

APPENDICES

Options Appraisal
Services Drawings
Structural Drawings
Existing Drawings

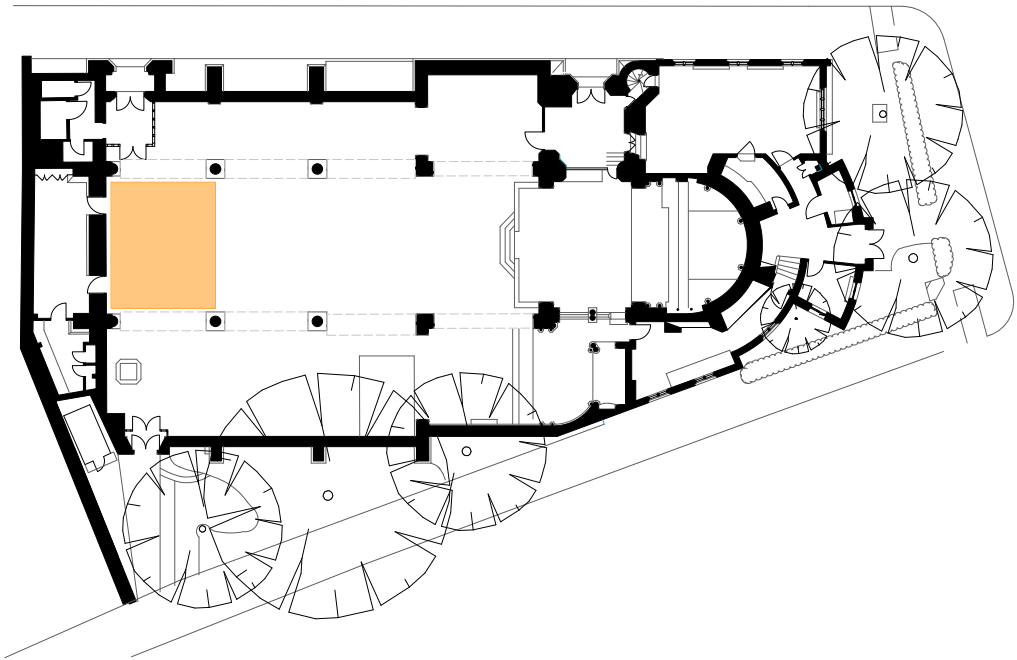
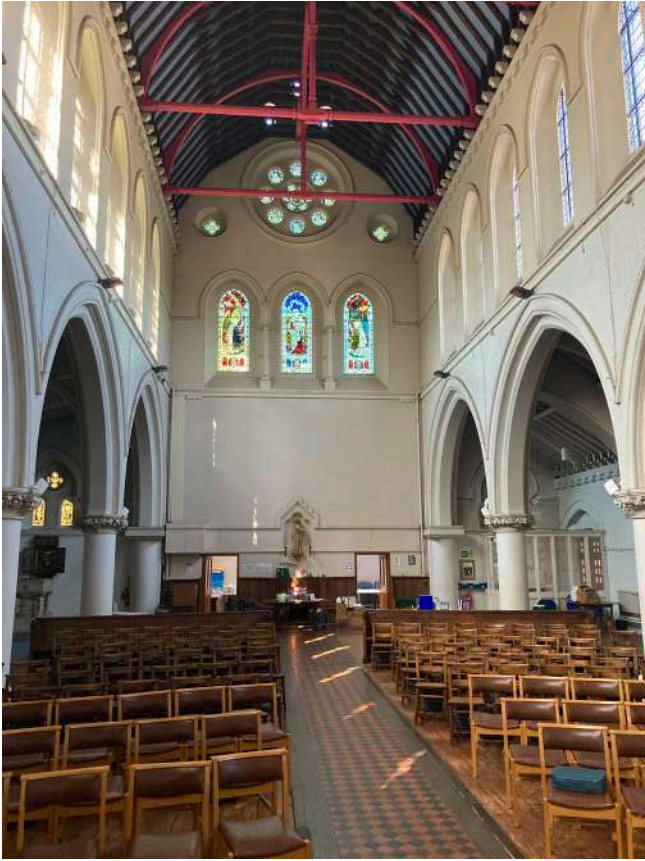
Option 1: Building in the nave

This option proposed a three storey timber building at the west end. At ground floor level, this could open up to the nave so as not to limit use of the nave. This proposal takes advantage of the largely blank west wall of the nave.

It would need to include a lift and stair to provide access to the upper floors, which limits the available space on each floor.

We anticipated building over the single-storey west end building, above the kitchen and office, but windows in the party wall preclude this.

The parish felt that this proposal would be too dominant within the space of the nave, and would limit activity. It would also specifically limit use of the font.



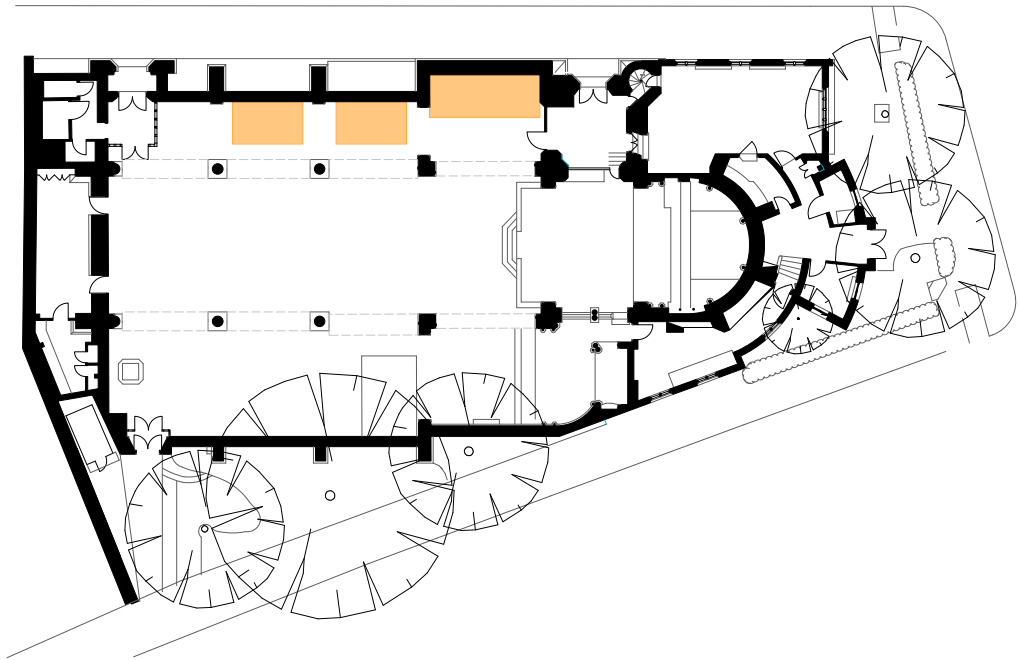
Option 2: Building in the transept

This option proposed a two storey timber building at the north transept. This would provide a small office at ground floor, plus a stair to a counselling room at the first floor.

While not providing all the required spaces in the brief, this might improve an otherwise makeshift office.

However, there would not be sufficient space for a lift and so the upper floor would not be compliant.

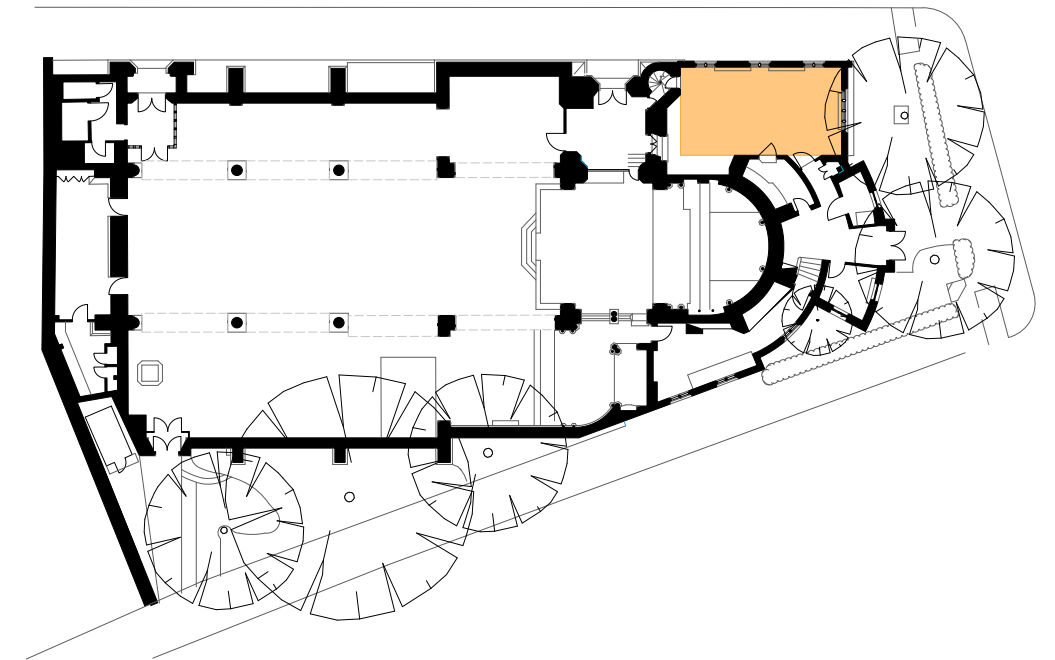
In addition, the DAC were very concerned about the impact on the organ, which is adjacent, and so this option was discarded.



Option 3: Building above the church hall

This option proposed rasing the roof of the church hall to provide an additional floor above the existing space of the hall. We proposed that the new roof volume would be a metal-clad mansard.

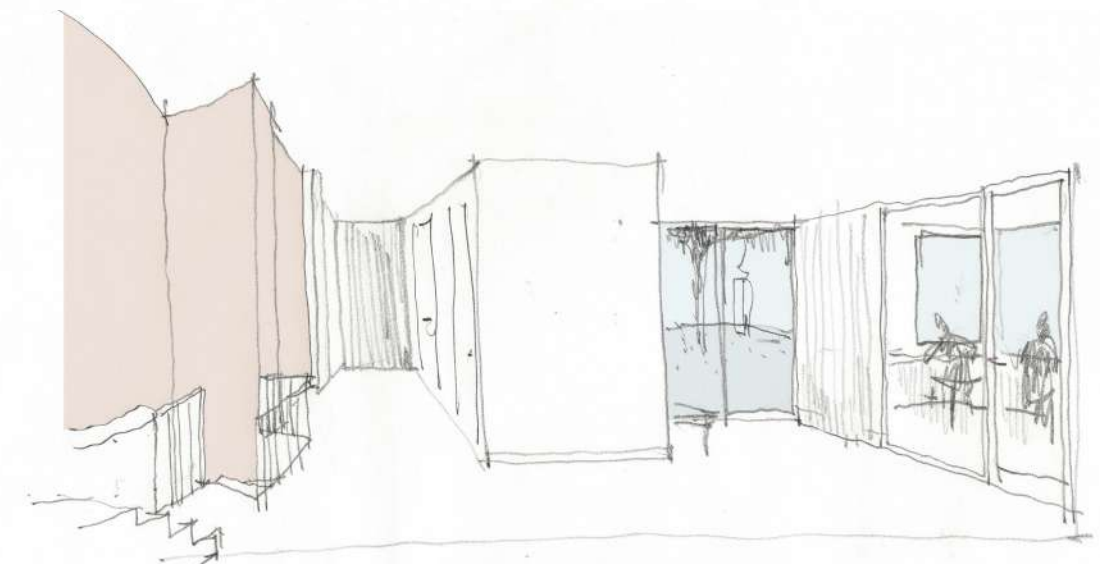
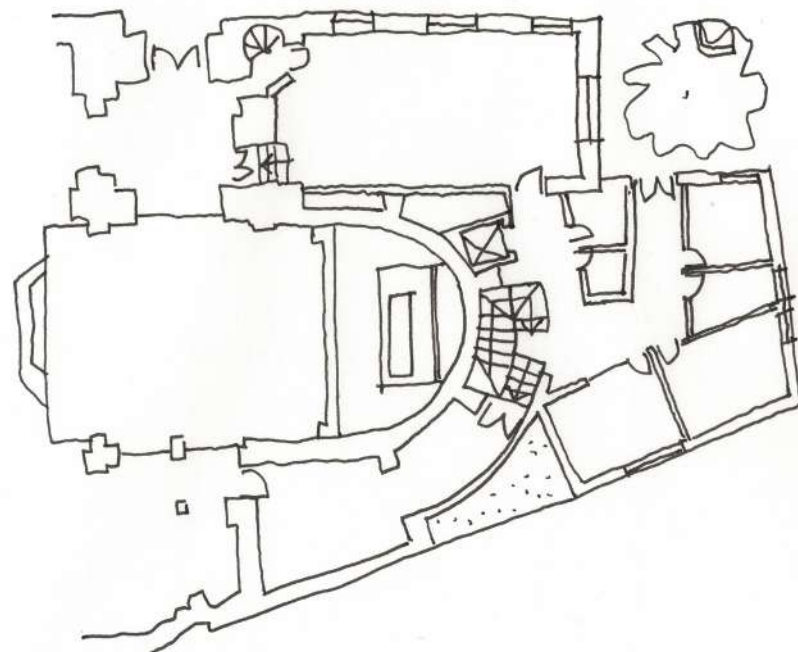
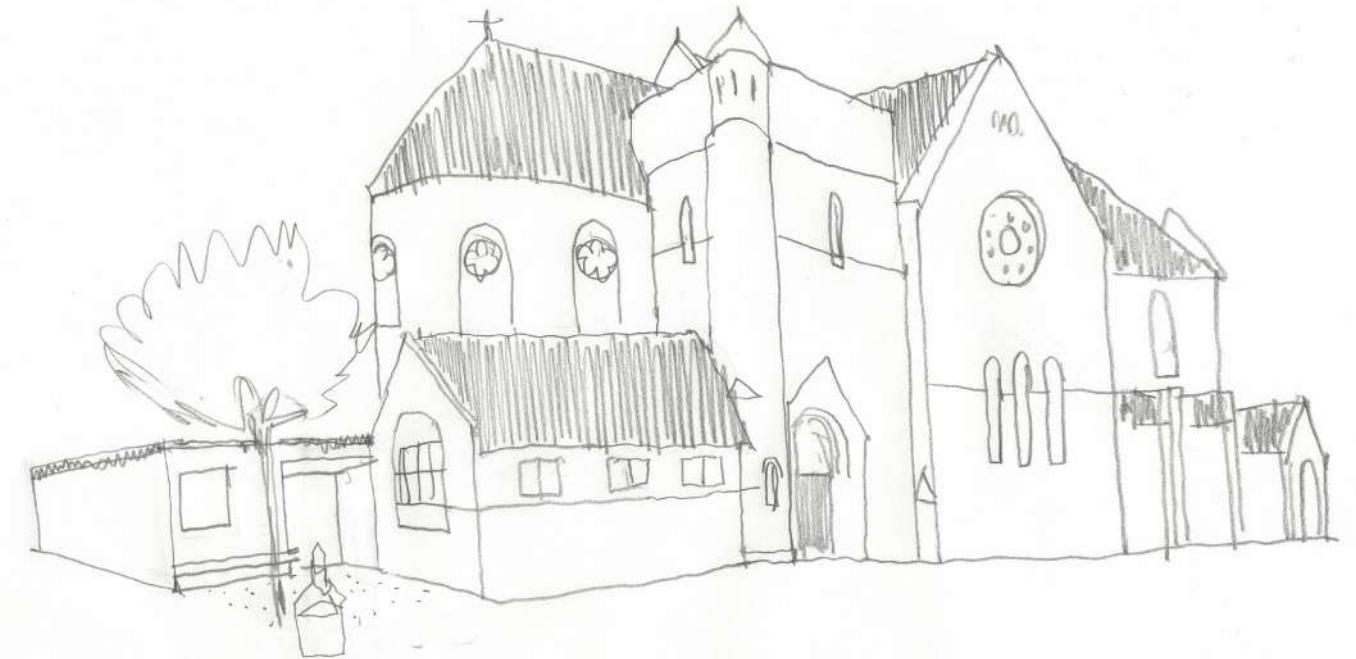
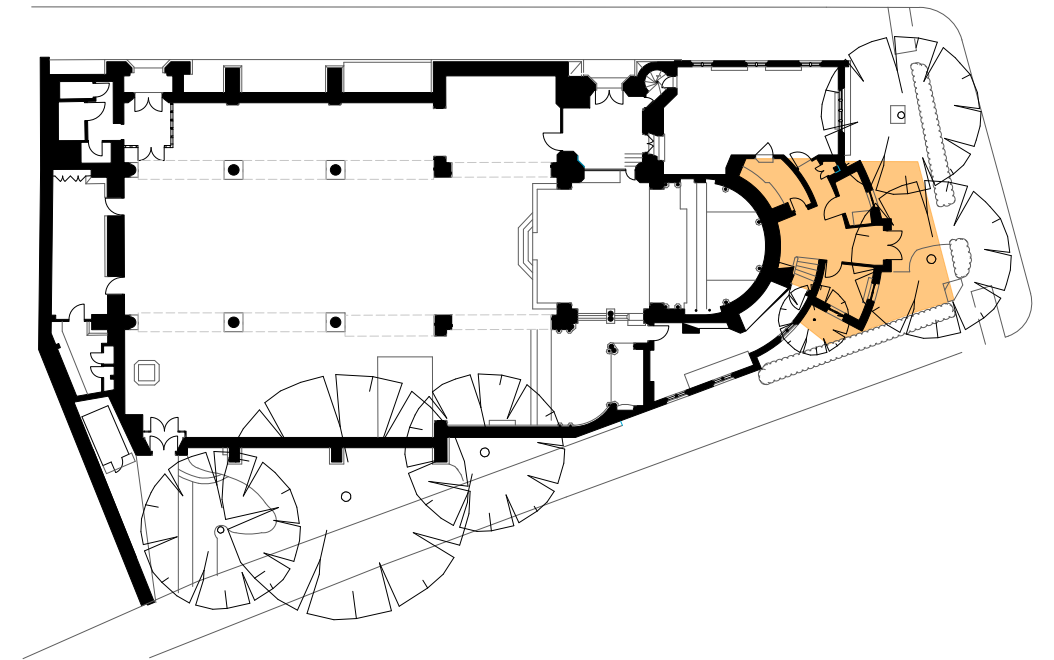
However, unless access to an upper floor is via the existing spiral stone staircase, which is not compliant and indeed is very constricted, then a new stair and lift would use half the available floor plan, and so the effective outcome would be two spaces half the size of the existing one.



Option 4: Single-storey east end extension

This option proposed demolishing the St Mary's Centre, and replacing it with a single storey building with a bigger footprint.

However, this would not be sufficiently big to provide the accommodation required, and would also require the catulpa tree to be removed.



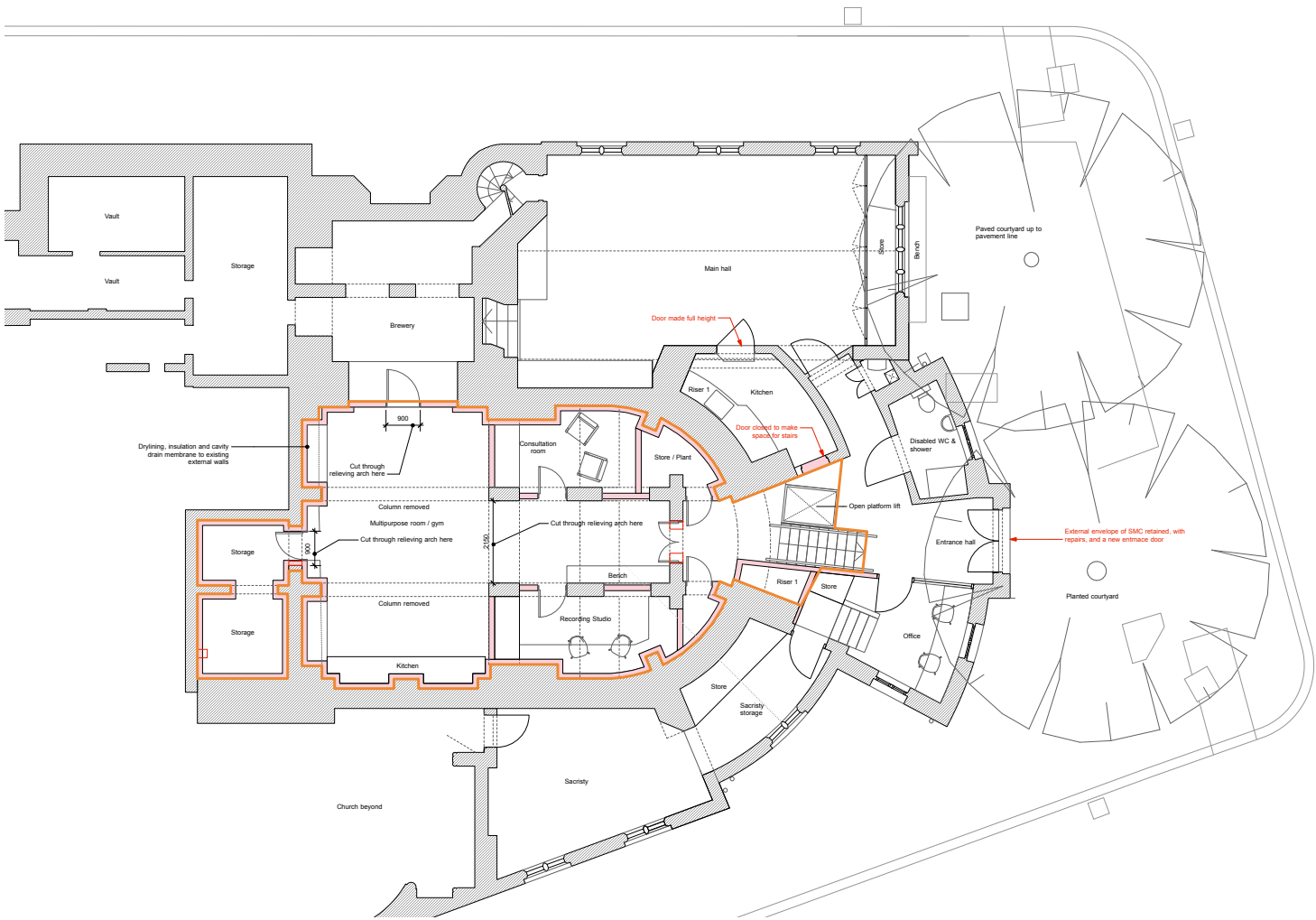
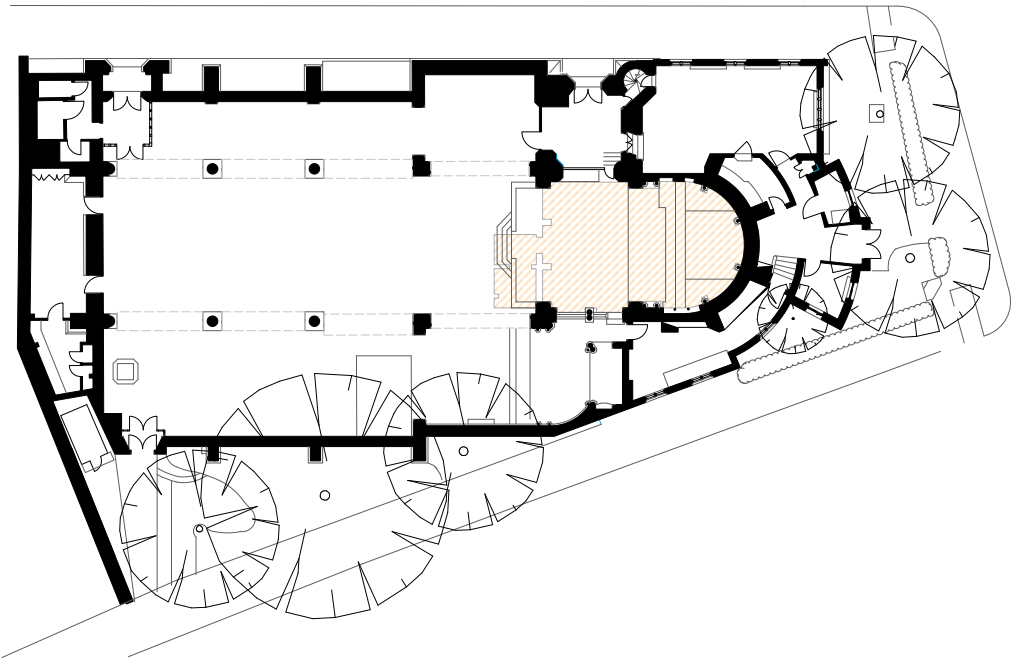
Option 5: Undercroft development

This option retains the St Mary's Centre, and makes a connection from it into the existing undercroft.

The St Marys Centre would provide a front door for Mary's, and the multi-use space could be in the undercroft.

However, the undercroft is not very large (only under the chancel) and there is not enough space in the undercroft to provide the accommodation required. In addition, there is no daylight, and no means of providing it (no space to make a lightwell or double-height space).

For these reasons, this proposal was discounted.



Option 6: Single-storey extension plus undercroft

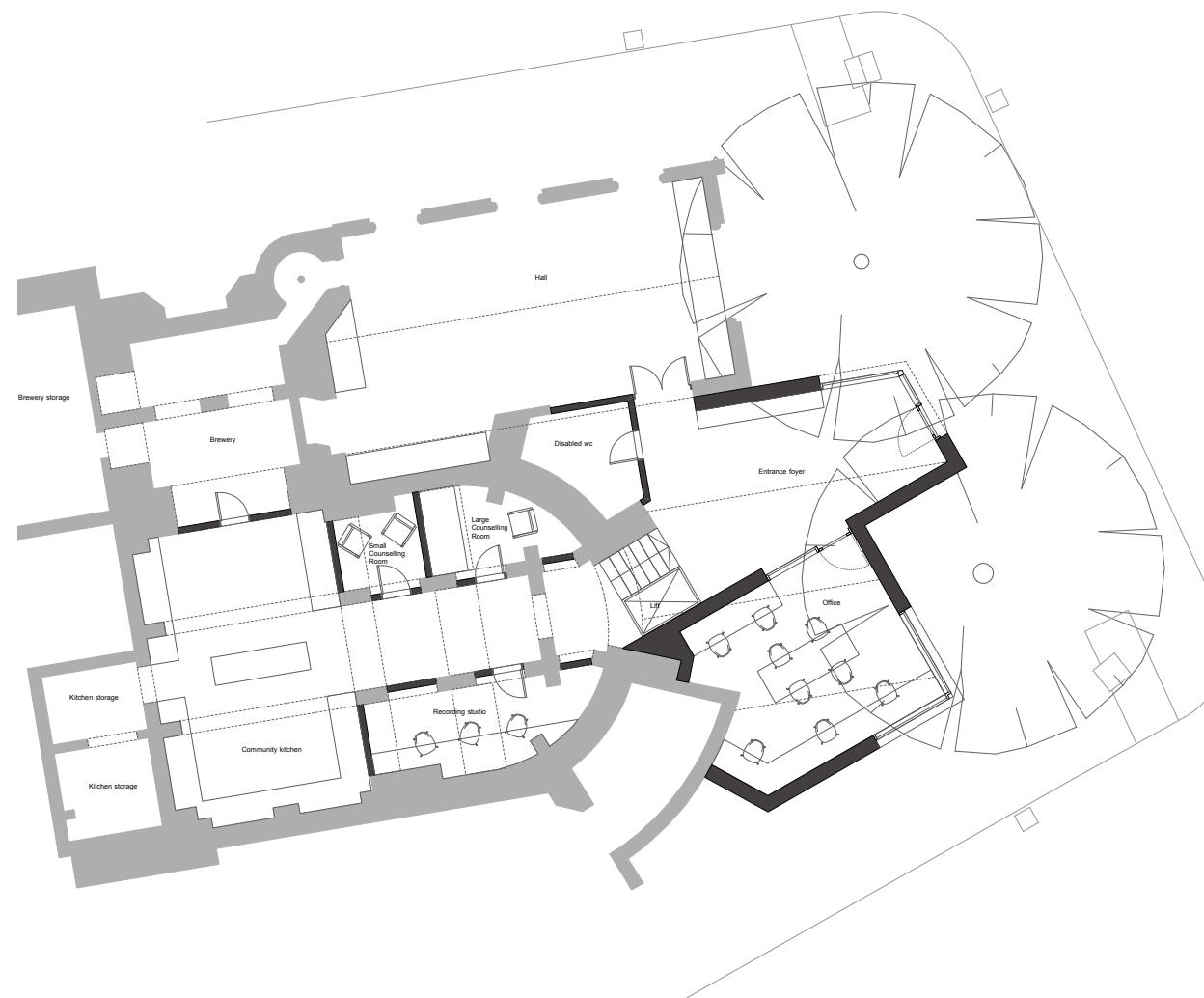
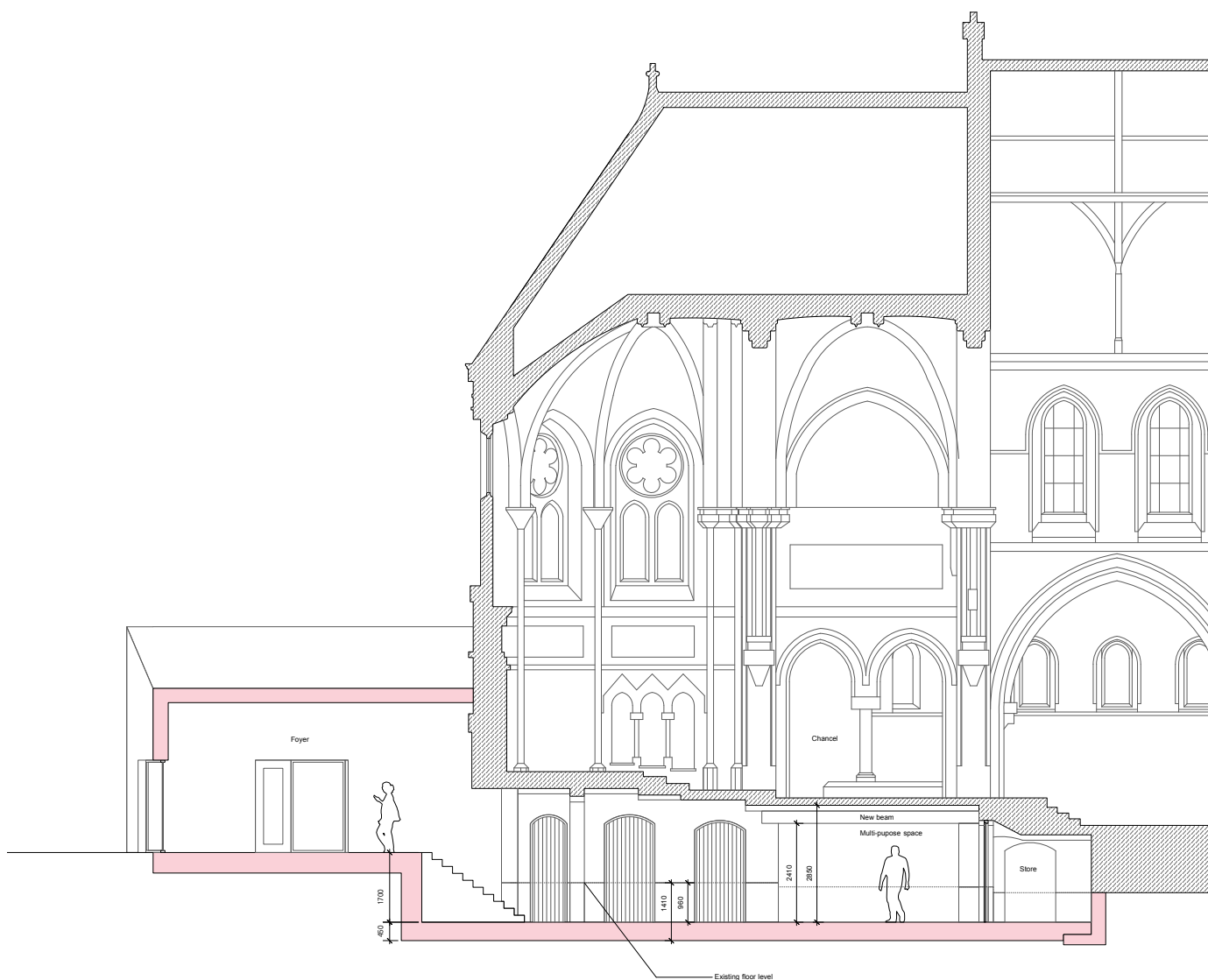
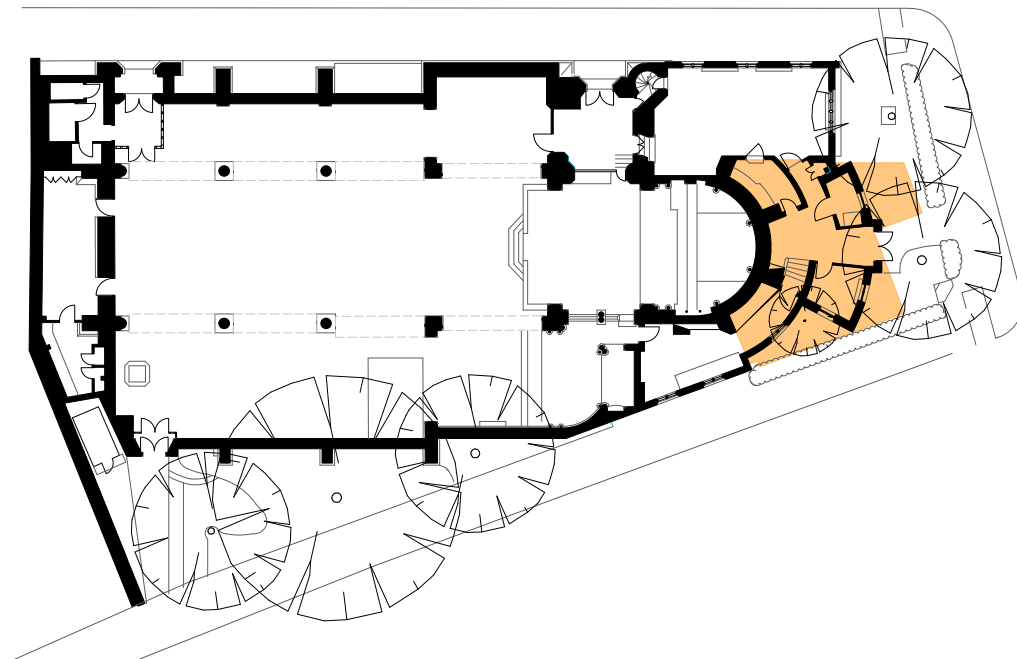
This option combines a new building on the site of the St Mary's Centre, with a connection from it into the existing undercroft.

The new building at street level would provide a front door for Mary's plus an office, and the multi-use space could be in the undercroft.

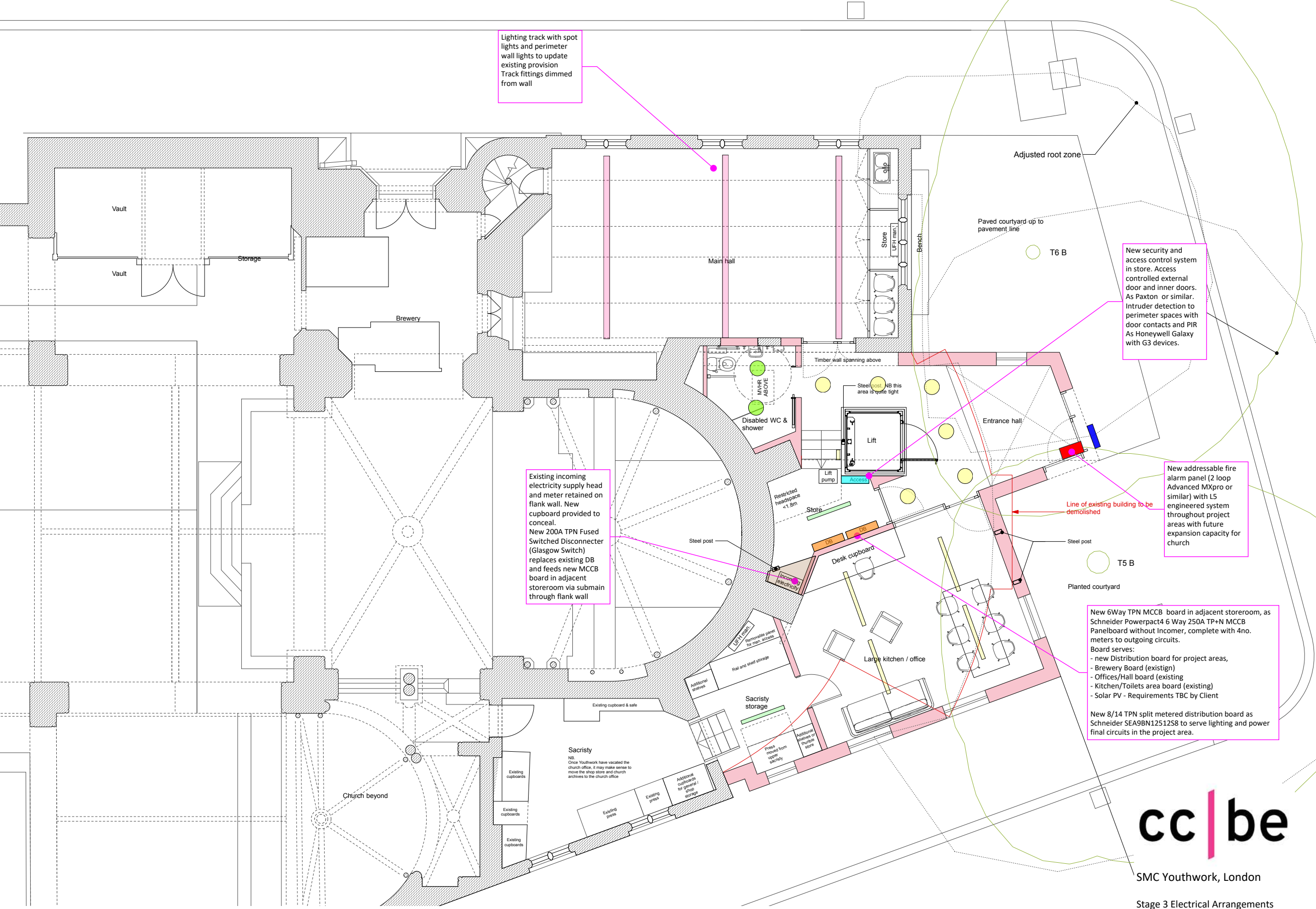
However, as established in Option 5, the undercroft is not very large (only under the chancel), there is no daylight, and no means of providing it (no space to make a lightwell or double-height space). The quality of space we would provide would be poor.

In addition, the loss of storage space for the parish would be significant.

For these reasons, this proposal was discounted.



Appendix B: MEP Engineer's drawings



Notes

Excavation

Demolition

New wall

External lighting

1500mm up/down suspended light with daylight dimming control

1200mm surface light fitting with on/off control

Surface fitting with daylight dimming control

Downlight type fitting with daylight dimming control

Surface wall light with daylight dimming control

IP44 surface fitting with occupancy control

Vertical suspended feature lighting in void

Assume 50% of fittings are emergency

Electrical socket and data provision to be confirmed, the following is assumed:

Office: 4no. double sockets + 4no. data + floor box with power and data points + high level data for Wifi

Entrance Hall: 2no. double sockets with provision for digital welcome screen + 2no. data points + high level data for Wifi

Disabled WC: Electric Shower and Shaving point

Main Hall: Matching existing provision + power for electric water heater

TWO STOREY OPTION

SMC Youthwork, London

Stage 3 Electrical Arrangements

J201105 SK_AH_E/01 P2

1:50@A3

For Comment

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St Mary's Primrose Hill

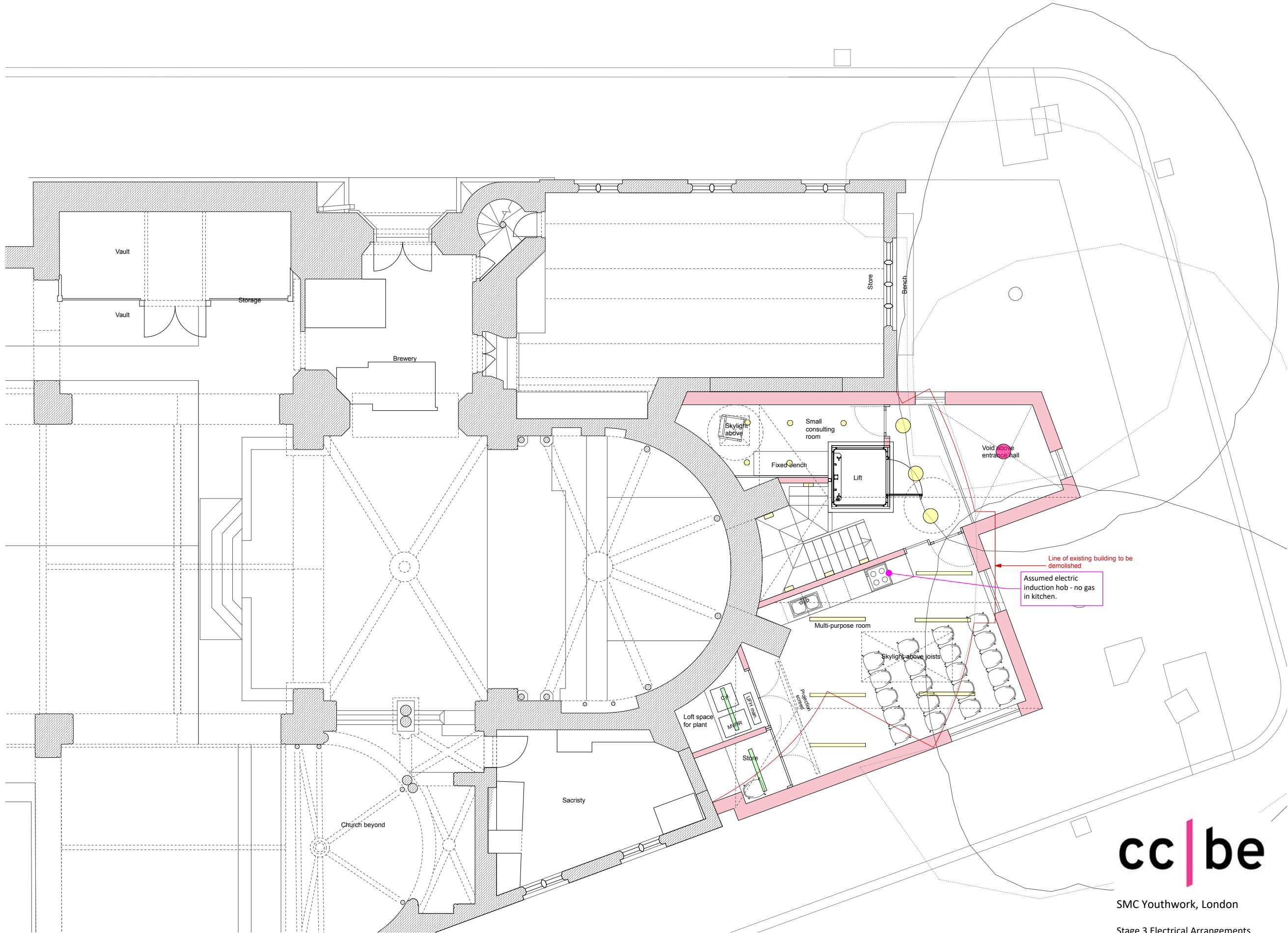
Ground floor plan

1:50

05.10.2020

STATUS: FOR COMMENT

430-00-100 C



Notes



- Excavation
- Demolition
- New wall

- 1500mm up/down suspended light with daylight dimming control
- 1200mm surface light fitting with on/off control
- Surface fitting with daylight dimming control
- Downlight type fitting with daylight dimming control
- Surface wall light with daylight dimming control
- IP44 surface fitting with occupancy control
- Vertical suspended feature lighting in void

Assume 50% of fittings are emergency

Electrical socket and data provision to be confirmed, the following is assumed:

Multi-purpose Room 8no. double sockets + 4no. data points + high level power and data for projector. With additional power for white goods and induction hob/oven.

Landing 2no. double sockets + high level data for WiFi

Small Consulting Room: 4no. double sockets + 2no. data points

Main Hall: Matching existing provision

TWO STOREY OPTION



SMC Youthwork, London

Stage 3 Electrical Arrangements

J201105 SK_AH_E/02 P2

1:50@A3
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St Mary's Primrose Hill

First floor plan
1:50
05.10.2020
STATUS: FOR COMMENT

430-00-110 C

Notes



- Excavation
- Demolition
- New wall

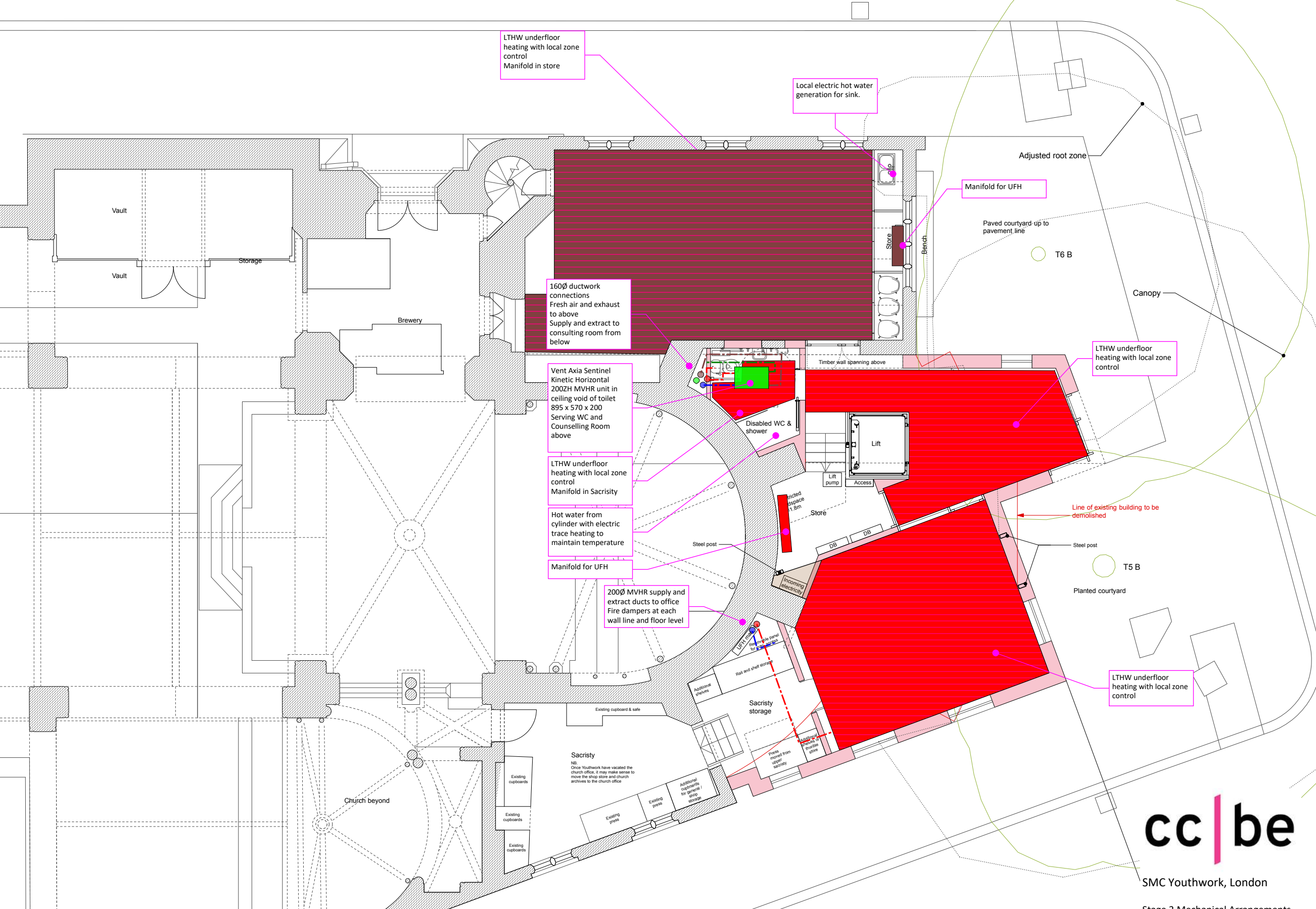
TWO STOREY OPTION

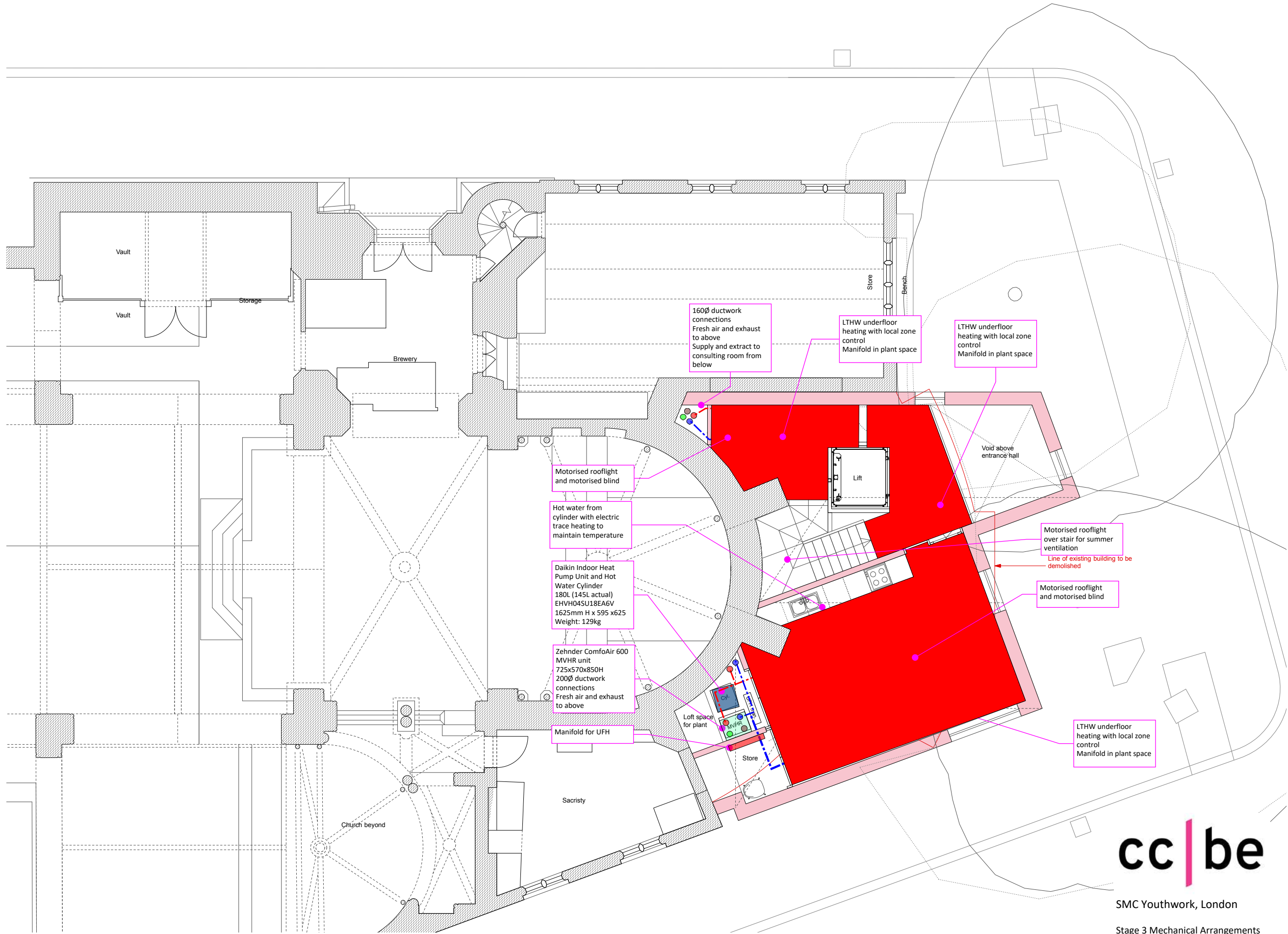


SMC Youthwork, London
Stage 3 Mechanical Arrangements
J201105 SK_AH_M/01 P2
1:50@A3
For Comment

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St Mary's Primrose Hill
Ground floor plan
1:50
05.10.2020
STATUS: FOR COMMENT
430-00-100 C





Notes

SMC Youthwork
WE REDUCE VIOLENCE – WE SAVE LIVES

Excavation
Demolition
New wall

TWO STOREY OPTION



SMC Youthwork, London

Stage 3 Mechanical Arrangements

J201105_SK_AH_M/02 P2

1:50@A3
For Comment

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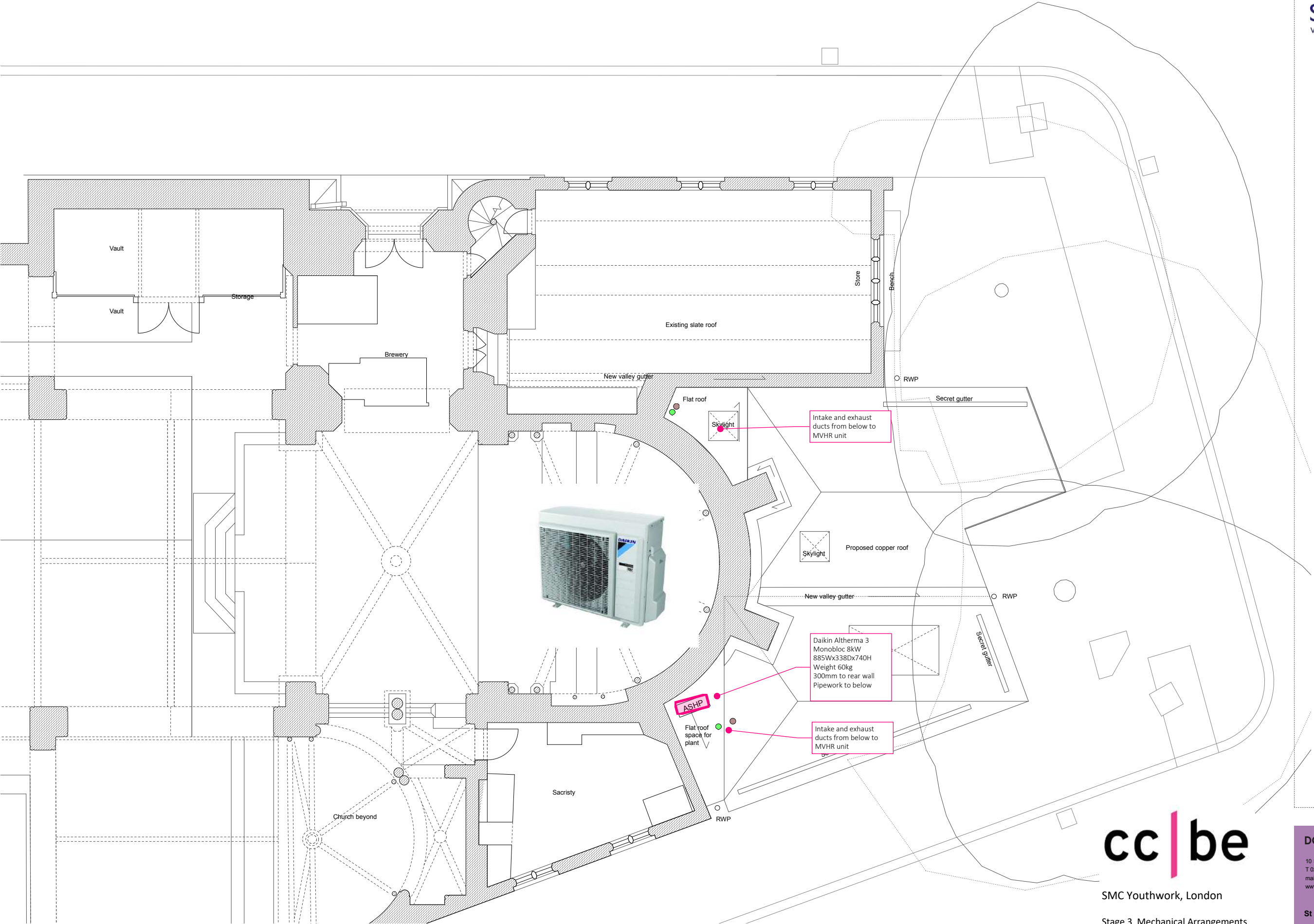
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St Mary's Primrose Hill

First floor plan
1:50
05.10.2020
STATUS: FOR COMMENT

430-00-110 C

- Excavation
- Demolition
- New wall



TWO STOREY OPTION



SMC Youthwork, London

Stage 3 Mechanical Arrangements

J201105 SK_AH_M/03 P2

1:50@A3
For Comment

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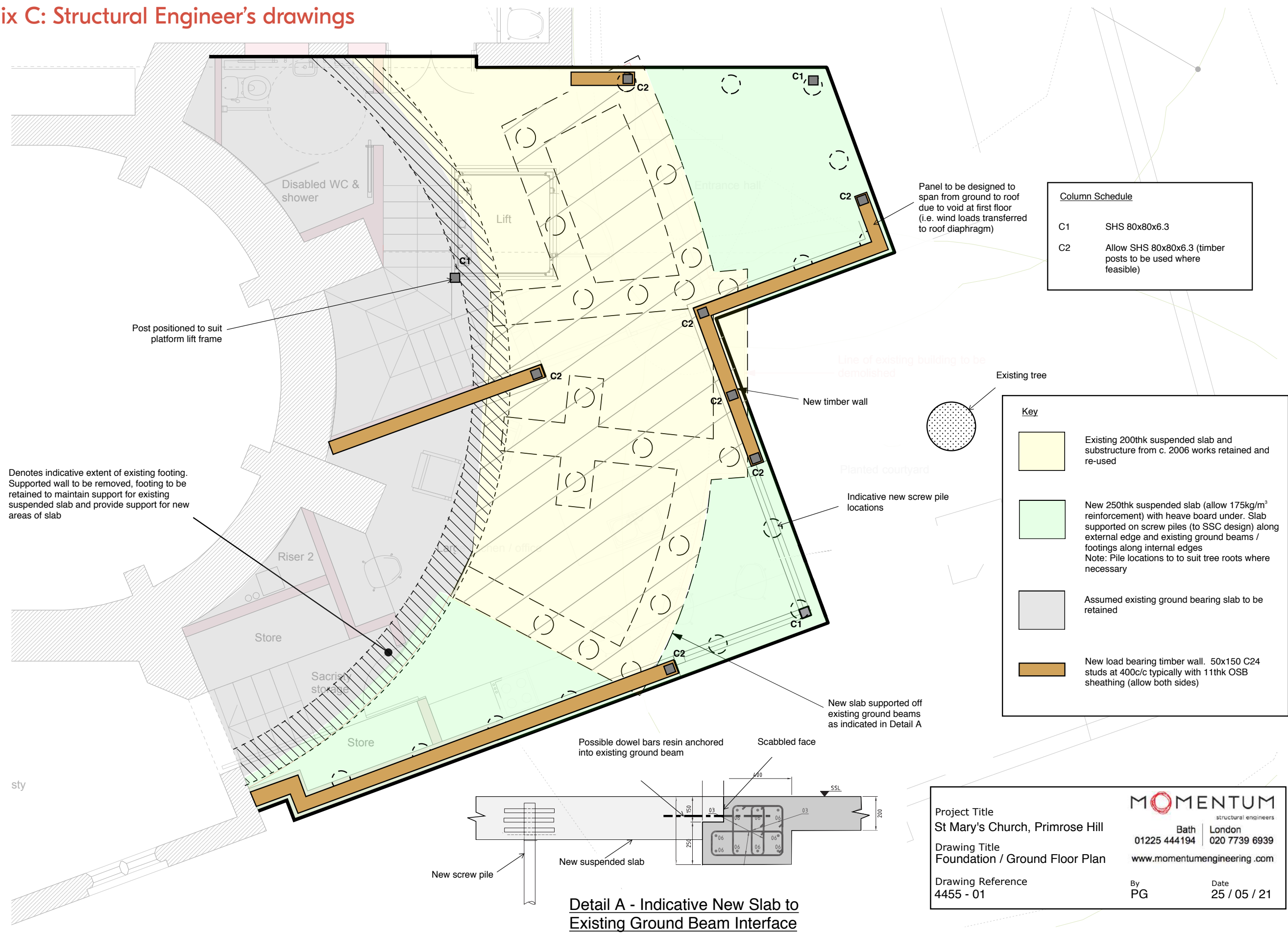
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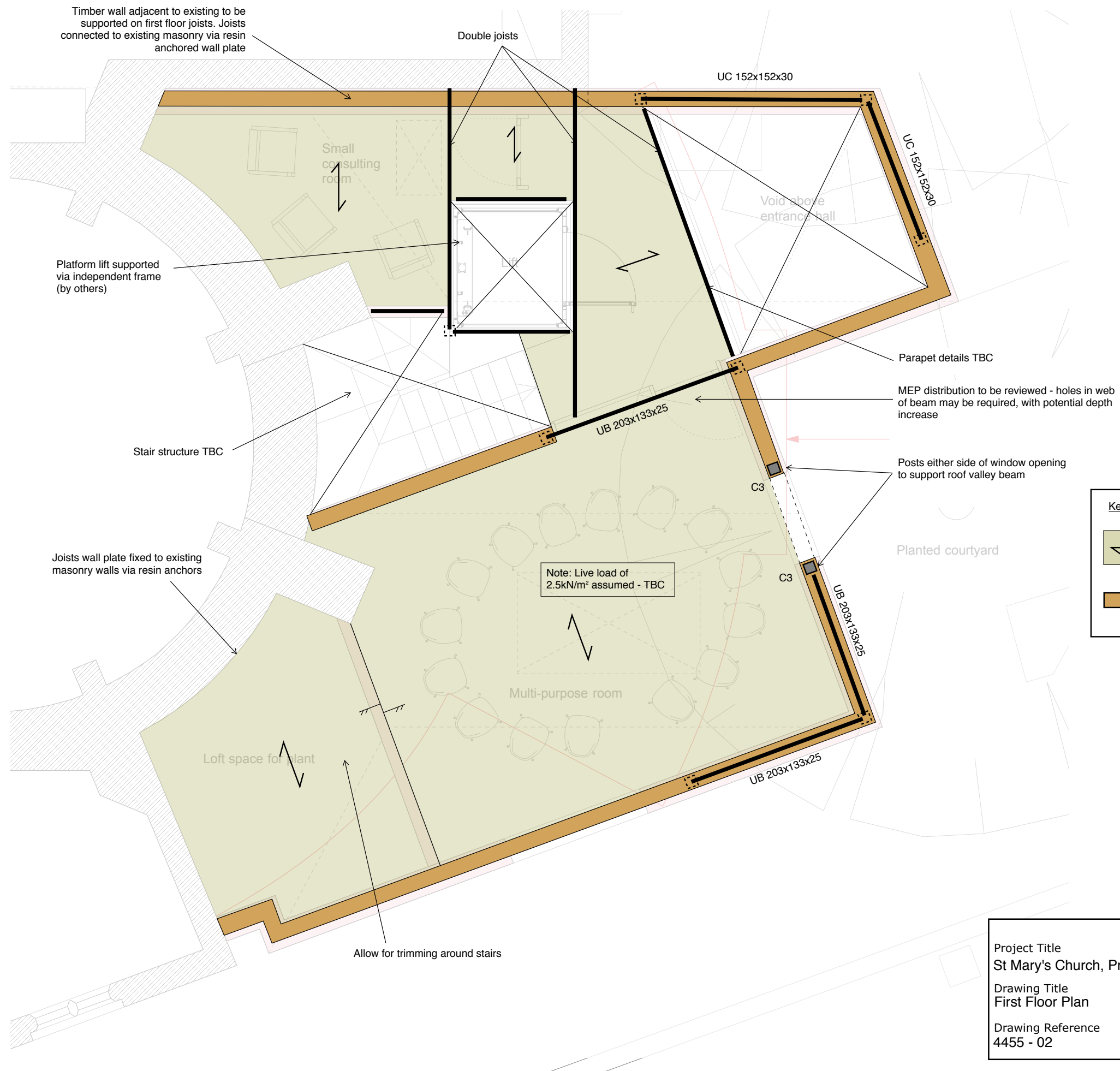
St Mary's Primrose Hill

Roof plan proposed
1:50
05.10.2020
STATUS: FOR COMMENT

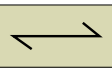
430-00-100 C


Appendix C: Structural Engineer's drawings



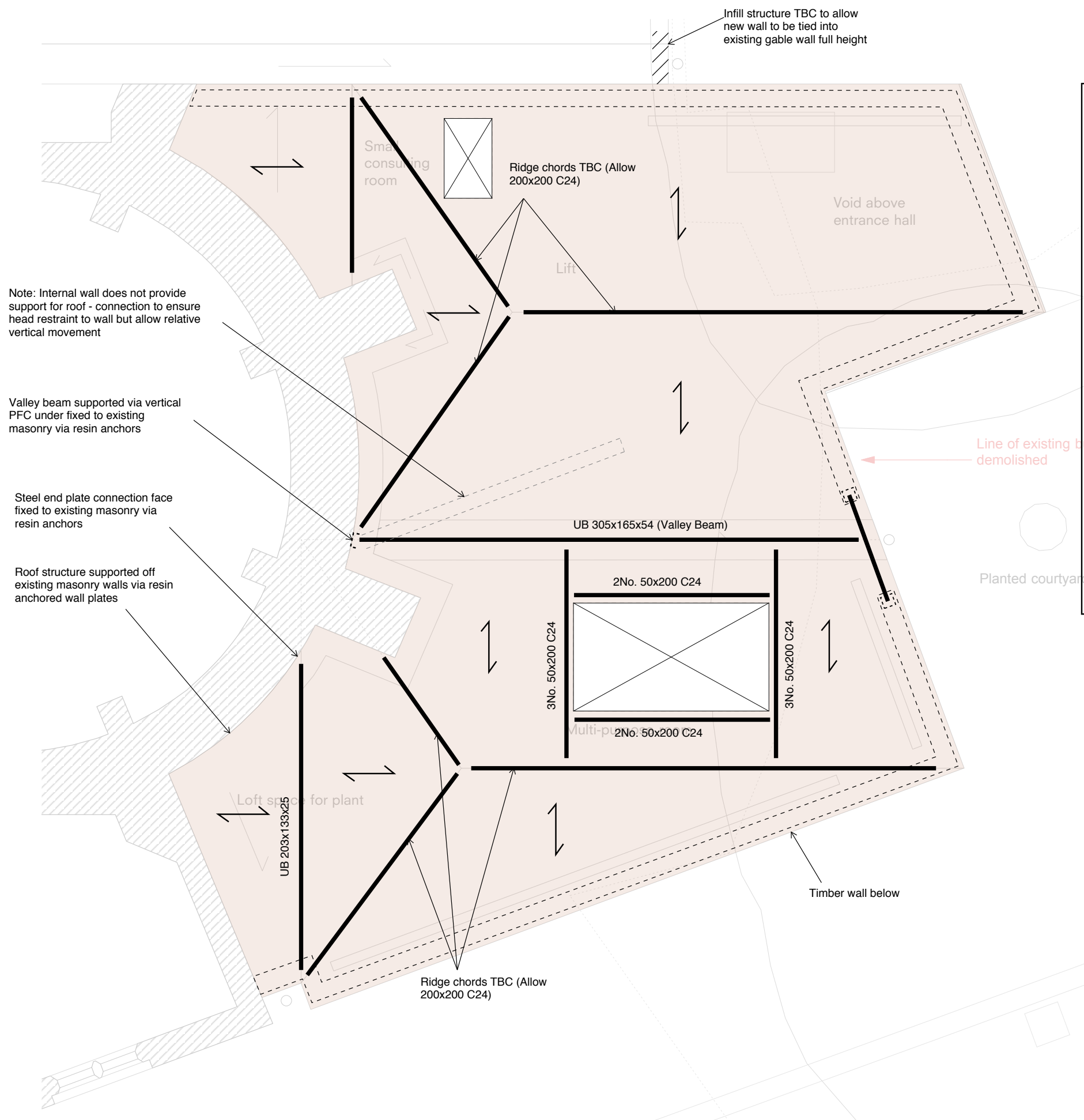


Key:

 100w x 300dp Posi Joists at 400c/c with 18thk ply over

 New load bearing timber wall. 50x150 C24 studs at 400c/c typically with 11thk OSB sheathing (allow both sides)

Project Title		MOMENTUM <small>structural engineers</small>	
St Mary's Church, Primrose Hill		Bath	London
		01225 444194	020 7739 6939
Drawing Title		www.momentumengineering.com	
First Floor Plan			
Drawing Reference		By	Date
4455 - 02		PG	25 / 05 / 21



Roof Design Philosophy

Lateral forces from 'roof spread' internalised by diaphragm action i.e. only vertical force applied to supporting structure under gravity loading

Folded plate roof spans between valley beam and perimeter walls

Multi-function room

Office / kitchen

Valley beam

Landing

Entrance hall

2000

2261

2400

Construction Sequencing:
Temporary propping of ridge chords required until plywood sheathing has been fixed in place (potential to pre-fabricate each roof slope and lift into place). Alternatively a steel ridge beam arrangement with hipped end could be adopted.


Key

50 x 200 C24 rafters at 400c/c with 2 x 18thk ply sheathing over

Project Title	MOMENTUM structural engineers	
St Mary's Church, Primrose Hill	Bath	London
	01225 444194	020 7739 6939
Drawing Title	www.momentumengineering.com	
Roof Plan		
Drawing Reference	By	Date
4455 - 03	PG	25 / 05 / 21

Appendix D: Existing drawings

Notes



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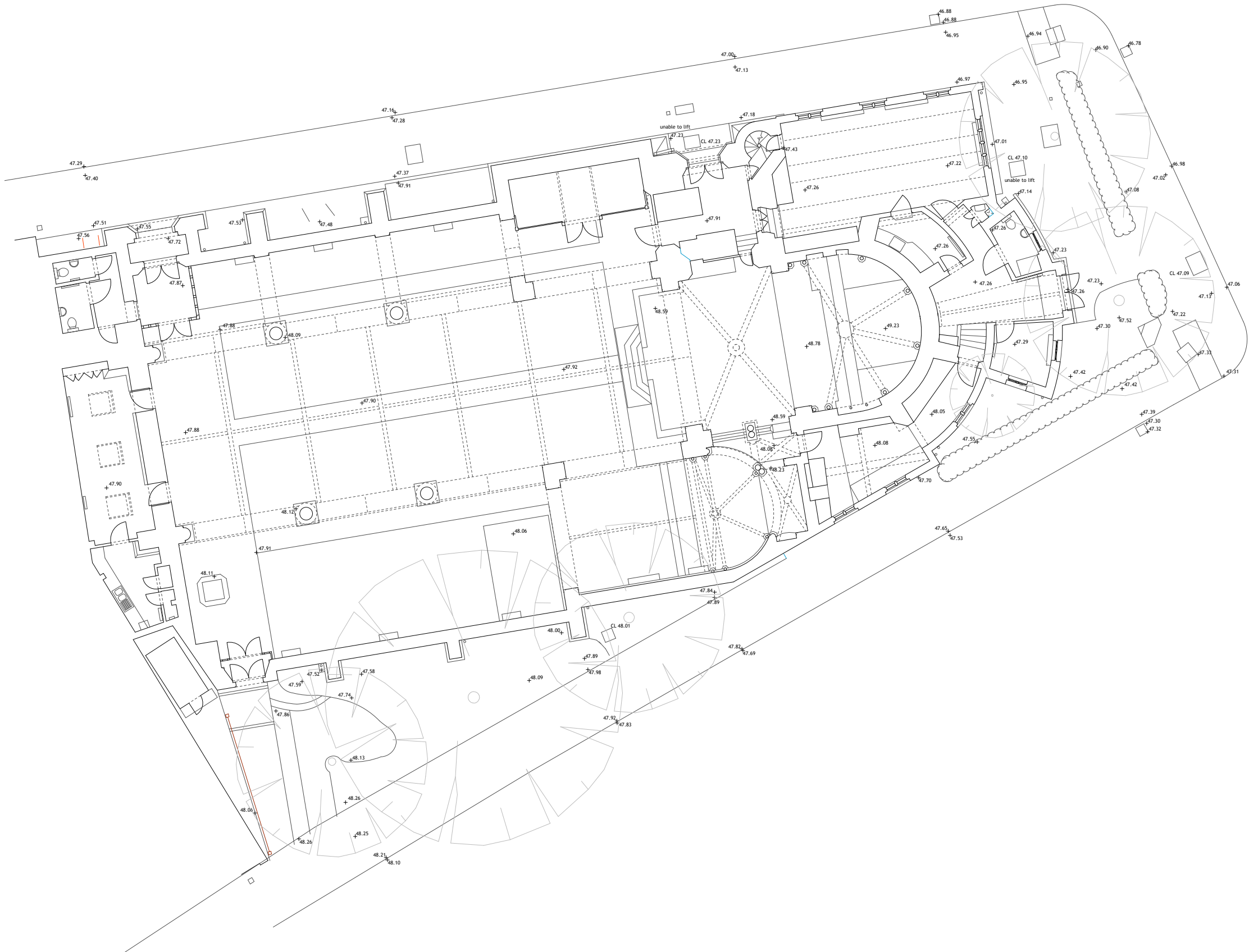
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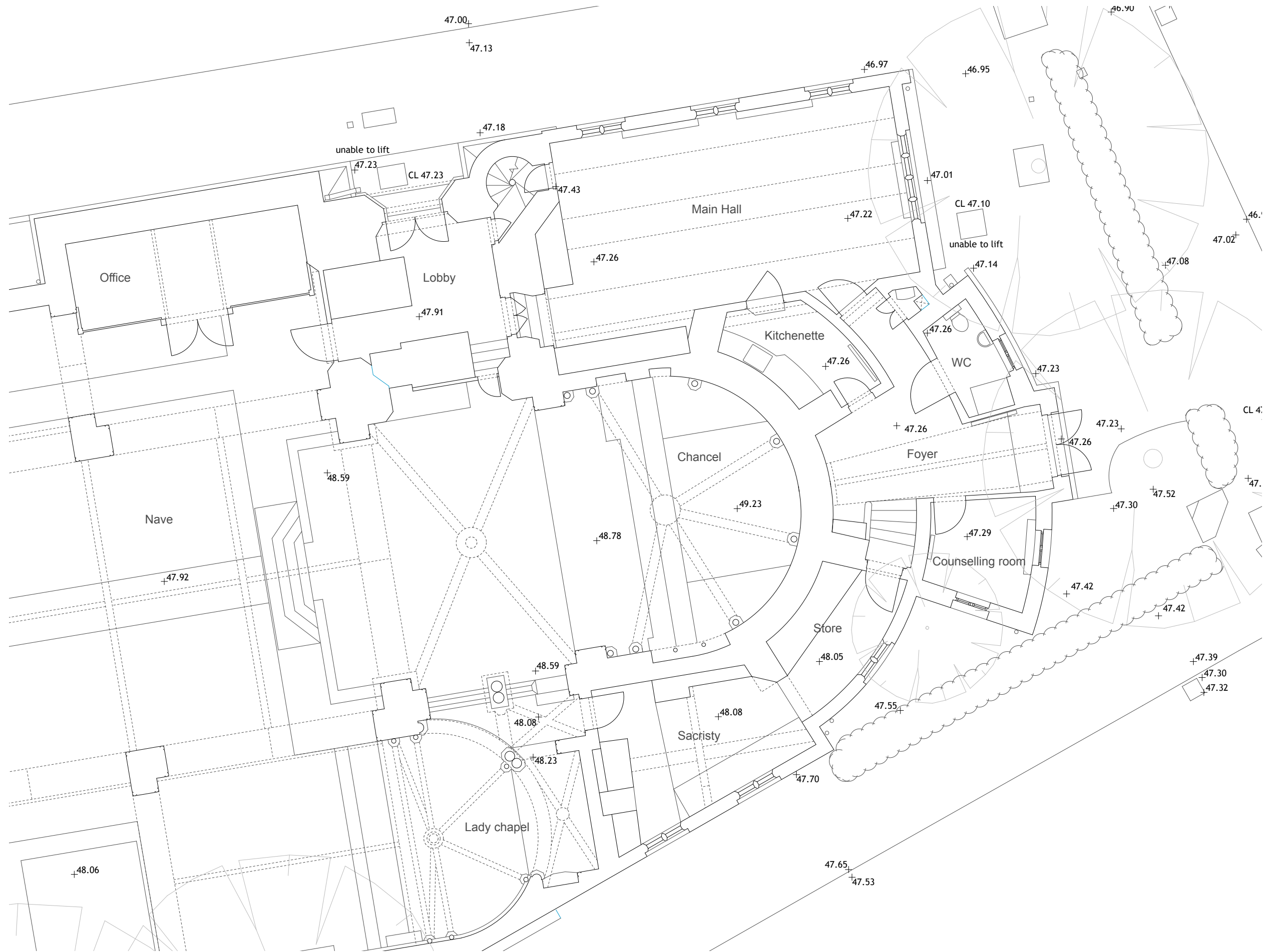
St Mary The Virgin Primrose Hill

Existing Ground Floor Plan
1:100 @A1
07.08.2020
STATUS: For Comment

430-01-100 -



1 Ground floor plan Existing
1:100



1 Ground floor plan Existing
1:50



1:50



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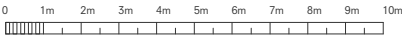
St Mary The Virgin Primrose Hill

Existing Ground Floor Plan
1:50 @A1
07.08.2020
STATUS: For Comment

430-01-101 -



1 Existing North Elevation
1:100



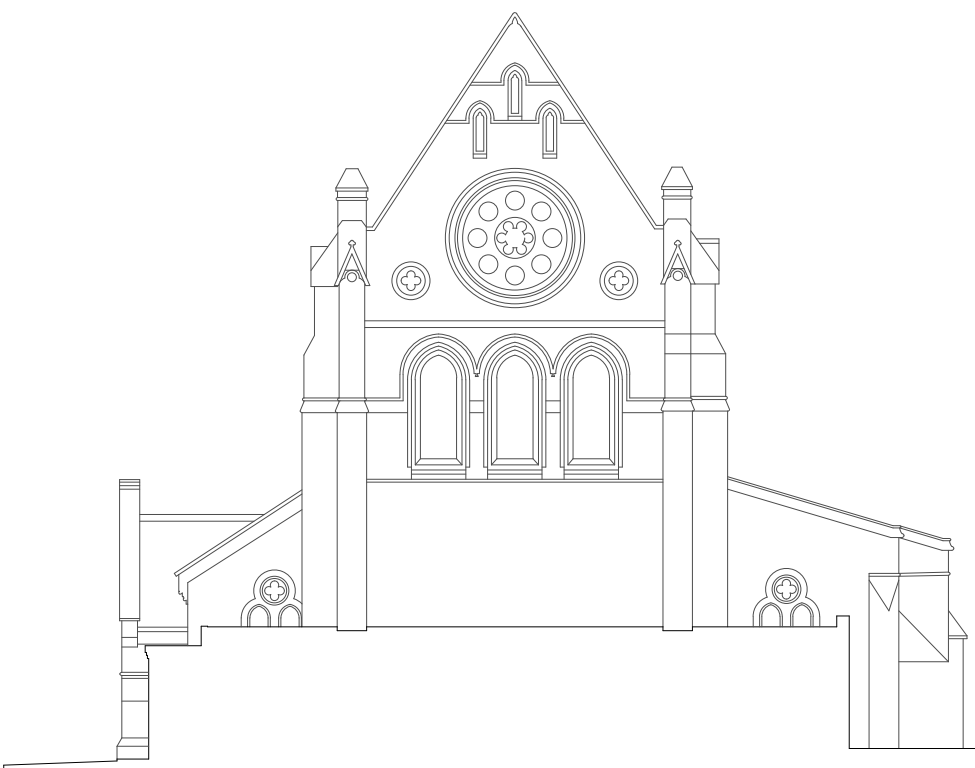
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St Mary The Virgin Primrose Hill

Existing North Elevation
1:100 @A1
07.08.2020
STATUS: For Comment

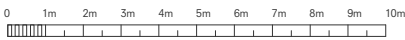
430-01-200 -



1 Existing West Elevation
1:100



2 Existing East Elevation
1:100



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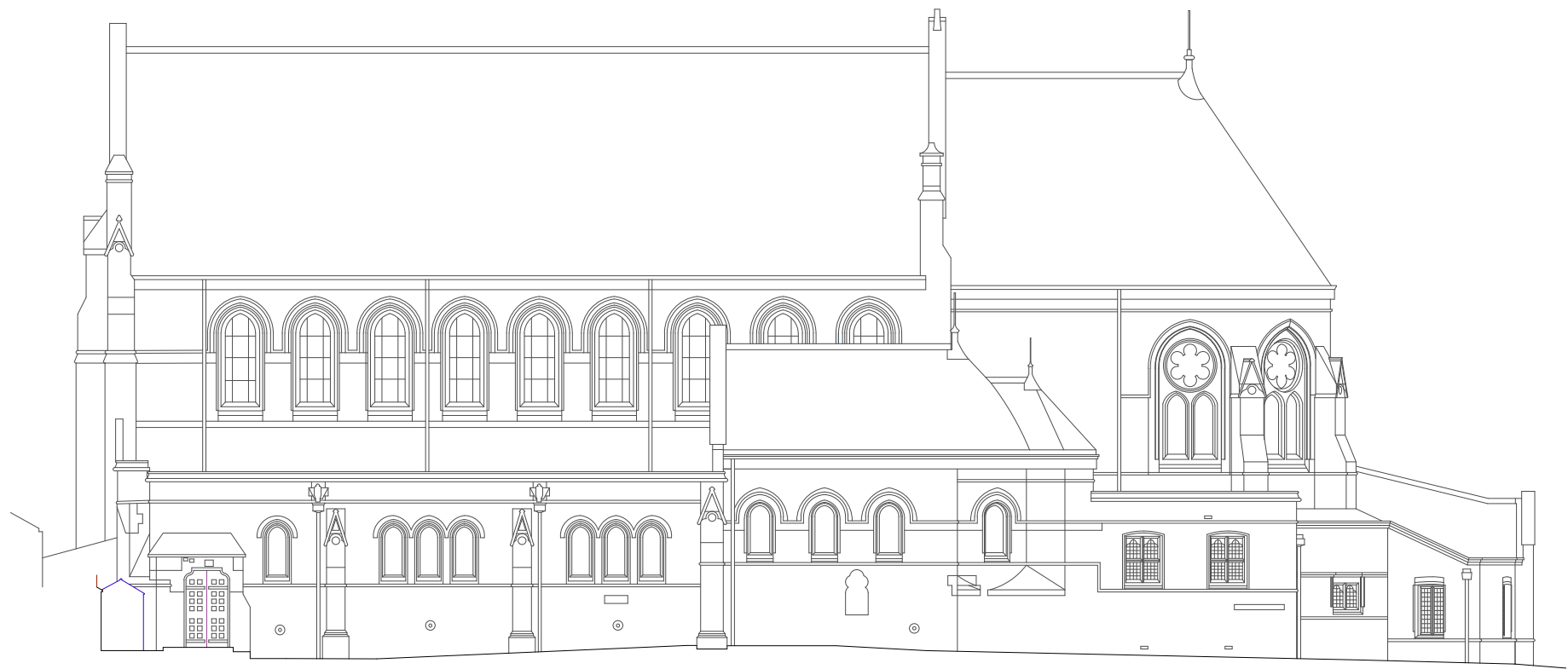
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St Mary The Virgin Primrose Hill

Existing East and West Elevations
1:100 @A1
07.08.2020

STATUS: For Comment

430-01-210 -



1 Existing South Elevation
1:100

