

# St. Johns Church Hall

## Why?

### Condition of the hall

- *Condition survey report has revealed that the Church Hall is in poor condition requiring major restoration works both externally and internally including structural and fabric of the building.*
- *The cost of the refurbishment of the Church Hall is likely to cost in the region of £320,000.00. This cost excludes for fit-out costs associated with furniture, equipment and sundries.*
- *The Church has already considered alternative uses*
- **Other local groups not looking to pursue use of the hall for community activities**
- **Local community facilities are located elsewhere in the vicinity**

*The church hall has not been open to the public since 2018*



# Why Newport City Homes?

*Housing Justice approached NCH through the Local Authority in 2019 with a view to the Church selling the hall for social housing.*

- We manage other homes in the area.
  - We are able to work up this site alongside another local regeneration site building homes for older people
- Genuine local community engagement and adapt plans to feedback we receive.
  - Sympathetic use of the existing building (refurbishment not demolition).

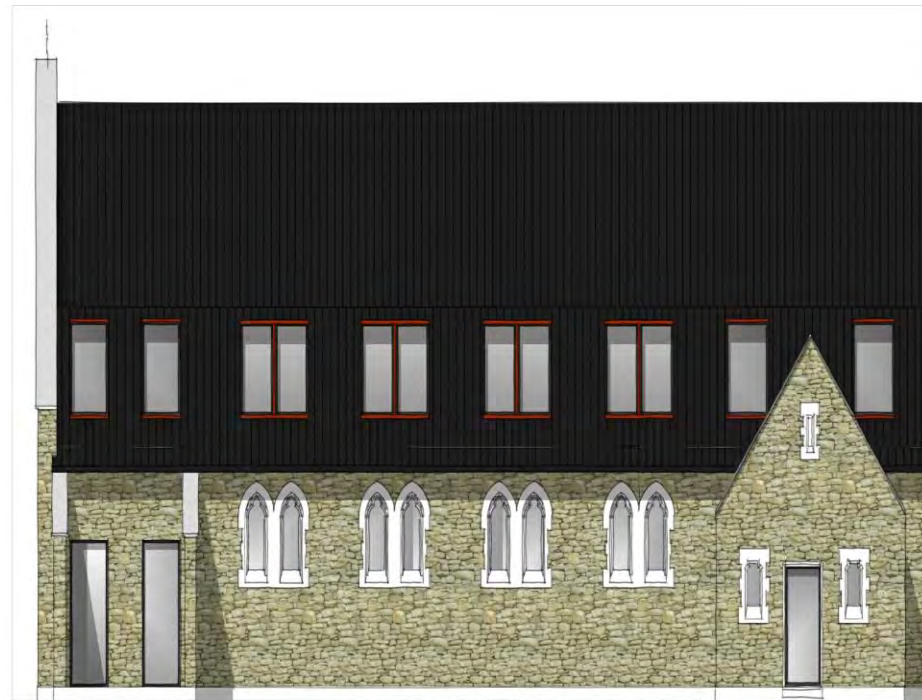


# What are we doing?

*The proposal provides a residential conversion of 6 flats, while retaining and enhancing the historical appearance of the building*

## Key principles

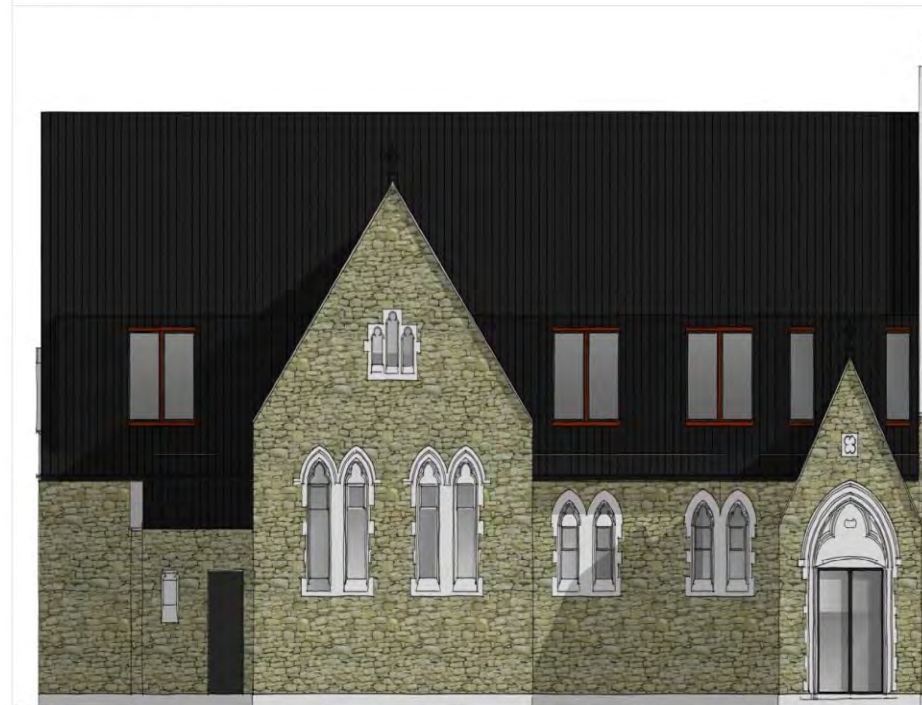
- 6 x 1 bedroom flats
- Retain the building and existing height
- All meet Welsh Government required standards for new homes
- EPC – A compliant
- Sensitive planting and trees to support ecology and privacy



1. Proposed South Elevation



2. Proposed West Elevation

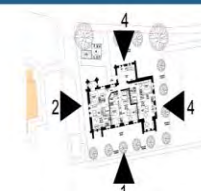


3. Proposed North Elevation



4. Proposed East Elevation

CLIENT	SCALE @ A3	DATE	DRAWN BY	REV	DESCRIPTION	DATE
NCH	1:100	March '21	SC			
JOB TITLE	JOB NO	DRAWING NO	REVISION			
St Johns Court (Church Site)	2090	SK 04 CHURCH_ELEVATIONS				
DRAWING TITLE	<p>© Hammond Architectural Limited 2020            Figured dimensions must be taken in preference to scaled dimensions and any discrepancies are to be referred to Hammond Architectural Ltd. Contractors, subcontractors and suppliers must verify all dimensions on site before commencing any work or making any workshop drawings.</p>					
Proposed Elevations Church Site Refurbishment Option						



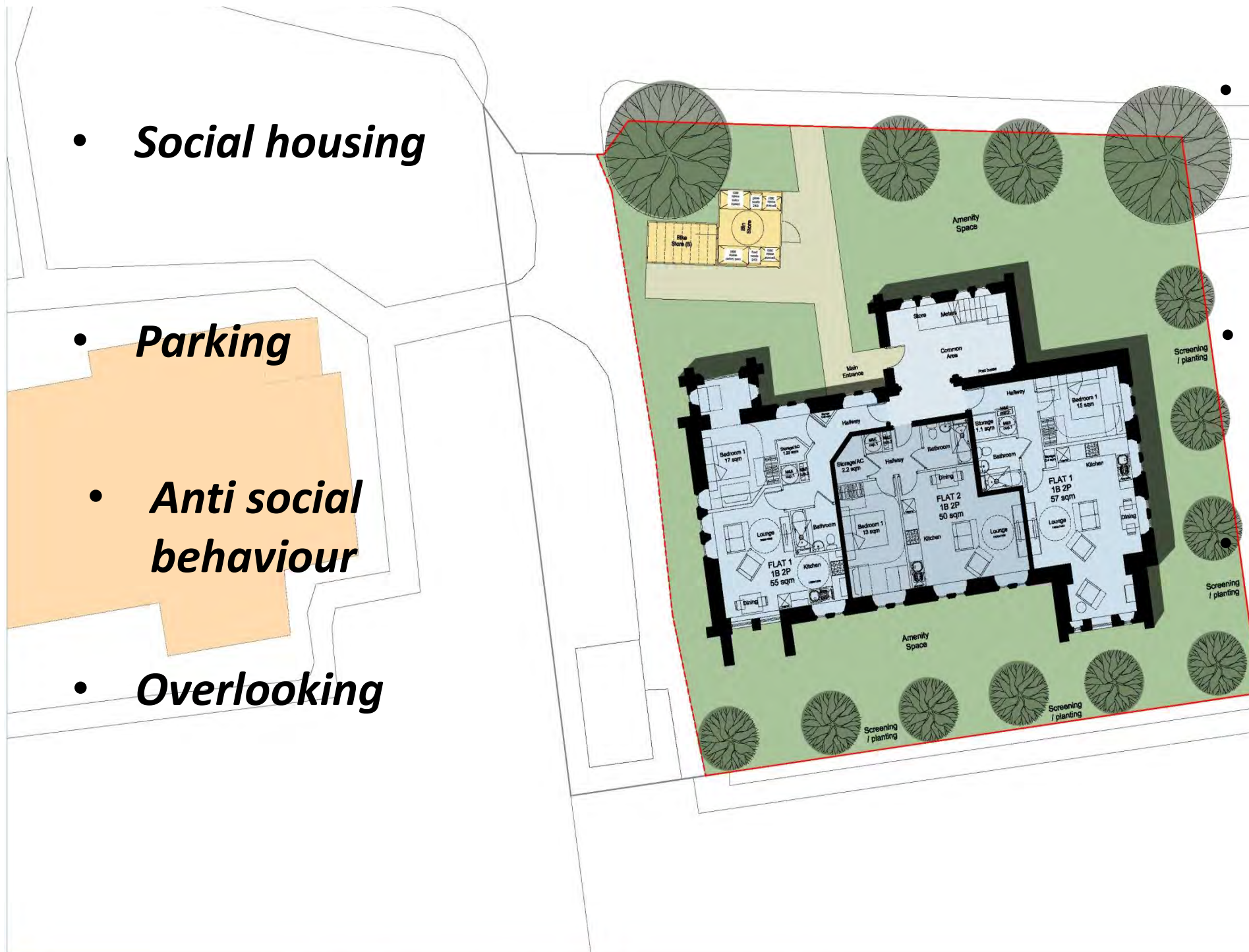
# 'Church Site'

## Local Concerns to address;

- **Social housing**
- **Parking**
- **Anti social behaviour**
- **Overlooking**

## What can we do?

- **Local lettings plan with NCC – house older people, sensitive lettings policy**
- **Instructed a parking consultant to carry out parking surveys**
- **All main living spaces face the rear of the building and there is a 40 meter distance to properties**



CLIENT NCH	SCALE @ A3 1:200	DATE March '21	DRAWN BY SC	REV. A B	DESCRIPTION Revised layouts & exterior design Revised boundary & landscaping	DATE 28.03.22 20.04.22
JOB TITLE St Johns Court (Church Site)	JOB NO. 2090	DRAWING NO. SK 00 SITE_CHURCH	REVISION B			
DRAWING TITLE Site Plan Church Site Refurbishment Layout		© Hammond Architectural Limited 2020 Figured dimensions must be taken in preference to scaled dimensions and any discrepancies are to be referred to Hammond Architectural Ltd. Contractors, subcontractors and suppliers must verify all dimensions on site before commencing any work or making any workshop drawings.				



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