

Proposed Planting

Types of plants proposed across the South Garden



Eryngium yuccifolium 'James Ivory'



Anemone jap. 'Honorine Jobert'



Anemone jap. 'Konigin Charlotte'



Azalea. 'White Diamond'



Berberis stenophylla



Berberis thunbergii 'Atropurpurea'



Campanula latifolia alba



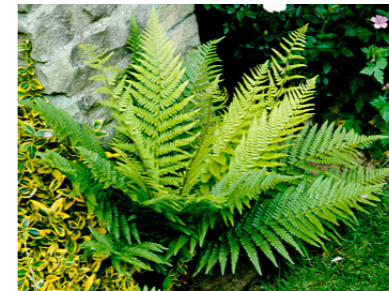
Campanula latifolia



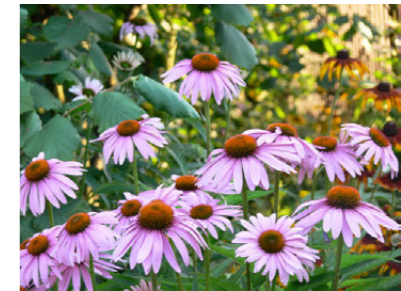
Cimicifuga simplex 'Black Negligee'



Cotinus coggygria 'Royal Purple'



Dryopteris filix-mas



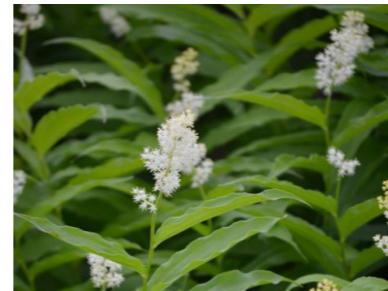
Echinacea purpurea



Echinops bannaticus



Epimedium rubrum



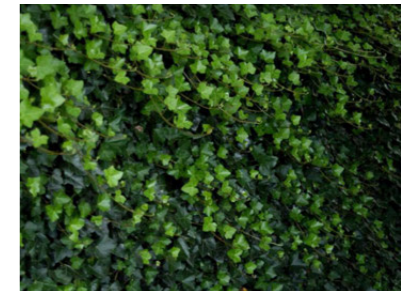
Smilacina racemosa



Geranium endressii 'Rose Clair'



Hedera helix 'Hesmar'



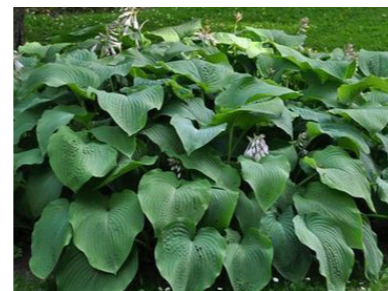
Hedera hibernica 'Hestor'



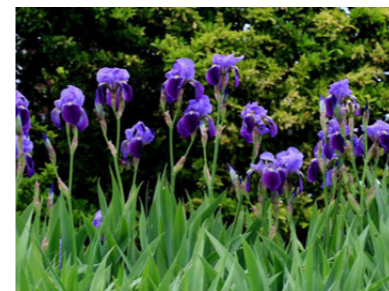
Heuchera brizoides 'Ricard'



Hosta 'Royal Standard'



Hosta sieboldiana



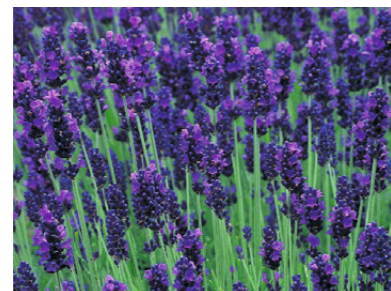
Iris germanica



Iris laevigata 'Rose Queen'



Iris sibirica 'Caesars Brother'



Lavandula angustifolia 'Hidcot Blue'



Lilium martagon



Lysimachia atropurpurea



Polypodium vulgare

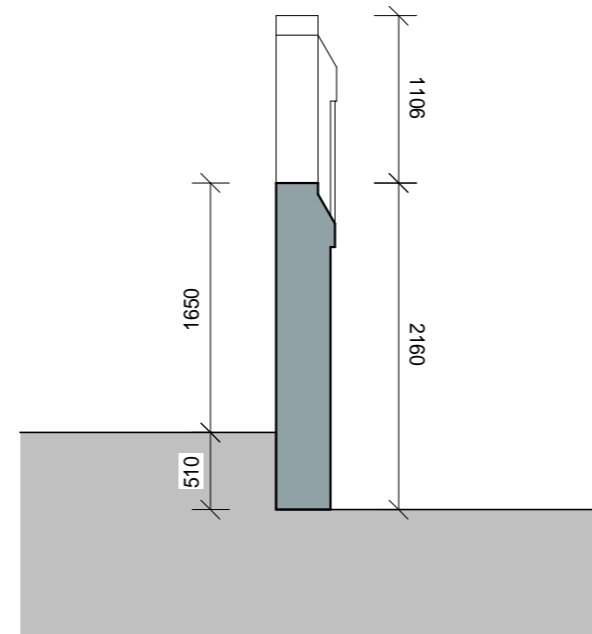
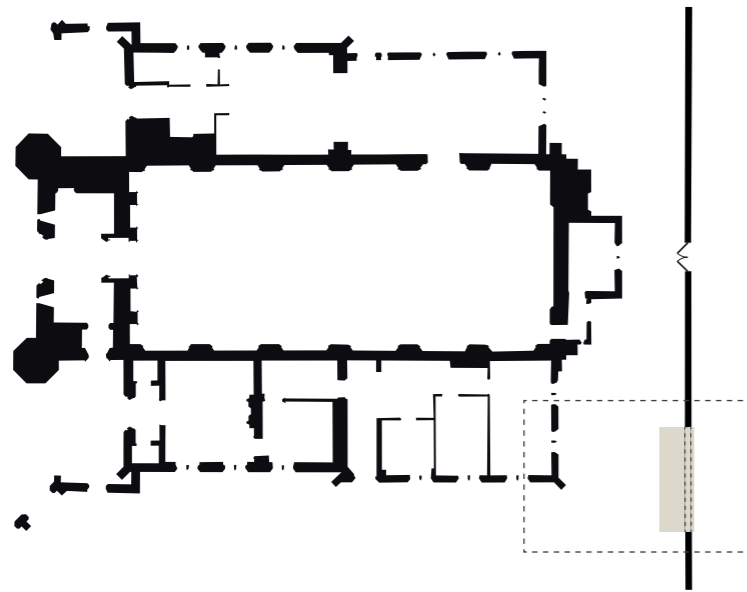


Rhododendron hybr. 'Dora Amateis'

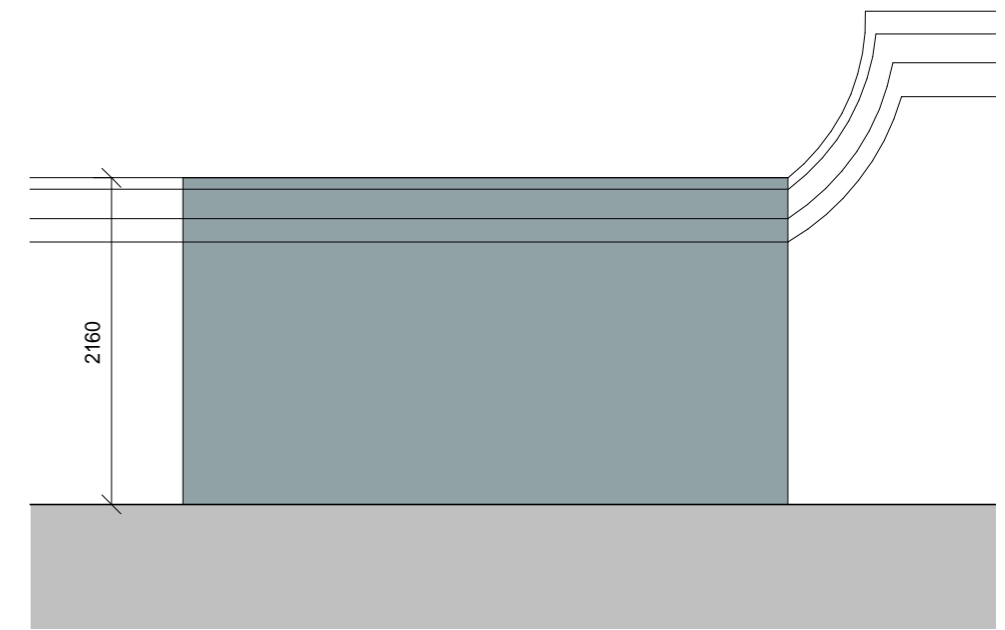


Rhododendron hybr. 'English Roseum'

E East Wall



Cross Section
1:50



Street Elevation
1:50

Temporary Removal of 4m Section

We intend to seek approval for the temporary removal of a 4m section of the back brick garden wall to Albany Street, in order to support the proposals.

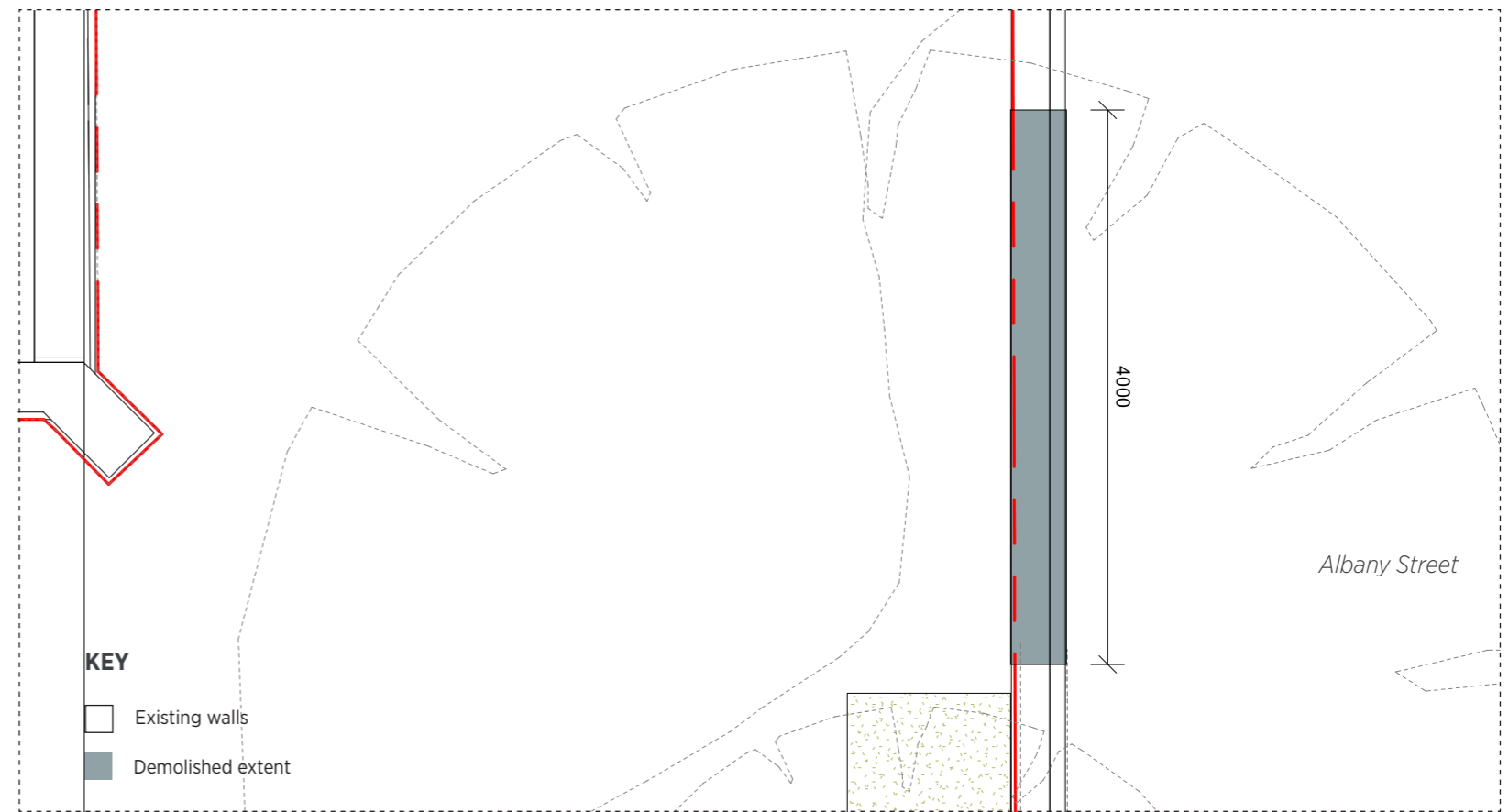
We have chosen to seek approval in this location in order to create a practical and suitable access for the ground source heat pump drilling rig and eventual main building works entrance. On consultation with the Church Committee, this was deemed unanimously preferable than to providing main access from the listed front precinct through the fragile stone arches.

On further investigation, the brick wall to the back of the site in the denoted segment (see drawings to right) is cracking at two points, largely due to a leaning cherry tree with exposed roots.

As the brick wall falls within the curtilage of the Church's Grade II* listing and possesses an attractive patina, we would propose to carefully deconstruct and safely store the bricks during the construction period and reconstruct on the completion of building works. We understand this process has previously been agreed at prior developments to residential homes in St. Katharine's Precinct (see p.8), so as to avoid disruption to the Listed Precinct.

We would seek approval for the removal of 1no. unhealthy cherry tree highlighted and a small tree adjacent and propose their like-for-like replacement following the building works.

During the building works, high-quality hoarding will be erected to secure this temporary building entrance to the site.



Plan
1:50



Precedent for temporary brick wall removal within St. Katharine's Precinct, during works on a private residence



Albany Street elevation



Existing cracks to wall



Church yard elevation

9 | APPENDIX

Schedule of Works

Refurbishment

North Wing

GIA Refurbishment Total= **199m²**

The Vicarage

GIA New Dormer Total = 22m²
 GIA Refurbishment Total = 285m²

GIA Total = **307m²**

GIA Total = **506m²**

Landscape

Sunken Terraces - South Garden

West Terrace **27m²** (55m² inc. steps)

East Terrace **12m²** (25m² inc. steps)

North Wing

Level	Room No.	Name	Area	Description of Works
GF	1	Entrance Hall	14 m ²	a. Relocation of stair to basement - demolition of 1600x 2550mm area in concrete floor slab to create new stair void b. Refurbishment to windows and sashes, general making good of finishes.
	2	Hall Café	24 m ²	a. Relocation of western enclosing wall to Hall Café. b. General refurbishment and improvements of finishes, windows sash repair.
	3	Hall	50 m ²	a. General refurbishment, making good and improvements to floors and finishes, window sash repair.
	4	Serving Kitchen	6 m ²	a. Relocation of serving kitchen to flank Nave wall b. Improvements to finishes and provisions.
	5	Accessible WC	3 m ²	a. Installation of an accessible WC at ground level adjacent to the Church Hall, where existing serving kitchen is located.
B	6	Corridor	15 m ²	a. High-quality floor material installed, denoting public spaces in basement. b. Extending 1no. existing window to terrace to create a fire escape door.
	7	Shop	8 m ²	a. Relocation of shop - to create a purpose-built space, providing more storage with high-quality joinery.
	8	Women's WC	9 m ²	a. Demolition of wall partitions in basement to move WCs to back wall.
	9	Men's WC	7 m ²	a. Demolition of wall partitions in basement to move WCs to back wall.
	10	Hot Kitchen	14 m ²	a. Demolition of wall partitions in basement to consolidate, improve and expand kitchen facilities. b. Installation of 2no. kitchen external vents above windows (250 x 600mm) to façade. Closing up and making good of 1no. existing external vent. The current ventilation is insufficient for the capacity of the church's kitchen.
	11	Prep Kitchen	13 m ²	a. Introduction of a prep kitchen area with a connection to the store rooms. b. Extending existing vent opening below external staircase to create fire escape door to terrace from the kitchen.
	12	Existing Store	9 m ²	a. Excavation below the church hall to extend basement space and essential food storage provision. b. Create an external entrance and stair for deliveries and kitchen access from the back garden. Demolition of 1no. door opening to eastern basement wall.
	13	Store Room	24 m ²	a. Charming brick vaulted store room retained as is.
	14	Cupboard	1 m ²	a. Installation of boiler in cupboard to heat the North Wing. b. Install boiler flue termination in existing vent to the north façade.
	15	WC Store	1 m ²	a. Cupboard space to store cleaning supplies.
	16	WM Cupboard	1 m ²	a. Cupboard space to store linen and washing machine facilities.

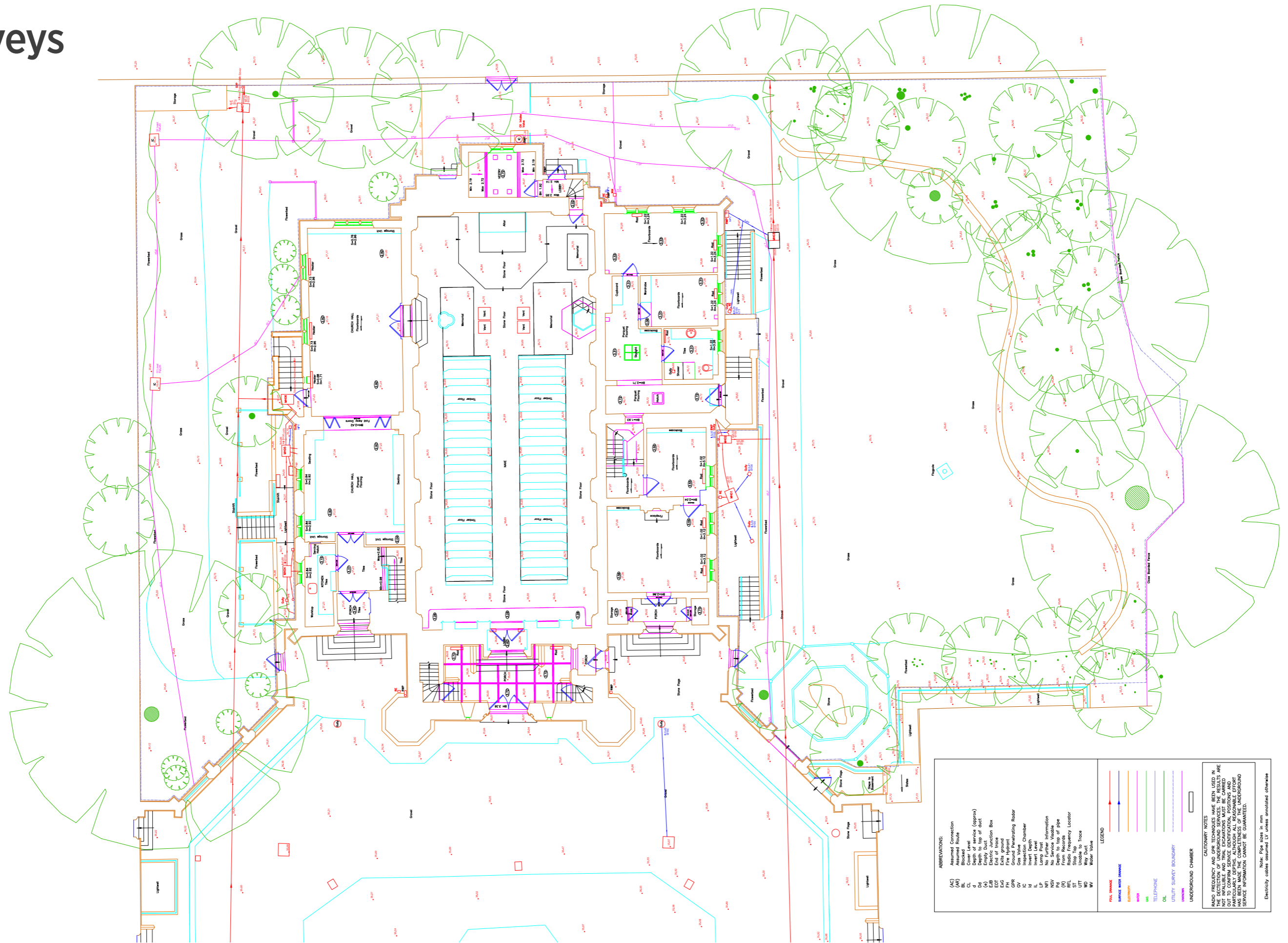
The Vicarage

	Level	Room No.	Name	Area	Description of Works	
Vicarage	B	17	Vault Store	7 m ²	a. Charming brick vaulted store room retained as is.	
		18	West Meeting Room	24 m ²	a. Removal of radiators below windows and installation of new glazed crittal doors to terrace. b. Refurbishment and general making good of finishes.	
		19	Mini-flat	12 m ²	a. Removal of existing kitchen and introduction of a flexible meeting room / compact self-contained flat for visitors. b. Dropping of sill to 1no. window opening to create glazed crittal door to terrace.	
		20	Stair	3 m ²	a. Existing stair retained.	
		21	Kitchenette	1 m ²	a. Installation of a compact kitchenette to furnish the mini-flat and meeting rooms.	
		22	Shower Room	4 m ²	a. Installation of a bathroom with shower below the stairs to furnish the mini-flat.	
		23	Entry Hall	12 m ²	a. General refurbishment, making good and improvements to floors and finishes. b. Installation of storage cupboards.	
		24	WC 1	2 m ²	a. Installation of upgraded WC facilities.	
		25	WC 2	3 m ²	a. Installation of upgraded WC facilities.	
		26	Storage	2 m ²	a. Existing store cupboard retained as is.	
		27	East Meeting Room	41 m ²	a. Dropping of sill to 1no. window opening to create fixed glazed opening to terrace. b. General refurbishment, making good and improvements to floors and finishes.	
		28	Walkway	8 m ²	a. Demolition to existing wall partition below external stairs b. Creation of 1no. arched opening to eastern wall of brick enclosure to create link between terraces. c. General refurbishment, making good and improvements to floors and finishes.	
		GF	29	Store 1	1 m ²	a. Existing external store cupboard retained as is.
			30	Store 2	1 m ²	a. Existing external store cupboard retained as is.
31	Living Room		25 m ²	a. Demolition and reinstatement of 1no. symmetrical door opening to the Living Room from stairwell. b. Refurbishment to windows and sashes, general making good of finishes. c. High-quality timber joinery cupboards installed to north wall.		

	Level	Room No.	Name	Area	Description of Works
Vicarage	GF	32	Stairwell	8 m ²	a. Existing 19thC curved stair retained. b. Demolition in dropping of 1no. existing window sill in eastern enclosing wall of stairwell to create connection to new dormer bedroom (920 x 2380mm opening below window). Opening detailed to sit above existing stair stringer.
		33	Study	12 m ²	a. General making good and improvements to windows, floors and finishes.
		34	Entrance Hall	10 m ²	a. Demolition of existing non-structural wall partitions, later additions in 1950s refurbishment. b. General making good and improvements to floors and finishes.
		35	WC	2 m ²	a. Installation of new cloakroom WC.
		36	Kitchen	16 m ²	a. Installation of new kitchen and high-quality joinery storage cupboards. b. General making good and improvements to windows, floors and finishes.
		37	Living / Dining	34 m ²	a. Removal of suspended ceiling to reveal ornamental wooden roof trusses, rose window to east wall and reinstate double-height space.
		FF	38	Master Bedroom 1	22 m ²
	39		Ensuite Bathroom	5 m ²	a. Removal of existing bathroom and dividing of space to install a new ensuite bathroom to Master bedroom.
	40		Bathroom	5 m ²	a. Removal of existing bathroom and dividing of space to install a new family bathroom.
	41		Washing Machine	1 m ²	a. Installation of cupboard to house washing machine and hot water cylinder.
	42		Bedroom Corridor	11 m ²	a. General making good and removal of later flooring, replacing with high-quality floors and finishes.
	43		Bedroom 2	13 m ²	a. General making good and improvements to windows, floors and finishes.
	44		Dormer Entrance	2 m ²	a. Skylight installed in dormer roof to bring light to existing window on eastern enclosing wall to stairwell
	45	Bedroom 3	19 m ²	a. Partial dormer created and concealed in northern face of Vicarage roof to house an important third bedroom. The dormer sits inbetween the old gable wall and ornamental roof trusses, which are exposed in the room. b. 2no. heritage rooflights are installed to south face of pitched Vicarage roof to bring light to bedroom. c. Built-in timber joinery installed to create eaves storage and desk. d. Window installed on eastern face of enclosing dormer wall to create horizontal view out from desk area.	
46	Boiler Cupboard	1 m ²	a. Tall cupboard created off of dormer entrance to house boiler and storage.		

Surveys

Site Plan
1:200



Basements
1:100

