

Faith in the Future



Plans for a new St Andrew's Hall

For many years it has been evident that our existing church hall is looking well past its sell-by date - both inside and outside. It has served the needs of the church and community very well since it was erected in 1938 as a temporary church. But whilst many 80 year old buildings can be smartened up and refurbished, the building materials and methods used were not chosen for longevity.

As many will know, we recently spent several years pursuing the possibility of replacing St Andrews hall with a significant church extension. Planning permission was obtained, a buyer for the old hall site identified and pledges received for almost all of the funds that our architect and quantity surveyor had said we would need. However, when tenders were returned in 2022, building prices had escalated so hugely that we were still a long way adrift. The church council were therefore unanimous in concluding that we should not attempt to pursue that scheme.

However, with many people who had given so generously being willing for their gifts to be transferred to an alternative approach, the church council and funding committee sought to move quickly. It's taken a bit longer to progress things than we had hoped. But we have now reached the point where we have a design that we feel will work well being considered by the Newcastle planners.

The approach to the design and construction has been led by two local companies:

- Fords of Blythe Bridge, who have extensive experience of providing cost-effective community buildings of a similar size. They specialise in timber-framed, modular construction, with key components manufactured off-site, leading to speedier completion. Some of their projects can be seen on their website – many being commissioned by Staffordshire County Council education dept.
- Crofts, an established architectural practice based in Stafford who have worked on many projects with Fords and so are familiar with their building methods

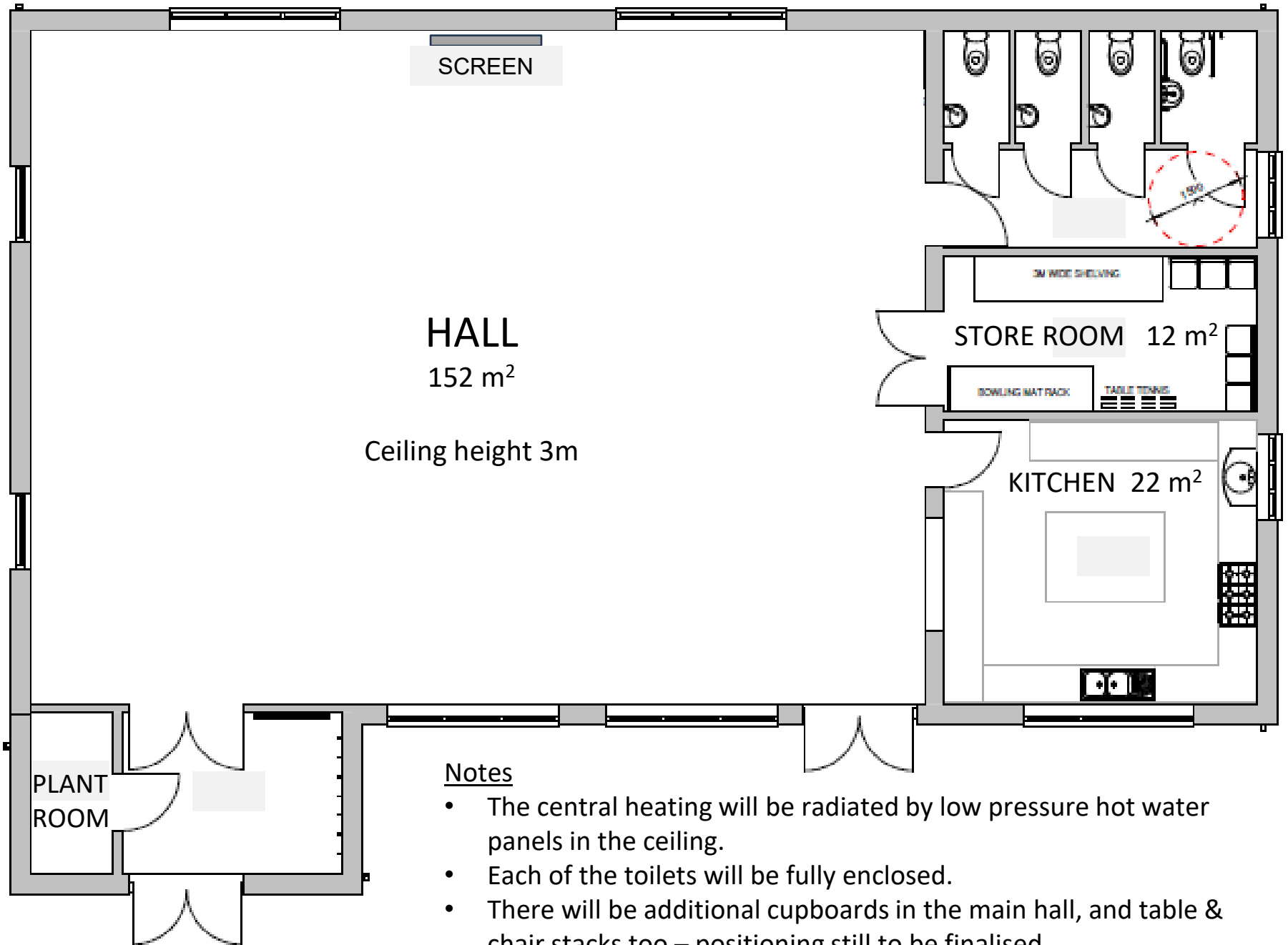
The new St Andrew's Hall will be an attractive brick-faced building, with a pitched roof and gable end similar to that of the existing church building, but without any sense of 'competing' with it for prominence. It will be in a very similar location to the existing building, and is designed to fit in well with the surrounding pleasant suburban architecture. We are currently hopeful that planning permission will be secured by January; and Fords are keen to move onto our site within a month or two of that, with a construction time of around 8 months.

Funding

The Church council are in the fortunate position of already having sight of a little over £571,000 to spend on this project. This figure includes the £52,500 of external grants which were awarded to the previous scheme, and we have already received confirmation that the majority of these will be transferrable to this new proposal. Much the largest proportion of our available funds, however, comes from generous giving by church members, with £44,000 already given in the last couple of months. We are extremely grateful to all who have responded so generously.

After our experience a couple of years ago, keeping spending under control has been a top priority. From our first meeting, Fords were clear about their cost per square metre. Furthermore, now that the building has been designed, they have recently given us a firm quotation, which we have accepted, to demolish the old hall and erect a fully-fitted out replacement building. There are also a number of additional project costs, including professional fees. We have firm prices for the majority of these (although not quite all), and they look likely to bring our total expenditure to around £626,000.

Ford's quotation understandably reserves the right to increase this figure by up to approximately £10,000 if the ground conditions are worse than anticipated. The agreement also permits them to increase the price if material costs rise above the rate of inflation - however at present this is looking unlikely. As well as



Notes

- The central heating will be radiated by low pressure hot water panels in the ceiling.
- Each of the toilets will be fully enclosed.
- There will be additional cupboards in the main hall, and table & chair stacks too – positioning still to be finalised

this, it is possible that conditions imposed by either the borough planners or their building control officers will require some further spending. If these extra costs proved to be prohibitive, we would be able to withdraw from the agreement with Fords. However, the £626,000 figure given above already includes £20,000 to cover these kinds of contingencies.

This means that we are appealing for your support to bridge the estimated gap of around £55,000. We are aware that there will be some who have already stretched their personal finances considerably to give to our initial appeal, and who will understandably not feel able to give any more. However, a number had already indicated a willingness to make a further contribution when the funding gap was known; and maybe there are others who will feel happier to give now that we are so close to being able to go ahead.

Whatever your position, please consider if you can help. Unless you indicate otherwise, all responses will be assumed to be specifically for this project, so that if we are not able to proceed as planned, they can be returned to the donor.

Your support will enable us to provide a building which will allow St Andrew's ministry to grow and develop in attractive, up-to date facilities; as well as in the long term, being able to be extensively used by local community groups.



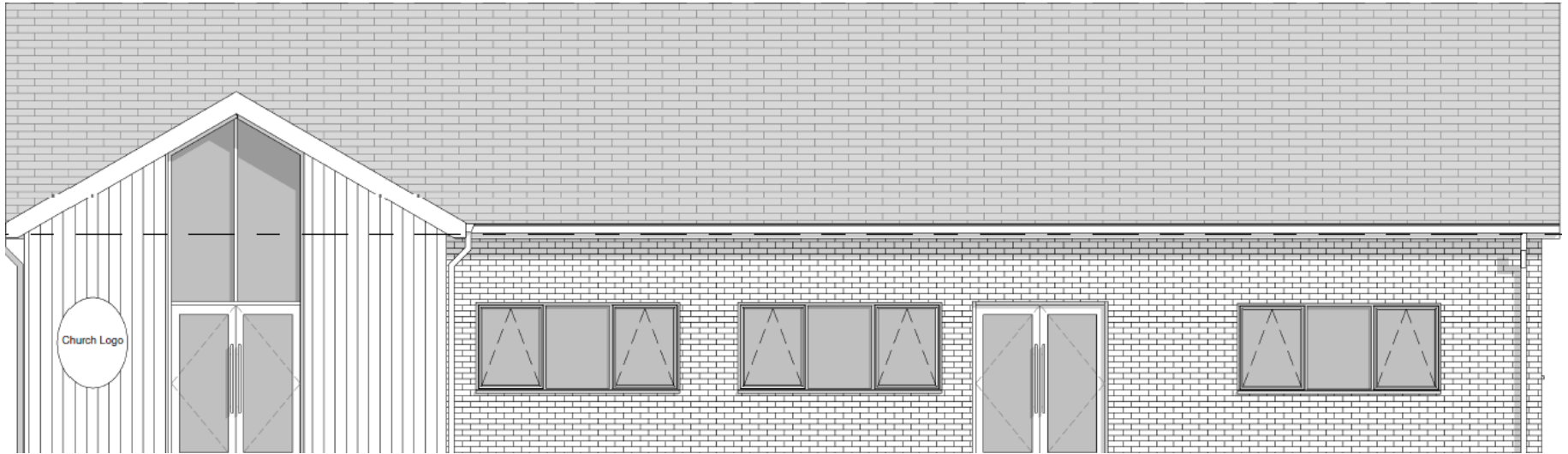
**Welcoming the
whole community**



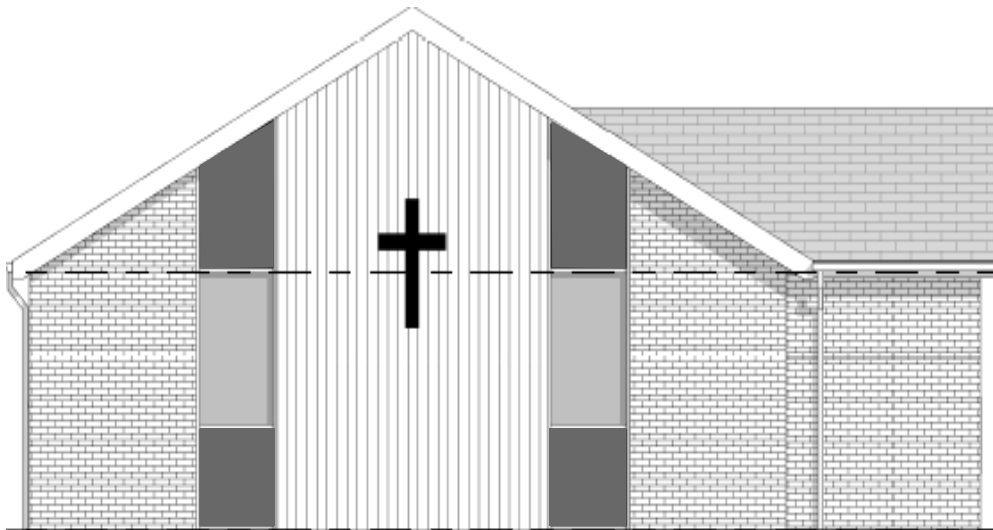
**Discovering
God's love**



**Following
Jesus' teaching**



View from Church Drive



View from Pilkington Ave



Proposed Location



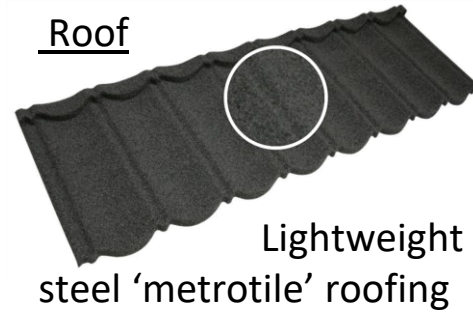
Note: Position of current building shown in red



View from back of church site

Materials

Roof



Lightweight steel 'metrotile' roofing

Bricks



'Cedral' cladding panels



Spandrel Panels

Opaque glass above & below Pilkington Ave windows ; & also above Porch



Windowframes & doorframes

White

Note: colours/shades above and on the cover picture are only approximate

Faith in the future

Through him then let us continually offer up a sacrifice of praise to God, that is, the fruit of lips that acknowledge his name. Do not neglect to do good and to share what you have, for such sacrifices are pleasing to God.

Hebrews 13:15-16

If you want to give, your gift will be accepted. Your gift will be judged by what you have, not by what you do not have.

2 Corinthians 8v12

Then the people rejoiced because they had given willingly, for with a whole heart they had offered freely to the Lord.

1 Chronicles 29:9

If you would like to speak to a member of the project committee, either in person or over the phone, we'd be delighted to answer any questions. Do approach one of us, or ring Alan on 01782 616152 who will arrange for someone to get back to you.

Margaret Hollins, Helen Collins, Bob Bell, Alan Swanborough, Stuart Jackson, & Andrew Dawswellaol.com