ST STEPHENS ROSSLYN HILL:

PHASE 2: APPROVAL OF PLANNING & LISTED BUILDING CONSENT CONDITIONS

APPLICATION FOR AMENDMENT OF EXISTING PLANNING APPROVAL & LISTED BUILDING CONSENT.

PLANNING PERMISSION: PEX 0000085/R1; dated 13th September 2002 LISTED BUILDING CONSENT: LEX 0000086/R1; dated 13th September 2002

This application is being made as a revision to the existing planning permission & listed building consents above. It follows discussions between ourselves and the Conservation officer Ms Ellen Barnes regarding an application for approval of conditions on these consents.

The significant amendments to the existing permissions are as follows:

- A) Change to the shape of the lightwells.
- B) Proposed use of reconstituted stone for the lightwells & new window cills.
- C) Proposed louvres to be relocated on the north, south & east elevations
- D) Revised heating system, using fan coil units rather than underfloor heating
- E) Proposed metal window grilles as used in Phase 1 for protection purposes
- F) Repairs to broken stained glass windows using plain coloured glass
- G) Proposed chimney pots

These are dealt with individually below and the relevant drawing numbers, specification references, and other enclosed information are indicated for each item.

# A: CHANGE TO THE SHAPE OF THE LIGHTWELLS:

Following the original design, the detailed design of the lightwell structures led to a rethink of the circular geometry originally proposed; this proved quite complex to detail and difficult to imagine being built adequately and suitably for its context. The revised proposals are for lightwells with chamfered sides (in plan) whose structure can 'adapt' better to the slope of the land and the existing building. The geometry is simpler to set out for a contractor and the detail of intersecting planes gives easier joints to produce. The shape of the lightwells is retained as originally proposed - stepped structures which allow light into the proposed classroom spaces in the undercroft and which allow the slope of the land each side to predominate.

#### **Drawings:**

2828 / 101E Existing Site Plan

2828 / 200A Original Proposed Site Plan (2002)

2828 / 204A Original Proposed Nave & Undercroft Plans (2002)

2828 / 212 Original Proposed North Elevation (2002)

2828 / 216 Original Proposed South Elevation (2002)

2828 / 224 Original Proposed Lightwell & Window Details (2002)

2828 / 225 Original Proposed Lightwell & Window Details (2002)

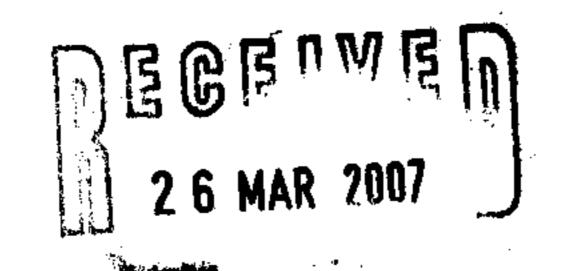
2828 / 200H Proposed Site Plan

2828 / 204F Proposed Nave & Undercroft Plans

2828 / 212G Proposed North Elevation

2828 / 216G Proposed South Elevation

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between the end buttress and the projection of the vestry and boiler room wall.

North & South Elevations: Louvres are proposed to be fitted into the east side of the door reveals of the new undercroft walls on each elevation; the reveals to the classrooms and other undercroft rooms were originally designed to provide space for fresh air inlets. While the classrooms have opening windows in the reveals the door reveals provide intake (south elevation) and extract (north elevation) both for the new WC's in the new undercroft in this area. Due to the depth of the reveals these will be of very limited visibility on the elevations of the building.

The new louvres are proposed to be aluminium powder coated to a mid brown matt finish colour to tone in with the existing brickwork. They are horizontal angled blade type louvres with mesh internally to prevent insect access set within a small edge frame.

### **Drawings:**

2828 / 110 Existing North Elevation

2828 / 111 Existing Crypt Sections

2828 / 112 Existing South Elevation

2828 / 114 Existing East & West Elevations

2828 / 204A Original Proposed Nave & Undercroft Plans (2002)

2828 / 212 Original Proposed North Elevation (2002)

2828 / 216 Original Proposed South Elevation (2002)

2828 / 164C Proposed North-South Section thro' Aisles & Nave

2828 / 212G Proposed North Elevation

2828 / 216G Proposed South Elevation

2828 / 218E Proposed East & West Elevations

2828 / 219B Proposed North & South Transept & West Porch Elevations

2828 / 221B Proposed Crypt Sections

2828 / 249 Proposed Louvres Details

2828 / 326E Proposed Lower Ground Floor Plan (Undercroft)

2828 / 327E Proposed Lower Ground Floor Plan (Crypt)

3535 /M/ 500 Rev T01 Proposed Ventilation Layout (Undercroft)

3535 /M/ 800 Rev T01 Proposed Boiler Room Layout (Crypt)

#### Specifications:

3535 /M/ Mechanical System Description (17.12.06) Section U10-12

2828 / 12 / ARP Part 3 Specification Section 3.5.13 (Flue Outlets in External Walls)

# D: REVISED HEATING SYSTEM, USING FAN COIL UNITS INSTEAD OF UNDERFLOOR HEATING

During the detailed design stage, the nature and effect of the underfloor heating was reconsidered. It was felt that the installation of the proposed underfloor heating would be rather invasive, as it would involve notching of timber joists and the lifting & relaying of all areas of timber floor. There were

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and fixed into mortar courses; the existing grilles are unpainted and it has not yet been decided to paint finish the grilles or not; there is a possible maintenance issue here for the client.

# **Drawings:**

2828 / 102D Existing Nave Floor Plan (shows window numbers)

2828 / 106C Existing Crypt & Clerestorey Plans (show window numbers)

2828 / 212 Original Proposed North Elevation (2002)

2828 / 216 Original Proposed South Elevation (2002)

2828 / 212G Proposed North Elevation

2828 / 216G Proposed South Elevation

#### Info:

2828 / 12 / Window Protection Schedule

## F: REPAIRS TO BROKEN STAINED GLASS WINDOWS USING COLOURED GLASS

Many of the stained glass windows are very dilapidated, broken and some cases, particularly in the east end, missing. At some future date it is hoped to be able to afford to recreate stained glass for the missing and broken glass. At this stage the proposals aim simply to make the building weathertight, safe to use, and to secure the future of the remaining stained glass to allow full repairs at a later date.

The proposal is therefore to fill in broken/missing sections of stained glass with plain sheets of coloured cathedral glass. These will be coloured to harmonize with the dominant colour of the surrounding stained glass. This will stabilise the existing broken glazing & will be removeable in future when funds become available to reconstruct the original stained glass.

#### Drawings:

2828 / 102D Existing Nave Floor Plan (shows window numbers)

2828 / 106C Existing Crypt & Clerestorey Plans (show window numbers)

2828 / 150 Existing North Clerestorey Glazing

2828 / 152 Existing South Clerestorey Glazing

2828 / 154 Existing Apse Window Glazing

2828 / 156 Existing East End Window Glazing

2828 / 157 Existing West Gallery Window Glazing

2828 / 158 Existing Porches, West Tower & North Transept Glazing

2828 / 185 Proposed North Clerestorey Glazing

2828 / 186 Proposed South Clerestorey Glazing

2828 / 187 Proposed Apse Window Glazing

2828 / 188 Proposed East End Window Glazing

2828 / 189 Proposed West Gallery Window Glazing

2828 / 190 Proposed Porches, West Tower & North Transept Glazing

# Info:

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PROPOSED DRAWINGS:  200 PROPOSED SITE LAYOUT  204 PROPOSED NAVE & UNDERCROFT PLANS  205 PROPOSED NAVE & UNDERCROFT: NAVE SEATING  210 PROPOSED NAVE & UNDERCROFT: NAVE SEATING  211 PROPOSED NORTH ELEVATION: BOUNDARY WALL  211 PROPOSED NORTH ELEVATION: GROUND SECTION  212 PROPOSED NORTH ELEVATION: LIGHTWELLS  214 PROPOSED SOUTH ELEVATION: BOUNDARY WALL  215 PROPOSED SOUTH ELEVATION: BOUNDARY WALL  216 PROPOSED SOUTH ELEVATION: BOUNDARY WALL  217 PROPOSED SOUTH ELEVATION: BOUNDARY WALL  218 PROPOSED SOUTH ELEVATION: LIGHTWELLS  219 PROPOSED SOUTH ELEVATION: LIGHTWELLS  2100 A1 •  220 PROPOSED SECTIONS EW & NS  1:100 A1 •  221 PROPOSED LIGHTWELLS & WINDOW DETAILS  222 PROPOSED LIGHTWELLS & WINDOW DETAILS  1:20 A1 •  223 PROPOSED LIGHTWELLS & WINDOW DETAILS  1:20 A1 •  1:30 A1 •  1:30 A1 •  224 PROPOSED LIGHTWELLS & WINDOW DETAILS  1:20 A1 •  225 PROPOSED LIGHTWELLS & WINDOW DETAILS  1:20 A1 •  226 PROPOSED LIGHTWELLS & WINDOW DETAILS  1:20 A1 •  227 PROPOSED LIGHTWELLS & WINDOW DETAILS  1:20 A1 •  228 PROPOSED LIGHTWELLS & WINDOW DETAILS  1:20 A1 •  229 PROPOSED LIGHTWELLS & WINDOW DETAILS  1:20 A1 •  220 PROPOSED LIGHTWELLS & WINDOW DETAILS  1:20 A1 •  220 PROPOSED LIGHTWELLS & WINDOW DETAILS  1:20 A1 •  221 PROPOSED LIGHTWELLS & WINDOW DETAILS  1:20 A1 •  222 PROPOSED LIGHTWELLS & WINDOW DETAILS  1:20 A1 •  223 PROPOSED LIGHTWELLS & WINDOW DETAILS  1:20 A1 •  224 PROPOSED LIGHTWELLS & WINDOW DETAILS  1:20 A1 •  225 PROPOSED LIGHTWELLS & WINDOW DETAILS  1:20 A1 •  226 PROPOSED LIGHTWELLS & WINDOW DETAILS  1:20 A1 •  227 PROPOSED LIGHTWELLS & WINDOW DETAILS  1:20 A1 •  228 PROPOSED LIGHTWELLS & WINDOW DETAILS  1:20 A1 •  229 PROPOSED LIGHTWELLS & WINDOW DETAILS  1:20 A1 •  220 PROPOSED LIGHTWELLS & WINDOW DETAILS  1:20 A1 •  220 PROPOSED LIGHTWELLS & WINDOW DETAILS  1:20 A1 •  220 PROPOSED LIGHTWELLS & WINDOW DETAILS  1:20 A1 •  220 PROPOSED LIGHTWELLS & WINDOW DETAILS  1:20 A1 •  220 PROPOSED LIGHTWELLS & WINDOW DETAILS  1:20 A1 •  220	DATE & REVISION	•
PROPOSED DRAWINGS:  200 PROPOSED SITE LAYOUT  1:100 A1 A  204 PROPOSED NAVE & UNDERCROFT PLANS  1:100 A1 A  205 PROPOSED NAVE & UNDERCROFT: NAVE SEATING  1:100 A1 A  210 PROPOSED NORTH ELEVATION: BOUNDARY WALL  211 PROPOSED NORTH ELEVATION: GROUND SECTION  212 PROPOSED NORTH ELEVATION: LIGHTWELLS  1:100 A1 •  214 PROPOSED SOUTH ELEVATION: BOUNDARY WALL  215 PROPOSED SOUTH ELEVATION: BOUNDARY WALL  216 PROPOSED SOUTH ELEVATION: GROUND SECTION  216 PROPOSED SOUTH ELEVATION: LIGHTWELLS  1:100 A1 •  220 PROPOSED SOUTH ELEVATION: LIGHTWELLS  1:100 A1 •  222 PROPOSED SECTIONS EW & NS  1:100 A1 A  224 PROPOSED LIGHTWELLS & WINDOW DETAILS  225 PROPOSED LIGHTWELLS & WINDOW DETAILS  1:20 A1 •  226 PROPOSED LIGHTWELLS & WINDOW DETAILS  1:20 A1 •  227 PROPOSED LIGHTWELLS & WINDOW DETAILS  1:20 A1 •  228 PROPOSED LIGHTWELLS & WINDOW DETAILS  1:20 A1 •  229 PROPOSED LIGHTWELLS & WINDOW DETAILS  1:20 A1 •  220 PROPOSED LIGHTWELLS & WINDOW DETAILS  1:20 A1 •  221 PROPOSED LIGHTWELLS & WINDOW DETAILS  1:20 A1 •  222 PROPOSED LIGHTWELLS & WINDOW DETAILS  1:20 A1 •  223 PROPOSED LIGHTWELLS & WINDOW DETAILS  1:20 A1 •  224 PROPOSED LIGHTWELLS & WINDOW DETAILS  1:20 A1 •  225 PROPOSED LIGHTWELLS & WINDOW DETAILS  1:20 A1 •  226 PROPOSED LIGHTWELLS & WINDOW DETAILS  1:20 A1 •  227 PROPOSED LIGHTWELLS & WINDOW DETAILS  1:20 A1 •  228 PROPOSED LIGHTWELLS & WINDOW DETAILS  1:20 A1 •  229 PROPOSED LIGHTWELLS & WINDOW DETAILS  1:20 A1 •  220 PROPOSED LIGHTWELLS & WINDOW DETAILS  1:20 A1 •  221 PROPOSED LIGHTWELLS & WINDOW DETAILS  1:20 A1 •  222 PROPOSED LIGHTWELLS & WINDOW DETAILS  1:20 A1 •  223 PROPOSED LIGHTWELLS & WINDOW DETAILS  1:20 A1 •  224 PROPOSED LIGHTWELLS & WINDOW DETAILS  1:20 A1 •  225 PROPOSED LIGHTWELLS & WINDOW DETAILS  1:20 A1 •  20 A1 •  21 A1 •  225 PROPOSED LIGHTWELLS & WINDOW DETAILS  1:20 A1 •  226 PROPOSED LIGHTWELLS & WINDOW DETAILS  1:20 A1 •  227 PROPOSED LIGHTWELLS & WINDOW DETAILS  1:20 A1 •  228 PROPOSED LIGHTWELLS & WINDOW DETAILS  1:20 A1 •  220 PROPOSED LIGHTWELLS & WINDOW DETAILS  1:20 A1 •  21 A1 •  2		
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210 PROPOSED NORTH ELEVATION: BOUNDARY WALL 211 PROPOSED NORTH ELEVATION: GROUND SECTION 1:100 A1 • 212 PROPOSED NORTH ELEVATION: LIGHTWELLS 1:100 A1 • 214 PROPOSED SOUTH ELEVATION: BOUNDARY WALL 215 PROPOSED SOUTH ELEVATION: GROUND SECTION 216 PROPOSED SOUTH ELEVATION: LIGHTWELLS 1:100 A1 •  220 PROPOSED SOUTH ELEVATION: LIGHTWELLS 1:100 A1 •  220 PROPOSED SECTIONS EW & NS 1:100 A1 •  2214 PROPOSED LIGHTWELLS & WINDOW DETAILS 1:20 A1 •  2225 PROPOSED LIGHTWELLS & WINDOW DETAILS 1:20 A1 •  ISSUED TO:  NUMBE  GS: Sawyer & Fisher STR ENGINEER: Price & Myers M&E ENGINEER: Whitby Bird PLANNING SUPERVISOR ENGLISH HERITAGE PROJECT MANAGER: James Pain CLIENT PH2 SSPRT: Michael Taylor  CONTRACTORS BUILDING CONTROL: Salus AI		<del>                                     </del>
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	DRAWING NAME	NO. PAGES	size							ì							
	MECHANICAL ENGINEER'S DRAWINGS:								:		<b>5</b>						
3535/M/001	MECHANICAL SERVICES SYMBOLS LEGEND	NA	A1														
3535/M/101	VENTILATION SCHEMATIC	NA	Al														
3535/M/201	LTHW LAYOUT GROUND FLOOR	1:100	ΑÏ														
3535/M/500	VENTILATION LAYOUT UNDERCROFT	1:50	Αl														
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