

Response to Consultation

The 1980s floor found within the church will be removed – opening up the entire internal space up to the roof. An insertion of a metal grid floor will go in its place – with bedrooms sitting on a raised timber deck fully filled with insulation and fire boarded below. The metal grid will be used on the walkway areas at first floor (the communal areas) which will allow people to still experience the vast height of the building when looking up from the ground floor. Glass balustrades will be used where possible as to not obstruct any views.

Secondary glazing will be added to all internal windows but all details of this and all restoration details will be submitted in a separate listed buildings consent application. All external doors will be restored and retained and some internal doors will be retained as features (ie the cloak room door in the entrance way). Any features will be reused where possible within the conversion of the building.

A demolition plan has been drawn supplied showing everything to be removed highlighted in red (please see attached)

There are no complete pieces of furniture left on site – there are some badly damaged pews and a safe left in the building which has been flipped over (possibly by vandals but we are not sure). All existing first floor hanging lights will be retained. These can be seen in the video I will email to the planning officer.

The new bedroom walls at first floor will be clad in brick slips with a faux parapet roof on the top edges. The stud walls have been raised 300mm on the section drawing, with new arched internal windows installed so the external church windows can still be seen.

Plumis automist smart scanners will be fitted in the building to their manufacturer's details. Any service pipes will be exposed where possible in copper or cast iron. SVPs will be boxed in and fire proofed and connected into the existing drainage. For the newly located bathroom upstairs a macerator toilet will be used to avoid any large pipes being seen within the building and hidden as much as possible without affecting the overall appearance of the build itself. There are also two plant rooms on the plans – one smaller area and one opposite which is much larger.

The large glass wall partition will extend from the ground floor to the roof space which will be made up of steel supports where necessary, black glazing bars and clear glass. Similar to The Compound in the Jewellery Quarter in Birmingham. I can send over some photos as an example.

The external walls will be lined with a non-hydraulic hemp-line plaster to allow the existing walls to breathe and avoid condensation within the conversion.

The Western gothic door will be repaired where necessary and retained.

All polycarbonate sheets will be removed from the Church during construction.

If an original set of louveres is found then they will be reinstated to their former glory and preserved thereafter. Matthew Saunders (A.M.S) is welcome to attend site during construction to advise us of any significant features which we will aim to retain.

There are no schedule of repairs at this stage and no construction company has been instated as of yet.

One part of the roof has completely collapsed in on itself – but it is hard to see from the video provided to myself where this is – but all roof timbers in this area will be replaced and a new roof covering over to match the existing (Westmoreland & Welsh slate)

The cross section shows existing pillars which will be retained. They currently support existing steels within the build and where possible we will keep these pillars.

My client would rather keep the four bedrooms upstairs and use internal windows within these new walls so we can see the stain glass window from the central seating area. If this is not at all possible we can lose the formal lounge room to create an extra bedroom and have more informal seating areas at first floor and possible a small annex/bed area in the large store rooms behind the pool area. If the right hand front bedroom on plan can stay, we can relocate the left bed to the ground floor? We welcome your thoughts on the above.

Kind regards,

Kelly Holmes

KLH DESIGN