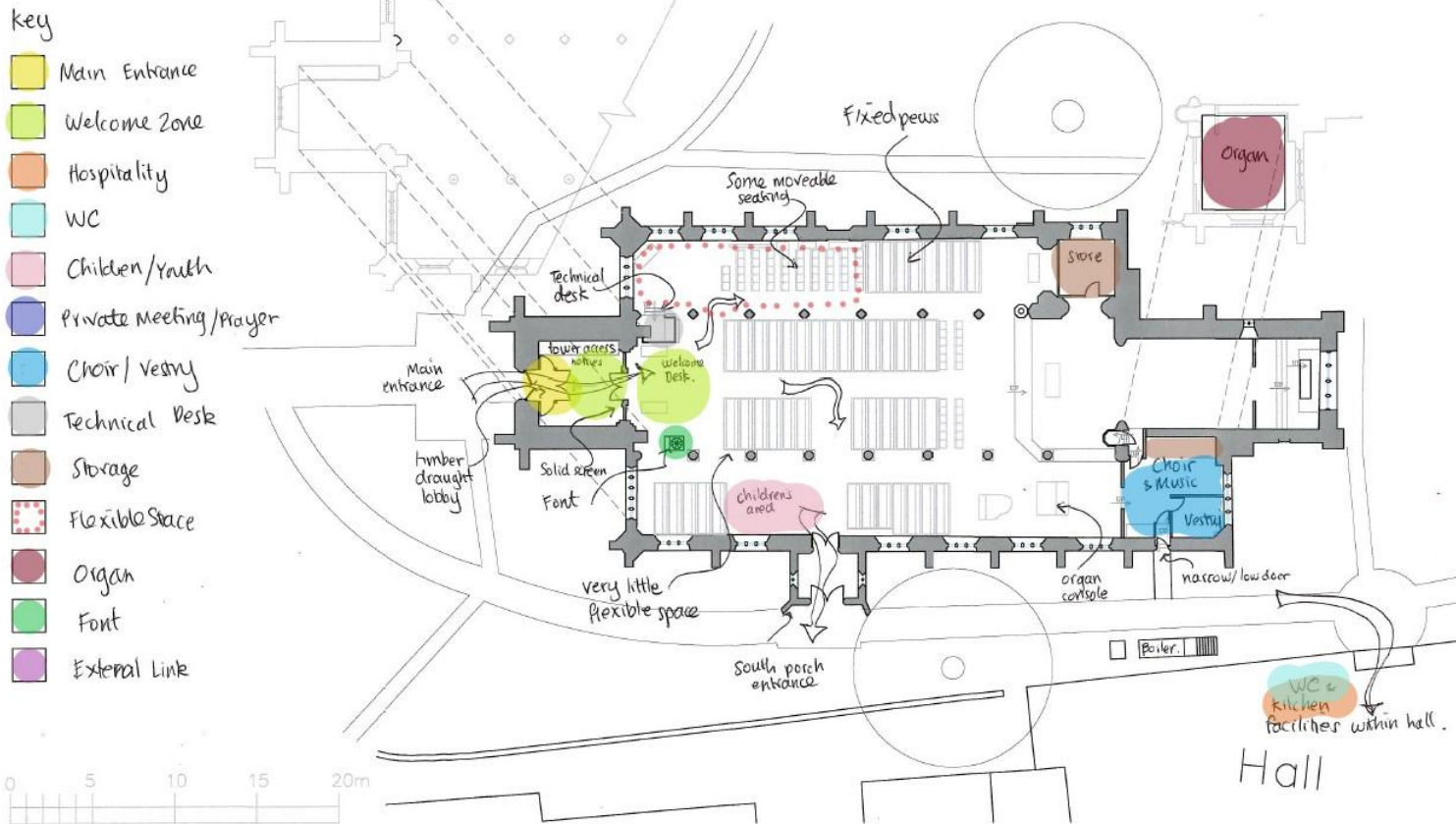


Existing Status: Plan



Summary

- Church entrance at west end is dark and uninviting
- External space is underused and notice boards require updating
- Welcome area/internal noticed board not clearly identified within the church
- Interior spaces within nave and aisles appear cluttered and inflexible – storage reorganisation required
- Seating mostly provided by fixed pews which limit alternative uses of the space
- Heating system in need of an upgrade to be more efficient, and to reduce large pipes running around the perimeter
- No internal WC or kitchen/servery facilities within church which limits some events and is inconvenient to many visitors
- Link to facilities in church hall not protected from the weather
- No private meeting/prayer space within church

Existing Status: Description

Over the centuries each generation has endeavoured to adapt St John's accordingly but needs have changed in response to a variety of factors including accessibility, modern facilities required and other types of events venues currently available in Keynsham. St John's undoubtedly has greater potential to serve the community as a flexible gathering and events space, and in doing so, generate more income to help meet the ongoing maintenance costs of this beautiful historic building, whilst welcoming as many people as possible into this Holy place.

Any reordering undertaken should enable the church to offer a space that is accessible to all – people with wheelchairs, walkers and pushchairs will be able to access church and sit together with their family & friends wherever they wish to sit for example. Changes would be designed to suit various different services of praise & worship and will benefit the whole community by improving flexibility for other regular events such as the Christmas Tree Festival, large community services such as Remembrance Day, school services, music concerts, exhibitions and weekday cafes and social family gatherings etc.

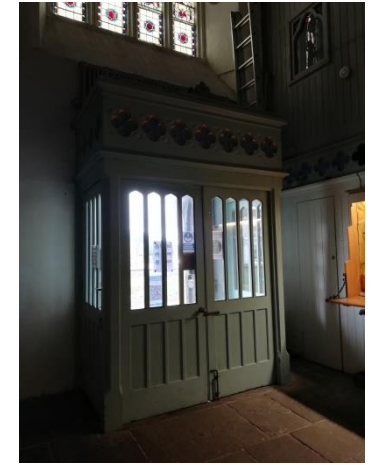
Chedburn Codd has compiled a carefully considered Options Appraisal that responds to the current situation and problems arising at the church. Each option sketch plan should prompt discussion of the advantages and disadvantages of each alteration proposed. Through careful consultation with the church and wider community as well as the DAC, St John's should be able to narrow down the ideal proposals most suited to the use of the church family and the people of Keynsham and beyond. This will allow a clear business plan to take shape, enabling initial funding and ongoing costs to be confirmed, vital to the long term success of the church.

Each option concentrates largely on internal alterations, but should also include careful consideration for improving energy use and efficiency and this is summarised below.

Also included for consideration are external landscaping options for ideas to upgrade and harness the potential of the curtilage of the church to link it with the Keynsham townscape and attract visitors.

St John the Baptist Church, Keynsham
Options Appraisal June 2021

Photographs



Uninviting dark entrance and lobby



Unused hall entrance and cluttered spaces within church

CHEDBURN • CODD
CONSERVATION ARCHITECTS
Historic Building Consultants

Sustainable Energy

Energy use:

The current heating system is outdated and could be replaced by a more efficient system with sustainable credentials offering benefits to the environment as well as to the church by reducing the ongoing running and maintenance costs. The Church of England's General Synod has set new targets for all parts of the church to work to become carbon 'net zero' by 2030 and has announced an 'energy footprint tool' for parishes to calculate their carbon footprint and take steps towards reducing it.

St John's has ambitions to introduce new facilities and encourage more hours of use within the church by the community, which could all increase energy use significantly. Now is a good opportunity to consider the most effective way forward as an integral part of the reordering planned.

Heating and lighting are usually the biggest users of energy within a church.

Lighting can be replaced with low energy LED lights requiring much less maintenance, and can be controlled remotely to minimise energy use.

Heating can be upgraded to provide a more controllable and comfortable environment with zoned underfloor heating providing a background level of warmth, and perimeter heating offering a boost before certain events. The installation of an underfloor heating system would require the lifting of the existing floor, excavation below and the laying of a new subfloor with insulation. The new heating and service pipes for new perimeter heating can all be hidden below the floor removing the need for large pipes to run around the walls at St John's. Air Source and ground source heat pumps can harness renewable energy if the surrounding environment is suitable for their installation, but work can be disruptive, and the installation of plant units would have to be considered very carefully in this town-centre location due to appearance and noise.

Photovoltaic panel arrays on south facing roofs with or without battery storage facilities, can convert energy from the sun into electricity for use by the church and also surrounding businesses, providing the relevant permissions are obtained from the DAC and the local planning department.

New efficient gas fired boilers that could be altered to run on gas in the near future can be very efficient and could make use of the existing boiler house and service runs into the church.

We would suggest an initial energy appraisal by specialist engineers to establish the most effective and appropriate scheme for St John's, Keynsham

Photographs



Photovoltaic panel array installed on south facing aisle roof



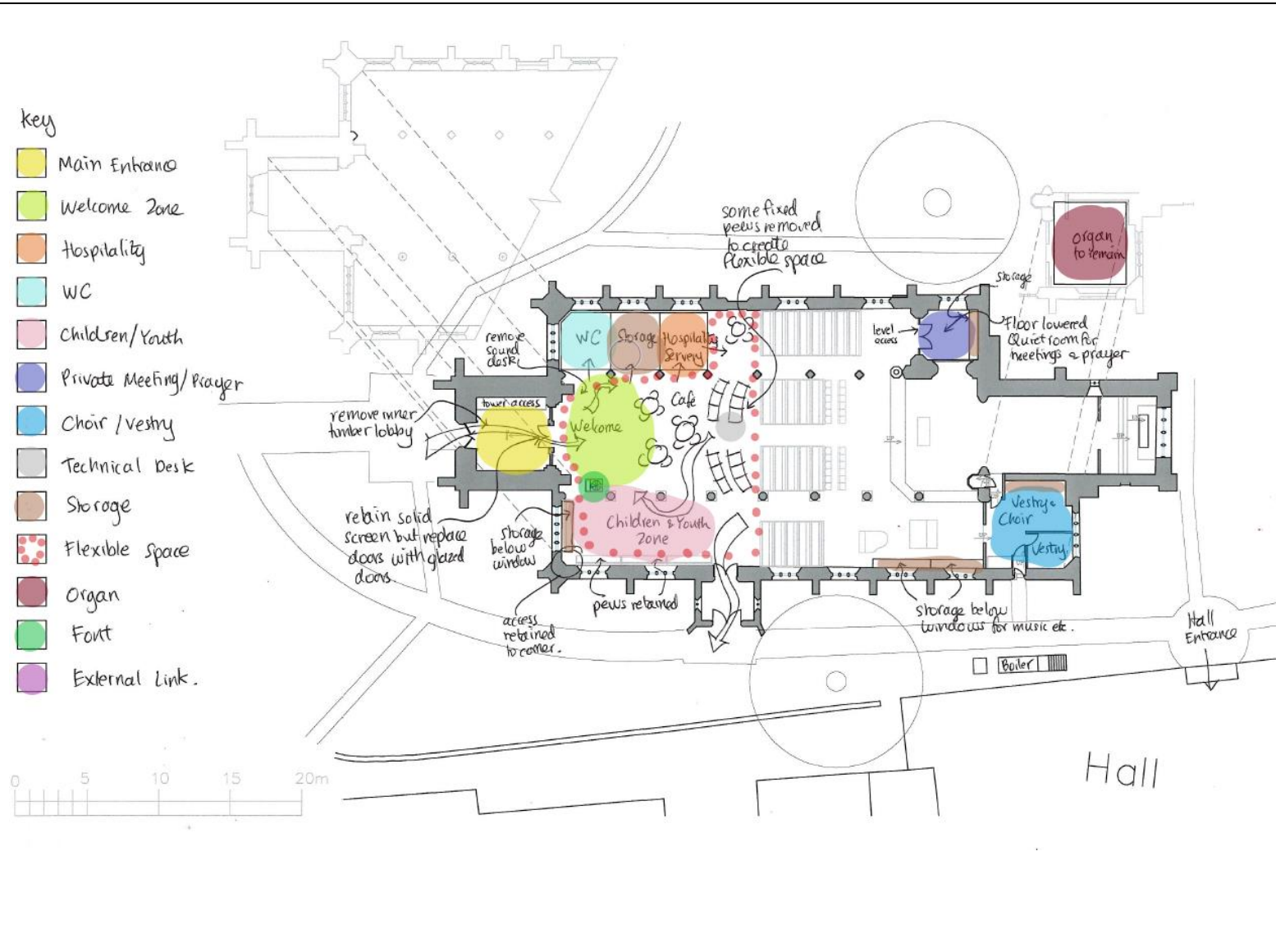
Underfloor heating system being laid within a church

St John the Baptist Church, Keynsham
Options Appraisal June 2021

CHEDBURN • CODD
CONSERVATION ARCHITECTS
Historic Building Consultants

Reordering Option 1: Plan

Summary



- West end of nave and aisles decluttered to create a welcoming entrance and multi-purpose floor space for use during and outside worship services.
- Additional facilities introduced at ground floor, to west end of north aisle
- West end of south aisle cleared and dedicated to youth and young children.
- Most fixed pews to remain
- Storage room to east of north aisle reconfigured with lowered floor as a private prayer/meeting room
- Inner timber lobby doors at west entrance removed.
- Glazed doors to replace solid timber doors within inner screen.

Impact:

The impacts on the church fabric and its character are relatively minimal. New services required by WC and servery but pods can be demountable.

Reordering Option 1: Description

Advantages:

- Removing timber lobby and introducing glass inner doors will make the church appear more welcoming.
- New facilities are accessible to all including regular worshippers and groups from the local community visiting for social activities.
- Provision of much needed kitchen and toilet facilities without having to go across to the hall.
- No external works required other than new drainage and provisional of a new water supply to the kitchen and toilet.
- Small area to the rear of the nave for gathering, seating and meetings etc.
- Font can remain in existing location to south west of nave.
- Minimal 'harm' to historic fabric of church
- Minimal cost involved

Disadvantages:

- Lack of flexibility within the church by retaining the fixed pews and font.
- Potential noise issues during events/ services when using the facilities and breakout spaces.
- Limited storage space/ cupboards within the church
- Church could still appear 'cluttered'.
- New heating system not mentioned in this entry-level option.
- Only temporary ramp for access to dais.

Conclusion:

This sketch option provides adequate facilities required for worship and improves the general entrance. However the retention of the pews and the small scale of facilities negate the full potential and use of the church for performances, concerts, exhibitions, gatherings and other community functions. There is no improvement to the link between the church and the facilities housed in the church hall to the south, and no upgrade to harness the potential of the curtilage of the church to link it with the Keynsham townscape and attract visitors.

Precedent Images



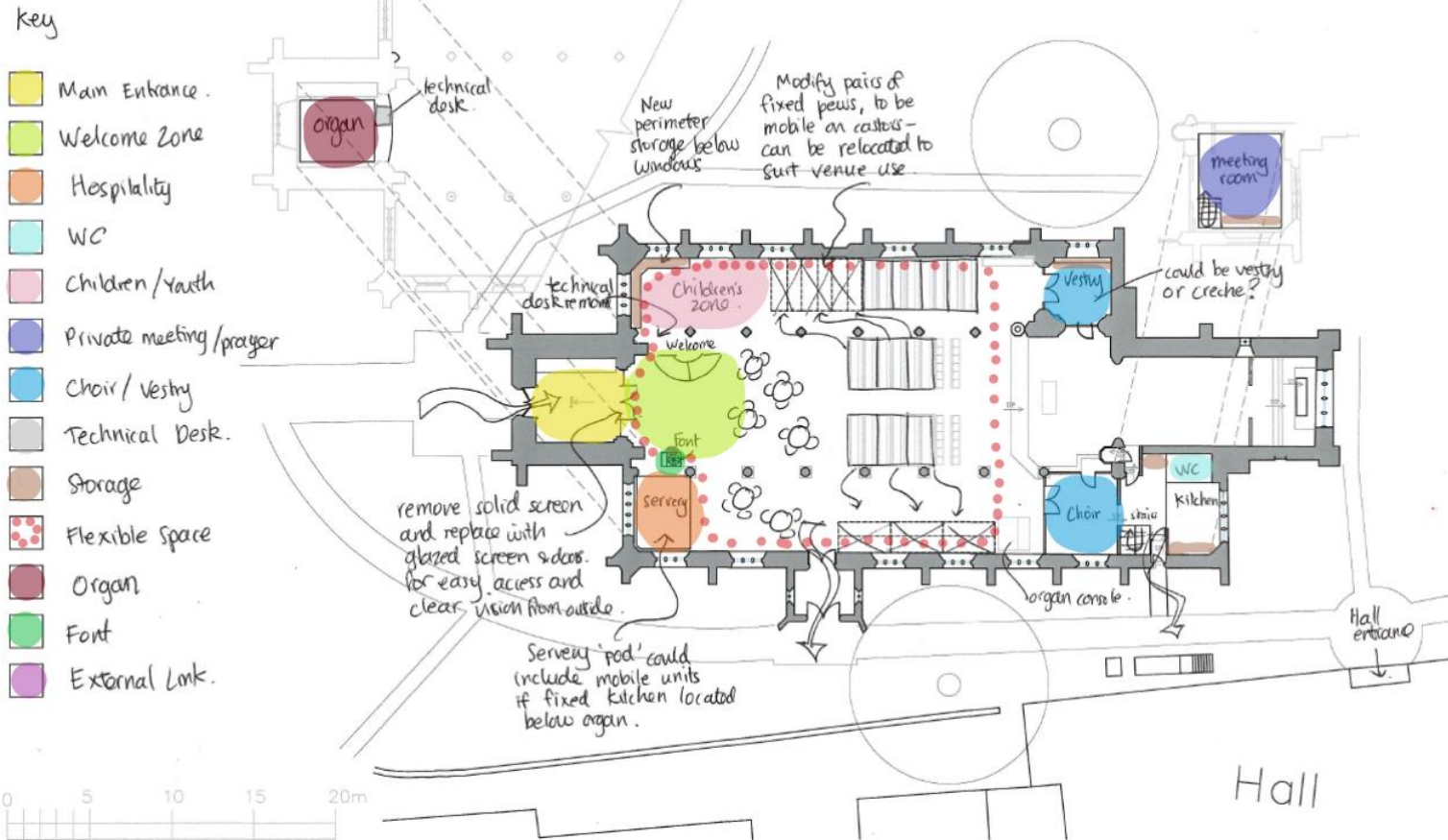
Standalone 'pod' housing servery facilities within a church



Dedicated welcome area within nave of church.

Reordering Option 2: Plan

Summary



- Servery installed at west end of south aisle with separate kitchen in old vestry.
- Fixed pews removed and some made mobile for flexibility
- Vestry created in room enclosed to east end of north aisle
- Inner timber lobby doors at west entrance removed.
- Solid screen also removed and replaced with glazed screen and doors.
- Choir enclosure made to right hand side of dais, to mirror enclosed space at left hand side.
- Organ moved to above west entrance within tower.
- Meeting room created where organ was.

Impact on church fabric moderate to high – due to organ relocation, and insertions made above old vestry and within tower.

Reordering Option 2: Description

Advantages:

- New facilities are accessible to all including regular worshippers and groups from the local community visiting for social activities.
- Provision of much needed kitchen and toilet facilities at east end of south aisle.
- No external works required other than new drainage and provisional of a new water supply to the new serveries, and the improved WC and kitchen facilities.
- Flexible area rear of the nave for gathering, seating and meetings etc. and flexible general space with mobile pews moved to aisles when not in use.
- Choir vestry area improved with meeting room created above and new kitchen and WC below.
- Font can remain in existing location to south west of nave.
- Removing timber lobby and introducing glass inner doors and glass screen will open the church up to the public in the street and make the church appear more welcoming.
- New storage included in vestry area.
- Technical desk could be housed up on mezzanine within tower.

Disadvantages:

- Limited storage space/ cupboards within the church
- Church could still appear 'cluttered' even with mobile pews.
- Only temporary ramp for access to dais.
- Relocation of the organ may not be straightforward depending on general condition and permissions required. Relocating the console may not be ideal for use with choir during services.
- Location of WC and kitchen not clear to all visitors

Conclusion:

This sketch option provides good facilities required for worship and improves the general entrance area, and also lends itself to larger performances, concerts, exhibitions, gatherings and other community functions. The relocation of the organ (and possibly the console) helps to maximise the accessible space at the east end of the south aisle. No improvement mentioned to the link between the church and the facilities housed in the church hall to the south. Please see external landscaping options for ideas to upgrade and harness the potential of the curtilage of the church to link it with the Keynsham townscape and attract visitors.

St John the Baptist Church, Keynsham
Options Appraisal June 2021

Precedent Images



Moveable seating allows flexible layouts for different events

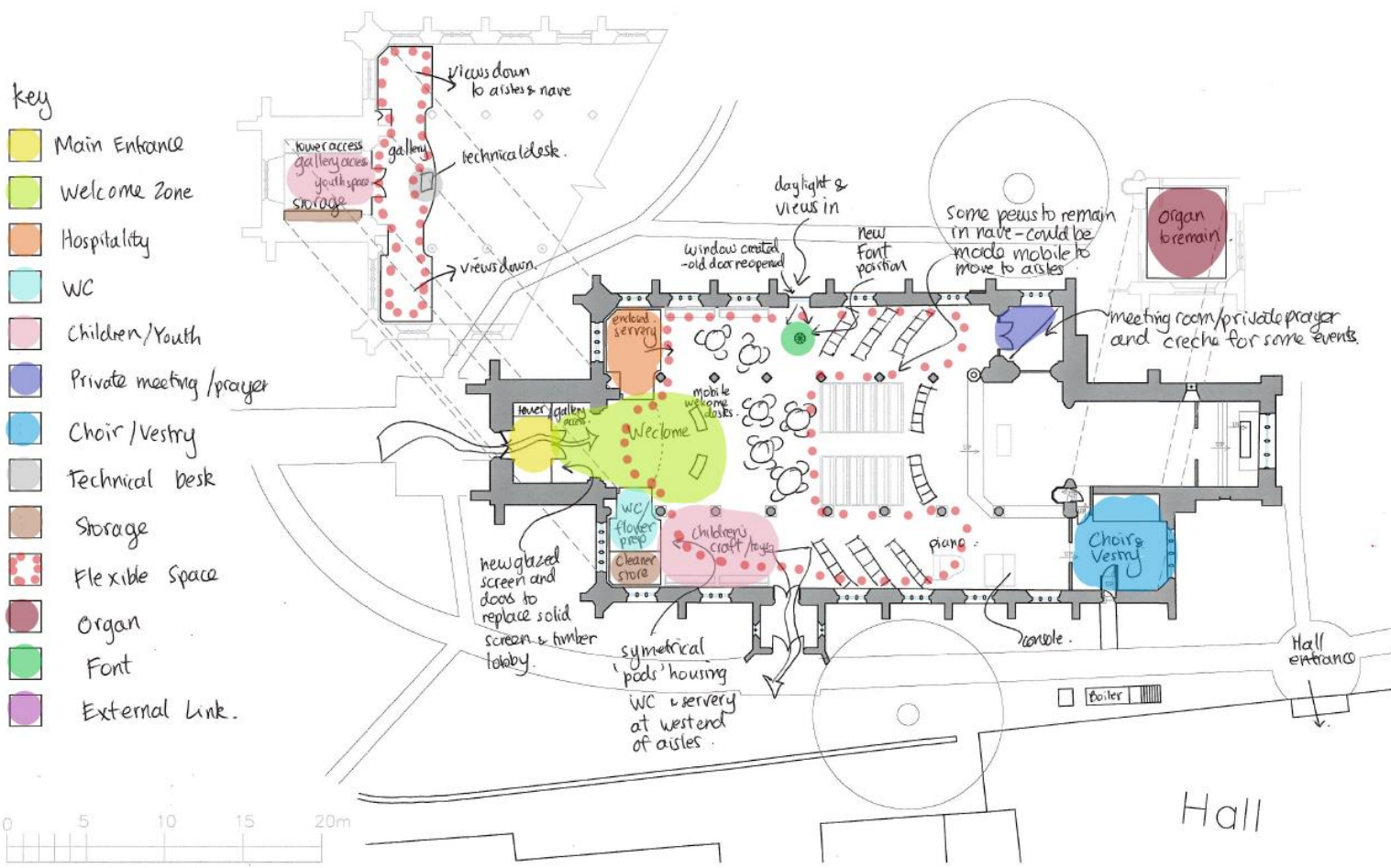


Glazed screen and doors open up views into the church

CHEDBURN • CODD
CONSERVATION ARCHITECTS
Historic Building Consultants

Reordering Options 3a and 3b: Plan

Summary



- Servery installed at west end of north aisle well positioned near west entrance and flexible seating area
- Some fixed pews from aisles and rear of nave, leaving space for moveable seating and other activities
- Private meeting/prayer room created in room enclosed to east end of north aisle which could be used as a crèche during services and other events
- Inner timber lobby doors at west entrance removed.
- Solid screen also removed and replaced with glazed screen and doors forming draught lobby within tower
- Option for gallery with storage and seating for larger events and breakout space for youth groups

Impact on church fabric moderate for option 3a, and moderate to high for option 3b where the gallery is inserted at the west end.

Reordering Option 3: Description

Advantages:

Option 3a

- New hospitality facilities are accessible to all including regular worshippers and groups from the local community visiting for social activities.
- Provision of much needed kitchen and toilet facilities all to rear of church ideal for social cafes and best to minimise disruption during services and events.
- No external works required other than new drainage and provisional of a new water supply to the improved WC and kitchen facilities.
- Flexible area to rear of the nave for gathering, seating and meetings etc. and flexible seating in north and south aisles.
- Meeting room/private prayer room created at east end of north aisle, which could be used for a creche during services.
- Removing timber lobby, rehangng existing west doors and introducing glass inner doors and glass screen will open the church up to the public in the street and make the church appear more welcoming with area for welcome desks.

Option 3b

- New storage, meeting space and more seating proposed at first floor level mezzanine
- Technical desk could be housed up on mezzanine.

Disadvantages:

- Church could still appear 'cluttered' with some fixed pews remaining.
- Only temporary ramp for access to dais.
- No lift access to the new first floor rooms has been proposed in this option.
- Font to be relocated but this could be beneficial.

Conclusion:

This sketch option provides good facilities required for worship and improves the general entrance area, and also lends itself to larger performances, concerts, exhibitions, gatherings and other community functions. The proposals for new facilities including the kitchen and WC to be located to west end of church would work well with services, concerts and other events that are focussed on the east end. The use of the first floor within the tower and to the west of the main church makes good use of the tall spaces available. The glazing of the older north door could also make the church more welcoming.

Precedent Images



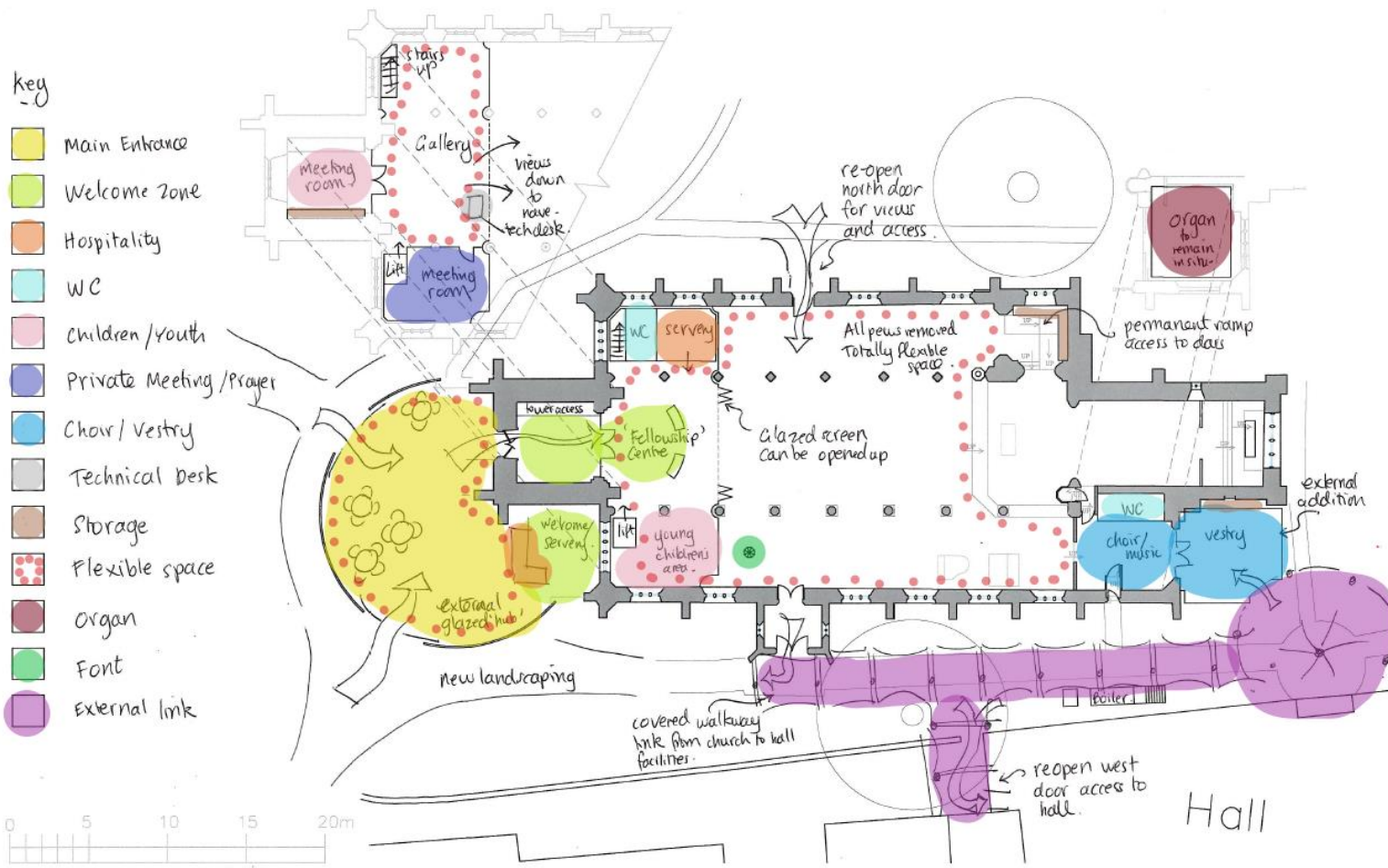
Gallery above servery 'pod' within church



First floor seating gallery above entrance to church

Reordering Option 4: Plan

Summary



- Servery and WC installed at west end of north aisle under gallery
- Fixed pews and flexible seating introduced
- New vestry and entrance for choir and music team externally beyond existing vestry, with new entrance opposite hall entrance
- Inner timber lobby doors at west entrance removed.
- Solid screen also removed and replaced with glazed screen and doors.
- Distinct 'fellowship' area created at west end of church with glazed doors which can be opened up to enlarge the flexible space within the church
- Permanent ramp to dais created at east end of north aisle to include people of all disabilities
- Covered link between church and hall proposed

Impact on church fabric high – due to internal additions including the gallery level and removal of pews, and external additions such as the glazed entrance foyer, and the new vestry at the east end of the south aisle.

Reordering Options 4, 4b and 4c: Description

Advantages:

Option 4a

- New hospitality facilities are accessible to all including regular worshippers and groups from the local community visiting for social activities.
- Provision of much needed kitchen and toilet facilities all to rear of church ideal for all activities and ideally suited to minimise disruption during services and events.
- Flexible seating proposed throughout the church for any configuration of seating and tables etc.
- Meeting room/private prayer room created at first floor level ideal for youth and accessible via a new lift.
- Removing timber lobby and introducing glass inner doors and glass screen will open the church up to the public in the street and make the church appear more welcoming with area for welcome desks.
- New storage proposed at first floor level and within new extensions
- Technical desk relocated to mezzanine for good vantage point over church space
- Permanent ramped approach to dais to allow all disabilities to have easier access
- Link between church and hall improved with shelter and lighting and possible access to rear of hall
- North entrance door re-opened to allow views and access into the church

Option 4b – Glazed extension to west end of church

- Increased presence on Keynsham High Street and informal café/welcome space to encourage casual visitors every day, leaving space free inside church for more events

Option 4c – Vestry extension to east of south aisle

- Improved access and changing space for clergy, choir and leadership team for services

Disadvantages:

- Removal of church pews changes existing character of the building
- Permissions required for external additions to this listed building would be difficult to achieve
- Security and privacy both could become issues if facilities are housed in glass extension.
- High costs involved with external and internal alterations

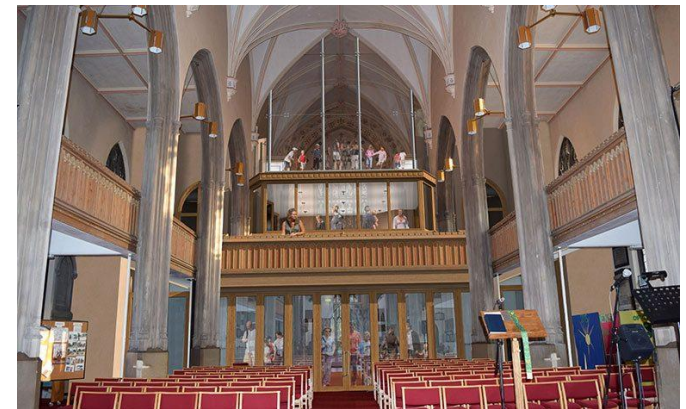
Conclusion:

This sketch option provides excellent facilities required for worship, improves the general entrance area, makes good use of the high spaces, and also lends itself to larger performances, concerts, exhibitions, gatherings and other community functions. The proposals for extensions free up much needed space within the church making St John's a versatile and eye-catching community venue suitable for large numbers, whilst having numerous options for subdividing the space and creating smaller meeting rooms.

Precedent Images



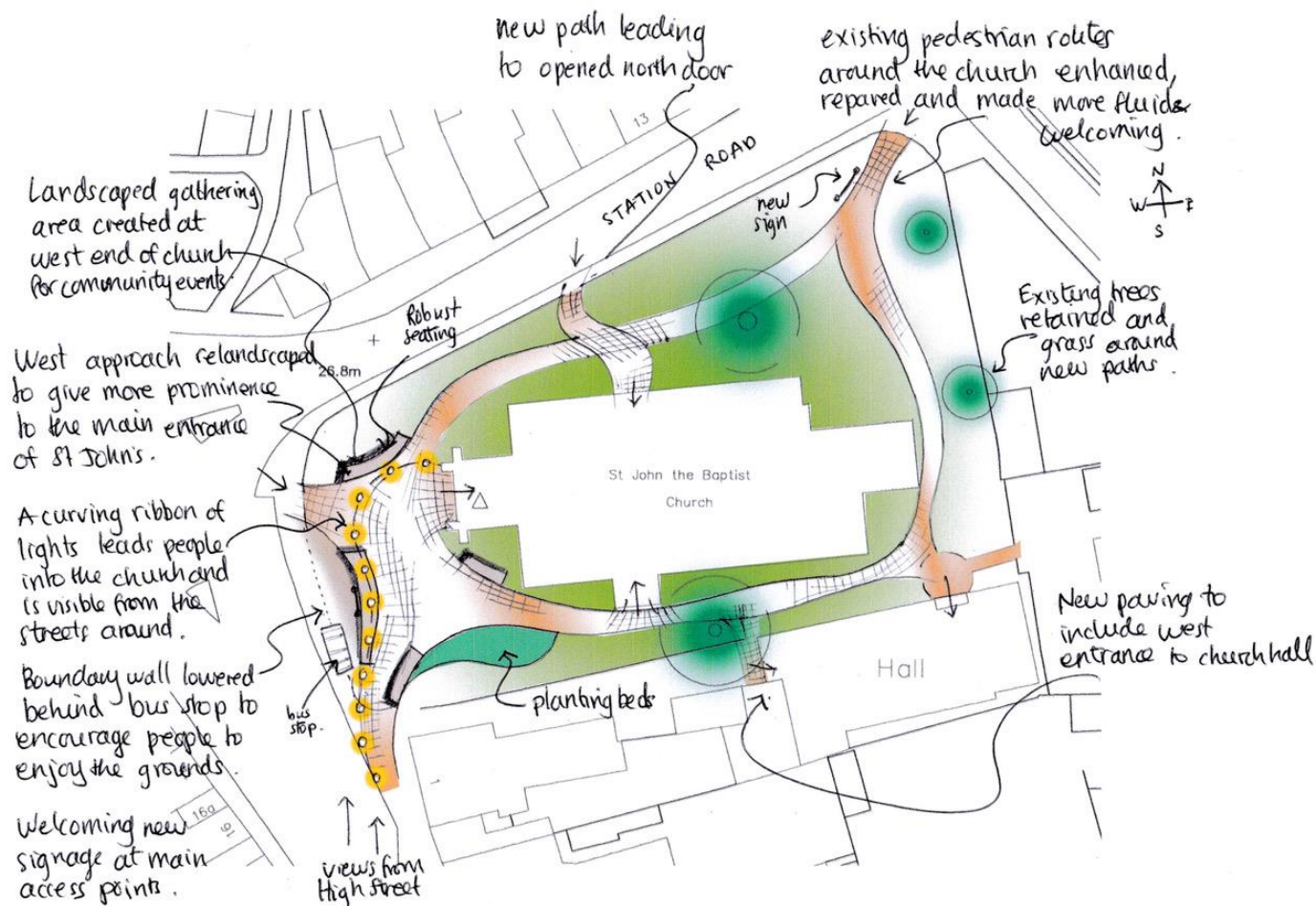
External stand-alone glass entrance extension



Gallery over 'fellowship centre' subdivided by bifold doors

Reordering External Landscaping: Plan

Summary



- New paving to enhance existing pedestrian routes through the site
- New lighting to highlight the west end of the church, make it visible from the streets surrounding the church, and to improve safety at all times.
- New hardwearing seating with soft edges to encourage people to sit and enjoy the surroundings of the church, and perhaps venture inside.
- A new landscaped gathering area to the west of the church to serve as a focal point for community events, and for people to spill out onto before and after activities.
- New low maintenance soft landscaping with plenty of greenery and wild flowers to enhance the local environment.
- Lowered boundary wall to west end, to eliminate barrier between bus stop, pavement, and the church itself.

Reordering External Landscaping: Ideas



Introduce new lighting beacons to **bring light and life** to the west front of St John's which would be visible from along Keynsham High Street.



Celebrate strong **links to the past** by creating a feature that explains how St John's church was originally closely associated with Keynsham Abbey until its dissolution in 1539.



Enhance the external spaces within the curtilage of the church grounds, by improving the pedestrian routes across the site, introducing robust seating, softer lines, lighting for safety and focal points, and low maintenance planting. **Reduce barriers** between the churchyard and the public street to make people feel welcome.



Improve communication and **extend a welcome** to the people of Keynsham, by positioning new signage visible from the High Street with up to date information about the church's mission, café open times, regular events and upcoming community gatherings.

