

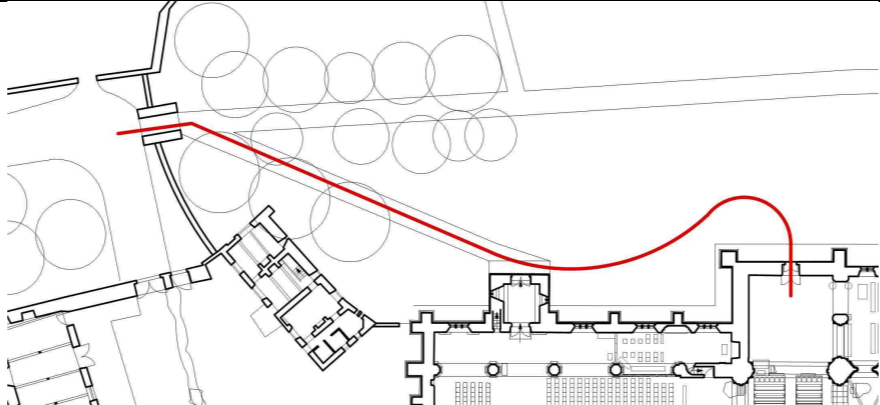




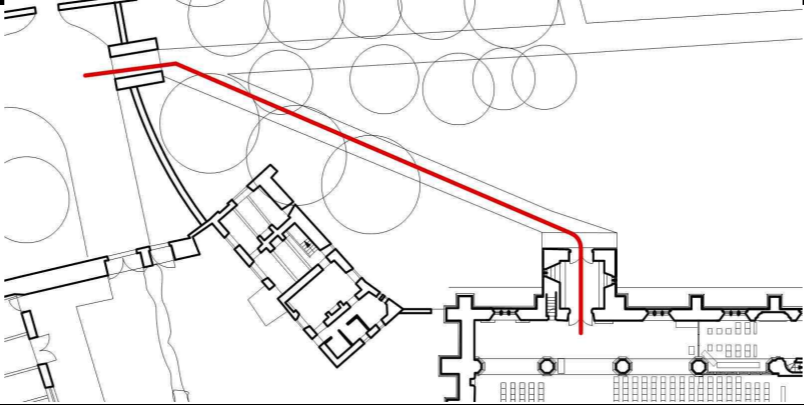
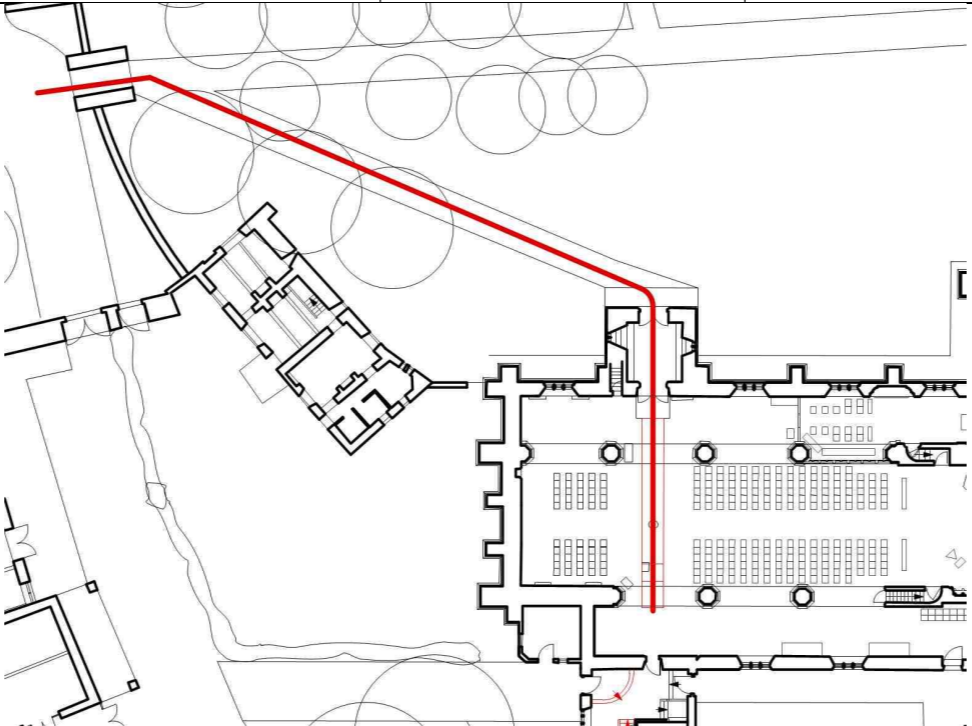
OLIVER ARCHITECTURE


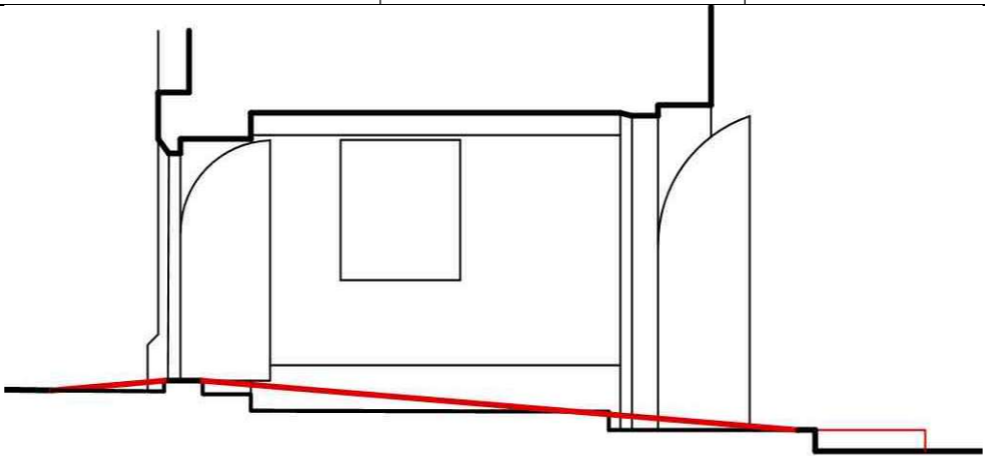
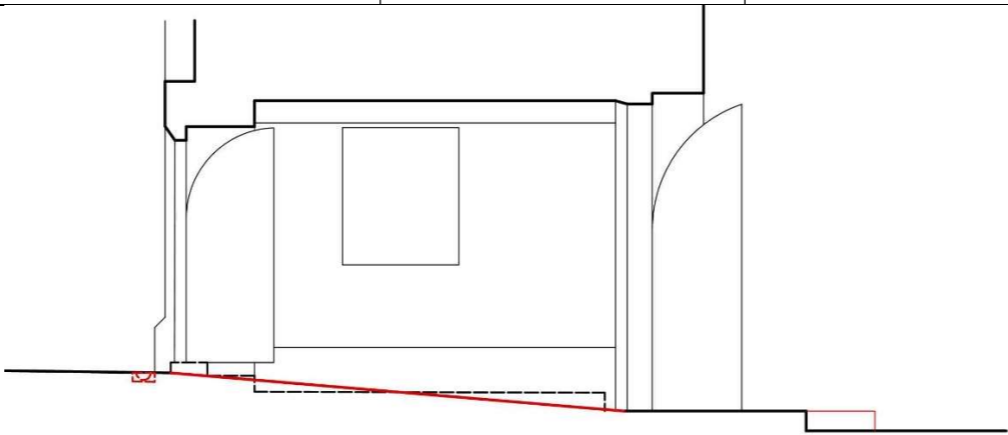
BRECON CATHEDRAL : OPTIONS APPRAISAL MATRIX FOR IMPROVED ACCESS INTO CATHEDRAL




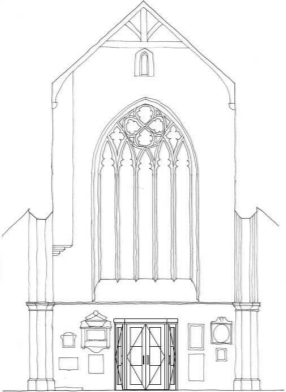
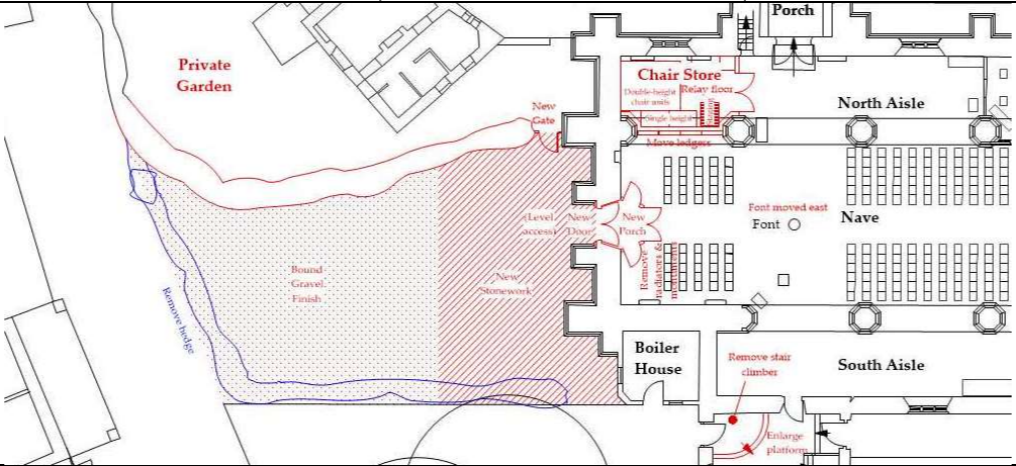
MAY 2022, version v.3

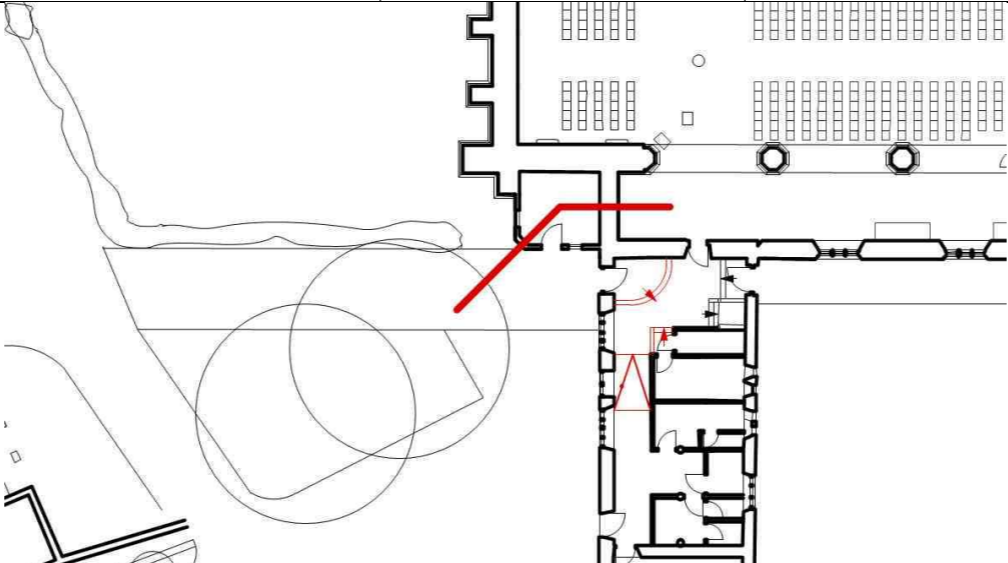

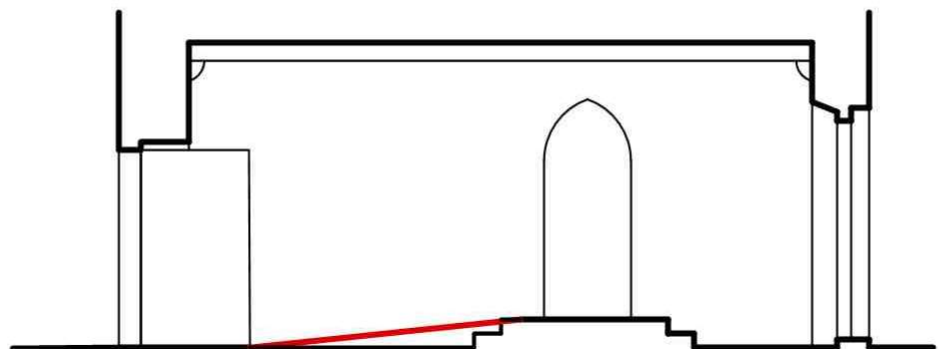
Note: This document has been prepared following the public consultation event on 9th April 2022. A number of options were discussed during the event and several more raised informally afterwards. The purpose of the document is to establish a way of appraising the merits of the various options. For each option, a series of comments on appropriate topics are noted, with a summary of LOW, MEDIUM or HIGH. A LOW summary may of course mean a poor outcome, a low financial cost option or a low impact on heritage, so it may be good or bad. All entrances to the Cathedral are considered, starting at the North Transept and working anti-clockwise to the South Aisle. Part M of the Building Regulations defines the lengths and pitch of a ramp. Revised following input from Jane Toplis Associates Ltd, access consultant.

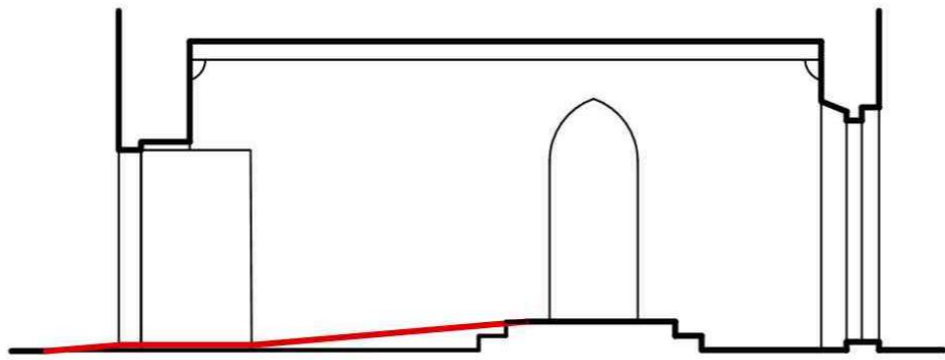

Ref.	Name	Description	Universal Access from North	Universal Access from South	Access to WCs	Impact on Heritage	Functionality	Cost	Other Benefits		
1	North Transept Door <i>(Peter Jenkins and Dannatt Johnson 'Option 2')</i>	From the car park and lych gate, use the existing path (resurfaced to avoid uneven surfaces) to the North Porch, with a new path to the North Transept, gently pitched to the slightly raised threshold. New ramp within North Transept down to floor level.	Provides access for wheelchair users, but able bodied users would continue to use existing doors, so wheelchair users are separated and use a lesser door. Score = LOW	No improvement. Score = LOW	Improvements from South Door down to Accessible WC will be needed, as proposed for many options. Score = MEDIUM	Minimal impact. Score = LOW	Very poor, as delivers wheelchair users too far east inside the Cathedral. Score = LOW	Landscaping but otherwise relatively modest. Score = LOW	None noted.		
											
2	North Porch lowered pathway <i>(Peter Jenkins and Dannatt Johnson 'Option 1')</i>	From the Lych Gate, excavate to lower the pathway so that it gradually arrives at internal floor level outside the North Porch (less steep than a ramp). Lower the floor in the North Porch. Alter the doorways to suit.	Both wheelchair users and able bodied users will be able to use this route, but it is a long way from the car park. Score = MEDIUM	No improvement. Score = LOW	Improvements from South Door down to Accessible WC will be needed, as proposed for many options. Score = MEDIUM	Major impact on both the North Porch, its historic joinery, and archaeology within the churchyard. Score = HIGH	Arrival at the west end of the church is suitable. However, there will be difficulties in underpinning the Porch and diverting rainwater from running into the building. Score = LOW	Major cost for underpinning and archaeology. Score = HIGH	Potential for new glazed joinery to encourage visitors.		



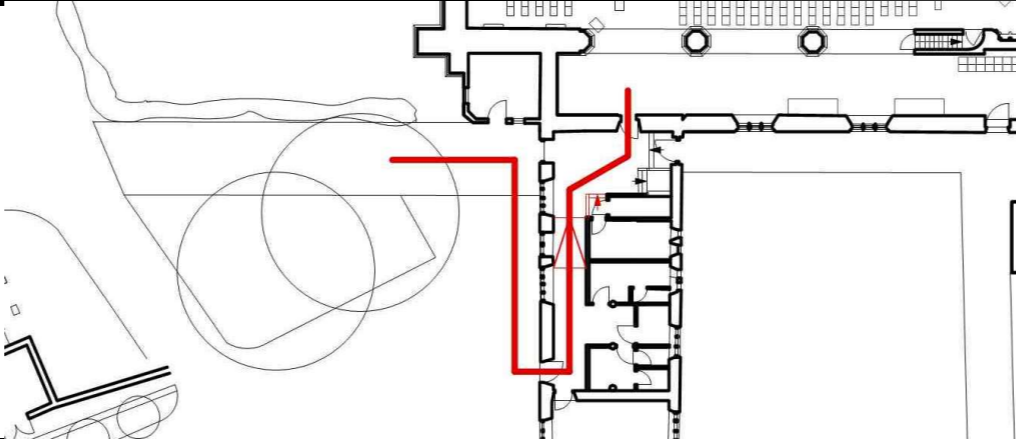
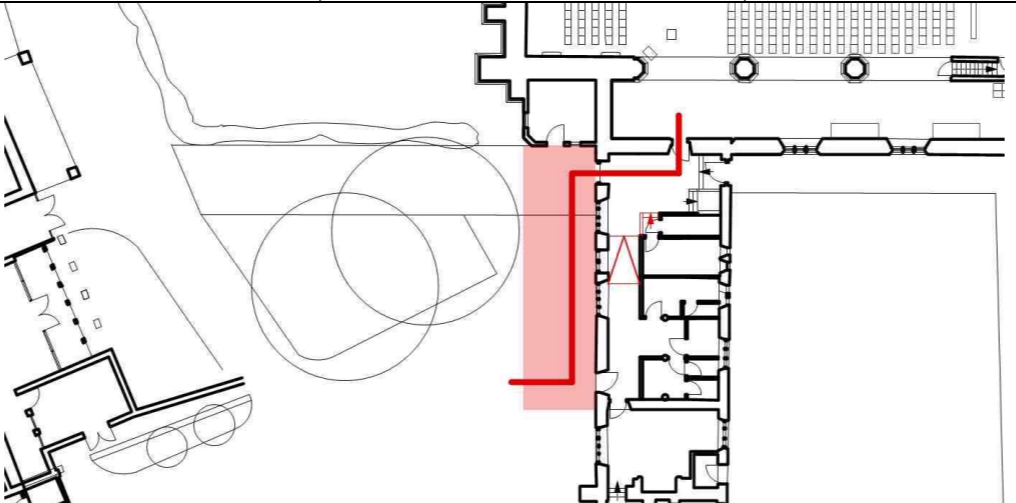
Ref.	Name	Description	Universal Access from North	Universal Access from South	Access to WCs	Impact on Heritage	Functionality	Cost	Other Benefits
									
3	North Porch raised floor and ramp	During the event, a suggestion was made to raise the floor level within the Porch to that of the external ground level and then create a ramp within the Nave or North Aisle. This would be a 10m long ramp (the maximum permitted), with a landing and then a further 1.8m ramp. It would reach to the South Aisle. This is why options to explore ramps within the Porch itself were explored.	Both wheelchair users and able bodied users will be able to use this route, although ramps are less suitable for some users, but it is a long way from the car park and the length of ramps is excessive. There is no alternative stepped route. Score = MEDIUM	No improvement. Score = LOW	Improvements from South Door down to Accessible WC will be needed, as proposed for many options. Score = MEDIUM	Major impact on the appearance of the interior of the Cathedral and the Porch. Score = HIGH	Arrival at the west end of the church is suitable. However, the extent of the ramp will reduce the functionality of the interior. Score = LOW	Alterations to Porch joinery and floor, new ramps. Score = HIGH	Potential for new glazed joinery to encourage visitors.
									
4	North Porch internal ramp	A short ramp up to the North Porch threshold, then a ramp down inside the Porch. A further short ramp inside the North Aisle.	Both wheelchair users and able bodied users will be able to use this route, although ramps are less suitable for some users. Level landings will be required. There is no alternative stepped route. Score = LOW	No improvement. Score = LOW	Improvements from South Door down to Accessible WC will be needed, as proposed for many options. Score = MEDIUM	Impact on the interior of the North Porch and lesser impact on interior of North Aisle. Alterations needed to C19 inner doors.	Arrival at the west end of the church is suitable. Little impact on functionality at west end.	Alterations to Porch joinery and floor, new ramps. Score = MEDIUM	Potential for new glazed joinery to encourage visitors.

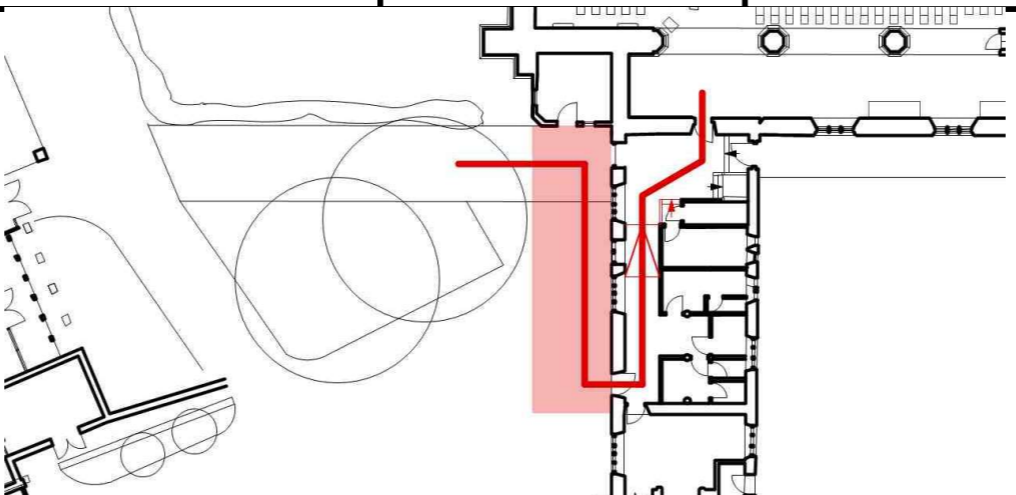


Ref.	Name	Description	Universal Access from North	Universal Access from South	Access to WCs	Impact on Heritage	Functionality	Cost	Other Benefits
						Score = MEDIUM	Score = MEDIUM		
									
5	North Porch internal ramp with lowered threshold	Removal of the North Porch outer door threshold, then ramping the floor of the North Porch. A further short ramp within the North Aisle.	Both wheelchair users and able bodied users will be able to use this route, although ramps are less suitable for some users. Level landings will be required. There is no alternative stepped route. Score = LOW	No improvement. Score = LOW	Improvements from South Door down to Accessible WC will be needed, as proposed for many options. Score = MEDIUM	Impact on the interior of the North Porch and lesser impact on interior of North Aisle. Alterations needed to medieval outer doors. Score = MEDIUM	Arrival at the west end of the church is suitable. Little impact on functionality at west end. External rainwater will need to be diverted. Score = HIGH	Alterations to Porch joinery and floor, new ramps. Score = MEDIUM	Potential for new glazed joinery to encourage visitors.
									
6	North Porch handrail <i>NB: A short term improvement, which does not intend to resolve the question of wheelchair access.</i>	During the event, it was noted that the existing arrangement is unsafe. The provision of a central handrail in the North Porch and into the North Aisle	Improvement for less able bodied but not for wheelchair users.	No improvement.	Improvements will need to be in a later phase.	Minor impact only.	Arrival at the west end of the church is suitable. Funerals will have to carry	Relatively low cost.	This option achieves a short-term benefit only. However, it could protect from litigation.



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		would assist less able bodied visitors. Lighting should be made brighter. Steps should be better marked.					coffins above the handrail.		
7	New West Door	Alterations to the area west of the Nave to create a shallow pitched access to a new doorway with draught lobby inside.	Both wheelchair users and able bodied users will be able to use this route, which is equidistant between the north and south approaches. Score = HIGH	Both wheelchair users and able bodied users will be able to use this route. Score = HIGH	Improvements from South Door down to Accessible WC will be needed, as proposed for many options. Score = MEDIUM	Loss of C14th masonry between buttresses, but this is accepted in principle by both Cadw and local authority. Score = HIGH	Arrival at the west end of the church is suitable. Comments were made during the event about loss of raked seating during performances but this impact is minimal and would be offset by improvements to seating and staging at the Crossing. Score = HIGH	External landscaping, forming new opening, relocating memorials and draught lobby. The only option which has been costed by the QS includes other items such as chair store. Score = MEDIUM	Axial approach makes this entrance easier to find for new visitors. Creation of external space. Connections with the Tithe Barn.
									
8	Boiler House <i>(Paul Woods's suggestion)</i>	Rebuild the Boiler House to form entrance to the Cathedral, relocating heating system elsewhere.	Both wheelchair users and able bodied users will be able to use this route, which is only slightly closer to those	Both wheelchair users and able bodied users will be able to use this route, which is only slightly closer to	Improvements from South Door down to Accessible WC will be needed, as	Loss of 1940 boiler house has no negative impact. Loss of	Arrival at the west end of the church is suitable. Loss	Construction of a new entrance, external	Opportunity to address the question of heating in relation

Ref.	Name	Description	Universal Access from North	Universal Access from South	Access to WCs	Impact on Heritage	Functionality	Cost	Other Benefits
		Regrade external levels to provide universal access. Form a new opening under the South Aisle west window.	approaching from the north. A new ramp or platform lift would be needed inside the new build. Score = LOW	those approaching from the north. A new ramp or platform lift would be needed inside the new build. Score = LOW	proposed for many options. Score = MEDIUM	C14th South Aisle masonry below window. Score = HIGH	of childrens' corner (west end of South Aisle) has vetoed this option in the past. Score = MEDIUM	landscaping and heating alterations makes this a very expensive option. Score =HIGH	to carbon which will need to be addressed soon. Opportunity to design a welcoming entrance.
									
9	South Door Ramp 	A 1 in 9.5 ramp from outside the South Aisle south door towards the Vestry west door. NB: This is too steep and so is non-compliant.	Not compliant with Building Regulations. Score = NIL	Not compliant with Building Regulations. Score = NIL	Improvements from South Door down to Accessible WC will be needed, as proposed for many options. Score = MEDIUM	Negligible impact. Score = LOW	Arrival at the west end of the church is suitable. However, the conflict of wheelchair users, visitors and processions at the South Door is significant. Score = LOW	Very modest. Score = LOW	None noted.
									
10	South Door Ramps	A 1 in 12 ramp from outside the South Aisle south door towards the Vestry west door. The door threshold would need to be raised as the ramp needs to extend externally also.	Both wheelchair users and able bodied users will be able to use this route, which is only slightly closer to those approaching from the north. There is no space	Both wheelchair users and able bodied users will be able to use this route, which is only slightly closer to those approaching from the north. There is no space for a 1500mm landing clear of the door swing.	Improvements from South Door down to Accessible WC will be needed, as proposed for many options. Score = MEDIUM	Negligible impact. Score = LOW	Arrival at the west end of the church is suitable. However, the conflict of wheelchair users, visitors	Very modest. Score = LOW	None noted.

Ref.	Name	Description	Universal Access from North	Universal Access from South	Access to WCs	Impact on Heritage	Functionality	Cost	Other Benefits
			for a 1500mm landing clear of the door swing. Score = LOW	Score = LOW			and processions at the South Door is significant. Score = LOW		
									
11	South Door enlarged opening 	During the event, it was suggested that the conflicts between visitors and clergy/choir processions at the South Aisle south door could be mitigated by widening the door. This option would need to be combined with others to be effective.	Both wheelchair users and able bodied users will be able to use this route, which is only slightly closer to those approaching from the north. Score = MEDIUM	Both wheelchair users and able bodied users will be able to use this route, albeit not side-by-side. Score = MEDIUM	Improvements from South Door down to Accessible WC will be needed, as proposed for many options. Score = MEDIUM	This is a 'modern' C19th door but adjacent masonry is C14th. Loss of fabric would occur. Score = MEDIUM	A wider door would not address the conflict between visitors, processions and those using the WCs. Score = LOW	Additional cost to Option 15 (already scored at HIGH).	Improved connection to Vestry Wing.
12	South Door handrails <i>NB: A short term improvement, which does not intend to resolve the question of wheelchair access.</i>	During the event, it was noted that the existing arrangement is unsafe. Lighting is good but there is no handrail to assist those climbing the two steps.	No improvement.	Improvement for less able bodied but not for wheelchair users.	Improvements will need to be in a later phase.	Minor impact only.	Arrival at the west end of the church is suitable.	Relatively low cost.	This option achieves a short-term benefit only. However, it could protect from litigation.
13	Bishop's Door <i>(Poppy's suggestion)</i>	External ramp to the threshold of the Bishop's Door (Vestry Wing south end).	Both wheelchair users and able bodied users will be able to use this route, which is only slightly closer to those approaching from the north. However it is not an inclusive entrance as most users will use other doors and is a low status doorway into a WC lobby. Score = LOW	Both wheelchair users and able bodied users will be able to use this route, albeit not side-by-side. However it is not an inclusive entrance as most users will use other doors and is a low status doorway into a WC lobby. Score = LOW	Improvements from South Door down to Accessible WC will be needed, as proposed for many options. Score = MEDIUM	Minor impact only. Score = LOW	Arrival at the west end of the church is suitable. However, the conflict of wheelchair users, visitors and processions at the South Door is significant. Score = LOW	Very modest. Score = LOW	None noted.

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14	Vestry Wing Foyer <i>(Poppy's suggestion)</i> Vestry West Door version	Erection of a new building against the west elevation of the Vestry wing to contain ramped access, assumed to arrive at the Vestry west door, which would be raised to the level of the internal floor of the Cathedral.	Both wheelchair users and able bodied users will be able to use this route, which is only slightly closer to those approaching from the north. Score = MEDIUM	Both wheelchair users and able bodied users will be able to use this route. Score = HIGH	Improvements from South Door down to Accessible WC will be needed, as proposed for many options. Score = MEDIUM	Impact of new structure against grade I Vestry elevation will be high. In addition, raising historic door. Score = HIGH	Arrival at the west end of the church is suitable. However, the conflict of wheelchair users, visitors and processions at the South Door is significant. Score = LOW	Erection of a new building makes this a very expensive option. Score =HIGH	Opportunity to improve welcome for visitors through new build.
									
15	Vestry Wing Foyer <i>(Poppy's suggestion)</i> Bishop's Door version	Erection of a new building against the west elevation of the Vestry wing to contain ramped access, assumed to arrive at the Bishop's door.	Both wheelchair users and able bodied users will be able to use this route, which is only slightly closer to those approaching from the north. However it is not an inclusive entrance as most users will use other doors and is a low status doorway. Score = LOW	Both wheelchair users and able bodied users will be able to use this route. However it is not an inclusive entrance as most users will use other doors and is a low status doorway. Score = LOW	Improvements from South Door down to Accessible WC will be needed, as proposed for many options. Score = MEDIUM	Impact of new structure against grade I Vestry elevation will be high. Score = HIGH	Arrival at the west end of the church is suitable, albeit compromised by taking all visitors through a corridor. However, the conflict of wheelchair	Erection of a new building makes this a very expensive option. Score =HIGH	Opportunity to improve welcome for visitors through new build.

Ref.	Name	Description	Universal Access from North	Universal Access from South	Access to WCs	Impact on Heritage	Functionality	Cost	Other Benefits
							users, visitors and processions at the South Door is significant. Score = LOW		
16	Vestry Wing East Door  	Resurfaced path to angle between Vestry and South Aisle, ramped up to new raised threshold at Cathedral floor level.	No improvement. Score = LOW	Provides access for wheelchair users, but able bodied users would continue to use existing doors, so wheelchair users are separated and use a lesser door. Score = LOW	Improvements from South Door down to Accessible WC will be needed, as proposed for many options. Score = MEDIUM	Impact raising height of existing arch headed doorway. Score = MEDIUM	Arrival at the west end of the church is suitable, albeit compromised by taking all visitors through a corridor. However, the conflict of wheelchair users, visitors and processions at the South Door is significant. Score = LOW	Not insignificant due to length of path and alterations to door. Score = MEDIUM	None noted.
17	South Aisle South East Door	Resurfaced path to South Aisle south east door, ramped up to threshold.	No improvement. Score = LOW	Provides access for wheelchair users, but able bodied users would continue to use existing doors, so wheelchair users	Improvements from South Door down to Accessible WC will be needed, as proposed for many options.	Very minor. Score = LOW	Very poor, as delivers wheelchair users too far	Not insignificant due to length of path.	None noted.

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				are separated and use a lesser door. Score = LOW	Score = MEDIUM		east inside the Cathedral. Score = LOW	Score = MEDIUM	
			