

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

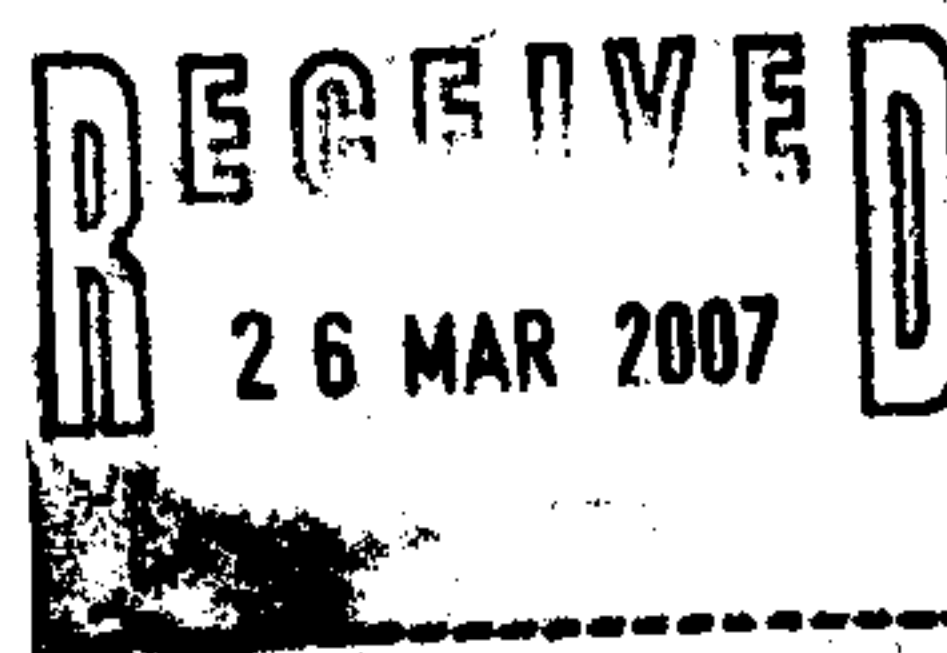
2828 / 190 Proposed Porches, West Tower & North Transept Glazing

Info:

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ARP ANTHONY RICHARDSON & PARTNERS
DRAWING REGISTER AND ISSUE SHEET

PROJECT NAME : ST STEPHENS ROSSLYN HILL				PROJECT NO : 2828 SHEET NO : 1			
POST TENDER				ISSUE DATE & REVISION			
DRAWING NO	DRAWING NAME	drawing scale	size	TENDER	01.02.07		
EXISTING DRAWINGS:							
100	LOCATION PLAN	1:1250	A4	•			
101	EXISTING SITE LAYOUT	1:100	A1	D			
102	EXISTING GROUND FLOOR PLAN	1:100	A1				
105	EXISTING UG DRAINAGE	1:100	A1	A			
106	EXISTING CRYPT & UPPER CLERESTOREY PLAN	1:100	A1	C			
108	EXISTING ROOF PLAN & STRUCTURE	1:100	A1	E			
110	EXISTING NORTH ELEVATION	1:100	A1	•			
111	EXISTING CRYPT SECTIONS	1:50	A1	•			
112	EXISTING SOUTH ELEVATION	1:100	A1	•			
114	EXISTING EAST & WEST ELEVATIONS	1:100	A1	•			
121	PRE PH1 EAST-WEST SECTION FACING NORTH	1:50	A1				
123	PRE PH1 NORTH-SOUTH SECTION FACING WEST	1:50	A1	•			
124	PRE PH1 NORTH-SOUTH SECTION FACING EAST	1:50	A1				
132	EXISTING NORTH AISLE INTERIOR ELEVATION: DEFECTS	1:20	A1	•	•		
133	EXISTING SOUTH AISLE INTERIOR ELEVATION : DEFECTS	1:20	A1	•	•		
134							
135	EXISTING POND STREET BOUNDARY WALL	1:20	A1	A			
136	EXISTING SOUTH BOUNDARY GATE	1:25	A2	•			
137	EXISTING WEST BOUNDARY GATE	1:25	A2	•			
ISSUED TO :				NUMBER OF COPIES			
	QS: Sawyer & Fisher		pdf				
	STR ENGINEER: Price & Myers		pdf				
	M&E ENGINEER: Whitby Bird		pdf				
	ENGLISH HERITAGE			1			
	PROJECT MANAGER: James Pain			1			
	CLIENT PH2 SSPRT: Michael Taylor			1			
	CONTRACTORS			1			
	BUILDING CONTROL: Salus AI						
	SUB CONTRACTORS						
total no A1				13	2		
total no A2				2			
total no A3							
total no A4				1			



DRAWING REGISTER AND ISSUE SHEET

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DRAWING REGISTER AND ISSUE SHEET

PROJECT NAME : ST STEPHENS ROSSLYN HILL					PROJECT NO : 2828			SHEET NO: 4											
POST TENDER					ISSUE DATE & REVISION														
					drawing scale	size	TENDER	01.02.07											
DRAWING NO		DRAWING NAME																	
		PROPOSED DRAWINGS:																	
200		PROPOSED SITE LAYOUT			1:100	A1	H	H											
201		PROPOSED SITE LAYOUT: TREE PROTECTION & UNDERPINNING			1:100	A1	B	B											
204		PROPOSED NAVE & UNDERCROFT PLANS			1:100	A1	F												
209		PROPOSED UG DRAINAGE LAYOUT			1:100	A1	C	C											
212		PROPOSED NORTH ELEVATION			1:100	A1	G	G											
216		PROPOSED SOUTH ELEVATION			1:100	A1	G	G											
218		PROPOSED EAST & WEST ELEVATIONS			1:100	A1	E	E											
219		PROPOSED N&S TRANSEPTS & WEST PORCH ELEVS			1:50	A1	B	B											
221		PROPOSED CRYPT SECTIONS			1:50	A1	B	B											
222																			
223		PROPOSED TYPICAL LIGHTWELLS & WINDOWS DETAILS			1:20	A1	C	C											
224		PROPOSED LIGHTWELLS & WINDOW DETAILS Above Ground			1:20	A1	E	E											
225		PROPOSED LIGHTWELLS & WINDOW DETAILS Below Ground			1:20	A1	E	E											
ISSUED TO :					NUMBER OF			COPIES											
		QS: Sawyer & Fisher					pdf												
		STR ENGINEER : Price & Myers					pdf												
		M&E ENGINEER : Whitby Bird					pdf												
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		CLIENT PH2 SSPRT: Michael Taylor						1											
		CONTRACTORS						1											
		BUILDING CONTROL: Salus AI																	
		SUB CONTRACTORS																	

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ARP ANTHONY RICHARDSON & PARTNERS
DOCUMENT ISSUE SHEET

PROJECT NAME : ST STEPHENS ROSSLYN HILL				PROJECT NO : 2828 SHEET NO : 1															
POST TENDER				ISSUE DATE & REVISION															
DRAWING NO	DRAWING NAME	NO. PAGES	size																
MECHANICAL ENGINEER'S DRAWINGS:																			
3535/M/001	MECHANICAL SERVICES SYMBOLS LEGEND	NA	A1																
3535/M/101	VENTILATION SCHEMATIC	NA	A1																
3535/M/201	LTHW LAYOUT GROUND FLOOR	1:100	A1																
3535/M/500	VENTILATION LAYOUT UNDERCROFT	1:50	A1																
3535/M/800	PLANTROOM LAYOUT	1:20	A1																
MECHANICAL SPECIFICATION EXTRACTS:																			
T31	LOW TEMPERATURE HOT WATER HEATING	1	A4																
U10-U12	GENERAL SUPPLY/EXTRACT VENTILATION	2	A4																
INFO	BIDDLE FORCEFLOW FAN CONVECTOR BROCHURE	8	A4																
ARCHITECT'S SPECIFICATION EXTRACTS:																			
PT2 L40	GENERAL GLAZING	4	A4																
PT3 3.5.13	EXTERNAL WALLS/ FLUE OUTLETS	1	A4																
INFO	EXERPTS FROM REDBANK BROCHURE	2	A4																
ARCHITECT'S SCHEDULES:																			
	WINDOW PROTECTION SCHEDULE	8	A4																
	WINDOW GLAZING SCHEDULE	23	A4																
ISSUED TO :				NUM OF COPIES															
	QS: Sawyer & Fisher																		
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