

Joanne Balmforth

From: Amy Hubble <>
Sent: 20 May 2024 13:17
To: Joanne Balmforth
Subject: Town End Church
Attachments: 1883.Db.02 Design and Access Statement.pdf; 1883.PL01 Location Plan .pdf; 1883.PL02A Site Plans.pdf; 1883.PL03 Existing Ground Floor.pdf; 1883.PL04 Existing First Floor.pdf; 1883.PL05 Existing Elevation.pdf; 1883.PL06 Proposed Ground Floor.pdf; 1883.PL07 Proposed First Floor.pdf; 1883.PL08 Proposed Elevations.pdf; 1883.PL09 Proposed coffee lounge and storage.pdf; Selectaglaze Fixing details.pdf; Selectaglaze Series 10 HS.pdf; Selectaglaze Series 42 FL.pdf; Selectaglaze Series 45 HC.pdf

Joanne,

Apologies for the delay in getting this to you. I was waiting on specific information regarding glazing, insulation and acoustics but haven't got very far with it.

The application has been through Pre-app with HPBC and is currently in for planning approval. The decision is due, but they would like to liaise with you.

For your information, the planning officer is Rosie Dinnen.

I have attached for you the information that was submitted to HPBC:

Heritage Statement by Equilibrium Architects. (I will send this in a separate email as it is 8MB and I don't know if you have a limit on your emails).

1883.Db.02 Design and Access Statement

1883.PL01 Location Plan

1883.PL02A Site Plans

1883.PL03 Existing Ground Floor Plan

1883.PL04 Existing First Floor plan

1883.PL05 Existing Elevations

1883.PL06 Proposed Ground floor

1883.PL07 Proposed first floor

1883.PL08 Proposed Elevations

The local authority didn't need information with regards to the main part of the church. I have attached drawing 1883.PL09 for you which shows the new location of the vestry, movable screens in the church and an extended kitchen in the coffee lounge. There is a curve on the kitchen units which means the existing window can be left as existing.

Can you confirm if you need any detail information from me regarding the kitchen or movable screens? If you do, can it be conditioned?

With regards to further detailed information:

Secondary Glazing

Please find attached detail from Selectaglaze. They have recommended the windows with the 2 fixed stained glass lights with stone mullion between are 2 pane horizontal sliders (see their Series 10 HS sheet attached) , the single window in the ground floor bedroom is a single opening casement (Series 45 HC) and the rose window is a fixed light (Series 42FL). The secondary glazing for the rose window will be removable for maintenance.

All of the windows will sit on the inside of the existing, in the location of the stone splay. They use an angled timber to position the frame – see the attached sheet 'Selectaglaze Fixing Details' which shows a splayed reveal fix.

The finish is standard white 9910 and the glass is 6mm toughened. Trickle vents at the head of the frame.

Do you have any requirements for how far back the secondary glazing is from the inside of the wall?

Replacement windows at first floor

We have had difficulty getting information on this. The company I contacted wasn't interested. I have contacted a further 2 companies through the steel window association. Looking at the options, it may be a W30 or W40 steel window profile with double glazing. The bottom section will need to be opening and suitable for escape. Can you confirm double glazing will be acceptable here? I can forward further information when I get it.

Insulation

I contacted Ecological Building Systems who specialise in breathable insulations such as woodfibre. They can provide a WUFI calculation which looks at condensation risk depending on the location and type of construction.

Unfortunately, their technical department hasn't come back to me yet, although I have reminded them again this morning. Our D&A statement says that at first floor we are proposing woodfibre insulation with lime plaster and at ground floor a Diathonite type insulating plaster so we don't lose any detail. I will forward their suggestions / spec when I get it.

<https://www.ecologicalbuildingsystems.com/>

Party wall

I contacted Collecta who specialise in insulation and acoustic separation. They confirmed that the masonry wall by itself would comply with Part E of the building regulations for sound separation. However in this case, we will need a greater separation due to the potential for noise in the church. I spoke with a noise consultant who recommended a 55 dB reduction could be needed and have gone back to Collecta with that information.

Collecta also looked at the wall thermally and without any acoustic requirement, they suggested a 126mm insulated plasterboard. However, this doesn't have any acoustic properties.

I have also asked Ecological Building Systems to look at this as their thermal insulation will be breathable, and woodfibre helps with the acoustic reduction.

Can you please let me know what you need further in order to register and move forward with this application. Can some of the more detailed information be conditioned or do you need more information now?

Kind regards,

Amy Hubble
Director

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