



Background

Following the receipt of tenders, the PCC asked us to design a revised scheme for the extension at All Hallows, Gospel Oak. The full scheme received a faculty, and we would like to amend the existing permission to cover a smaller extension which will fall within the budget of the PCC.

During a phone call with Geoffrey Hunter on 19/11/15, he advised that an amendment could be possible. We are thus submitting copies of the approved drawings and proposals along with this explanatory document for the DAC's consideration.

The Revised Scheme

The extension will be approximately halved in size: being set back, with the open space in front used for a garden area.

The following aspects of the approved scheme remain unchanged:

- The extension will provide a kitchen and WC facilities
- The existing material palette and construction will be used.
- Steel posts and beams will continue to be used so that the ceiling joists do not have to be hung from the church walls.
- The approved internal finishes are to be retained in the new scheme.
- The elevations and form of the rear part of the extension will be as approved.
- The provision of anchor points on the buttresses for future scaffolding above the extension has been retained to improve access for future repair works to the church.
- The general arrangement of the external landscaping at the west end of the church, including the ramp and paving etc..

Changes to the approved scheme:

- An external garden area is created to the south of the church and enclosed with new proposed railings and gates to create a new amenity for the church.
- The proposed opening in the south wall of the church has been removed from the scheme, access to the extension will be solely through the existing door.
- The community room has reduced in size as a result of the smaller scheme.
- The accessible WC has been rotated to allow easier access from the church.
- The remaining WCs are in the rear part of the extension.
- The proposed rooflights along the church walls were removed.