

3.3 [part of Design Statement] **REVISION 31 January 2008** Additions in **bold**; deletions in ~~strike thru~~.

Proposed alteration works possibly requiring listed building consent and/or planning permission*

	Work	Description	Justification
	Basement		
1. *	New shopfront to Balderton Street [leading to café/service tunnel].	The removal of the existing timber boarded gates and the supply and fit of a new frameless fully glazed shopfront with recessed door lobby.	Located not in the actual church premises, but in a more recent structure at the rear — the existing gates have no particular historic merit and being located in a marble surround are unlikely to be original. The new shopfront is required both as access to the proposed café and as a service, staff entrance and fire exit route from the main building.
2. *	Infill to light-well to form new kitchen and escape/service route.	The light-well is located between some church out-buildings to the rear and the access tunnel that passes through the more modern block on Balderton Street. The forming of a floor and roof in this location would be constructed in timber joists and joist hangers.	The infill is required to form the proposed kitchen and service/escape route stair from the ground floor area. The infill would not be visible from any surrounding buildings which are considerably larger in scale. The works are located outside the main structure and are reversible. It is not considered that this would have any detrimental effect on the historic character of the building.
3. *	Glazed screen and fire exit door located behind arched opening.	A clear glass screen and Fire Exit door set in steel channel set back from the arched opening within the existing open access tunnel below the out buildings to the rear of the premises.	This item requires no demolition and is fully reversible.
4.	Reconfiguration of back service stair from open courtyard to new kitchen area.	The removal of the existing service stair and the formation of a new stair within the existing enclosure to comply with current Building Regulations.	Located in an out building to the rear of the premises the removal of this stair would not affect the historic character of the building. The forming of a new stair compliant with current Building Regulations would be required to protect the public.
5.	The relocation of the Mort Vaults and forming of cold therapy pool area.	The disassembly of Mort Vaults. The storage of one full set of Mort Vaults. The cleaning and relocation of one complete set of Mort Vaults. The removal of the brick floor and the forming of a cold therapy pool recessed into floor.	Mort vaults relocated to allow permanent visibility and easy inspection by those with a special interest. There has been some suggestion that the Mort Vaults are not in their original location. The curve of the vaults does not follow the curve of the ceiling – but does follow the curve of adjacent vaults – into which one full set is proposed as being relocated with vision panel from circulation area.

			The cold pool is required as part of the proposed Basement therapy treatments.
6.	Partition walls in Basement.	The forming of partition walls in positions located on layout plan and shown in BLUE.	Fully reversible. No demolition required. Some modern partition walls already exist in these positions as the positions shown are natural locations for the sub-division of the vaulted spaces.
7.	New stair and Disabled Access lift.	The removal of the existing stair. The fire proofing of the stair enclosure as required. The supply and fit of a new stair and disabled access lift to the Basement thermal treatments. Note: the stair to the Gallery level is to remain in situ.	Required to comply with modern DDA legislation.
8.	Plant to Basement therapy area.	New self contained stand alone systems located above false ceilings to individual units with vents to existing basement windows/grills on the North and South Elevations.	Fully reversible. Although windows, where they exist, require removal these can be stored and reinstated at a later date. This work is required by the use of the Basement area and would not affect the historic nature of the building. The dehumidified air will avoid deterioration of the brickwork of the vaults.
Garden			
9. *	New garden wall to Vicarage garden.	Matching brick wall and associated strip foundation (as required) and doorway to provide fire escape from former vicarage, formed in location shown on the drawing.	Required to define the boundary of the site. Fully reversible. No demolition required. Does not affect the historic nature of the building.
10.	Hydro-therapy baths and Pergola.	Stand alone units positioned as drawings.	Fully reversible. No demolition required.
11. *	New stair from Ground Floor.	The supply and fit of a new purpose made metal stair to garden from existing window opening.	Reversible. Requires the re-location of a stain-glass window, proposed to go to adjacent window opening, subject to agreement of detgail at window head. Required to connect the Ground floor area to the Garden area.
12.	Cold therapy bath.	As item 10.	As item 10.
13.	External Sauna.	As item 10.	As item 10.

 Ground Floor

14. *	New front entrance gates.	The supply and fit of new black metal railings to position shown on the drawings.	Evidence suggests that railings were originally located in this position (see Survey of London). Fixings embedded in the stonework on the front step are still visible (they were removed during the War effort). The proposed railings would be reversible and are required to maintain access/escape from the premises by preventing the public from sitting on the front steps. As the railings would be in the position of previously removed historic fabric it is felt that they will not affect the historic nature of the building. Handrails will be incorporated to help meet disabled access requirements.
15.	New stair with Disabled Access Lift (same as 7).	As item 7.	As item 7.
16. *	New external stair and enclosure to gallery and North facing roof room.	The supply and fit of a new metal stair and glazed enclosure to existing void on North elevation.	Minimal demolition required (small felt flat roof and door opening). This item is required to provide a fire exit route from the Gallery level and to access the room in the North roof.
17.	Removal and retention of Pews.	Six nave pews to be retained and positioned between columns facing nave as shown on plan. Two fixed choir pews to be retained in the chancel and two loose choir pews to be rescued from storage and located in the chancel as shown on plan. The pews are not original Gandy Deering but date from Blomfield. A few decorative choir stalls are stored in the basement.	Required to form main usable space on ground floor. This proposal has previously been granted consent on previous applications (Coolcrypt). Per EH's suggestion, example pews will line the nave side of the dry changing room partitions and four two choir stalls will be used in the chancel.
18.	Partition screens located below Gallery to form changing areas.	Matching hardwood frame and obscured glass partition system with minimal fixings set back from columns. Textured side of glazing to face into nave to avoid reflections.	Fully reversible. No demolition required. Similar item has been granted consent on previous application – Ref: Coolcrypt application.
19. *	Relocation of Stain-glass window.	The removal of 1No. existing stain-glass window on the South elevation: repaired and relocated to the window opening by the font in the adjacent side chapel window opening (which has previously been replaced with clear glass). Head details to be	The side chapel window is currently missing and with the proposed layout, the relocation of this window would appear more appropriate. Reversible. If a head detail cannot be agreed then an alternative location will be sought and agreed to. Agreed with Victorian Society.

		agreed.	
20. *	New stair to garden (as 11).	As item 11.	As item 11.
21. *	Forming Kitchen and Prep areas (as 2).	As item 2.	As item 2.
22.	New toilets immediately adjacent to Font.	Form new door opening in position on layout drawing. Supply and fit of new timber joisted floor with ply deck, ready to receive finishes. New partition walls to locations shown on the drawings in BLUE. Supply and fit of sanitary ware as required.	Currently a redundant service stair area of no particular historic merit. The proposed toilets are required to service the main space.
Gallery			
23.	Removal of Pews.	See item 17.	As item 17.
24.	New floor structure to sit on terraces to provide level floor surface and additional steps.	The supply and fit of new timber deck to sit on terraced floor and be held in position with minimal fixings.	Required to form level usable floor surface. No demolition required. Reversible. It is not considered that this item would affect the historic nature of the building. See the Alan Baxter structural report investigating this element. They will provide concealed service voids.
25.	New glazed handrail fixed to new structure.	The supply and fit of a new recessed steel channel into new timber floor surface with structural glazing sections set back from the historic handrail.	Required to raise the level of the existing handrail to meet Building Regulations requirements. No demolition required. Reversible. It is not considered that this would affect the historic nature of the building as it is the historic handrail that would be visible from within the main ground floor space. [Cleaning access to be considered] .
26.	Therapy screens between windows.	Matching hardwood frame and obscured glass partition system with minimal fixings positioned between the North and South window openings. Textured side of glazing to face into nave to avoid reflections.	Reversible. No demolition required. The low height of the screens and with the glazing coloured to match the walls these will have little visual impact from within the main ground floor space. It is therefore considered that these screens will not affect the historic nature of the building. Similar item has been granted consent on previous application – see Coolcrypt consent.
27.	New stair in West Gallery.	New access stair to West end roof terrace, constructed as a stand alone item and fixed in position.	Required for access to roof terrace. Reversible. No demolition required.

28. *	Access to new stair leading to North roof.	As item 16.	As item 16.
29.	Fire lining to timber stair enclosures leading to Narthex.	Detail TBA on site with EH officer and Building Control officer.	To protect the public by ensuring the existing stair enclosures comply with Building Regulations. No demolition required. Reversible.
29a. *	Escape doors at east ends and external route to connect with existing escape.	Required by B C Officer	Similar arrangement included in previous permissions for Coolcrypt.
West Roof Terrace			
30.	Demolition of existing lean-to roof coverings .	The removal of 3No. "lean-to" pitch roof coverings in felt, tile and "Flash-band" located over the Narthex.	The roofs are at the end of their effective life. Having had numerous patch repairs they have allowed water ingress into the Narthex ceiling for some time and this is visible from below. It is likely that rot has penetrated the beams supporting the Narthex ceiling and access to these beams from above will be required to affect a repair with minimal disruption to the historic fabric.
31. *	Forming of new deck structure. Matching extension of north parapet ironwork railing to full length.	Natural Oak boarding system laid on protected timber structure spanning above the historic roof surface. Fixed in position with joist hangers and pads. See Alan Baxter appendix for new structure.	Reversible. Required to form level surface to front terrace area. NOTE: The measured survey failed to pick up an asymmetry in the pitches, the south pitch being higher and so requiring a boxing-in as now drawn so as to preserve the historic fabric and allow the new structure support to thread between as shown by Alan Baxter. Railing for safety.
32. *	Forming of new therapy pool (& associated plant).	A bought in object lifted in position. The plant is to be located below the new deck structure and so would not be visible.	Reversible. A stand alone object not visible from the surrounding area and as such, it is considered that this item would not affect the historic nature of the building.
33.	Forming of Health Bar in tower.	Accessed from the existing door opening, permission is sought to form new timber floor on joist hangers and new MF/PB ceiling. Lining of the walls is required as appropriate.	The proposals are within the existing envelope of the tower and would not affect the external appearance. Reversible. Required to service the therapy pool area.
34. *	WC Pod.	A self contained, purpose made unit, located in the North East corner of the roof terrace and plumbed to	No demolition. Reversible. Stand alone object not visible from surrounding area.

		adjacent plumbing.	
North Roof			
35.	Forming new door opening in West wall.	The removal of brickwork associated with forming new door opening. Insertion of new lintel, door frame and door.	To give access to roof void.
36. *	Removal of redundant roof lights and associated structure and the forming of new dormers.	New continuous dormer window, cut into existing roof on line of the trimmer joist to existing redundant roof lights. Reforming of leadwork to parapet gutter to suit.	See Alan Baxter appendix with structural assessment of roof. These alterations to the side roofs will provide natural light to penetrate into the nave at high level, as intended by Blomfield, and the beneficial use of the roof voids.
37.	New Ply floor over existing roof joists and new partition walls. Insert fireline board beneath structure and replace existing ceiling boarding to side galleries.	Lining the existing roof void with ply floor and 15mm fire line board to rafters as required. Forming new partitions within the space as required. Supply and fit frameless Pyrostop fire resisting glazing to provide light through cinquefoil openings into the nave as originally intended.	Required to form store for redundant items to be retained on premises and storage for proposed use. [This reduces need to partition otherwise open spaces within the main part of the building].
South Roof			
38. *	Forming new door opening in West wall.	The removal of brickwork associated with forming new door opening. Insertion of new lintel, door frame and door.	As 36.
39. *	Removal of redundant roof lights and associated structure and the forming of new dormers.	New dormer windows, cut into existing roof on line of the trimmer joist to existing redundant roof lights. Reforming of leadwork to parapet gutter to suit.	As 36.
40.	As 37.	As 37.	Will provide residential accommodation accessed from former vicarage [as sought by UDP policy CENT 3].
41.	Removal of crucifix at top of tower		

*Also requires Planning Permission.

Please refer to APPENDIX K: Services strategy for elaboration of services requirements.