



DESIGN & ACCESS STATEMENT

Redevelopment of Keighley St. Andrew parish church
Church Street, Keighley

Prepared for:

**Parochial Church Council of the
Ecclesiastical Parish of Keighley**

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Revisions

- A 05.12.2024 - Revised following client comments.
- B 09.12.2024 - Revised following client comments.
- C 28.05.2025 - Section added to 'Design Concept and Layout' which discusses the impact of the new balconies. Narrative on alternative options added. Additional minor revisions to text and visuals.
- D 17.06.2025 - Fixed ramp omitted, mobile ramp added on p.21. Updated reference to Solar panels on p.30
- E 24.06.2025 - Additional narrative added to Sustainability section on p.30
- F 26.08.2025 - Amended description of externals (p.22 & P.31) along with updated site plan.
- G 19.09.2025 - Corrected text on P.21 in reference to the new fixed ramp

FOREWARD

Parochial Church Council of the Ecclesiastical Parish of Keighley

In November 2018, a group of volunteers got together to consider what could be done to improve the physical layout and facilities at Keighley St. Andrew parish church and its adjacent church hall. There had been a growing sense that the available space should be put to better use for worship, for offering increased social support to the Keighley residents and for more frequent community gatherings generally.

It was felt that, not only should the church and hall be a place for Christian worship, but also a centre where those of other faiths (and none) could come together to participate in community and social activities across all age groups, ethnicities and backgrounds-all of which would enhance cohesion and uplift our Keighley community.

Detailed consultation resulted in the production of a Statement of Need, updated following the Covid epidemic, which described in detail the current uses of St. Andrew's church, its shortcomings and its perceived future needs, both for the congregation and for the wider local community.

The principal shortcomings in the church building include a rather unwelcoming, dark entrance, leading to an even darker narthex; insufficient, outdated and inflexible spaces for meetings and social gatherings generally; poor toilet facilities; extremely limited kitchen space and equipment; an underused gallery area accessible only via a back staircase, without wheelchair access; jaded vestry; a side chapel only used for storage; insufficient storage generally; no modern office space; inadequate heating system and insufficient modern lighting and sound systems. The church hall, built ca. 1981, is tired, built to a poor specification and lacking in multi-functioning spaces.

In December 2020, a charitable foundation was incorporated with the Charity Commission, called the "Church on the Green Neighbourhood Foundation". This body, whose trustees include the team rector and four local parish volunteers, has responsibility for the building project strategy and liaison with the project professional team; it will spearhead the fundraising initiative, entering into all the contractual obligations, as the project develops. After completion, it will work closely with the PCC to supervise the management of the new facility.

The designs discussed below in this statement seek to address all the above shortcomings, aiming to make the church and hall "fit for purpose", realising an enhanced physical space to facilitate the achievement of all the goals stated above for the benefit of Keighley as a whole.

SITE CONTEXT

The Site is located in the centre of Keighley. The church occupies a prominent position alongside the Church Green and the former Market Place, sandwiched between Church Street to the west and Market Street to the east.

The site can be accessed by pedestrians via the Church Green from Church Street. Vehicle access is via Market Street to the east, which provides access to a small car park.

The main parish church building sits to the north of the site, occupying a prominent position in the town square. The main western door is located directly onto the pedestrian area of the Church Green. The south door opens out into a small church garden area which currently provides pedestrian access from Church Street to Market Street, although this is private access and is not a public right of way. There is a minor door to the south eastern end of the church which provides secondary access for church members and clergy.

South of the main parish church is a former Methodist Hall which is currently utilised by a number of community groups. This single storey building is a later addition to the site and was built in the early 1980's. It sits on the same east-west axis as the parish church and encloses the pedestrian access running north of this building.

The area where the parish church and former Methodist Hall building are located is primarily flat, sloping gently away to the east towards Market Street. South of both buildings the land falls away more sharply, and a retaining wall provides access to a large graveyard area populated with historic graves.

The surrounding buildings are of varying age and scale, immediately east of the site is a historic public house. The buildings to the east and north are of pre or 19th Century construction and are a mix of small two and three storey buildings with commercial premises at ground floor level.

To the west of the site are two much larger more contemporary single storey buildings that currently house a Morrisons Supermarket and Keighley Market Hall, this vernacular continues further east of the site. The church tower is by far the tallest structure in the area.

To the south west of the site is a vacant plot of land that is not within the church ownership.





USE AND AMOUNT

Use

The proposal is to demolish the existing methodist hall building and replace with an extension to the existing parish church for a new community hall. This will be used for activities ancillary to the function of the church as a place of worship not only by the church members, congregation, but also the wider community.

The proposals also include small extensions to the western entrance of the parish church to facilitate a more practical and welcoming church entrance.

Amount

Site Area	3234sqm/ 0.32Ha
Parish Church Existing Footprint	672sqm/ 7233sqft
Parish Church Proposed Footprint	703sqm/ 7567sqft
Methodist Hall Existing Footprint	194sqm/ 2088sqft
Community Hall & Link Proposed Footprint	358sqm/ 3853sqft

PLANNING POLICY

The Site lies within a designated Conservation Area as established within the Bradford MDC Replacement Unitary Development Plan 2005 and within the curtilage of a Listed Building. The grave yard area to the south of the parish church is identified as a Recreation Open Space. We have therefore considered this proposal in line with the following policies:

EN3 - Historic Environment

C.3 - The pre-industrial townscape and distinctive architectural styles and palette of materials of the District's towns and villages, the Victorian townscape of the expanded towns such as Bradford, Ilkley and Keighley.

E. The alteration, extension or substantial demolition of a listed building will only be permitted if it can be demonstrated that the proposal:

1. Would not have any adverse effect upon the special architectural or historic interest of the building or its setting.
2. Is appropriate in terms of design, scale, detailing and materials.
3. Would minimise the loss of historic fabric of the building.
4. Or if there is harm to the special interest of the building, that this is outweighed by the public benefits of the proposal.

G. Require proposals to respect and reinforce the distinctive character of the part of the District within which they are located. Account must be taken of guidance adopted by the Council, particularly Conservation Area Appraisals and Reviews, the Shopfront Design and Security Guides and other guidance documents.

Information relating to the impact of the proposal on the Historic Environment can be found in the Heritage Statement

EN1 - Open Space, Sports and Recreation

A. Land identified as recreation open space, or which is currently or was formerly used for recreation open space will be protected from development. Recreation open space includes the following range of typologies; parks and gardens, natural and semi-natural greenspaces, green corridors, amenity and local greenspace, outdoor sports facilities, provision for children, allotments, civic spaces and also areas of water which offer opportunities for sport and recreation.

Exceptions will only be made where:

1. The proposal includes alternative equivalent or better provision in terms of quantity, quality, accessibility and management arrangements, and
2. The loss of open space does not lead to a deficiency in the area, taking into account the most recent assessments of existing provision and future proposals for growth, and
3. The site is not suitable to meet any identified deficiency in other types of open space.

Our proposal involves the demolition of a building within this Recreational Open Space (the existing Methodist Hall). The replacement building will be slightly larger than the hall it replaces; however we do not consider this will have a negative impact on the Recreational Open Space.

The majority of the additional footprint proposed within the Recreational Open Space will be located in the gap between the parish church and existing Methodist Hall, this will therefore not affect the openness of the Recreational Open Space, the space is currently used as a thoroughfare/ access to the open space.

The effect of closing off this gap by the provision of the proposed community hall building is intended to reduce anti-social behaviour that can occur in this hidden and secluded area of the site. The access between Church Street and Market Street will instead be facilitated by the reopening of a path to the north of the parish church where there is more natural surveillance and passive supervision from the Town Centre.

The closing of this access will not affect the accessibility of the open space as the current north eastern access and the north western accesses will be unaffected.

The new community hall building will include more facilities for a wider clientele, resulting in more frequent use, consequently the open spaces outside the building will also be more attractive and well-used.

The increased activity in the new community hall in addition to the increased visibility through the provision of new large south facing windows to the new hall will increase the passive supervision and natural surveillance of the grave yard from the spaces within the community hall, therefore discouraging anti-social behaviour and ensuring the open space is a safer place for the community to use. This should have the effect of increasing its usage not only from members of the church congregation but the wider public.

DESIGN CONCEPT & LAYOUT

Introduction

We have reviewed the Statement of Need produced by the Church on the Green Neighbourhood Foundation. From this we have developed a scheme which we feel addresses the issues identified in the Statement of Need, in a way that is both efficient and aesthetically delightful.

Our commentary below and on the following pages takes you through our proposals for each element of the building, and aims to demonstrate how the issues highlighted in the Statement of Need have been addressed.

Areas of Current Needs:

Entrance & Visibility

A more welcoming and visible entrance is required.

Narthex

Modernisation and opening out required in conjunction with the main entrance lobby

Gallery

A usable space is required, current tiered seating is underused and not flexible

Nave

Unused existing side chapel (used for storage) to be used as new smaller vestry; new multi-use room at rear of nave will be available as chapel/quiet space. More storage space is required. Technological modernisation is needed for enhanced AV facilities and acoustics. Complete re-installation of mechanical and electrical systems required, including underfloor heating.

Vestry

More toilets and meeting space required, the current vestry is oversized.

Community Hall Building

Functional and flexible space required to allow for multiple users and activities. Improved kitchen, utility, shower and storage facilities required.



Proposed Ground Floor Plan



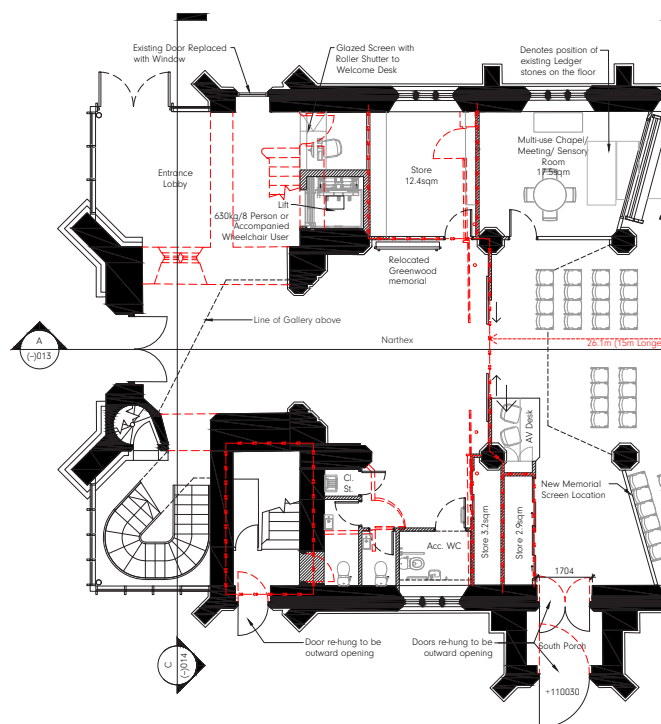
Entrance & Visibility

The main church entrance, together with the visibility of the church to the surrounding area and local community, is the key first impression gained by the majority of church users and passers-by. It is therefore extremely important that this entrance feels welcoming and accessible; however it is also important to maintain the historic form and scale of the existing building, as a recognisable parish church.

Consequently we consider it would be inappropriate to interfere with the existing main entrance doors by way of an additional entrance lobby in this location, primarily due to space and proximity to adjacent buildings, but also to preserve the historic main entrance to the church. Instead we propose to flank both sides of the central entrance tower with lightweight glazed boxes, which serve the purpose of allowing a welcoming view into the interior circulation spaces of the church and providing a glimpse of the activities that take place inside.

The southernmost box will contain a new **Feature Staircase** to the first floor, visible to the pedestrian route around the south of the church. The northernmost box will function as a **Welcome Lobby and Reception Area**, which links into the new **Narthex**.

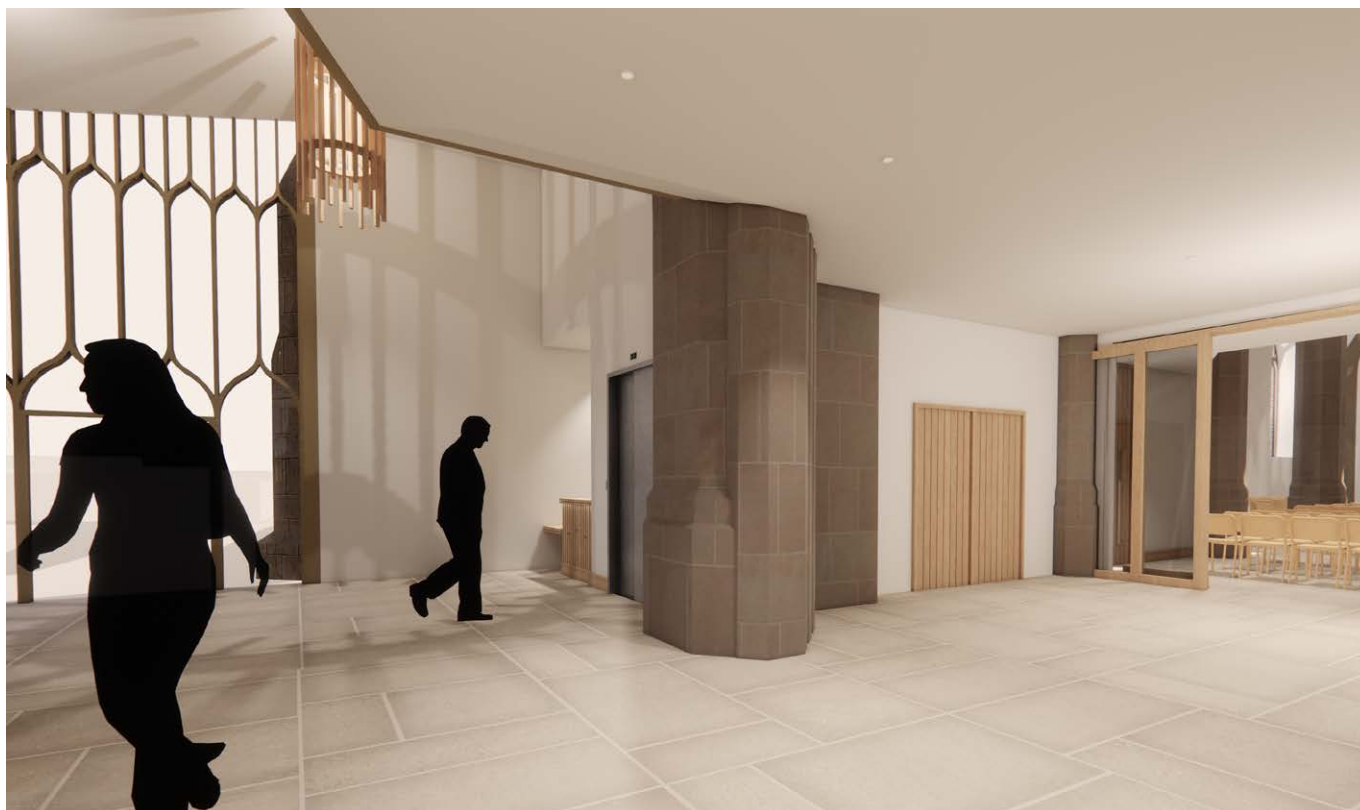
This element will be facilitated by the removal of the north staircase, and the partial demolition of the tower walls at low level. This will dramatically open up the current tower lobby area allowing much more light into the space, as well as aid pedestrian permeability, especially at key times before and after a service/social gathering. Our proposal also includes the partial removal of the first floor directly over the existing entrance, to add height to the space, and to incorporate the large stained-glass window above the central doors.



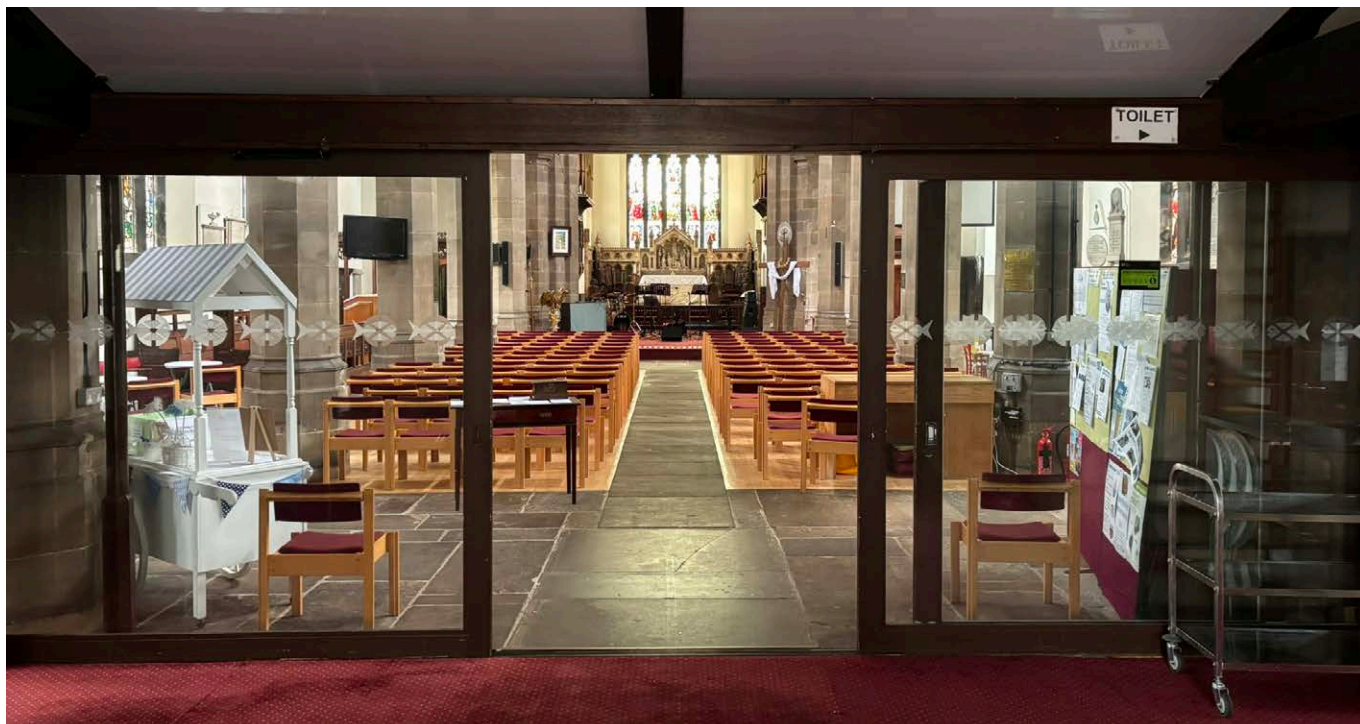
Spotlight on Proposed Entrance Area



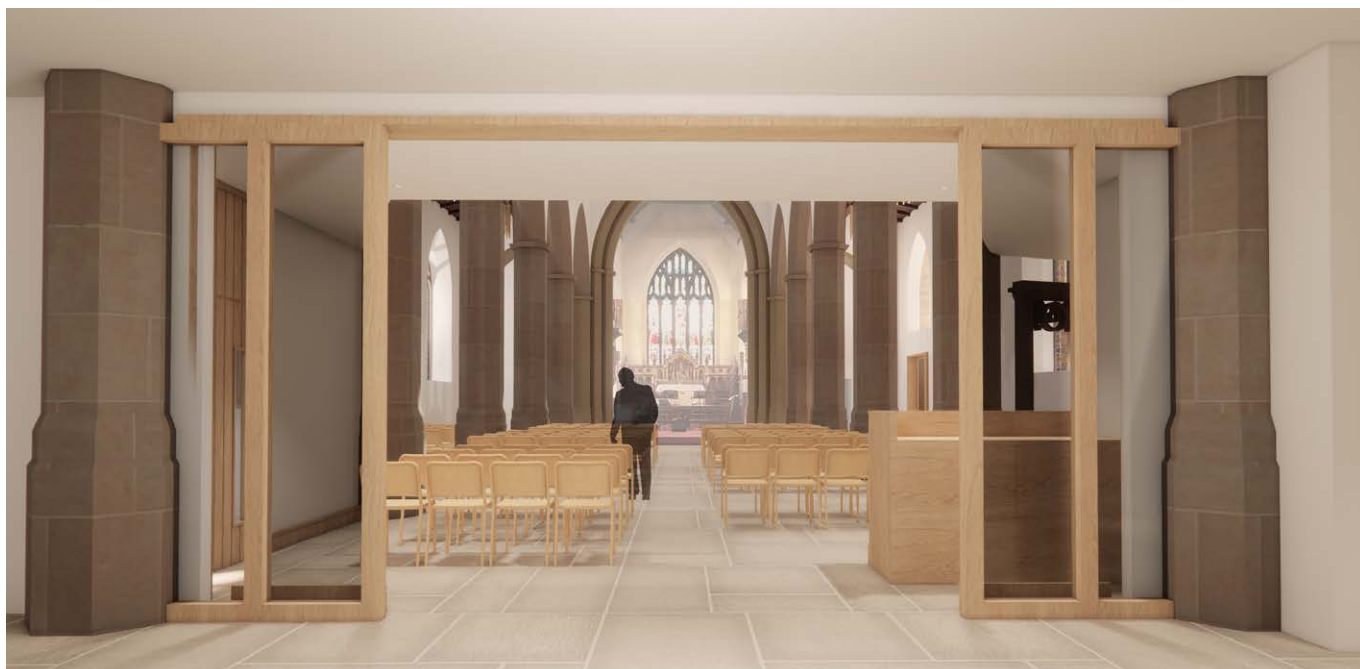
Internal Perspective of Welcome Lobby and Feature Stair



Internal Perspective from the stair looking back towards the Welcome Lobby on the left and access to the Nave to the right



Rendered existing view from the Narthex looking East towards the Altar



Rendered proposed view from the Narthex looking East towards the Altar

Narthex

The tower porch entrance area will lead directly into the **Narthex**, creating one space. Alterations to the gallery space above will remove the current 'tunnel' effect and raise the ceiling height of the narthex. The glazed doors will be repositioned to allow visibility into the nave of the church.

The current Acc. WC and kitchenette become dedicated toilets whilst the existing teaching room facilitates the new **Lift, Reception Desk** and additional storage

Gallery

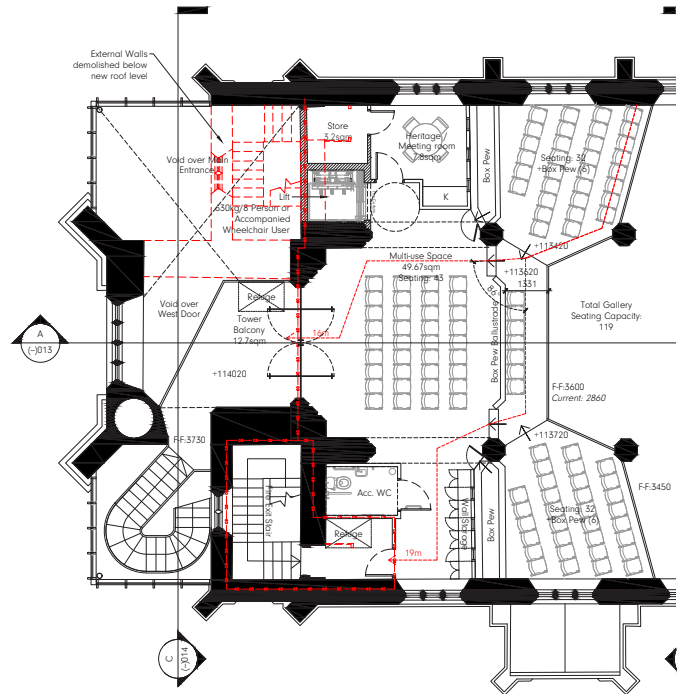
The existing gallery will be demolished and the new feature staircase will lead to a new open gallery balcony within the tower, with views to the entrance lobby and narthex below. This will lead through a new glazed curtain wall to a new level **Gallery** at the rear of the nave, which will allow for much more flexibility of use. The current gallery is tiered with fixed seating, and is very infrequently used, which consequently results in it being used for ad hoc storage.

The new level Gallery will enable this space to become the second primary multi-use space in addition to the community hall. The combination of these two spaces will allow the church to offer more and better facilities for church and community group meetings, generating important revenue for the church. Moreover it can also be used as additional assembly seating to increase the seated capacity of the church during large civic services and events (e.g Remembrance Sunday, Christmas, large weddings/funerals/ concerts)

Spaces towards the rear of the gallery have been utilised as an additional small **Meeting Room** and Acc. WC. The extent of the

front of the gallery has been extended slightly further over the nave and set at a lower level to allow for gallery seating on the occasions that this is required.

Box Pews from the original gallery will be re-located onto the new gallery and utilised to facilitate changes in level, preserving historic elements of the original gallery. Further information on the gallery can be found in the **Heritage Statement**.



Spotlight on Proposed First Floor Gallery Alterations



Internal Perspective of New Gallery

Alternative options considered

The initial Feasibility Study in May 2021 included a curved, wrap-around glazed foyer area (see Doc 52 pp. 14+16 - options 4+5.) This was considered by the client to be insufficient in keeping with the architectural design of the existing exterior of the church.

With acknowledgement of the level of intervention that the extension and remodelling works represent to the Western end of the church in respect of the level of demolition of part of the historic fabric, the design team undertook an assessment in 2025 of alternative options with varying levels of work and alteration.

The intention was to contextualise the preferred proposed scheme and compare it with three alternative options, testing each against the requirements of the Statement of Need, the client brief generally and the need for a cost-effective design solution.

The diagrams on these pages present the 3 alternative options to the preferred proposed design.

OPTION 1

Minimal amount of demolition.

Approximate quantum of savings against preferred scheme: circa £138K*

OPTION 2

A lesser amount of demolition.

Approximate quantum of savings against preferred scheme: circa £25K*

OPTION 3

No demolition of major fabric nor new extensions

Approximate quantum of savings against preferred scheme: circa £40K*

SUMMARY

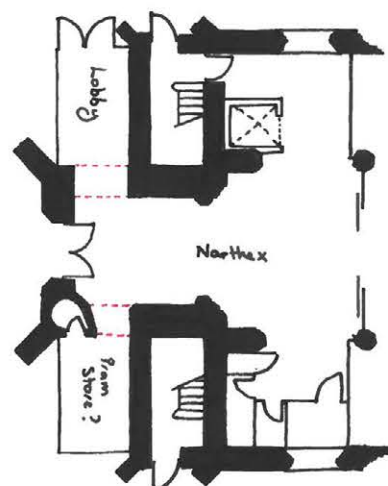
Option 1 and 3, whilst representing the lesser of the options in terms of impact to the existing fabric, fail to deliver an appropriate architectural resolution to the fundamental drivers of the brief, severely lacking a more welcoming, light and visible entrance and/or lacking in the provision of practical supporting spaces. Option 2 does deliver on core requirements, but gathering and circulation spaces are far tighter and constrained when compared with the preferred option, whilst the cost saving is very modest.

CONCLUSION

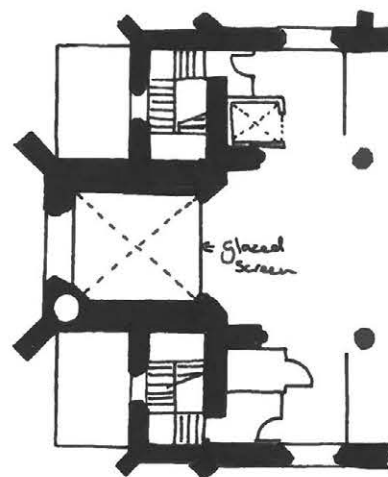
The design team concluded that the wider entrance lobby in the proposed design, which will become the principal church entrance, will offer a more open, welcoming and uplifting experience to users of the building than the impressions that would be gained by users entering the church under design Option 2 above. This preference is not outweighed by the very modest cost saving of Option 2.

Option 1 - Minimal Demolition

Keep both staircases



Ground Floor Plan



First Floor Plan

Pros

- Minimal Demolition of Structural Elements

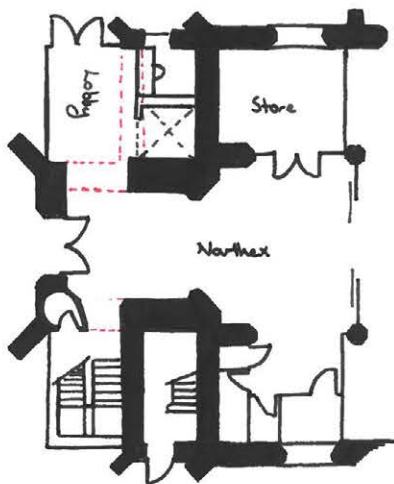
Cons

- Entrance Lobby is compromised
- Views through Entrance Lobby compromised
- Loss of Meeting Room and Store
- Loss of feature staircase
- South Box is pointless
- No Welcome Desk
- Poor links to First Floor

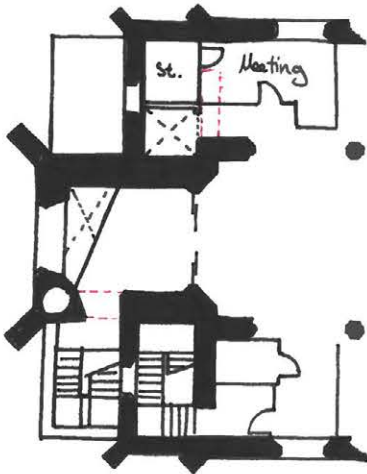
* As assessed on an indicative basis only by the project Quantity Surveyor in May 2025.

Option 2 - Less Demolition

Lose 1 Staircase



Ground Floor Plan



First Floor Plan

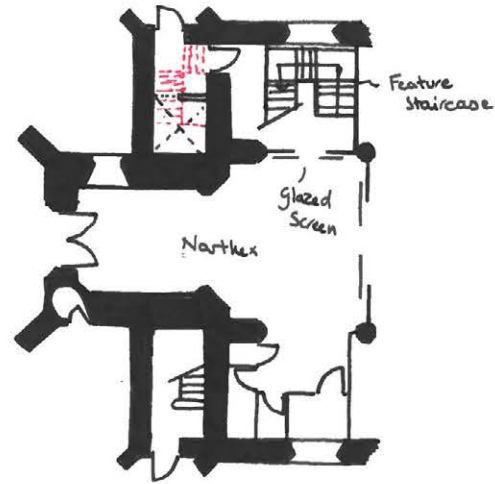
Pros

- Less Demolition of Structural Elements
- Most 'features' preserved including Store, Meeting Room, Welcome Desk, Feature Staircase
- Meeting Room & Store are bigger

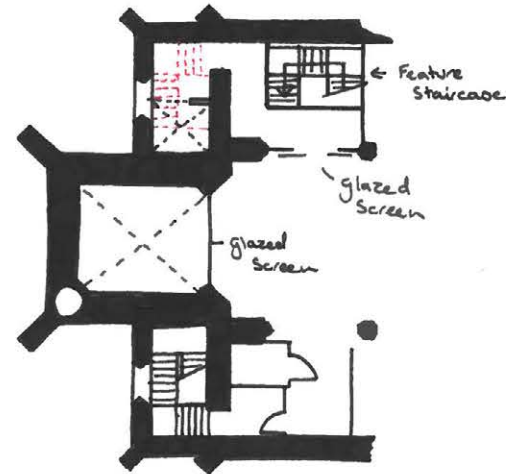
Cons

- Feature Staircase is tight and not a 'feature'
- Entrance Lobby is smaller & views through not as open or welcoming

Option 3 - No Demolition of Building Fabric & No Extensions



Ground Floor Plan



First Floor Plan

Pros

- Lift & Feature Staircase maintained
- No demolition, only demolition of one staircase therefore cheaper

Cons

- Feature Staircase isn't as much of a 'feature'
- Loss of welcoming Entrance Lobby & Desk
- Loss of Meeting Room and Store upstairs
- Poor visual links to First Floor, the staircase not being visible from the main West end church entrance.

Impact of the extended gallery on the internal spaces

The experience of the internal spaces will be impacted by the new extension. This impact is derived from the new extension of the gallery, relative to the openness of the current nave, but not uniquely due to the angles across the aisles. It should be noted, therefore, that impact to internal spaces would have a greater significance if the projecting side galleries in Robert Dennis Chantrell's original design were still in situ. Impact and change is not inherently negative.

Historic England define "conservation" as the process of managing change to a significant place in its setting in ways that will best sustain its heritage values, while recognising opportunities to reveal or reinforce those values for present and future generations (Conservation Principles, Policies and Guidance, 2008 page 7, paragraph 4). They do not define "conservation" as resisting change or attempting to retain buildings in their original form, use or condition. The guidance acknowledges that change to a significant place is inevitable, if only as a result of the passage of time, noting that it can be neutral or beneficial in its effect on heritage values. It is only harmful if (and to the extent that) significance is eroded.

The guidance further notes that keeping a significant place in use is likely to require continual adaptation and change; but, provided such interventions respect the values of the place, they will tend to benefit public (heritage) as well as private interests in it. HE recognises that places now valued as part of the historic environment exist because of past patronage and private investment, and the work of successive generations often contributes to their significance. They state that owners and managers of significant places should not be discouraged from adding further layers of potential future interest and value, provided that recognised heritage values are not eroded or compromised in the process. In short, change is necessary and inevitable and is only harmful if it is change for the worse.

In this section we will examine this impact on the North and South internal elevations as well as the impact on the views to the stained glass windows. We will also illustrate any impact to spaces below the gallery which benefit from borrowed light.



Arched window (Reference **SG10B** on key plan)

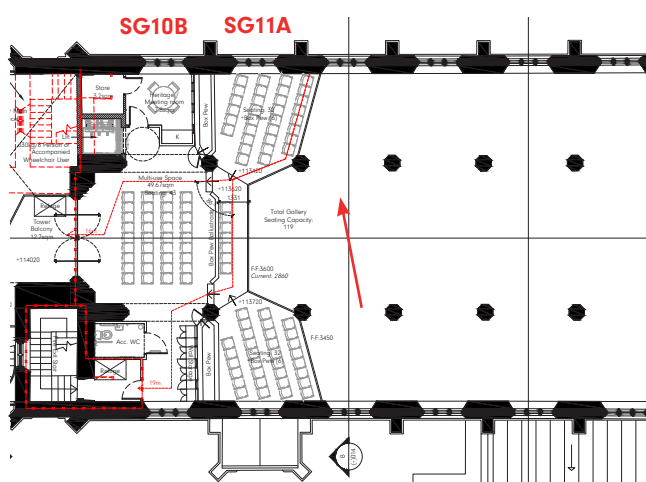
North Side

Although the floor area of the north aisle is reduced, It should be noted that the extension and angles of the new gallery are not perceived as over-sailing the aisles, as the new Multi-Use Chapel / Meeting / Sensory room steps out to meet it on plan.

The view on the opposite page illustrates the relationship of the new gallery relative to the existing Architecture of the space. The use of glass balustrading will give a lightness and openness to the edge of the new gallery.

Window SG10B consists of clear leaded glass. It will look into the new meeting room and be largely concealed from the nave and gallery.

Window SG11A is a stained glass arched window. The upper portion of this window will look onto the new wing of the gallery. The lower portion of the window will look onto the new Multi-Use Chapel / Meeting / Sensory room below.



Key plan showing the position that views are taken

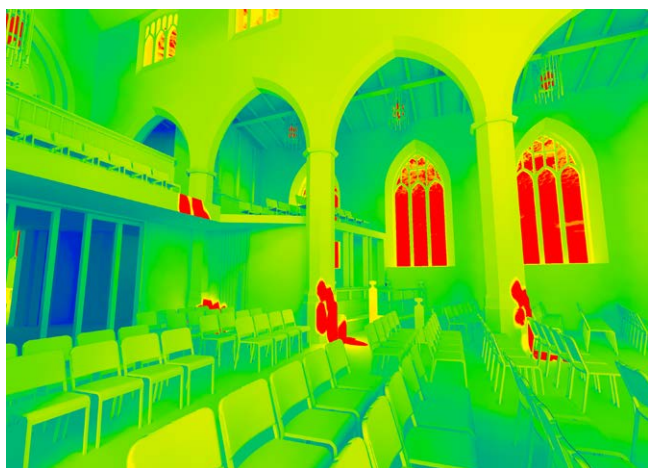
The illuminance maps on the opposite page have been prepared in the Enscape modelling software. This software takes into account the natural light based on the location of Keighley and the correct orientation of the church. The illuminance maps do not include light output from artificial sources. Views were taken to represent a typical spring morning and afternoon daylighting illustration. The illustrations indicate that no notable shadowing will be caused by the form of the gallery to this side of the nave.

The line of the new central portion of the gallery will project out further than the existing by 1.3m. However, it will also be lifted by 600mm. The sectional diagram on the opposite page shows a section taken through the Narthex and new gallery with the existing gallery overlaid in red.

The net result of this is improved views from the Narthex looking east towards the altar, as well as improved borrowed light into the Narthex.



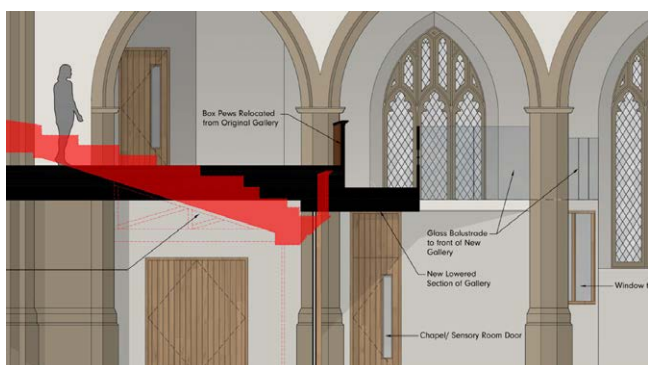
Rendered view of the internal north elevation



Relative illuminance of the space 10AM



Relative illuminance of the space 3PM



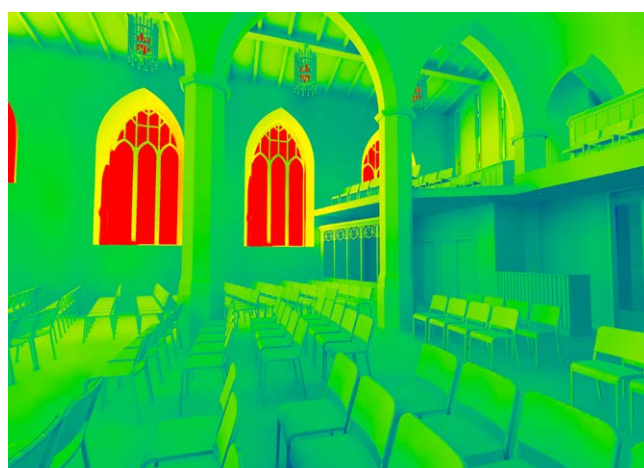
Existing gallery shown in red



Rendered view of the internal north elevation



Relative illuminance of the space 10AM



Relative illuminance of the space 3PM

South Side

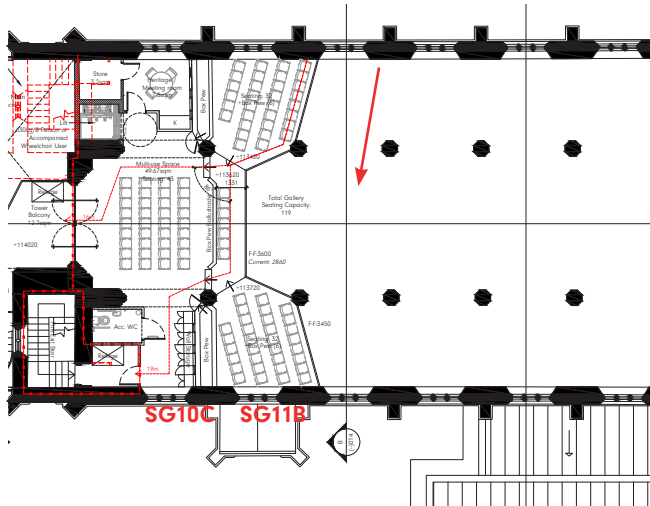
To the southern internal elevation, the new wing of the gallery oversails the circulation space leading to the South Porch.

Above the door to the South Porch Window SG11B is a short arched window with clear leaded glass.

Window SG10C is an arched window with clear leaded glass. Its upper portion will look onto the new circulation space leading to the stair; its lower portion will look into an accessible WC.

The ground floor functions as a circulation space from the South Porch. Here is the proposed location for the memorial screen which will create a gestural separation from the main nave and serve as a transitional space for visitors entering the church from this door. Read in this fashion, the oversailing nature of the gallery above echos this gestural separation and, as such, the 'back wall' of the nave is perceived to end at the memorial screen, coinciding with the edge of the gallery above.

The view on the opposite page illustrates the relationship of the new gallery relative to the existing Architecture of the space. The use of glass balustrading will give a lightness and openness to the edge of the new gallery.

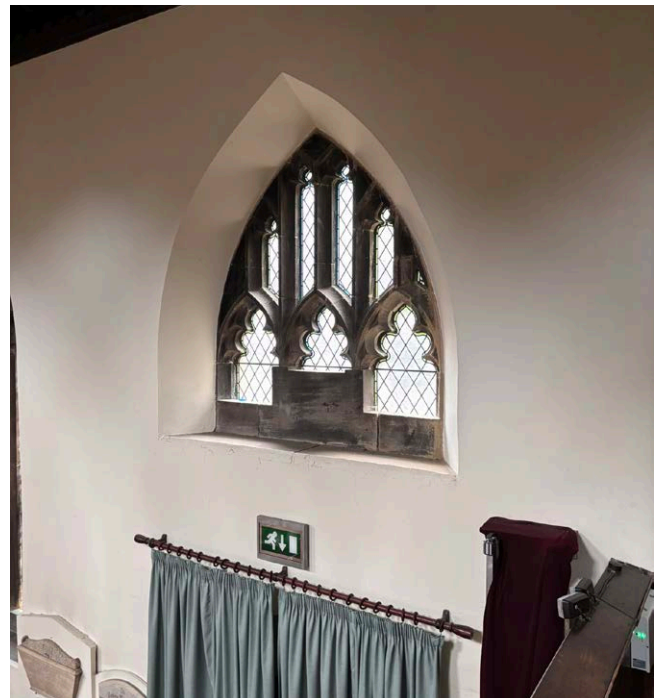


Key plan showing the position that views are taken

The illuminance maps on the opposite page have been prepared in the Enscape modelling software. Views were taken to represent a typical spring morning and afternoon daylighting illustration. The illustrations indicate that no notable shadowing will be caused by the form of the gallery to this side of the nave.



Window **SG10C** shown to the existing balcony



Window **SG11B** as existing



Rendered view looking West back towards the new gallery

Nave & Vestry

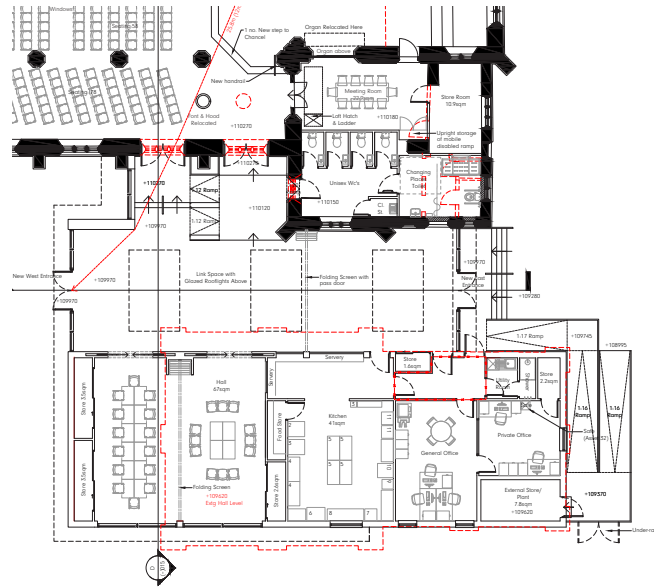
Within the **Nave**, the **Chancel** will be raised to the level in front of the altar, creating one level space. This creates two steps to the chancel for music groups/ bands. Directly in line with this area, at the back of the nave is a **Raised AV Desk**. A new fixed ramp is proposed in the north aisle to facilitate inclusive accessibility to the Chancel. The Nave will be re-floored with new stone paving and underfloor heating. New lighting is proposed throughout along with full redecoration and electric blinds to all windows.

The **Vestry** has been reduced in size, and the former space put to better use, allowing for an additional **Meeting Room** and the primary **Toilets**, including a **Changing Places Toilet**.

Hall Building

The existing hall building is proposed to be demolished, with a new-build **Community Hall Building** proposed on a similar footprint, to be called the St Andrew's Community Hall. The primary functions of this new Hall include a large **Commercial Kitchen**, with a **Servery** into a dedicated large **Hall** space, which can be used for a variety of church and community activities. The hall space can also be split into 2 separate spaces, for maximum flexibility, should smaller or multiple groups wish to use the space.

Link Space



Spotlight on Hall and Link Space



Hall Building and Link Space

The hall building opens out into a large **Link Space**, which connects the hall to the main church, the hall features large sliding doors, which when open allow the hall and link space to be used as one large space. This space can be utilised for a variety of community uses, its proximity to the kitchen and servery area lends itself to a café use, or providing community meals. The Link Space also facilitates a welcoming entry to the church from the churchyard to the west and car park/ Market Street Entrance, with large glazed façades and wide double doors.

External

Externally the churchyard and car park areas will be enhanced with a new **External Lighting Scheme** and a new **External Paved Area** whilst retaining most of the existing ledger stones. This will provide an open and welcoming pedestrian route into the church and hall spaces. The proposed new community hall and link building, closes off the existing dark and obscured pedestrian access around the south of the church. By way of replacement the **Existing Path** around the north side of the church will be enhanced, with the focus on a clear, safer route with new low-level lighting.



Main Entrance from Church Street

APPEARANCE

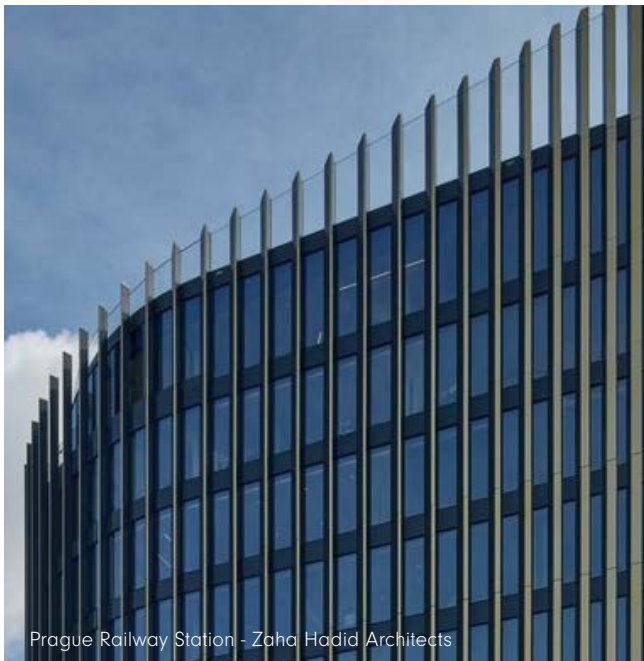
The appearance of the external interventions to the building have been designed to be complementary and sensitive to the existing building, whilst not attempting to 'copy' or match. We consider that it is important that the new interventions are recognisable and can be read as such in order for the form of the existing historic building to be retained. The interventions are therefore deliberately visually identifiable, but compatible and supportive of the existing building.

West Main Entrance Extensions.

The two 'glazed boxes' that sit either side of the main tower, have been designed to be subservient to the existing building, and sit within its existing form and therefore do not project outside of the existing perceived footprint, or roofscape.

The façade treatment references the Gothic vernacular of the existing church, with the emphasis on verticality and 'thin' openings. The Gothic arches and interlocking of arches that appear on the existing façades are also referenced in the layout of mullions on the façade.

The façade system will be constructed from a **Matte Bronze** metal. We recognise that this introduces a new material to the building, however as referenced above this allows the interventions to be read as new. The use of a natural material as opposed to either plastic or composite is important in maintaining the quality and integrity of the build. The matte finish and colour have been chosen in order to be subtle and inconspicuous. The intention is not to be 'shiny' or 'brash'. This matte bronze material and language will be continued in the internal metal elements such as new balustrades.

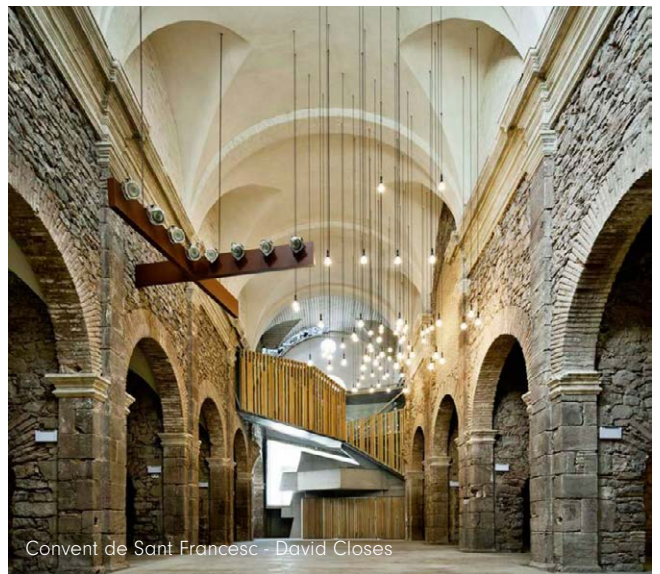


Prague Railway Station - Zaha Hadid Architects

Aspirational Vernacular of Bronze Façade Treatment

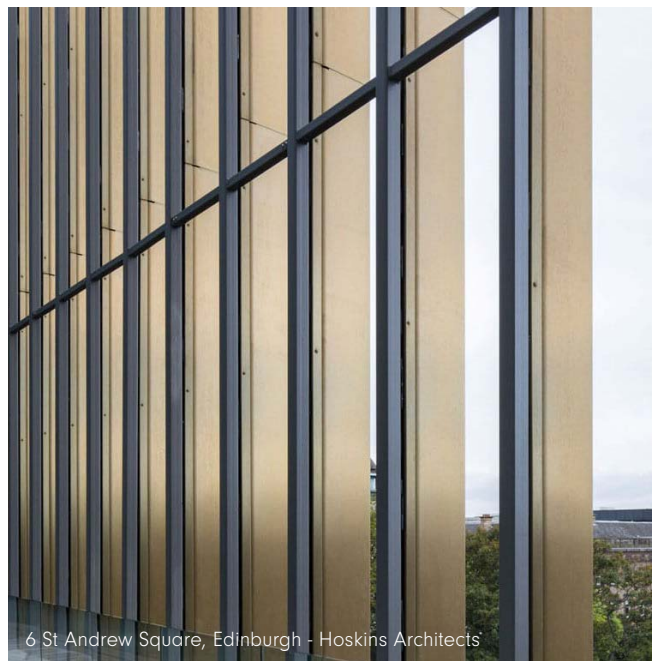
Feature Staircase

The new feature staircase will be visible from the outside and the route from Church Street to the new community hall. The Staircase is intended to be a bold feature and will emphasise the new verticality of the opened-up lobby/ narthex area. The language of the staircase will match that of the bronze façade system, and provide a contrast against the existing church stone that it will sit against. The staircase will be fully compliant with Part M and also designed to be easily accessed by all users including the elderly, disabled and children.

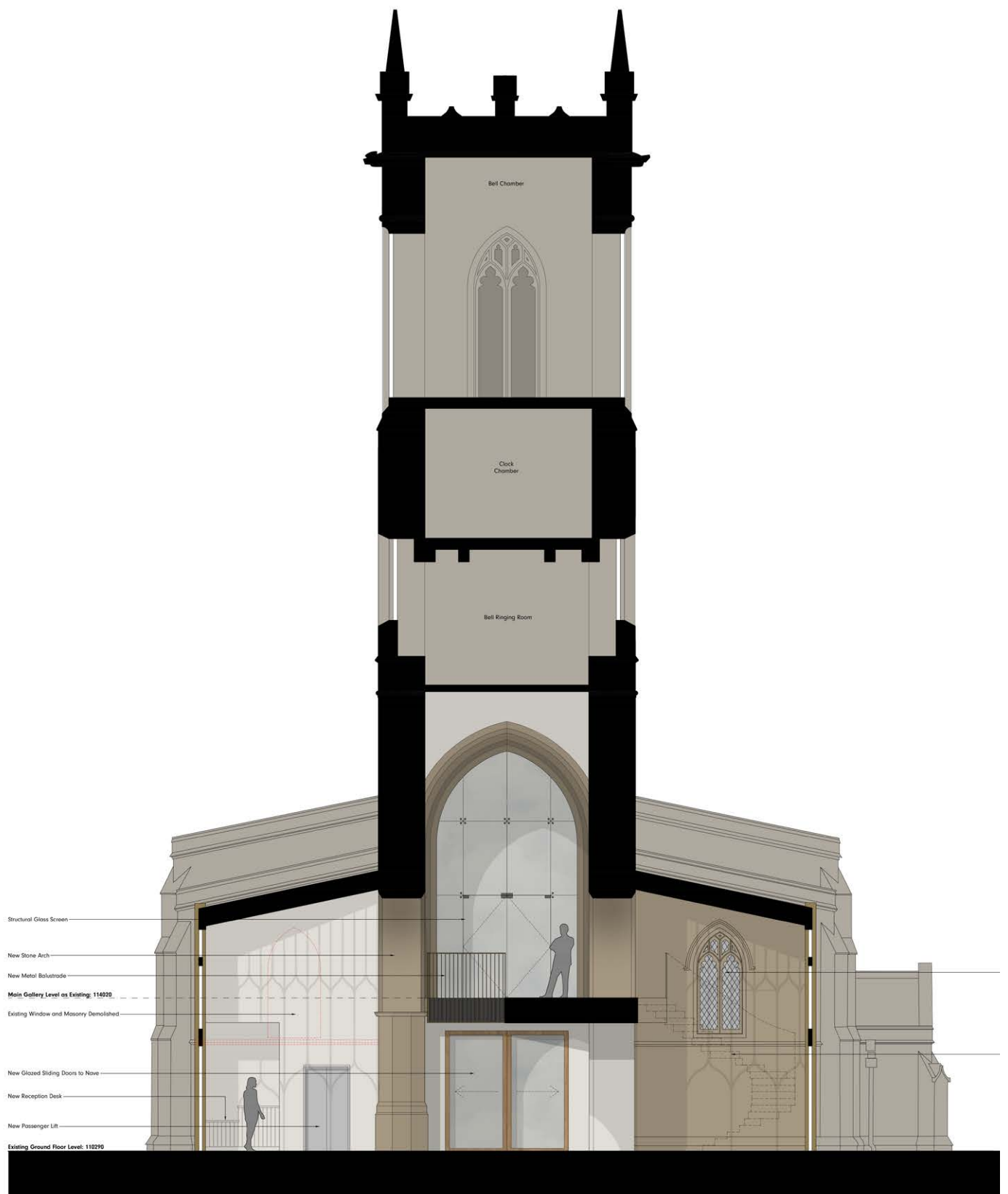


Convent de Sant Francesc - David Closes

Aspirational Atmosphere of Feature Staircase



6 St Andrew Square, Edinburgh - Hoskins Architects



Section through New Lobby and Narthex

New Gallery

The new gallery has been designed to present a 'light touch' intervention into the internal spaces of the church. The new gallery will be a similar height and footprint of the existing gallery, with side extensions to reference the previous side aisles that were demolished in the 20th Century (refer to Heritage Statement).

The new gallery will feature frame-less glass guarding to ensure sight lines are not impacted by balustrading, and to further lessen the impact of the gallery itself. Parts of the original box pews will be retained and relocated in the gallery, their solid dark appearance will contrast with the modern glass guarding and reference the previous extent of the gallery over the nave.

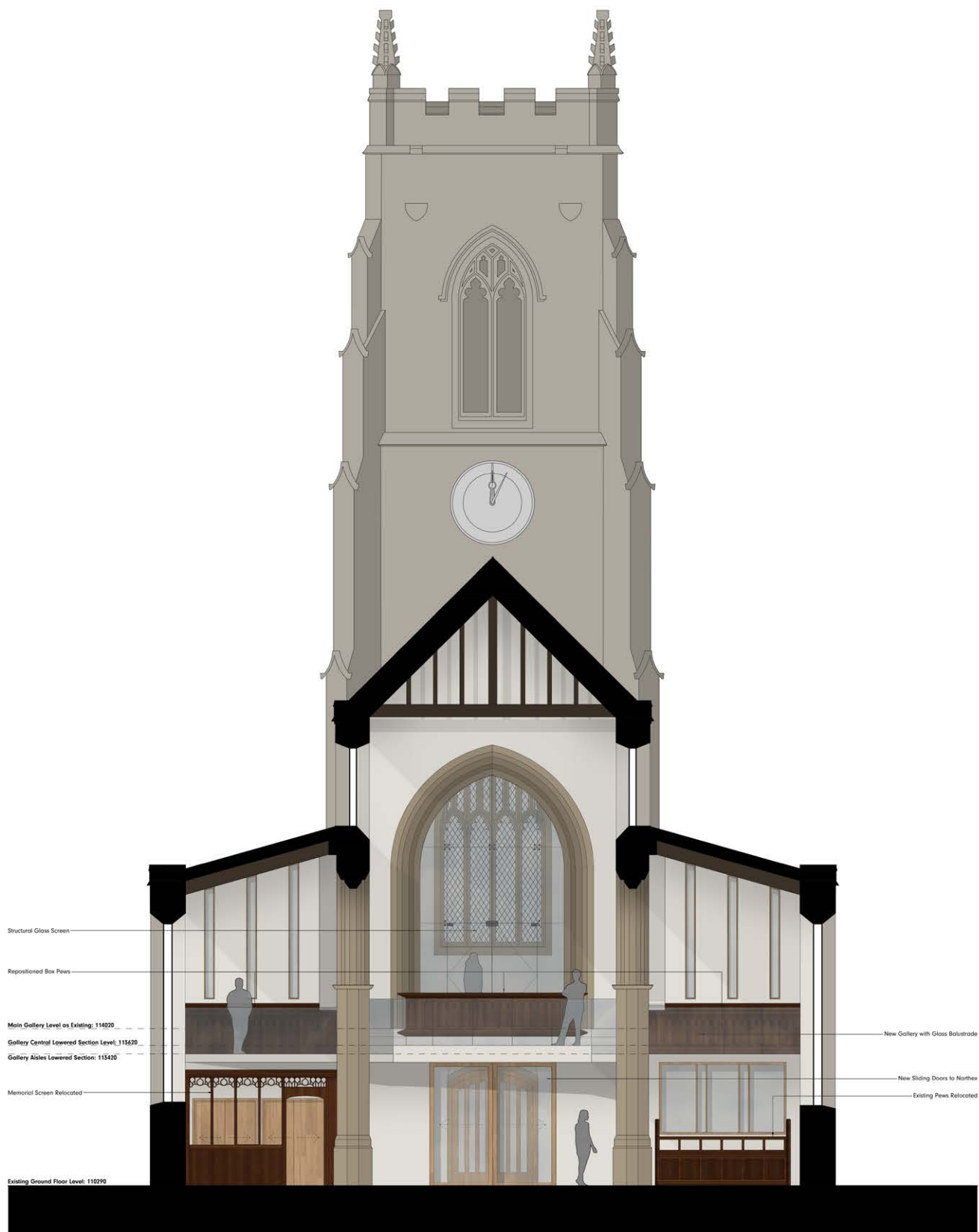
The nave section of the gallery will be separated from the tower lobby via a frameless structural glass curtain wall set within the existing gothic archway. This will preserve views through to the western stained-glass window, and also preserve the architectural form of the internal space within the nave.



Rendering of the Nave looking west towards the new gallery



Rendering of the new gallery, multi-use space and the frameless glass partition to the tower arch



Section through New Gallery

New Community Hall and Link Space

The new community hall is proposed on a similar footprint to that of the existing hall that is to be demolished. The scale and massing of the new hall are similar to that of the existing hall, so consequently the building will remain subservient to the main church building.

The existing hall is constructed from a Natural Punch Faced Stone, that is a similar colour to the church, though with more texture to the surface. The new community hall will be constructed from coursed **Smooth Ashlar Natural Stone**. The use of high-quality natural stone represents a contemporary iteration of the stone that was used in the main church when it was constructed in 1848.

The roof of the community hall will be **Composite Roofing Slates** with a riven finish as a contemporary response to the existing stone slates on the nave of the church. Large overhanging eaves add interest and a feeling of quality.



Riven Composite Roofing Slates



Smooth Ashlar Natural Stone



Proposed West Elevation

The link space will connect the new hall and main church, where there is currently an uneven walkway. The façades will be primarily glazed to maintain a perceived lightness of structure and open feeling. Both glazed façades provide new access to the link and church hall. A perimeter canopy provides shelter over these doorways and also brings the perceived eaves level down.

The roof of the link space is set lower than the new community hall roof and references the existing lead roofs above the side aisles of the main church, that are set lower than the primary stone slate roof over the nave. The link space roof will be a low pitch **Standing Seam Zinc Roof**.

High Quality Thermally Broken Aluminium Windows will be fitted to all windows in the community hall and link space.

Internally where possible exposed areas of the external façade of the church and vestry will remain exposed within the link space to maintain the honesty of the architectural form of the main church.

Interior **Timber/ Oak** features such as oak doors and joinery, and glulam beams will be present in both the main church and community hall/ link building. The use of a natural material to complement the internal stone work represents a contemporary reference to the original internal timber joinery present in the main church.



Previous Halliday Clark Architects Project at All Saints Church, Ilkley, showing similar materials and aesthetic to the proposed link space



Section through Link Space



Rendered internal view of the link space with external doors at either end and the church in the background

SUSTAINABILITY

The project will result in the total replacement of many of the existing mechanical and electrical services within this building. A specialist survey has already been undertaken which has identified that the existing services are not able to absorb the capacity of the proposed works. The 'ad hoc', sequential nature of church modernisations means that over the years the system has been added to and altered, so that it now has a degree of complexity and a 'patchwork' arrangement.

Sustainable Building Services proposals include:

- A complete new **Heating System** is proposed utilising an **Air Source Heat Pump** in conjunction **with a Gas Boiler**.
- An **MVHR** system will be installed in high occupancy rooms such as the community hall and Meeting Rooms.
- **Photovoltaic Panels** will be installed on the north and south facing pitches of the new community hall roof to supplement the electricity supply.
- An additional option is under consideration for the installation of a moderately sized PV array in the very southern boundary of the church yard. This is subject to further consent from the Local Authority and conservation officer. If such an approval is secured, this array would be preferred instead of the PV's on the southern side of the roof of the new community hall as this would represent a far more future flexible solution and ultimately generates more energy (shading to the southern side of the community hall makes this side of the roof far less efficient).

Further information on the Building Services proposal can be found in the document 'Mechanical and Electrical Service Options' prepared by Watsons Building Services and included with the submission of this application.

The new building services will replace the outdated and inefficient services, and therefore will be significantly more energy-efficient and allow the church to reduce its carbon footprint and running costs.

The main church is an existing historic building, and therefore upgrades to the building fabric are not proposed or practical. Buildings such as this are often a challenge to heat due to their size, which often results in space heating that creates a very warm roof space, high above the area used by people, which remains cold. The project proposes to install **Underfloor Heating** in both the Narthex, Nave, Link and Community Hall. This will be particularly transformational in the Nave, as this method heats areas at low level around those areas where users are situated first, without waste heat accumulating high in the roof space.

All new elements of the project will be sustainably and locally sourced where possible, including locally sourced Yorkshire Stone for the new hall building, as well as new stone elements within the new hall. Consideration will be given to the carbon footprint of all materials used within the projects with more sustainable products being given preference.

As discussed above, it would not be appropriate to propose fabric updates to the main church building itself. However the new build elements will adopt a fabric first approach, with high levels of thermal efficiency in the building elements, thereby reducing the additional carbon demand required to heat the building. Conversations are currently ongoing regarding the construction build ups to be used, with sustainability a key deciding factor.

Spaces have been designed with good natural light to reduce the need for artificial lighting during the day.

ACCESS & SECURITY

Access

The west door of the church does currently have level access, however the large heavy doors and small lobby arrangement reduce the accessibility of this entrance without assistance. The nave remains reasonably similarly accessible but many other areas of the church are not accessible, the gallery especially so. The existing stone stairs are small and uneven, and the tiered seating arrangements create a narrow uneven space that is difficult to navigate even for people with no additional access needs.

The proposed intervention works within the church, as well as for many reasons discussed earlier in this document, are also aimed at increasing accessibility to the church for all users. The new west entrance and opening up of the narthex will increase the capacity of the primary access route, and create a wider access for wheelchair users and other users with access requirements.

A major intervention within the existing church building fabric is the installation of a new **Passenger Access Lift**. This will provide access to all users of the gallery for the first time in the church's over 170 year history. The church leaders are particularly keen to include this in the scheme, to ensure that all members of the congregation and community groups can access all areas of the public church spaces. The narthex and gallery also include an Accessible WC at both levels, to ensure equality and prevent disabled users having to travel long distances within the building to access toilet facilities.

The new community hall will be designed to all modern accessibility standards, with level access and generously proportioned circulation spaces. Within the former vestry, a Changing Places toilet is proposed, again this is something the church leaders are keen to include in the scheme due to large breath of society the church caters for an aspires to cater for.

The main entrance to the community hall has been deliberately set at the same level as the existing ground, reducing the need for any ramped access to this primary entrance, ensuring equality for all users. This results in a change in level between the main church and link space, which is overcome via a series of steps and a small ramp. We consider this solution to be the preferable solution to deal with the changing levels on site. To the rear of the community hall the existing site levels means that steps and a ramp are necessary to ensure accessibility from the car park. The ramp has been located with landing spaces directly adjacent to the top and bottom of the stair, to ensure equality and avoid disabled users having to take a different route into the building.

The existing pedestrian access via the south side of the church, between the church and hall is currently made up of historic grave markers, which have been arranged to form a path. The new community hall works will shift the public pedestrian route to the existing pathway around the north side of the church, which will be enhanced and well lit to mitigate the existing surface irregularity.

Security

As touched upon in the adjacent Access section, the current pedestrian access route which runs between the main church and hall as well as being uneven and unsafe has also in recent years become attractive for anti-social behaviour, due to its hidden nature on the south side of the church, and proximity to the town centre. The church gates are locked out of hours, however even during the day anti-social behaviour can be an issue on this well used route.

To remedy this, the positioning of the new community hall will block off this existing access, and a new access path will be provided around the north side of the church, to enable natural surveillance to take place from Church Green and the public car park, this will reduce anti-social behaviour and loitering in hidden spaces.

It is acknowledged that areas of the proposed works contain large areas of glazing, whereas now the church has a reasonably monolithic façade certainly at low level. We acknowledge that this could present a security issue and that the Council would be unlikely to approve retrospective solutions such as roller shutters.

However the churchyard perimeter is secured by high wrought iron fencing and gates which are locked during out of hours with no public access. Accordingly the large areas of glazing in the community hall and link are protected from opportunistic nuisance crime.

The two new glazed extensions to the west end of the main church front onto the public square, and whilst it is acknowledged this large area of glazing could be attractive to crime, it is protected by the external façade treatment, resulting in the largest single opening being no wider than a standard door. There are many shops and businesses in the immediate vicinity with large glazed frontages and the church leadership are not aware of any significant issues with vandalism.

Further the church leadership believes that there is a notable typical Yorkshire civic pride in Keighley, whereby people are proud of their town and conscious to look after it which may lessen the likelihood of opportunistic nuisance crime. Likewise this elevation has the benefit of natural surveillance from the Church Green area, which provides an additional degree of security.

EXISTING SITE PHOTOGRAPHS



Primary View from Church Street/ Church Green and Keighley Town Centre

View of rear of parish church from Market Street vehicle entrance





View from South looking towards Southern Elevation of the parish church and former methodist hall building



View of North East Corner of former methodist hall building



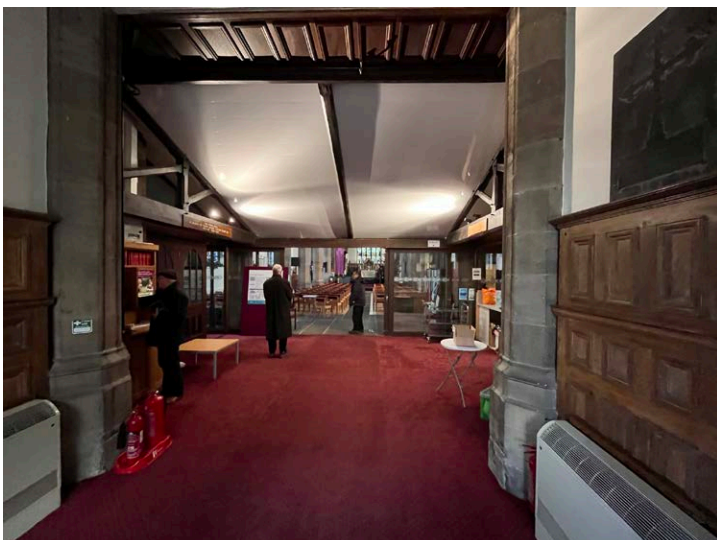
View of Graveyard looking South away from parish church and former methodist hall building



The North Aisle and Nave, as viewed from the Gallery



The Nave, as viewed from the Gallery



The Narthex, as viewed from the main West Door

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