

All Saints Church, Wold Newton, East Yorkshire YO25 3YG

— **Proposed provision of WC and associated upgrade to kitchen facilities**

1. Introduction

1.1 All Saints Church is Grade II\* listed, (listed 30<sup>th</sup> June 1966 English Heritage Building ID 166849). This historic building is much loved and used and is in the heart of the picturesque village of Wold Newton which nestles in the north eastern part of the Yorkshire Wolds.

1.2 The recent Quinquennial Inspection carried out by Jonathan Hobson, Inspecting Architect, of Ingleby & Hobson Architects, Beverley identified serious structural and constructional flaws in the present kitchen area which was originally constructed as a vestry forming part of the extension to the church constructed in 1857.

1.3 The alterations and extensions of 1857 also included the construction of the north aisle including the nave arcade and the chancel, the vestry lying at the intersection between the two on the north east corner of the church.

1.4 Due to the relative position of the floor level correlating with the natural slope running north-south the presumed suspended timber floor construction has failed due to rot due to lack of ventilation. The floor is likely to continue to decay until it becomes dangerous. In order to carefully dismantle the floor and reconstruct incorporating appropriate damp proofing measures it is necessary to dismantle the present kitchen fittings, which are at the end of their life.

1.5 As expenditure would be required in any event to repair this part of the church's fabric it was considered that this should take into account the long held aspiration of providing a functioning WC as a key part of the church's facilities and to enable it even more usefully to serve the community at large. A key concern was to ensure that any works of repair and reinstatement should be done with the future in mind.

1.6 Therefore, before any works of dismantling and repair were to be undertaken it was agreed that the Architect prepare a Feasibility Study for providing a WC in the church. The original assumption being that the vestry was the obvious place, without impinging on the quality of the space or usability.

2. Feasibility of Proposal

2.1 The Church Architect has considered the optimum location of the WC further and remains firmly of the conclusion that the vestry is the only sensible place to put the facility given there is nowhere elsewhere in the Church without impinging on the quality of the space or usability or that would not present issues of the historic character, indeed siting the WC in the vestry would make it invisible from the main body of the Church.

2.2 The principal issues though with the strategy of utilising the vestry for the WC in conjunction with replacing the kitchen are; means of access, the existing boiler, the effect on the existing external door and <sup>1</sup> the need to provide a foul drainage facility. Taking the issues in turn:

2.3 Access to the former vestry is via an arched doorway dating from the Victorian alterations, the route to the doorway is level, although work would be needed to realign the two steps at the base of the altar rail at the north end, which have already been skewed to correlate with the door position, which does not seem to have altered since it was built.

2.4 The north wall to the chancel/south wall to the vestry is, as previously noted, part of the mid-Victorian alterations and extensions and does not appear to be a medieval wall although medieval masonry might have been reused in parts. The Gothic arched doorway nonetheless is an architectural feature. The present paneled door is much too narrow for wheelchair users and if the WC were to be provided access needs to be 'universal'.

2.5 Fortunately the doorway has a generous splay to the reveal and the intention would be to widen the doorway by carefully removing present stonework correlating with the present reveals to provide a structural opening of sufficient width to allow for easy access for all. However, an issue arises due to the dimensional requirements for the new WC consequent upon its position.

2.6 The new WC can only really fit between the existing boiler which sits on a plinth and has only relatively recently been installed and the south wall of the vestry. There is adequate width but the distance between the inside face of the east wall and the present doorway is less than that recommended for wheelchair accessible WC's as only about 2m is possible. This, however, did correlate with the previous Building Regulations and given that anything is a massive improvement relaxation would and should be given.

*To note: included in the internal access via chancel would be removal of part of the step up to the altar area to allow level access through the vestry south wall access.*

2.7 However, the door set for the toilet needs to be 1m and a conventional door swing to the altered doorway would involve the door swing of a single door clashing with the door swing of the WC and so the idea for ease of use is to split door into two equal widths with the right hand side swing looking from the chancel just missing the door opening of the WC. For this to work there would be a short straight length of reveal within the overall wall thickness.

2.8 The upper line of the arch would not be affected and the new door can replicate the panel detail of the existing door, with the two top panels glazed for safety reasons. The expertise of a stone mason though would be required for the job to be done properly.

2.9 The failed suspended timber floor construction in the vestry would be dismantled and substituted by a solid concrete floor incorporating a damp proof membrane and suitable tanking, and the opportunity taken to provide new kitchen fittings. The boiler can remain in situ although further work is needed to establish the precise nature of the substructure underneath the boiler plinth.

### 3. Drainage

3.1 There are no foul sewers available to serve the facility and so provision of the WC is only feasible either by a package treatment plant or a trench arch or worm based foul drainage disposal system. There is no room to do the latter and enquiries have been made from a<sup>2</sup> specialist with regard to the former.

3.2 The ancillary issue being that of the disposal of the outfall from the package treatment plant.

3.3 The present kitchen sink waste discharges in effect into a de facto soakaway and ideally needs to be connected to the new foul system.

3.4 Fortunately though the site is based on chalk and the site thus benefits from some very good percolation. A quote has been obtained for the provision of a Klargestor Bioficient 1 package treatment plant and a short length of underground soak away, there being just enough room in the area of the churchyard to the south east of the chancel not occupied by graves. Costings for the septic tank and drainage from R.A. Dalton & Son are attached.

3.5 There is already a power supply and a mains water supply to the kitchen area, another reason for justifying the location of the WC in its proposed position.

3.6 The need though to link the waste pipe serving the kitchen sink to the soil pipe serving the WC poses a problem. This has been resolved by exploiting the ground levels and having a step on the inside about 225mm to the threshold of the new door, which would open outwards so there would be another step externally to correlate with the high ground level outside. This means the waste pipe can be routed in a superimposed step behind the back of the boiler then to the base of the manifold to the soil stack serving the new wc.

3.7 The position of the soil stack has been carefully considered so as to relate both to the provision of the WC, the connections for the basin waste and kitchen waste, which would be accommodated by a manifold at the base of the stack just above floor level. The outfall from the base of the stack though would pass through the external wall just above floor level where, because of the ground levels it would then be underground. There would then be a relatively short length to a collecting manhole, thence to the Klargestor.

#### 4. Detail Design Issues

4.1 At present there is a very useful external door serving the kitchen area which would be subsumed into the proposed wc. As natural ventilation and daylight is generally preferable into a WC, the intention is to convert the present doorway into a window and provide a new doorway to the north of the chimney breast which serves the modern oil boiler.

4.2 To provide the necessary shape the deep reveal of the doorway would have to be partially infilled below cill level, this would be an insulated timber frame. The spandrel beneath the proposed window would be constructed in stone recycled from the construction of the new doorway serving the kitchen area.

4.3 As all kitchen fittings would be new, a new range of fittings would then be disposed along the north wall of the present vestry complete with splashback, sink, wall cupboards, multi-point heater and a rewire with new sockets and lighting.

4.4 The ceiling height is such that above minimum ceiling height of approximately 2150mm there is potentially a very useful storage zone, which is shown on the drawings.

4.5 The failed suspended timber floor construction in the vestry would be dismantled and substituted by a solid concrete floor incorporating a damp proof membrane and suitable tanking, and the opportunity taken to provide new kitchen fittings. The boiler can remain in situ although further work is needed to establish the precise nature of the substructure underneath the boiler plinth.

4.6 The floor would be finished in non-slip vinyl, there would be an extract fan serving the WC and there would need to be an emergency light and alarm facility together with new lighting to the kitchen, redecoration and the provision of a proper splashback as recommended previously.

4.7 In order to avoid wasted space and compromising the functionality of the kitchen, the WC would be located at the southeast corner of the present former vestry space, there just being enough room between the doorway and the east wall. This work would obviously take place on the base provided by a new solid concrete floor construction built up as necessary depending on the size of the sub-floor void.

4.8 The space available for the WC based on the above premises is smaller than that of the current Building Regulations but large enough on previous standards so it is possible to provide a wheelchair accessible toilet just over 2m long by 1.5m wide complete with grabrails.

*To note: A system for calling for help e.g. pullcord or flashing light would need to be installed.*

4.9 A particular issue though is that the wall of the WC taking the actual WC pan needs to be straight, hence the design incorporating a timber framed wall to bring it flush with the wall each side and against which the WC can be positioned, there will therefore be a deep cill.

4.10 The provision of a replacement external door to the kitchen area, together with the re-modelling of the existing doorway on the site of the WC to form a window, involves external alteration and more expense. The Churchwardens have stressed though that having an external door to the kitchen was currently a most useful and used facility. The door is convenient for any external functions in the churchyard. Architecturally the east wall of the former vestry is not of enormous interest although care would be required in reusing the existing stonework to form the re-modelled openings.

*To note: This would also allow access to the catering facilities and toilet externally for community based events held outside the church building.*

## 5. Phasing

5.1 The design is such that the work can be phased as funds permit, although hopefully it would all be undertaken at the same time. The configuration of the new foul drainage is such that the outlet from the soil stack would be just above floor level internally but above ground level externally there would then be a short run to the chamber serving the treatment plant. The drainage therefore can be retro fitted as can the WC. The design allows for the boiler to stay in situ throughout although further work is required as to the construction of the present boiler plinth, it is assumed

though that this would not be built off the defective suspended timber floor structure.

5.2 A further point to make is that the work is phaseable so the initial work may simply comprise a new floor and re-fit of the kitchen and the initial bit of drainage infrastructure installed, the work can then progress as funds permit.

## 6. General points and conclusion

6.1 No ancient architectural features are affected by the proposal and the provision of the new doorway and converting the existing doorway into a window has a minor impact on the special architectural or historic character of the building. An archaeological watching brief though will be required internally given the need for excavation of the present floor structure prior to its reconstruction and externally with regard to the works of excavation for drainage and to accommodate the Klargester (treatment plant).

6.2 The route from the south entrance porch featuring as it does a beautiful Norman doorway, is level and there is relatively easy works to level off the partially raised pew platform area within the nave area to provide for a large area that would be mostly accessible.

6.3 The provision of the WC and upgraded kitchen would make the building immensely more sustainable and useful for the benefit of the community. *This is particularly the case for community events with a longer time span, so that participants would be able to enjoy these without possibly having to leave prematurely.* It can be achieved without any significant adverse effect on the historic architecture and without causing any conflicts with burials or other churchyard features. The work though would need archaeological monitoring of the excavation works which would be a standard requirement for the Diocese.

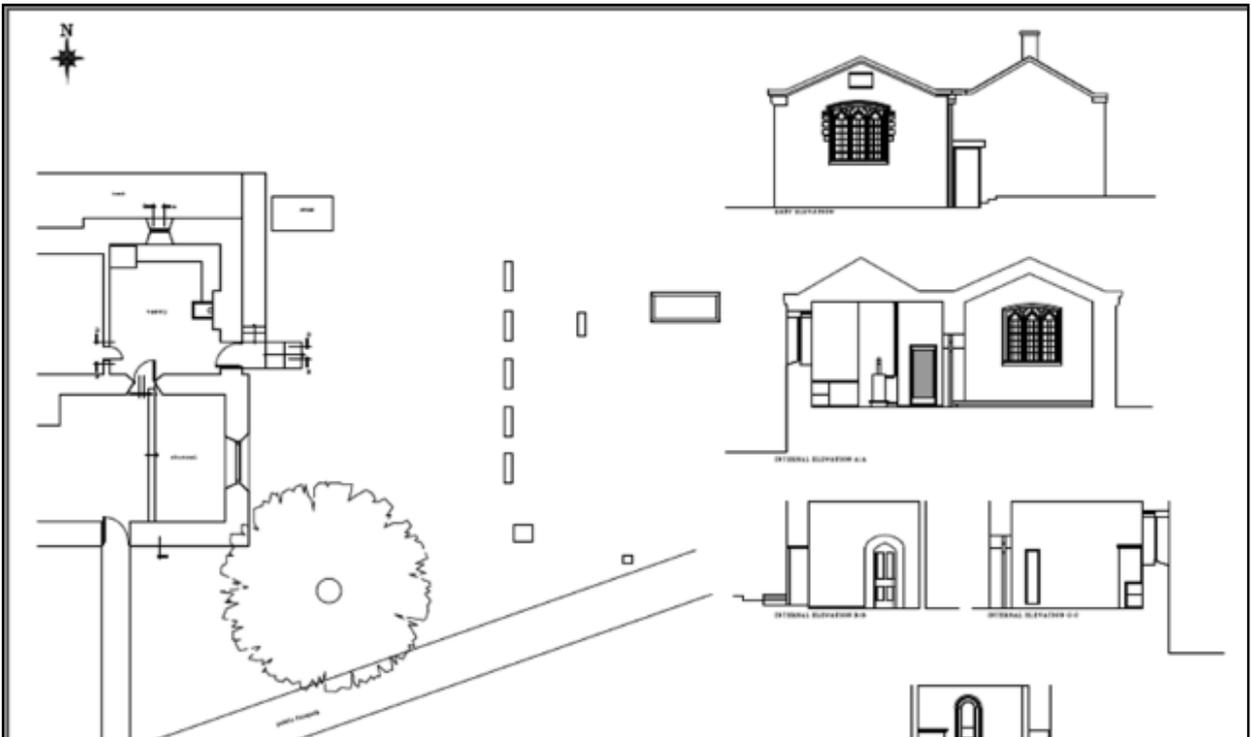
6.4 Faculty approval would be required from the Diocese and as the scheme involves external alterations planning permission would be required, listed building consent being subsumed into the Faculty and not required separately, building regulation consent would be required. No easements are required.

6.5 The concept allows for phasing and avoids having to undo any works due to lack of foresight. The works can be undertaken as one or as funds permit. The condition of the kitchen floor structure is not as yet dangerous but is likely to become so within the next five years, so now seems an opportune moment to look to the future in providing this lovely Church with a WC and upgraded kitchen greatly improves its sustainability and facilitates much wider use for the benefit of the community at large while still not compromising the beautiful architecture of this ancient place of Christian worship.

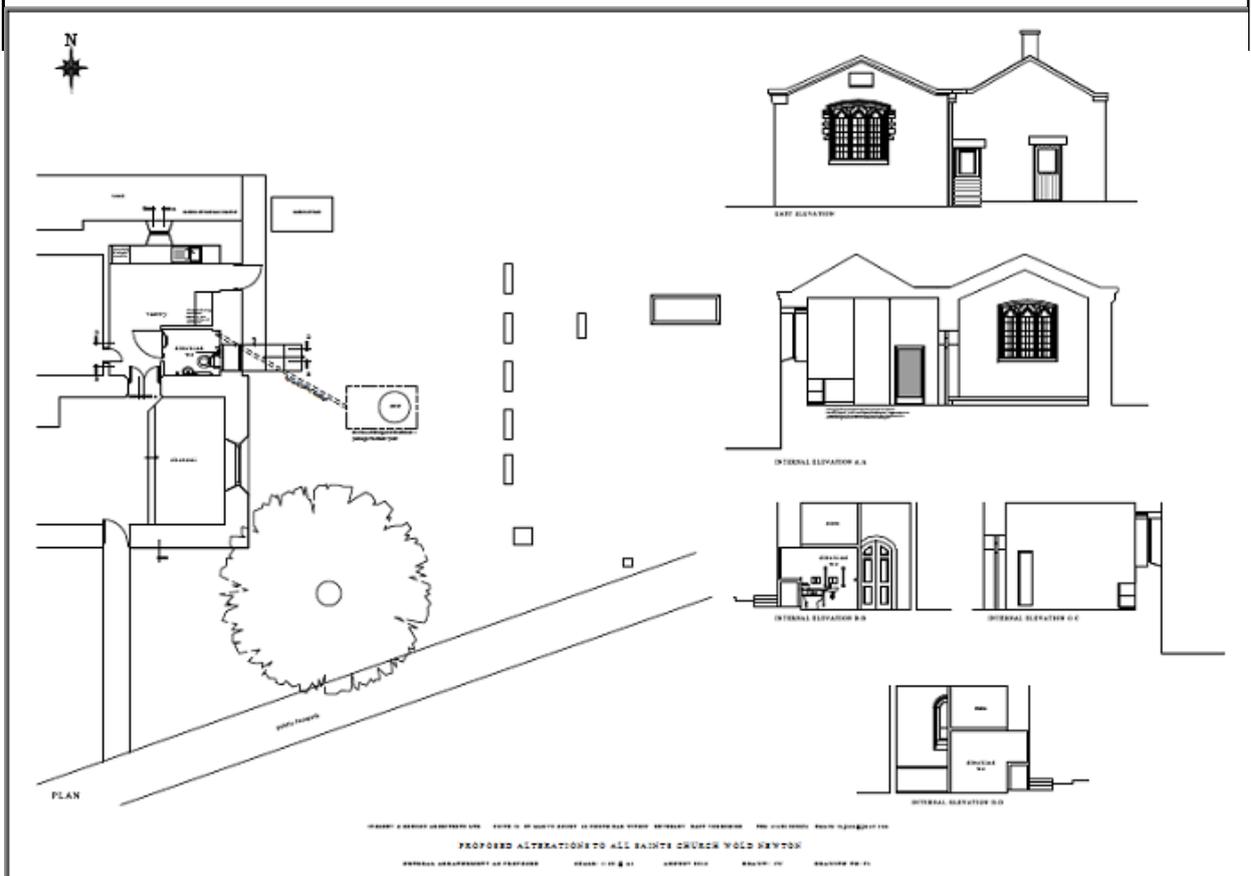
See attached Pre-alteration plan and plan of proposed changes below

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# PRE-ALTERATION PLAN



# PLAN OF PROPOSED CHANGES



PROPOSED ALTERATIONS TO ALL SAINTS CHURCH WOLD NEWTON