

PT/07/09240 /FULL & 09241/LBC [TP/13669]
BW/1308
v.5 February 2008

Director of Planning
Planning and City Development
Westminster City Council
City Hall 64 Victoria Street
SW1E 6QP

attn Paul Quayle Esq
cc Tom Burke Esq, Simon Ramsden Esq EH;
Victorian Society

Dear Madam

St Mark's, North Audley Street: Mayfair Health: PT/07/09240
/FULL & 09241/LBC

Further to the very productive meeting at City Hall on 18 December and our agreement that a number of revisions would be made to these applications.

I am enclosing a complete set of amended drawings and a revised table 3.3 'Proposed alteration works possibly requiring LBC and/or planning permission' and a revised Appendix H : Schedule of floor area changes.

The former shows changes as deletions and additional text in bold type.

This letter also forms part of the revised submission and makes the following points.

The main revisions take account of observations by principal consultees.

Use: the proposed use as a wellness centre does not require permission; the café use proposed for the Balderton Street tunnel and alterations to the Balderton Street entrance are now deleted and may form part of a separate later application.

The proposal to colonise the south roof loft space as a residential extension to the former vicarage is also deleted along with the external access arrangement.

Window: as now agreed with David Garrard of the Victorian Society, the stain glass window will now be relocated to replace the missing window by the font in the baptistry.

Pews: Six nave pews will be retained and positioned facing the nave between columns against the changing room partitions as shown on plan; four chancel stalls are to be positioned in the chancel [including the two fixed stalls] as shown on the plans.

Partitions: these have now been shown in more detail. They are proposed to be made of polished oak frames with sandblasted glass, the matt side facing the nave to avoid reflections. They involve the minimum of fixings and will be easily reversible.

Cross: is to be retained on the tower.

Therapy pool: additional detail and corrected dimensioning is now shown on the drawings. [The survey provided failed to show the asymmetry of the present roof where the south pitch is a little higher than the north - suggesting that it is not in fact original]. The proposed new structure is independent of the old, as set out in Alan Baxter Associates' report, and now forms a boxing-in of the existing along the south party wall to accommodate the dimensional difference. The new work remains fully reversible and has been agreed by the Georgian Group in their letter to you of 3 December.

Mort safes: EH in Simon Ramsden's email to you of 11 December misunderstands the crucial importance of their relocation to the whole workability of the proposed use. Research suggests that, had the need for them not fallen away, then most or all of the vaults would have been fitted out with mort safes and there is no particular association of them with their present location in the crypt.

Previous approvals have accepted their relocation in part and the setting aside of the rest, as we now propose.

Better, we have made a 'visitor attraction' feature of those retained, with a display panel in the main lobby and an explanatory plaque. Also we have offered access to them by arrangement. [All EH's other points are now met].

Interior decoration: the intention is to establish the original colour finishes of the narthex [as asked for by EH] with expert advice, and to replicate them faithfully.

Repairs: Our Appendix C by Wilson Stephen Associates sets out clear strategies for the repair and conservation of the fabric. We have since been asked to attempt a matching repair of the damaged tiled floor of the mortuary chapel and we are prepared to offer to use reasonable best endeavours to achieve this. If successful there may be no need to cover it with a removable raised floor as previously proposed.

Public access: EH appreciate that the proposal will provide a 'reasonable level of public access to the interior of this important grade I church'. Oddly another consultee has claimed that 'no public access is offered'. The narthex will be the principal entrance and used for ancillary retail, so providing full

public access (as previously explained). The wellness centre will be accessible for paying members of the public (as is St Paul's cathedral).

Environmental health: we have met the officer on site and understand that all issues have been agreed following the commissioning of an acoustic desktop report from Spectrum Acoustics. We presently await written confirmation of this.

If you need more do please be in touch.

Yours faithfully,

Brian Waters

encls: revised table 3.3 [schedule of items requiring permission/consent];
Revised schedule H [changes in proposed floor areas proposed]; drawings
and issue slip.

cc George Hammer Esq: george.hammer@urbanretreat.co.uk