

St Giles' Cripplegate, Diocese of London  
**Development of a Strategic Plan**  
Feasibility Study V5 September 2018



## Revisions

- V1 05.02.18** Issued for Review by the Task & Finish Group.
- V2 19.02.18** Issued following discussion with the Task & Finish Group, incorporating updates and the Report by EngDesign Ltd.
- V3 13.07.18** Issued for P.C.C. meeting.
- V4 02.08.18** Incorporating P.C.C Comments.
- V5 10.09.18** Issued for P.C.C. meeting.

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## 1.0 Introduction

In Autumn 2017 A&RMÉ were asked to develop a Strategic Plan for St Giles', Cripplegate to inform how the use of their building may evolve over the next 10-15 years.

Our work has been guided by the document 'Brief for a Strategic Plan version 4.4' which has been endorsed by the Parochial Church Council (hereafter P.C.C.) in July 2017. We have also liaised regularly with the 'Task and Finish' Group which is formed of representatives from the P.C.C..

In particular, workshops were held in October 2017 and January 2018 to discuss the feasibility of various initiatives.

Final consultation with the P.C.C. was undertaken in July 2018 and the Conclusions and recommendations contained within version 4 of this document reflect these discussions.

The objectives of the Strategic Plan can be summarised as follows:

- To formulate a 10 year forward plan for the Church, including a phased programme for delivery to guide fundraising endeavours;
- To review the functional areas of the church and its ancillary accommodation, and propose changes which help the P.C.C. enhance the good things it is already doing in terms of liturgy, music, hospitality and welcome. Investigate the long-term resolution of existing conflicts caused by the dual use of certain spaces;
- In connection with the wider use of the church for events such as concerts, performance and filming which generate an income stream for the P.C.C., consider areas of improvement which would make it a more desirable venue, such as upgrade of the electrical installation to improve capacity and flexibility, better amenities, redecoration of the aisle walls, and best practice guidelines in respect to the Equality Act 2010;
- To explore the potential to build additional storage to help remove some of the clutter within the nave aisles and space under the tower;
- To consider how the entrances of the church may respond to future, wider masterplanning strategies for the Museum of London Site and Barbican Estate, which may introduce a new flow of potential visitors from the south-west within the next 10 years.



Figure 1. West front of St Giles' Cripplegate, 1964.

## 2.0 Outline Description of the Church

St Giles', Cripplegate is situated within the Barbican Estate, London and is listed Grade I (in 1950 prior to its reconstruction). This designation means it is one of the 2.5% most significant buildings in England.

Whilst evidence of the medieval church still survives, its character is predominantly of the late Perpendicular style, derived from its rebuilding in 1550, following the fire of 1545, at which time the general form with open Nave, elegant arcades, clerestories, two aisles of equal length to the Nave and short projecting Sanctuary was determined. In the late 17th century the Tower was raised in brick by John Bridges.

Restorations followed in the 18th and 19th centuries and included re-casing of the Nave and aisles together with new window tracery throughout.

The church was damaged during the Second World War such that all that remained was the shell: the arcade in the Chancel, the exterior walls and the Tower (Fig. 4). Architect Godfrey Allen, who was Surveyor to the Fabric of St Paul's Cathedral for many years, supervised the post-war reconstruction of St Giles' in 1960, using the restoration plans from 1545 that were found in Lambeth Palace, to make the Church as much as possible like the original.

The exterior fabric of the church is in reasonably good condition following recent repair and conservation projects, but improvements to the appearance of the interior and upgrade of services are considered important and overdue.

For a busy City church which is well used for a wide range of events, there is a lack of sympathetically designed storage. There is also only limited ancillary space attached to the church: and most of these spaces have a dual-function through necessity, which creates some conflicts.

In addition to service times, St Giles', Cripplegate is open to the public for visits or private prayer 11.00am - 4pm Monday to Friday.



Figure 2. North Elevation of St Giles' viewed from the Barbican.



Figure 3. East Elevation of St Giles', Cripplegate.

## 2.1 Outline Statement of Significance for St Giles'

The official title of the benefice is "St Giles Cripplegate with St Bartholomew, Moor Lane, St Alphage, London Wall and St Luke, Old Street with St Mary Charterhouse and St Paul, Clerkenwell."

The List Entry Description for St Giles' reads:

*'Mid C16 incorporating earlier tower etc. Refaced C19, in squared rubble with Portland stone dressings, except for upper stage of tower which is of red brick with timber cupola and dates from 1683-4. Roof renewed after fire in World War II which destroyed fittings except for few wall monuments. Aisled nave with short chancel. West gallery under construction at time of survey to take organ from St Luke's Church, Old Street. C19 south-east vestry in character with church'.*

St Giles' Cripplegate is one of the few remaining medieval churches in the City of London and, after surviving devastating bombing during the Blitz, it sits at the heart of the modern Barbican development. It is thought that there has been a church on the same site for one thousand years.

During the Middle Ages, the church was dedicated to St Giles'. The name "Cripplegate" refers to one of the gates through the old City wall, which had its origins in Roman times as a fortification to protect the Roman city from attackers; sections of the old wall can still be seen near the church and form part of the church's extraordinary current setting within the Barbican Estate. The church was situated outside the wall at the Cripplegate, hence its name of "St Giles' without Cripplegate".

As the population of the parish increased, the church was enlarged and it was rebuilt in the

Perpendicular Gothic style in 1394, during the reign of Richard II. The stone tower was added in 1682. The church was damaged by fire on three occasions – in 1545, 1897 and 1940 with the last in the Blitz which reduced the building to the ruin seen in the photograph on the right.

St Giles' also has special interest as one of the few mediæval buildings which escaped the Great Fire of 1666 and, even more so, it survived the destructions of World War II which were equally devastating for this area of London. In the immediate vicinity, it is now, together with the Roman remnants, the sole representative of the pre-war era.

In the post-war redevelopment of the area surrounding St Giles', architects Chamberlin, Powell & Bon intended St Giles' to be the focal point of the principal view across the central water feature from the Barbican Arts Centre. This visual connection is reinforced by creative endeavours and musical tradition of each, but the buildings themselves present an architectural contrast of the historic and the modern.

St Giles' Church is the burial-place of John Milton, John Foxe, Martin Frobisher and others.



Figure 4. Post-war gathering within the roof-less ruins.



Figure 5. St Giles' surrounded by the devastation of WW 2.



Figure 6. St Giles' surrounded by the Barbican Estate Redevelopment.

## 2.2 Identifying Areas for Potential Change

The first step in the evolution of the Strategic Development Plan is to evaluate the areas of the existing church site where some change may be accommodated, whilst considering how any intervention may potentially impact upon the significance of the church.

It is important to note that all the land immediately surrounding St Giles' is either leased to the City of London on a 99 year lease under the Open Spaces Act 1906, or freehold/long-leasehold land held by the City under the Town and Country Planning Act 1947/62. Accordingly, there is very limited potential for extension beyond the footprint of the church.

The Plan on the next page describes the initial evaluation of St Giles', and this informs the discussions about various parts of the church in Section 3.0.

## 3.0 Masterplanning: Development Potential

With the development of the Barbican Estate, the churchyard of St Giles' was replaced with a paved public space which is managed and maintained by the City of London.

Beyond the footprint of the church and vestries there is only a small triangle of undeveloped land between the south side of the tower and western end of the south aisle. This area is secured by a brick wall with railings above, and gives access via a stone staircase into the Boiler Room situated beneath the south aisle. This is the only external area which could be considered for potential

development but there are several key reasons that this idea should be discounted at present:

- To make a connection between this area and the church interior would require formation of a new opening through the south wall of the tower which would have a significant impact;
- Any building in this triangle would potentially obscure light to the west window of the south aisle, which has a low cill;
- The expense of negotiating and constructing an extension in this location would not be justified in respect to the additional area to be gained: the triangular shape of the space is not very efficient in functional planning terms. Additionally, access would need to be maintained into the Boiler Room, and the route would need to be isolated by fire-resisting construction. This would reduce the useable floor area of any new accommodation in this area.

### RECOMMENDATION:

Discount the Churchyard as a potential development site but explore ways to improve the appearance of this 'left-over' space. Reconsider potential future use of this area, as and when a pedestrian link to the current Museum of London site is implemented. The only area where a new extension is considered possible is above the existing vestries to the south-east corner of the church. Refer to Section 4.5.



Figure 7. Aerial view of St Giles' within the Barbican Estate.



Figure 8. Triangle of undeveloped land to the south-west of the church.

## 4.0 Space Planning: Options for Improvements

With limited potential to extend the church, reordering of the interior is the obvious focus for rationalising the existing spaces for more efficient use.

Accordingly, a space audit of the interior was carried out to identify areas for potential change (see Figure 9. diagrammatic plan below).

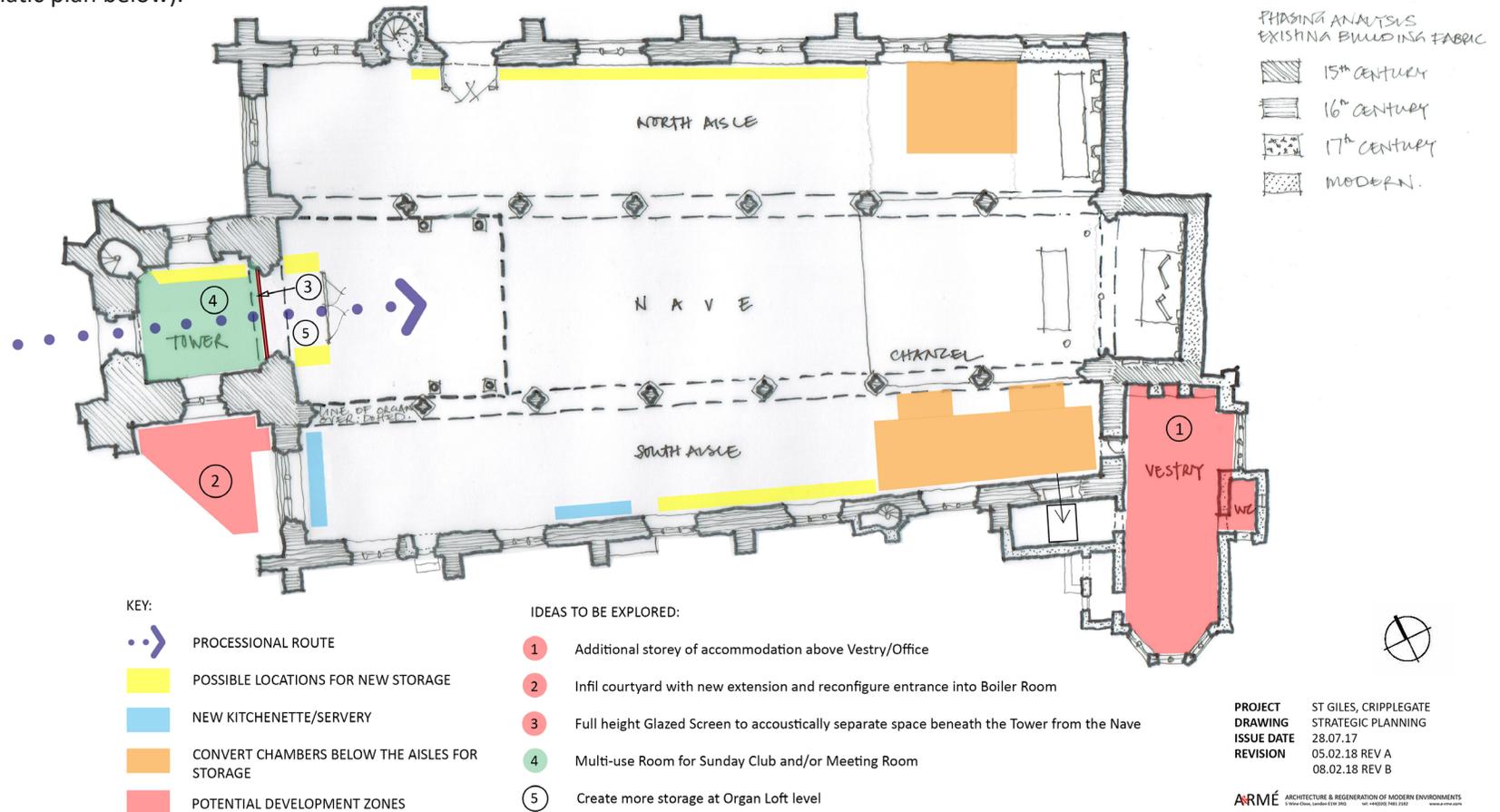


Figure 9. General Arrangement Plan of St Giles' highlighting areas of focus in the Strategic Plan

## 4.1 The Nave

The nave of St Giles' is a wonderful space for both liturgical purpose and cultural events. Within the Brief for the Strategic Plan for the church, some clear aspirations are presented:

- To remove the storage area which currently cordons off the west end of the south aisle;
- To create a permanent but discreet servery within the south aisle to replace the temporary arrangements configured for refreshments after Sunday service and other events;
- Invest in the venue to promote future revenue generating activities.

The P.C.C. have stipulated that no additional spaces shall be created within the nave aisles by partitioning off space for use as an office/ meeting room etc. It is also our opinion that it is highly unlikely that such an initiative would secure support from the Diocesan Advisory Committee.

### RECOMMENDATIONS:

To preserve the character and spatial qualities of the main space of St Giles' it is proposed that any intervention is discrete and carefully designed to integrate with the existing joinery elements. More permanent storage solutions should be designed with panelled and/or veneered casing to appear sympathetic to the existing arrangements. Similarly, the proposed servery may be 'disguised' as a joinery element when not in use.

Section 5.3 presents concepts for the design of the Servery which have been based upon the relatively recent installation at St Nicholas' Church, Peper Harrow.

The introduction of new building services to provide mains water and drainage connections to the proposed servery should be evaluated and routes proven if this idea is to be developed further.

Refer also to Section 6.0 which discusses the feasibility of introducing new services.



Figure 10. View of the Nave from the Organ Loft.



Figure 11. Existing panelling to the walls of the Nave: possible location for Servery.

## 4.2 The Tower Space

Currently the space under the tower provides access to the tower staircase, and is used principally for storage, but it is also a teaching space during the annual organ summer school, a green room during events, and it is also used by outside caterers for food and drink preparation for events, with direct access for deliveries through the West door. Arguably, its most important role is on ceremonial occasions when the West Door is opened for processions.

For this space to become more usable, acoustic separation from the nave is considered highly desirable if not essential. In the past, proposals for an acoustic-rated glazed screen to be installed within the eastern arch to the tower have been discounted due to the high cost and the difficulty it would create for removing the bells from the tower.

Creating a more usable space under the tower seems a desirable proposition. It is possible to imagine that the tower space could be used for the Sunday Club or meetings, but there are significant functional difficulties with this idea as the existing wcs and kitchen facilities are at the opposite, eastern end of the church. The Task & Finish Group consider that installation of the acoustic glazed screen to separate the space from the nave would be essential, as would the provision of a new accessible wc at the West end of the church.

It is clear that this proposition would have a significant impact both spatially and through the introduction of new building services such as foul drainage.

### RECOMMENDATIONS:

The expense and potential complexities of installing an acoustic glazed partition between the tower space and the nave suggests that this idea is, at best, a proposition to be reconsidered if the cost/benefit evaluation is compelling at some future point in time.

It is not a short-term recommendation of this Feasibility Study and nor did it form part of the P.C.C.'s Brief.

However, it is a recommendation of this report that any short-to-medium term interventions within the Tower Space or Organ Loft do not preclude the opportunity to install an acoustic screen at some point in the future.

With improvements to the storage arrangements, and upgrade of the electrics, the large characterful space under the tower could continue to be used for a range of purposes which don't require acoustic isolation.



Figure 12 . View eastwards towards the West doors to the Tower.



Figure 13. View westwards towards the tower space.

### 4.3 The Organ Loft

St Giles' has a very strong music tradition and houses three organs. The storage of the music archive is a pressing concern, and much of it is currently housed behind the screens at the west end of the south aisle (Fig. 15).

It is envisaged that an extension of the Organ Loft could provide much needed additional space for music storage. Access via the existing spiral staircase could lead onto a new archive gallery located on the west (tower) side of the existing organ.

The concept plans included on the following pages 12-16 indicate an additional 26 metres of shelving, positioned against the casing to west side of the organ.

These proposals are not considered to adversely impact upon the significance or character of St Giles'. However, the detailed design of any extension to the Organ Loft should be in sympathy with the materials, design and character of the existing casing of the organ to minimize any impact on the key view looking eastward from within the Tower Space.

#### RECOMMENDATIONS:

To further test the feasibility of this proposal, further specialist consultation is required:

- The services engineer's advice will be required about re-routing existing electrical services;
- Manders, who maintain the Organ, should be consulted on more detailed design proposals to ensure there is no impact on the sound of the organ;
- M A Sharman & Associates who prepared the Church Fire Safety Audit in January 2014 [File number 0914] should advise on any requirements for fire-rating the casings to the cupboards to address the increased fire-load in this location;
- A structural engineer should advise upon how a new gallery can be supported from the existing structural arrangements of the Organ Loft, to support the additional applied loading, and also to design an integrated trap door/panel to allow for the passage of the bells from the tower.

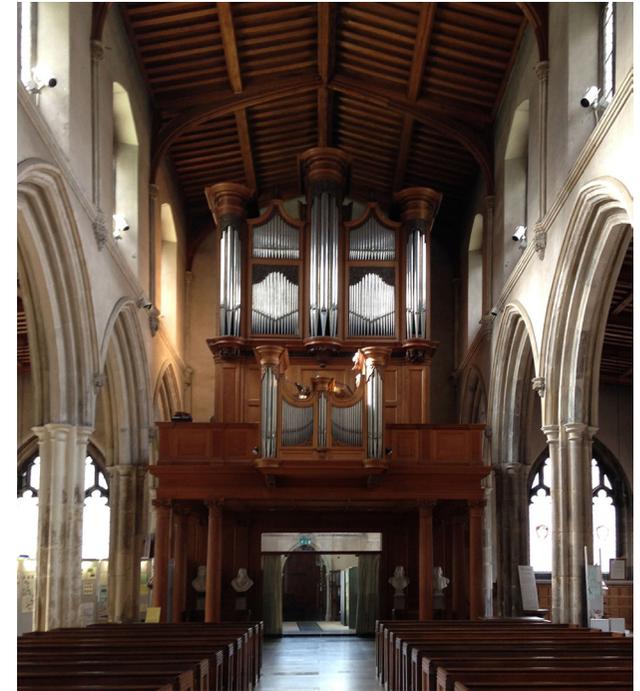
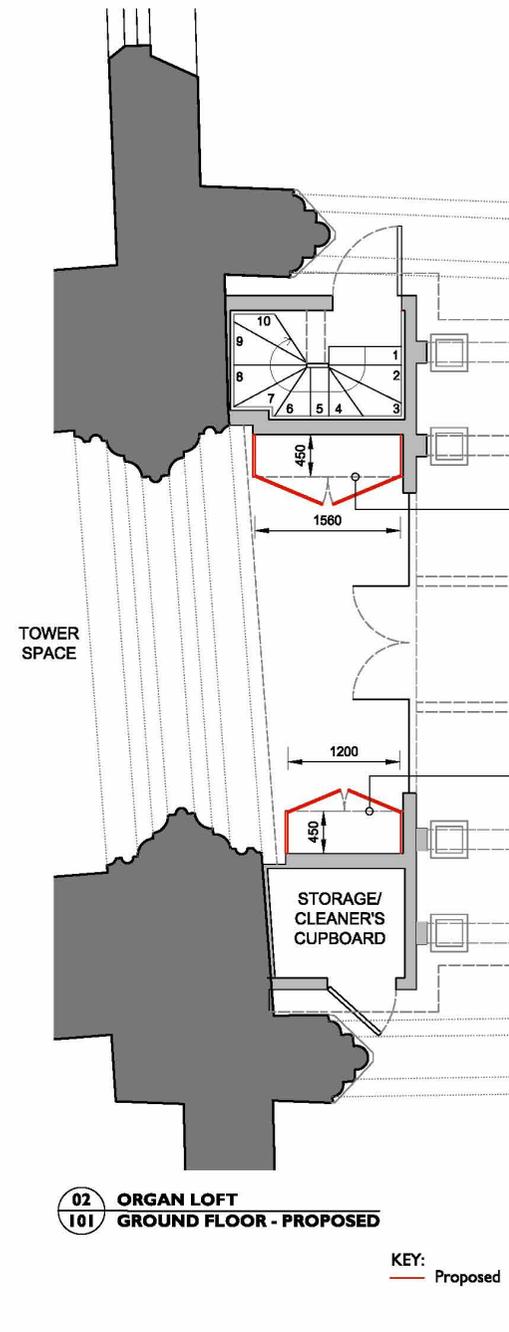
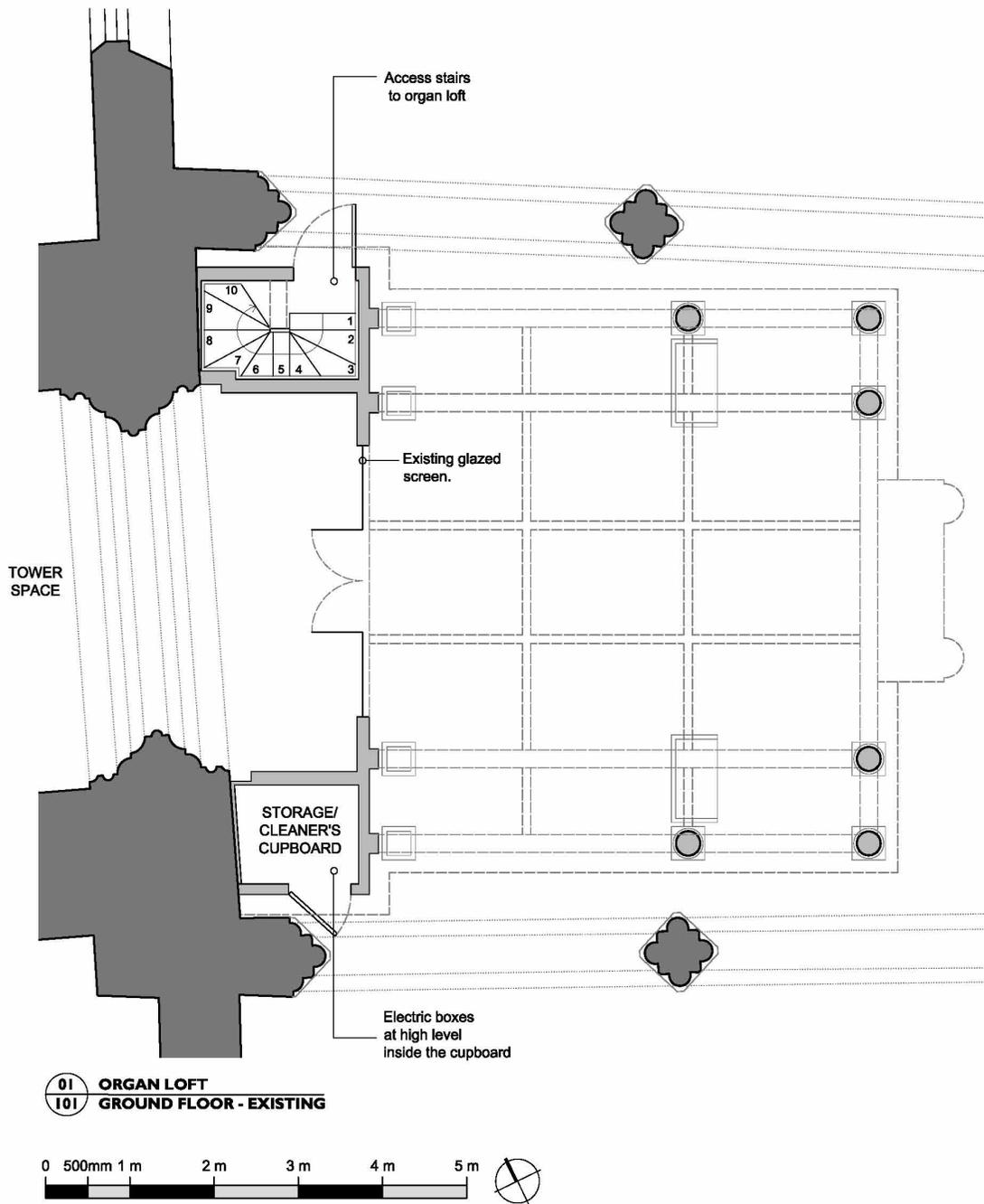


Figure 14. View westwards towards the Organ Loft.



Figure 15. View southwards towards the storage area in the south aisle.

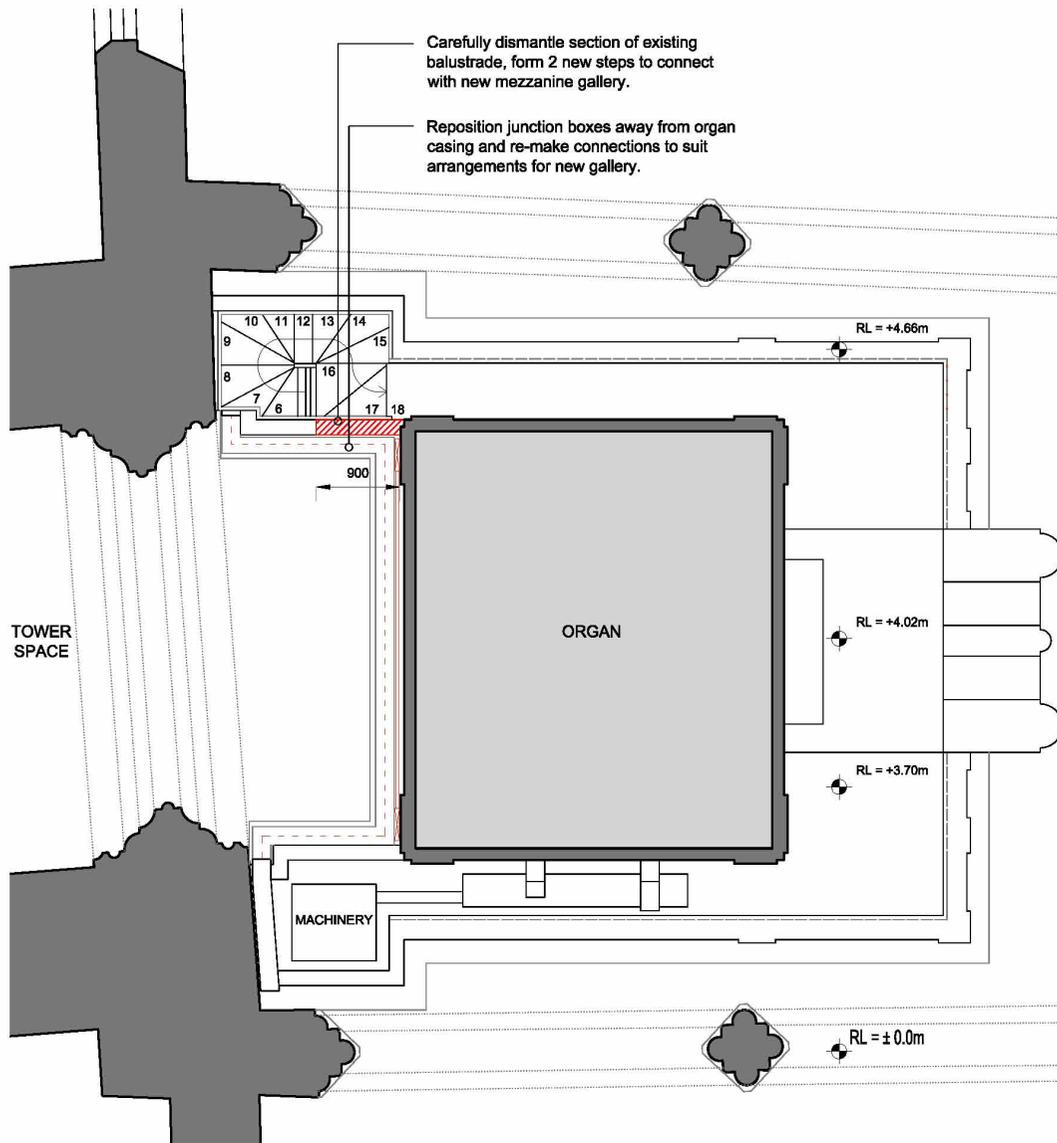


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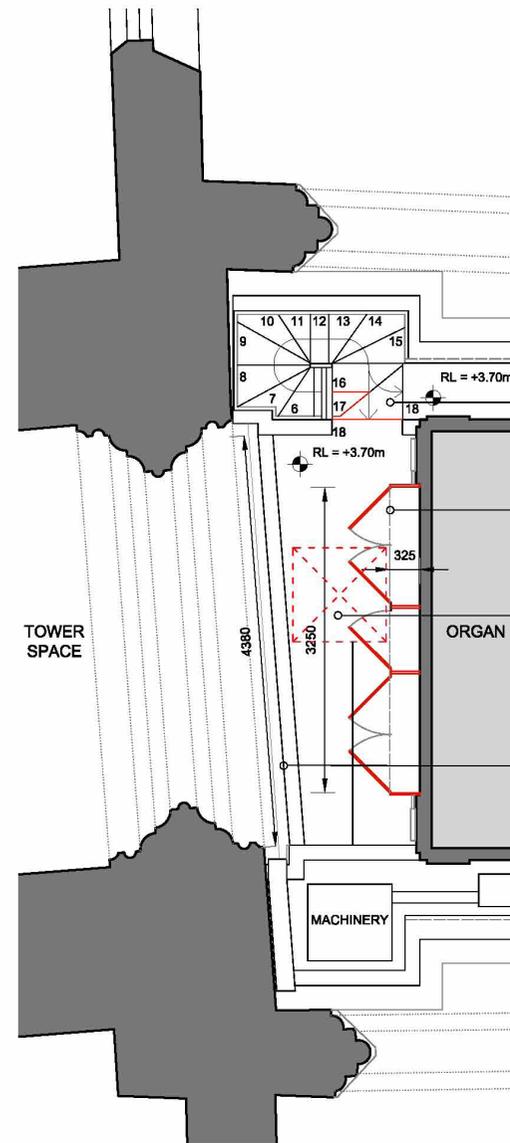
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 PROJECT: St Giles' Cripplegate  
 DRAWING: Organ Loft - Ground Floor Plan - Existing & Proposed  
 SCALE: 1:50 @ A3  
 DRAWING No: 201508-C-101 REV A  
 ISSUE DATE: January 2018  
 Status: Issue  
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02 ORGAN LOFT  
101 FIRST FLOOR - EXISTING

KEY:  
Demolitions shown in red



02 ORGAN LOFT  
101 FIRST FLOOR - PROPOSED

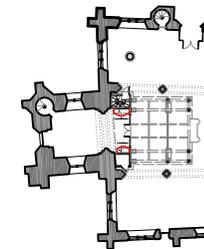
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Proposed

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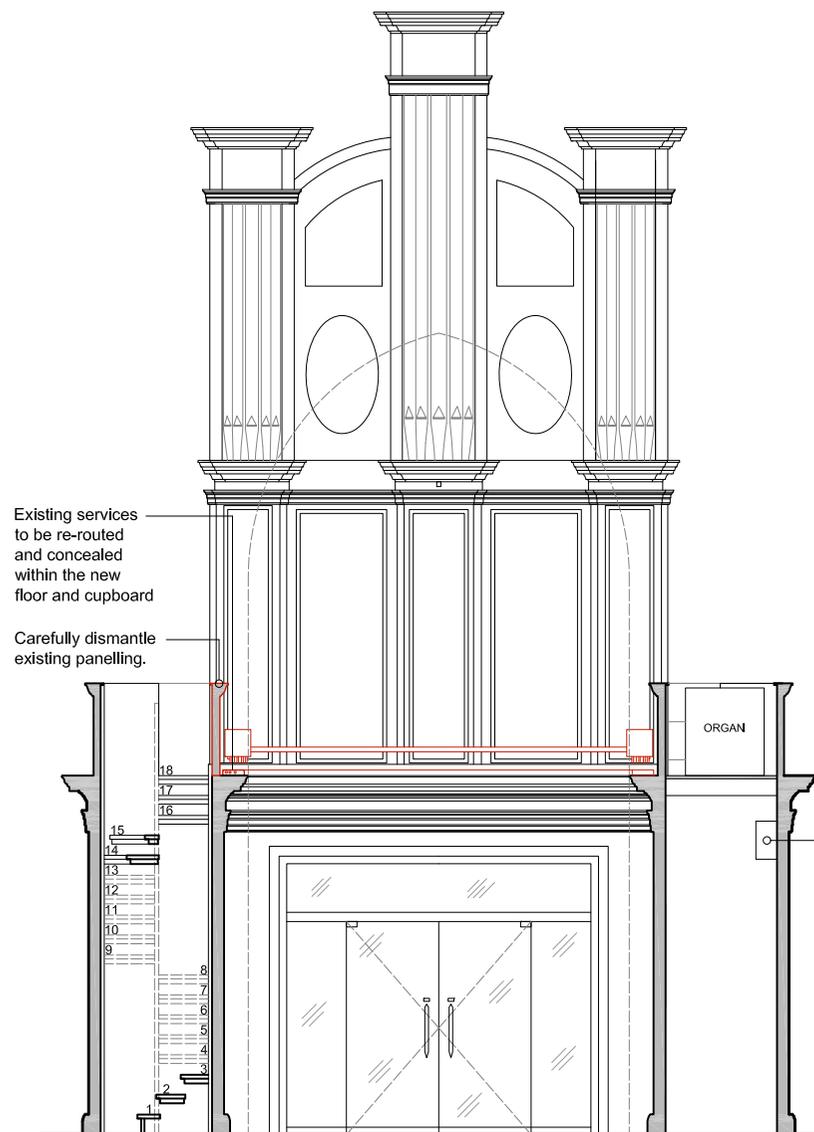
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PROJECT St Giles' Cripplegate  
DRAWING Organ Loft - First Floor Plan - Existing & Proposed  
SCALE 1:50 @ A3  
DRAWING No 201508-C-102 REV A  
ISSUE DATE January 2018  
Status Issue  
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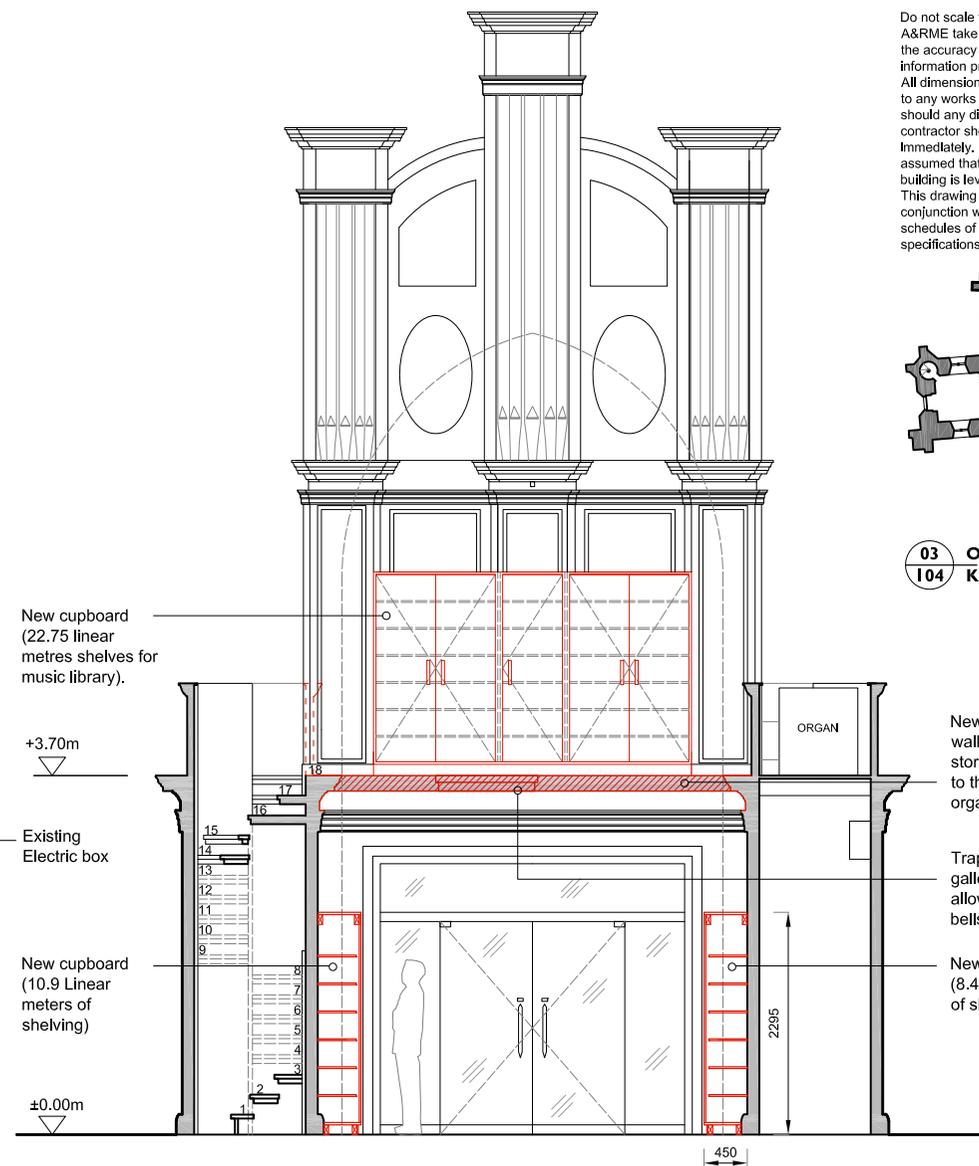


**03** ORGAN LOFT  
**104** KEY PLAN



**01** ORGAN LOFT  
**104** WEST ELEVATION - EXISTING

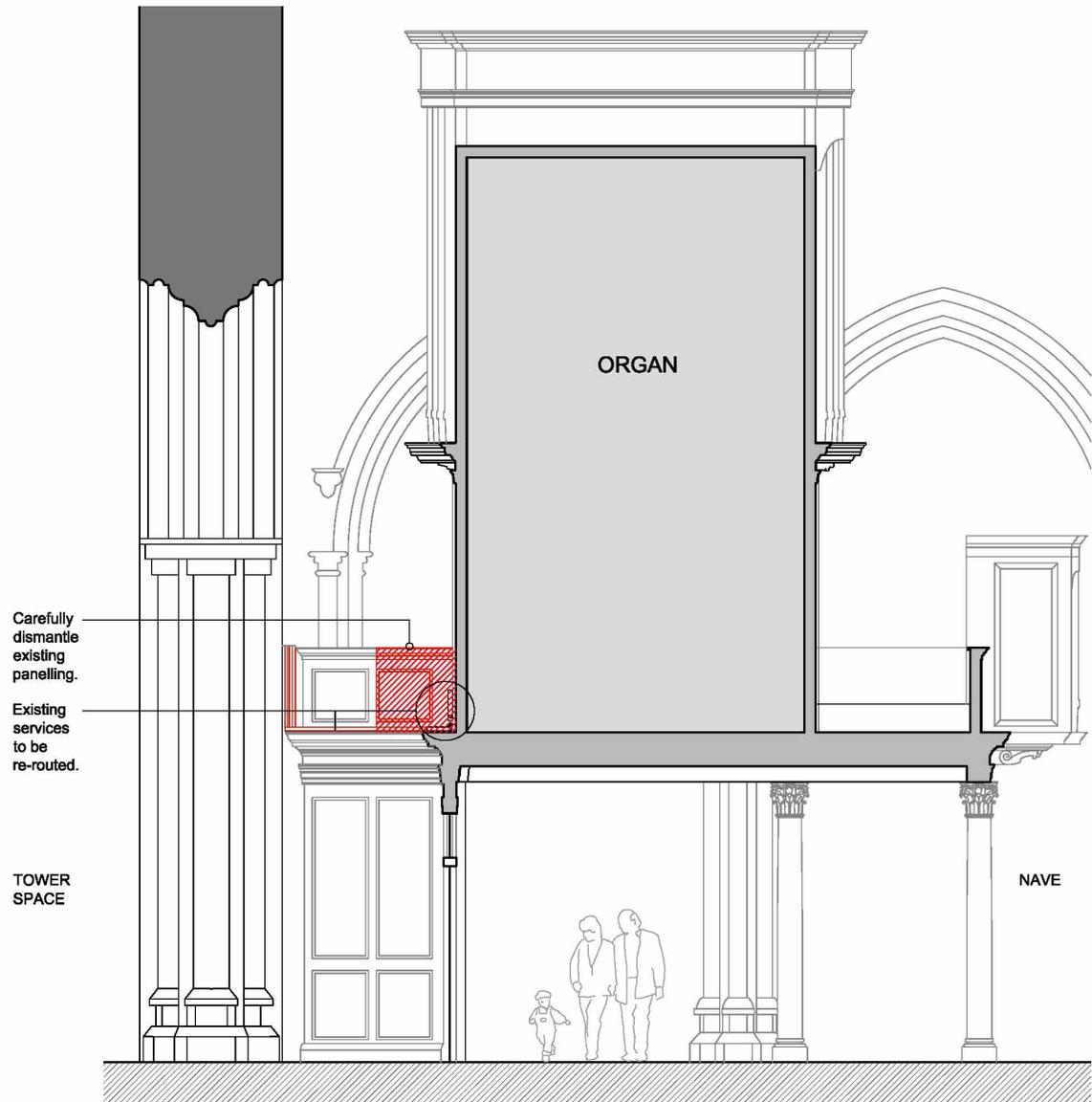
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**02** ORGAN LOFT  
**104** WEST ELEVATION - PROPOSED

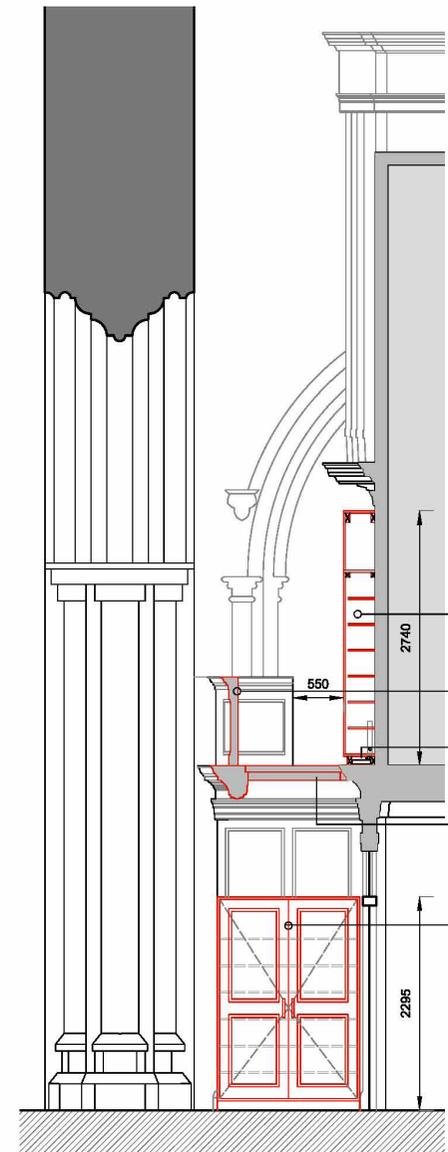
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▨ Proposed

REV: B DATE: 10-09-18  
REV: A DATE: 07-02-18  
PROJECT St Giles' Cricklepath  
DRAWING Organ Loft - West Elevation  
Proposed & Existing  
SCALE 1:50 @ A3  
DRAWING No 201508-C-104  
ISSUE DATE January 2018  
Status Issue  
A&RME ARCHITECTURE & REGENERATION OF MODERN ENVIRONMENTS



**01** **ORGAN LOFT - EXISTING**  
**103** **SECTION A-A'**

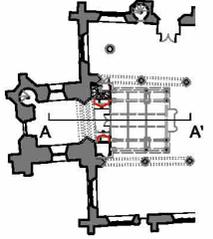
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— Carefully remove existing panelling/ services



**02** **ORGAN LOFT - PROPOSED**  
**103** **SECTION A-A'**

KEY:  
— Proposed

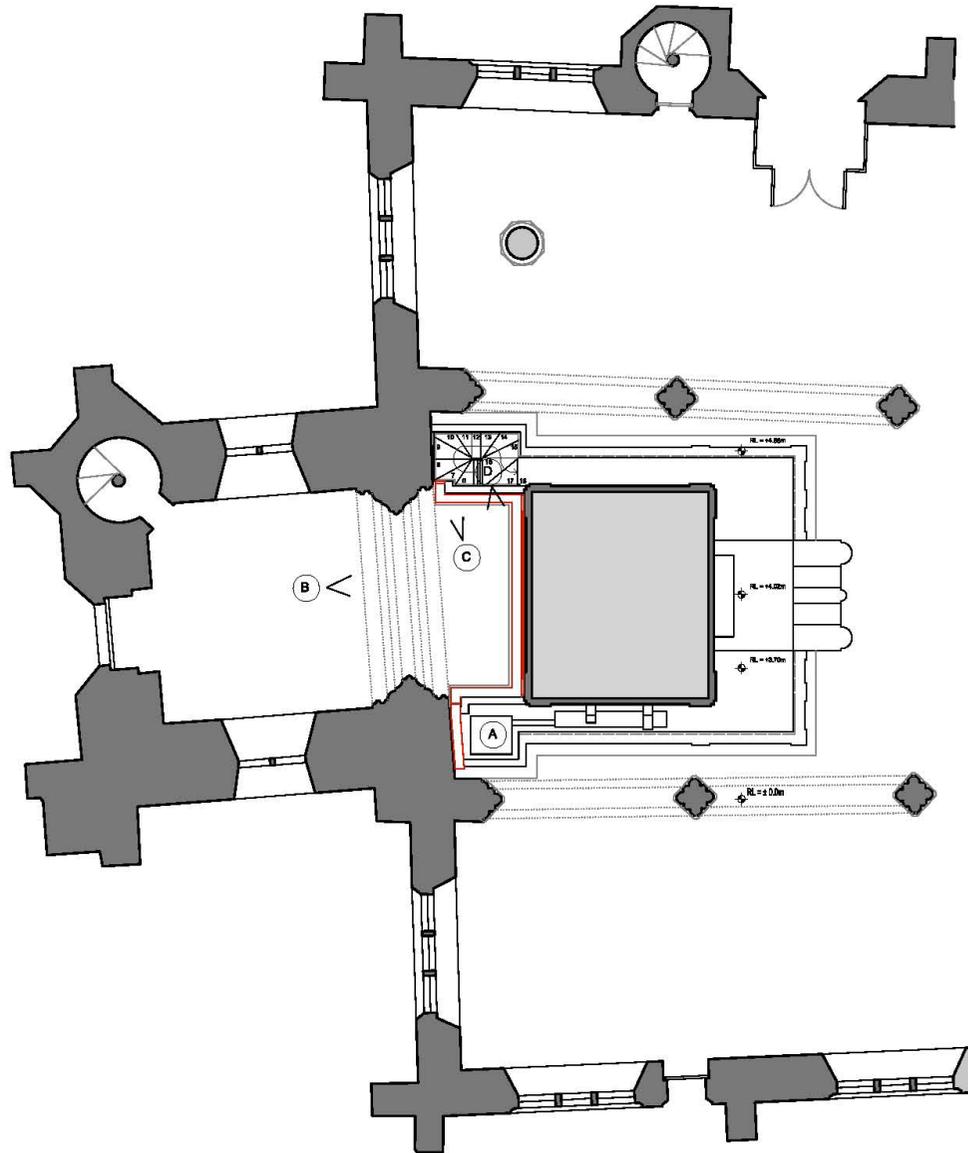
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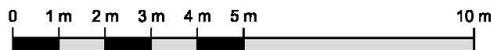
**03** **ORGAN LOFT**  
**103** **KEY PLAN**

- New cupboard with shelves for music library.
- New balustrade to match existing panelling.
- Existing services to be concealed inside floor.
- Trap door in gallery floor to allow passage of bells out of tower.
- New cupboard (10.9 Linear metres of shelving)

REV: A  
PROJECT DRAWING  
DATE: 07-02-18  
St Giles' Crisplegate  
Organ Loft - Section A-A'  
Existing & Proposed  
SCALE: 1:50 @ A3  
DRAWING No: 201508-C-103  
ISSUE DATE: January 2018  
Status: Issue  
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01 ORGAN LOFT  
105 KEY PLAN



KEY:  
Existing services



Electric boxes at the upper level inside the cleaner's cupboard.



Existing cables and electric boxes on the rear of organ case.



Cables running over the balustrade.



Cables running along the cornice.

NOTES:

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PROJECT St Giles' Cryptogate  
DRAWING Organ Loft - Existing Services

SCALE 1:50 @ A3  
DRAWING No 201508-C-105 REV /  
ISSUE DATE January 2018  
Status Issue

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#### 4.4 Chambers under the Nave Aisles

Below the north and south aisles are large chambers: the north chamber (16 m<sup>2</sup>) houses a redundant biomass boiler and the south chamber (31.7m<sup>2</sup>) is used for storage of miscellaneous items.

At the time of the boiler installation a purpose-made access hatch with inlaid Purbeck limestone floor tiles and gas strut was installed over the chamber to the north aisle. A less-robust timber trap door without gas strut to assist operation remains over the south chamber, which is very heavy for one person to lift.

The possibility of removing the boiler and installing lifting platforms down into each chamber would potentially revolutionise the way these large areas are used for storage. The following page illustrates the kind of lifting platform which may be appropriate for installation at St Giles', as it does not require a deep pit, does not manifest about floor level, the access panels within the floor can be automated to open only when the lifting platform is rising, thereby addressing some potential issues of safety in use.

Lyfthaus has confirmed a budget price to supply, deliver and install a compact mast lift would be approx. £28,500.00 Net per unit, excl. VAT. This does not include automation of the access hatch.

An alternative means of escape would also need to be installed within each chamber to supplement the lift, thus reducing the clear area available for storage, and increasing the cost of this.

#### RECOMMENDATIONS:

The cost of removing the existing boiler and installing a lifting platform may be quite an expensive solution to address storage needs, however it would potentially provide a great benefit in de-cluttering the Nave. It is, at best, considered a long-term option.

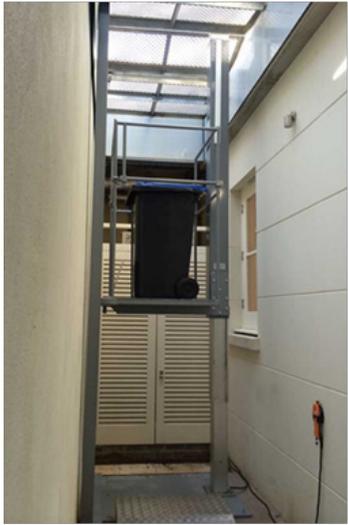
An audit of items currently stored within the pit beneath the south aisle may help rationalise storage requirements and free-up area for other items currently stored at Nave floor level.



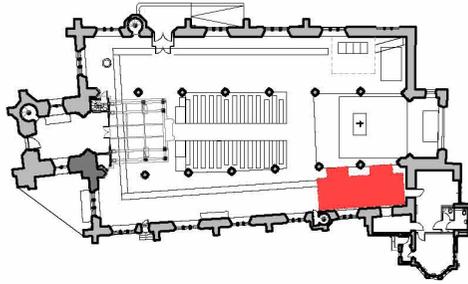
Figure 16. Access hatch into the chamber under the North Aisle.



Figure 17. Access hatch into the chamber under the South Aisle.



**Figure 18.** *Lyfthaus Compact lightwell basement lift illustrates the possibility of a lift up from the chambers under the aisles.*



1 KEY PLAN  
003 1:500



Existing hatch at North chamber to be matched.

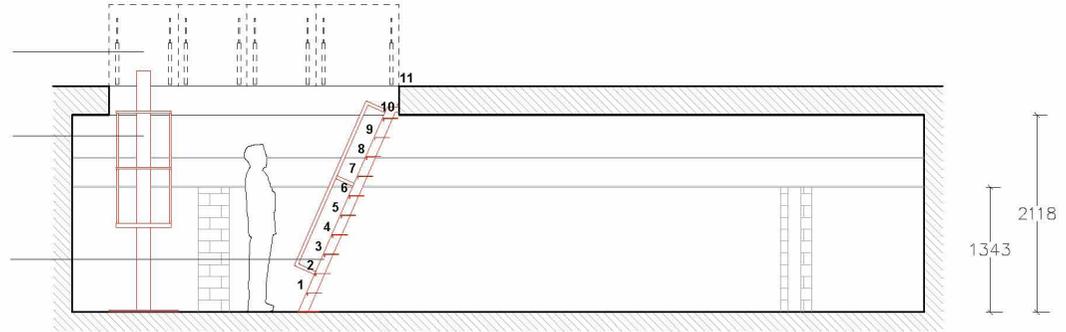


Existing galvanized steel staircase at North chamber to be matched.

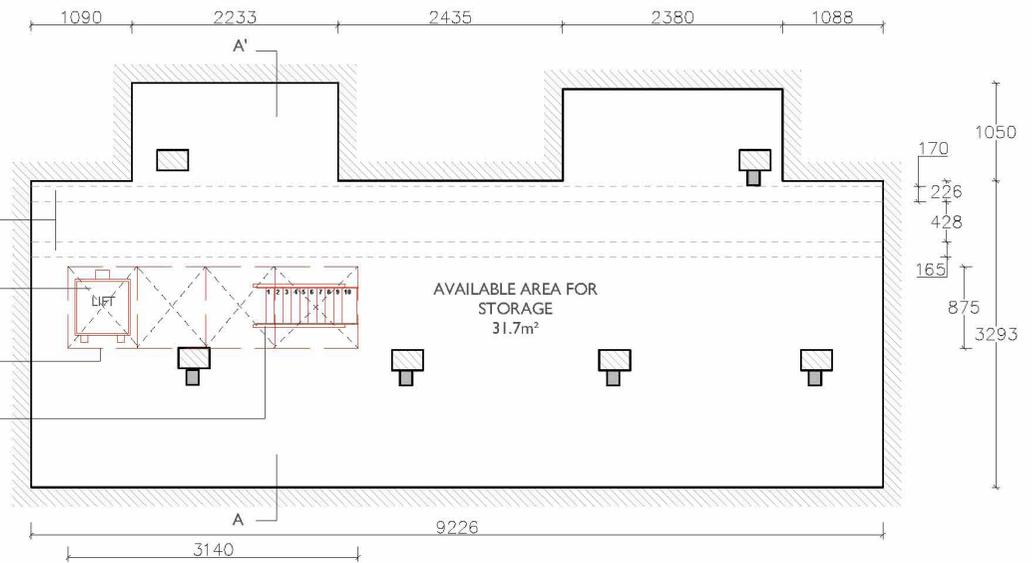
4no New hatches with hatch gas struts.

LYFTHAUS Compact lightwell basement lift with installation footprint of less than 600mm x 450mm.

New galvanized steel access steps to match existing arrangement in the North chamber.



2 SOUTH AISLE STORAGE SECTION A-A' - PROPOSED  
003 1:50



Existing steel beams above at low height supporting heating duct

LYFTHAUS Compact lightwell basement lift 600x600mm

Enlarged hatch opening  
Total dimensions 875x 3140mm

New galvanized steel staircase to match existing arrangements at North chamber.

3 SOUTH AISLE STORAGE CHAMBER PLAN - PROPOSED  
003 1:50



PROJECT: St Giles' Cripplegate  
Project: Storage chambers access proposals  
DRAWING: South Chamber Plan and Section - Proposed  
SCALE: 1:50 at A3  
DRAWING No: 201508-D-003  
ISSUE DATE: February 2018  
NOTES: DRAFT - WORK IN PROGRESS

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**A&RMÉ**

## 4.5 The Vestry

The current vestry is a multi-use space. It contains the office, an open gathering space with kitchenette and storage cupboards, access to the WCs and the strong room. It is used for robing for services, for small gatherings, for the Sunday Club, and also for counting the collection after a service, and as a lunchroom for the Caretaker. A secondary means of escape in the event of a fire / emergency escape passes through the space.

As the only adjacent, but separate / contained space to the church, this area must be the principal focus for any rationalisation of the existing spaces / functions. It is also the only area where additional area could be constructed via an extension above the vestry. This will be discussed in Section 4.6.

Several options have been prepared to explore how the relocation and upgrade of the WCs within the strong room space might unlock more usable space for other functions, such as a designated meeting room or vestry. It also offered the opportunity for direct access to the WCs from the south aisle.

It was agreed that direct access to the WCs from the vestry rather than the south aisle was a priority, and that risk of relocating items from the strong room may present an insurmountable security issues. The cost of rerouting services and below ground drainage may also be a reason to keep the WCs in their present location despite the advantages which relocation may give.

Ultimately, it was concluded that the scheme proposed in 2015 (shown on page 23) was the preferred approach for the medium term.

### RECOMMENDATIONS:

The existing WCs are to be upgraded to meet current Building Regulations Part M and best practice guidance in line with the Equality Act 2010.

Refer to the Proposed Plans on the following pages 22, 23.

Due to the recent refurbishment of the vestry and WCs, this is considered a medium-term proposal.

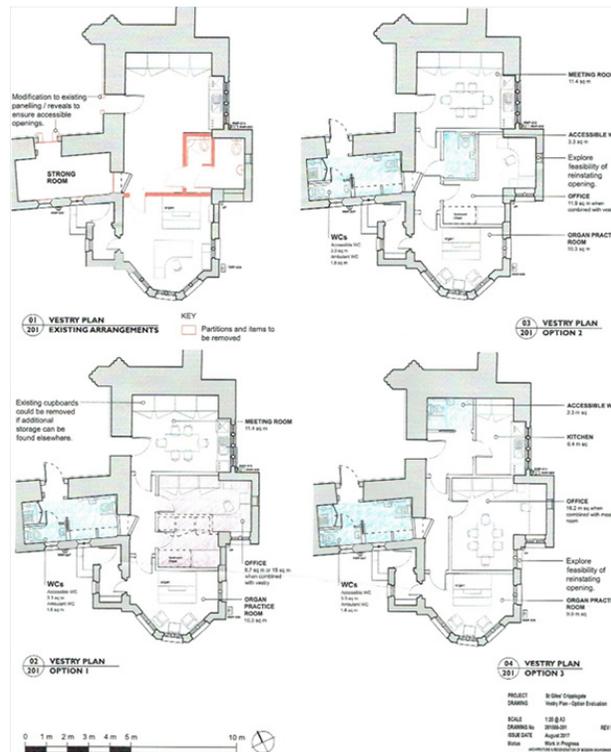


Figure 19. Existing shared arrangements of the vestry and kitchenette.

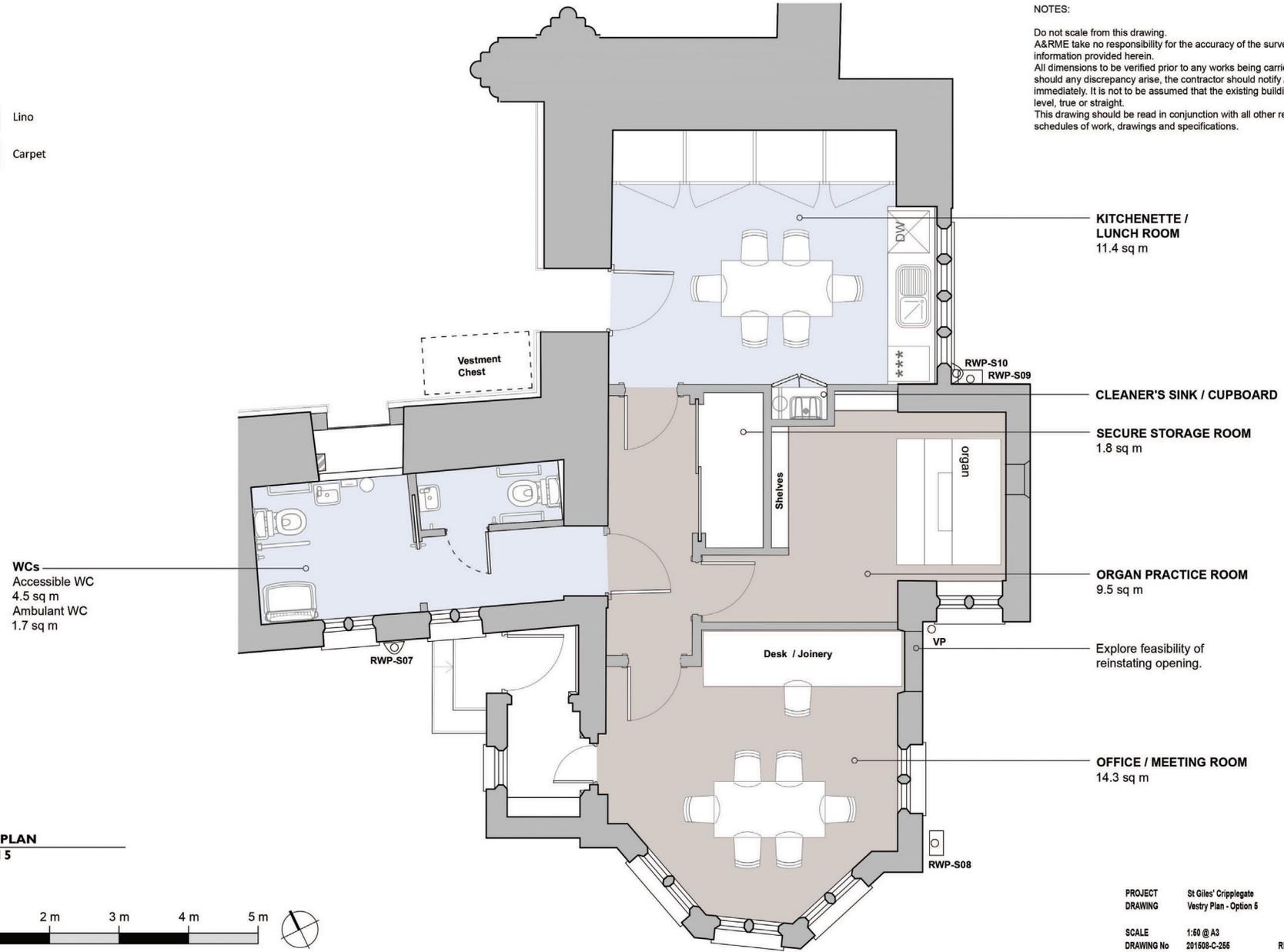


Figure 20. Existing arrangements of the shared space for the office and organ practice room.

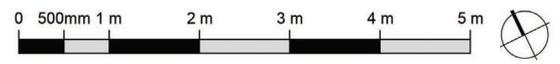
- KEY:
- Lino
  - Carpet

NOTES:

Do not scale from this drawing.  
 A&RME take no responsibility for the accuracy of the survey information provided herein.  
 All dimensions to be verified prior to any works being carried out, should any discrepancy arise, the contractor should notify A&RME immediately. It is not to be assumed that the existing building is level, true or straight.  
 This drawing should be read in conjunction with all other related schedules of work, drawings and specifications.



01 VESTRY PLAN  
 255 OPTION 5



PROJECT St Giles' Cripplegate  
 DRAWING Vestry Plan - Option 5

SCALE 1:60 @ A3  
 DRAWING No 201608-C-255 REV /  
 ISSUE DATE September 2017  
 Status Work in Progress

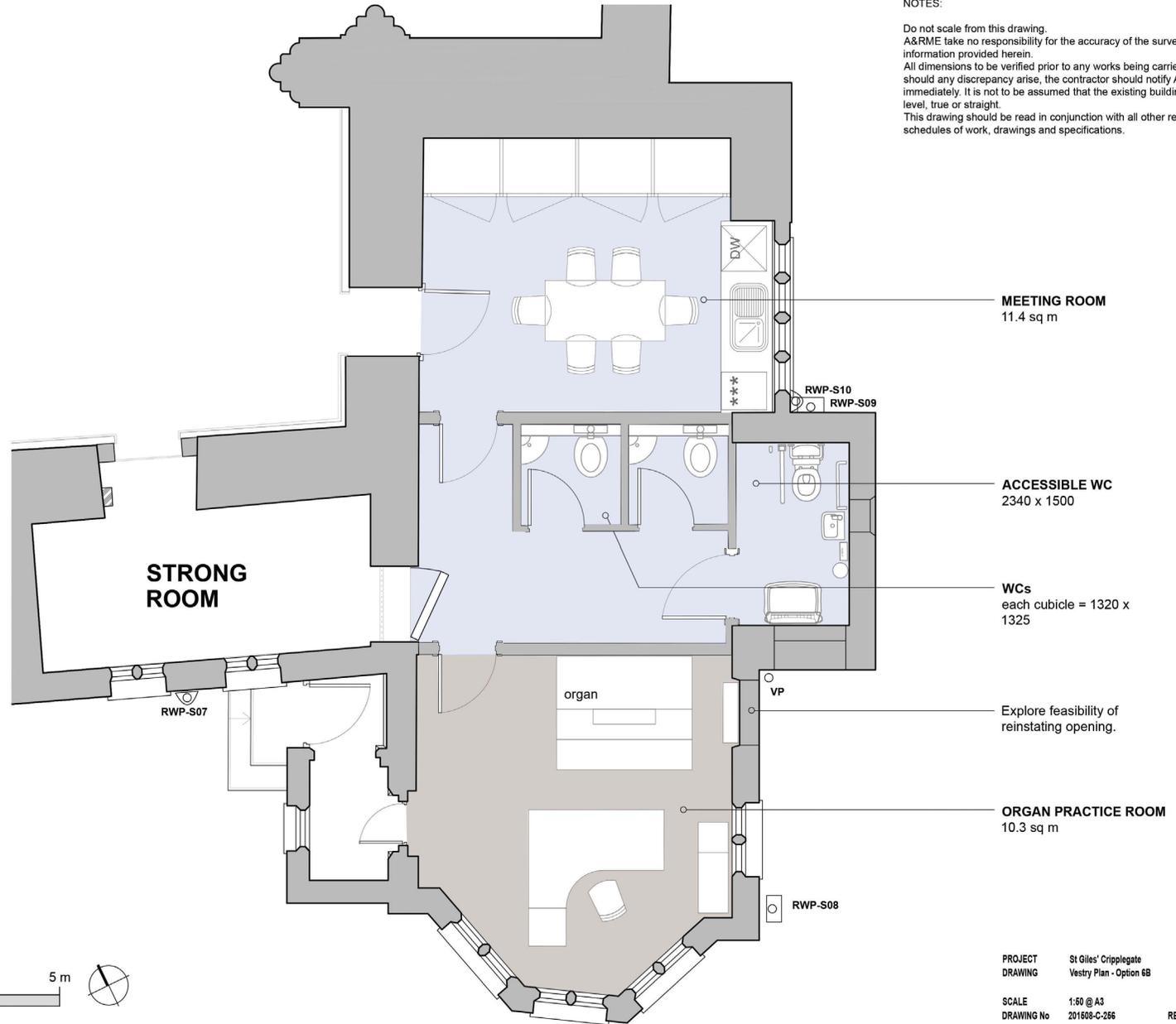
ARCHITECTURE & REGENERATION OF MODERN ENVIRONMENTS

4.5.1. Option to Convert Strong room to WCs (considered and rejected).

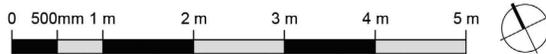
KEY:  
 Lino  
 Carpet

NOTES:

Do not scale from this drawing.  
 A&RME take no responsibility for the accuracy of the survey information provided herein.  
 All dimensions to be verified prior to any works being carried out, should any discrepancy arise, the contractor should notify A&RME immediately. It is not to be assumed that the existing building is level, true or straight.  
 This drawing should be read in conjunction with all other related schedules of work, drawings and specifications.



01 VESTRY PLAN  
 256 OPTION 6B

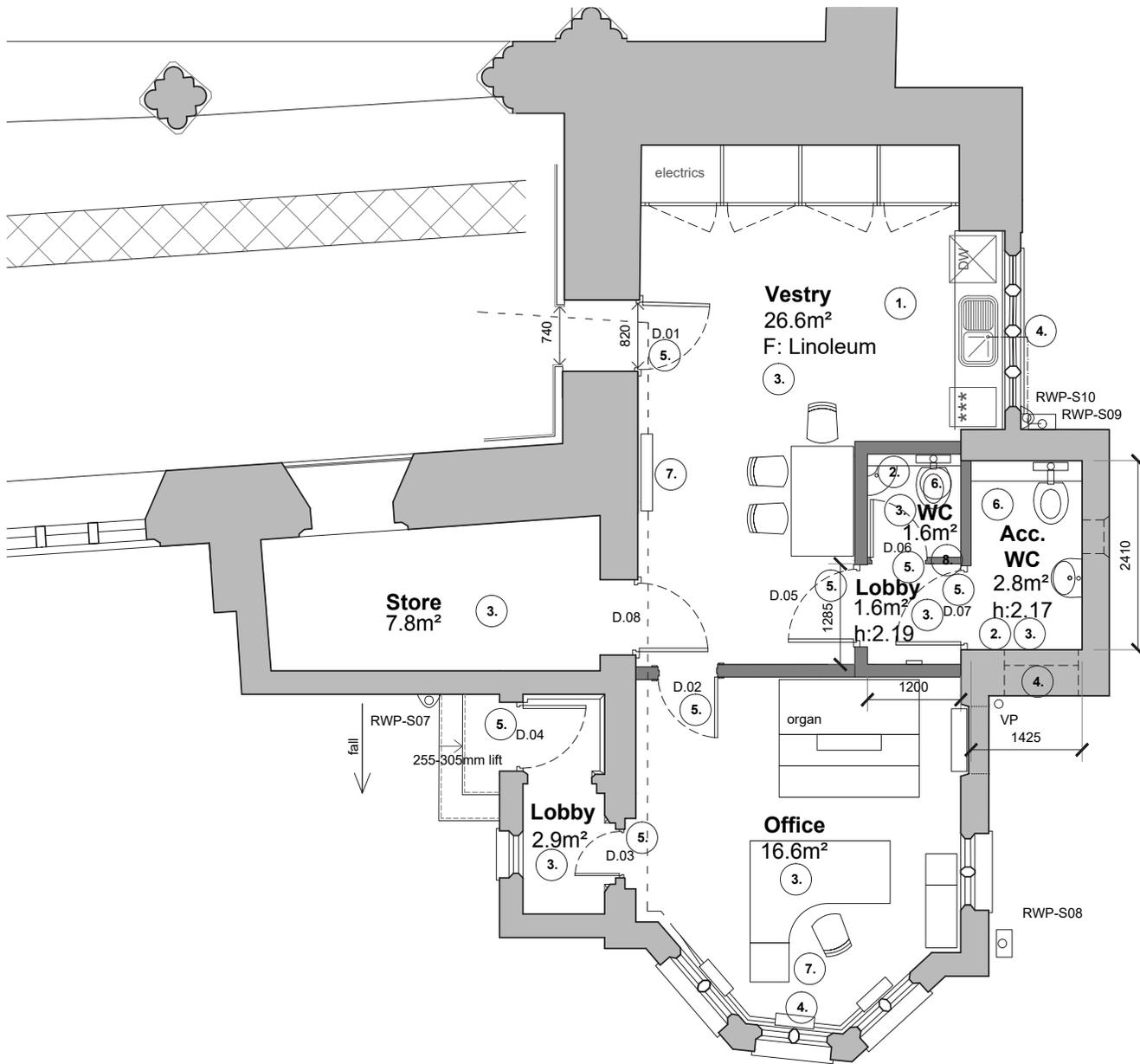


PROJECT St Giles' Cripplegate  
 DRAWING Vestry Plan - Option 6B

SCALE 1:50 @ A3  
 DRAWING No 201608-C-256 REV /  
 ISSUE DATE September 2017  
 Status Work in Progress

ARCHITECTURE & REGENERATION OF MODERN ENVIRONMENTS

4.5.2. Option to increase provision of WCs (considered and rejected).



**NOTES:**  
 These drawings are not measured survey drawings and may not represent what is physically present. Should any discrepancy between the drawings and the existing arrangements be discovered, notify A&RME Ltd as soon as possible.  
 Do not scale from this drawing. All dimensions are to be verified on site before commencing with the work.  
 This drawing should be read in conjunction with all other relevant drawings and specification.

**Refurbishment project preparatory works:**

1. Strip out existing linoleum flooring complete and inspect parquet for dampness and cracks  
 Provisional allowance: Remove parquet
2. Remove all sanitary fixtures and fittings for replacement with new.
3. Prepare for redecoration complete: All internal ceilings, walls, skirtings and doors.
4. Remove 13no. broken quarry tiles in leaded lights for replacement.
5. Provisional allowance: Prepare 7no. doors (D.01-07) for ironmongery upgrades.
6. Remove existing ventilation fans; test and remove all redundant cables and electrical items.
7. Remove and set aside radiators for duration of wall repair and decoration works.
8. Remove all light weight partitions and false ceilings that form the current WC area as well as doors D.05-D.07.

**4.5.3. Preferred option to create accessible WC in existing location.**

PROJECT	ST GILES, CRIPPLEGATE		
DRAWING	Vestry Floor Plan as existing + preparatory works		
SCALE	1:50 @ A3		
DRAWING No	201508-E04		REV A
ISSUE DATE	28 Aug 2015		
Status	ISSUE for Grant Funding Application		
A&RME	ARCHITECTURE & REGENERATION OF MODERN ENVIRONMENTS	5 Wren Close	London E1W 3RZ
			tel +44 (0)20 7481 2152

## 4.6 Potential Extension

The proposed arrangements for upgrading the WCs shown in Option 6B on the preceding page do not allow for any substantial improvement to the existing spaces within the vestry, and they actually reduce the area which is currently used for informal meetings.

Accordingly, we were asked to review the possibility of creating additional usable space above the existing vestry and office spaces, in a modest single storey extension.

Please note that the 3D concept for a new storey of accommodation above the existing footprint of the vestry is not intended to be interpreted as a design, but rather a massing study to determine the maximum developable area which may be possible to achieve. There is approximately 42 sq m of usable space at the first floor, excluding WCs and area required for a new stair and lift. Please refer to the concept plans on the following page.

Whilst the potential extension is not considered to have a negative impact on the significance or character of St Giles', such a proposal may not be supported by neighbouring residents within the Barbican Estate. As such, the planning risk of such a development must be considered high.

### RECOMMENDATIONS:

Should the P.C.C. wish to pursue this option there are a few important next steps to test the feasibility of this concept:

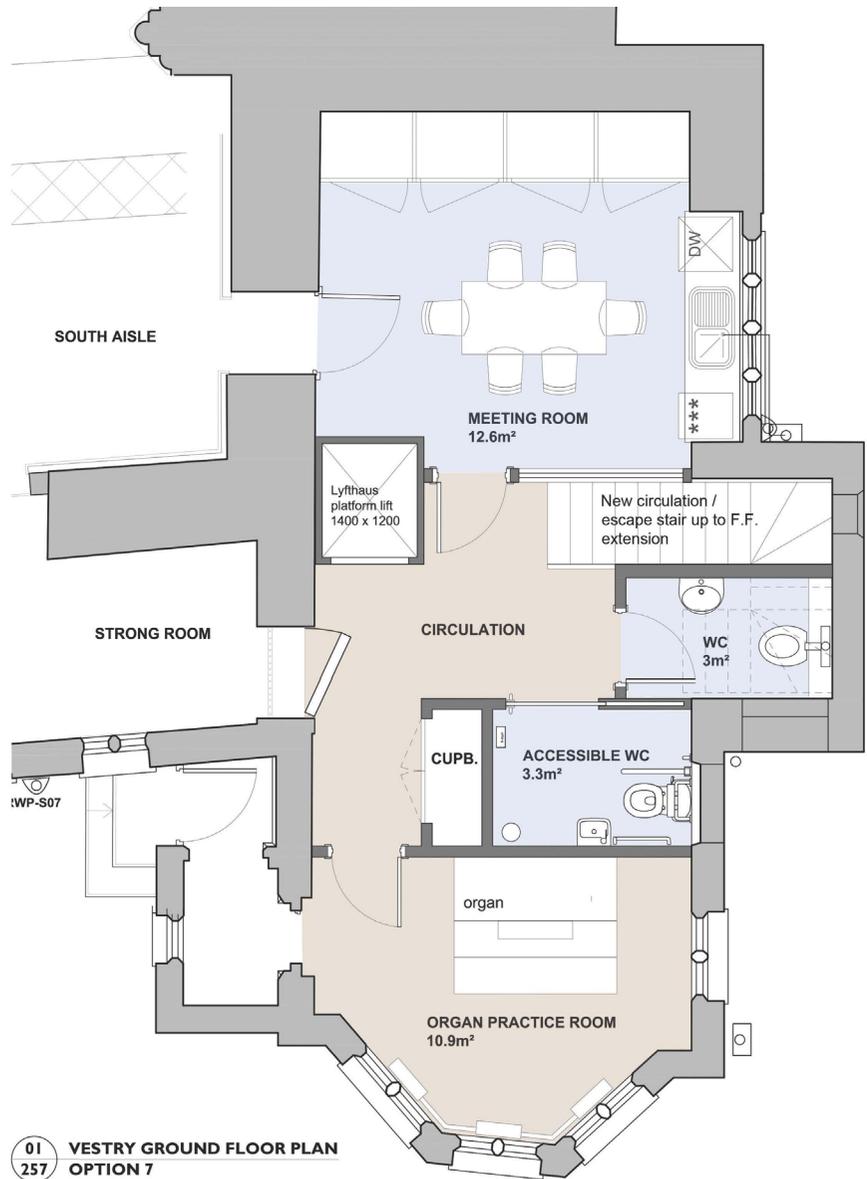
- A robust Statement of Need should be prepared to identify the purpose of the additional space to be created.
- A structural engineer accredited in historic building conservation should be consulted about the capacity of the existing foundations / external walls to take additional loading.
- A design concept should be evolved to review the form, articulation, scale, materials palette, fenestration arrangement of the extension and the abutment details with the adjacent listed building fabric.
- A views analysis based upon the principles of Historic England's publication 'Seeing the History in the View' should be prepared to evaluate the impact of the extension.
- Budget costs should be sought from a Quantity Surveyor experienced with extensions and alterations to historic buildings.



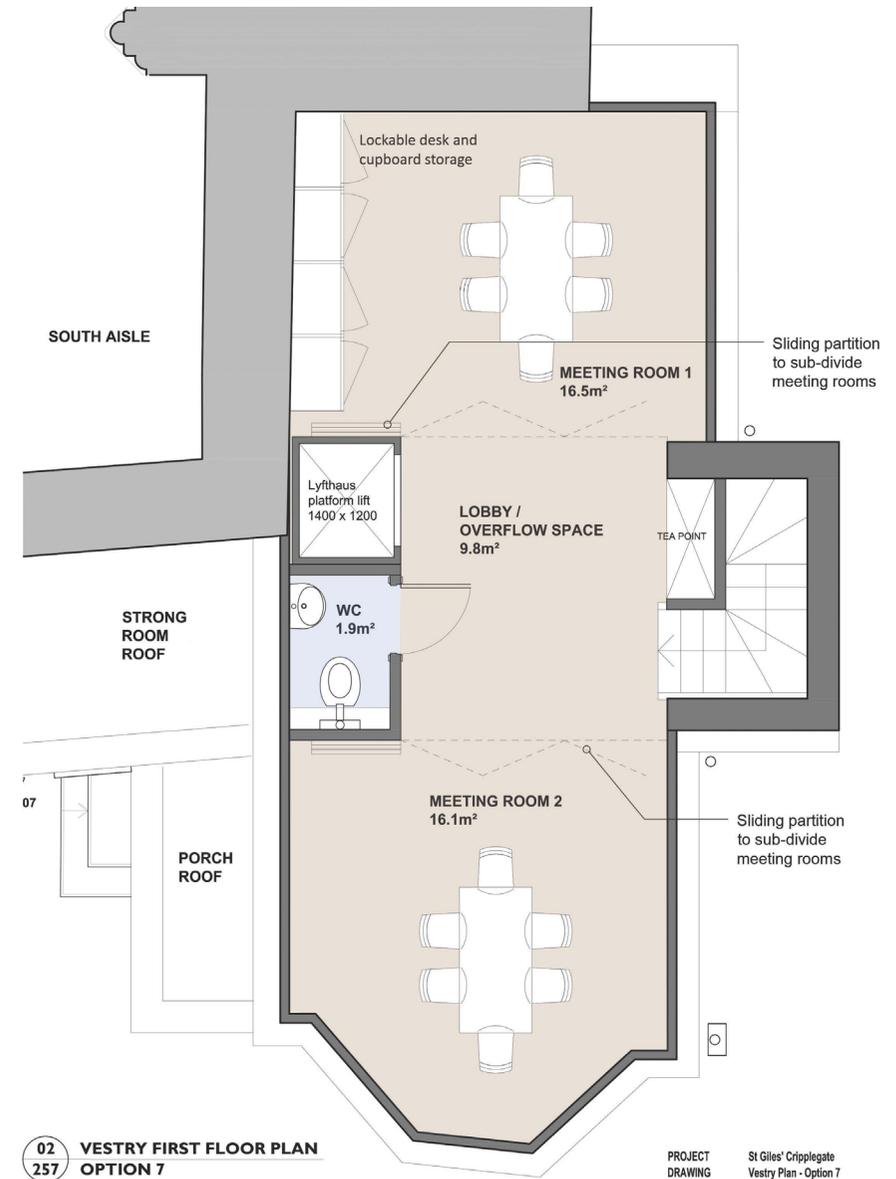
Figure 21. View of the East Elevation of St Giles'.



Figure 22. East Elevation to the existing vestry/office area.



01 VESTRY GROUND FLOOR PLAN  
257 OPTION 7



02 VESTRY FIRST FLOOR PLAN  
257 OPTION 7

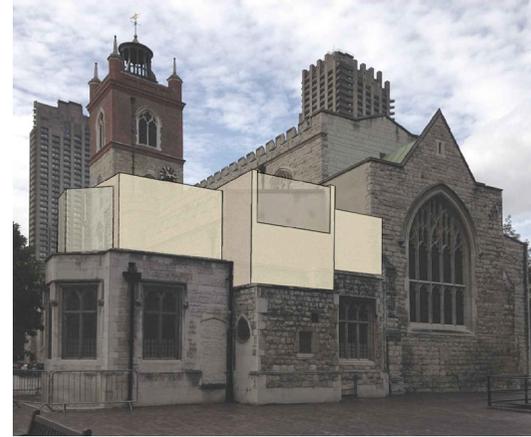
NOTES:

Do not scale from this drawing.  
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All dimensions to be verified prior to any works being carried out, should any discrepancy arise, the contractor should notify A&RME immediately. It is not to be assumed that the existing building is level, true or straight.  
This drawing should be read in conjunction with all other related schedules of work, drawings and specifications.

PROJECT St Giles' Cripplegate  
DRAWING Vestry Plan - Option 7  
New Extension to FF Level  
SCALE 1:50 @ A3  
DRAWING No 201508-C-257  
ISSUE DATE September 2017  
Status Work in Progress  
A&RME ARCHITECTURE & REGENERATION OF MODERN ENVIRONMENTS  
NEW CREATIVE COLLABORATION



**01 VESTRY EXTERIOR EXISTING**  
257 **OPTION 7**



**02 VESTRY EXTERIOR PROPOSAL**  
257 **OPTION 7**



**03 VESTRY EXTERIOR EXISTING**  
257 **OPTION 7**



**04 VESTRY EXTERIOR PROPOSAL**  
257 **OPTION 7**

PROJECT St Giles' Cripplegate  
 DRAWING Vestry - Option 7  
 New Extension to FF Level  
 SCALE NTS @ A3  
 DRAWING No 201508-C-301 REV -  
 ISSUE DATE January 2018  
 Status Issue  
 A&M ARCHITECTURE & REGENERATION OF MODERN ENVIRONMENTS  
www.aandm.co.uk 020 7460 1100

## Summary of Proposals

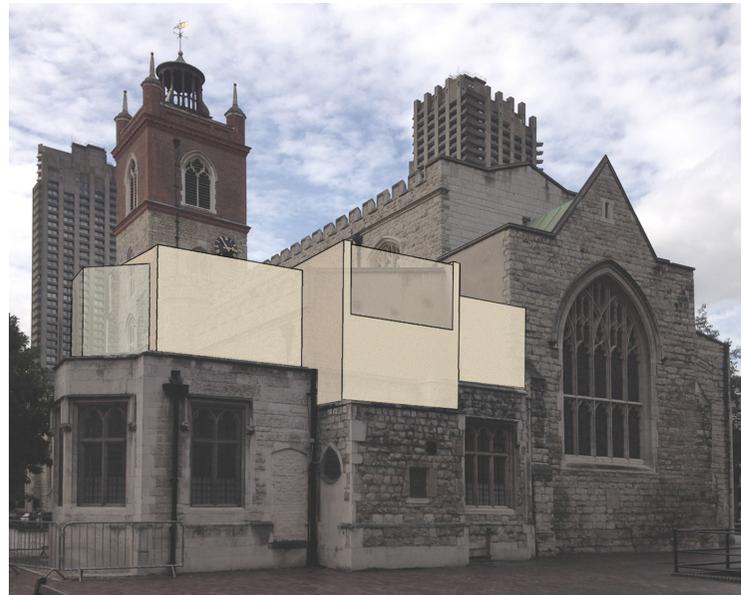
The massing study in figures 23 and 24 illustrate a possible first floor extension to the existing Vestry of St Giles' based upon new accommodation with an internal floor to ceiling height of 2.7m, which minimises its height and mass. In this diagram, the entire footprint of the existing building has been covered, but is set-back behind the existing parapet, to reference the existing change in materiality evident on the Church Tower, between stone and brick.

In response to the surrounding residential buildings of the Barbican Estate, areas of glazing have been restricted to skylights above the proposed staircase and a bay window to the south, to minimise potential for overlooking / privacy concerns.

There are, of course, many ways to introduce light into a building without generating concerns about overlooking, but these have not been explored at this stage of the Strategic Planning process.



**Figure 23.** *Massing study of a new floor of accommodation above the vestry.*



**Figure 24.** *The areas of glazing have been restricted to minimise concerns about overlooking by residents of the Postern.*

## 5.0 Furniture

### 5.1 The Pews

The pews from St Luke's Church were brought to St Giles' Cripplegate after the post-war reconstruction. They are of oak and are thought to date to the 1920s, but are not of high quality and appear to have been modified. Their condition is variable, with some pews requiring strengthening to eliminate noisy creaks and instability.

The pews can be moved, but the exercise is not without difficulty caused by the weight of the pews, available labour resources, the risk of damage to the Purbeck limestone floor and the variable condition of the pews themselves.

This study considers the proposition and viability of rehabilitating the existing pews.

In December 2017, a joint inspection was carried out by Hugh Harrison, Jake Kirner and Kelley Christ with the purpose of preparing an estimate of cost for the rehabilitation of the existing pews and improvements to make them easier to move.

Hugh Harrison confirmed that to prepare a realistic schedule of costs for repair and rehabilitation, it would be necessary to carry out a trial repair to establish method, labour time and materials costs.

Following repair and strengthening, Hugh suggested it may be possible to fit rollers /casters to the internal face of the side panels to the pews, and create recessed 'sockets' within the areas of existing timber boarded floor, so the pews could be dropped/locked into position when configured in the nave. The idea of a 'lifting jig' was also considered, but ruled out as there is nowhere to store an additional piece of equipment such as this.

#### RECOMMENDATIONS:

The following suggestions are presented for consideration by the Task and Finish Group:

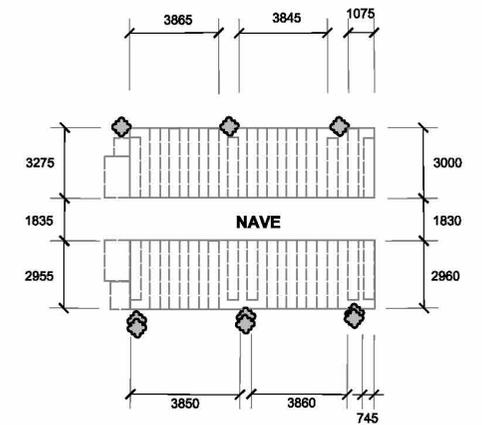
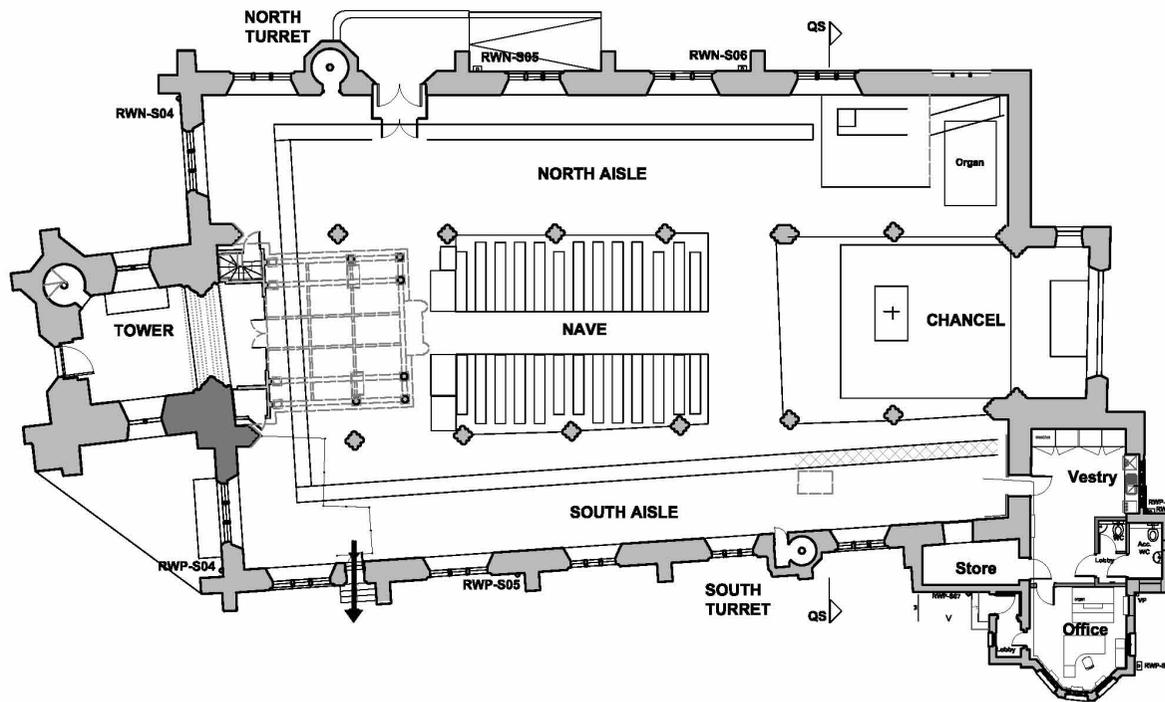
- Determine whether rehabilitation of the pews or their replacement with new, lightweight stackable pews with a proportion of matching chairs is the preferred option.
- Subject to the above, commission Hugh Harrison's joiner to undertake the trial repair and upgrade of one or two of the pews in worst condition;
- Following this, if successful, request cost estimates for the rehabilitation of all pews. Budget Estimate= £1,500/ pew for 24 pews.
- Compare with the cost of commissioning new furniture for the nave.
- Consider whether this solution solves the question about storage of the pews when not in use.



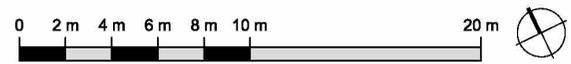
Figure 25. *Panelled ends to the pews which were originally from St Luke's.*



Figure 26. *Plain ends to the pews facing the South Aisle.*



01 FLOOR PLAN OF NAVE  
100 EXISTING



Rev: A DATE: Feb 2018  
 PROJECT: St Giles' Cripplegate  
 DRAWING: Floor Plan of Nave - Existing  
 SCALE: 1:200 @ A3  
 DRAWING No: 201508 - C - 100 REV A  
 ISSUE DATE: Sep 2017  
 Status: Work in Progress  
 ARMÉ ARCHITECTURE & REGENERATION OF MODERN ENVIRONMENTS

Figure 27. Current arrangement of pews at St Giles'.

## 5.2 Clergy stalls

Prepared by Rector, Reverend Katharine Rumens.

There are four ministers' stalls in the chancel of contemporary design. They are not to scale with the altar which is the main focus of the sanctuary, and do not give good back support. They are heavy to move and difficult to store when the area needs to be cleared for Holy Week, special services and events.

Three were given by livery companies and one is in memory of John Deacon (family connection no longer known).

Replacing the existing stalls would also give flexibility to leading service ie the ministers could sit behind the altar.

Discussions about new furniture have been progressed by members of the Task & Finish Group directly. Discussions with Treske and Luke Hughes have yielded proposals which are currently outside the scope of this report.

If a decision is taken to replace the existing pews, it would be desirable to commission the design of new liturgical furnishing for the Sanctuary, even if these are made at a later date, to ensure visual cohesion of these elements.



**Figure 28.** Examples of ministers' stalls at St Peter's Ad Vinculum and the Jesuit chair by Luke Hughes.

### 5.3 The Served in the South Aisle

Following preliminary discussion in Section 4.1, some outline proposals for a new served within the nave have been prepared. The design has been kept simple and the joinery pattern for the enclosure of the served references the existing panelling to the aisle walls. Several assumptions have been made which should be tested further if this design concept is to be pursued:

- A boiling water dispensing tap will be installed to remove the need for large urns to be used;
- A one-and-a-half bowl small sink and drainer will be required;
- The two tea trolleys will be stored under the served worktop when not in use. It is envisaged that the cups and saucers will be stored on these trolleys, ready for use in the preparation of tea and coffees after services/events. Once used, crockery can be taken on the trolleys to the kitchen where it will be loaded into the existing dishwasher and cleaned;
- The joinery cupboards will be lockable, and this will include a shutter to prevent unauthorised use of the tap/sink.

The concept has been based upon a recent installation at St Nicholas' Church, Peper Harrow illustrated adjacent. However, to relate to the existing panelling, a higher-than-typical worktop has been shown. Typically a kitchen worktop would be positioned between 850-925mm above finished floor level. There are no fixed and fast rules about serveds, and in certain circumstances a higher or a lower worktop surface may be desirable.

The design concepts illustrated on page 32 locate the proposed served in the position where the current temporary arrangements for tea + coffee after Sunday Service work well.

If the temporary storage was removed from the west end of the south aisle, this may offer an alternative location for the served.

#### RECOMMENDATIONS:

- Temporarily clear the west end of the south aisle as far as practical to test how a new served may work in this location.
- Seek services engineer's advice on the introduction of new services to the served to check feasibility of each location.
- Progress design of any additional storage required for the nave aisles to complement the design of the proposed new served, as suggested by the two concepts for discreet storage shown in Section 5.4 on page 33.

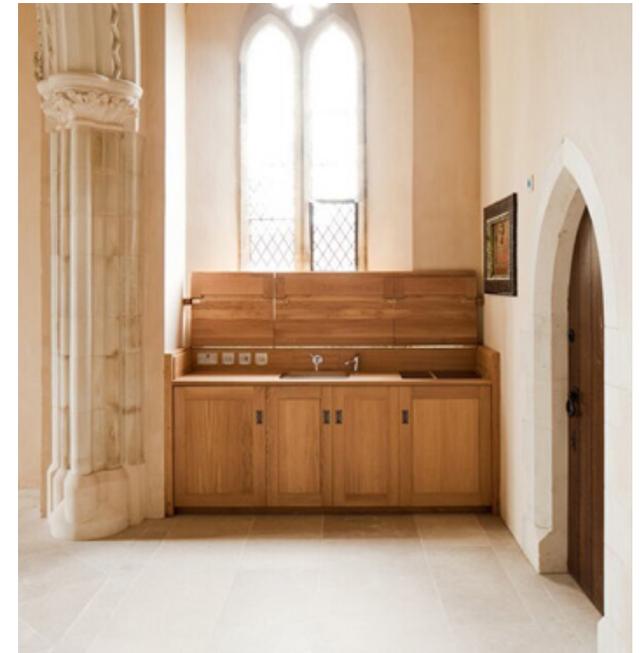
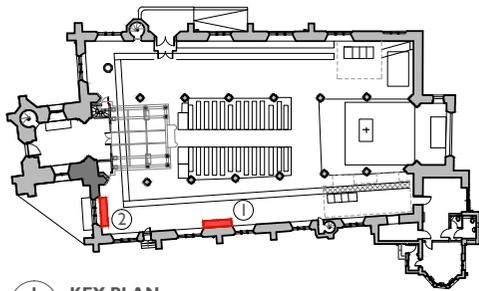


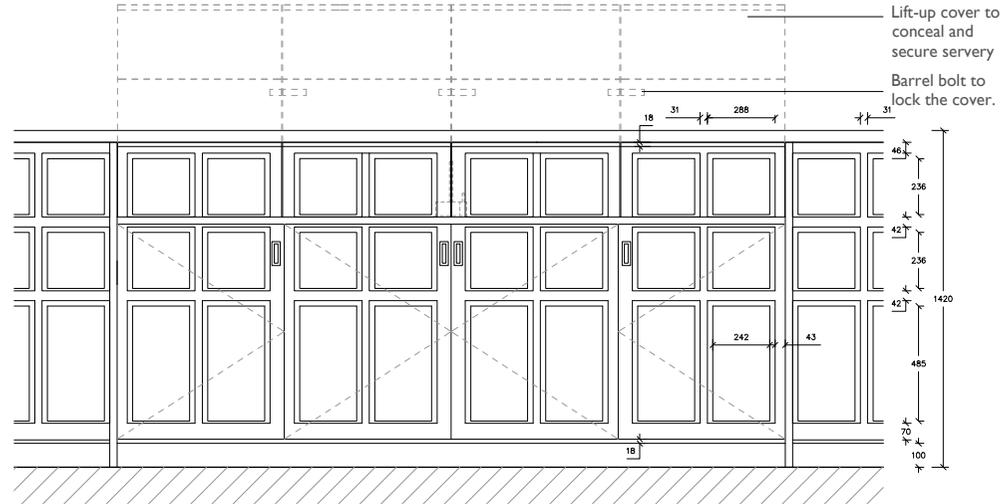
Figure 29. Example of a discreet served designed for St Nicholas, Peper Harrow.



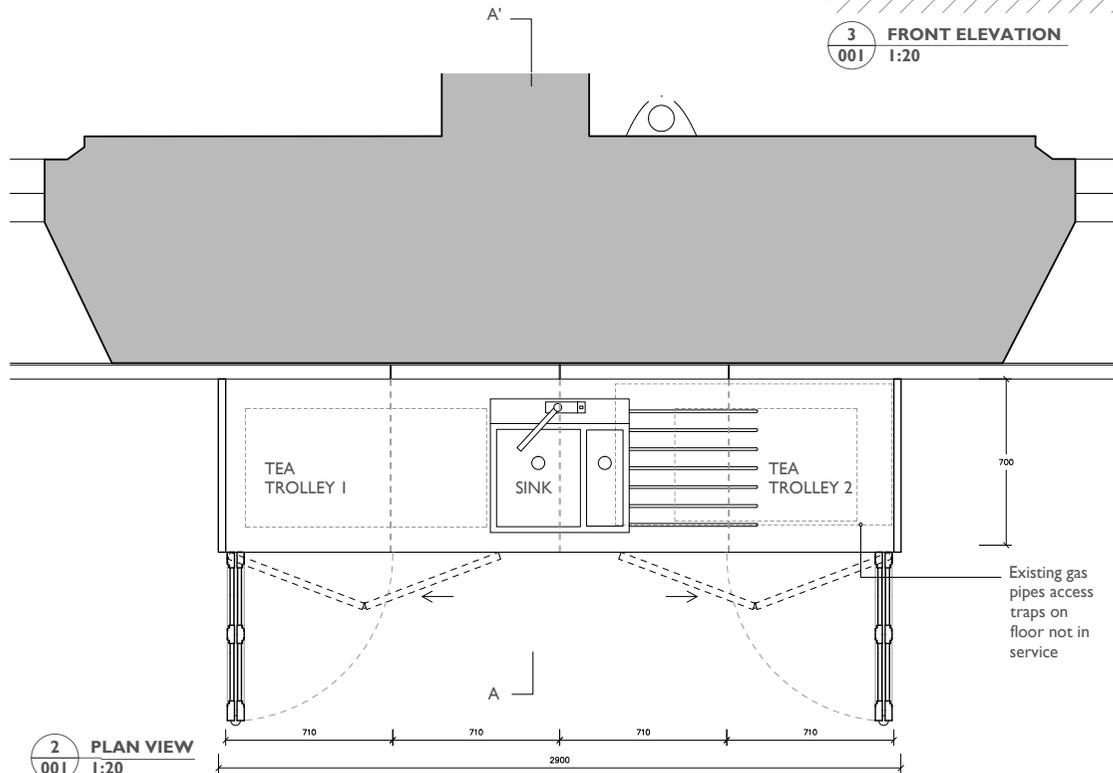
**1 KEY PLAN**  
001 1:500

Two alternative locations for the servery to be considered:

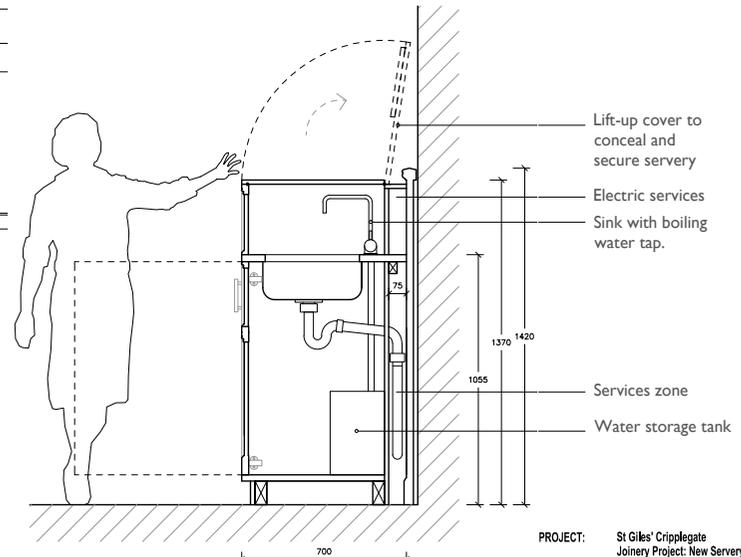
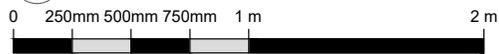
- ① Location of existing temporary arrangements.
- ② New Location to be trialled.



**3 FRONT ELEVATION**  
001 1:20



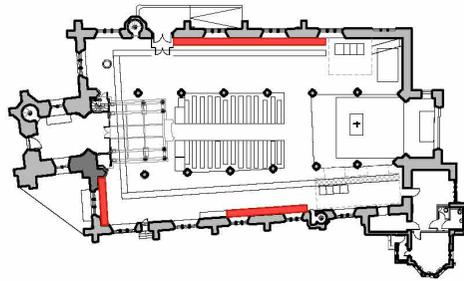
**2 PLAN VIEW**  
001 1:20



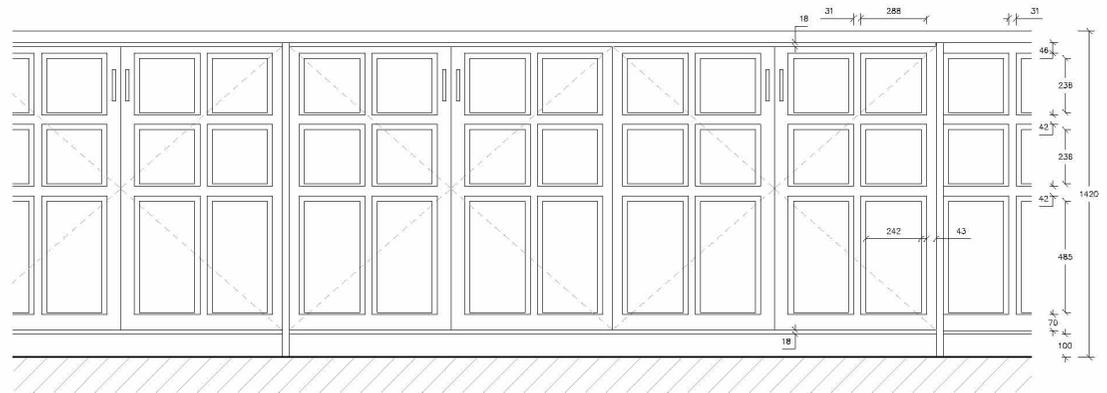
**4 SECTION A-A'**  
001 1:20

PROJECT: St Giles' Cripplegate  
Joinery Project: New Servery  
DRAWING: Plan and Sections - Proposed  
SCALE: 1:20 at A3  
DRAWING No: 201508-D-001  
ISSUE DATE: February 2018  
NOTES: DRAFT - WORK IN PROGRESS

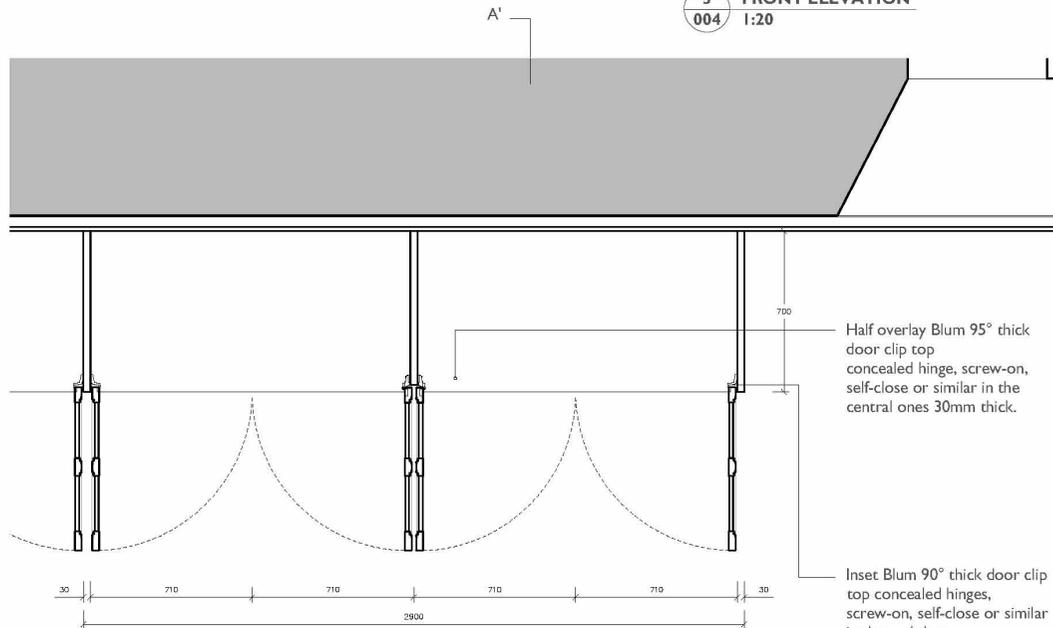
## 5.4 Nave Aisle Storage Concepts



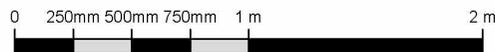
1 KEY PLAN  
004 1:500



3 FRONT ELEVATION  
004 1:20

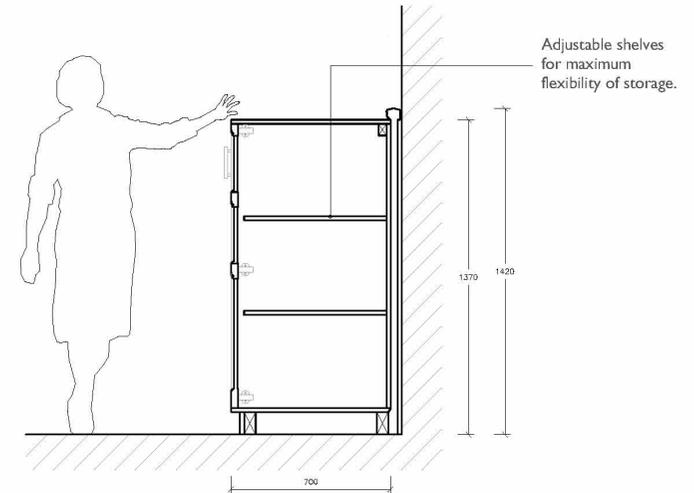


2 PLAN VIEW  
004 1:20



Half overlay Blum 95° thick door clip top concealed hinge, screw-on, self-close or similar in the central ones 30mm thick.

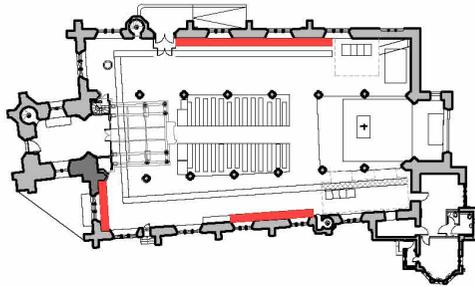
Inset Blum 90° thick door clip top concealed hinges, screw-on, self-close or similar in the end doors 30mm thick.



4 SECTION A-A'  
004 1:20

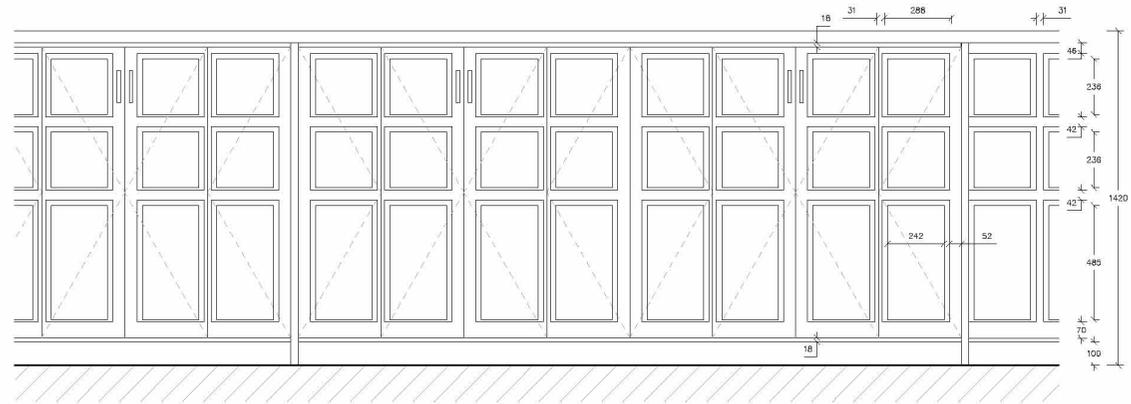
Adjustable shelves for maximum flexibility of storage.

### 5.4.1 AISLE STORAGE OPTION A: 700mm deep cupboards.

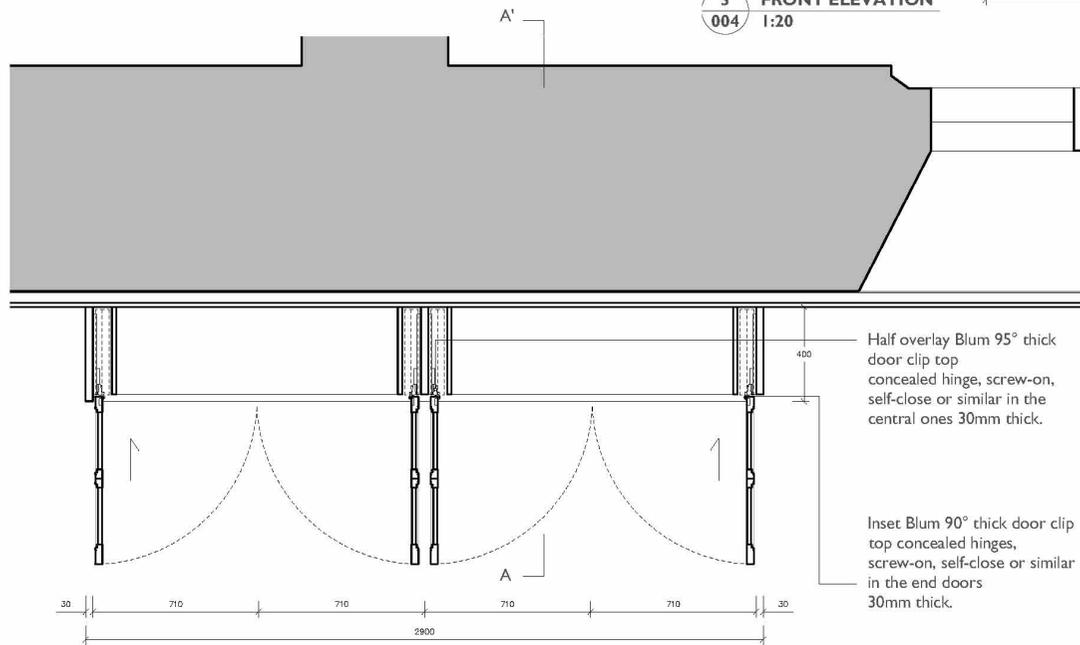


**1 KEY PLAN**  
004 1:500

Potential areas for new storage shown in red

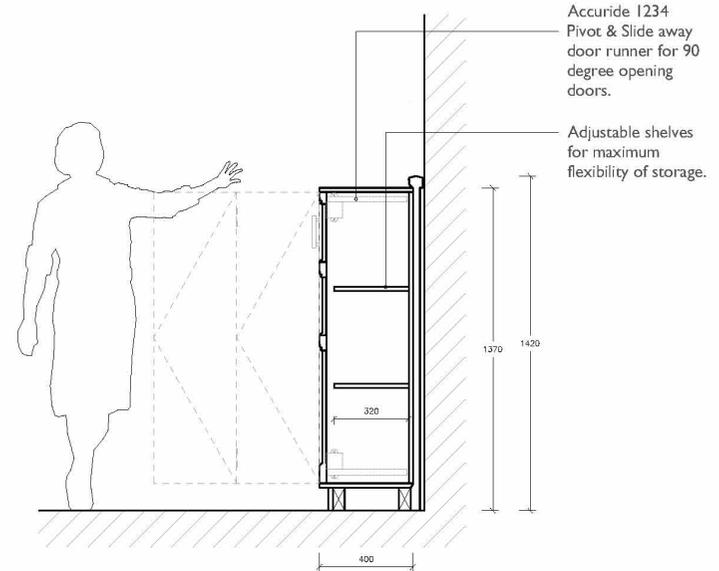


**3 FRONT ELEVATION**  
004 1:20



Half overlay Blum 95° thick door clip top concealed hinge, screw-on, self-close or similar in the central ones 30mm thick.

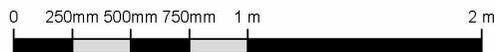
Inset Blum 90° thick door clip top concealed hinges, screw-on, self-close or similar in the end doors 30mm thick.



Accuride 1234 Pivot & Slide away door runner for 90 degree opening doors.

Adjustable shelves for maximum flexibility of storage.

**2 PLAN VIEW**  
004 1:20



**4 SECTION A-A'**  
004 1:20

**PROJECT:** St Giles' Cripplegate  
Joinery Project: New Book Storage Cupboards  
**DRAWING:** Plan, Front Elevation & Section A-A' - Proposed  
**SCALE:** 1:20 at A3  
**DRAWING No:** 201908-D-005  
**ISSUE DATE:** February 2018  
**NOTES:** DRAFT - WORK IN PROGRESS

### 5.4.2 AISLE STORAGE OPTION B: 400mm deep cupboards.

## 6.0 The Church Interior: Redecoration and Cleaning

The P.C.C's plans to improve the appearance of the interior of the church include proposals for a new lighting scheme. The aspiration is to improve light levels in currently low-lit areas of the church, provide better lighting for events and performances, and to use lighting to better showcase the architectural qualities of the interior. New lighting will have a dramatic effect upon the character of the church – particularly the aisles – which can seem dull, and in need of brightening and redecoration.

It is recommended that any proposal for redecoration is deferred until after the new lighting has been installed or, when scaffold access is available. At this time, the following steps are suggested for consideration:

- Determine composition of existing interior render including check for any asbestos content;
- Subject to the results of the sampling exercise, carry out trial clean to localised areas to determine effectiveness of removing surface deposits. A range of cleaning options from carefully controlled wet cleaning with sponges to detergents may be discussed with the City and Guilds of London Art School Conservation Course to determine scope of trials;
- If cleaning trials are unsuccessful, redecoration may be contemplated. A breathable lime wash/ mineral paint system may be considered, subject to review of samples;

- In areas of previous water ingress the integrity of the render must be checked, and water-staining may need to be toned into the surrounding render to remove the disfiguring appearance.

A phased approach to interior cleaning / redecoration may be required due to the expense of scaffold and labour involved. The aisle walls may be a more urgent priority than the nave walls. The stone should not be cleared.



Figure 30. Examples of condition of interior plastered surfaces.

## 7.0 Report on M&E Services by EngDesign Ltd



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### St GILES CRIPPLEGATE – M&E INSTALLATION

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Condition survey, remedial proposals and strategic review for electrical installation.

EngDesign Limited  
106 – 108 Bermondsey Street  
London  
SE1 3TX

Draft

2980-E-1  
12 February 2018  
MRD

12 Feb 2018

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## 2.00 INTRODUCTION

There are proposals to extend and upgrade the electrical power and lighting at St Giles Cripplegate as part of a general strategic plan.

EngDesign have been appointed to review the condition of the electrical installation and report on remedial action and additional facilities. Mechanical services are also briefly noted.

The installation was visually surveyed on 07 September 2017. Further visits were made to investigate the incoming electrical supply, distribution and external lighting, and discuss the operation of the church with the client. Sketch notes on lighting and outlets are given in Appendix A.

## 3.00 ELECTRICAL

### 3.01 OVERVIEW

The latest Electrical Installation Condition Report on the installation is dated 19/04/2013 and the status of the defects which existed then has not been verified. Re-inspection is normally due after 5 years, so should be undertaken this year. There are known faults with the system, and so it is recommended that an EICR and programme of remedial work is undertaken initially.

If building projects in various parts of the church are envisaged, then upgrades to the installation are best undertaken as part of the relevant project in that area. A better provision of supplies throughout the church would make future use easier.

Requirements for upgrades should be re-assessed with input from possible users when detailed design is carried out.

### 3.02 EXISTING INSTALLATION

#### SUPPLY

200A TPN cut-out in NW corner of nave. The supply appears to have been fused at 100A TPN and to feed a 100A TPN isolator via a directly connected meter. UKPN has confirmed that the supply is 100A TPN.

#### DISTRIBUTION

The electrical distribution schematic is attached as Appendix B

#### FAULTS

Specific problems exist with the existing installation, some of which should be corrected as soon as feasible, and other of which may best be dealt with in conjunction with other work. A review should be undertaken following the initial EICR.

##### 1. Candelabras in Vestry

These trip the circuit on lamp failure. The majority of the candle lamps are twisted tube fluorescent lamps. LED equivalents would not fail as frequently. The overall loading should be checked to ensure that it is within the capacity of the 6A MCB, allowing for inrush current effects.

##### 2. Overloaded sockets in South Aisle

When tea urns are in use, it has been known for the ring circuit to trip. The exact specification of the urns in normal use is not known, but more than one urn on a single ring may well fully load the circuit. Dedicated radially wired outlets for catering equipment should be provided.

##### 3. Loudspeaker supply in North Tower.

It is believed that this too is on shared ring circuit and therefore fails when the circuit is overloaded.

##### 4. Floor socket outlets on stage.

Two sets at the front have already been taped up. The BBC have reported that the twin sockets by the south column on the stage have a very high earth resistance, and these have been taken out of use. Sockets should be rewired to ensure proper earthing.

##### 5. Socket outlet on south side of altar.

The Quinquennial Inspection Report advised that the twin socket outlet should be located away from the medieval masonry and the fixing holes repaired. The main use of the sockets is for the Christmas tree, but it is currently in use in place of the outlets by the column.

##### 6. Temporary supply in vestry

The BBC has also reported a fault with the Vestry 3-phase temporary supply. The supply consists of a 40A RCD supplied by a 40A MCB in the local distribution board, and a CEEform outlet. The unit is a 40A Mennekes unit. It is believed that the loop impedance is too great to allow the 40A breaker to trip fast enough to meet regulations, and the BBC have suggested either providing 2 no. 16A SPN supplies, or downrating the supply to 32A.

##### 7. Faulty light on stairs to organ loft

The light does not work and it is believed to be a wiring fault.

### 3.03 UPGRADES

#### INCREASED INCOMING SUPPLY

The possibility of upgrading the incoming electrical supply to provide increased facilities for catering and other events has been investigated. The existing supply appears large enough for the existing usage, and overloading faults are all on local circuits.

UKPN visited site on 19<sup>th</sup> October 2017. Initial advice was that more space would be needed for metering, and this would be difficult in the present position. Approximate budget costs were given, but UKPN needed to check the capacity of the local transformer before any increase could be considered.

A proposal from UKPN on 28 November 2017 was for a 200A TPN supply in the original position with a new cable from a connection point east of the church running along the south and west sides. We have not asked for a full budget cost as it would be sensible to relocate the meter position if a new cable has to be run anyway. Just to upgrade the service head and meter would cost around £8,000, and the new cable costs, excluding the disruption to the paving around the church, might be similar. In addition wiring within the church would need alterations wherever the incoming supply is located.

#### CATERING

A new single large supply for catering would allow more catering equipment to be supplied, increasing flexibility for people wishing to use the church for events. At the moment, only unmetred 13A socket outlets on the church's normal ring circuits are available.

Given the cost of increasing the incoming electrical supply to 200A TPN, options for the present 100A 3-phase electrical intake capacity are considered more realistic. A single 63A TPN supply would allow 40kW of equipment to be connected. It is believed that current provision is limited to tea urns and warming ovens connected via 13A sockets, say three or four items each 3kW.

It would be possible to meter the supply. Some users with simple requirements would probably continue to use 13A sockets in the church, so proposals would be for a 63A outlet and one or two associated radial 13A outlets within the tower.

#### **ORGAN LOFT STORAGE**

The main electrical distribution to the south side of the church appears to cross over through the organ loft. MICC wiring terminates in what appear to be junction boxes each side, with a large conduit between. It would seem that the boxes could be relocated each side by shortening the wires, and a new central section inserted, allowing the services to avoid building works to create the new storage space and be neatly integrated into the scheme.

The electrical circuits involved should be positively identified by opening the junction boxes and investigating.

While organ loft works are taking place, it would be a suitable time to provide any new catering supply at the west end as well.

#### **SERVERY**

A new server on the south aisle should be provided with dedicated outlets for tea urns and possible light catering equipment. The problems associated with the existing single ring circuit have been noted, but wiring to correct the problem is best carried out in conjunction with the servery works.

#### **STAGE TEMPORARY SUPPLY**

An aspiration has been expressed to provide a single large temporary supply at the east end of the church. This would be the counterpart of the temporary supply at the west end, providing a 63A TPN supply and one or two 16A SPN supplies, all from a single submeter.

#### **FIRST FLOOR VESTRY EXTENSION**

A new first floor extension on top of the vestry would need additional electrical wiring for power and lighting, but it is not expected that this would be any more than can be provided at the local distribution board, although additional ways of the DB may be needed. A platform or cabin platform lift will not require a major electrical supply.

#### **CRYPT STORAGE SPACE**

Options for a platform lift to allow the storage space in the south aisle crypt to be used more effectively have been investigated.

Standard platform lift arrangements rely on fixed barriers to provide safe working. With a normal two-storey platform lift used for accessibility purposes, this can consist of a built shaft through which the platform runs at both levels. The external platform lift at the entrance of St Paul's Chapter House relies on fixed metal railings at both levels.

Quotations have been obtained for platform lifts to obtain an indication of price, but the requirement for protection around the platform, and for a secondary staircase, mean that the

arrangement will be difficult to make work. The same applies to the space under the north aisle which is presently in use for the biomass boiler.

The electrical supply implications are not onerous, and platform lifts typically can be run from normal small power circuits.

## **4.00 LIGHTING**

### **4.01 OVERVIEW**

Both internal and external lighting could be made better, and a number of areas of improvement have been identified. It is important that the church is considered as a whole in terms of lighting, and the ideal would be for a complete rethink of requirements and how best to achieve them, so that a coordinated result is obtained, rather than adopt a piecemeal approach.

With internal lighting, there are deficiencies in the light level in the aisles and west end of the nave, and glare when facing towards the organ. The high-level spotlights which provide lighting in the nave and chancel are difficult to maintain, and although the light level in the front of the nave is generally felt to be adequate, it is insufficient for reading scores on the stage. Temporary lighting is used for this. The fixed light fittings are all old, and not as efficient as they could be.

A modern lighting scheme would use high efficiency LED lamps which can be effectively dimmed. Light fittings could be discrete and high quality rather than standard functional designs, and could be arranged to make maintenance easier.

The external floodlighting is only partially operative, and do little if anything to signal the church as the important landmark which it is. Running costs are paid by the Corporation of London.

As with the internal lighting scheme, a modern external scheme would use LEDs, reducing the running costs and carbon emissions. Smaller LEDs provide the possibility of a granular approach to lighting the architecture, contrasting on detail and contrast, rather than wholesale floodlighting of facades. Light pollution needs to be strictly controlled, both for the benefit of Barbican residents and to avoid wasting energy.

A new lighting scheme for St Giles, a major landmark building, would fit well with the Corporation of London's developing strategy for lighting the City, as has been recognised in report for the Corporation by the appointed lighting consultant for the strategy, Speirs & Major.

Various possibilities for both internal and external lighting are given below, but it is recommended that a complete lighting scheme is considered as part of a lighting design appointment.

### **4.02 INTERNAL LIGHTING**

#### **STAGE LIGHTING OVER ALTAR**

The survey in August 2017 noted that the stage area was underlit. The main functional requirement is for choir and musicians to be able to read their scores.

Normal stage lighting would be by spotlights, typically mounted on track on the front columns, to highlight performers and altar when viewed by the congregation. This is less important than ensuring a suitable lux level for reading.

At present, stage lighting is provided by temporary floodlights mounted on stands and positioned behind the columns on the north and south sides. One possibility is to use light fittings mounted on the column capitals to light the stage in a similar fashion.

#### NAVE AND AISLE LIGHTING

Aisle lighting at present is provided by pendant light fittings. The light level in the aisles is too low. Nave lighting is provided by high level spotlights mounted in the clerestory windows.

A complete rethink of the lighting would allow fittings and positions to be better adapted to the use of the church. Modern fittings would also be more energy efficient, and could be better controlled using scene set dimmers.

### 4.03 EXTERNAL LIGHTING

The external lighting includes:

- A temporary floodlighting installation which is mounted on the aisles roofs, and which the Corporation of London plan to replace at some point.
- Floodlighting from a column at the edge of the south lake. This lights the south face, including part of the tower.
- Internal lighting in the tower which is separately switched and believed to be separately metered as well.

Fixed lighting fed from the church supply consists of two circuits each feeding a pair of floodlights, protected by 13A fuses, fed from a single 20A circuit in EQ13 in the bell tower

St Giles would like to issue outline proposals for a separately metered permanent installation to the Corporation. The main focus at present is the view from the Barbican Centre, but if a pedestrian approach from the south-west is opened up, then the west façade also will need consideration.

At a site inspection of the existing arrangements, which took place on the evening of Tuesday 16th January 2018, the following design issues were noted:

- The main view of the church is that from the Barbican Centre. Lighting on the north façade is the most important component of a flood lighting scheme.
- Visitors mainly approach from the east end, but enter on the north entrance. This also is a reason for lighting the north façade.
- The south façade is lit already from the floodlight column at the edge of the south lake.
- The east end should remain unlit. It is mainly viewed from the Rectory. Internal lighting of the stained glass could be considered.
- The west façade is an attractive view although not viewed as frequently as the north façade.

As can be seen, the surrounding pedestrian routes are well lit, but the church is lost against the background of brightly lit office buildings when viewed from the Barbican Centre.



A possible lighting scheme would include LED spotlights:

1. Along the aisle roof to light the length of the nave clerestory
2. At the top of the tower to light the cupola
3. At the corners of the aisle roof to light the central section of the tower
4. Ground-mounted uplights to light the base of the tower.
5. Ground-mounted uplights at each side of the north nave door to highlight the entrance
6. Possible further lighting at the west end to light the tower and aisle end walls.

Ground-mounted lighting will be more difficult to feed, as the ground covering would have to be raised and re-laid to allow cables to be run, but would not intrude significantly into the public space.

The new floodlighting mounted on the church could be fed from the church supply in the same way as the existing, using the metered supply in the tower. The existing 20A supply size might not need to be updated, as new external lighting would be more efficient.

The total electrical load would not be great, but the source of supply and the responsibility for the installation would need to be agreed with the Corporation.

## 5.00 MECHANICAL SERVICES

### 5.01 HEATING

The existing heating includes gas-fired boilers in a plant room at the south-west corner, and a biomass boiler in the north crypt alongside the stage.

The heating system was installed several years ago, but the biomass boiler has experienced problems and is not used.

EngDesign would be able to undertake a separate short review of the heating and options for the biomass boiler. This could form part of work on mechanical provision in any upcoming projects.

## **5.02 PUBLIC HEALTH**

Suitable provision must be made for domestic hot and cold water, and soil & waste above ground drainage, for any future development.

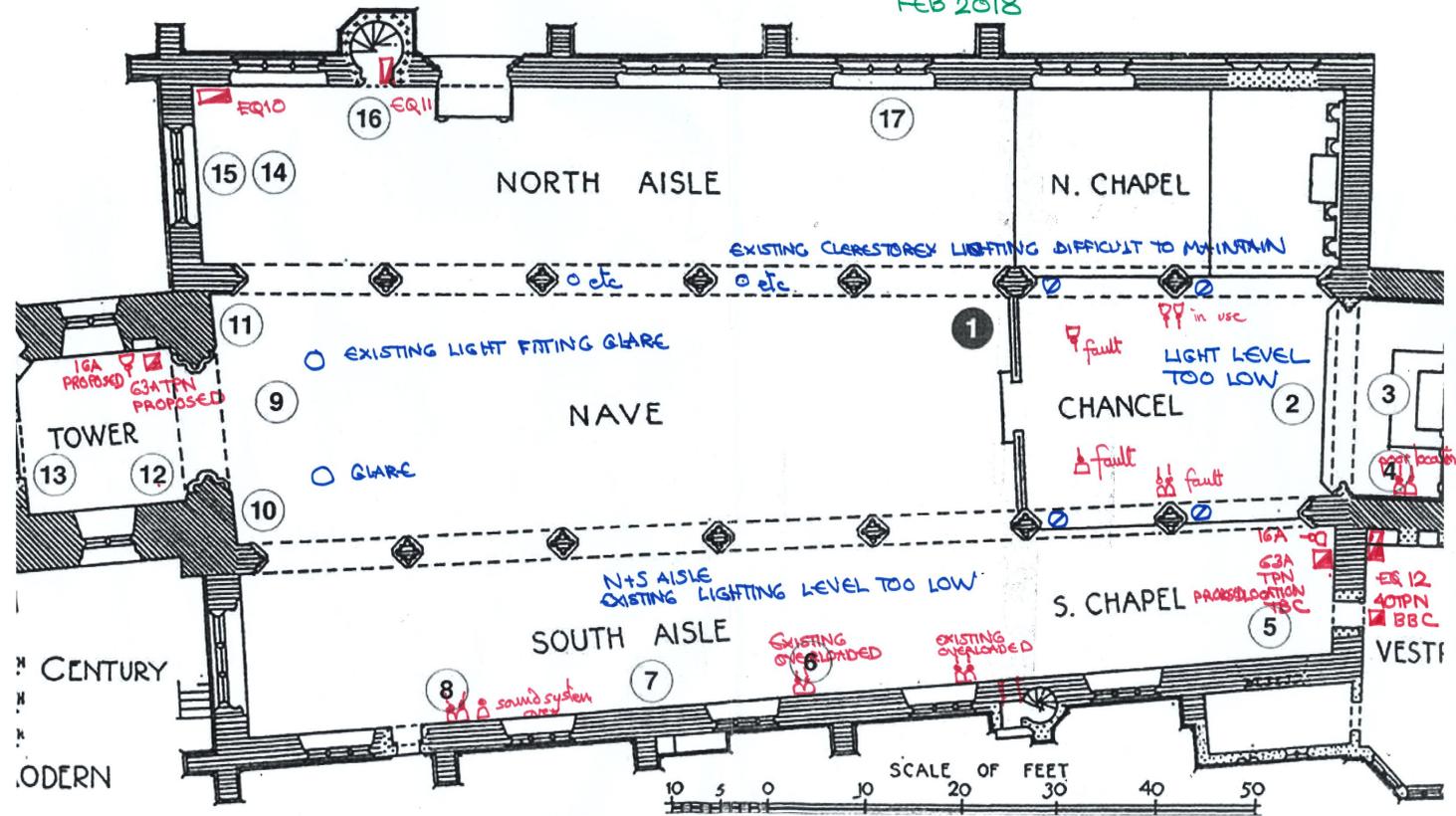
Underground drainage routes around the church should be inspected and confirmed.

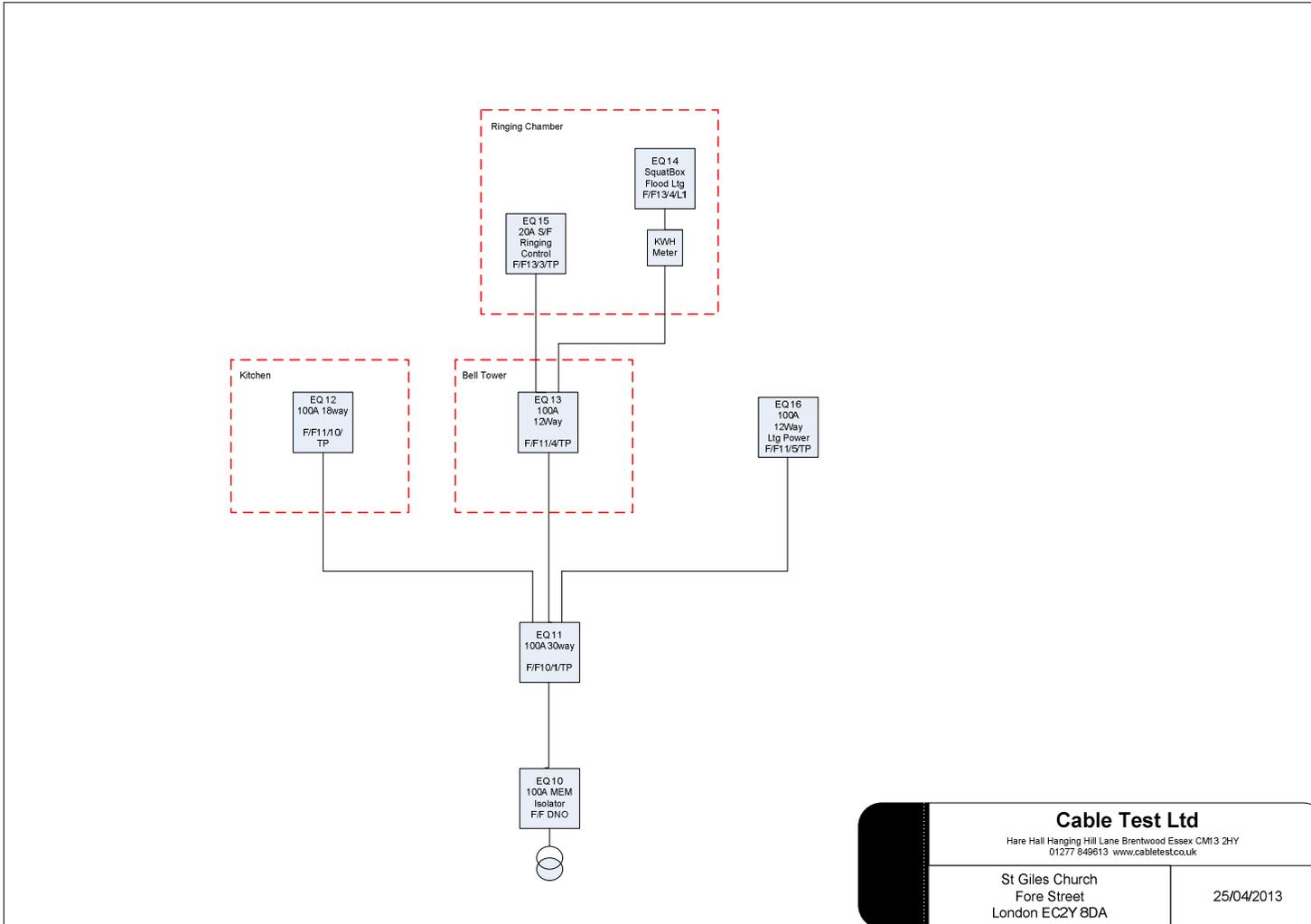
## **6.00 APPENDIX A**

**ELECTRICAL NOTES IDENTIFIED ON CHURCH FLOOR PLAN**

CHURCH OF ST GILES CRIPPLEGATE

memorials that survived the bombing  
 ENGDESIGN 2980-E-SK1  
 FEB 2018





<b>Cable Test Ltd</b>	
<small>Hare Hall Hanging Hill Lane Brentwood Essex CM13 2HY 01277 849613 www.cabletest.co.uk</small>	
St Giles Church Fore Street London EC2Y 8DA	25/04/2013

**8.0 Budget Costs by Real Consulting**

Holding page subject to issue the final draft from Real Consulting.

## 9.0 Conclusions and The Next Steps

This Feasibility Study has explored a number of different initiatives to address issues identified by the P.C.C, to benefit the community of St Giles' and to improve the overall presentation and character of the church interior. The objective has been to define a Strategic Plan for the church building. Following discussion at a meeting of the P.C.C on the evening of July 17,2018 several the recommendations within this report were agreed. Accordingly, and in summary, the Strategic Plan for St Giles' will focus on the following:

1. Improving the provision of sensitively designed permanent storage arrangements is a priority. In this respect:
  - 1.1 Items currently stored in the south end of the nave aisle must be relocated.
  - 1.2 An extension to the Organ Loft would provide much needed storage space for the music library. The design must not preclude the future installation of a glazed, acoustic screen between tower and nave.
  - 1.3 Nave storage solutions are to be considered, particularly new joinery to the perimeter.
  - 1.4 The Chambers below the nave aisles are not considered part of a short-term storage solution.

2. A new servery within the nave is a priority, and a bespoke design is required. The preferred location is to be determined by trialling temporary arrangements.
3. The deteriorating condition of the existing pews requires short-term action. The replacement of the pews may be controversial, and further consultation with the church community is necessary to determine whether rehabilitation or replacement with new, lightweight and stackable seating (a combination of pews and chairs is recommended to maximise flexibility) will be pursued. The Task & Finish Group will actively engage with this issue. If the pews are to be replaced the clergy stalls will also be replaced to match the selected nave furniture.
4. Improvements to the lighting scheme and the electrical installation are a priority. Note: following competitive tender EngDesign Ltd and Light Perceptions will be engaged as specialist consultants.

It was also agreed that no development is proposed outside the envelope of the existing buildings in the short-to-medium term. Additionally, improvements to the vestry and upgrade of the WCs to meet current Building Regulations and the Equality Act will not be considered until the next cycle of refurbishment and redecoration work is necessary.

As the next step, A&RMÉ will coordinate the preparation of budget costs for the key recommendations contained within this Feasibility Study Document, which will be prepared by REAL Consulting Ltd.

The timescale for implementing the Strategic Plan will be determined by the Order of Costs and the success of fundraising initiatives to deliver the various projects outlined above. In this respect, the preparation of a Fundraising Strategy linked to the phased implementation of projects is a vital next step.



**Kelley Christ** Director, A&RMÉ Limited.

## Appendices

### Appendix A



## CHURCH OF ST GILES

### List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: CHURCH OF ST GILES

List entry Number: 1359183

### Location

CHURCH OF ST GILES, CRIPPLEGATE EC2  
CHURCH OF ST GILES, FORE STREET EC2

The building may lie within the boundary of more than one authority.

County: Greater London Authority

District: City and County of the City of London

District Type: London Borough

Parish:

National Park: Not applicable to this List entry.

Grade: I

Date first listed: 04-Jan-1950

Date of most recent amendment: 10-Nov-1977

### Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 199476

### Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

### List entry Description

#### Summary of Building

Legacy Record - This information may be included in the List Entry Details.

#### Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

#### History

Legacy Record - This information may be included in the List Entry Details.

#### Details

FORE STREET EC2 1. 5002 Church of St Giles (Formerly listed as remains of Church of St Giles, Cripplegate) TQ 3281 NW 3/35 4.1.50.

2. Mid C16 incorporating earlier tower etc. Refaced C19, in squared rubble with Portland stone dressings, except for upper stage of tower which is of red brick with timber cupola and dates from 1683-4. Roof renewed after fire in World War II which destroyed fittings except for few wall monuments. Aisled nave with short chancel. West gallery under construction at time of survey to take organ from St Luke's Church, Old Street. C19 south-east vestry in character with church.

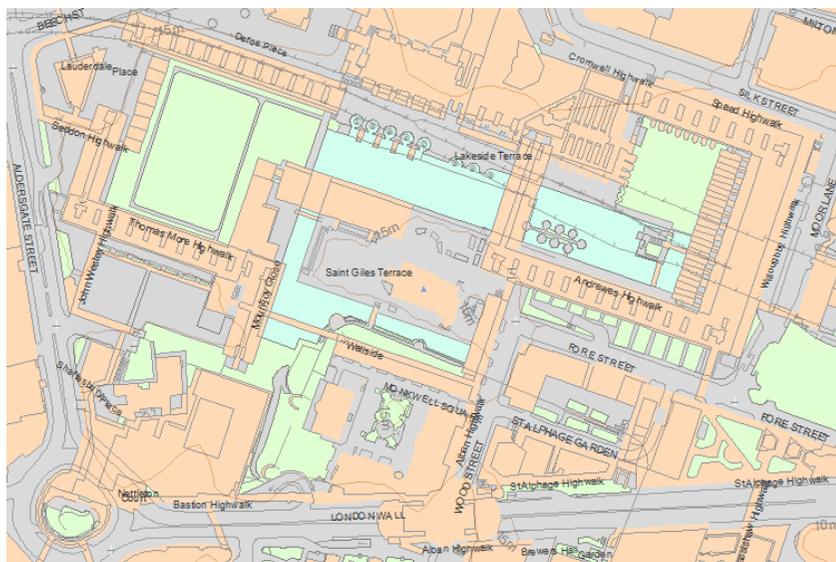
Listing NGR: TQ3235181699

## Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: TQ 32351 81699

## Map



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The above map is for quick reference purposes only and may not be to scale.

For a copy of the full scale map, please see the attached PDF - [1359183 .pdf](#)  
([http://mapservices.HistoricEngland.org.uk/printwebserviceh1e/StatutoryPrint.svc/405006/HLE\\_A4L\\_Grade|HLE\\_A3L\\_Grade.pdf](http://mapservices.HistoricEngland.org.uk/printwebserviceh1e/StatutoryPrint.svc/405006/HLE_A4L_Grade|HLE_A3L_Grade.pdf))

The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.

This copy shows the entry on 02-Aug-2018 at 12:02:51.

End of official listing

# Appendix B

## Brief for a Strategic Plan:

### Preamble

The Parochial Church Council of St Giles', Cripplegate (PCC) aspires to develop a strategic plan to inform how the use of their building may evolve over the next 10-15 years.

The first draft was prepared by the Church Architect, Kelley Christ, in response to discussions during the 3<sup>rd</sup>. November 2015 meeting of the PCC which she attended. However she stressed that the Brief must grow from an internal Vision, and accordingly the PCC is encouraged to take ownership of this document and recast it, as necessary.

In summary, following the walk-round of St Giles' (excluding the basement store and Boiler room areas) and a thorough discussion of the 'shopping list', the PCC's aspirations could be summarised as follows:

- To formulate a 10 year forward plan for the church, including a phased project programme for delivery to guide fundraising endeavours;
- To review the functional areas of the church and its ancillary accommodation; and make changes which help the PCC enhance the good things it is already doing in terms of liturgy, music, hospitality and welcome and long term resolution of existing conflicts with the dual use of certain spaces;
- In connection with the wider use of the church for events such as concerts, performance and filming which generate an income stream for the PCC, consider areas of improvement which would make it a more desirable venue such as upgrade of the electrical installation to improve capacity and flexibility, better amenities, redecoration of the aisle walls, and best practice guidelines in respect to the Equality Act;
- To explore the potential to build additional storage to help remove some of the clutter within the nave aisles and space under the tower;
- To consider how the entrances of the church may respond to future, wider master-planning strategies for the Museum of London Site and the Barbican Estate, which may introduce a new flow of potential visitors from the south-west.

A second document was developed from notes of a meeting between Katharine and Camilla Gersh (Church Buildings Adviser in the London Diocese Parish Property Support Team).

Version 3 merged its two predecessors for consideration by the PCC in September 2016.

Version 4 adds comments made by the Director of Music, Anne Marsden Thomas, and Mr. Sherry Bates. (Ref. Appendix 1) Section 11 Heating has been amended to reflect a conversation with the caretaker, Jake Kirner. Section 7 Meeting Room has been amended to include an interest from the CLSG in use of church space for one-to-one music teaching. To section 4 has been added a possible extension to the organ loft. Section 5 has been amended to reflect use of the vestry as a fire escape route.

### Statement of Need

The St. Giles' 2016/2017 Mission Action Plan describes what the PCC aspires to do and for whom. As part of a Strategic Plan for the church building this version of the MAP focuses on activities in the church.

What we stand for	Activities involving the building
<p><b>We are energised by our faith</b></p> <ul style="list-style-type: none"> <li>• We celebrate God through regular worship and prayer and pilgrimage</li> <li>• Music is a central part of St Giles – we praise God through singing, organ playing, bell ringing and concerts.</li> </ul>	<ol style="list-style-type: none"> <li>i. Worship with congregations varying from a handful at Evening Prayer to a capacity crowd of 400 at a carol service or similar festival service.</li> <li>ii. Concerts and rehearsals by musicians from local schools, the City of London Brass Band, the BBC and other groups both amateur and professional.</li> <li>iii. RCO Academy Organ School activities and education including the annual Summer School, one-to-one teaching and practice on any of the three organs.</li> </ol>
<p><b>We look outwards</b></p> <ul style="list-style-type: none"> <li>• We will give a warm welcome to all our congregation – new and old</li> <li>• Our church is open during the week, offering space for prayer, for peace and information about our history</li> <li>• We support international and local charities – and members of the congregation in their individual fund-raising ventures.</li> <li>• We are committed to raising the issue of hidden and unrelieved poverty within the parish.</li> <li>• We consider the wider world in how we purchase goods for the Church</li> </ul>	<ol style="list-style-type: none"> <li>i. Fundraising fairs with stalls in the nave and aisles.</li> <li>ii. A drop in centre for elderly or lonely parish residents.</li> <li>iii. Monthly Thursday lunchtime prayer and reflection sessions.</li> <li>iv. Summer visitor evening opening for a week in August.</li> </ol>
<p><b>We are inquisitive</b></p> <ul style="list-style-type: none"> <li>• We are ready to explore our faith – St Giles offers the chance to discuss themes and views on faith and religion</li> </ul>	<ol style="list-style-type: none"> <li>i. Ecumenical Saturday Groups in Lent and October.</li> <li>ii. Baptism and Confirmation classes</li> <li>iii. "Home Prayer Groups".</li> <li>iv. Labyrinth Workshops in Holy week.</li> </ol>
<p><b>We adapt and grow</b></p> <ul style="list-style-type: none"> <li>• We seek ways to ensure we can maintain our church – it is a living place and seek to generate revenues from a range of sources.</li> <li>• We are able to evolve and adapt as events demand.</li> </ul>	<ol style="list-style-type: none"> <li>i. To develop plans for conserving and improving the fabric based on the 2015 Quinquennial Inspection report and the ideas voiced when walking the church with the architect in November 2015.</li> </ol>

<p><b>We build community</b></p> <ul style="list-style-type: none"> <li>Our church is a sacred place for the benefit of our community.</li> <li>We look towards the wider community, local and virtual. Our events are for everyone – attenders and non-attenders alike.</li> <li>Children are an important part of our church – through the Sunday Club and through their roles in services, we are building a congregation that is confident to share the gospel with future generations</li> </ul>	<ul style="list-style-type: none"> <li>i. Celebration of the 50th. Anniversary of the United Benefice of St. Luke's and St. Giles' in September with the Bishop London.</li> <li>ii. Encourage the wider community to join the regular congregation by publicity for the All Souls service, the Parish Carol service and "Welcome Back Sunday".</li> <li>iii. To practise hospitality and to dine together including PCC Supper meetings, commemoration of the Last Supper on Maundy Thursday and at Harvest.</li> <li>iv. We will encourage parental involvement in the Sunday Club and continue to support the children in their fundraising cake stalls and other events.</li> <li>v. Introduction of a monthly Plus Club for Sunday Club graduates and other young people.</li> </ul>
<p><b>We make room for others</b></p> <ul style="list-style-type: none"> <li>We embrace diversity in our church</li> <li>We seek to build a positive atmosphere for our visitors.</li> </ul>	<ul style="list-style-type: none"> <li>i. It is a priority for us that the church is open to visitors during the week.</li> <li>ii. We will continue to work hard to create a welcoming and social environment at the church, in particular before and after services.</li> </ul>

The open space of nave, chancel and aisles works well for a wide range of events but it is necessary to remove seating to create space for book stalls, labyrinth and the many organs used by the RCO Summer School. Smaller spaces are desirable for the Sunday Club, Plus Club and some meetings.

The suggested "drop in centre" would require a new space. However there is a Barbican residents plan to develop the Exhibition Halls as community meeting rooms and the current intention is to support this initiative rather than duplicate it.

**Functional Brief Requirements**

1. Arrival and Welcome (orientation and first impressions)

*This encompasses the way visitors are welcomed to the church on days when it is open; welcoming people before services; and on the occasion of special events.*

- Entry is usually by the North Porch except for processions, including weddings, which come in through the West Doors. However, plans for redevelopment of the Museum of London site may include a new pedestrian route into the Barbican which would mean an approach to the church from the south-west. In this scenario, a greater number of visitors to St Giles' may arrive from this direction, so the 'invitation' extended to passers-by may be better offered from the west and/or south-west corner and currently the first impression is the boiler room roof and railings.
- Information about the church, its activities and history is displayed on boards in the South West corner and on tables or stands in the north aisle. All can be moved if necessary.
- When/if the Museum of London redevelopment is confirmed a glass door could be installed under the tower to show the traditional long view from the West Doors to the Altar. This will necessitate a permanent removal of chairs and other items stored in the base of the tower which, currently, are relocated during processions.

2. Worship and ceremonies (liturgical purpose)

*This encompasses how the church and adjoining spaces are used liturgically.*

- The pews do not allow an entirely flexible use of the space, though are lightweight enough to be moveable for events, specific occasions. They are not appropriate to St Giles' and some are in a very poor condition and will need to be replaced before long. The replacements should be suitable both for worship and concerts. They must be easily moved to create space for labyrinths, organs and events.
- Sharing tea/coffee and conversation is important after a service. The current ad-hoc arrangements with an urn on a trolley must be replaced by a permanent facility capable of serving the south aisle.
- Sunday Club involves about a dozen children and their parents/helpers. It requires a space acoustically separated from the service but close enough to join in for communion/blessing. It may involve singing for which the practice organ is used. Easy access to the toilets is essential. The Plus Club only meets monthly but it does require a different space from the Sunday Club.
- A more permanent labyrinth is desirable and it may be possible to use lighting rather than setting it in the nave floor.
- Floodlighting for chancel at the Parish Carol Service. (Ref. W&L Minutes 18-Jan-17)

3. Events and revenue generating activities (financial need)

*This encompasses how the church and its ancillary spaces may be used to generate an income stream for the church. Arrival, welcome and first impressions are important considerations.*

- Upgraded electrics and lighting for events; Hirers should not have to bring in their own lighting; the lack of electrical power points results in leads dangerously draped across the floor; a stylishly well-lit church would look 100% more inviting than what we have now.
- Arrangements for outside caterers. Some serve refreshments at the west end of the nave, using the west door for access to supplies and the area below the tower for food/drink preparation.
- Improved standard (and number) of wcs including fully accessible wc and baby change;
- Redecoration of plastered walls to the aisles, particularly to remove water staining from roof leaks.
- Changes to the building should not undermine the acoustic that attracts music performance and recording.
- For some concerts all available space is used and more could be. Insertion of a "pod" might provide the desired WCs and catering facilities but it was agreed to be an undesirable intrusion into the current flexible, open space.
- Fire Escapes – currently the west and north doors. For capacity crowds an escape at the east end of the church is desirable.

St Giles' makes for a wonderfully atmospheric venue with a superb acoustic but in order to continue to attract events some investment in the 'offer' may be required.

4. Storage

*For all kinds of miscellaneous items including stock for book fairs, stacks of chairs to replace/supplement the pews, caretakers' ladders and tools, Sunday Club resources and the Music Library.*

- Areas currently used are the west end of the south aisle behind the display boards, under the tower and in the pit below the south aisle. A similar pit under the north aisle houses a disused biomass boiler. With improved access either/both pits could significantly reduce the unsightly clutter at the west end even some reorganisation, as suggested by Camilla Gersh, might help.
- Books for sale – some are permanently displayed for sale. Many more are stored at the west end of the south aisle.
- Almost invisible cupboards could be installed behind the wooden panels in aisles, base of tower and along the west wall.
- The organ loft could be extended to provide space for the Music Library and the Director of Music's desk. Below the extension there would be space for further cupboards and a fire escape. N.B. a trapdoor will be required to maintain access to the tower and bells.
- Some items could be stored offsite possibly in the parking spaces to which the PCC is entitled.

5. Vestry

*The current Vestry is a multi-use space. It contains the passage to wcs, office, strong room and kitchen. The eastern fire escape route passes through it. It is used for robing before services, for counting the collection after a service, for small meetings and for the Sunday Club.*

- Robing and Collections – requires table, chairs, cupboards with hanging space, mirror and access to the safe. Easy access to the nave is advantageous.
- Sunday Club – small tables and chairs for approximately a dozen children and their parents/helpers. Easy access to their resources including a piano/organ. It is essential that their meeting space be acoustically separated from the church and close to suitable toilets.
- Toilets – use of the vestry as a route to the toilets can be difficult while it is in use for one or more of its other functions. Imagine a wheelchair user trying to navigate the route during Sunday Club.
- Fire escape – the door from the church prevents escape to some wheelchair users.

6. Office

*A room for the Church Administrator.*

- to contain desk, chair, book shelves and filing cabinets;
- to have sufficient climatic control, as befitting a workplace; and
- to be acoustically buffered from the nave and aisles (orchestral, choral and organ music can be loud and potentially distracting); this could be achieved by closing both vestry doors with self-closing hinges to ensure that they stay closed.

7. Meeting Room

*A meeting space, separate from the main body of the church, for either smaller groups or when a degree of privacy is required.*

- to contain table, chairs, pinboard etc;
- to be located close to a tea point;
- to be an acoustically separate space and not part of a thorough-fare;
- separate secure access may be desirable if events are on in the nave.
- this room, or the Organ Practice Room, may be used for one-to-one music tuition at a commercial rental.

8. Organ Practice Room

- must be accessible to organ students 24x7. Currently this is achieved by a key code lock to an external door and NO access to the church outside office hours.
- Although organ practice cannot take place while the administrator is working, sharing an office with an organ is not ideal.

9. Kitchen / Servery

- Must serve a number of different spaces including south aisle and north/west corner.
- Any consideration of an alternative location for the kitchen would require an evaluation of the routes for new building services in connection (e.g. water and drainage);
- Storage and water availability for those bringing floral arrangements for Easter and other special services.

10. WCs

- At least 2 with 1 fully accessible and with baby change. More desirable.
- Cleaners sink to be incorporated close by (+ storage cupboard – currently the caretaker leaves mop and bucket outside the loos).
- Location must have a good connection with the nave.
- An alternative location for the wcs would require an evaluation of the new building services routes in connection (e.g. water supply and drainage).

11. Heating

*Provided by a hybrid gas and biomass system with complicated controls. The biomass boiler is in a pit below the north aisle. It has been switched off but not disconnected. Removal will be costly but may be desirable within the 10 year horizon of this strategy. When removed the area could be used for storage.*

*The gas boilers were installed in 2007 and are out of warranty. Gwen's home boilers were replaced recently with a 10 year guarantee and the engineer advised they were good for a little longer say 12, maybe 15, years. Hence replacement of the gas boilers is likely to be needed within the next ten years. Jake Kirner (Caretaker) is exploring options for improvement and maintenance of the existing installation.*

12. Tower

*Adding a glass screen to provide acoustical separation between the tower and the church would bring this sadly under-used space into its own. It would be expensive but there would be huge advantages – not least a children's area and a meeting room, which could of course be hired out independently of other church use. The big organ would sound a great deal better, too.*

## General Observations:

- St Giles' has limited areas beyond the church itself and no churchyard area into which expansion may be possible.
- The existing ancillary spaces either need to remain multi-purpose (as is the case now) or further areas need to be found. In this respect, only a few options exist:
  - o the space under the tower could be brought into use, which would require careful consideration as the access through the West Doors (and through the tower space) will need to be maintained. Additionally, acoustic separation would be imperative;
  - o the external space to the south of the tower could be developed, but a new connection would need to be made into the space under the tower, or the west end of the south

aisle. The present arrangements for access into the Boiler house would need to be reconsidered. The impact on the significance and setting of the church would require careful evaluation, as would the cost/benefit of a new extension.

- o additional space could be created above the existing vestry/office, subject to a cost/benefit analysis, an evaluation of the existing foundations and careful consideration of the impact on the Grade I listed building and potential impact on neighbouring residences.
- Storage – both reports recommend installing cupboards behind the existing wood panels. Indeed this solution was identified by Cath Urquhart when she reported, with photographs, examples of good practice. If modelled on the bookcases installed along the banks of the Seine they could provide points of sale.
- Quinquennial Inspection – urgent items from the QI report are a priority especially the roof repairs.
- Water and Drainage – drainage plans have been requested from the CofL. Before the architect can produce a firm recommendation for WCs and Kitchen/Servery both water and drainage plans must be found.

## Next Steps:-

1. The following questions were discussed and answered at the November 2016 PCC meeting.
  - a. Creating an office and meeting space by enclosing part of the nave or aisles conflicts with the need for the whole space at services and concerts. Open space or enclosure? Answer Open Space.
  - b. Stacks of chairs need to be removed when processing through the west door. Books and smaller items can be stored in cupboards but larger items create this conflict. Procession or Storage for large items? Answer Procession.
2. Invite comments on this Draft Brief from non-PCC members e.g. Director of Music and Sherry Bates. (Included in Version 4)
3. Progress Quinquennial Inspection priority works.
4. Strategic Plan Task and Finish Group approval for Draft Brief as a Statement of Problems and Requirements.
5. Secure funding and approval from the PCC for a feasibility study. (N.B. approval includes sign off for Brief) (Ref. PCC Minutes 17-July-2017)
6. Provide the architect with plans for water supply and drainage.
7. Submit approved Brief to the architect for preparation of a feasibility study showing options for consideration, to inform a final master plan with possible phasing of smaller projects.
8. If funding permits improvements to the electrics could commence before a holistic, phased plan for the building is published and must include the surge protection required for lightning protection.

## Appendix C

ST. GILES' CRIPPLEGATE STRATEGIC PLAN – ARCHITECT'S WORKSHOP 31-OCTOBER-2017 Version 1.1

Present: Rev'd. Katharine Rumens, Lorraine Mullins, Gwen Rogers and Kelley Christ.

Apologies: Daniel Gerring, Wendy Ellis.

### PROJECT BRIEF.

The Project Brief has been updated to include –

- Extension of the organ loft to provide storage and a fire escape.
- The escape route through the vestry/kitchen/office is not wide enough for some wheelchairs.

A fire escape from the Organ Loft was recommended in a risk assessment some years ago. To access it a path must be created over the organ blowers on the south side of the organ loft and existing storage, i.e. Perry's cupboard, will be lost.

A copy of a fire safety report prepared for City Churches in 2014 has been requested. **Action KR to remind Martin Sargeant.**

### VESTRY/OFFICE

Drawings had been circulated that explored the possibilities of –

- Option 5 Accessible Toilets in a converted Strong Room with access from the Vestry.
- Option 6B Minimal reconfiguration to provide one fully accessible toilet and two others.
- Option 7 A first floor extension.

#### Option 5

This option preserves the Silver Display in a converted doorway. This "doorway" and the cubicle walls must be soundproofed to ensure that toilet noises cannot be heard in the church. A flushing loo would not be acceptable in either a service or a recording. KC advised that this level of soundproofing is achievable and not very costly.

At present the display security is provided from the strong room which, with an armoured door, is very secure although no longer alarmed. Concern was expressed that, given 24x7 access to the practice organ, a thief might have ample time to break into the display from the toilet.

#### Option 6B

To provide a fully accessible toilet existing walls must be removed to increase the lobby space and the dimensions of the cubicle increased to at least 2340mm by 1500mm.

With two toilets the space between the toilets and the strong room wall becomes a corridor. It is wide enough for wheelchair use but no longer allows space for a table and use by Sunday Club. The kitchen is used for meetings and the Sunday Club. In this configuration its size is reduced to 11.4 sq m (from 19.4 sq m) which may not be sufficient and for this reason was rejected by the PCC when it was suggested as the basis for Vestry Refurbishment.

Reducing the number of toilets to one fully accessible and one other releases a significant area but is a configuration already rejected by the DAC Plans Group when it was submitted for approval as the "Vestry Refurbishment".

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ST. GILES' CRIPPLEGATE STRATEGIC PLAN – ARCHITECT'S WORKSHOP 31-OCTOBER-2017 Version 1.1

### Option 7

An additional floor creates a flexible space which can be partitioned for two meeting rooms or opened up to provide the entire vestry footprint for activities. The estimated cost of such an extension was "more than £1 million and less than £2 million". Fund raising and the faculty application would require a compelling statement of needs and the support of Barbican residents. The Statement of Needs should contextualise St. Giles' and what it means to be the "Church in the Barbican". It should define the parish mission to do "what?" and "for whom?" It may draw on existing documents from the Corporation, the Diocese and the PCC.

The Sunday Club would immediately benefit from extra space and, with two rooms, could be split into age groups when appropriate. Upstairs they could not be heard and would no longer block an emergency escape route and the way to the toilets.

Participation in the City Churches Cold Weather initiative was suggested but would require additional services e.g. showers and supervision.

Rehearsal space has been requested by the RCO and CLSG but RCO plans for the next ten years, the timescale for this strategic plan, are unknown. Building to benefit the CLSG was not seen as a priority although additional income is always useful.

The launch of the "Musicians' Church" website and registration of St. Giles' as a performance and recording venue has highlighted the limited space for changing, instruments and the sound engineers equipment. The areas available are below the tower and in the kitchen but both are emergency exits and should not be congested. The extra floor not only eliminates this congestion but enables performance and rehearsal by full symphony orchestras and large choirs. A number of such orchestras and choirs performed at St. Sepulchre's without Newgate before its PCC decided to end secular musical activity. **Action KR to identify displaced musicians and their community connection with St. Giles'.**

Another suggested use for the extension was residential. The floor area is sufficient for a small apartment suitable for caretaker or curate. External access can be provided using a blocked doorway in the current toilet area.

Applications to the Heritage Lottery Fund will require a community audit for which there is Diocesan Support. **Action KC to provide contact details.**

### SERVICES

The church electrical supply enters through a discrete, fairly small cupboard in the north-west corner. At a meeting between EngDesign and UK Power Networks supply enhancements requested by the BBC and Barbican Centre were reviewed. To meet those enhancements a much larger, more intrusive power box must be installed. A possible location would be in the boiler room area but running an extended feed past the west end will involve expensive and disruptive building work. Jake has been tasked with monitoring the power drawn by actual events during the next few months.

### STORAGE PITS

To use the south aisle pit for chairs requires extension of the hatch to accommodate both a lifting platform and stairs for the operator. Detailed sizing has not been completed but, if many journeys are required to move chairs in and out, the temptation to store above ground may be irresistible and

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the investment wasted. A ballpark figure of £10,000 for lift alone indicates that this may not be an affordable strategy.

For books the use of cupboards behind the wooden panelling may be a better option.

#### PEWS AND CHAIRS

Quotations for stackable benches and chairs have been requested from Treske Furniture and Luke Hughes & Co. The quotation from Treske has been received, that from Luke Hughes is awaited. The Treske benches at Bradford on Avon have been reported to be uncomfortable.

An estimated cost for refurbishing the existing pews will be requested. **Action KC.**

Prices for new pews and chancel furniture will be requested from Treske and Luke Hughes. **Action KR.**

The need for replacing the chancel furniture, which is in good condition, was queried.

#### LIGHTING & REDECORATING

A Lighting Consultant should be appointed to assist the PCC design replacement lighting. The brief for EngDesign included the power requirements for enhanced lighting but not its specification. The following consultants were suggested by KC –

- Bruce Kirk of Light Perceptions (<http://www.lightperceptions.co.uk/>)
- Mark Vane of Sutton Vane Associates (<http://www.sva.co.uk/>)
- NDYLight?

Visits to churches for which they have designed lighting schemes will help identify the preferred partner.

St. Sepulchre's without Newgate and All Hallows by the Tower have recently improved lighting. Both are churches at which our caretaker, Jake, works part time. **Action KR to ask Jake which consultancies were used.**

The Lighting Consultant will work with Martin Dow, Kelley and the PCC to specify the redecoration. **Action KC to supply sample documents from the Southwark Project.**

Floodlighting at St. Giles' is a Corporation responsibility and improvements may be included in their Churchyard Enhancement Programme.

#### NEXT STEPS

1. A&RME to develop the ideas discussed and prepare a draft report for review with the T & F Group in early December.
2. Provide Martin Sargeant with the draft Strategic Plan in December.
3. Appoint preferred Lighting Consultant and progress designs for improved lighting and decoration.
4. PCC discussion of the draft Strategic Plan in January.