

Reimagining St Giles'

Fulfilling the Ely 2025 Strategy

Funded by



FRIENDS OF
ST GILES'
CHURCH
CAMBRIDGE



For
St Giles' with St Peter's Church, Cambridge
in the Ecclesiastical Parish of the Ascension

The Consultation process so far

Parishioners from St Giles' met in **August 2015** to establish a friends group in accordance with the Diocese of Ely 2025 strategy which advised churches to establish separate 'Friends' groups to assist with the upkeep and 're-imagining' of buildings (pp.14). The newly established Friends and the District Church Council made the decision that the Friends should assist in enhancing St Giles' and making it useful and sustainable in time for the churches 150th Anniversary in 2025 (and the completion of the Diocesan strategy).

Initial consultation **throughout 2016** showed that the St Giles' could increase its income and improve attendance figures by addressing the heating, lighting and storage issues in the church, alongside considering the creation of a separate West Room for hire, with up-to-date lavatory and kitchen facilities. The decision was made to employ Nigel Walter, from Archangel Architects, to assist, who already transformed St Augustine's in the parish.

In September 2017, comments were invited on some initial proposals, which were displayed in church and the vestry and announced in the parish magazine. A number of replies were received on paper and electronically. Based on these comments, the District Church Council and the Friends decided to focus on lighting, heating, accessibility, and improved community facilities at the West End of the church. Other

proposals, such as the installation of a dais in the Nave Altar area, were dropped because of lack of support.

In June 2018, a consultation was held on the architect's initial plans. The Bishop was invited to inspect them, as were key people from across the community, including the Member of Parliament, the High Sheriff and local councillors. There was widespread enthusiasm for improvements to the heating and lighting. The idea of a West Room was welcomed by many (but not all), and there were particular concerns about the size and the impact on the church. Feedback was also received from the Diocese and Church Buildings Council who were in favour of the creation of a West Room. The architect's plans and the booklet asking for comments went to the Parochial Church Council shortly afterwards.

Regular meetings with the architect, members of the congregation, District Church Council and the Diocesan Advisory Committee have been held throughout the past years. Most recently: **March 2019**. At this last meeting, the decision was made that the production of visuals would be the next step, which are presented here for discussion.

In November 2019 the Parochial Church Council approved the enclosed plans in principle and invited more details.

The entire fees for the architect and all professional consultancy was paid for by the Friends of St Giles' Church, Cambridge. 90% of the income of the Friends comes from individuals who are not on the electoral role of the Parish.

A Project of
St Giles' Church

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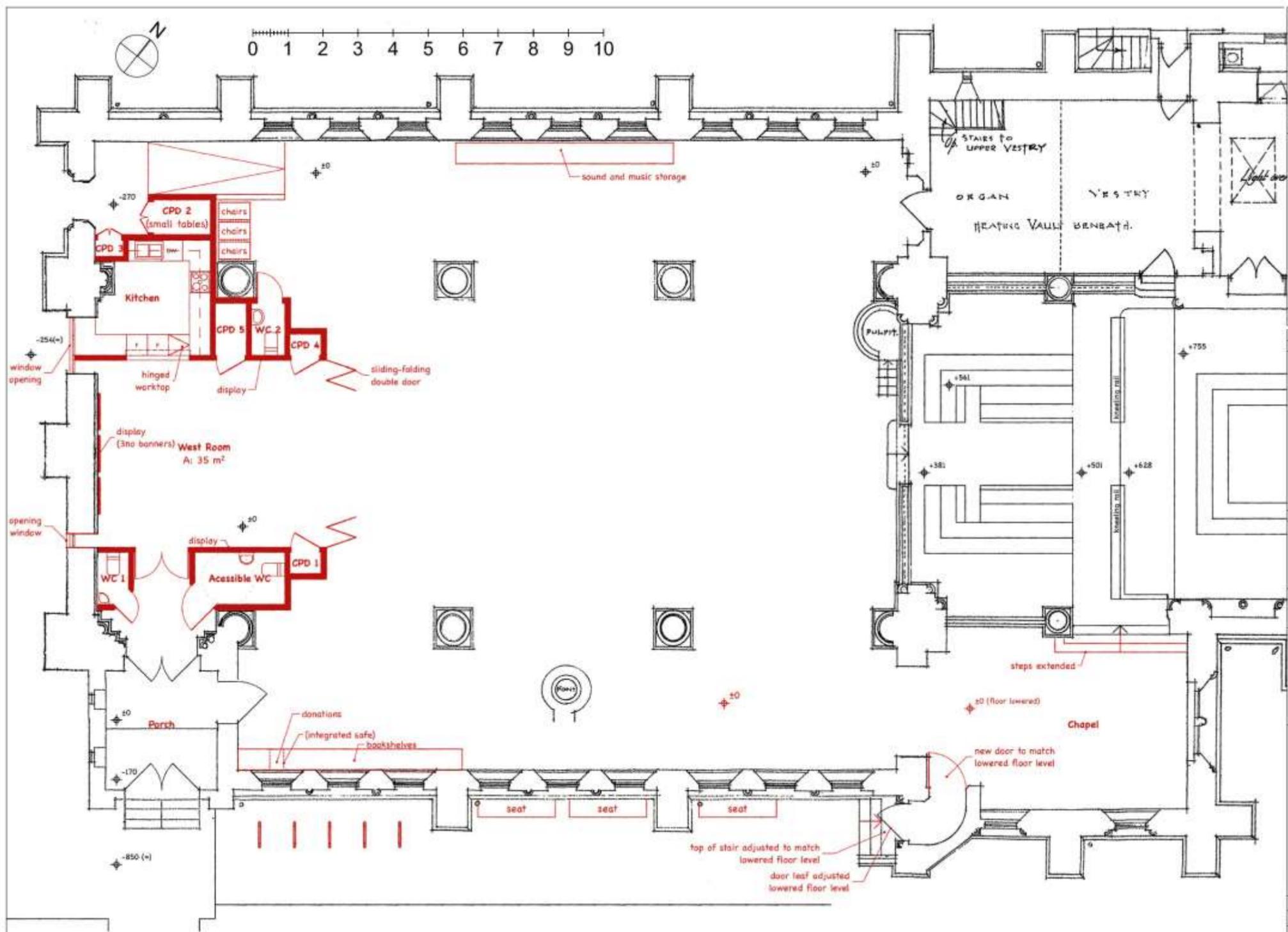
St Giles' is one of three active Anglican churches within the ecclesiastical Parish of the Ascension. It has historic links to St Peter's, which has closed and is cared for by the Churches Conservation Trust. The congregation at St Giles' has close ecumenical links with the United Reformed Church, Methodist Church and Romanian Orthodox Church as a member of 'ChurchatCastle'.

The church is home to two main Anglican congregations, one meeting for a Saturday Vigil Eucharist (6pm) and the other for a Sunday Sung Eucharist (9am). The two congregations come together for social occasions, and both are represented on the District Church Council (DCC) and Parochial Church Council (PCC). There is also a midweek Eucharist, which draws people from

throughout the parish. St Giles' is also home to the Romanian Orthodox Parish of St John the Evangelist.

St Giles' has long been used for non-religious activities. St Giles' Hall on Pound Hill is now rented out to an IT company, providing a substantial income-stream for the PCC. The church itself was used as a brass rubbing centre for some years. The font was moved from the West End to the South Aisle to accommodate this. The church is now used for concerts, music rehearsals, speaker meetings, exhibitions and drama performances. Cambridgeshire County Council have used the West End for meetings, and the Cambridge Churches Homelessness Project are using the space as overnight accommodation.

Proposed changes to the interior (in red)



St Giles' needs have changed considerably over recent years, as the building has come into greater use and liturgical patterns have changed. We need to be able to accommodate church and secular groups in reasonable comfort, while retaining the sense of 'sacred space' that is essential to the character and identity of the building and that is so important to church users.

Our list of needs has been compiled by members of the Friends of St Giles' Church in consultation with members of the DCC and congregation. It has been further refined following feedback from other church users and members of the wider public, following several consultations:

- The first asked for responses to initial proposals; most were retained, but the possibility of installing a dais in the nave altar area was discounted as unnecessary.
- The second asked for responses to the architect's outline plans, which received significant support.
- Finally, the plans and quantity surveyor's report were considered at an open meeting of the congregation in November 2018. At a subsequent meeting of the District Church Council, the members agreed unanimously which aspects of the scheme they wanted to pursue.

We are confident that the plans now under consideration will help us to address the following needs:

The east end of the nave needs to be a focus point

The main Sunday services and many concerts are focussed on the Nave Altar area, immediately in front of the chancel screen. This is presently one of the darkest areas of the church, and the lighting casts heavy shadows making it difficult to read service books or music. As the centre of the liturgy at most services,

the Nave Altar needs to be clearly visible.

The main seating area needs to be warm

The main seating area fills the central portion of the nave; heating levels are only just adequate, but the aisle heaters struggle to warm the nave at the level of the seating and users often complain about the cold. They are also very noisy. Because of the cold, events of longer than an hour are inadvisable in winter months.

The church needs to be used by multiple groups at the same time

At present, because there are no physical divisions between the west end, the main body of the nave, the lady chapel and the sanctuary, it is impossible to hold an event in one area without disturbance to the others.

This means that we cannot use our building for community activities and bookings while services are taking place, and we cannot provide a space for quiet prayer when groups are using the west end. As a result, the church is not as well used as we would like, and potential rental income is lost.

The Parish of the Ascension has a particular commitment to ecumenism, and at St Giles' this is shown in the presence of a Romanian Orthodox congregation. On Sundays, it would be helpful to have at least two self-contained areas so that the different congregations could use different parts of the building before and after their services, without disturbance to acts of worship taking place in the sanctuary and nave.

We require better kitchen facilities

The small kitchenette within the North Aisle 'pod' does not have an oven, built in refrigeration, or hand-wash sink, which means that hot food cannot be prepared. There is an oven in the vestry, but as this doubles as the parish office access is restricted to church users. The fridge



and freezer outside the pod are small and unsightly; they are not in keeping with the church, and require extension leads with trailing wires.

We require better toilet facilities

There is one disabled lavatory in the 'pod'; the other lavatory is only accessible through the parish office. This is adequate for services and exhibitions, but not for concerts and talks where demand on the facilities peaks at certain times (for example, the interval). There are no baby-changing facilities.

We need better storage

The pressure on storage space – a consequence of housing three congregations and multiple secular groups – is significant. St Giles' is a large space, but there is nowhere to hide chairs, folding tables, or equipment without making it look cluttered. We need uniform, purpose-built cupboards and shelves, so that we can store necessary items without undermining the sense of beauty and space.

We need to be able to seat 200(+) people on certain occasions

The current arrangement of fixed and folding chairs allows us to seat 200. Although this is rarely required, there are a number of services and events each year where this amount of seating is required. It will be needed if we are to make the church available for larger performances or talks, and it is our clear ambition to make the building better used for such events.

We need to be more accessible

St Giles' is committed to welcoming everyone. There is already wheelchair access to the nave and an accessible toilet, but we would like to extend access to the Lady Chapel so that it can also be used for weekday services and quiet days.

We need to generate more income

St Giles' is expected to cover its own costs and pay one third of the combined parish share each year. This needs to be met from use of the

building and congregational giving (the rent of our hall is counted as a parish-wide income, and cannot be used by St Giles' for these purposes). Given that many congregation members are on low incomes (whether students, retired or on benefits), we need to generate as much income from the building as possible.

The building needs to withstand increased use

The softwood portions of the floor are easily marked and scuffed when furniture is moved or heavy musical instruments are placed upon it. The flooring needs to be more hard-wearing to reflect the greater demands upon it.

The building needs to meet the demands of the local community

If St Giles' is to be – as we profess – at the centre of the community, we need to have a building that the community will want to use. In addition to the basic facilities listed as requirements above, we need to be able to provide spaces for community use without preventing the building being used for its primary purpose: worship and private prayer.

Cambridge has many meeting spaces, but the prices are usually out of the reach of community users (see Appendix 2), and some community venues have recently closed (most locally, Castle End Mission). We are keen to draw community groups into our wider church family as part of our ministry of hospitality, as well as providing us with a new income-stream.

We would benefit from a well-equipped function room

The absence of any separate enclosed space within the church (besides the vestry, which already doubles as the parish office) constrains the life of the church and limits opportunities for rental income. We often receive speculative enquiries about room



hire, but do not have a suitable room and lose income as a result.

We are able to use the nave for speaker meetings and film nights, but projector equipment needs to be set up and cleared away every time, and long extension leads are required to connect the equipment (creating potential trip hazards). The communal life of the church is strengthened through shared meals, and with better facilities it would be possible to have such meals more regularly.

We would benefit from a place to exhibit heritage items

St Giles' owns a number of significant historic liturgical items, including metalware, books and textiles, which are currently hidden away from public view. As part of the church's

commitment to sharing its heritage, we need a secure space in which these can be displayed.

We would benefit from a more sympathetic heating and lighting system

The current heaters are ugly, ineffective, inefficient, obsolete and expensive to run and maintain. They take up a significant amount of wall space in the north and south aisles. The current lighting system is undimmable and energy hungry, and produces harsh, shadowy light. The architectural and artistic features of the building are invisible or look unattractive when there is no natural light. The system does not allow us to highlight certain areas (such as the Nave Altar during Eucharistic services).

Architect's Impressions of the Proposed West Room



Underfloor heating

The current heating system is not fit for purpose. We propose that it should be replaced with a hot-water based underfloor heating system. Because this would provide a heat source beneath users' feet, their sense of warmth would be substantially increased. The church could be used with comfort throughout the winter months for long periods of time (which, at present, it cannot).

We believe that this is a suitable system now that the church is in daily use. A more constant level of heat would protect the fabric and contents, especially musical instruments. Subject to detailed design, we anticipate that the system will need supplementary heat sources, which if required would be recessed into the floor.

New flooring

In general, underfloor heating works less well with softwood flooring, which is already unsuitable for our current needs. We therefore propose a new tiled, or tile and stone, floor; this is likely to require the removal of some of the existing floor construction, which is a mix of solid and suspended floor construction. The colours of the sanctuary's tiled floor (red, cream and black) could be reflected in the colours of this new floor surface, and we believe this would improve the feeling of the space as a whole.

New lighting

The current lighting system makes the church look drab and uninviting in the evenings. There is a clear mismatch between our message of hospitality and our current

appearance. A new LED system would be more controllable, more discrete, and would show the building to its full advantage – including the possibility of feature lighting to highlight the artistic and architectural merits of this building. The greater reliability of LED systems would greatly reduce the need to change bulbs at height.

New wall storage

The removal of the wall heaters opens up the possibility of neat, fitted storage that would allow us to store equipment and books and hide unused furniture.

West Room

The development of a new function room at the west end of the church would offer increased storage, better toilet and kitchen facilities, and a separate space that could be used by hirers and church groups. It would provide a community resource and generate income. Built-in display cabinets would allow secure exhibitions of heritage materials. The room would be equipped with built in audio-visual technology. Folding doors would allow the space to be connected to the main body of the church for larger events and services.

Access to Lady Chapel

At present there is a step into the Lady Chapel. By installing a ramp or lowering the floor, this space would become fully accessible. The DCC expressed a preference for lowering the floor; this would enable underfloor heating to be extended into the Lady Chapel, but it would also remove the need for a large ramp to be constructed under the medieval arch.



Architect's Impressions of the Proposed West Room



Underfloor heating

We cannot avoid replacing the current heating system as it is obsolete. It would be possible to install new gas heaters or radiators, but these would continue to take up wall space and detract from the north and south aisles. Individual gas heaters are extremely expensive to run and maintain, not to mention environmentally unfriendly. The gas heaters in the sanctuary area are an eyesore, and our experience has been that this type of heaters quickly become noisy in operation. Only underfloor heating is capable of creating a sense of warmth at ground level, and there is the possibility of attaching it to more environmentally friendly heat sources as technology develops.

New flooring

Underfloor heating necessitates a fresh look at the floor, but the softwood portions are already shabby and cannot take the wear and tear involved in using the church for different purposes.

New lighting

The current system of floodlights is ineffective and difficult to maintain. It leaves some of the most significant

areas in shadow, which is unhelpful in services and secular gatherings alike. It does not show the architecture or artwork to good effect, and replacement is the only sensible option.

New wall storage

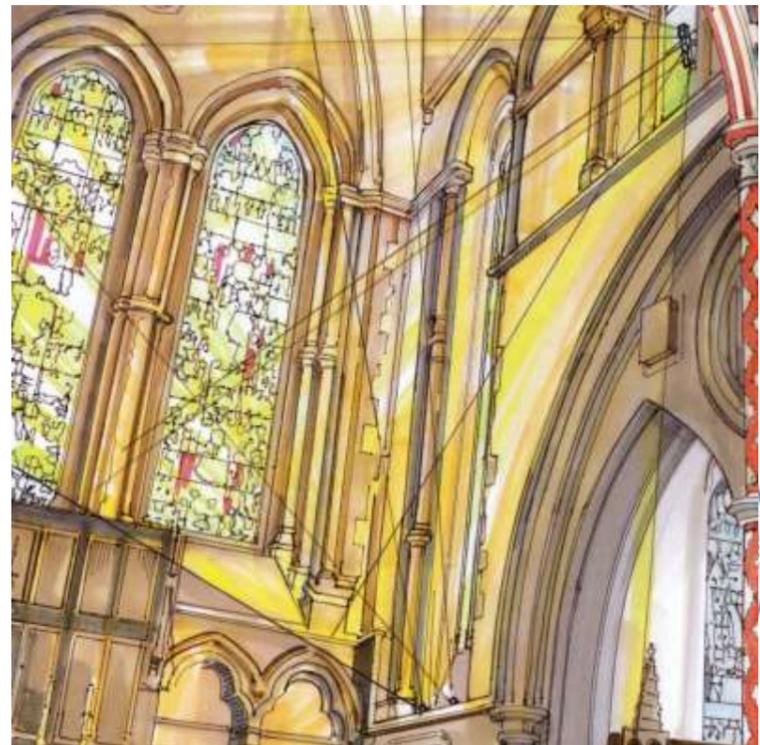
We are chronically short of storage at St Giles', with the result that a lot of equipment and unused furniture is on full view. Neat wall cupboards will represent a significant improvement, and will enhance rather than detract from the sense of spaciousness.

West Room

We cannot improve kitchen and lavatory facilities, or develop a separate function room, without building work. Rather than extend the church, it makes much more sense to take a relatively unloved and unfinished end of the church and develop it into something that is a tremendous asset to the parish and local community.

Access to Lady Chapel

Wheelchair access to the Lady Chapel is currently impossible, meaning that services and quiet days need to be moved out of this space when level access is required.

Lighting Designer's Impressions

Section 5: Justification

We believe that the proposals represent a significant enhancement of the building. The architecture and art will be shown to greater effect, and the building will be more accessible and user-friendly. St Giles', as a pre-eminent example of Tractarian church design, should be more widely accessible, better used and better known, and we believe that the proposed works will help achieve that goal.

Besides these improvements, two areas of significance will be affected. The wooden floor finish in the nave will be replaced with tile or stone and tile; this will provide us with a hardwearing floor that works well with underfloor heating and will improve the dignity of the interior. We will choose materials that are in keeping with the rest of the building, and which might well have been installed as part of the original design had funds allowed.

Second, the Comper panelling at the west end of the church will need to be adapted or moved to accommodate a

West Room. This panelling was always an after-thought, as the west end would have originally provided access to the tower. It is not known to have been installed as a memorial; its purpose was decorative, but it speaks of a desire to convey 'holy gloom' rather than a warm welcome. We cannot retain it in its present form if we are to install the facilities so needed by church and community users.

Our proposals seek to meet our needs with minimum disruption to this historic and significant building, but will enable it to be preserved for the future by creating a space that is attractive to congregation members and hirers alike. The number of users of the building has grown significantly across every group in the past five years: Anglican worshippers, Romanian Orthodox worshippers, and hirers. Our proposals will ensure that this growth can continue, and will give us a building that can meet the requirements and expectations of the next generation.

Architect's Impressions of the Proposed West Room



Official Preliminary Costings for the whole Project

Construction Works	Estimated Construction Cost @ 4Q 2018
Demolitions & Alterations	£ 27,540
New West Room	£ 115,950
New Gallery over West Room	£ 79,350
Lady Chapel	£ 72,800
Mechanical & Electrical Installations	£ 207,200
Other Internal Works	£ 218,700
External Works and Services	£ 117,000
Main Contractor Preliminaries	£ 77,000
Main Contractor Overheads & Profit	£ 43,160
Tender Price Inflation beyond 4Qtr 2018	excluded
Design Reserve & Contingencies	£ 50,000
Estimated Construction Cost @ 4Qtr 2018 (excluding Fees & VAT)	£ 1,008,700

The entire sum required would be raised from third parties, such as trusts & foundations, businesses, charities, grants etc. The resources of the Church or the Parish are not to be affected.

APPENDIX I

Weekly Bookings

	Monday				Tuesday				Wednesday				Thursday				Friday				Saturday				Sunday							
	Vestry	Nave	Chapel	West End	Vestry	Nave	Chapel	West End	Vestry	Nave	Chapel	West End	Vestry	Nave	Chapel	West End	Vestry	Nave	Chapel	West End	Vestry	Nave	Chapel	West End	Vestry	Nave	Chapel	West End				
08:00																																
09:00																																
10:00	Office open																															
11:00		Open for visitors / prayer																														
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Key:

- Anglican use
- RO use
- General opening
- Regular bookings

Note: Weekly evening bookings are for student orchestra rehearsals (in term time), held at the West End of the church. The church is also regularly booked for rehearsals, concerts and other events on Fridays and Sunday evenings, and is used for Anglican congregation events after the Saturday Vigil.

Further Bookings

- Cambridge Churches Homeless Project (fortnightly while operational, whole church, evening and overnight).
- Thirsty Pop-up Café (garden, three times per week while operational, afternoon and evening).
- School visits and school parties from Museum of Cambridge (frequently in summer months, church and garden, mostly afternoons).
- The Castle Hill Open Day and St Giles' Fair (both yearly, whole church and garden, all day).
- Anglican and Romanian Orthodox Feasts, occasional offices and special services.
- Family events, including Easter Egg hunt and Christmas party.
- Other one-off performances, meetings and events.



APPENDIX 2

Nearby meeting spaces

Place	Rooms	Capacity	Price
St Augustine's	2	10-80	£11-£22 per hour (concessions £6.50-£14 per hour)
Castle St Methodist	3	25-110	£11-£22 per hour (concessions £8-£15 per hour)
St Luke's	2	10-100	£21.95-£40.10 per hour (concessions £7.35-£10.45 per hour)
Murray Edwards	Many	15+	From £150 per half day
Magdalene College	Many	18+	From £270 per half-day
Westminster College	5	18-60	From £40.50 per delegate, including lunch
Woolf Institute	3	6-75	From £40.50 per delegate, including lunch

APPENDIX 3

Chart of current and proposed facilities

Facility	Current	Proposal
Heating	Poor	Good
Lighting	Poor	Good
Hardwearing floor	No	Yes
Separate Spaces	Only vestry	2 more
Simultaneous users without disturbance	1	3
WCs	1	2+
Sink	Yes	Yes
Boiling water	Yes	Yes
Fridge	In church	Integrated
Freezer	In church	Integrated
Cooker	No	Yes
Handwash	No	Yes
Table storage	No	Yes
Chair storage	No	Yes
Flexible seating	No	Yes
Sound system	Yes	Yes
Hearing loop	Yes	Yes
Integrated AV	No	Yes
Accessible nave	Yes	Yes
Accessible chapel	No	Yes
Accessible sanctuary	No	No



APPENDIX 4

Response to Consultation in the Summer of 2019

Thank you to all who have already given feedback on the plans for St Giles'. Please continue to give constructive feedback for the developments that are being considered. It is a comprehensive scheme with many flexible elements that addresses a multitude of issues and hopes for several improvements. Please look at the displays at the back of St Giles' for the detailed proposal. Many positive and some critical voices have already been collected. Some of the latter was anonymous, so, here a public way of responding to two major concerns:

1) Energy Efficiency

Feedback: You voiced concerns about the environmental impact that underfloor heating may have.

Reply: Underfloor heating is, in fact, the most environmentally friendly way of providing warmth. The system will cost much less to run and burn less fossil fuel than the current one. The heating system will be planned so that, at a later date, it could be disconnected from the national grid and hitched to a renewable source generated on-site. Currently, we have been advised against installing, say, solar panels, as the architect believes the cost, effectiveness and visual impact will all be more advantageous in the not-too-distant future

2) Visual & Spatial Impact of West Room

Feedback: You voiced concerns that the West Room looks intrusive or like a 'modernist shoe box', taking away space from the main church.

Reply: The rendition of the architect gives an impression of one possible outcome of the consultations, nothing is decided. The exact 'look' of the West Room is part of the discussions we are having. To address your concerns the architects have provided some sample photos of a similar project they have done elsewhere at St Nicholas' Great Wilbraham (see reverse).

This is a sample of a possible treatment of the West Room. The Diocese of Ely, who ultimately have to give permission, prefer additions in historic buildings to look 'modern' and not be a copy or pastiche of their surroundings. The current proposal is for a simple approach, that does not mean it cannot be adapted, however, to do this, the architect needs more specific guidance as to what may be preferred. If you would like to make suggestions on how this can be mitigated, please get in touch – also anonymously.

The aim of the West Room is actually to make the building more spacious and less cluttered. All the storage, the lavatory, small kitchen and stands for chairs would be removed from the side aisles and find a new home inside the storage in the West Room. The east doors of the room can be folded back all the way, so most of the space inside it can be used as part of the main church.



(left) Re-ordering of west end of St Nicholas' Church, Great Wilbraham by the same architects Arch:Angel

Unsolicited, the Vicar of St Nicholas' commented on Facebook:

"We absolutely love it (the reordered west end), and it's made a huge difference to the life and morale of the parish. You're very welcome to visit in person. It's open every day, and, during August there are coffee mornings on Wednesdays from 10-12."



3) West Room Kitchen

Feedback: We were asked 'Is this an approved kitchen for 'cooking and selling' food or just coffee and bought-in biscuits 'free'? The space may not be sufficient for cooking for CCHP and new hygiene rules mean that food cannot be brought from home. Maybe the West Room could be used for food preparation and then dining but it needs a special hand wash basing and ventilation for this? Can you have ventilation from WC1 and the kitchen to the bottom of the window with double size vent so that it is quiet ? Also from other WCs ?

Reply: We are still at early stages in the design process, items like the kitchen spec and technical design of the ventilation of the WCs will be developed further down the line. To our experience, kitchens similar to what's currently on the plans work well for tea & coffee and light refreshments made elsewhere. If you plan to let an external organisation use the kitchen to serve the public, additional features will be required. In any case, the Environmental Health officer will have the final word on this. It might worth arranging a meeting with them, they offer consultation in the form of mentoring. We can then work on the basis of your needs and possibilities.

The same applies to the design of the ventilation system - for the WCs and Kitchen -, technical design hasn't started yet. In any case we will coordinate ventilation with the west room structure and the kitchen requirements. There are quiet running extractor fans available, that usually work well with insulated ductwork; oversizing the ducts is also an option.

APPENDIX 5

A note from the Chair of the Friends of St Giles' to the Churchwardens of St Giles' for the Treasurer of the Ecclesiastical Parish of the Ascension

Dear Richard and Arhur

The envisaged prioritising is that proposed by Nigel and in the order presented throughout the document I sent you:

- 1) New Flooring & Underfloor Heating – this can however only go ahead once an 'West Room' has been rejected or accepted so the floor plan can be accommodated (we don't want to have to rip up the floor again!)
- 2) New Lighting

1 and 2 can be switched subject to funding

- 3) New Wall Storage

1,2 and 3 are priorities as expressed by the DCC, please refer to the minutes taken over the past two years where the above three points have been regularly discussed.

- 4) West Room – this is not a priority and very much a consideration for the future. IF we wanted a West Room and IF we found the funding, what would it look like? This is needed to services can be planned ahead during the installation of points 1-3. The question of a gallery was rejected by the DCC, however, the PCC may be of a different opinion. The costing is included as it was the main reason the DCC rejected it.

- 5) Lady Chapel – an idea that occurred during consultation and again something to consider when installing 1-3. What might this look like and how would it effect the three priorities. The DCC wished the Lady Chapel not to be glazed, i.e. separated by glass. Ways have been discussed to make it a more intimate space while other things are happening in



the nave, i.e. the door into the chapel would be reopened and the gates retained so it was accessible from the outside. The PCC may have different ideas.

The 'two more separate spaces' are the West Room and the Lady Chapel.

Somewhere in 1-5 will also have to be the replacement of chairs. Possibly under 3. The current ones never received a Faculty and were very heavily criticised by the DAC, I think they may even be mentioned detrimentally in Pevsner...

There are two reasons this is presented as one huge-looking project. Firstly, it is intended to encourage joined-up thinking as we consider the space. 1-3 have to happen eventually 4-5 may be something we want to do. This brings me to the second reason: Funding. 1-3 do not present a vision from which it is easy to fundraise for. While we may only get funding for 1-3 the prospect of them being part of a larger project and a vision for a historic building as a whole makes them much easier to fundraise for. I have consulted widely on the latter point with my fundraising colleagues and they all agreed independently that 1-3, for which we were originally wanting money for, were no useful prospect.

Once the permission has been given for what we want, we can do some more serious fundraising, presenting in a Case for Support the entire project as modular, allowing funders to give us money for the whole or for parts of it. Some charities will prefer to fund the Lady Chapel being improved, others will consider making the building more attractive to the community as a priority. The embedding into a large vision is key to our success. There is a list of prospects I would like to engage, but cannot do so until we can say that this has backing.

Window renovations – we already have some of the money (for the most-urgent repairs) which has, embarrassingly been waiting for two years to be spent. Further, it has proved impossible to raise further funds without a faculty beforehand. We would take advice on this with Nigel, but my hunch is that we can go-ahead with this as soon as possible. It may be economical to do it in tandem with better lighting, but, as I said, Nigel will advise.

Do please pass this email to Richard Footitt who is most welcome to contact me directly.

I hope this answers all your questions.

Best wishes,

John



APPENDIX 6

Minutes of the Parochial Church Council of 14 November 2019

8 (b) Capital projects at St Giles'

(i) The wall: St Giles' DCC is planning to reduce the level of the wall at the carpark entrance (the Council conservation officer approves), install bollards on parking places and install motion-triggered (PIR) lighting in the carpark, at a cost currently estimated as £5000. The Council will repair the wall, at approximately the same cost.

The PCC had already voted its unanimous support for the actions taken by St Giles' to approve the faculty for rebuilding of the wall, lowering of the wall at the entrance, and installation of bollards and PIR lighting. It being prudent to conduct these safety works quickly and concurrently with the approved wall repair, a fast-track interim faculty from the DAC has been requested. A binding faculty is also applied for and the next DAC meeting is the first week of December. Given the full understanding of council and diocese the PCC now voted unanimously for St Giles to carry out urgent aspects ahead of formal council or diocese approval.

The planning application with the City Council is #1466.

(ii) The windows: The faculty for renovation and repair of windows has become stalled and the churchwardens will investigate what further information the DAC requires. The insurers confirmed that, although we now know of the risk of damage and/or injury due to falling panes, we are still insured and the premium is not affected.

The lengthy quotes for works required describe each of 60 windows; interested parties may apply to the churchwardens to see them. The Friends of St Giles are being very helpful with this work.

(iii) Redevelopment plans: A paper on plans for improved heating, improved lighting, a new floor, new storage, lowering the level of the Lady Chapel to allow disabled access, and a possible internal west room (one-storey) had been previously circulated. (Members were asked please to treat the onepage accompanying summary document discretely.) The Friends propose to commission detailed architectural plans which incorporate the west room and seek some assurance that this PCC were not minded against the future possibility of such a room. The plans no longer include a second-storey gallery. The PCC gave its unanimous support for the Friends to commission (at the Friends' expense) architectural plans that include the room, with a view to going to faculty applications as resources allow and according to DCC and PCC priorities.

Reservations were expressed in the paper about the likelihood of securing external funding for other projects without the prospect of wide community benefit from the proposed west room. But it was felt at the PCC meeting that the other proposed improvements would still be of community benefit, and any restrictions on the use of the building would be those stated under canon law which apply to all churches. It was pointed out in later discussion that the limited parking at St Giles' might be a more serious restriction on use of the building.



A General Note:

The entire fees for the architect and all professional consultancy was paid for by the Friends of St Giles' Church, Cambridge. 90% of the income of the Friends comes from individuals who are not on the electoral role of the Parish.

The funding for the project itself is envisaged as one coming from parties outside the parish – the funding of the plans has demonstrated an appetite for supporting this project.

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A Project of
St Giles' Church

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