

St Andrew's  
Westlands  
Proposed new hall

## Our Vision

For most of the Christian Church's history, it has seen the value of having appropriate, welcoming buildings to invite people nearby of every age and stage in life to come and join in our worship, or to learn more about the Christian faith.

Churches have also often been able to serve their locality by making their buildings available for other community groups and activities.

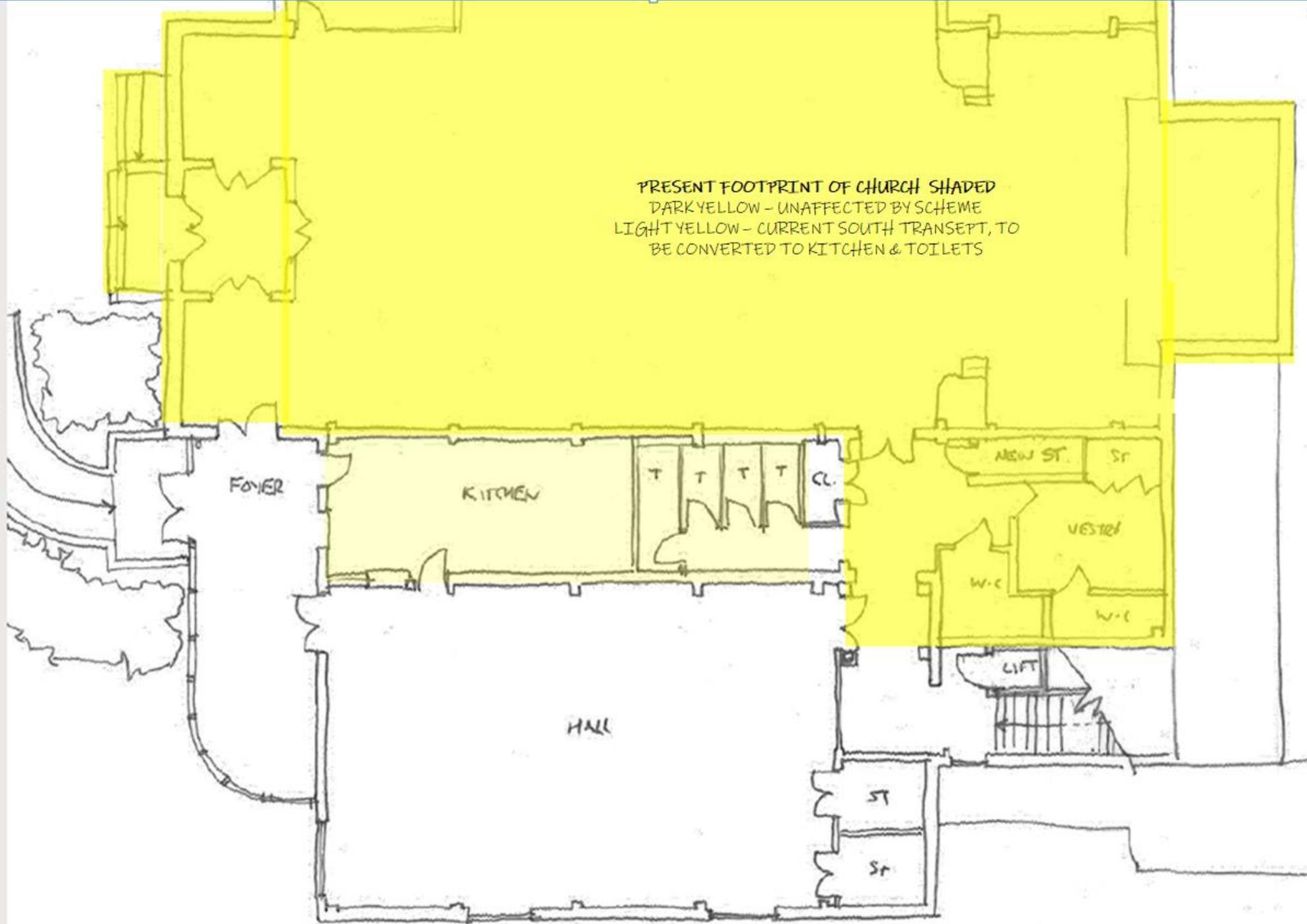
Here in the Westlands we are very grateful to all in the past who have enabled our main church building to be constructed and maintained to a high standard. Before that came the building of a temporary church in the 1930's— which has served very effectively for many years as our church hall. However as this building is approaching its sell-by date, we are wanting to continue this vision to serve our local community by providing a replacement hall, integrated with the main church building.

We are hoping to submit our planning applications at the end of January. The planners will note that they necessitate the removal of a large lime tree, and also one of the smaller trees in front of the old hall site. However the loss would be mitigated by the church's proposal to fund the planting of replacement trees which would be an asset for many additional years.

Moreover, the church council's view is that the benefits to the community and church of our scheme considerably outweigh any losses.

- New modern facilities complementing the existing church to produce a building fit for the 21st century.
- A very attractive facility, available for a wide range of community groups to hire.
- Better access for disabled & elderly people.
- Integrated toilet and kitchen facilities for church services and community concerts.
- A bright, welcoming foyer for regular church & hall access (with the existing church entrance still being usable e.g. for weddings and funerals)
- Car park exit relocated away from road junction

PRESENT FOOTPRINT OF CHURCH SHADED  
DARK YELLOW - UNAFFECTED BY SCHEME  
LIGHT YELLOW - CURRENT SOUTH TRANSEPT, TO  
BE CONVERTED TO KITCHEN & TOILETS



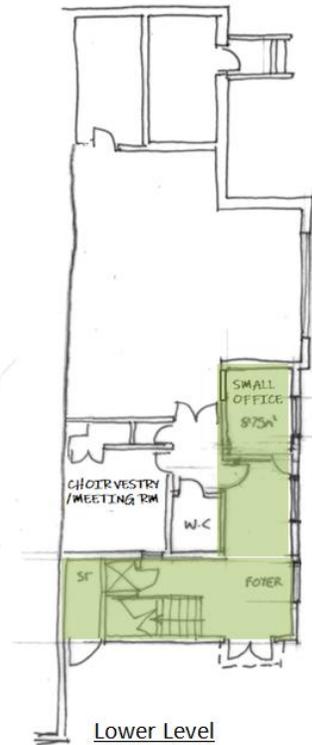
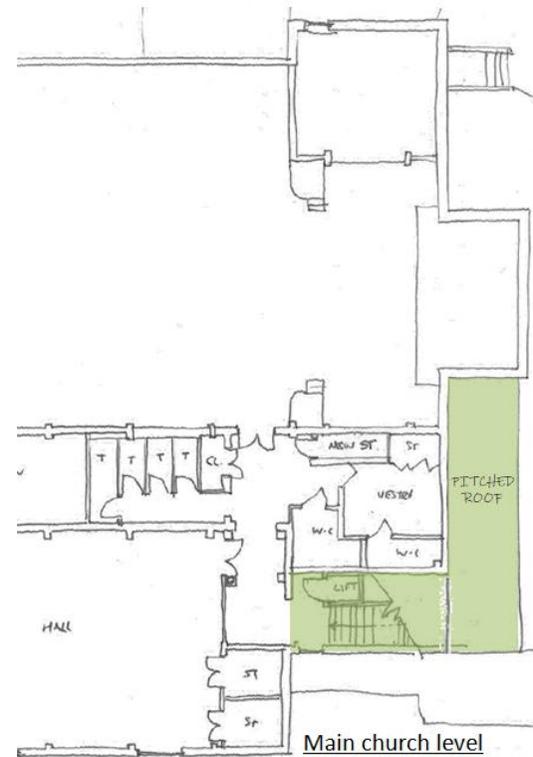
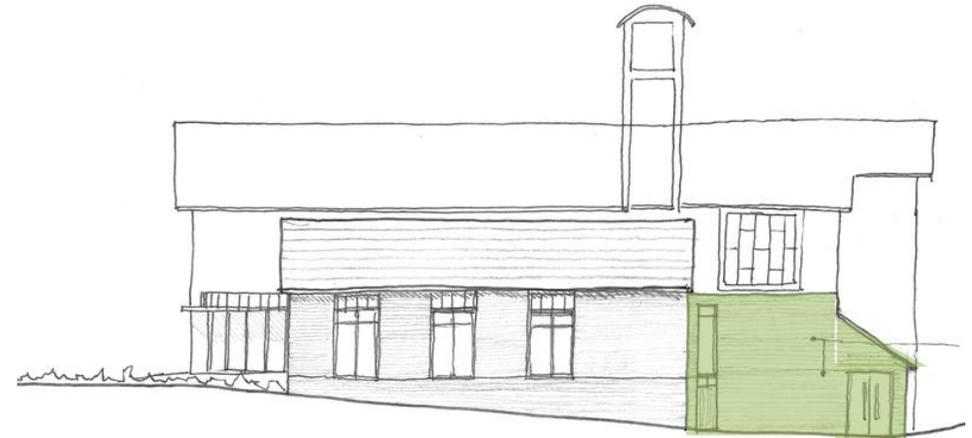
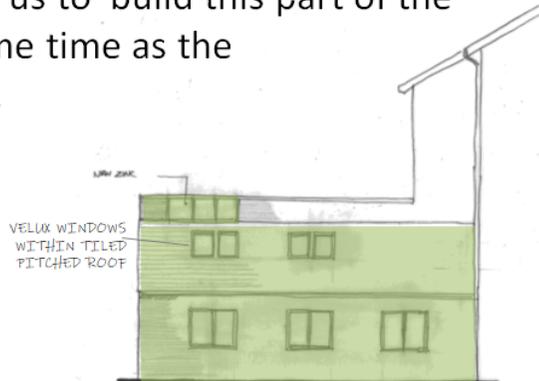
## Improving access between church and parish room

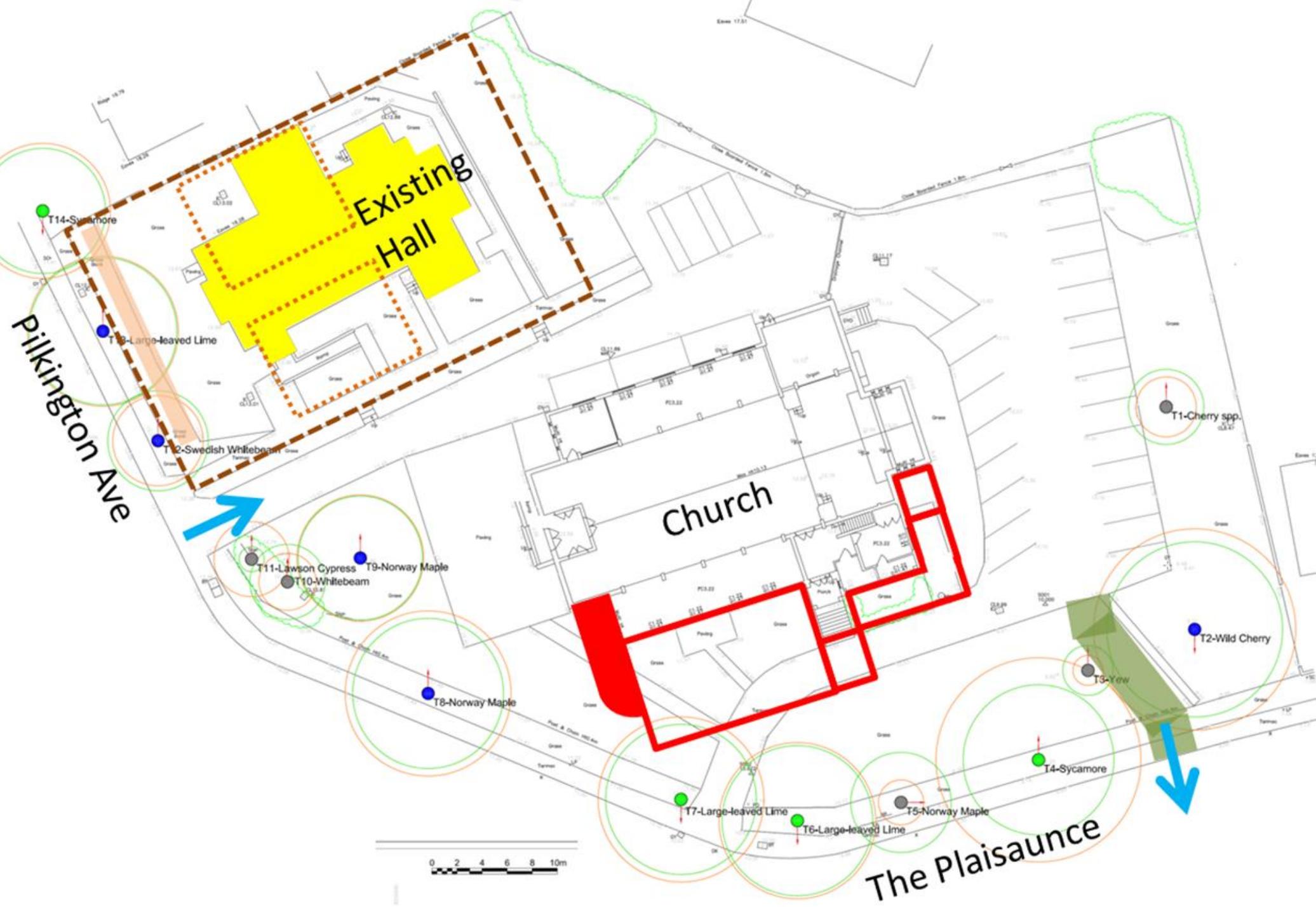
Unfortunately the staircase connecting the main level of our church building with the parish room and choir vestry below is far steeper than would now be allowed in a new building. We are therefore hoping to be able to replace this with a new staircase enclosed by a wrap-around extension in the same easterly corner of the building. This will also enable us to install a small lift.

We had originally thought that this part of our proposals would have to be phased. However some very generous gifts to the church, though not providing funding for the whole of the project, mean that we are hopeful that further giving will enable us to build this part of the project at the same time as the replacement hall.

View from church car park

*Wrap-around extension to existing building shaded green*





Existing Hall

Church

Pilkington Ave

The Plaisance



## Envisaged Old Hall site sale

*to provide some of the funding for the new hall*

We propose applying for outline planning permission for residential development of this site. If granted, this should make it an attractive proposition for potential buyers. The exact details of what they might want to build would be subject to a separate planning approval process. Our surveyor's view is that one or two family units (perhaps as indicated by the orange dots) might make the most of the site's potential.

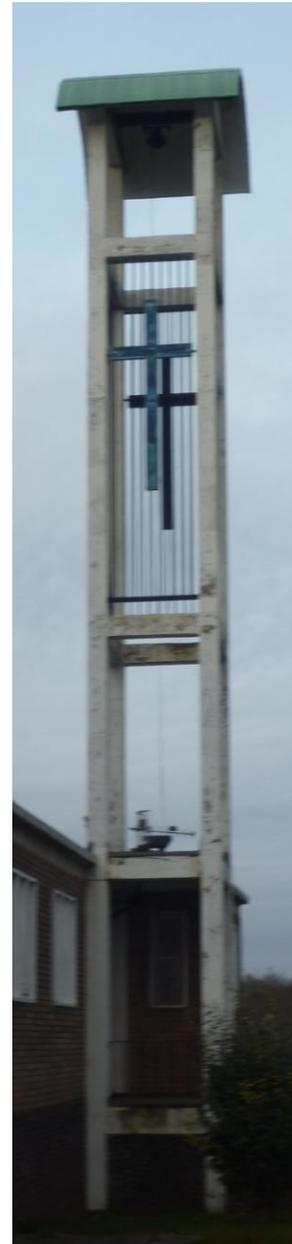


## What about the tower?

A member of St Andrew's who was on the church council in the 1960's tells us that within a few years of the church being erected, the PCC seriously considered demolishing the tower. Some architectural experts, and local people too, see it as an interesting expression of 60's design. Others, see it as more as an eyesore. When built, it may have given the church a prominence throughout the South Newcastle area. However this is no longer the case, due to the increasing height of trees in the area blocking its sightlines.

The tower would undoubtedly look more attractive after maintenance and painting. However the cost of this has been estimated at £20,000-£30,000 and similar maintenance may be required every decade. With no central Church of England funding available for this kind of programme, the financial burden would fall each time on St Andrew's community.

For this reason, St Andrew's church council is currently minded to make a separate application to the church authorities for permission to remove the tower. As well as seeking your views on our main development proposal, we are also wanting to gauge the local response to our current thinking about the tower.





**BDP.**



Our architects are the Birmingham Studio of Building Design Partnership. The main design work was done by Graeme Renton, who has wide experience of working with churches, under the supervision of one of their Architect Directors, Svetlana Solomonova. Since Graeme's retirement in Nov 2019, Svetlana is now our main contact.

