

Appendices

APPENDIX IV

Options Appraisal

CHURCH [c]		AREAS+ SCOPE FOR COSTING							
		Total proposed GIFA [m2]	Downtakings + demolition scope	Building condition upgrades	Refurbishment scope	New single storey volume [heated] [m2]	New canopy structure fixed [m2]	External works scope	Approx. area of new external works [m2]
strategic approach	option reference								
refurbish + consolidate	[c]A-1	113	D2	BC-1	R2	-	-	EW1	200
refurbish + consolidate	[c]A-2	143	D1	BC-1	R2	-	-	EW1	200
refurbish + consolidate	[c]A-3	143	D1	BC-1	R2	-	-	EW1	200
refurbish + reconfigure	[c]B-1	127	D2	BC-1	R3	-	-	EW2	160
refurbish + extend	[c]C-1	122	D2	BC-1	R2	9	46	EW3	210
refurbish + extend	[c]C-2	144	D2	BC-1	R3	9	46	EW3	210

FACILITIES											
Area of flexible open plan space [m2]	Area of raked fixed seating at balcony [m2] [1]	New mezzanine [m2] [2]	Storage [m2]	Tea prep. [m2]	Interpretation area [m2] [outwith main space]	Total no.WC's	Accessible WC	Accessible entrance	Balcony compliance with technical regulations [1]		
96	-	-	5	2	-	0	- [1]	yes	yes		
96	30	-	5	2	-	0	- [1]	yes	no		
96	30	-	5	2	-	0	- [1]	yes	yes		
76	-	14	2.5	4	-	2	1	yes	yes		
96	-	-	5	2	1.5	3	1	yes	yes		
96	-	22	5	2	1.5	3	1	yes	yes		

CAPACITY				
Occupancy Capacity based on designed area [3]	Toilet requirement based on occupancy capacity [6]	Parking space requirement[7]	Occupancy Capacity for general place of assembly [4]	Occupancy Capacity for standing spectators area [5]
75	5	5	192	320
110	6	5	252	420
110	6	5	252	420
60	4	5	180	300
75	5	5	192	320
90	5	5	236	393

USE	ACTIVITIES
for all options	
Mixed Use	– Ongoing worship; – Venue for life events; – Heritage interpretation; – Training/workshops; – Artistic/cultural residencies; – Performance space;

Notes/ keys

- 1 For costing purposes [c]A-2 retains the existing church balcony with no upgrade works to stair, handrail and protective balustrade. The balcony would be non-compliant with current technical standards. Refer to Items to be costed separately.
- 2 For costing purposes [c]B-11 + [c]C-2 allow for a level mezzanine floor rather than raked fixed seating as per the existing condition to enable more flexibility of use. Refer to option sheets for further information.
- 3 Occupancy calculated on designed layouts and seating plans which would be subject to negotiation/approval from the statutory authority as part of the Building Warrant process. For the purposes of this exercise, the noted WC requirements are based on 'designed occupancy' numbers.
- 4 Occupancy calculated on room area as per Scottish Technical Building Regulations/ Reg. 2.9.2/ Table 2.10 for general place of assembly [occupancy load factor 0.5]
- 5 Occupancy calculated on room area as per Scottish Technical Building Regulations/ Reg. 2.9.2/ Table 2.10 for standing spectator area [occupancy load factor 0.3]
- 6 Sanitary provision based on as per Scottish Technical Building Regulations/ Reg. 3.12/ Table 3.8. In these calculations, due to the nature of the site/building use staff provision is included within the general toilet provision.
- 7 Parking provision is calculated on Argyll and Bute Local Development Plan 2, Written Statement; Table 5 - Car Parking Standards, p67-68. For a Non-Residential Institution, 1no. parking space is required per 2 staff, 3no. spaces per 100m2.

Building Condition Repairs

BC-1 All options to include Building Condition upgrade works as summarised via BC-1 Table.

Downtakings + demolition scope summary

This covers works in addition to those included within the Building Condition repairs.

- D1 > Demolition of the Porch structure [east side] > Footprint =8m2 and Vestry structure [west side] - Footprint 16.5m2
> Opening up and removal of the infill wall at the existing arched opening at the west face of the Church [between main church/ vestry]
> Removal of existing doors.
> Part removal of existing external graveyard walls.
> Removal of existing concrete steps providing access into the existing church.
- D2 D1 items with the following inclusion:
> Removal of existing raked balcony, seating and associated structure.

Refurbishment scope summary

Works in addition to those included within the Building Condition upgrade repairs. To be read in conjunction with outline scope associated with each option.

- R2 Decoration and replacement of new items including external doors, fitted furniture and associated services.
- R3 Decoration and replacement of new items including external doors, fitted furniture, partitions, stairs and a new structure to support a new mezzanine.

External Works

Works in addition to those included within the Building Condition upgrade repairs. To be read in conjunction with outline scope associated with each option. At this stage the extent of landscape works costed relates only to making accessible entrances/exits into the church/ and making good areas of downtakings and services integration. It is expected that a greater extent of landscape works will be required to integrate parking requirements and improve the overall site interpretation but these are costed at this stage and will be subject to further negotiation with the appropriate land owners.

- EW1 Minor ground levelling works to form a new accessible path way on both the south + north side of the church. New steps and access platform to be allowed for at the east side of the church to provide a secondary access and egress into the church followinq down-takinqs of the porch.
- EW2 Minor ground levelling works to form a new accessible path way on both the south + north side of the church. On the east side of the church, an allowance to be made for running below ground services back to the road and making good areas of downtakinas.
- EW3 Minor ground levelling works to form a new accessible path way on both the south + north side of the church. New steps and access platform to be allowed for at the east side of the church to provide a secondary access and egress into the church followinq down-takinqs of the porch. On the north side of the church, an allowance to be made for running below ground services back to the road.

BUILDING CONDITION REPAIR WORKS

Table BC-1

All CHURCH Options include for the following Building Conditions Upgrade works. BC-1 Table to be read in conjunction with Appendix I/ Conservation Appraisal, Section 6.

		<i>repair category</i>	<i>note</i>
EXTERIOR FABRIC	Roof + rainwater disposal	Desirable	
	Walls	Necessary	
	External doors	Superceded by refurbishment works	
	Windows	Necessary + Desirable	Extent of works unknown until conservator conducts an appraisal works at a later stage.
INTERIOR	Timber roof + ceilings	Urgent.	Extent of works unknown until a specialist rot assessment is conducted at a later stage.
	Plasterwork	Necessary	
	Flooring	Necessary	
	Internal joinery	Desirable	
FITTINGS	Fixed pews, altar on raised platform and timber pulpit.	Desirable	
M&E	Ventilation	Necessary	
	Heating	Necessary	
	Power + lighting	Desirable	
	Fire safety systems	Desirable	

CHURCH - FURTHER CONSIDERATIONS

STATUTORY CONSENTS

It is assumed that the building is classified as Class 10: Non-residential institutions, as a place “(g) for, or in connection with, public worship or religious instruction, or the social or recreational activities of a religious body.”

Other uses permitted under this class are:

- (a) as a crèche, day nursery or day centre;
- (b) for the provision of education;
- (c) for the display of works of art (otherwise than for sale or hire);
- (d) as a museum;
- (e) as a public library or public reading room;
- (f) as a public hall or exhibition hall;

For uses not listed here, a Change of Use application would be required.

Listed Building Consent and Scheduled Monument Consent will be required for all options.

Planning Consent will be required for any works which propose alterations to the exterior of the building.

All options will a Building Warrant to be in place before works commence. The proposals would be assessed in relation to the Scottish Technical Handbook Non-Domestic. At the time of writing, the most recent edition is from 2022.

ACCESSIBILITY-

The options propose level access is provided from the west, forming an inclusive shared entrance from all. The original church floor was at a lower level and depending on the depth of the floor, it may be possible to achieve a level access from the east if the internal level was restored.

Implications:

If internal levels are lowered then external ground around the building would also need to be lowered. This ground forms part of the Scheduled Monument. This could have implications on modern and historic graves. Further archaeological input and local investigations/trial pits required to church floor.

If the existing floor level is retained, external ground levels would need to be altered within the graveyard to provide accessible path to the west. There appears to be an historic route along the south of the building, related to the former south entrance, therefore it is assumed that there will be fewer remains in the top layer of the ground. Further archaeological input required.

TOILET PROVISION

Unless a relaxation is permitted, any of the proposed uses would require wc provision on site. [proposals for use of WCs in house may not be accepted due to distance and crossing a road.]

Implications:

A foul drainage route would be required from WC towards the road which has implications to graveyard.

EGRESS

In accordance with the Scottish Technical Handbook, non-domestic, escape for an ‘assembly’ building requires either one escape route with a distance no longer than 15m or 32m

PARKING¹

Based on classification as a Non Residential Institution, 1no. parking space is required per 2 staff, plus 3no. spaces per 100m². 3no of these spaces should be accessible.

Based on these criteria, all church options require a total of 7no. parking spaces including 3no. accessible spaces

OWNERSHIP

Any work in the area of the nave would require the agreement of, or some arrangement with, the tenant / new owner of the Glebe.

1. Parking requirement based on: Argyll and Bute Local Development Plan 2. Final requirements to be clarified in discussion with Local Authority.

[c] A-1 SUMMARY

- > Relocate primary entrance to west, providing a primary accessible pedestrian route on the south side of the church.
- > Secondary entrance and egress provided on the north and east of the church
- > Removal of existing balcony to maximise usable ground floor area and adaptability of use.
- > Removal of existing pews to maximise usable ground floor area and adaptability of use.
- > Minimal fit out with provision for furniture storage and tea.prep.

FINANCIAL APPRAISAL

- > This option is not viable with a Church only scenario as there is no on-site sanitary provision.This option is only viable when considered in conjunction with one of the Church House options.
- > A non-serviced site will impact significantly on income generation for the church as it will limit the range of activities, timeframes and types of groups that will have interest in utilising the space. It will also require a greater provision of staff to manage two sites [and the movement between].
- > The financial appraisal included within the Feasibility Report for Church Only scenarios is therefore not relevant to this option.

OUTLINE SCOPE OF WORKS:

- Outline scope of works [for costing]
- > Down-taking + demolition works as per D2, within the Church Comparison Schedule
 - > Building condition repairs as per table BC-1,
 - > Refurbishment scope as per R2. This includes:
 - New external doors;
 - New double glazed windows in former door openings;
 - New plumbing, heating, lighting and AV;
 - New fitted furniture [for tea prep. + furniture storage].
 - New decoration
 - > New external works as per EW1. This includes:
 - Minor ground levelling works to form new accessible pathway on both the south and north side of the church;
 - New steps and entrance platform at east side of the church;
 - Infill to former openings at boundary wall;
 - New openings at boundary wall;
 - Low level seat/ retaining wall [near main entrance];
 - External lighting to accessible pathways.

HERITAGE + ARCHAEOLOGY

- > This option primarily removes negative and neutral elements of significance.
- > This option results in some loss of moderately significant fittings and fabric [balcony + assumed base of the external 1750's external stair which has been since built over].
- > Reinstatement of main church entrance to the west reinforces the historic access sequence and improves the legibility and connection between medieval choir and nave.
- > New access via the old graveyards provides a closer relationship between graveyard and church and reinforces the historic 'front' [the north face of the church has always been the 'back']
- > Without the Victorian balcony addition, the spatial volume is focussed towards the space created from the medieval walls and has more opportunity to interpret political and social changes to the interior layout.

STATUTORY CONSENTS

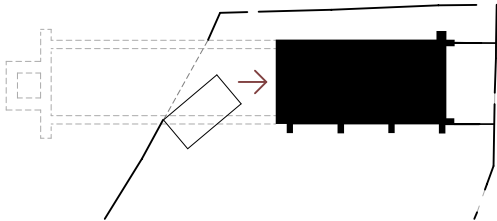
- > Landscape + building works included within this option will require the following consents:
 - Ancient Monument Consent;
 - Listed Building Consent;
 - Planning Permission;
 - Building Warrant Approval.

COMPLIANCE WITH TECHNICAL STANDARDS

- > Accessible entrance achieved via new works.
- > Two means of escape are achieved [one accessible, one stepped] achieving compliance with egress requirements for the noted designed occupancy capacity.
- > This option does not provide any on-site sanitary provision. Operation will rely on sanitary provision being located off-site at the Church House. This strategy will be subject to a relaxation by the statutory authority.

PRIMARY ENTRANCE FROM THE WEST

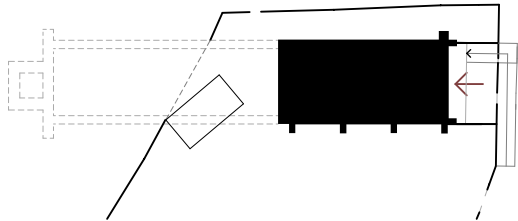
This option has been developed. Refer to schematic drawing below and appraisal information to the left-hand column.



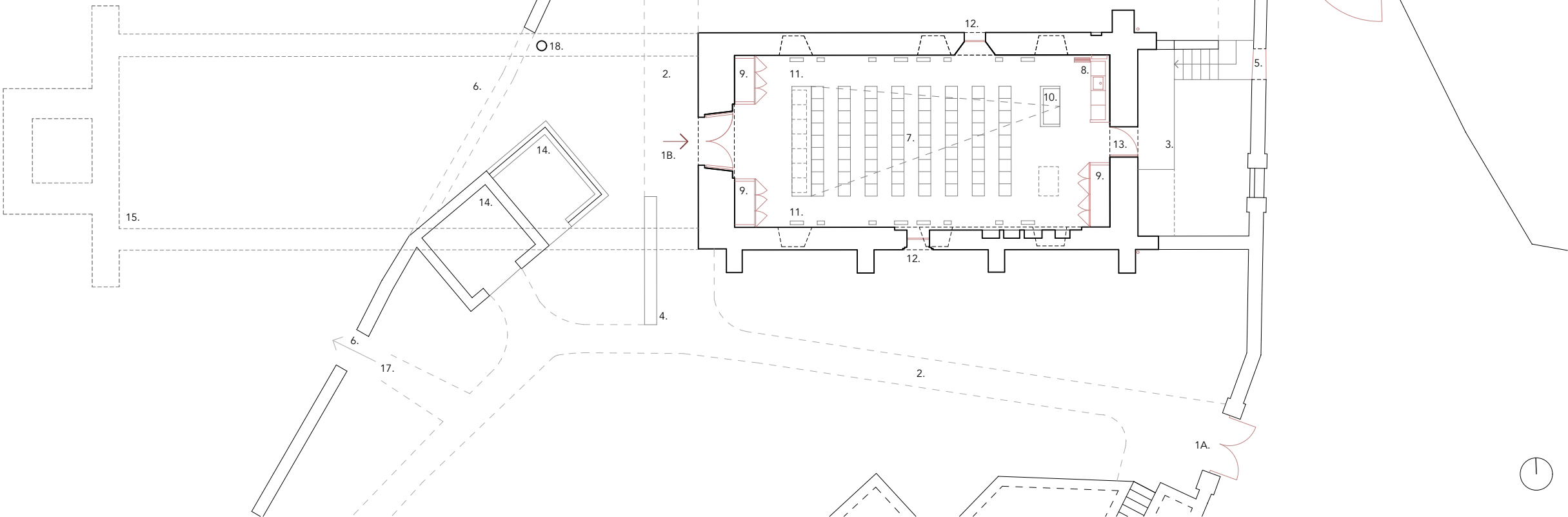
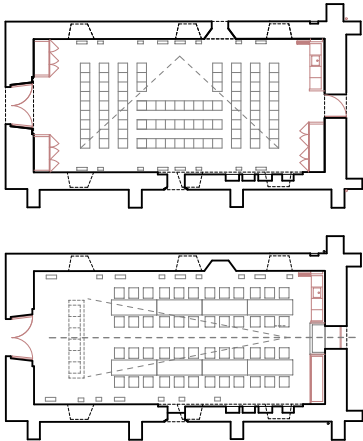
PRIMARY ENTRANCE FROM THE EAST

This option was discounted for the following Heritage and Archaeological reasons:

- > The east end entrance was traditionally a secondary one, and its current configuration has a negative effect on the church/ cathedral. Emphasising the east entrance further will only add further to this.
- > The access ramps on the outer face of the boundary wall would be visually intrusive and negatively affect the setting.



ALTERNATIVE SEATING LAYOUTS



KEY TO PLAN

- 1A. Entrance gates
- 1B. Main building entrance
- 2. Accessible pathways + lighting
- 3. External stairs at secondary entrance/egress
 - no. of stairs subject to final internal level
 - extent of landing/stair positioning subject to topographic survey.
- 4. Low wall/ seat
- 5. Boundary wall infill/ extension
- 6. New opening in boundary wall
- 7. Open plan flexible space
- 8. Tea prep. [integrated a tall fitted furniture unit with doors]
- 9. Furniture storage [integrated a tall fitted furniture unit with doors]

- 10. Movable Pulpit [not shown]
- 11. Potential space for interpretation [at perimeter of room].
- 12. New windows at former doors [detail subject to final floor level].
- 13. Secondary entrance/ egress
- 14. Burial ground
- 15. Ruins of former Cathedral nave and tower.
- 16. /
- Subject to land negotiations.
- 17. Pathway/ visitor routes around the wider site
 - Not included within the cost allowance for this option.
- 18. Existing electricity pylon. Relocation to be appraised at next stage.

SCALE 1:200 AT A3

0 1 2 5 10

GENERAL NOTES

- > Drawings are based on a measured site survey undertaken by the Architect for the purposes of the feasibility study. Levels have been ascertained from a mix of site photos and localised height measurements. Dimensions and levels should be qualified before proceeding to the next RIBA work stage by commissioning a building and topographical survey that includes burial stone/monument positioning and orientation.
- > Positions of services are indicative.
- > Do not scale from drawings.

- EXISTING
- NEW WORKS
- EXISTING LANDSCAPE WORKS
- PROPOSED LANDSCAPE WORKS

Rev - 12 03 24 Colated info from other sheets re-
Rev A 29 03 24 presented for Appendix IV,
Option Summary + Statutory
Consent info added.

OPTION [c] A-1

LISMORE PARISH CHURCH

for Lismore Community Council on behalf of Lismore Church
Futures Working Group

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[c] A-2 SUMMARY

- > Relocate primary entrance to west, providing a primary accessible pedestrian route on the south side of the church.
- > Secondary entrance and egress provided on the north and east of the church
- > Retainment of existing balcony with no upgrade works.
- > Removal of existing pews to maximise usable ground floor area and adaptability of use.
- > Minimal fit out with provision for furniture storage and tea prep.

FINANCIAL APPRAISAL

- > This option is not viable with a Church only scenario as there is no on-site sanitary provision. This option is only viable when considered in conjunction with one of the Church House options.
- > A non-serviced site will impact significantly on income generation for the church as it will limit the range of activities, timeframes and types of groups that will have interest in utilising the space. It will also require a greater provision of staff to manage two sites [and the movement between].
- > The financial appraisal included within the Feasibility Report for Church Only scenarios is therefore not relevant to this option.

OUTLINE SCOPE OF WORKS:

Outline scope of works [for costing]

- > Down-taking + demolition works as per D2, within the Church Comparison Schedule
- > Building condition repairs as per table BC-1,
- > Refurbishment scope as per R2. This includes:
 - New external doors;
 - New double glazed windows in former door openings;
 - New plumbing, heating, lighting and AV;
 - New fitted furniture [for tea prep. + furniture storage].
- New decoration
- > New external works as per EW1. This includes:
 - Minor ground levelling works to form new accessible pathway on both the south and north side of the church;
 - New steps and entrance platform at east side of the church;
 - Infill to former openings at boundary wall;
 - New openings at boundary wall;
 - Low level seat/ retaining wall [near main entrance];
 - External lighting to accessible pathways.

HERITAGE + ARCHAEOLOGY

- > This option primarily removes negative and neutral elements of significance.
- > This option results in some loss of moderately significant fittings and fabric
- > Reinstatement of main church entrance to the west reinforces the historic access sequence and improves the legibility and connection between medieval choir and nave.
- > New access via the graveyards provides a closer relationship between graveyard and church.
- > By retaining the Victorian balcony, the interior is orientated towards the west which restricts the future flexibility of the interior space.
- > The existing balcony configuration conflicts with existing window openings.

STATUTORY CONSENTS

- > Landscape + building works included within this option will require the following consents:
 - Ancient Monument Consent;
 - Listed Building Consent;
 - Planning Permission;
 - Building Warrant Approval.

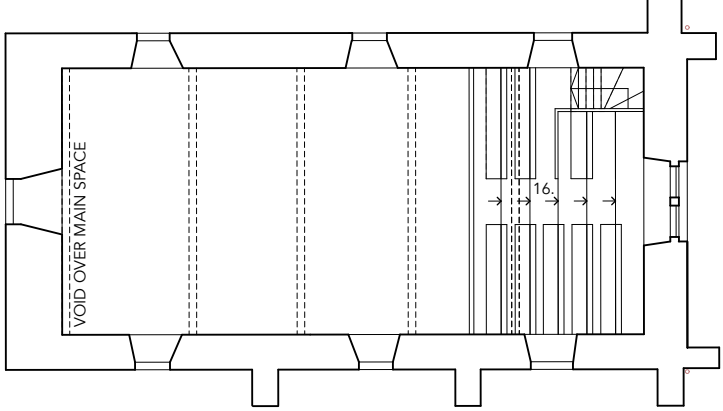
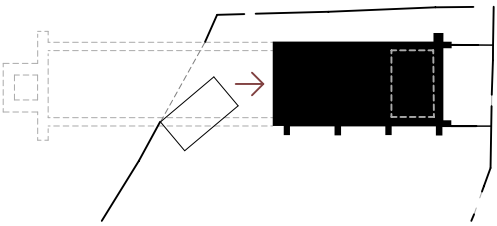
COMPLIANCE WITH TECHNICAL STANDARDS

- > Accessible entrance achieved via new works.
- > Two means of escape are achieved [one accessible, one stepped] achieving compliance with egress requirements for the noted designed occupancy capacity.
- > This option does not provide any on-site sanitary provision. Operation will rely on sanitary provision being located off-site at the Church House. This strategy will be subject to a relaxation by the statutory authority.
- > Existing balcony stair, handrails and balustrade are not compliant. Refer to [c] A- 3 for compliant balcony option.

PRIMARY ENTRANCE FROM THE WEST

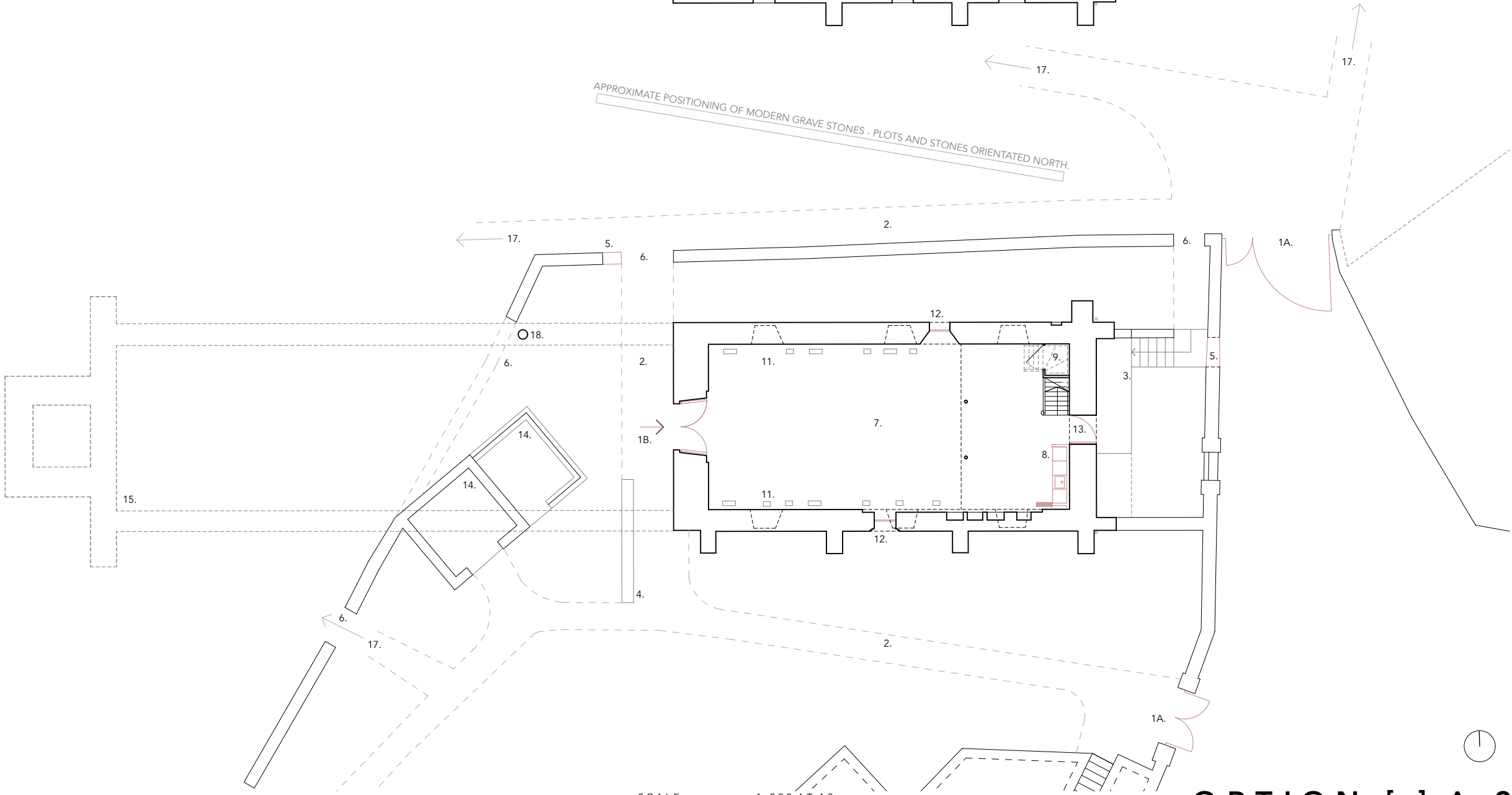
This option was developed. Refer to schematic drawing below and appraisal information to the left-hand column.

If the main entrance is from the West, people using the balcony must circulate through the main space to the stair unless entering via the secondary entrance/egress.



MEZZANINE LEVEL

- No change to existing condition.
- Upper space not useful for uses other than spectator seating due to raked floor.



SCALE 1:200 AT A3
0 1 2 5 10

GENERAL NOTES

- > Drawings are based on a measured site survey undertaken by the Architect for the purposes of the feasibility study. Levels have been ascertained from a mix of site photos and localised height measurements. Dimensions and levels should be qualified before proceeding to the next RIBA work stage by commissioning a building and topographical survey that includes burial stone/monument positioning and orientation.
- > Positions of services are indicative.
- > Do not scale from drawings.

- EXISTING
- NEW WORKS
- EXISTING LANDSCAPE WORKS
- PROPOSED LANDSCAPE WORKS

Rev - 12 03 24 Colated info from other sheets re-
Rev A 29 03 24 presented for Appendix IV,
Option Summary + Statutory
Consent info added.

OPTION [c] A-2

LISMORE PARISH CHURCH

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KEY TO PLAN

- 1A. Entrance gates
- 1B. Main building entrance
- 2. Accessible pathways + lighting
- 3. External stairs at secondary entrance/egress
 - no. of stairs subject to final internal level
 - extent of landing/stair positioning subject to topographic survey.
- 4. Low wall/ seat
- 5. Boundary wall infill/ extension
- 6. New opening in boundary wall
- 7. Open plan flexible space
- 8. Tea prep. [integrated a tall fitted furniture unit with doors]
- 9. Furniture storage [below stairs]

- 10. Movable Pulpit [not shown]
- 11. Potential space for interpretation [at perimeter of room].
- 12. New windows at former doors [detail subject to final floor level].
- 13. Secondary entrance/ egress
- 14. Burial ground
- 15. Ruins of former Cathedral nave and tower.
- 16. Existing balcony [tiered and fixed seating] Subject to land negotiations.
- 17. Pathway/ visitor routes around the wider site Not included within the cost allowance for this option.
- 18. Existing electricity pylon. Relocation to be appraised at next stage.

[c] A-3 SUMMARY

- > Relocate primary entrance to west, providing a primary accessible pedestrian route on the south side of the church.
- > Secondary entrance and egress provided on the north and east of the church
- > Retainment of existing balcony with upgrade works.
- > Removal of existing pews to maximise usable ground floor area and adaptability of use.
- > Minimal fit out with provision for furniture storage and tea.prep.

FINANCIAL APPRAISAL

- > This option is not viable with a Church only scenario as there is no on-site sanitary provision.This option is only viable when considered in conjunction with one of the Church House options.
- > A non-serviced site will impact significantly on income generation for the church as it will limit the range of activities, timeframes and types of groups that will have interest in utilising the space. It will also require a greater provision of staff to manage two sites [and the movement between].
- > The financial appraisal included within the Feasibility Report for Church Only scenarios is therefore not relevant to this option.

OUTLINE SCOPE OF WORKS:

Outline scope of works [for costing]

- > Down-taking + demolition works as per D1, within the Church Comparison Schedule
- > Building condition repairs as per table BC-1,
- > Refurbishment scope as per R2. This includes:
 - New external doors;
 - New double glazed windows in former door openings;
 - New plumbing, heating, lighting and AV;
 - New fitted furniture [for tea prep. + furniture storage].
- New stair and new works to the balcony, pews and balustrade to make it compliant with current technical standards.
- New decoration
- > New external works as per EW1. This includes:
 - Minor ground levelling works to form new accessible pathway on both the south and north side of the church;
 - New steps and entrance platform at east side of the church;
 - Infill to former openings at boundary wall;
 - New openings at boundary wall;
 - Low level seat/ retaining wall [near main entrance];
 - External lighting to accessible pathways.

HERITAGE + ARCHAEOLOGY

- > This option primarily removes negative and neutral elements of significance.
- > This option results in some loss of moderately significant fittings and fabric
- > Reinstatement of main church entrance to the west reinforces the historic access sequence and improves the legibility and connection between medieval choir and nave.
- > New access via the graveyards provides a closer relationship between graveyard and church.
- > By retaining the Victorian balcony, the interior is orientated towards the west which restricts the future flexibility of the interior space.
- > The existing balcony configuration conflicts with existing window openings.

STATUTORY CONSENTS

- > Landscape + building works included within this option will require the following consents:
 - Ancient Monument Consent;
 - Listed Building Consent;
 - Planning Permission;
 - Building Warrant Approval.

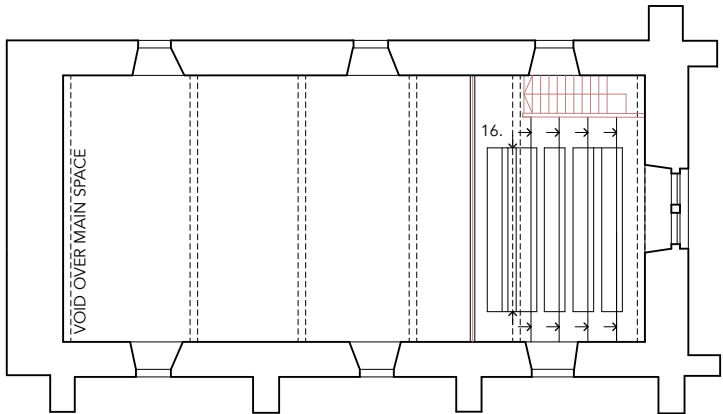
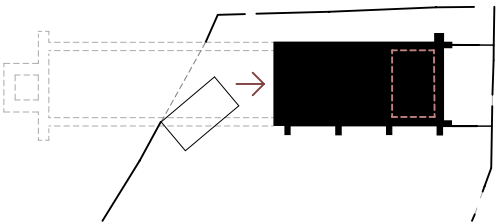
COMPLIANCE WITH TECHNICAL STANDARDS

- > Accessible entrance achieved via new works.
- > Two means of escape are achieved [one accessible, one stepped] achieving compliance with egress requirements for the noted designed occupancy capacity.
- > This option does not provide any on-site sanitary provision. Operation will rely on sanitary provision being located off-site at the Church House. This strategy will be subject to a relaxation by the statutory authority.
- > Existing balcony stair, handrails and balustrade altered to be compliant.

PRIMARY ENTRANCE FROM THE WEST

This option was developed. Refer to schematic drawing below and appraisal information to the left-hand column.

If the main entrance is from the West, people using the balcony must circulate through the main space to the stair unless entering via the secondary entrance/egress.

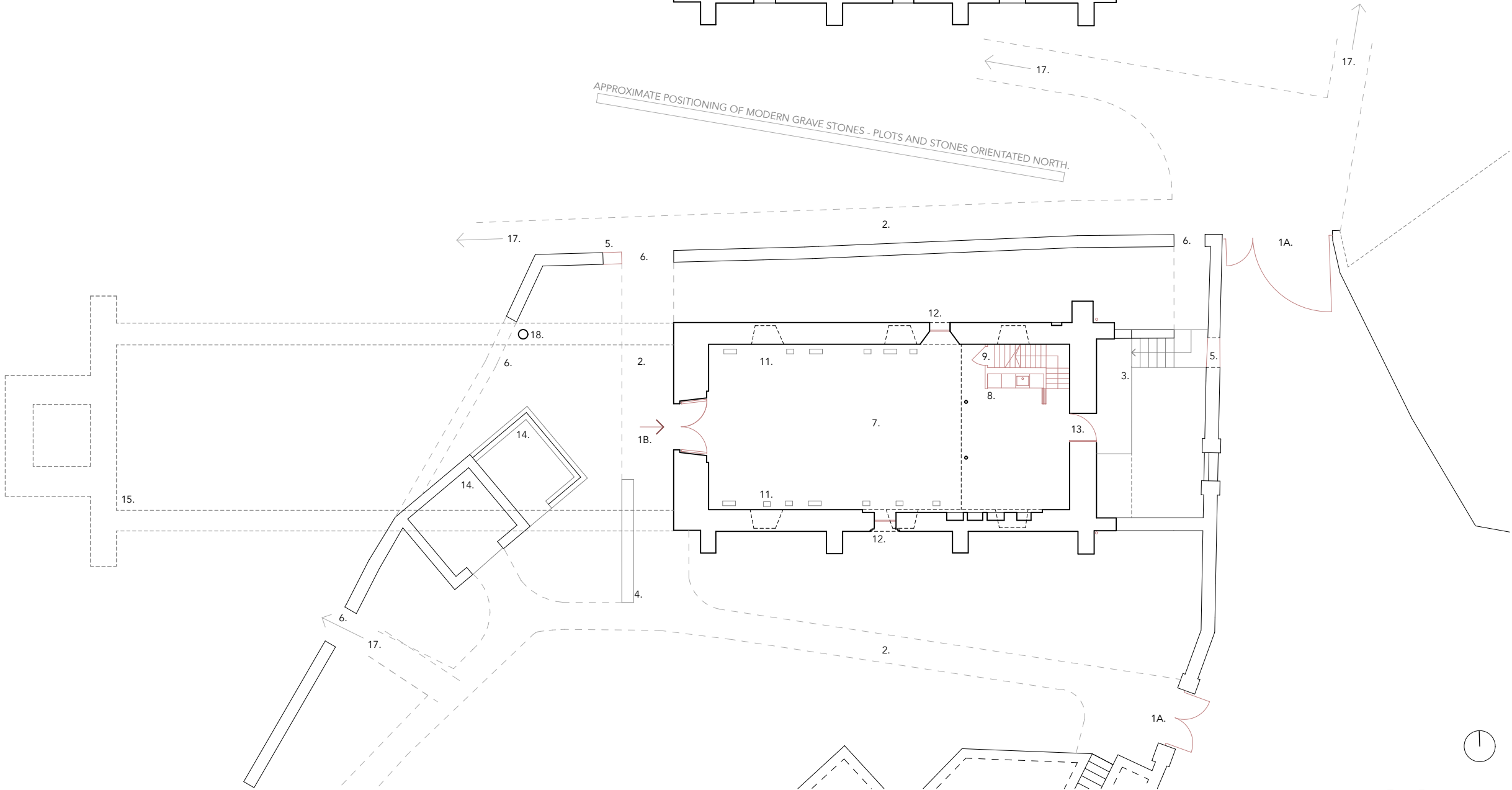


MEZZANINE LEVEL

Upgrade to existing condition:

- New stair
- New protective barrier
- Re-use of existing pews, relocated and adapted to new layout

- Upper space not useful for uses other than spectator seating due to raked floor.



SCALE 1:200 AT A3

0 1 2 5 10

GENERAL NOTES

- > Drawings are based on a measured site survey undertaken by the Architect for the purposes of the feasibility study. Levels have been ascertained from a mix of site photos and localised height measurements. Dimensions and levels should be qualified before proceeding to the next RIBA work stage by commissioning a building and topographical survey that includes burial stone/monument positioning and orientation.
- > Positions of services are indicative.
- > Do not scale from drawings.

— EXISTING
— NEW WORKS

— EXISTING
— LANDSCAPE
WORKS

— PROPOSED
— LANDSCAPE
WORKS

Rev - 12 03 24 Colated info from other sheets re-
Rev A 29 03 24 presented for Appendix IV,
Option Summary + Statutory
Consent info added.

OPTION [c] A-3

LISMORE PARISH CHURCH

for Lismore Community Council on behalf of Lismore Church
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[c] B-1 SUMMARY

- > Relocate primary entrance to west, providing a primary accessible pedestrian route on the south side of the church.
- > Removal of existing balcony to maximise usable ground floor area and adaptability of use.
- > Removal of existing pews to maximise usable ground floor area and adaptability of use.
- > Furniture volume integrating toilets, tea prep. storage and mezzanine level positioned as an object within the existing volume.

FINANCIAL APPRAISAL [WHEN CONSIDERED AS CHURCH ONLY]

- > Income assumes 4,000 visitors per year donating an average of £1.50 each for a high-quality interpretive exhibition, a conservative church use / life event use of £1,000 (c.£20 per week) and full day large wedding use at £600 (£300 per day hire). Performance / event income at £4,400 (monthly at £150 each for larger events and weekly at £50 for smaller ones) and regular aging / youth activity use at £20 a time twice a week (£2,000) venue only. Additional training, workshop or wellbeing activity may also be possible within the church but are not included in this model. In addition, donation income excludes gift aid at this stage and therefore income may be increased.
- > At this basic level of church use it is assumed that a volunteer(s) venue manager or team would be in place. As use intensifies and becomes more commercial, either over time or with the addition of the Church House a funded employee will be required. Expenditure is modest but realistic for an operation at this scale.

OUTLINE SCOPE OF WORKS

- > Down-taking + demolition works as per D2, within the Church Comparison Schedule
- > Building condition repairs as per table BC-1
- > Refurbishment scope as per R3. This includes:
 - New structure to form 2-storey timber ‘furniture’ volume integrating tea prep, toilet cubicles, storage, stairs and open mezzanine level.
 - New external doors;
 - New plumbing, heating, lighting and AV;
 - New fitted furniture [for tea prep. + furniture storage].
 - New decoration
- > New external works as per EW1. This includes:
 - Minor ground levelling works to form new accessible pathway on both the south and north side of the church;
 - Infill to former openings at boundary wall;
 - New openings at boundary wall;
 - Low level seat/retaining wall [near main entrance];
 - External lighting to accessible pathways.

HERITAGE + ARCHAEOLOGY

- > This option removes negative and neutral elements of significance.
- > This option results in some loss of moderately significant fittings and fabric [balcony + assumed base of the external 1750's external stair which has been since built over].
- > Reinstatement of main church entrance to the west reinforces the historic access sequence and improves the legibility and connection between medieval choir and nave and a closer relationship with the graveyard.
- > The proposal retains the simple form of the church but the reading of the ‘former cathedral choir volume’ is reduced by the new insertion.
- > Constructing new rooms within the church will involve more complex works to the floor but this could allow greater opportunity to investigate and record hidden archaeology as part of the construction process.

STATUTORY CONSENTS

- > Landscape + building works included within this option will require the following consents:
 - Ancient Monument Consent;
 - Listed Building Consent;
 - Planning Permission;
 - Building Warrant Approval.

COMPLIANCE WITH TECHNICAL STANDARDS

- > Accessible entrance achieved via new works.
- > One means of escape is achieved. This is not compliant with the designed occupancy capacity and would require a fire engineered design solution to satisfy building warrant approval.
- > On-site sanitary provision is achieved but under provision so will require negotiation with the statutory authorities.

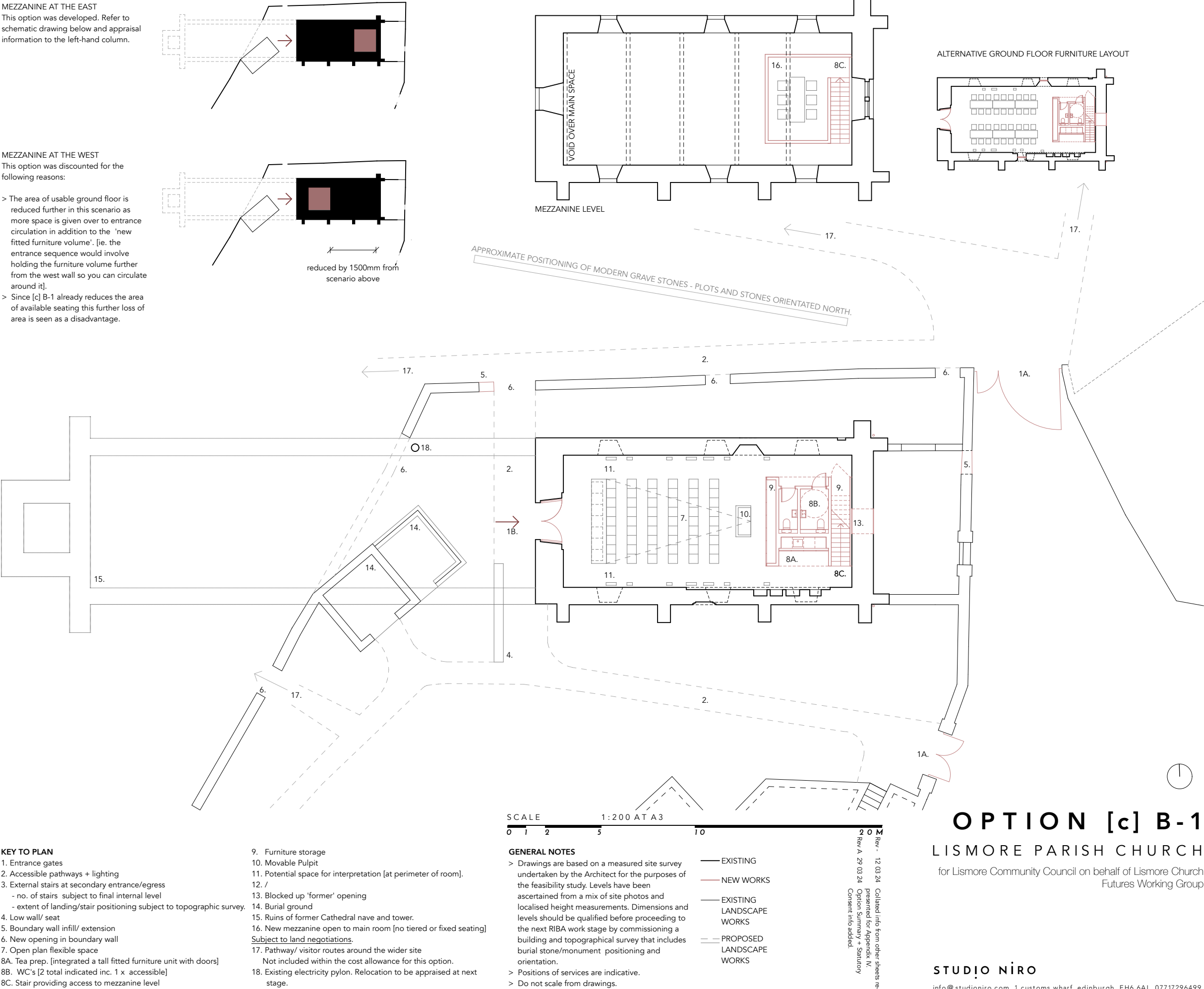
MEZZANINE AT THE EAST

This option was developed. Refer to schematic drawing below and appraisal information to the left-hand column.

MEZZANINE AT THE WEST

This option was discounted for the following reasons:

- > The area of usable ground floor is reduced further in this scenario as more space is given over to entrance circulation in addition to the ‘new fitted furniture volume’. [ie. the entrance sequence would involve holding the furniture volume further from the west wall so you can circulate around it].
- > Since [c] B-1 already reduces the area of available seating this further loss of area is seen as a disadvantage.



[c] C-1 SUMMARY

- > Relocate primary entrance to west, providing a primary accessible pedestrian route on the south side of the church.
- > Removal of existing balcony + pews to maximise usable ground floor area and adaptability of use.
- > New building integrating sanitary provision [toilets heated but circulation between not].
- > New covered walkways linking existing church with new sanitary provision.
- * Aim for all new structures to be distinctively different from the existing church and built independently and to touch the ground lightly.

FINANCIAL APPRAISAL [WHEN CONSIDERED AS CHURCH ONLY]

- > Income assumes 4,000 visitors per year donating an average of £1.50 each for a high-quality interpretive exhibition, a conservative church use / life event use of £1,000 (c.£20 per week) and full day large wedding use at £600 (£300 per day hire). Performance / event income at £4,400 (monthly at £150 each for larger events and weekly at £50 for smaller ones) and regular aging / youth activity use at £20 a time twice a week (£2,000) venue only. Additional training, workshop or wellbeing activity may also be possible within the church but are not included in this model. In addition, donation income excludes gift aid at this stage and therefore income may be increased.
- > At this basic level of church use it is assumed that a volunteer(s) venue manager or team would be in place. As use intensifies and becomes more commercial, either over time or with the addition of the Church House a funded employee will be required. Expenditure is modest but realistic for an operation at this scale.

OUTLINE SCOPE OF WORKS

- > Down-taking + demolition works as per D2, IN the Church Comparison Schedule
- > Building condition repairs as per table BC-1
- > Refurbishment scope as per R2. This includes:
 - New external doors;
 - New double glazed windows in former door openings;
 - New plumbing, heating, lighting and AV;
 - New fitted furniture [for tea prep. + furniture storage].
 - New decoration
- > New one storey volume [heated]
- > New canopy structure
- > New external works as per EW1. This includes:
 - Minor ground levelling works to form new accessible pathway on both the south and north side of the church;
 - New steps and entrance platform at east side of the church;
 - Infill to former openings at boundary wall;
 - New openings at boundary wall;
 - Low level seat/ retaining wall [near main entrance];
 - External lighting to accessible pathways.

HERITAGE + ARCHAEOLOGY

- > This option removes negative and neutral elements of significance with some loss of moderately significant fittings and fabric [as per [c]A-1].
- > Reinstatement of main church entrance to the west reinforces the historic access sequence and improves the legibility and connection between medieval choir and nave and a closer relationship with the graveyard.
- > New buildings are distinct from those of historic significance, purposefully separating new from old and connecting via a subservient canopy structure maintaining the legibility of the simple church form.
- > New access route provides closer relationship between graveyard and church.
- > Without the Victorian balcony, the space is focussed towards the spatial volume created by the medieval walls and has more opportunity to interpret political and social changes to the interior layout.

STATUTORY CONSENTS

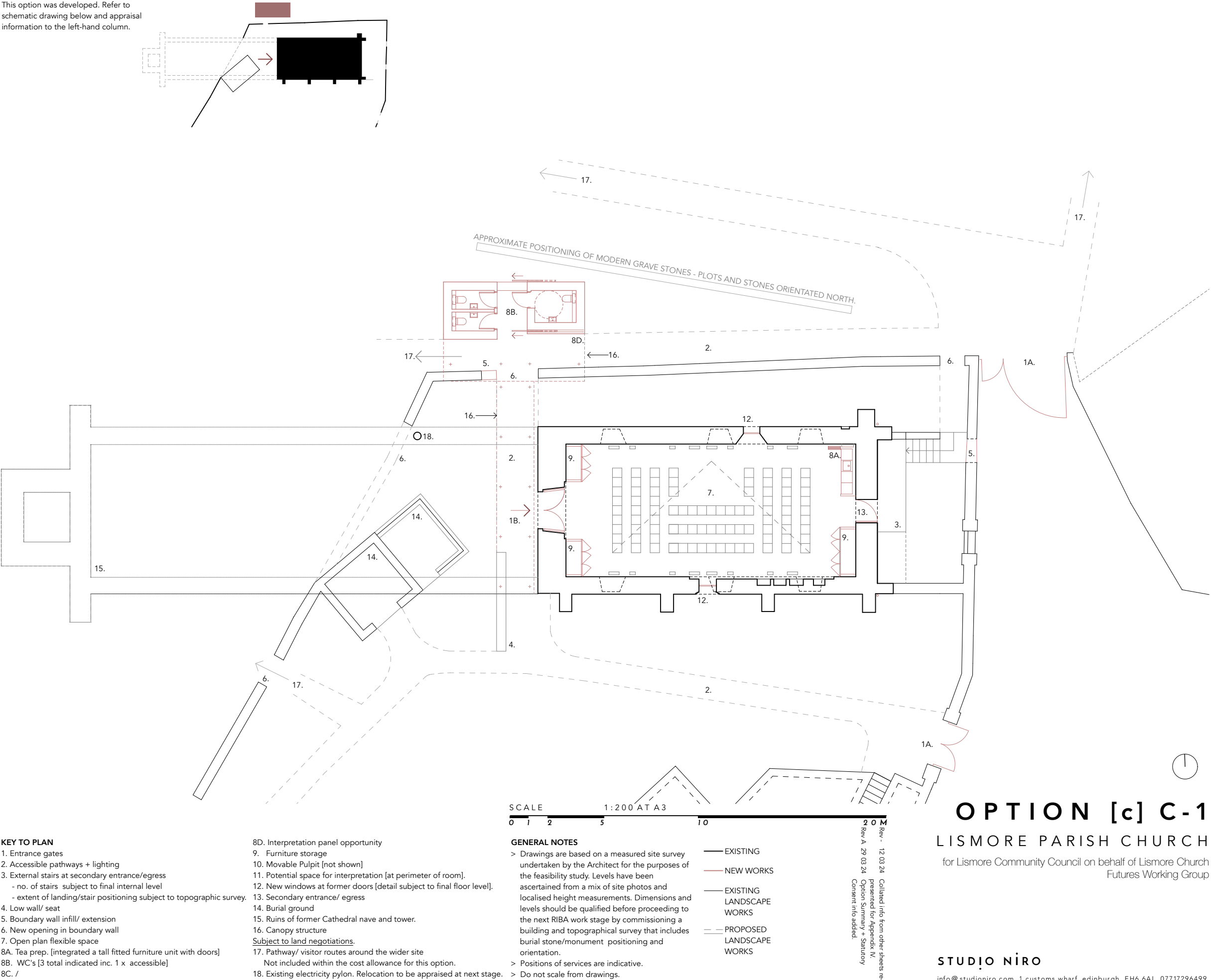
- > Landscape + building works included within this option will require the following consents:
 - Ancient Monument Consent;
 - Listed Building Consent;
 - Planning Permission;
 - Building Warrant Approval.

COMPLIANCE WITH TECHNICAL STANDARDS

- > Accessible entrance achieved via new works.
- > Two means of escape are achieved.
- > On-site sanitary provision is achieved but under provision so will require negotiation with the statutory authorities. If required the new toilet building could be extended to the east if required.

MEZZANINE AT THE EAST

This option was developed. Refer to schematic drawing below and appraisal information to the left-hand column.



[c] C-2 SUMMARY

- > Relocate primary entrance to west, providing a primary accessible pedestrian route on the south side of the church.
- > Removal of existing balcony + pews to maximise usable ground floor area and adaptability of use.
- > New mezzanine.
- > New building integrating sanitary provision [toilets heated but circulation between not].
- > New covered walkways linking existing church with new sanitary provision.
- * Aim for all new structures to be distinctively different from the existing church and built independently and to touch the ground lightly.

FINANCIAL APPRAISAL [WHEN CONSIDERED AS CHURCH ONLY]

- > Income assumes 4,000 visitors per year donating an average of £1.50 each for a high-quality interpretive exhibition, a conservative church use / life event use of £1,000 (c.£20 per week) and full day large wedding use at £600 (£300 per day hire). Performance / event income at £4,400 (monthly at £150 each for larger events and weekly at £50 for smaller ones) and regular aging / youth activity use at £20 a time twice a week (£2,000) venue only. Additional training, workshop or wellbeing activity may also be possible within the church but are not included in this model. In addition, donation income excludes gift aid at this stage and therefore income may be increased.
- > At this basic level of church use it is assumed that a volunteer(s) venue manager or team would be in place. As use intensifies and becomes more commercial, either over time or with the addition of the Church House a funded employee will be required. Expenditure is modest but realistic for an operation at this scale.

OUTLINE SCOPE OF WORKS

- > Down-taking + demolition works as per D2, in the Church Comparison Schedule
- > Building condition repairs as per table BC-1
- > Refurbishment scope as per R2. This includes:
 - New external doors;
 - New double glazed windows in former door openings;
 - New plumbing, heating, lighting and AV;
 - New fitted furniture [for tea prep. + furniture storage].
 - New decoration
- > New one storey volume [heated]
- > New canopy structure
- > New external works as per EW1. This includes:
 - Minor ground levelling works to form new accessible pathway on both the south and north side of the church;
 - New steps and entrance platform at east side of the church;
 - Infill to former openings at boundary wall;
 - New openings at boundary wall;
 - Low level seat/ retaining wall [near main entrance];
 - External lighting to accessible pathways.

HERITAGE + ARCHAEOLOGY

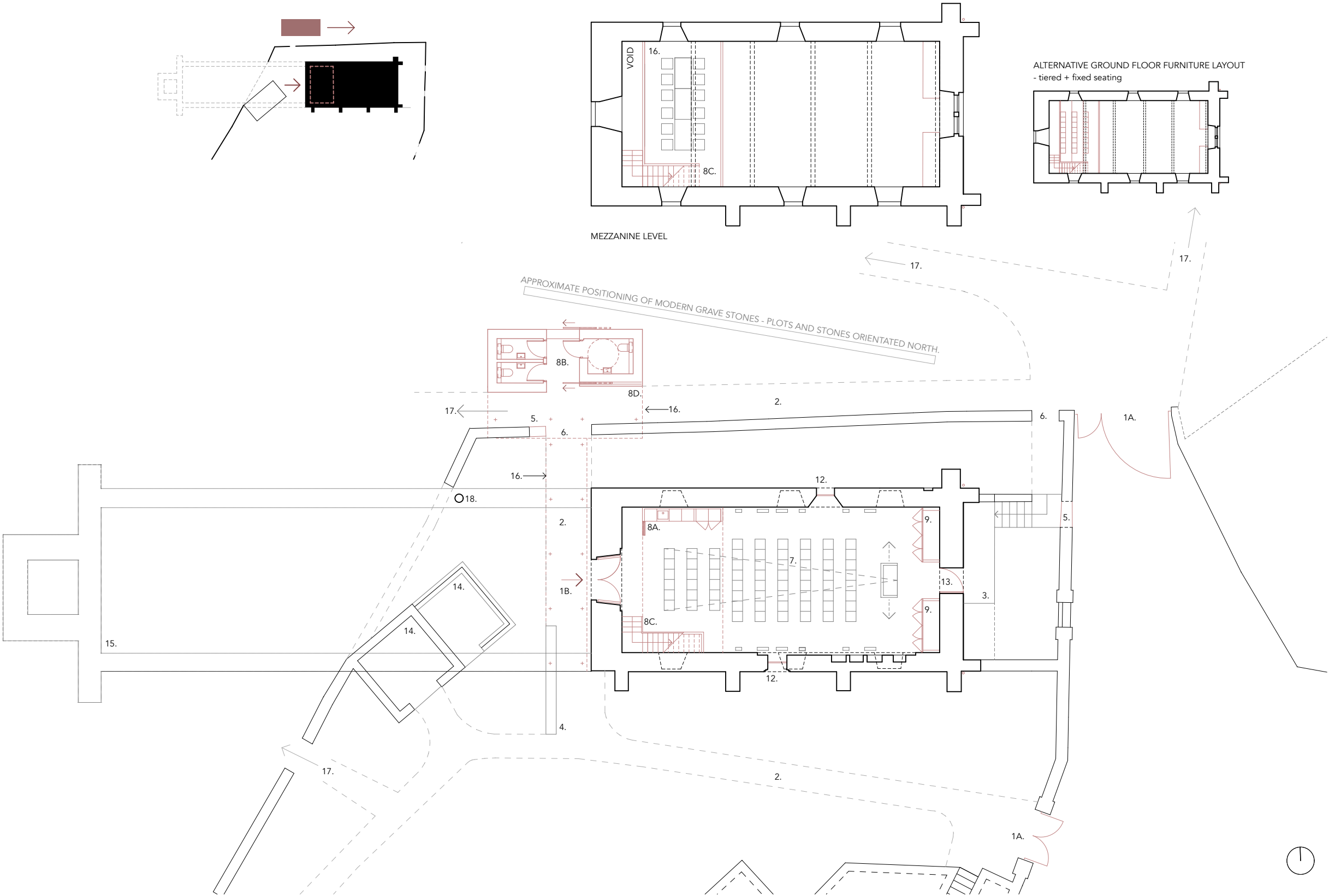
- > This option removes negative and neutral elements of significance with some loss of moderately significant fittings and fabric [as per [c]A-1].
- > Reinstatement of main church entrance to the west reinforces the historic access sequence and improves the legibility and connection between medieval choir and nave and a closer relationship with the graveyard.
- > New buildings are distinct from those of historic significance, purposefully separating new from old and connecting via a subservient canopy structure maintaining the legibility of the simple church form.
- > New access route provides closer relationship between graveyard and church.
- > A new mezzanine at the west could detract from the reading of the main spatial volume.

STATUTORY CONSENTS

- > Landscape + building works included within this option will require the following consents:
 - Ancient Monument Consent;
 - Listed Building Consent;
 - Planning Permission;
 - Building Warrant Approval.

COMPLIANCE WITH TECHNICAL STANDARDS

- > Accessible entrance achieved via new works.
- > Two means of escape are achieved.
- > On-site sanitary provision is achieved but under provision so will require negotiation with the statutory authorities. If required the new toilet building could be extended to the east if required.



KEY TO PLAN

1. Entrance gates
2. Accessible pathways + lighting
3. External stairs at secondary entrance/egress
 - no. of stairs subject to final internal level
 - extent of landing/stair positioning subject to topographic survey.
4. Low wall/ seat
5. Boundary wall infill/ extension
6. New opening in boundary wall
7. Open plan flexible space
- 8A. Tea prep. [integrated a tall fitted furniture unit with doors]
- 8B. WC's [3 total indicated inc. 1 x accessible]
- 8C. Stair providing access to mezzanine level

8D. Interpretation panel opportunity

9. Furniture storage
10. Movable Pulpit [not shown]
11. Potential space for interpretation [at perimeter of room].
12. New windows at former doors [detail subject to final floor level].
13. Secondary entrance/ egress
14. Burial ground
15. Ruins of former Cathedral nave and tower.
16. Canopy structure
- Subject to land negotiations.
17. Pathway/ visitor routes around the wider site
 - Not included within the cost allowance for this option.
18. Existing electricity pylon. Relocation to be appraised at next stage.

SCALE 1:200 AT A3

0 1 2 5 10

GENERAL NOTES

- > Drawings are based on a measured site survey undertaken by the Architect for the purposes of the feasibility study. Levels have been ascertained from a mix of site photos and localised height measurements. Dimensions and levels should be qualified before proceeding to the next RIBA work stage by commissioning a building and topographical survey that includes burial stone/monument positioning and orientation.
- > Positions of services are indicative.
- > Do not scale from drawings.

- EXISTING
- NEW WORKS
- EXISTING LANDSCAPE WORKS
- PROPOSED LANDSCAPE WORKS

Rev - 12/03/24 Colated info from other sheets re-
Rev A 29/03/24 presented for Appendix IV,
Option Summary + Statutory
Consent info added.

OPTION [c] C-2

LISMORE PARISH CHURCH

for Lismore Community Council on behalf of Lismore Church
Futures Working Group

STUDIO NIRO

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CHURCH HOUSE [ch]		AREAS + SCOPE FOR COSTING									FACILITIES												CAPACITY		USE	ACTIVITIES	
		Total existing GIFA [m2]	Total Proposed GIFA [m2]	Downtakings + demolition scope	Refurbishment scope	New single storey extension [m2]	New canopy structure demountable [m2]	New canopy structure fixed [m2]	External works scope	New external works [m2]	Flexible open plan space [m2]	Retail space [incl. within open plan area] [m2]	Kitchen [incl. within open plan area] [m2]	Living [m2]	Office [m2]	Storage [m2]	No. of beds	No. of beds with ensuite	No. of fully accessible bed/ensuite	No.of bathrooms	Total no.WC's	Accessible WC	No. of car parking space	Occupancy Capacity of open plan flexible space	Toilet requirement based of occupancy capacity for open plan space		
strategic approach	option reference																										
refurbish + consolidate	[ch]A-1	90	90	D1	R1	-	-	-	-	-	-	-	9.5	35.5	-	0.5	2	-	-	1	2	-	2	2 bed	-	For short/medium term residential let	Residential let
refurbish + consolidate	[ch]A-2	90	90	D2	R2	-	-	-	-	-	-	-	9.5	35.5	-	0.5	2	-	-	1	2	-	2	2 bed	-	For medium/ long term residential let	Residential let
refurbish + reconfigure	[ch]B-1	90	90	D3	R3	-	60.5	-	EW1	470	29.5	16.5	16.5	-	12	-	2	2	-	-	1	1	4	29 [2]	2	Mixed Use with 2 bed residential facilities	Workshops/ Retail/ Retreat / Support space for Church
refurbish + reconfigure	[ch]B-2	90	90	D3	R3	-	-	-	EW1	470	34	-			-	0.5	3	3	-	-	3	-	3	3 bed	-	Retreat/ residency with on-site accommodation	Retreat
refurbish + reconfigure	[ch]B-3	90	90	D3	R3	-	-	-	EW1	470	61.5	-	2	-	-	2.8	-	-	-	-	1	1	4	34 [2]	2	Mixed Use	Workshops/ Retail
refurbish + reconfigure	[ch]B-4	90	90	D5	R5	-	-	-	EW1	470	50	-	14.5	-	-	9.5	-	-	-	-	3	1	4	61 [2]	3	Mixed Use	Venue
refurbish + extend [min]	[ch]C-1	90	111	D4	R4	27	37.5	-	EW1	430	45.5	32.5	16.5	-	9	7	1	1	1	1	4	1	4	45 [2]	2	Mixed Use with 1 bed residential facilities	Workshops/ Retail/ Retreat / Support space for Church
refurbish + extend [max]	[ch]C-2	90	135	D4	R4	58	-	37.5	EW1	402	57	32.5	26	-	11	7	2	-	1[1]	1	3	1	4	45 [2]	3	Mixed Use with 2 bed residential facilities	Workshops/ Retail/ Retreat / Support space for Church

Notes/ keys

- 1
- Fully accessible bathroom provided but not an ensuite.
- 2
- Occupancy of flexible open plan space calculated on room area as per Scottish Technical Building Regulations/ Reg. 2.9.2/ Table 2.10 using Occupancy Load Factor of 1.0 for ‘Committee room, common room, conference room, dining room, licensed betting. For capacity of other rooms, refer to option sheets.

Downtakings + demolition scope summary

To be read in conjunction with outline scope associated with each option

- D1
- No downtakings + demolition
- D2
- Min. downtakings [removal of bathrooms/ kitchen fittings only]
- D3
- Internal downtakings incl.non-structural partitions+doors, removal of external door/windows. No major structural works
- D4
- Internal downtakings incl.non-structural partitions+doors, removal of external door/windows. Moderate structural works
- D5
- Internal downtakings incl.non-structural partitions+doors, removal of external door/windows. Extensive structural works

Refurbishment scope summary

To be read in conjunction with outline scope associated with each option

- R1
- Decoration only
- R2
- Decoration and replacement of bathroom + kitchen fittings
- R3
- Extensive refurbishment with no major structural works
- R4
- Extensive refurbishment with moderate structural works
- R5
- Extensive refurbishment with moderate structural works

External works

For Option B1, C1+ C2

- EW1
- Minor ground levelling works to reconfigure existing domestic garden layout to provide additional parking spaces, level access into the building including an upgrade of existing surfaces to provide a greater percentage of hardstanding [say 80% of noted area]. There is currently 400-500mm level difference between the road and base of steps at building entrance with three steps providing access into existing house.

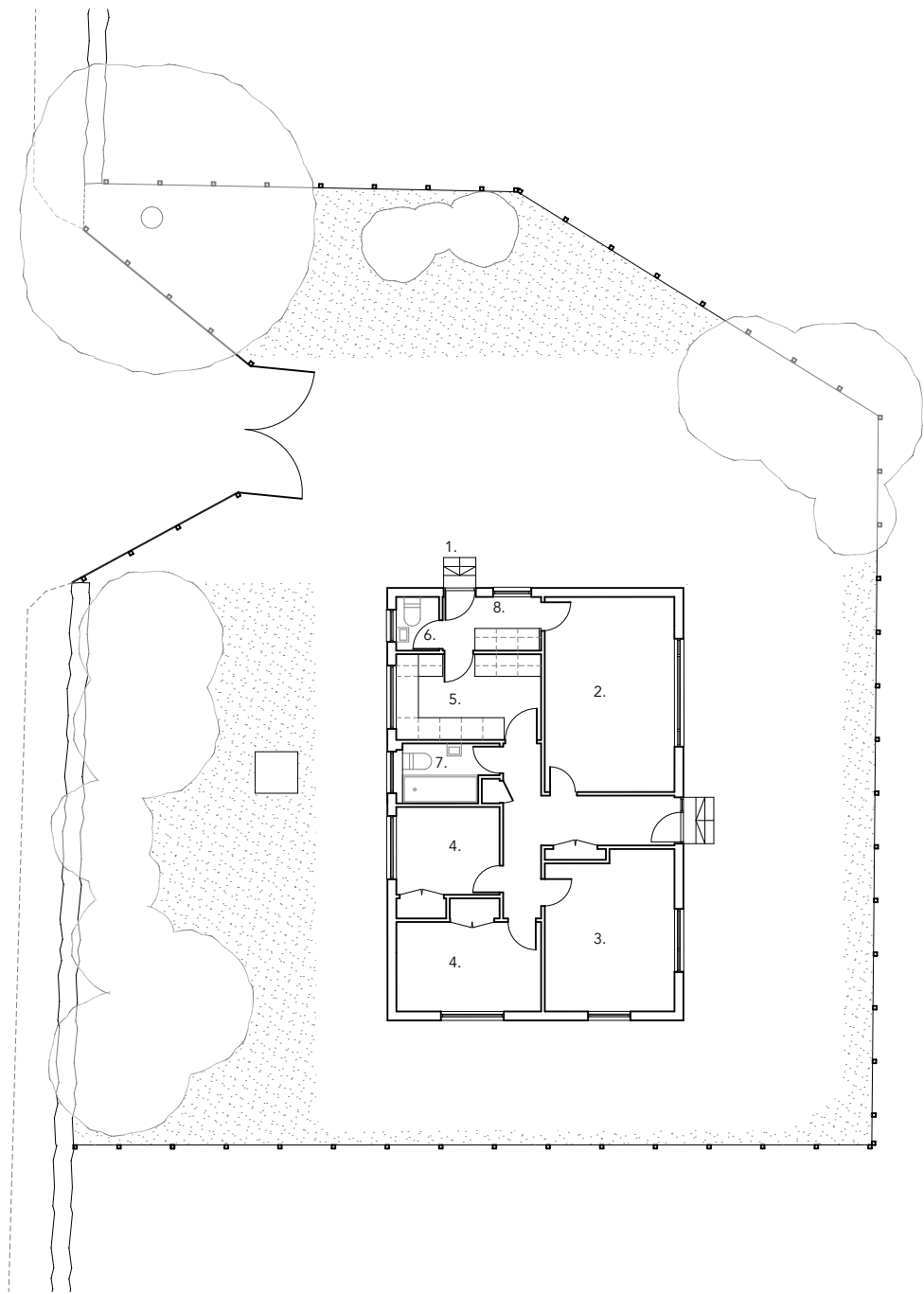
FINANCIAL APPRAISAL
Residential Let Option [ch] A-1

This provides no change to the Church uses and adds a two-bedroom property as a (short term) affordable housing let to generate an income for LCFG and the project. The income assumes an affordable rent rate that includes insurance but excludes utilities, communications and council tax, all of which would be paid by the tenant. Although the property could perhaps generate in excess of £900 per month privately, the current affordable housing rate of £138.08 per week generates £7,180pa.

Overall running costs are increased to cover the additional insurance, building maintenance and contingency associated with operating another building.

There is extremely low affordable housing availability in Argyll and strong demand. It should be noted that the property will require some initial upgrading / decorating and greater ongoing maintenance if used for more than five years. The income does not account for vacant periods.

The affordable housing rate is set and cannot be exceeded and therefore more cannot be charged for an improved bathroom / kitchen. The property will need to reach minimum standards to be rented, which will need to be met by this option.



OPTION [ch] A-2 | 2no. bedrooms



SCALE 1:200 AT A3
0 1 2 5 10 20 M

GENERAL NOTES
> Drawings are based on a measured site survey undertaken by the Architect for the purposes of the feasibility study. Levels have been ascertained from a mix of site photos and localised height measurements. Dimensions and levels should be qualified before proceeding to the next RIBA work stage by commissioning a building and topographical survey.
> Positions of services are indicative.
> Do not scale from drawings.

KEY TO PLAN
1. Entrance
2. Dining
3. Living
4. Shower room
5. Kitchen
6. WC
7. Bathroom
8. Utility

OPTION SUMMARY:
GIFA – 90m2

Use – Residential

Capacity – 2no. double bedrooms

Accessible entrance – No

Ownership Scenario – Community purchase of church + house

OUTLINE SCOPE OF WORKS:
> Decoration throughout.

HERITAGE + ARCHAEOLOGY
> No works impacting on heritage/archaeology.

COMPLIANCE WITH TECHNICAL STANDARDS
> No change of use required.

OPTION [ch] A-1
LISMORE PARISH CHURCH
for Lismore Community Council on behalf of Lismore Church
Futures Working Group

FINANCIAL APPRAISAL
Residential Let Option [ch] A-2

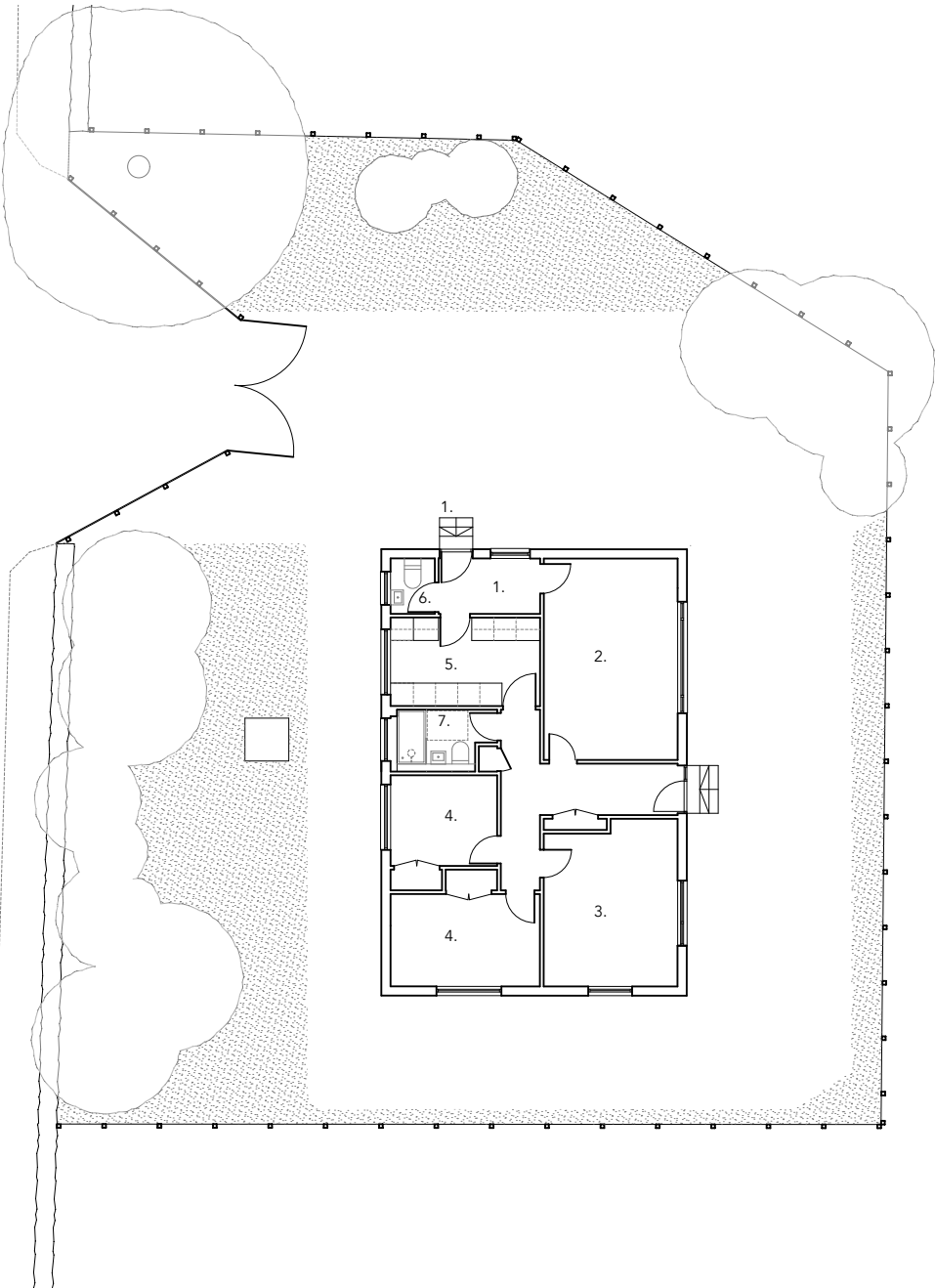
This provides no change to the Church uses and adds a two-bedroom property as a (short term) affordable housing let to generate an income for LCFG and the project. The income assumes an affordable rent rate that includes insurance but excludes utilities, communications and council tax, all of which would be paid by the tenant. Although the property could perhaps generate in excess of £900 per month privately, the current affordable housing rate of £138.08 per week generates £7,180pa.

Overall running costs are increased to cover the additional insurance, building maintenance and contingency associated with operating another building.

There is extremely low affordable housing availability in Argyll and strong demand. It should be noted that the property will require some initial upgrading / decorating and greater ongoing maintenance if used for more than five years. The income does not account for vacant periods.

The affordable housing rate is set and cannot be exceeded and therefore more cannot be charged for an improved bathroom / kitchen. The property will need to reach minimum standards to be rented, which will need to be met by this option.

Under option A2 it is likely that a significantly higher private rental may be charged (£900 or even £1,000 per month) although no grant funding will be available to enable these improvements.



OPTION [ch] A-2 | 2no. bedrooms

REVISIONS
Rev - 16 02 24 Issued for Information
Rev A 11 03 24 Issued with FINAL REPORT



SCALE 1:200 AT A3
0 1 2 5 10 20 M

GENERAL NOTES
> Drawings are based on a measured site survey undertaken by the Architect for the purposes of the feasibility study. Levels have been ascertained from a mix of site photos and localised height measurements. Dimensions and levels should be qualified before proceeding to the next RIBA work stage by commissioning a building and topographical survey.
> Positions of services are indicative.
> Do not scale from drawings.

KEY TO PLAN
1. Entrance
2. Dining
3. Living
4. Shower room
5. Kitchen
6. WC
7. Bathroom

OPTION SUMMARY:
GIFA – 90m2

Use – Residential

Capacity – 2no. double bedrooms

Accessible entrance – No

Ownership Scenario – Community purchase of church + house

OUTLINE SCOPE OF WORKS:
> Decoration throughout.
> Removal and replacement of bathroom and kitchen fittings + finishes.
> Removal and replacement of floor finishes.

HERITAGE + ARCHAEOLOGY
> No works impacting on heritage/archaeology.

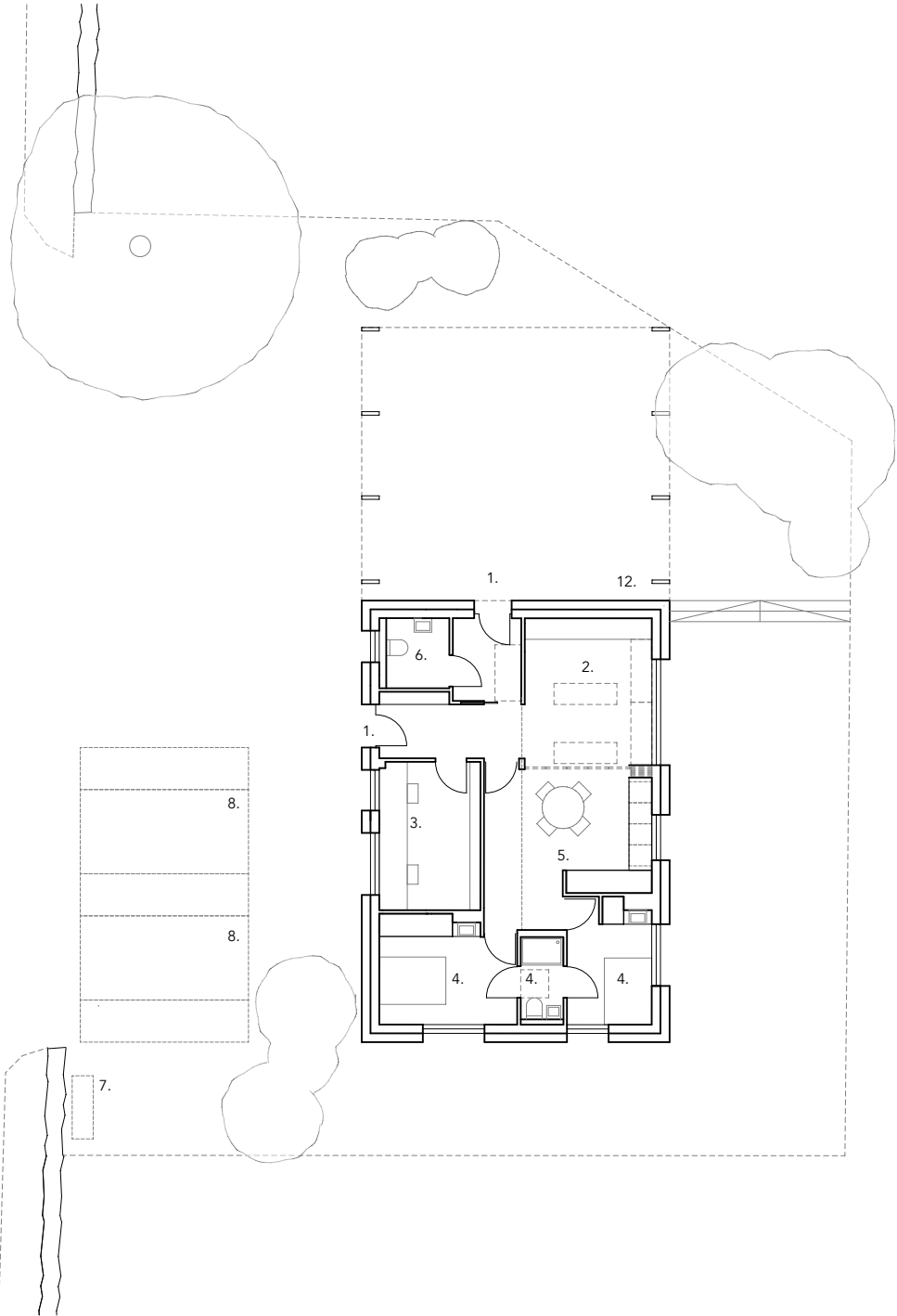
COMPLIANCE WITH TECHNICAL STANDARDS
> No change of use required.

OPTION [ch] A-2
LISMORE PARISH CHURCH
for Lismore Community Council on behalf of Lismore Church
Futures Working Group

FINANCIAL APPRAISAL
Mixed Use Option [ch] B-1

Refer to OPTION [ch] C-2 for baseline financial appraisal.

Variations for Option B1 – at around 16.5m2 of retail this reduces retail income to £20,625, again an 80% reduction for space competition is applied in the tables. It is also less likely to appeal as a destination package venue due to the availability of indoor space and the income from destination weddings is halved to £3,000pa. Similarly, its appeal and functionality for workshops. Training, retreats and additional venue rental will all likely be slightly reduced due to the more limited scale and available space. All are reduced by 20%.



OPTION [ch] B-1 | 2no. bedrooms

REVISIONS
Rev - 16 02 24 Issued for Information
Rev A 11 03 24 Issued with FINAL REPORT



SCALE 1:200 AT A3
0 1 2 5 10 20 M

GENERAL NOTES
> Drawings are based on a measured site survey undertaken by the Architect for the purposes of the feasibility study. Levels have been ascertained from a mix of site photos and localised height measurements. Dimensions and levels should be qualified before proceeding to the next RIBA work stage by commissioning a building and topographical survey.
> Positions of services are indicative.
> Do not scale from drawings.

KEY TO PLAN
1. Entrance
2. Retail space/flexible space
3. Office
4. Bedroom
5. Kitchen/flexible space.
6. Accessible WC.
7. Possible ASHP location.
8. Parking [subject to agreement with local authority]
9. Jack + Jill shower room
12. Covered external area

OPTION SUMMARY:
GIFA – 90m2
Use – Mixed Use
Capacity – 2no. double bedrooms
– 2 person office
– Open plan space for 29no.
Accessible entrance – Yes
Ownership Scenario – Community purchase of church + house

OUTLINE SCOPE OF WORKS:
> Remove internal partitions and doors as required.
> Remove windows and external doors.

> New partitions and doors.
> New kitchenette
> New sanitaryware.
> New flooring throughout.
> New windows and external doors.
> External insulation with render finish
> Roof insulation at ceiling level.
> New air source heap pump [ASHP] for hot water and underfloor heating.
> New solar panels to roof.

> Landscape works to provide level access and parking.

HERITAGE + ARCHAEOLOGY
> Landscaping works are mainly above ground, however an archaeological watch order may be required in relation to any below ground works. Significant disruption to archaeology may have already occurred at the time of building the house.

> Changes to exterior expression of the house, through repositioning of windows and doors and installation of external insulation, provides opportunity to make the building more appropriate for its setting.

COMPLIANCE WITH TECHNICAL STANDARDS
> This would qualify as a conversion for Planning and Building Warrant.
> Provides ensuite facilities.
> Does not provide a minimum of 1no. fully accessible bedroom/shower room.

OPTION [ch] B-1
LISMORE PARISH CHURCH
for Lismore Community Council on behalf of Lismore Church
Futures Working Group

FINANCIAL REVIEW
Studio/Retail Option B-3

The studio / art-craft retail option provides no additional functionality and little income generation potential directly for the Church space and acts primarily as a stand-alone income generator, although artist exhibitions or performances would be possible within the Church.

If all the Church House space was given over to art-craft retail, selling a broad collection of on island makers products this would equate to around 80m2 of retail. Given the high appeal of this use to visitors at least 8,000 'shoppers' are possible. With a 25% hit rate and a £25 average basket this is likely to generate around £50,000pa.

This equates to a floor area income generation of only £635pm2. This is low and provides significant room for growth but is likely to be market limited. This therefore also provides the opportunity to reduce the retail area and provide space for a studio or two. It is likely that halving the retail space will have little impact on potential sales and renting half the space as studio use (demand permitting) may generate a further £3,600 per year (£150 per month each), or free space in exchange for managing the sale room / sales.

Cost of sales are estimated at 50%, running costs take into account the additional building operation and a retail assistant will be needed, suggested at 182 days per year, 10am-4pm opening, at £12ph plus 20% oncosts. At this stage the retail assistant is included in the model, although as noted above there is the potential for cost saving through agreement with the tenants to provide this role.

REVISIONS
Rev - 16 02 24 Issued for Information
Rev A 11 03 24 Issued with FINAL REPORT



SCALE 1:200 AT A3



- GENERAL NOTES**
- > Drawings are based on a measured site survey undertaken by the Architect for the purposes of the feasibility study. Levels have been ascertained from a mix of site photos and localised height measurements. Dimensions and levels should be qualified before proceeding to the next RIBA work stage by commissioning a building and topographical survey.
 - > Positions of services are indicative.
 - > Do not scale from drawings.

- KEY TO PLAN**
1. Entrance
 2. Retail/workshop space
 3. Accessible WC
 4. Storage
 5. Kitchen/seating
 6. Possible ASHP location.
 7. Parking

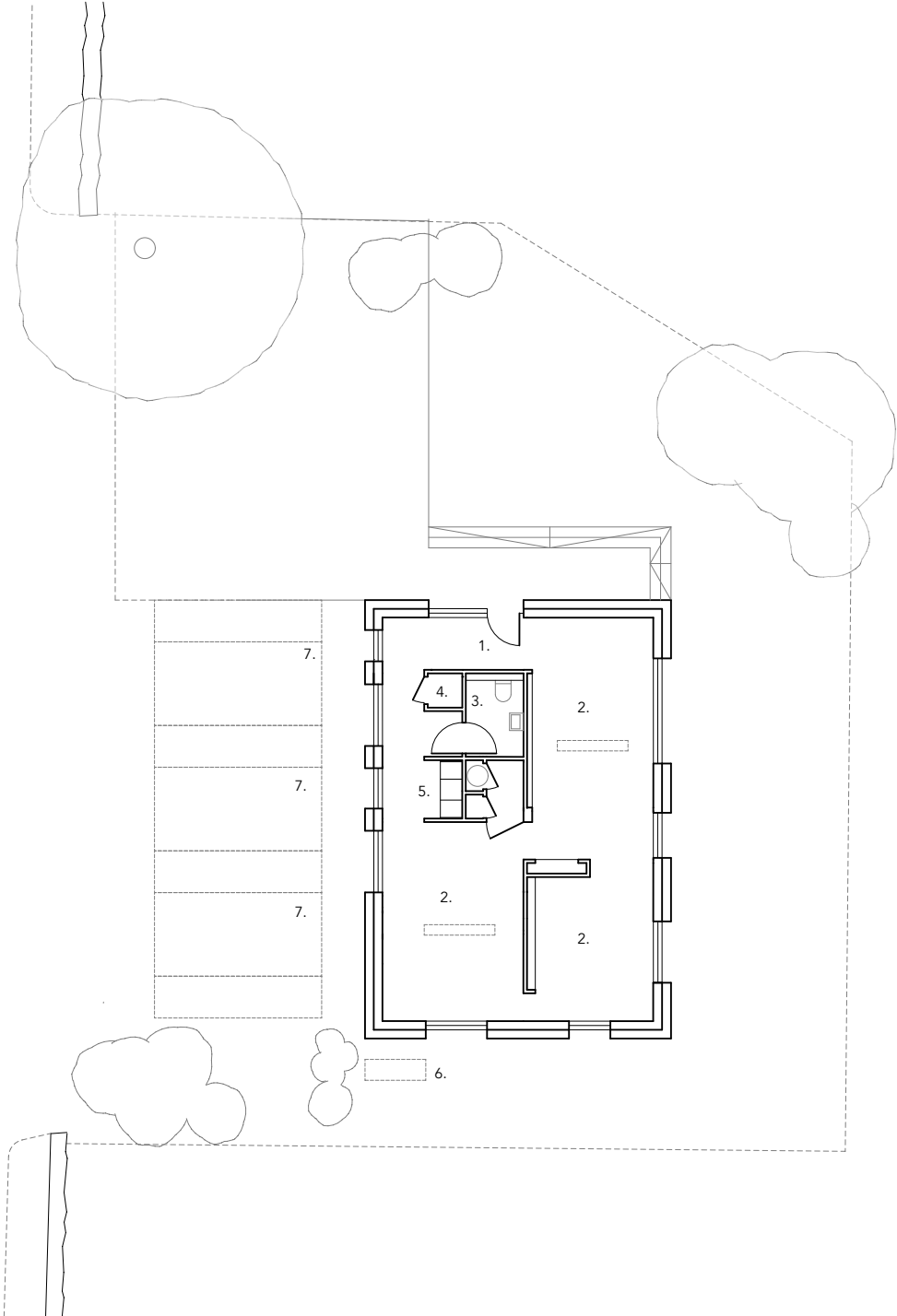
OPTION SUMMARY:	
GIFA	– 90m2
Use	– Workshops/ Retail
Capacity	– 34no..
Accessible entrance	– Yes
Ownership Scenario	– Community purchase of church + house

- OUTLINE SCOPE OF WORKS:**
- > Remove internal partitions and doors as required.
 - > Remove windows and external doors.
 - > New partitions and doors.
 - > New kitchenette
 - > New sanitaryware.
 - > New flooring throughout.
 - > New windows and external doors.
 - > External insulation with render finish
 - > Roof insulation at ceiling level.
 - > New air source heap pump [ASHP] for hot water and underfloor heating.
 - > New solar panels to roof.

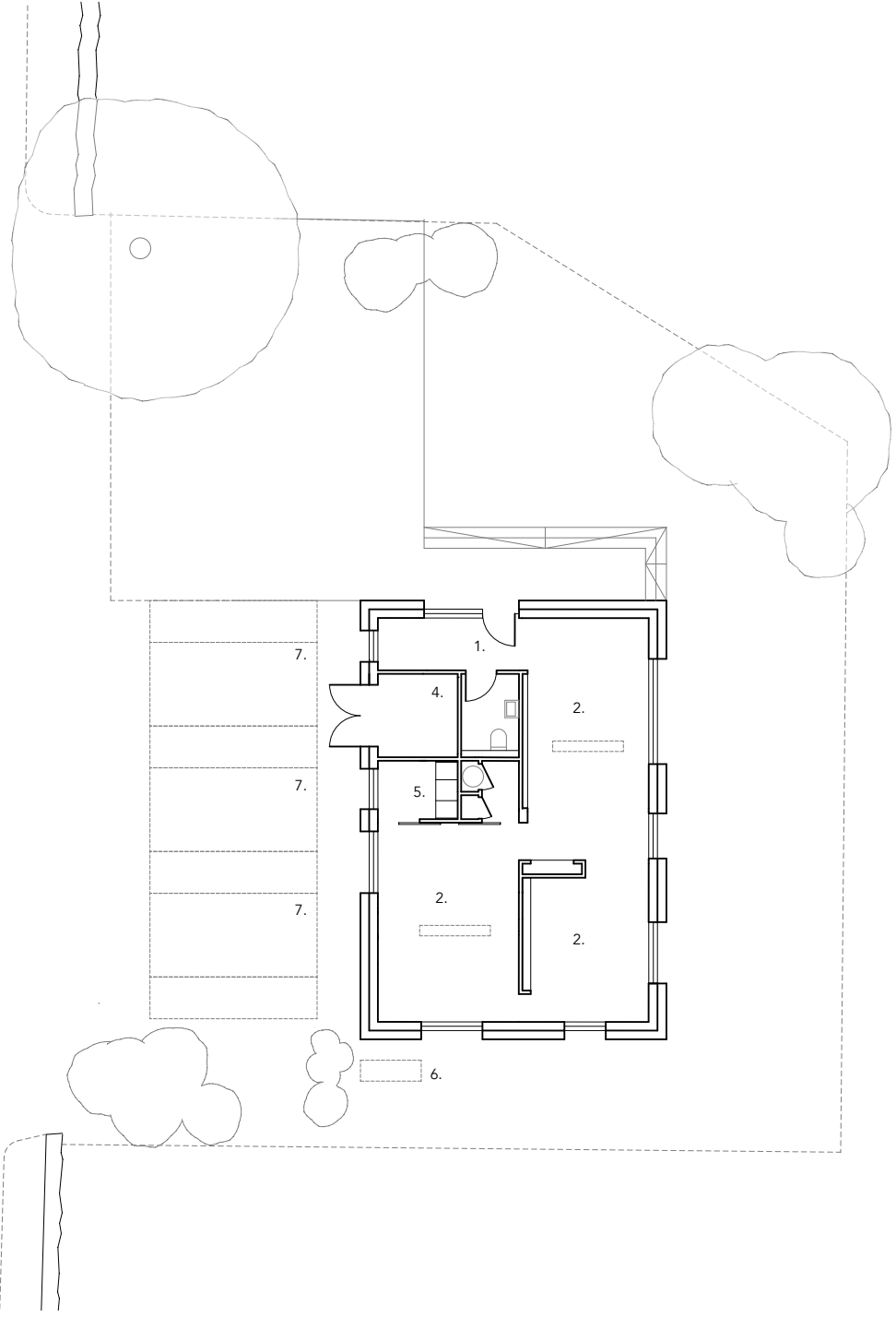
- > Landscape works to provide level access and parking.

- HERITAGE + ARCHAEOLOGY**
- > Landscaping works are mainly above ground, however an archaeological watch order may be required in relation to any below ground works. Significant disruption to archaeology may have already occurred at the time of building the house.
 - > Changes to exterior expression of the house, through repositioning of windows and doors and installation of external insulation, provides opportunity to make the building more appropriate for its setting.

- COMPLIANCE WITH TECHNICAL STANDARDS**
- > This would qualify as a conversion for Planning and Building Warrant.



OPTION [ch] B-3/A | without on site storage



OPTION [ch] B-3/B | with on site storage

OPTION [ch] B-3

LISMORE PARISH CHURCH

for Lismore Community Council on behalf of Lismore Church
Futures Working Group

STUDIO NIRO

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FINANCIAL REVIEW
Venue space: Option [ch] B-4

Under this option the site becomes a destination wedding venue, with the Church and Church House combining to form a multi-site venue. This would enable destinations weddings similar to the Crear Gigha wedding package, i.e. small weddings for up to 50 guests and wee wedding elopements with all aspects of the wedding service and reception held on site.

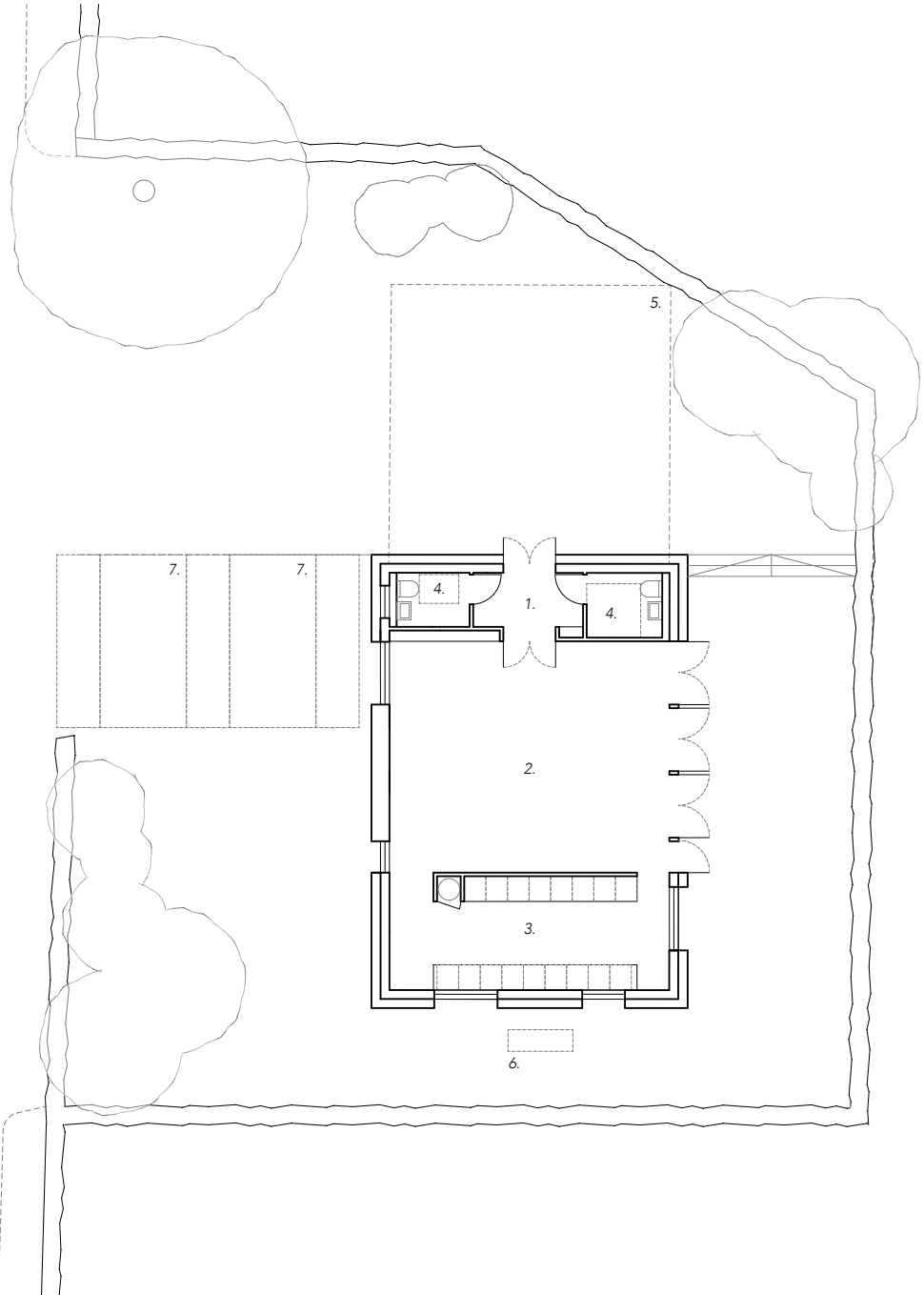
Ideally, to maximise functionality, the Church House would have an extended covered space to accommodate guests and free up internal space for bar, music or dancing, while transport / accommodation packages would need to be included in the wedding package.

As a wedding venue it would have high appeal, although it will always be niche given its size. A conservative estimate of perhaps 12 weddings per year (1% of A&B total) is suggested at £3,000 each for a church and church house reception hire package. Direct costs associated with venue hire only are estimated at 15%.

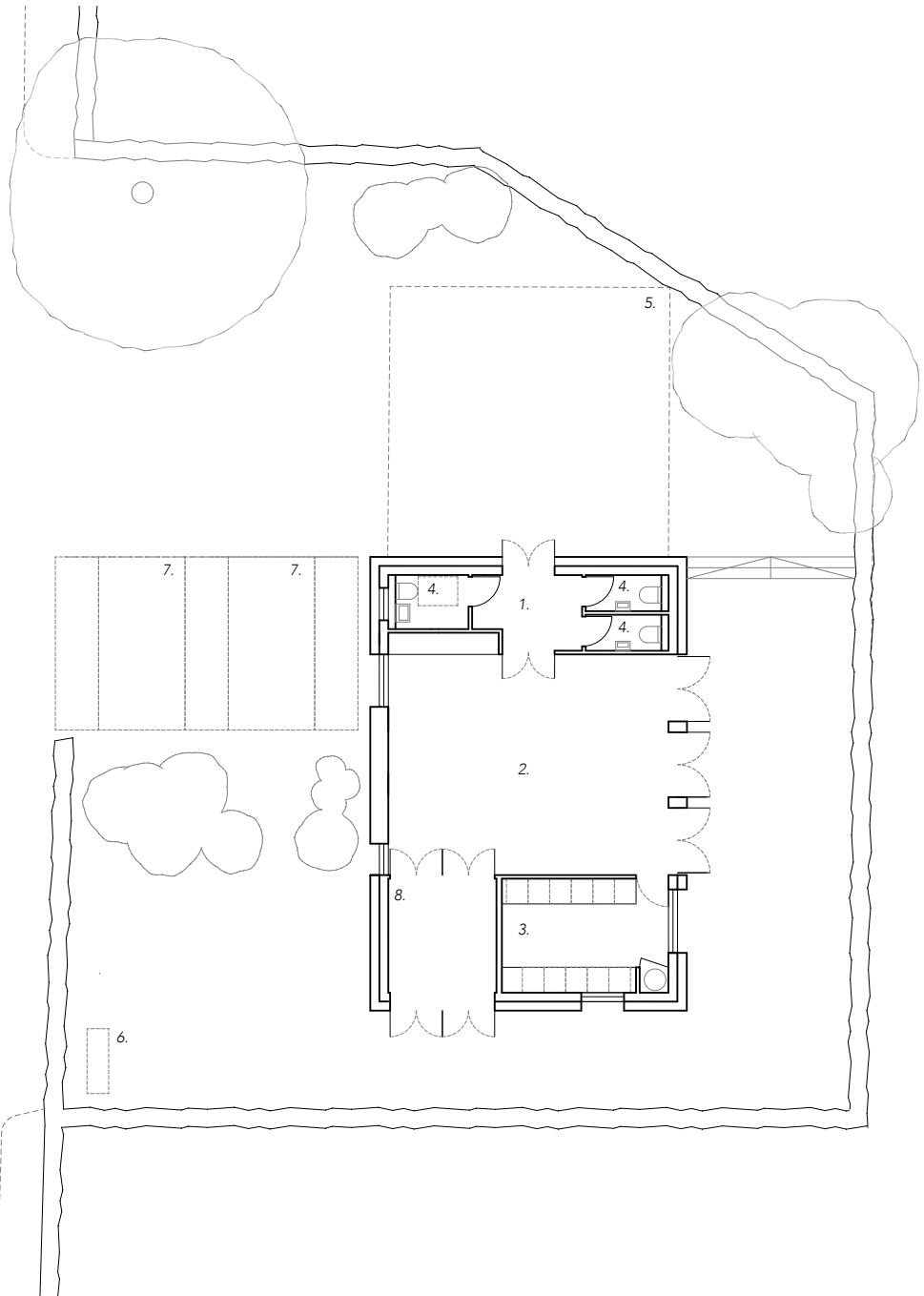
Destination wedding income / costs at this stage are for venue hire only and exclude catering, serving staff, bar, music, transport, flowers, photography, celebrant, island tours, accommodation etc. All would need to be added into the wedding package, with the organiser / venue taking a percentage cut, therefore increasing the real income of this use.

Destination weddings will require either a wedding planner / company to promote the venue and manage the events or a paid employee to provide this role. At this stage a part time paid employee is suggested at 0.5FTE at £40,000 pa including oncosts (could be self-employed or employed).

In addition to wedding use, the provision of this supplementary space will add to the appeal of the church as a hire venue and enable the Church House to be hired by itself. Additional income is estimated at a 50% increase on Church venue hire / performance space and additional Church House venue rental of 20 rentals per year at £200 each (linked to private retreats, mini conference use, workshops and training day use etc.) Running costs reflect the increase in use of the Church and of an additional Church House building as well as increased marketing budget.



OPTION [ch] B-4/A | without on site storage



OPTION [ch] B-4/B | with on site storage

REVISIONS
Rev - 16 02 24 Issued for Information
Rev A 11 03 24 Issued with FINAL REPORT



SCALE 1:200 AT A3

0 1 2 5 10 20 M

GENERAL NOTES
> Drawings are based on a measured site survey undertaken by the Architect for the purposes of the feasibility study. Levels have been ascertained from a mix of site photos and localised height measurements. Dimensions and levels should be qualified before proceeding to the next RIBA work stage by commissioning a building and topographical survey.
> Positions of services are indicative.
> Do not scale from drawings.

KEY TO PLAN
1. Entrance
2. Event space
3. Catering kitchen
4. WCs
5. Space for marquee extension
6. Possible ASHP location.
7. Parking
8. Storage

OPTION SUMMARY:
GIFA – 90m2
Use – Venue
Capacity – 62no.
Accessible entrance – Yes
Ownership Scenario – Community purchase of church + house

OUTLINE SCOPE OF WORKS:
> Remove internal partitions and doors.

> New roof structure to permit large spans.
> New partitions and doors.
> New catering kitchen.
> New sanitaryware.
> New flooring throughout.
> New windows and external doors.
> External insulation with render finish.
> Roof insulation at roof level.
> New air source heap pump [ASHP] for hot water and underfloor heating.
> New solar panels to roof.

> Landscape works to provide level access and parking.

> Potential for occasional extension via marquee.

HERITAGE + ARCHAEOLOGY
> Landscaping works are mainly above ground, however an archaeological watch order may be required in relation to any below ground works. Significant disruption to archaeology may have already occurred at the time of building the house.

> Changes to exterior expression of the house, through repositioning of windows and doors and installation of external insulation, provides opportunity to make the building more appropriate for its setting.

COMPLIANCE WITH TECHNICAL STANDARDS
> This would qualify as a conversion for Planning and Building Warrant.
> A relaxation would be required in relation to toilet numbers based on the scale of development. Current guidance would require 3no. Wcs.

OPTION [ch] B-4

LISMORE PARISH CHURCH

for Lismore Community Council on behalf of Lismore Church Futures Working Group

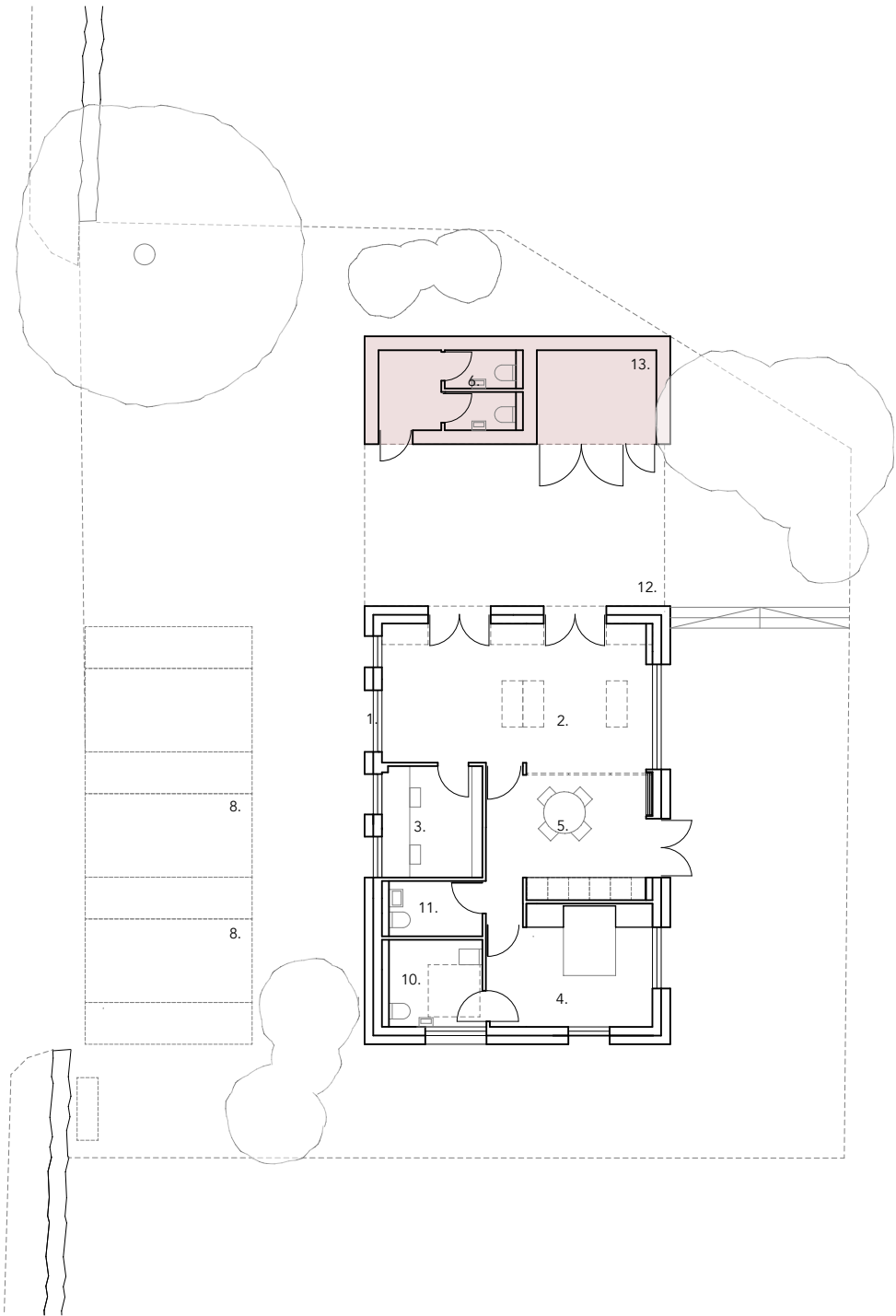
STUDIO NIRO

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FINANCIAL APPRAISAL
Mixed Use: Option [ch] C-1

Refer to OPTION [ch] C-2 for baseline financial appraisal.

Variations for Option C1 – the key difference will be losing a bedroom. This will reduce the 1.5 facilitator stays to 1 (reduction of £1,350 income), most likely removing all one-to-one retreats and reducing accommodation support to 24 nights (reduction of £1,200 income)



OPTION [ch] C-1 | 1no. accessible bedroom

Tone indicates new build area

REVISIONS
Rev - 16 02 24 Issued for Information
Rev A 11 03 24 Issued with FINAL REPORT



SCALE 1:200 AT A3

0 1 2 5 10 20 M

- GENERAL NOTES**
- > Drawings are based on a measured site survey undertaken by the Architect for the purposes of the feasibility study. Levels have been ascertained from a mix of site photos and localised height measurements. Dimensions and levels should be qualified before proceeding to the next RIBA work stage by commissioning a building and topographical survey.
 - > Positions of services are indicative.
 - > Do not scale from drawings.

- KEY TO PLAN**
- 1. Entrance
 - 2. Retail space/flexible space
 - 3. Office
 - 4. Bedroom
 - 5. Kitchen//flexible space
 - 6A. Accessible WC
 - 6B. Accessible WC
 - 7. Possible ASHP location.
 - 8. Parking
 - 11. WC for ambulant disabled use
 - 12. Covered external area
 - 13. Storage

- OPTION SUMMARY:**
- | | |
|---------------------|--|
| GIFA | – 111m2 |
| Use | – Mixed Use |
| Capacity | – 1no. double bedrooms
– 2 person office
– Open plan space for 45no. |
| Accessible entrance | – Yes |
| Ownership Scenario | – Community purchase of church + house |

- OUTLINE SCOPE OF WORKS:**
- > Remove internal partitions and doors as required.
 - > Remove windows and external doors.
 - > New partitions and doors including folding/sliding partition.
 - > New kitchenette
 - > New sanitaryware.
 - > New flooring throughout.
 - > New windows and external doors.
 - > External insulation with render finish
 - > Roof insulation at ceiling level.
 - > New structure for external canopy
 - > New build WC and storage building
 - > New air source heap pump [ASHP] for hot water and underfloor heating.
 - > New solar panels to roof.
 - > Landscape works to provide level access and parking.
- HERITAGE + ARCHAEOLOGY**
- > An archaeological watch order may be required in relation to the new build elements and any below ground landscaping works, however significant disruption to archaeology may have already occurred at the time of building the house.

- > Changes to exterior expression of the house, through repositioning of windows and doors and installation of external insulation, provides opportunity to make the building more appropriate for its setting.
- COMPLIANCE WITH TECHNICAL STANDARDS**
- > This would qualify as a conversion for Planning and Building Warrant.
 - > Provides a min. of 1no. fully accessible bedroom/shower room.

OPTION [ch] C-1

LISMORE PARISH CHURCH

for Lismore Community Council on behalf of Lismore Church Futures Working Group

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FINANCIAL APPRAISAL
Mixed Use: Option [ch] C- 2

Office – the two-person office space will be required for a LCFG venue manager and administrator. It will not provide a direct income, however, it is anticipated that one of these roles will be able to operate the retail sales.

Retail – is provided at approximately 32.5m2. This is likely to mean that the available space is more of a limiting factor than demand. At a realistic rate of £1,250per m2 this would generate £40,625, and with cost of sales at 50%. Mixed use non-compatibility (i.e. alternative use of space) is likely to reduce these figures. An initial estimate of 80% is applied, reducing income to £32,500.

Workshops / training – the facility provides accommodation for two trainers / facilitators and space for small group sessions within the Church House, although larger sessions can be accommodated in the Church. These will develop and grow over time, but are initially suggested as:

> Formal / semi-formal courses – one day (12), two day (8) and five day (4) courses, perhaps totalling 48 days per year in total for an average of 6 people. Initially assumed that all are facilitated by professional trainer(s) with income generated through use of space and package creation, say 30% of average £100 per day fee (£8,640) plus £75 per night fee for each facilitator(s) assuming average of 1.5 facilitators for all two and five day courses (£4,050) – with direct costs at 20%

> 2-hour holiday sessions – primarily operated by volunteers in local crafts and island life, or in collaboration with local businesses targeted at existing visitors. Perhaps an average of 1.5 sessions per week for 6 people at £30 per head totalling £14,040 with direct costs at 20%

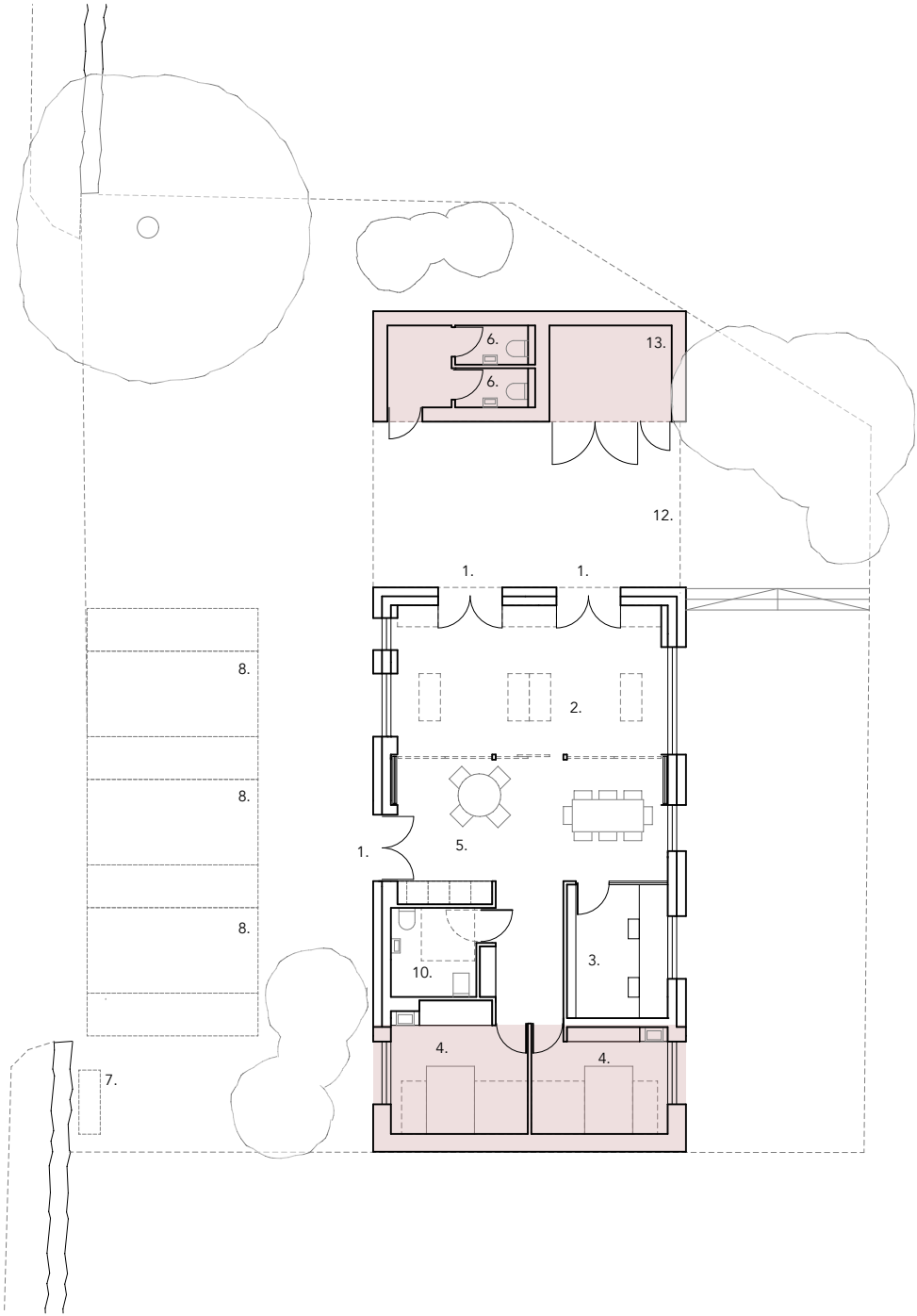
Retreats – with a spiritual and wellbeing focus utilising the unique heritage and presence of the Church and wider Lismore landscape. Although there may be scope to grow these, they are initially suggested as (perhaps 10 per year) one-to-one four

day professionally facilitated retreats with accommodation and food at £800 each with a 50% venue / accommodation fee generating £4,000 and associated costs at 20%.

Accommodation support – in addition to the users previously mentioned, the accommodation can be used by visiting performers at Church events, for the visiting minister and potentially as part of a package to celebrate the completion of the Dalriada Way. It is difficult to estimate use, but this may equate to around 36 nights per year at, say an average of, £100 per night per double room totalling £3,600. Direct associated costs (breakfasts, linen, etc) may be around 30% of income. Note that income for this use could be substantially increased if a more commercial approach to visitor accommodation was promoted.

Church use growth – the facilities within the Church House will also increase the appeal and useability of the Church for events, activities and performances as the provision of a kitchen and additional indoor space (and covered space) will provide a useful area for light refreshments, receptions and general additional comfortable circulation space while any reconfigurations within the Church take place. This will be particularly important for life events and weddings but will also provide alternative space for activities to minimise conflicts of uses and help programming. As an early estimate, this may double life event income, increase destination wedding income to at least £6,000 (six weddings at £1,000 each facility fee) and increase venue hire / performance income – by say a 50% growth in larger events and all larger events at £200 each generating an additional £1,800.

For all of the uses the operating costs are increased to reflect the operation of another building. The major additional cost is for staff, it is likely that a full-time venue manager (£30,000pa) and a 0.5FTE part time administrator (£12,000pa) will be required (both figures plus 20% oncosts), totalling £50,400pa. The administrator will likely need to be revenue funded – this is included in the model.



OPTION [ch] C-2 | 2no. accessible bedrooms

Tone indicates new build area

REVISIONS
Rev - 16 02 24 Issued for Information
Rev A 11 03 24 Issued with FINAL REPORT



SCALE 1 : 200 AT A3
0 1 2 5 10 20 M

GENERAL NOTES	KEY TO PLAN	OPTION SUMMARY:
> Drawings are based on a measured site survey undertaken by the Architect for the purposes of the feasibility study. Levels have been ascertained from a mix of site photos and localised height measurements. Dimensions and levels should be qualified before proceeding to the next RIBA work stage by commissioning a building and topographical survey.	1. Entrance	GIFA – 135m2
> Positions of services are indicative.	2. Retail space/flexible space	Use – Mixed Use
> Do not scale from drawings.	3. Office	
	4. Bedroom	Capacity – 2no. double bedrooms
	5. Kitchen//flexible space	– 2 person office
	6. WC	– Open plan space for 45no.
	7. Possible ASHP location.	
	8. Parking	Accessible entrance – Yes
	10. Accessible shower room	
	12. Covered external area	
	13. Storage	Ownership Scenario – Community purchase of church + house

- OUTLINE SCOPE OF WORKS:
- > Remove internal partitions and doors as required.
 - > Remove windows and external doors.
 - > New partitions and doors including folding/ sliding partition.
 - > New kitchenette
 - > New sanitaryware.
 - > New flooring throughout.
 - > New windows and external doors.
 - > External insulation with render finish
 - > Roof insulation at ceiling level.
 - > New structure for external canopy
 - > New build WC and storage building
 - > New extension to house.
 - > New air source heap pump [ASHP] for hot water and underfloor heating.
 - > New solar panels to roof.
 - > Landscape works to provide level access and parking.
- HERITAGE + ARCHAEOLOGY
- > An archaeological watch order may be required in relation to the new build elements and any below ground landscaping works, however significant disruption to archaeology may have already occurred at the time of building the house.

- > Changes to exterior expression of the house, through repositioning of windows and doors and installation of external insulation, provides opportunity to make the building more appropriate for its setting.
- COMPLIANCE WITH TECHNICAL STANDARDS
- > This would qualify as a conversion for Planning and Building Warrant.
 - > Provides a min. of 1no. fully accessible bedroom/ shower room.
 - > Does not provide individual ensuite facilities but includes wash hand basins in bedrooms.

OPTION [ch] C-2

LISMORE PARISH CHURCH

for Lismore Community Council on behalf of Lismore Church Futures Working Group

CHURCH HOUSE - FURTHER CONSIDERATIONS

1. The parking requirements are based on the guidance in: ARGYLL AND BUTE LOCAL DEVELOPMENT PLAN 2 Written Statement; Table 5 – Car Parking Standards, pg.67-68

https://www.argyll-bute.gov.uk/sites/default/files/2023-10/Argyll%20and%20Bute%20LDP2%20Written%20Statement.pdf

HERITAGE + ARCHAEOLOGY

A retained private building will always impinge onto the wider glebe site and restrict further archaeological understanding as well as any landscape interpretation scheme.

Although planning should control any future private development of site, in terms of scale, materials etc., it would be of benefit to ensure that any development had its impact on the cathedral and setting as one of its primary design generators.

The house has potential to support uses of church and accommodate uses or services more difficult to achieve within the church without alterations to historic fabric and to generate income to allow a sustainable business solution to ensure survival and health of church and cathedral.

STATUTORY CONSENTS/CONSULTEES

It is assumed that the building is classified as Class 9. Houses

Under this class the following uses are permitted:

- (a) as a house, other than a flat, whether or not as a sole or main residence, by–
 - (i) a single person or by people living together as a family, or
 - (ii) not more than 5 residents living together including a household where care is provided for residents;
- (b) as a bed and breakfast establishment or guesthouse, where at any one time not more than 2 bedrooms are, or in the case of premises having less than 4 bedrooms 1 bedroom is, used for that purpose.

For all options which convert the building from residential to a non residential use, an application for Change of Use will be required.

Planning Consent will be required for any works which propose alterations to the exterior, extending the existing building, or new construction.

All options are likely to require a Building Warrant to be in place before works commence.

Should the building be kept for domestic use as a house, the proposals would be assessed in relation to the Scottish Technical Handbook Domestic. At the time of writing, the most recent edition is from 2023.

For uses that convert the house to a non-domestic use, the proposals would

be assessed in relation to the Scottish Technical Handbook Non-Domestic. At the time of writing, the most recent edition is from 2022.

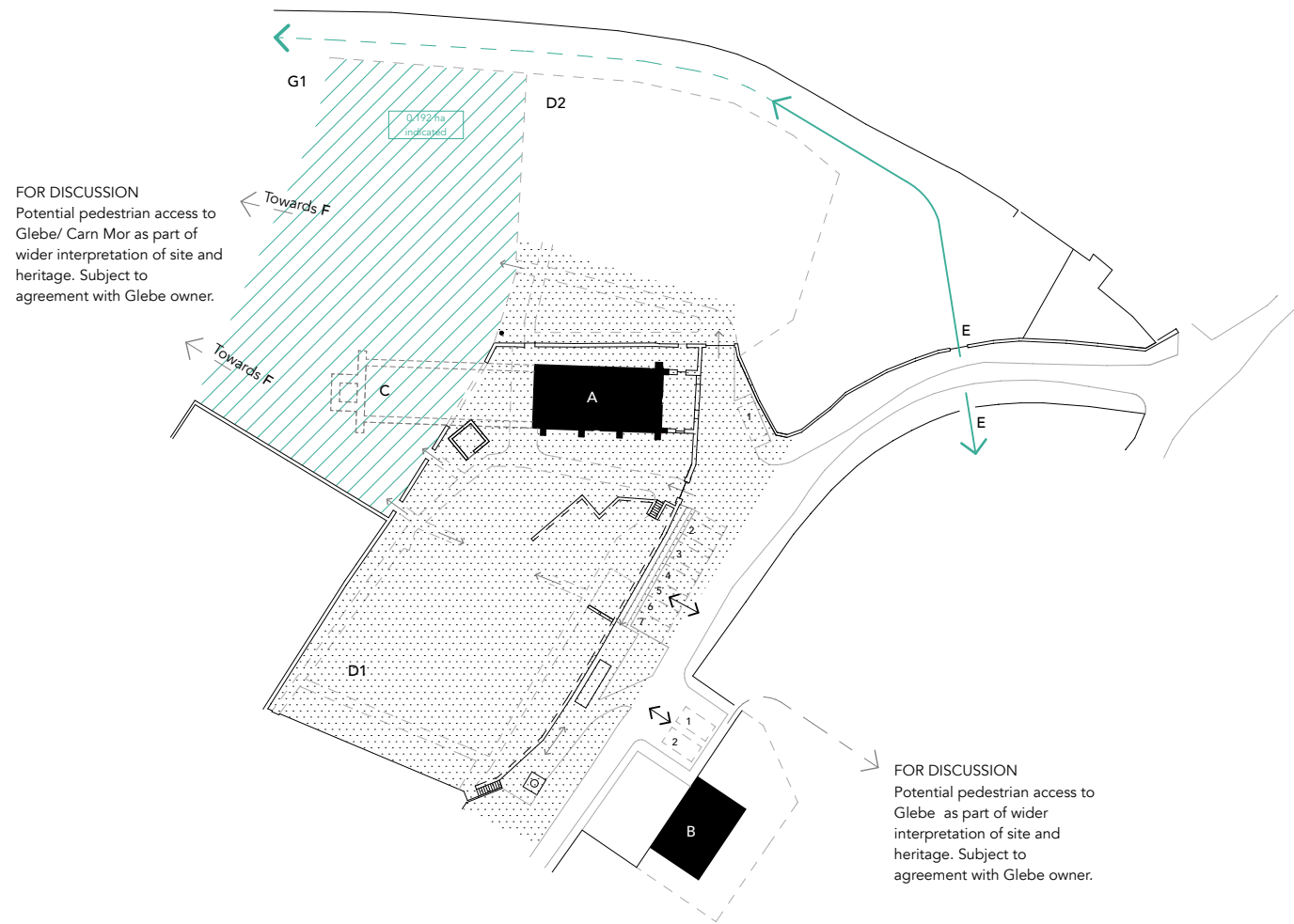
PARKING REQUIREMENTS¹

The Roads Department of the Local Authority will be consulted in relation to vehicle access and parking.

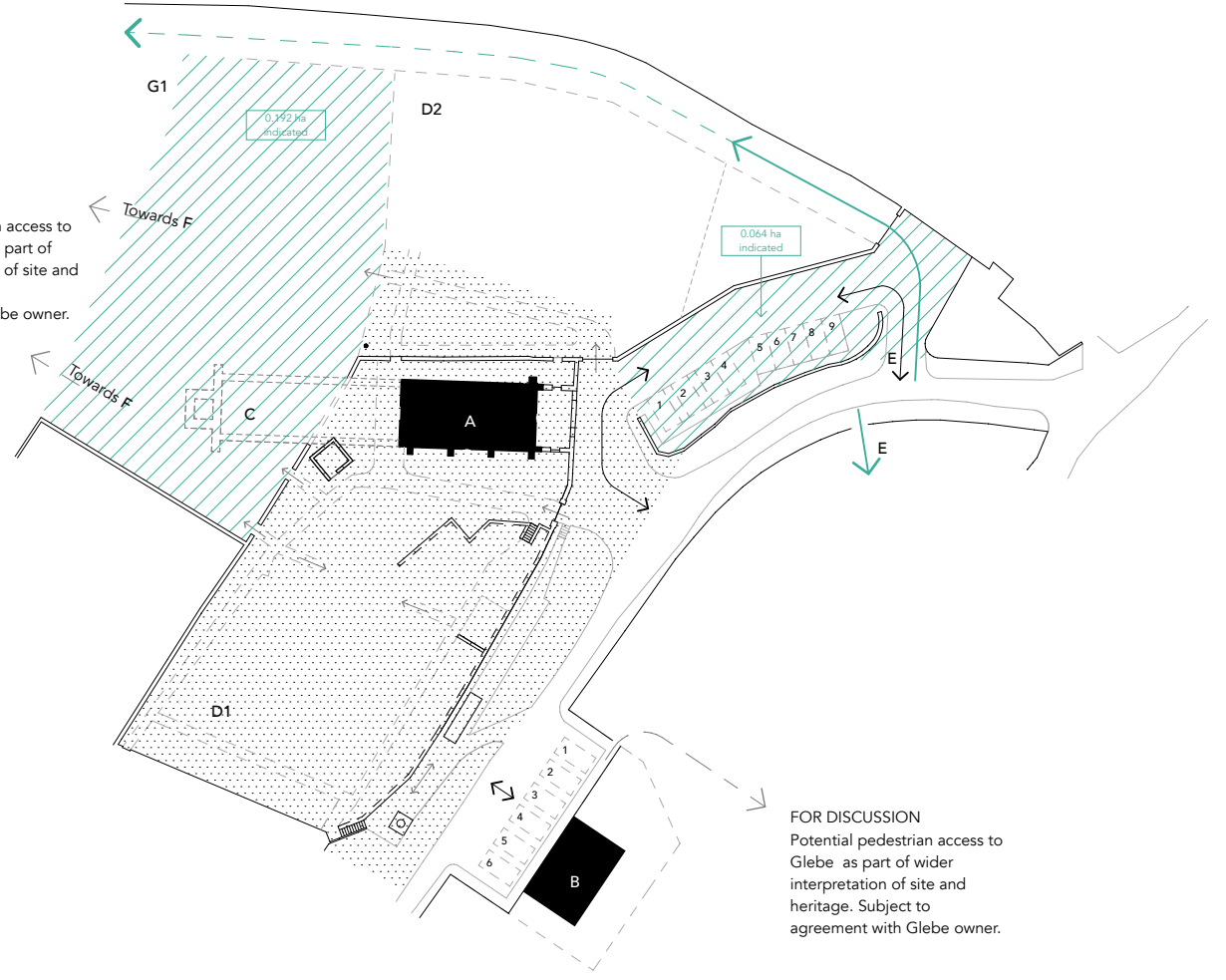
Option	Use category As per terminology in	Calculation method	no. accessible spaces Based on: Places of employment:- 1 space per disabled employee plus 2 spaces or 5% (whichever is greater in car parks with up to 200	no. spaces per use	Estimated total no. spaces for option
A1 + 2	Housing	2 spaces per 2-3 bedroom unit	0	2	2
B1	Bed and Breakfast Retail less than 1000m2 Non residential institution	1no. space per bedroom + 1no. space for staff no requirement	2	2	4
		1no. space per 2 staff + 3 spaces per 100m2		4	
C1	Bed and Breakfast Retail less than 1000m2 Non residential institution	1no. space per bedroom + 1no. space for staff no requirement	2	2	4
		1no. space per 2 staff + 3 spaces per 100m2		4	
C2	Bed and Breakfast Retail less than 1000m2 Non residential institution	1no. space per bedroom + 1no. space for staff no requirement	2	3	4
		1no. space per 2 staff + 3 spaces per 100m2		4	

ACCESSIBILITY

The existing floor of the house is raised above the current ground level. Landscaping works will be required to provide level access.



SCENARIO 1
Based on providing parking requirements within Argyll and Bute Council owned and managed land or/and within the proposed curtilage of CoS land offered for sale to LCFG.
This scenario would involve significant landscape works on the east face of the historic graveyard wall.



SCENARIO 2
Based on providing parking requirements within land that is currently leased to the local farmer [and potentially will be sold unless negotiated for purchase by LCFG in advance]. This would involve new landscaping including reconfiguring existing stone walls, access to the Glebe [west] and access from the main road.

SCALE 1:1250 AT A3
0 5 25 50 100 M

GENERAL NOTES

- > Drawings based on a measured site survey.
- > Levels ascertained from site dimensions.
- > Topographic survey to be undertaken at next stage to confirm ground levels.
- > All services positions shown are indicative.
- > Do not scale from drawings.

This set of diagrams to be read in conjunction with LC[SK]010 which outlines existing understanding of land ownership.

KEY

- Potential purchase, lease or/and access to current CoS land to be negotiated between CoS/ LCFG and local farmer to enable future use for interpretation of wider site and to address car parking requirements. Approx. hectares noted on diagram.
- Access to Glebe from main road.
- Negotiations required with Argyll + Bute Council for any works [building + landscaping] on land currently owned and managed by them.

- A St Moluag's Lismore Parish Church
- B Church House [Wee Manse]
- C Former nave + tower of Cathedral
- D1 Historic Graveyard
- D2 Modern Graveyard
- E Existing gate [s] providing access to Glebe [west] + [east] from the main road. No change.
- F Carn Mor
- G1 Glebe [west]
- G2 Glebe [east]

PARKING REQUIREMENTS FOR CHURCH DEVELOPMENT

Based on classification as a Non Residential Institution, 1no. parking space is required per 2 staff, plus 3no. spaces per 100m². 3no of these spaces should be accessible. Based on these criteria, all church options require a total of 5no. parking spaces 3 of which should be accessible spaces

PARKING REQUIREMENTS FOR THE CHURCH HOUSE DEVELOPMENT

Requirements vary between Options A-D, dependent on Use Classification as outlined in more detail via the Feasibility Report. Typically the max. requirement would be 5no. parking spaces including 3no. accessible spaces

REVISIONS
Rev - 30.01.24 Issued for Information
Rev A 05.02.24 Annotation updated and reformatted for inclusion in report Appendix

STUDIO NIRO
LISMORE PARISH CHURCH
for Lismore Community Council on behalf of Lismore Church Futures Working Group

LC[SK]030
Site Strategies
for parking requirements

info@studioniro.com 1 customs wharf edinburgh EH6 6AL 07717296499

Options Appraisal

REFERENCES

project name	address	relevance	ownership + management	funders [if known]	project budget [if known]	date completed [if known]	activities	accomodation/spaces	size	size	drawings
St Margaret's Braemar	Glenshee Road, Braemar, AB35 5YQ	Continued church use and performance, arts and heritage venue		Historic Churches Scotland led; LEADER	£1.3million	Ongoing	life events; performances; building tours; festivals; exhibitions; workshops	3no. interconnected spaces			M+E drawing downloaded
St Conan's Kirk	Lochawe, Dalmally PA33 1AQ	Community ownership and use		NLHF, AHF, SRDP, LEADER, Culture and Business Fund Scotland	£1.2million	Ongoing	life events; local schools programme; exhibition; tea room				
Dreel Halls community arts venue	Anstruther, Fife	converted church	community-owned and volunteer-managed by Anstruther Improvements Association.	Lathional Lottery Heritage Fund; Scottish Government; Leader; HES; Fife Council; Fife Historic Buildings Trust; North East Fife Area Common Good Fund; Fife Environment Trust; COOP; National Lottery Awards for All; East Neuk Community Awards Fund; The Church of Scotland; Thorntons;	£2 million	ongoing	Anster Cinema, a monthly community cinema in the Lower Hall; Dreel Friends, an intergenerational monthly social; Dreel Babies & Toddlers, a weekly early years meet-up; and Dreel Crafters, a weekly craft group for all age	2no. halls for hire; kitchen and kitchenette; toilets; store room	Lower Hall: 100m2 Upper Hall: 41m2		planning drawings downloaded
Whalsay Kirk	Shetland	community owned; church in live graveyard; similar scale	community owned	Purchase: Scottish Land Fund, Whalsay Kirk Development Company.	15k property purchase	ongoing	creative hub, including exhibitions and a pop-up retail space; retreats and workshops, be they artistic, spiritual, or for any group seeking a quiet space; information centre to help orient visitors	Hall; exhibition space; meeting room; upper gallery space; wc; kitchenette	The total ground floor area - 82 sq/m • church hall - 70 sq/m • lobby/stores 12sq/m • The upper gallery - 55sq/m • Vestry – 20sq/m • Crypt - 20sq/m		plan drawings
Inverasdale School	Old School, Inverasdale, Poolewe, Achnasheen IV22 2LR	community owned	Wester Loch Ewe Trust	The Scottish Government through the Regeneration Capital Grant Fund; The National Lottery Community Fund; Highlands and Islands Enterprise; The Prince's Countryside Fund; The Robertson Trust; The Highland Council		completed	tea room; second hand shop	proposed: accessible toilet; kitchen. Insulation and a log burning stove; multipurpose space; upper gallery exhibition space; vestry will become a space for meetings as well as reading and crafts.	hall, education/exhibition room; tearoom; kitchen; WCs		Plan drawing
St Joseph's Church	Creetown Building Preservation Trust, Newton Stewart	conversion of church performance arts venue; similar scale		Historic Environment Repair Grant programme; LEADER; JTH Charitable Trust; Creetown Solver Band; The Holywood Trust; The Robertson Trust; Dumfries and Galloway Council; The Hugh Fraser Foundation; Foyle Foundation; Robert Barr Charitable Trust; The William Syson Foundation;	£324,697	ongoing	multi-use performance arts venue for the local community.	80-seat raked seating system in the main auditorium, which can also be retracted to provide a larger floor space, plus a meeting/green room, kitchenette, accessible toilets, external lawn area and car parking.			Plan drawing
St Athernase Church	Leuchars, Fife	renovations to create flexible community space									Plan drawing
Errogie Church	Inverness-shire	community ownership; conversion to multi use community facility with a focus on the arts.	community owned by Stratherrick and Foyers Community Trust	TBC	property purchase £92k 2021 RCGF grant requested £650k Match funding £100k [source https://web-cdn.org/s/94/file/Documents/2023/20210901_EandI_Item_12_Place_Based_Investment_Report.pdf] unsure if this was awarded	phase 1 works underway to carry out repairs. planning consent received for phase 2	TBC	large multipurpose hall, small hall/meeting room, external terraces, music recording room; exhibition space; gallery space; kitchen, WCs, furniture stores, plant rooms [ASHP],			planning drawings downloaded

Options Appraisal
REFERENCES
Church

Heritage interpreted through landscape ↓



Piazza Cabbio, Switzerland;
Enrico Sassi ↑



Grounds of Lorsch Abbey,
Germany; Topotek →

Heritage interpreted through contrast
with new works ↓



Archaeological Museum of Praça
Nova, Lisbon; João Luís Carrilho
da Graça ↑

LISMORE CHURCH | FEASIBILITY STUDY

Interior simplicity ↓



Church of St George, Croatia;
Nenad Fabijanic ↑

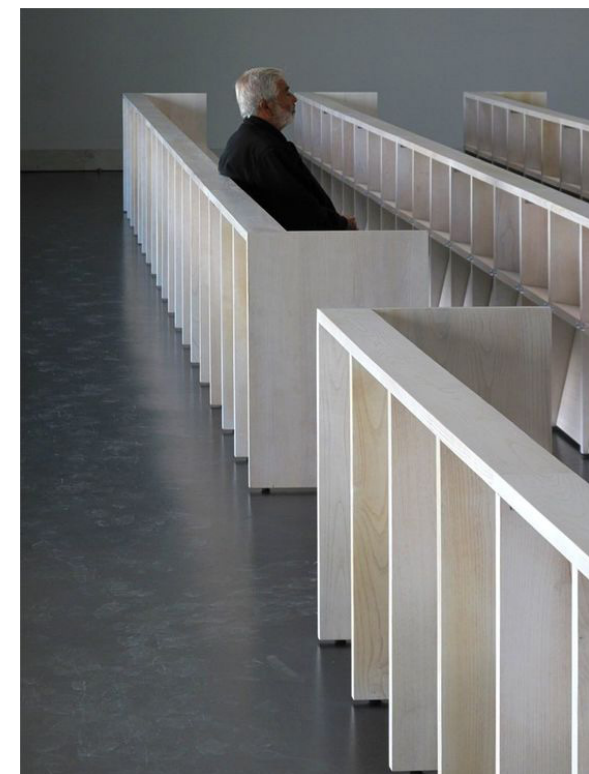
LISMORE CHURCH | FEASIBILITY STUDY

Functional furniture ↓



Blackhall church, Edinburgh;
Lee Boyde Architects ↑

Contemporary pew; X2
Architettura →



Options Appraisal

REFERENCES

Church House

Roofs and walls ↓



Connecting interior to landscape ↓



Exterior expression ↓



↑ Top: Inger & Johannes Exner Hald Ege Kirke
Bottom: Isle of Lismore

Bealalaw House. Carlow, Ireland;
Ryan W. Kennihan Architects ↑

Bungalow refurbishment: Before + After,
Ireland; Office Corr Higgins ↑

Bungalow refurbishment: Before + After,
Ireland; architect unknown ↑