

FULL PLANNING APPLICATION FOR THE REFURBISHMENT OF ST MICHAEL & ALL ANGEL'S CHURCH HALL, ELM BANK GARDENS, BARNES, LONDON SW13 0NX

DESIGN AND ACCESS STATEMENT / HERITAGE STATEMENT

1 INTRODUCTION



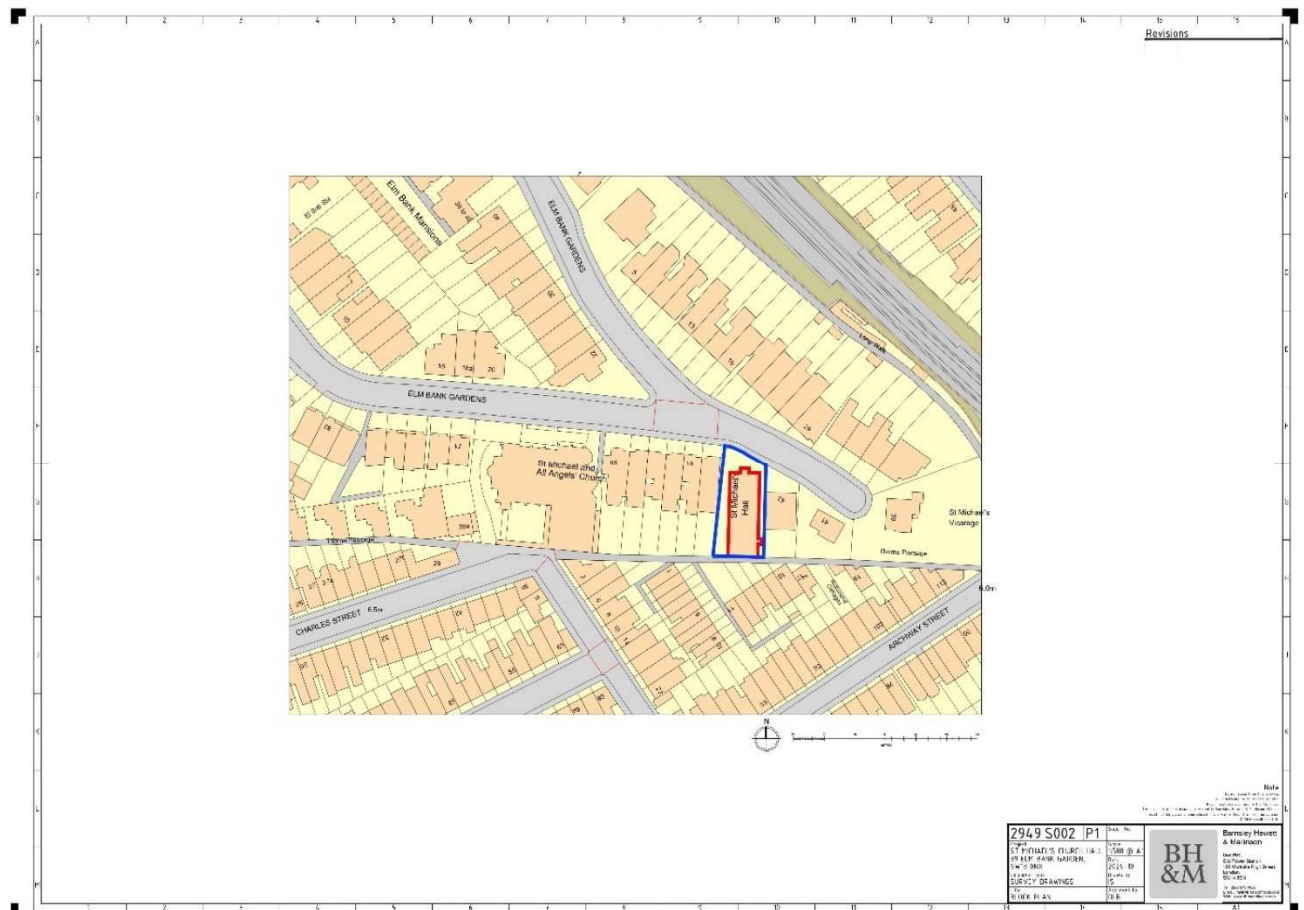
View of the front elevation of the Church Hall on Elm Bank Gardens

- 1.1 This Design and Access Statement/Heritage Statement is prepared on behalf of St Michael & All Angel's Church PCC, to accompany a full planning application for the refurbishment of the Church Hall.
- 1.2 This statement has been prepared by BHM Architects (BHM) on behalf of St Michael & All Angels Church PCC. The Heritage Statement was prepared by Dr R H Walters, Churchwarden, St Michael & All Angel's Church.

1.3 The project is to refurbish St Michael & All Angel's Church Hall which includes:

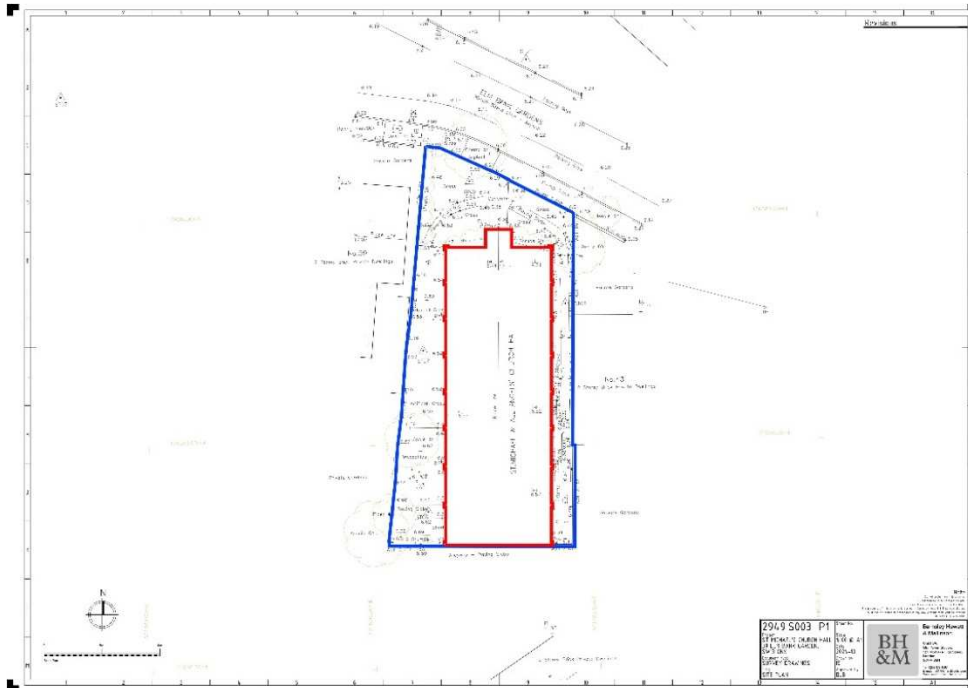
- Replacing the existing asbestos sheet roof with a new aluminium standing seam roof
- Replace the existing Crittall single glazed windows with new Velfac composite double glazed windows
- New STO external insulation and render
- Internal refurbishment of the hall, kitchen and toilets

1.4 St Michael & All Angel's Church Hall is a single storey building located on Elm Bank Gardens, Barnes SW13 0NX.



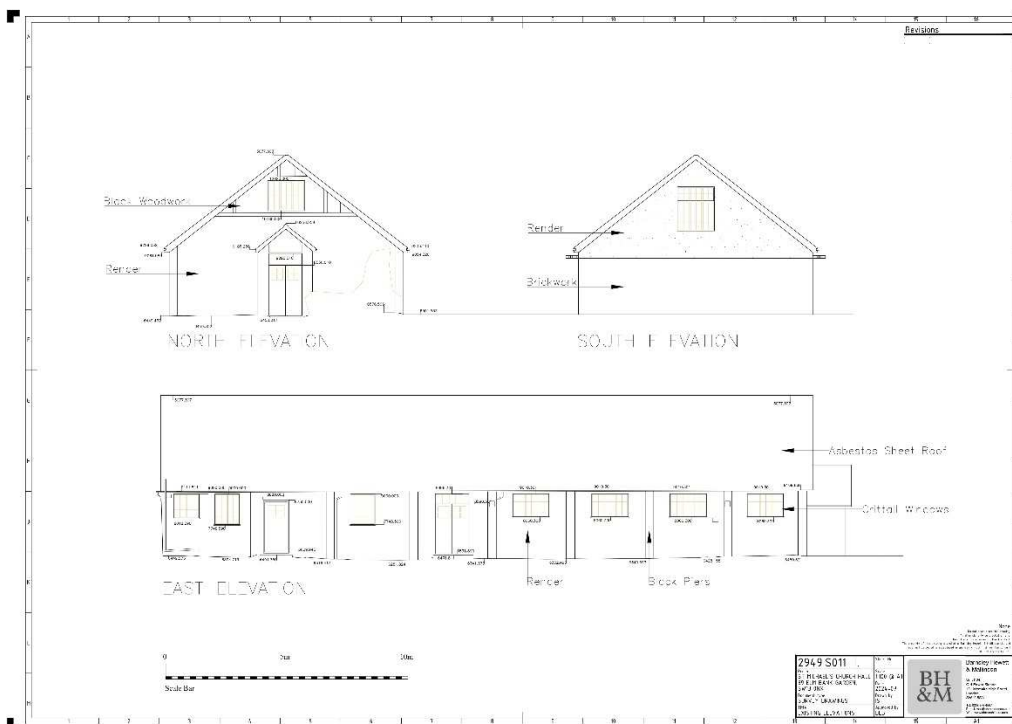
Block Plan

- 1.5 The Hall is a detached building with a path to the east side and a small garden/play area to the north/west side.



Site Plan

- 1.6 The Hall is single storey with a pitched asbestos sheet roof. The walls are rendered with brick piers.



Existing Elevations

2 HERITAGE STATEMENT



View of the Church Hall showing the asbestos roof, rendered walls and single glazed steel Crittall windows

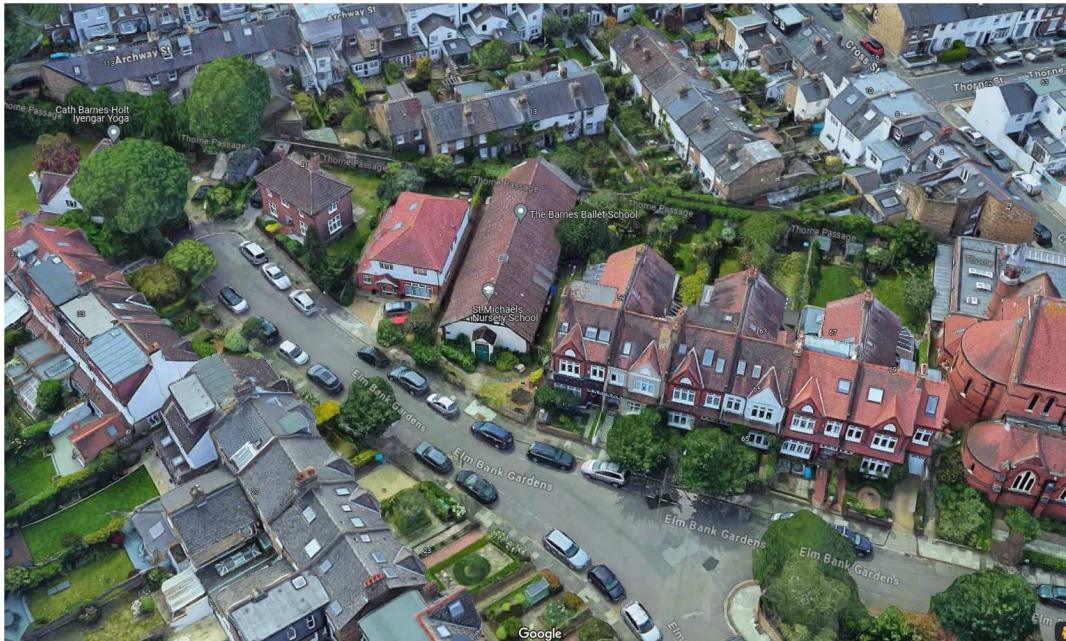
- 2.1 The St Michael's Church Hall is of a particularly lightweight 'Henry Boot' type prefabricated pier and panel construction of thin reinforced concrete piers in-filled with 100mm clinker blocks, rendered, with the subsequent addition of brick piers which align with the position of each roof truss. These brick piers do not appear to be part of the original construction and contain old steel rails to reinforce the walls. It is not known when they were added. The roof is currently covered with concrete asbestos sheets, possibly replacing original corrugated iron sheeting. The building is of no particular architectural merit.
- 2.2 This is perhaps hardly surprising, given its history. Following the establishment of St Michael & All Angel's as a separate parish in 1919, a large plot of land extending from the eastern boundary of 59 Elm Bank Gardens to the northern boundary of the present day Vicarage was purchased by the church with a view to building a Vicarage and Hall. Both were built in 1922. But the financial pressures were acute. While the Vicarage was well built by the standards then prevailing, the Hall was economically built, even to the extent of incorporating into its fabric the adjacent boundary wall abutting Thorne Passage to the South.



View of the Church Hall from Thorne Passage

- 2.3 This lower portion of this south wall of the Hall is part of a long stretch of wall extending the whole length of Thorne Passage which has been designated as a Building of Townscape Merit. The wall dates from the mid-nineteenth century and was part of the much longer boundary wall of the grounds of Elm Bank, a substantial residence with grounds extending over the whole area now occupied by Elm Bank Gardens. Most of the land was sold for development in 1889/90, though the house and its immediate curtilage survived until 1906.
- 2.4 In order to incorporate the wall into the building of the hall, the top course of bricks was removed and since construction it has carried the load of the south gable. The new roof will be no heavier than the existing concrete sheeting and will have no adverse impact on the Thorne Passage wall nor on the walls of the hall itself. Indeed, the choice of roofing material has been made with weight very much in mind.

3 ARCHEOLOGICAL INTEREST



View of the Church Hall from the air

- 3.1 The replacement of the roof will not result in any disturbance of the ground. But in any event the site is of no heritage value.
- 3.2 In constructing the present hall about 400mm of soil and gravel was removed from the site, with excavations up to 800mm for footings.
- 3.3 Until the land was purchased by the church in 1920 it formed part of a completely undeveloped plot, formerly the gardens of Elm Bank house. It had never been built upon and no buried structures are likely.
- 3.4 The urban development of Elm Bank Gardens was piecemeal, with houses dating from 1895 to 1976. No items of prehistoric interest are known to have been discovered during this time. Bearing in mind that the adjoining houses 59 to 69 Elm Bank Gardens were constructed with cellars, it is therefore unlikely that the site contains any items of archaeological value. A desktop archaeological survey by CgMs Consulting conducted in late 2011 in connection with a series of planning applications in respect of the 29 Charles St site – some 300 m away - confirms this view. The area surveyed included Elm Bank Gardens and no reports of archaeological interest were found

4 DESIGN STATEMENT

- 4.1 BHM Architects (BHM) and Barnard & Associates Ltd Consulting Civil and Structural Engineers (B&A) were asked by St Michael & All Angel's PCC to prepare a feasibility study for the replacement of the existing asbestos sheet roof.
- 4.2 Previous structural reports had identified that the roof structure needed to be strengthened to stop the outer walls spreading. The existing roof trusses were strengthened by adding tie rods across the base of the trusses, which was successful, and the walls are now stable.



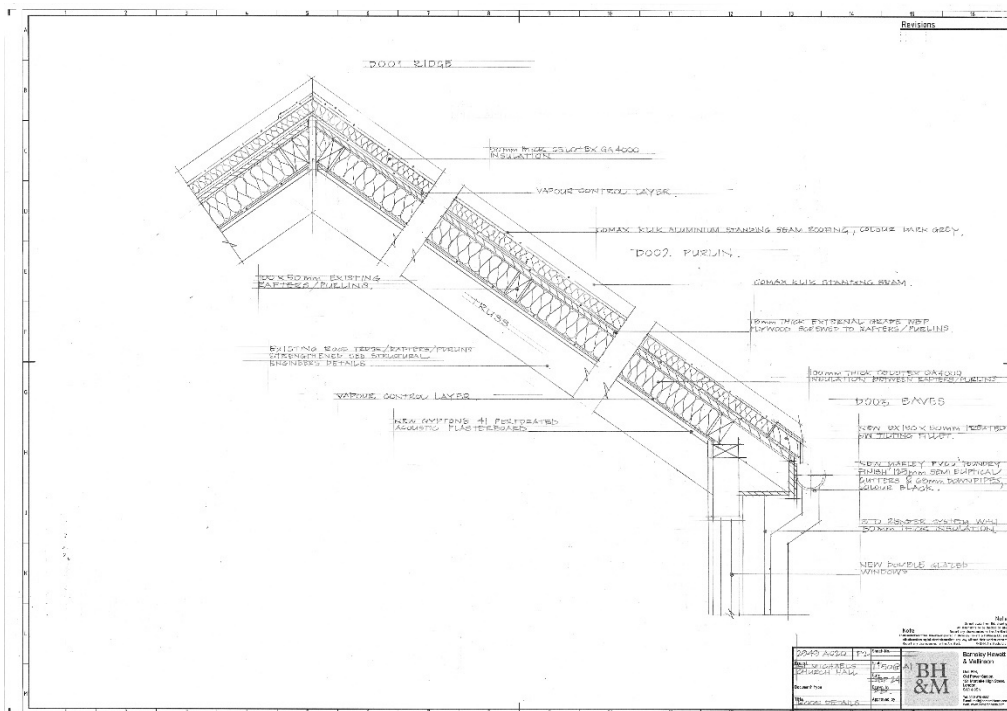
Internal view showing the existing trusses with additional tie rods

- 4.3 B&A advised that the existing roof structure between the roof trusses was only sufficient to carry the weight of the existing asbestos roof sheets. Therefore, some strengthening of the existing rafters/purlins would be required for the new roof covering. In addition, the new roof covering should be of similar weight to the asbestos sheets.
- 4.4 B&A advised that to strengthen the roof and brace the building, a plywood sheet covering would need to be screwed down to the existing rafters/purlins.

4.5 BHM did consider several options for the new roof covering as follows:

- Option 1 Sarnafil fully adhered single ply membrane on a plywood deck with insulation and a plasterboard internal lining (it looks like a lead roof and could be a good combination of lightweight and aesthetics)
- Option 2 Comax Klik aluminium standing seam panels on a plywood deck with insulation and a plasterboard internal lining (it looks like a lead/zinc roof with good aesthetics)
- Option 3 Metrotile Bond Roofing Tile on battens and counter battens on a plywood deck with insulation and a plasterboard internal lining (lightweight metal but looks like a clay plain tile roof. This was proposed for a similar church hall roof replacement where the roof structure was weak)
- Option 4 Clay Plain Tile or an artificial Slate on battens and counter battens on a plywood deck with insulation and a plasterboard internal lining (the planners would like this but almost certainly too heavy)

4.5 The above options allow for new insulation to improve the energy efficiency of the building (there is no insulation to the existing roof)



Roof Details

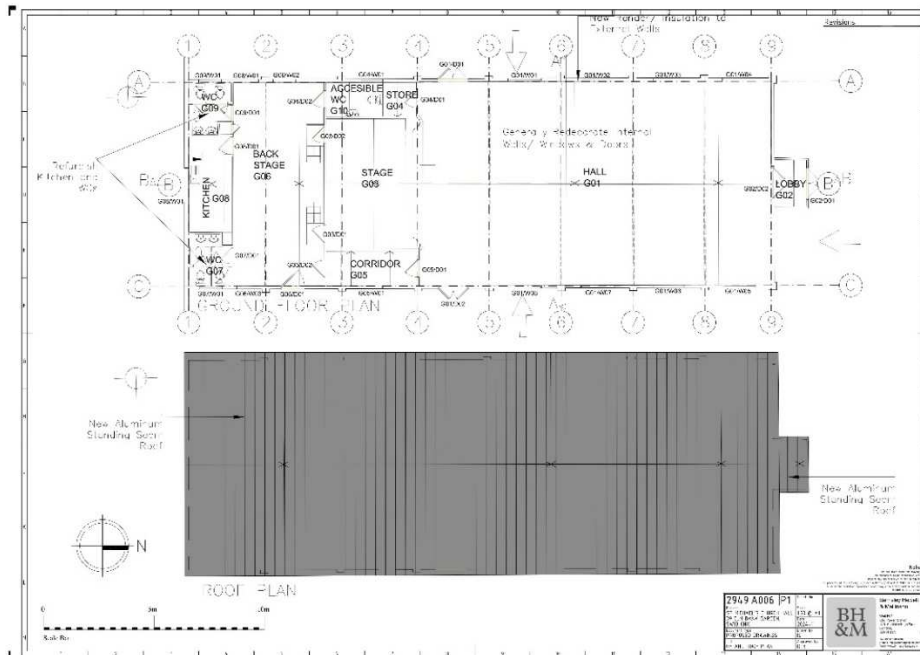
4.6 B&A have commented on these options and advised that Options 1&2 were acceptable, and Options 3&4 would be too heavy for the roof structure.

- 4.7 It was decided that Option 2 the aluminium standing seam roof, in a lead grey colour, would be the best roof covering from both an aesthetic and structural point of view.



Image of an Aluminium Standing Seam Roof, in a lead grey colour

- 4.8 In addition to the new roof covering it is proposed that the external walls would have a STO insulation and render system to improve the both the aesthetics and the energy efficiency of the building.

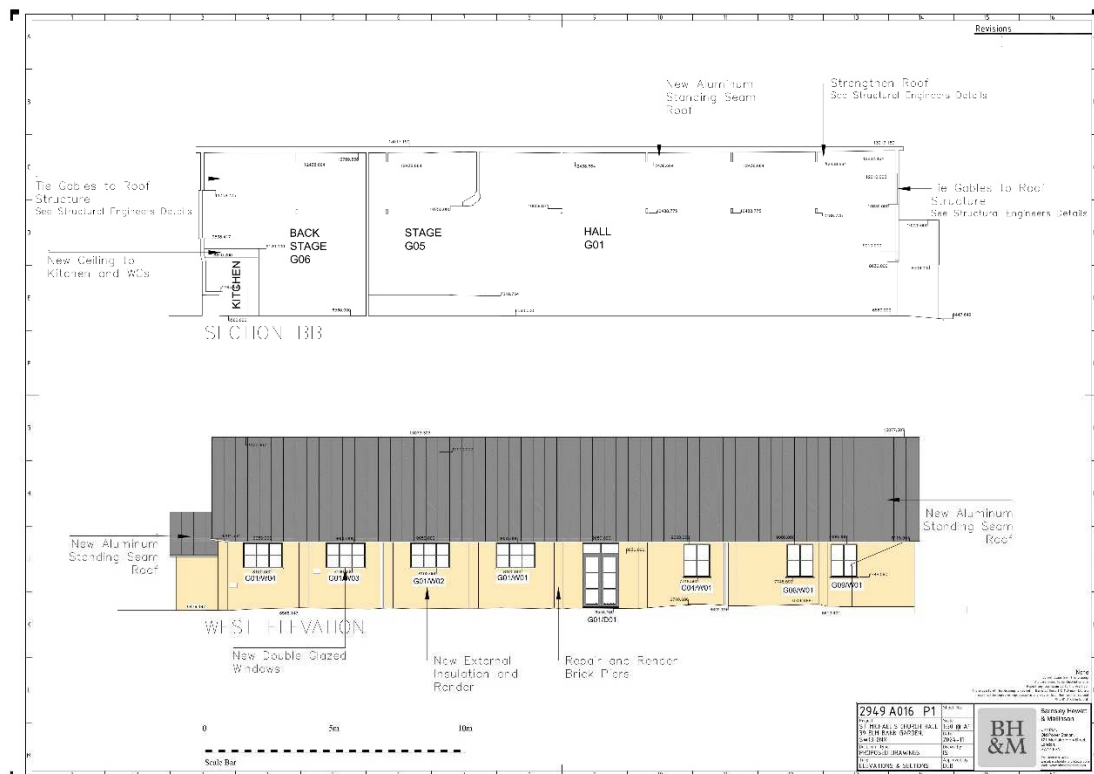


Proposed Ground Floor and Roof Plan

- 4.9 It is proposed that the existing single glazed Crittall steel windows be replaced with new slimline aluminium double glazed windows to improve both the aesthetics and energy efficiency of the building.
- 4.10 The Hall would be refurbished internally, including a new kitchen and toilets plus a new Accessible WC. General internal floor, wall and ceiling decoration and new LED lighting and fire alarm.



Proposed North, South and West Elevations



Proposed West Elevation and Section BB

- 4.11 The proposed elevations show the new aluminium standing seam roof, the new buff coloured render and new double glazed windows.
- 4.12 The existing brick wall to Thorne Passage, which forms part of the south elevation of the Church Hall, will be repaired as necessary with matching bricks and repointed in lime mortar.

5 SUSTAINABILITY

- 5.1 It is proposed that the refurbishment of the Church Hall will prolong the useful life of this building for many years to come.
- 5.2 In terms of energy efficiency the roof and walls will be insulated within the limits of the existing building. Also, the single glazed windows will be replaced with double glazed windows and doors.

6 ACCESSIBILITY

- 6.1 The Church Hall is a single storey building and will have level thresholds at the doors.
- 6.2 The proposed plans show a new accessible toilet