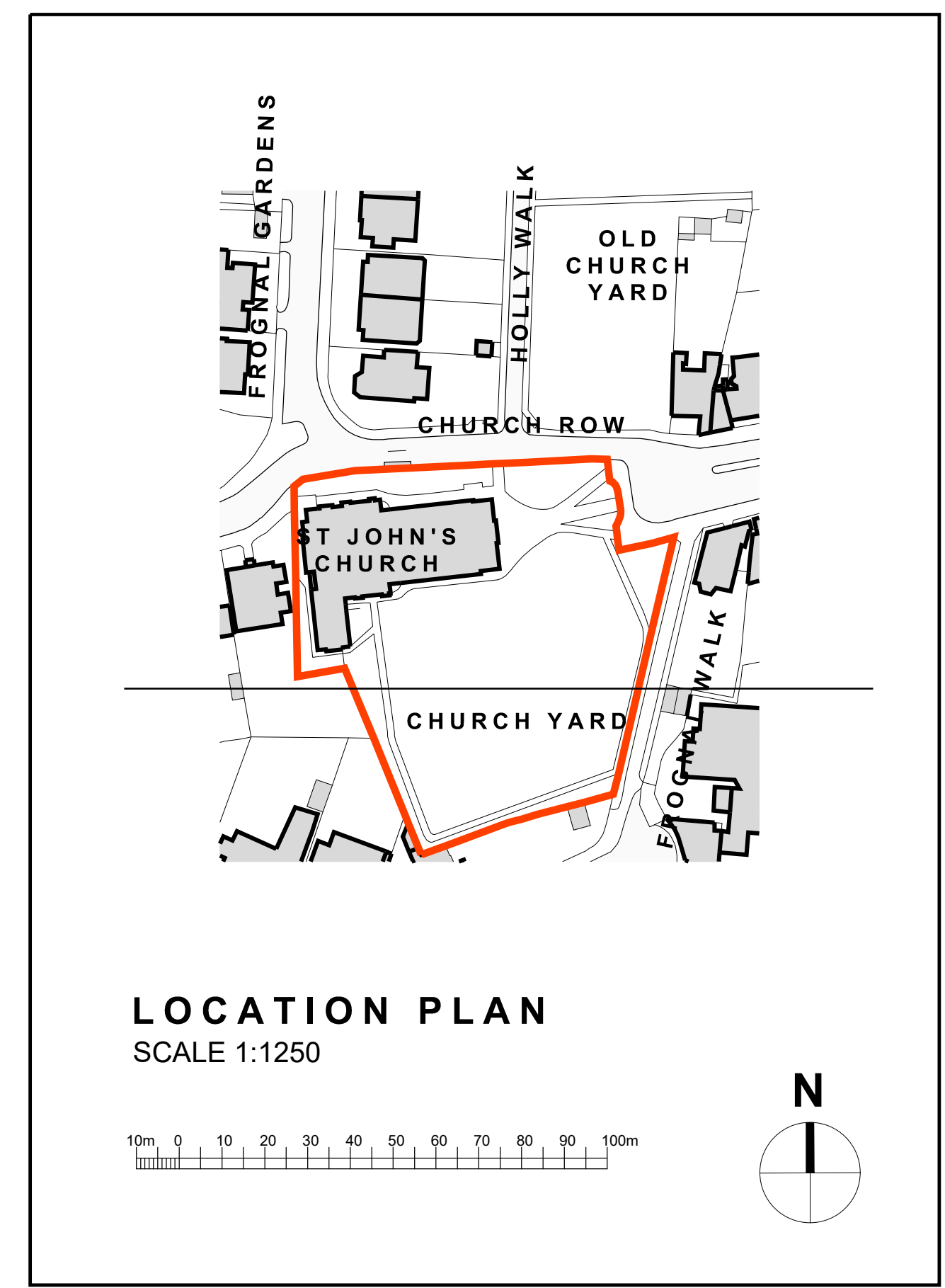
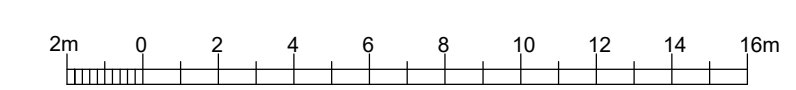
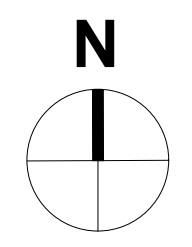
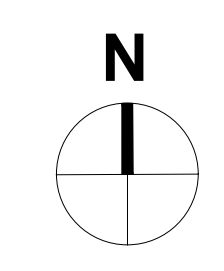
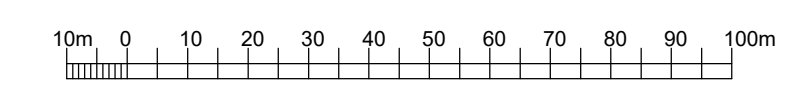


SITE BLOCK PLAN
SCALE 1:200



LOCATION PLAN
SCALE 1:1250



Revision	Date	Comments
A	17/5/23	Drawing rebadged

DO NOT SCALE FROM THIS DRAWING

PLANNING

THE PARISH CHURCH OF
ST JOHN-AT-HAMPSTEAD

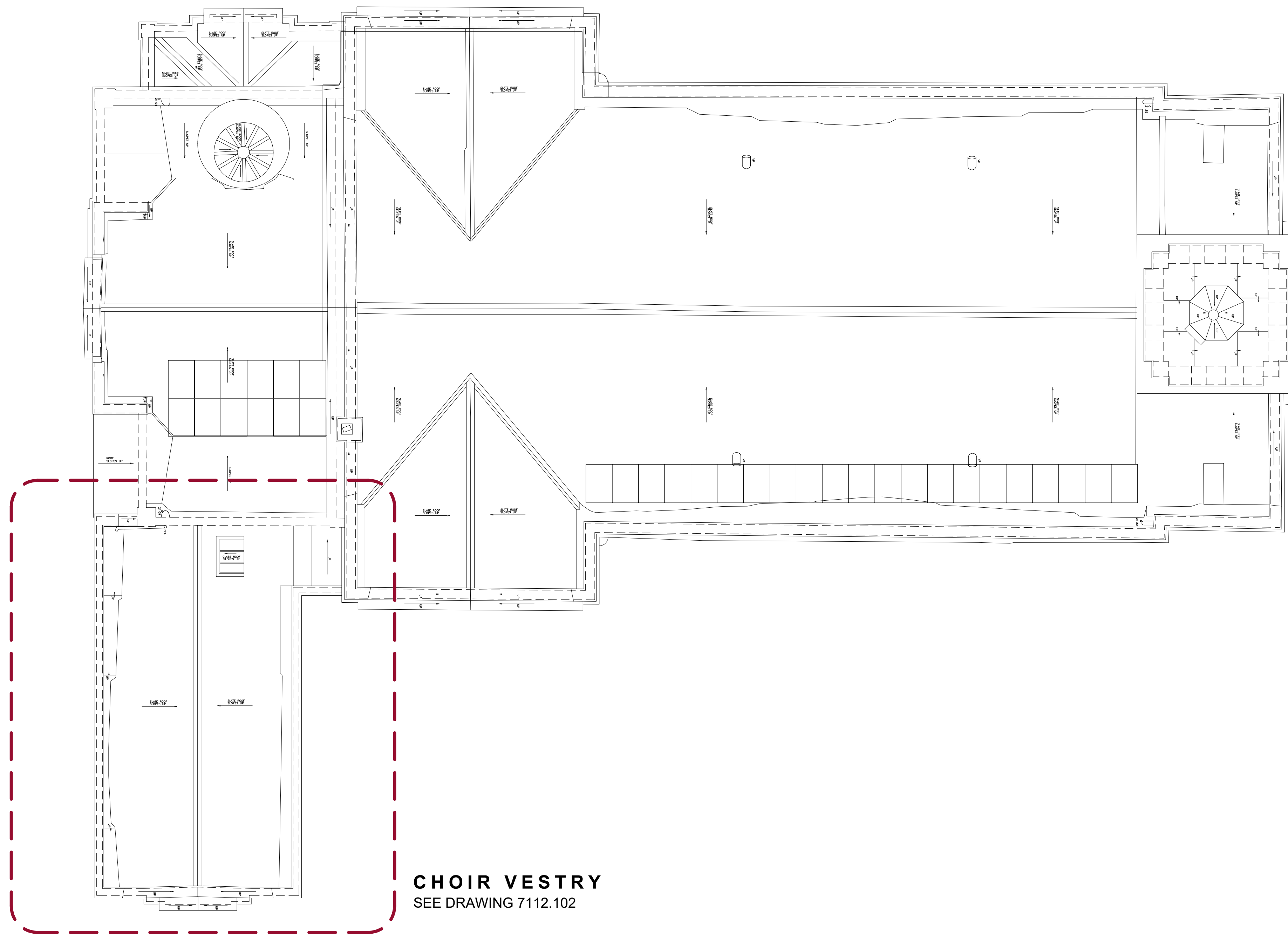
CHOIR VESTRY RE-ROOFING
Location & Block Plan
As Existing & As Proposed

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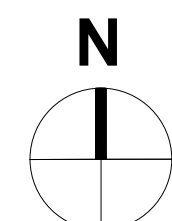
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As Stated	@A1	Oct.'22	JHC	7112.100	A

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CHOIR VESTRY
SEE DRAWING 7112.102

ROOF PLAN
SCALE 1:100



0 5 10
SCALE 1:100 (A1)
SCALE 1:200 (A3)
METRES

A 17/5/23 Drawing rebadged
Revision Date Comments
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PLANNING & DAC

THE PARISH CHURCH OF
ST JOHN-AT-HAMPSTEAD

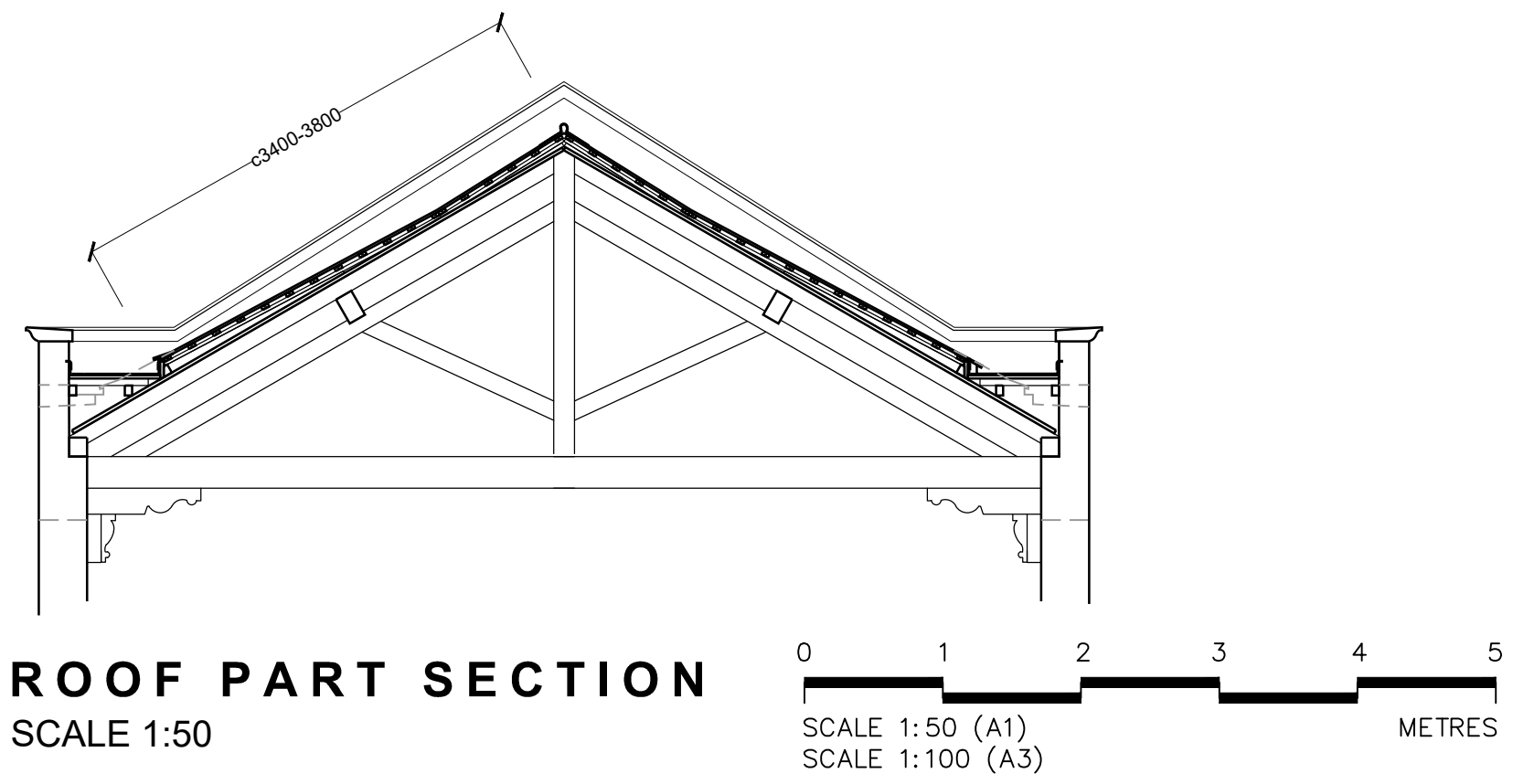
CHOIR VESTRY RE-ROOFING
Church - Roof Plan
As Existing

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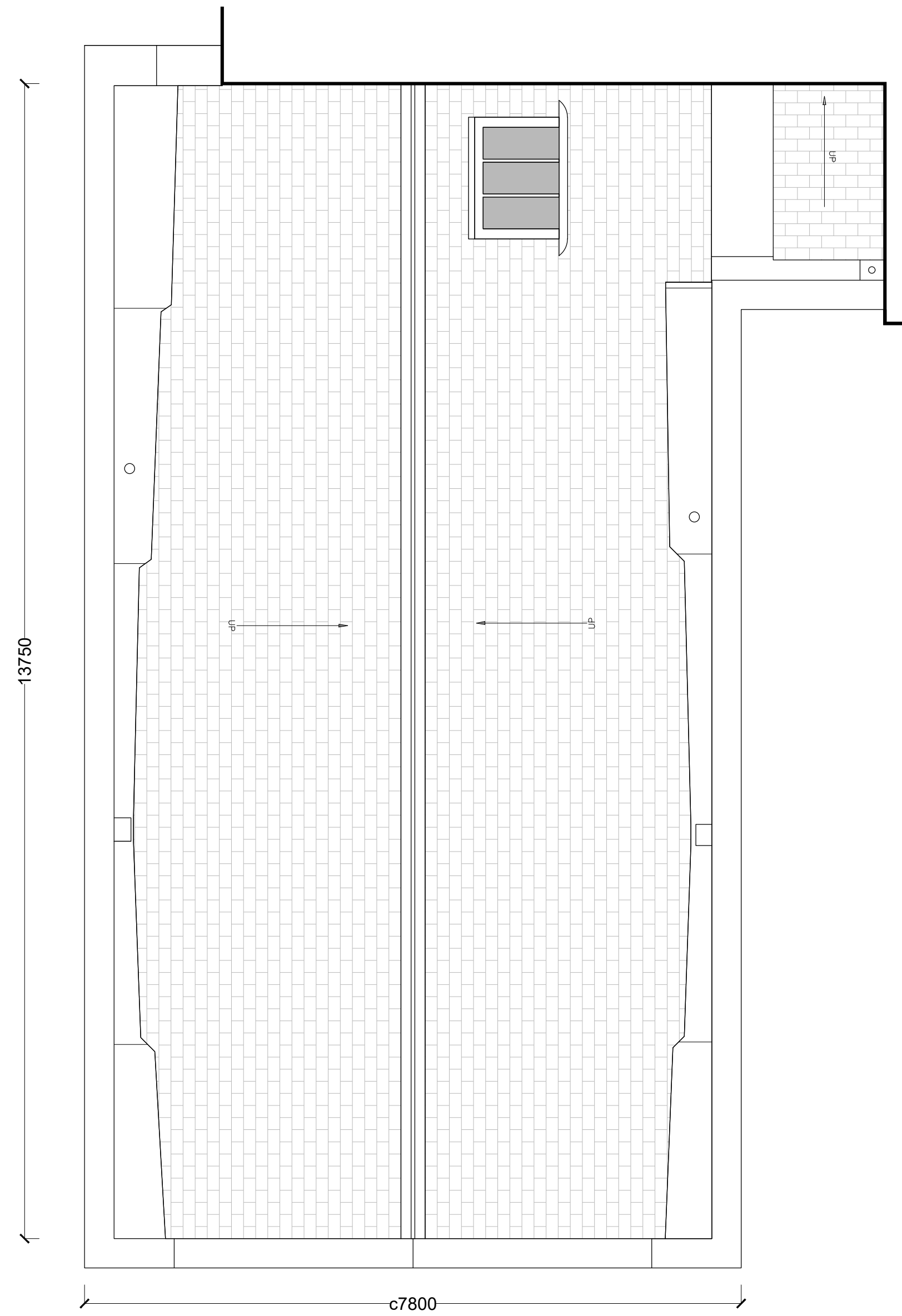
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1:100@	A1	Sept.'22	JHC	7112.101	A

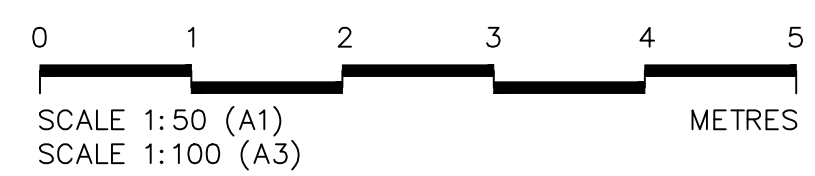
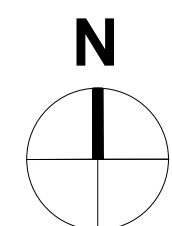
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ROOF PART SECTION
SCALE 1:50



ROOF PLAN
SCALE 1:50



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Revision Date Comments
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**THE PARISH CHURCH of
 ST JOHN-AT-HAMPSTEAD**
CHOIR VESTRY RE-ROOFING
 Choir Vestry - Roof Plan & Section
 As Existing

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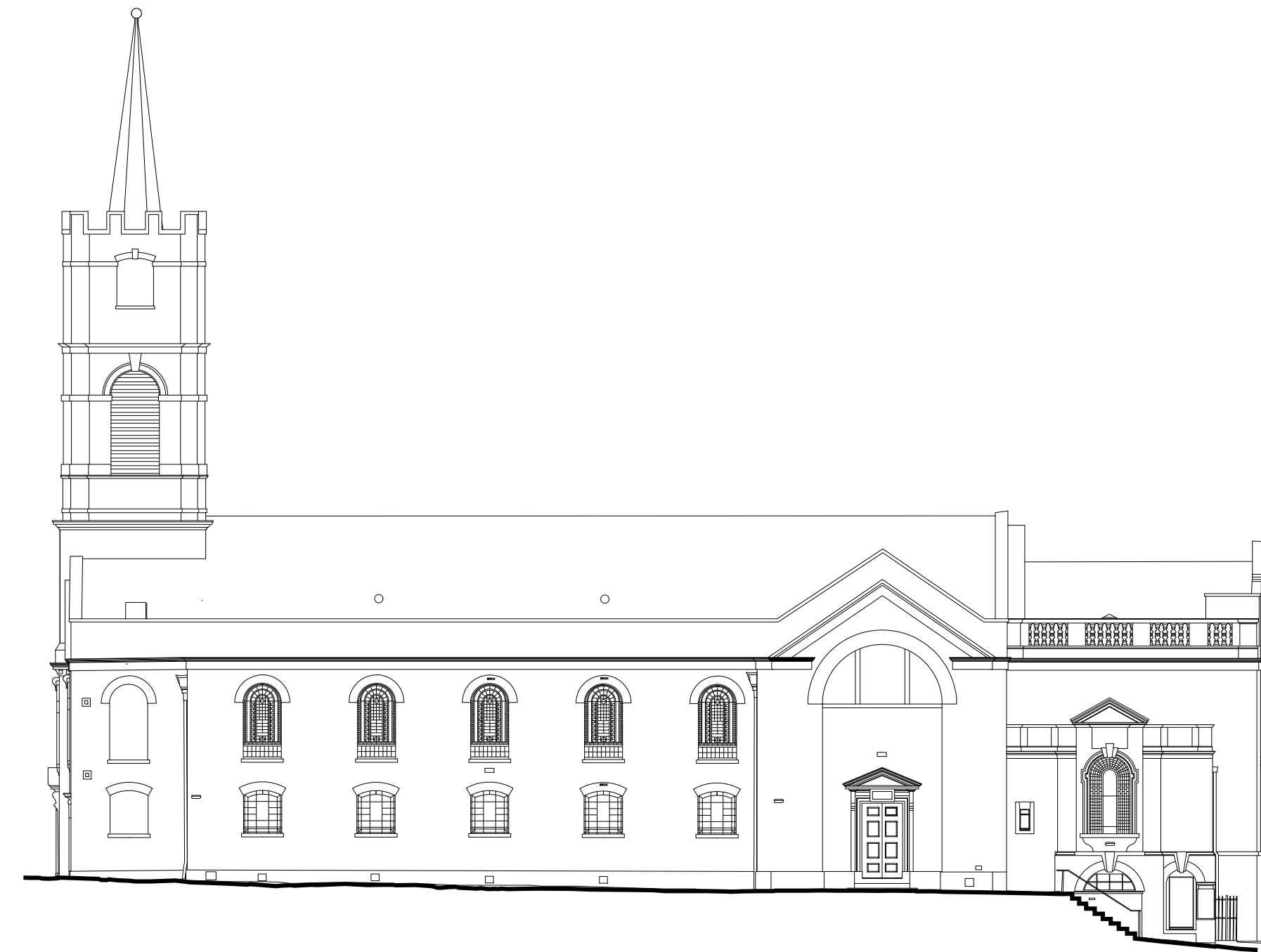
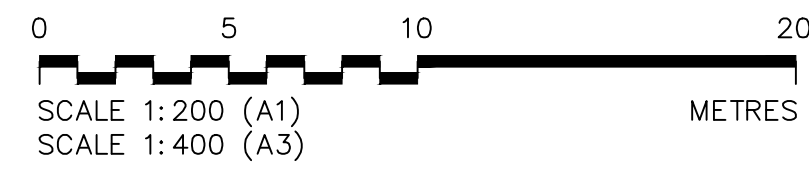
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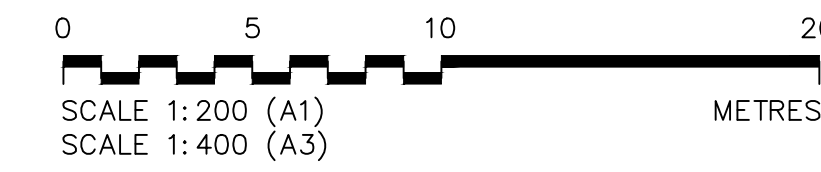
CHOIR VESTRY
SEE DRAWING 7112.114



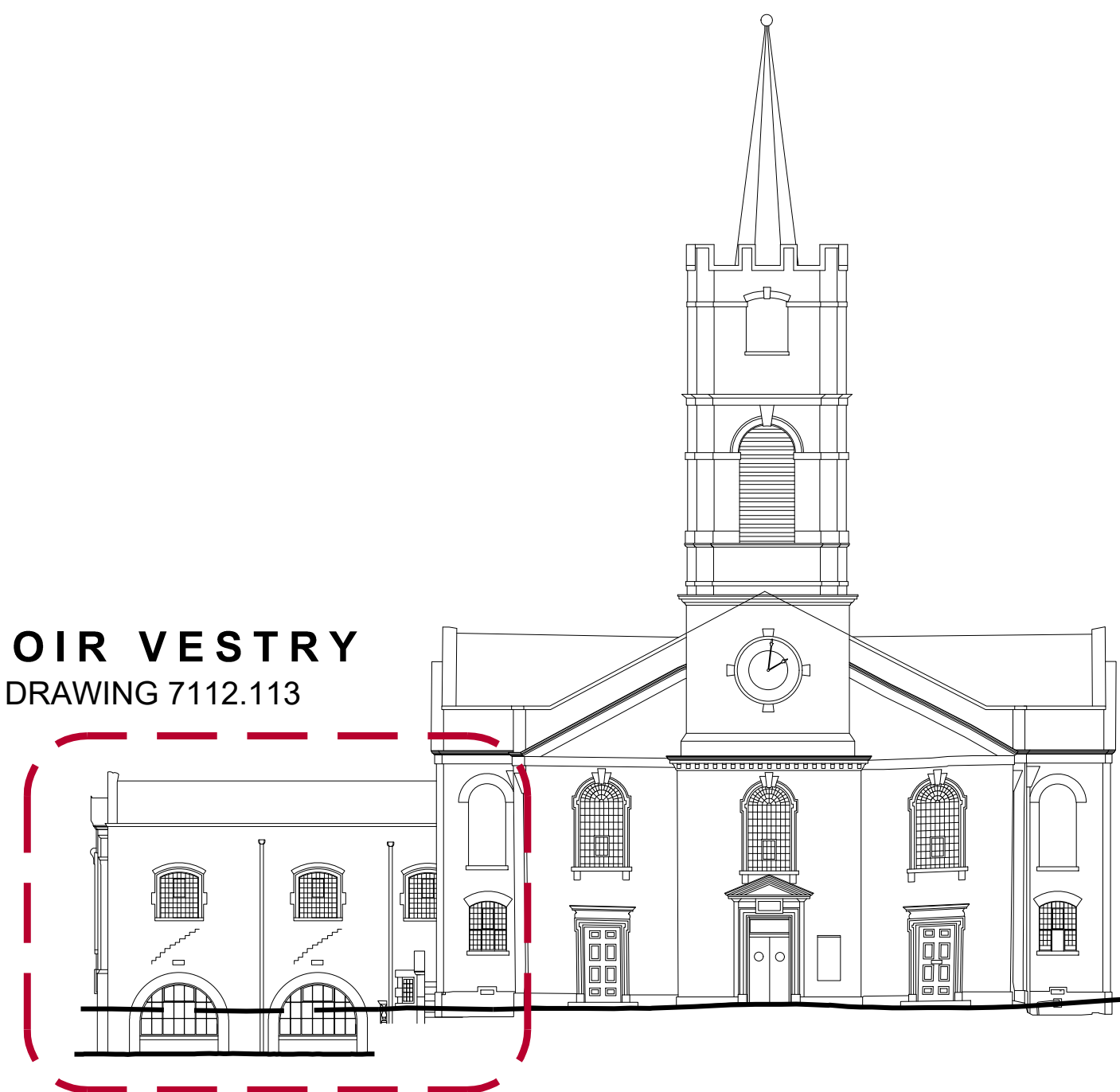
SOUTH ELEVATION
SCALE 1:200



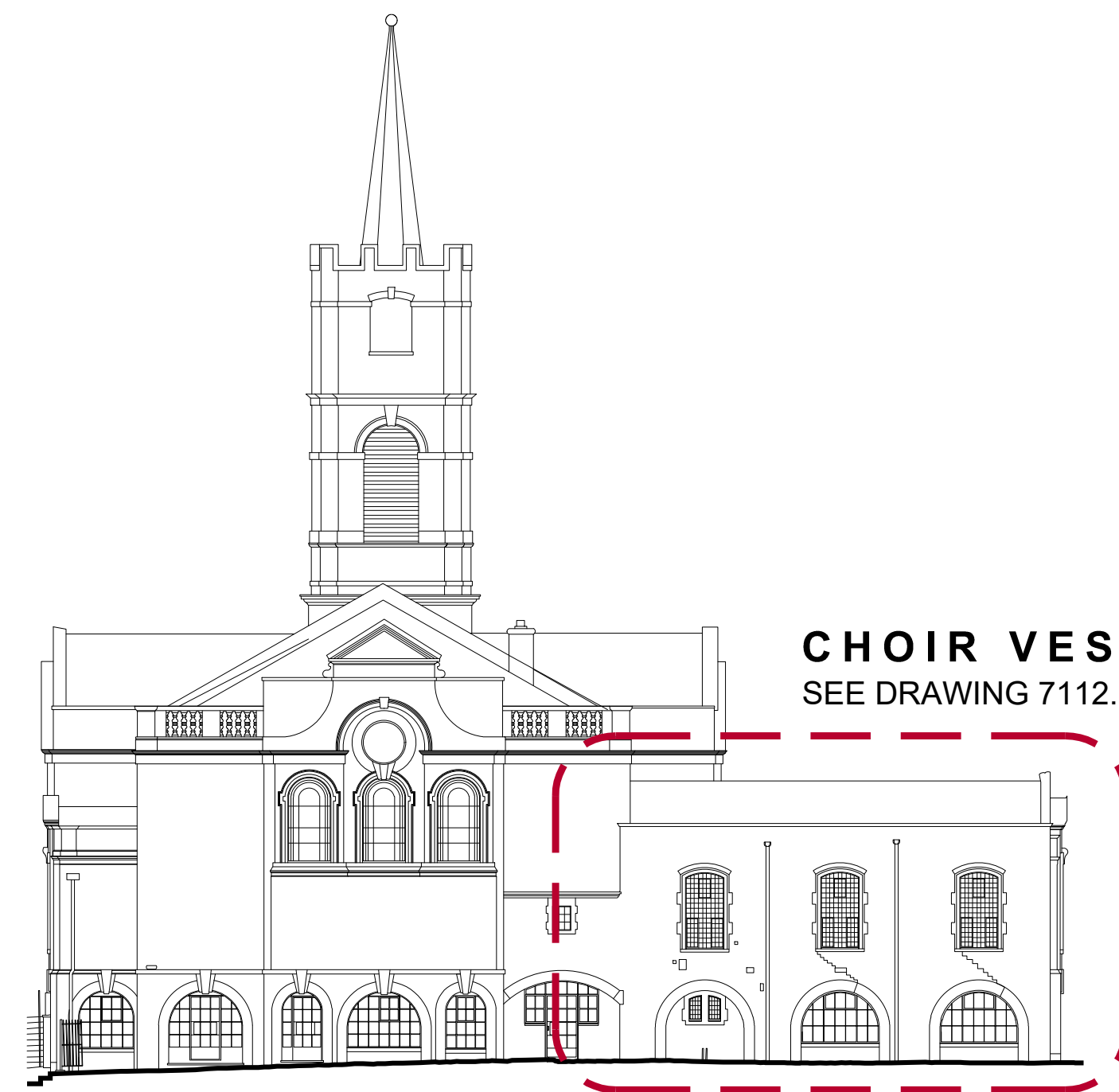
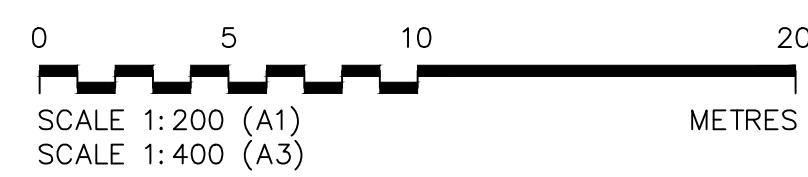
NORTH ELEVATION
SCALE 1:200



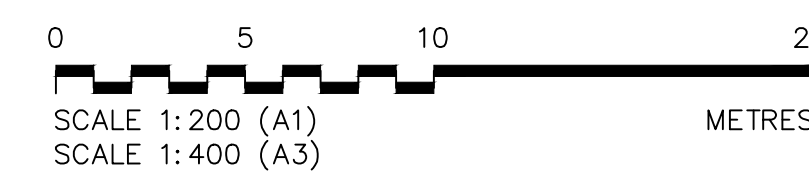
CHOIR VESTRY
SEE DRAWING 7112.113



EAST ELEVATION
SCALE 1:200



WEST ELEVATION
SCALE 1:200



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Revision Date Comments
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PLANNING & DAC

THE PARISH CHURCH of
ST JOHN-AT-HAMPSTEAD

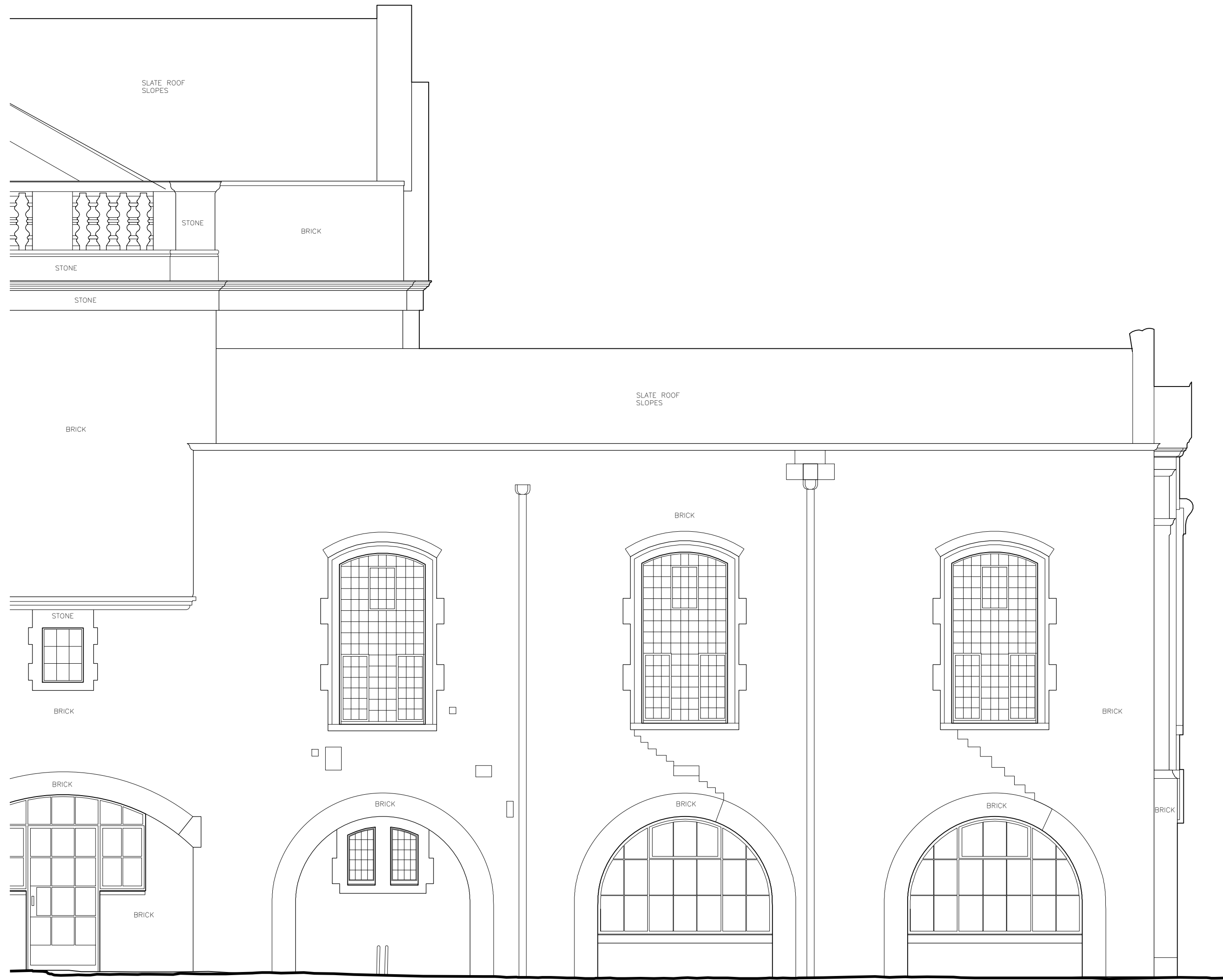
CHOIR VESTRY RE-ROOFING
Church - Elevations
As Existing

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ARCHITECTURE

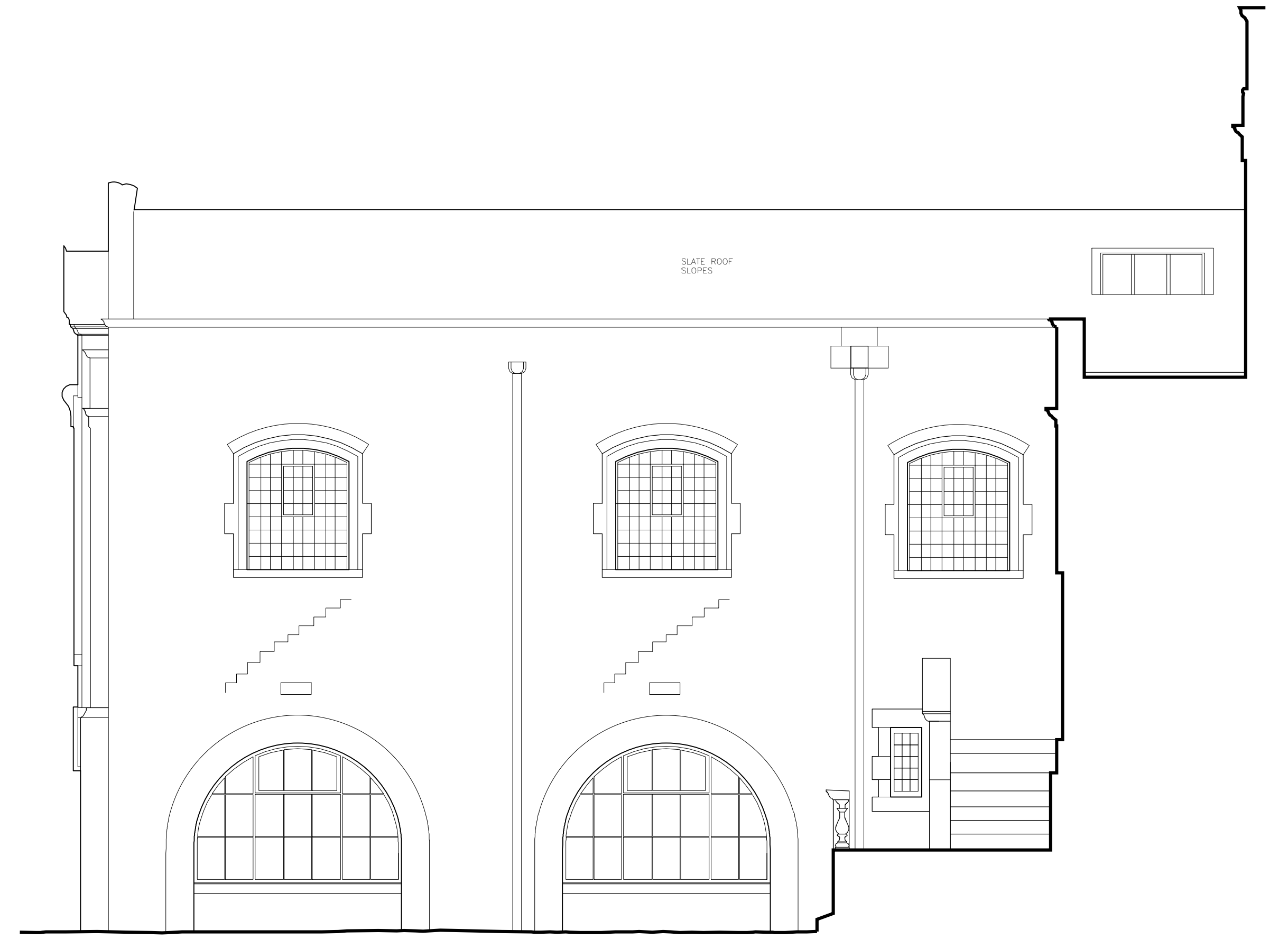
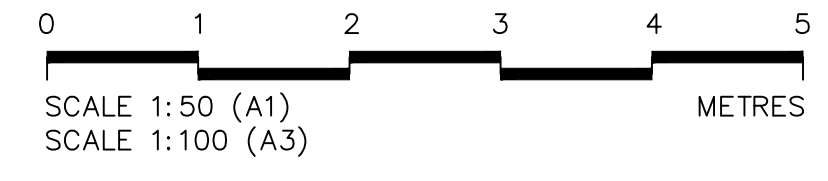
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1:200@	A1	Sept.'22	JHC	7112.112	A

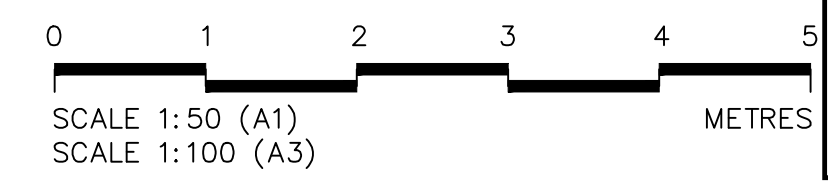
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WEST ELEVATION
SCALE 1:50



EAST ELEVATION
SCALE 1:50



Revision	Date	Comments
A	17/5/23	Drawing rebadged

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PLANNING & DAC

**THE PARISH CHURCH OF
ST JOHN-AT-HAMPSTEAD**
CHOIR VESTRY RE-ROOFING
Choir Vestry - East & West Elevations
As Existing

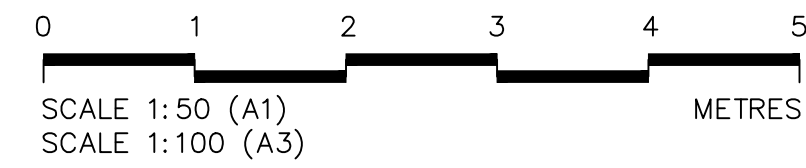
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SOUTH ELEVATION
SCALE 1:50



Revision	Date	Comments
A	17/5/23	Drawing rebadged

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PLANNING & DAC

**THE PARISH CHURCH of
ST JOHN-AT-HAMPSTEAD**

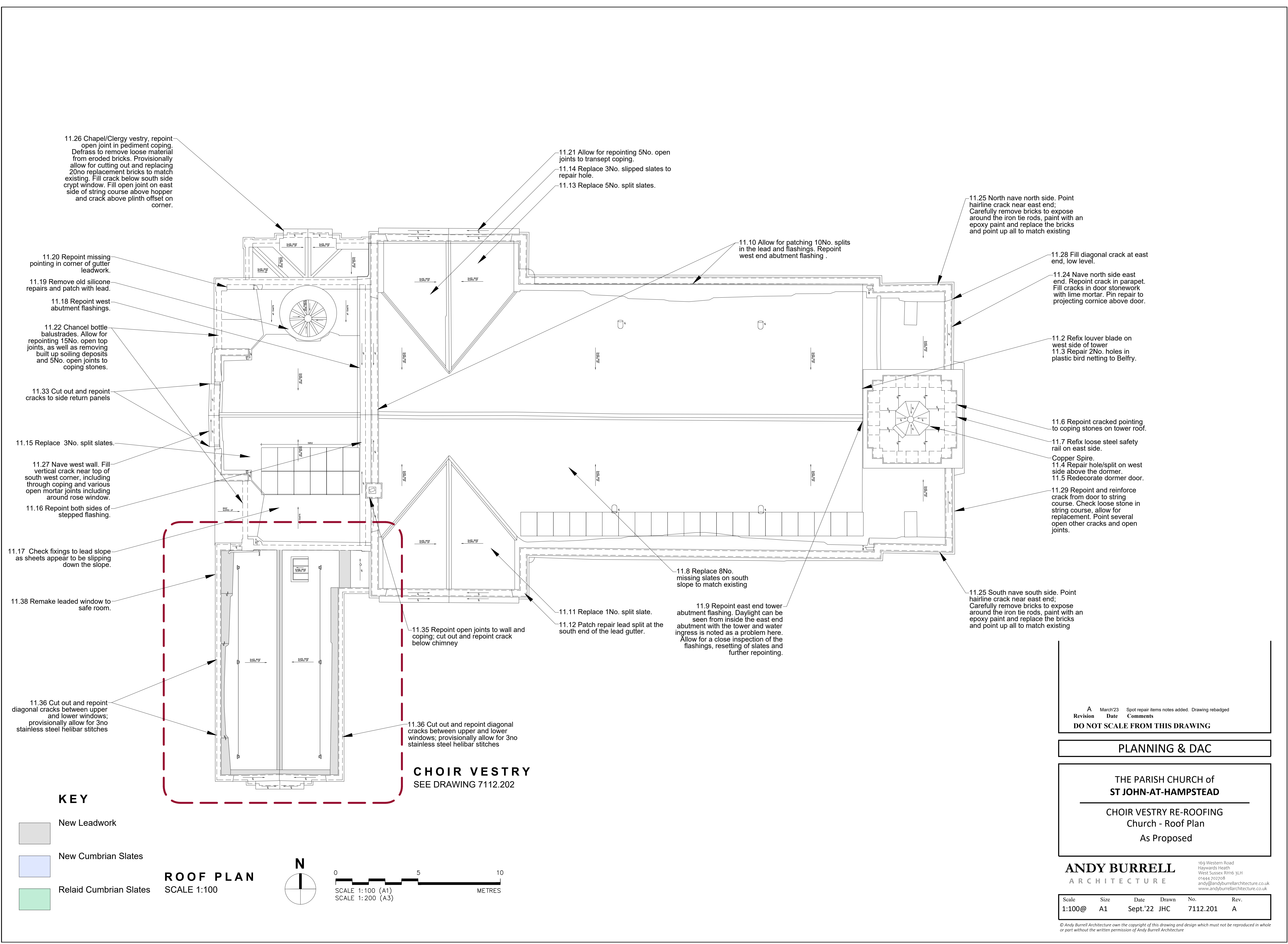
CHOIR VESTRY RE-ROOFING
Choir Vestry - South Elevation
As Existing

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- 11.26 Chapel/Clergy vestry, repoint open joint in pediment coping. Defrass to remove loose material from eroded bricks. Provisionally allow for cutting out and replacing 20no replacement bricks to match existing. Fill crack below south side crypt window. Fill open joint on east side of string course above hopper and crack above plinth offset on corner.
- 11.20 Repoint missing pointing in corner of gutter leadwork.
- 11.19 Remove old silicone repairs and patch with lead.
- 11.18 Repoint west abutment flashings.
- 11.22 Chancel bottle balustrades. Allow for repointing 15No. open top joints, as well as removing built up soiling deposits and 5No. open joints to coping stones.
- 11.33 Cut out and repoint cracks to side return panels
- 11.15 Replace 3No. split slates.
- 11.27 Nave west wall. Fill vertical crack near top of south west corner, including through coping and various open mortar joints including around rose window.
- 11.16 Repoint both sides of stepped flashing.
- 11.17 Check fixings to lead slope as sheets appear to be slipping down the slope.
- 11.38 Remake leaded window to safe room.
- 11.36 Cut out and repoint diagonal cracks between upper and lower windows; provisionally allow for 3no stainless steel helibar stitches

- 11.21 Allow for repointing 5No. open joints to transept coping.
- 11.14 Replace 3No. slipped slates to repair hole.
- 11.13 Replace 5No. split slates.

11.10 Allow for patching 10No. splits in the lead and flashings. Repoint west end abutment flashing .

11.25 North nave north side. Point hairline crack near east end; Carefully remove bricks to expose around the iron tie rods, paint with an epoxy paint and replace the bricks and point up all to match existing

11.28 Fill diagonal crack at east end, low level.

11.24 Nave north side east end. Repoint crack in parapet. Fill cracks in door stonework with lime mortar. Pin repair to projecting cornice above door.

11.2 Refix louver blade on west side of tower

11.3 Repair 2No. holes in plastic bird netting to Belfry.

11.6 Repoint cracked pointing to coping stones on tower roof.

11.7 Refix loose steel safety rail on east side.

Copper Spire.

11.4 Repair hole/split on west side above the dormer.

11.5 Redecorate dormer door.

11.29 Repoint and reinforce crack from door to string course. Check loose stone in string course, allow for replacement. Point several open other cracks and open joints.

11.25 South nave south side. Point hairline crack near east end; Carefully remove bricks to expose around the iron tie rods, paint with an epoxy paint and replace the bricks and point up all to match existing

11.8 Replace 8No. missing slates on south slope to match existing

11.9 Repoint east end tower abutment flashing. Daylight can be seen from inside the east end abutment with the tower and water ingress is noted as a problem here. Allow for a close inspection of the flashings, resetting of slates and further repointing.

11.11 Replace 1No. split slate.

11.12 Patch repair lead split at the south end of the lead gutter.

11.35 Repoint open joints to wall and coping; cut out and repoint crack below chimney

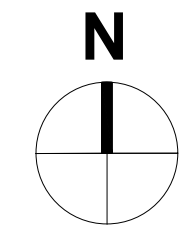
11.36 Cut out and repoint diagonal cracks between upper and lower windows; provisionally allow for 3no stainless steel helibar stitches

CHOIR VESTRY
SEE DRAWING 7112.202

KEY

- New Leadwork
- New Cumbrian Slates
- Relaid Cumbrian Slates

ROOF PLAN
SCALE 1:100



0 5 10
SCALE 1:100 (A1)
SCALE 1:200 (A3)
METRES

Revision	Date	Comments
A	March'23	Spot repair items notes added. Drawing rebadged

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PLANNING & DAC

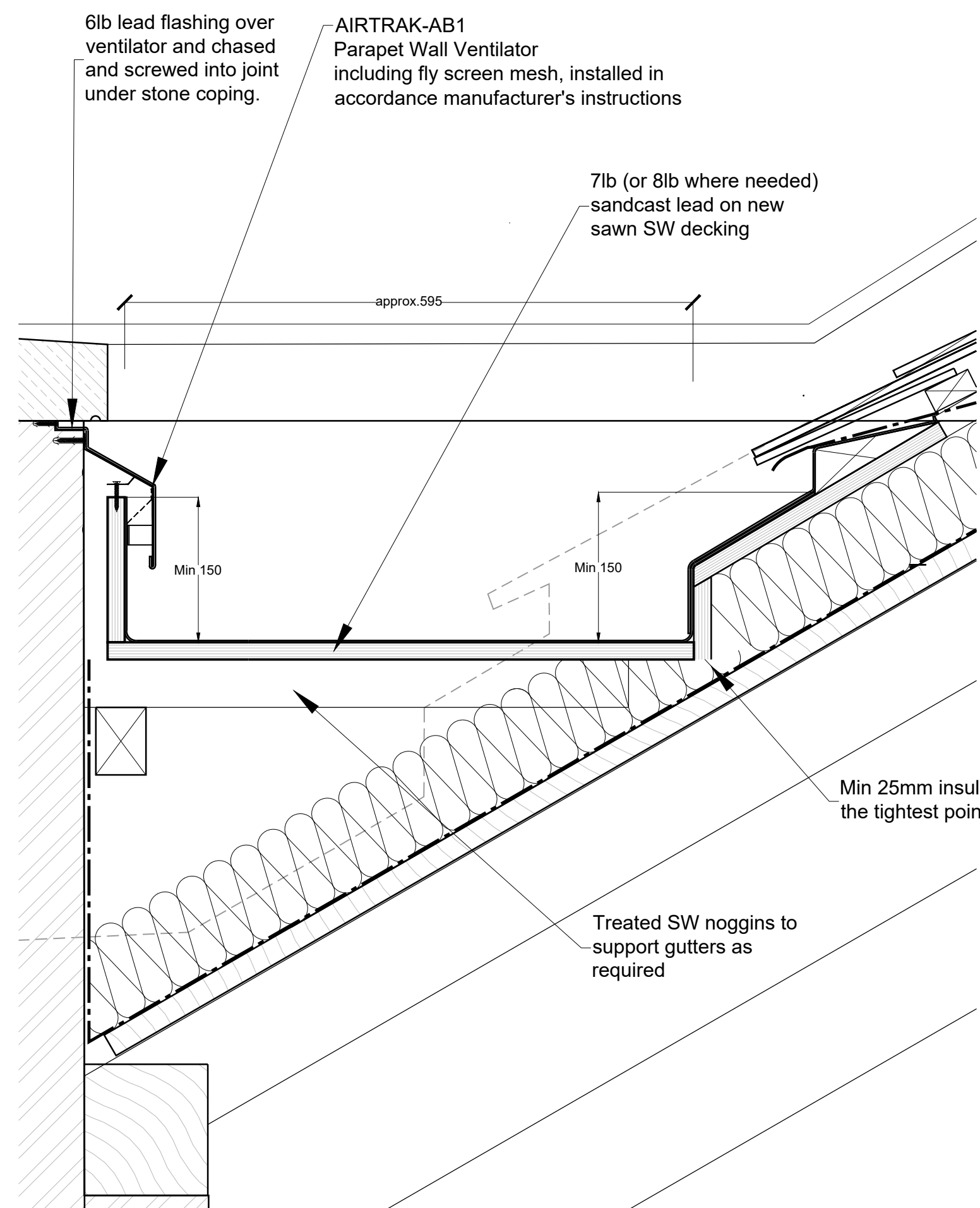
THE PARISH CHURCH of
ST JOHN-AT-HAMPSTEAD
CHOIR VESTRY RE-ROOFING
Church - Roof Plan
As Proposed

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ARCHITECTURE

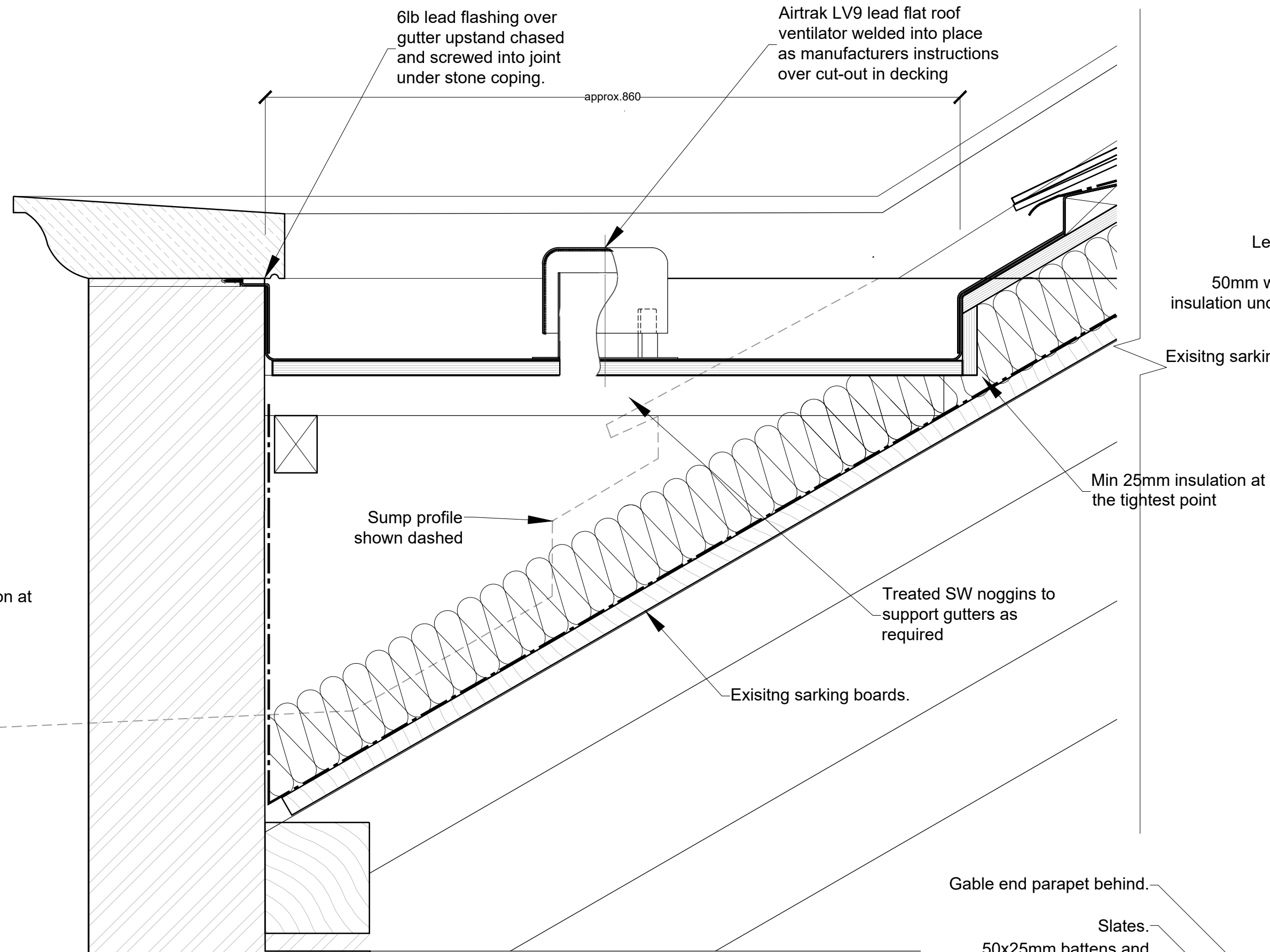
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Scale	Size	Date	Drawn	No.	Rev.
1:100@	A1	Sept.'22	JHC	7112.201	A

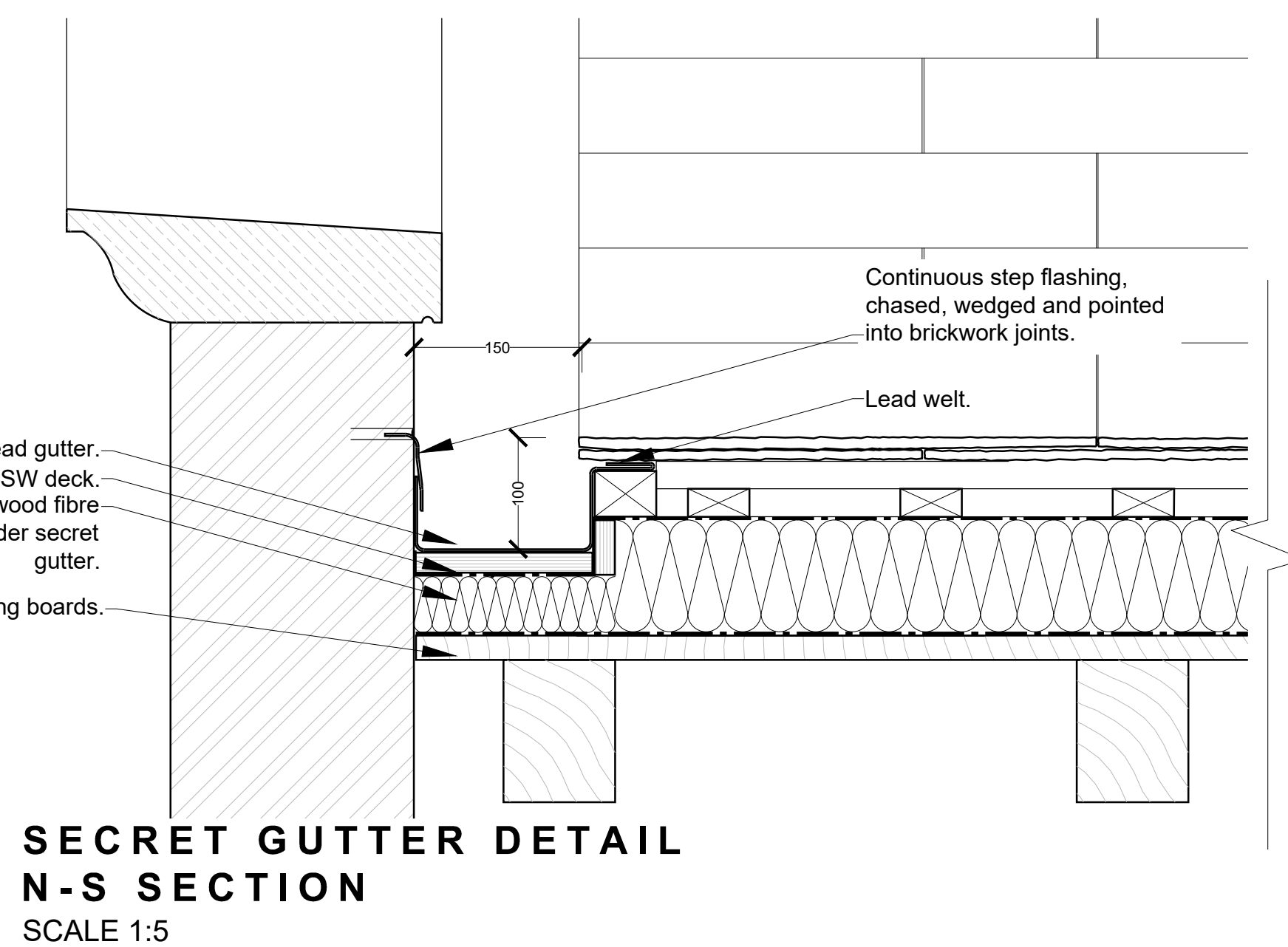
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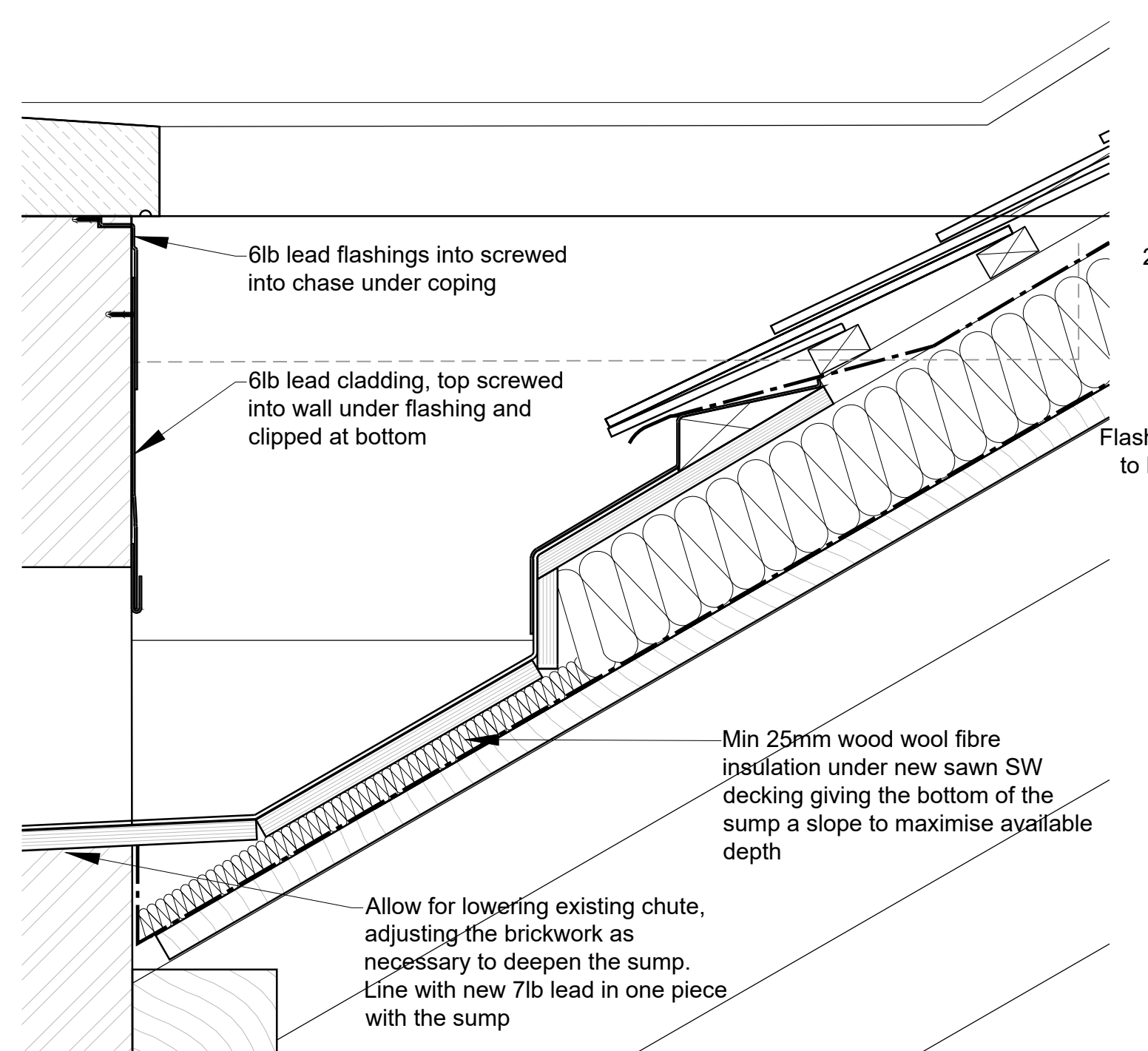
**PERIMETER GUTTER DETAIL
E-W SECTION THRO' HIGH POINT
WITH PERIMETER VENT DETIAL**
SCALE 1:5



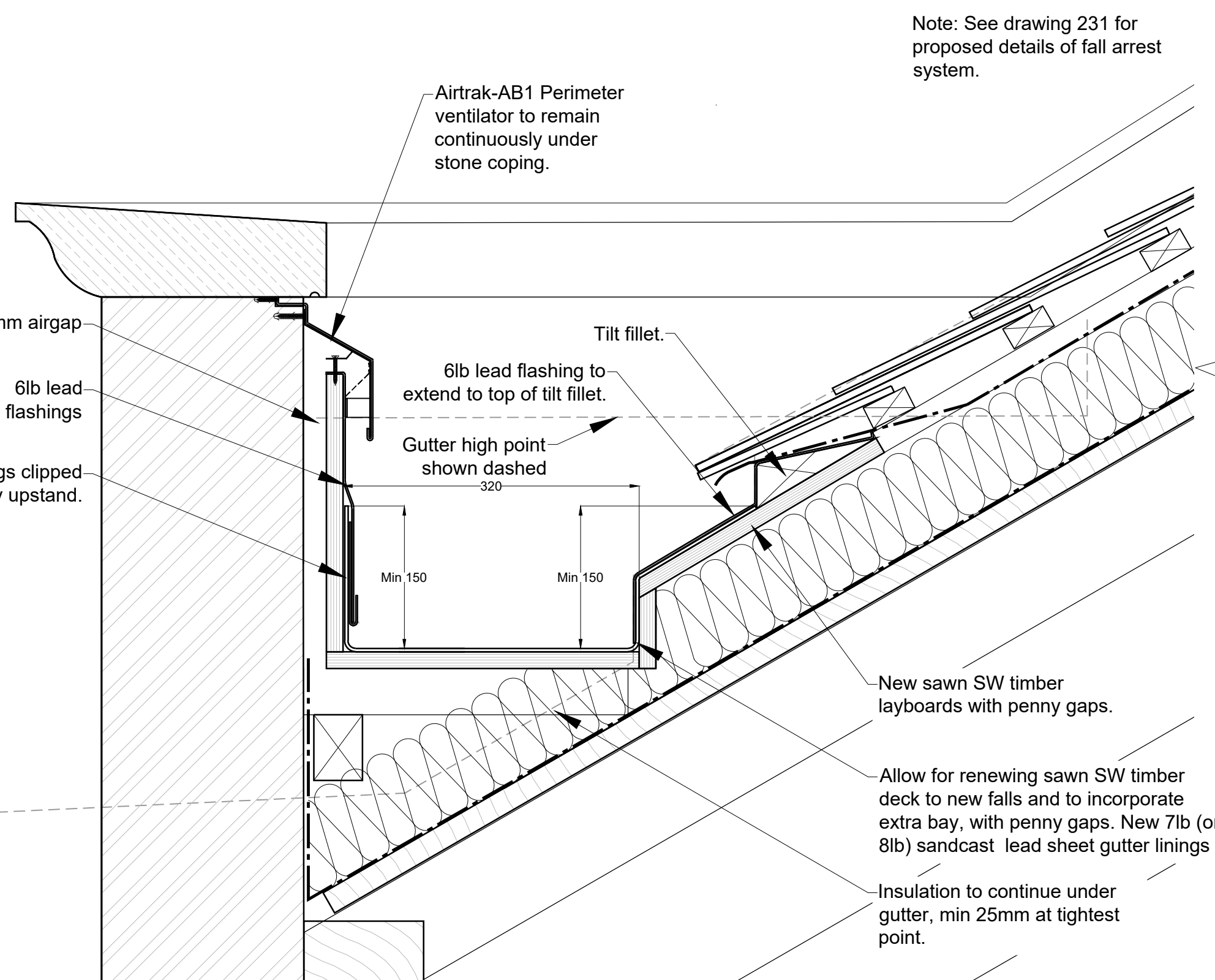
**PERIMETER GUTTER DETAIL
E-W SECTION THRO' HIGH POINT
WITH INSUFFICIENT HEIGHT FOR
PERIMETER VENT DETIAL**
SCALE 1:5



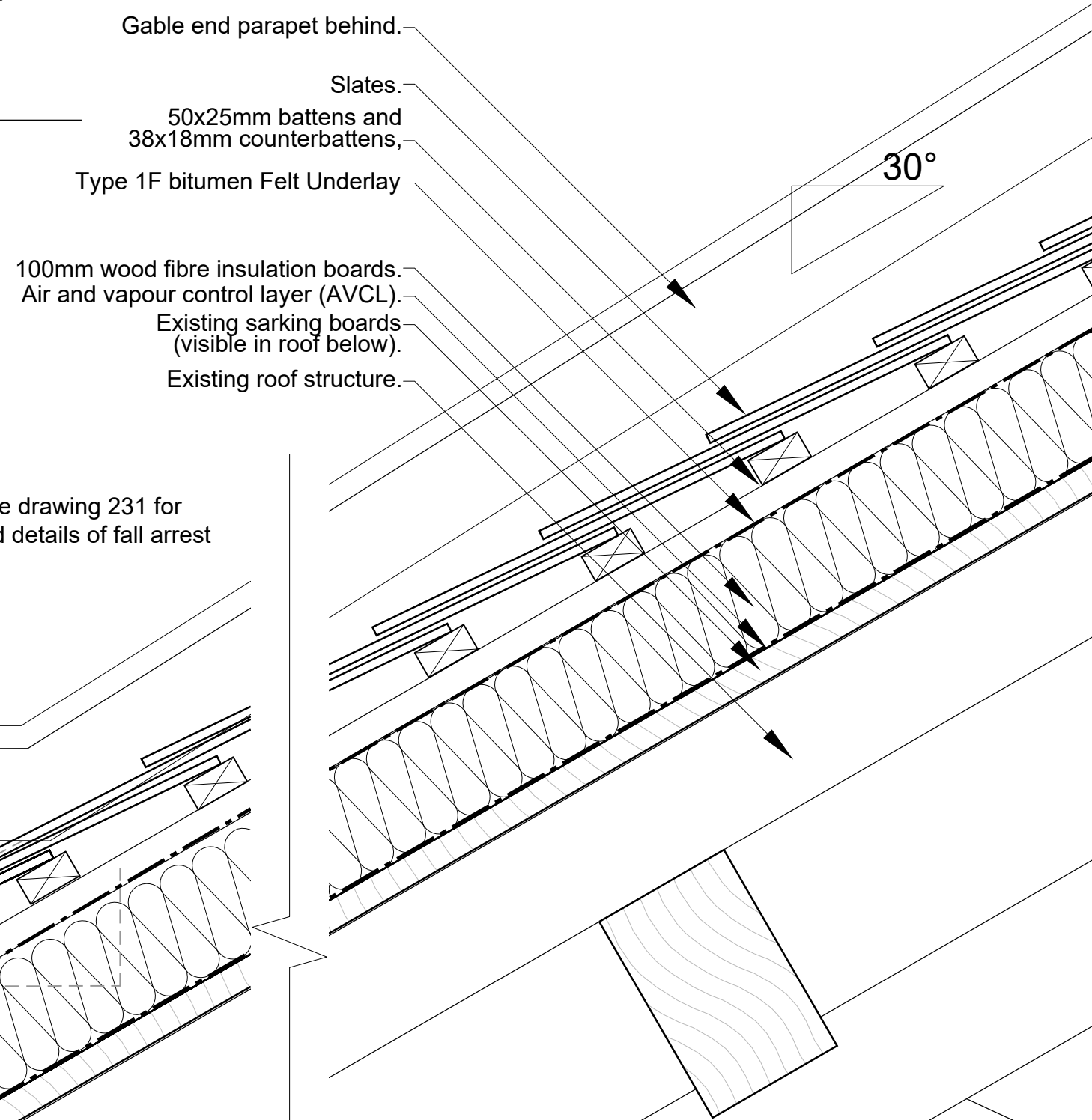
**SECRET GUTTER DETAIL
N-S SECTION**
SCALE 1:5



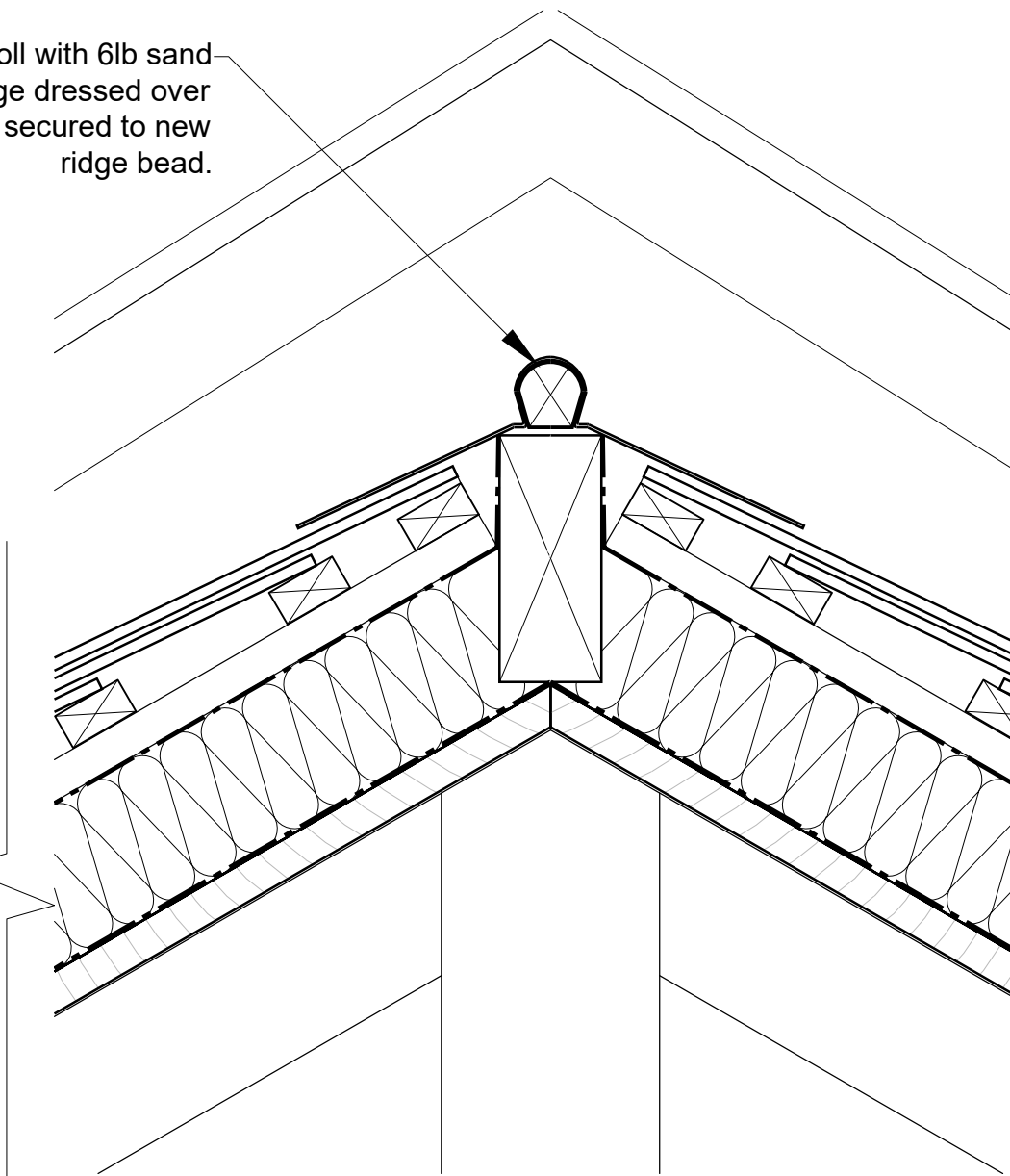
**PERIMETER GUTTER DETAIL
E-W SECTION THRO' SUMP**
SCALE 1:5



**PERIMETER GUTTER DETAIL
E-W SECTION THRO' LOW POINT**
SCALE 1:5



**TYPICAL ROOF BUILDUP E-W
SECTION**
SCALE 1:5



**RIDGE DETAIL
E-W SECTION**
SCALE 1:5

Revision Date Comments
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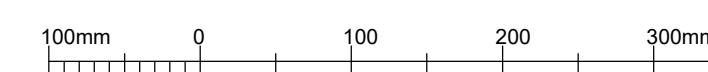
PLANNING & DAC

**THE PARISH CHURCH of
ST JOHN-AT-HAMPSTEAD**
CHOIR VESTRY RE-ROOFING
Roof Details
As Proposed

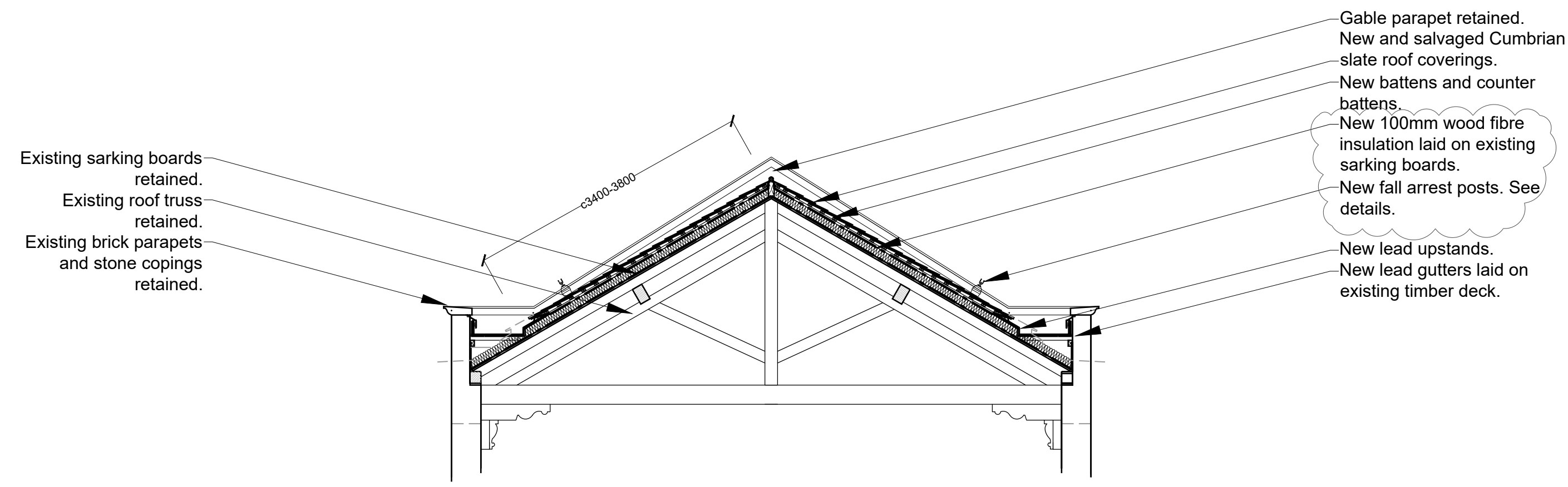
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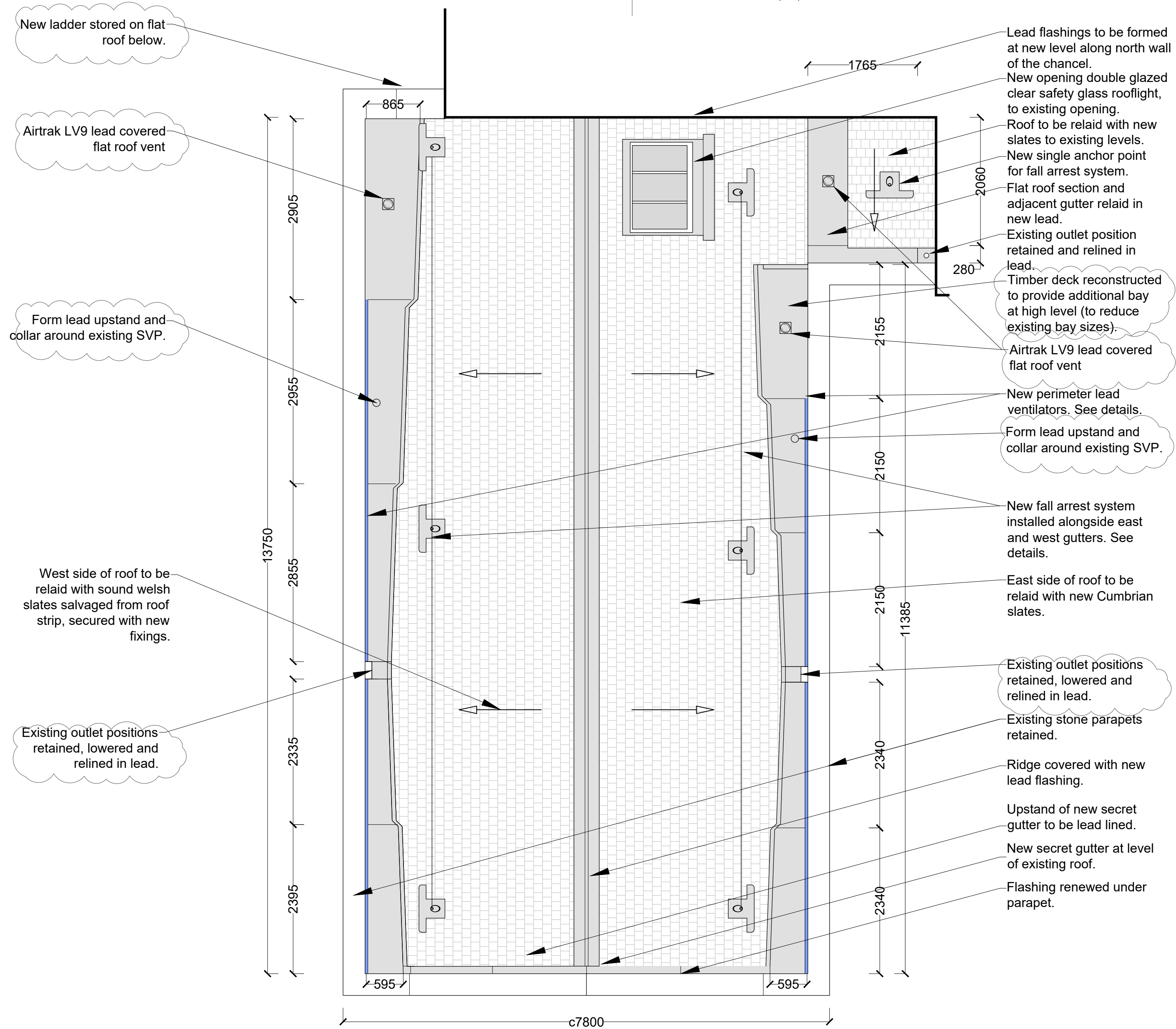
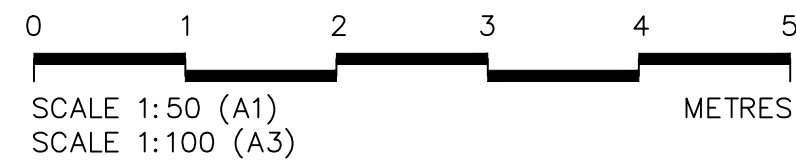
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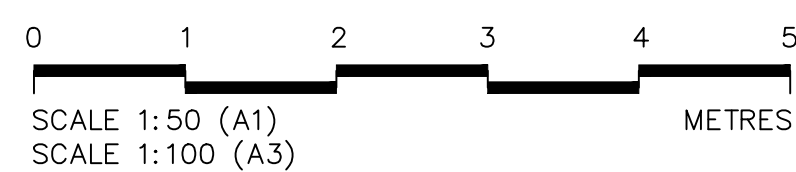
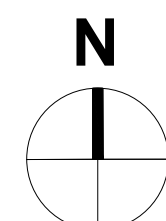
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ROOF PART SECTION
SCALE 1:50



ROOF PLAN
SCALE 1:50



KEY

- New Leadwork
- New Cumbrian Slates
- Relaid Cumbrian Slates

Revision	Date	Comments
A	March'23	Proposals revised following planning discussions. Drawing rebadged

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PLANNING and DAC

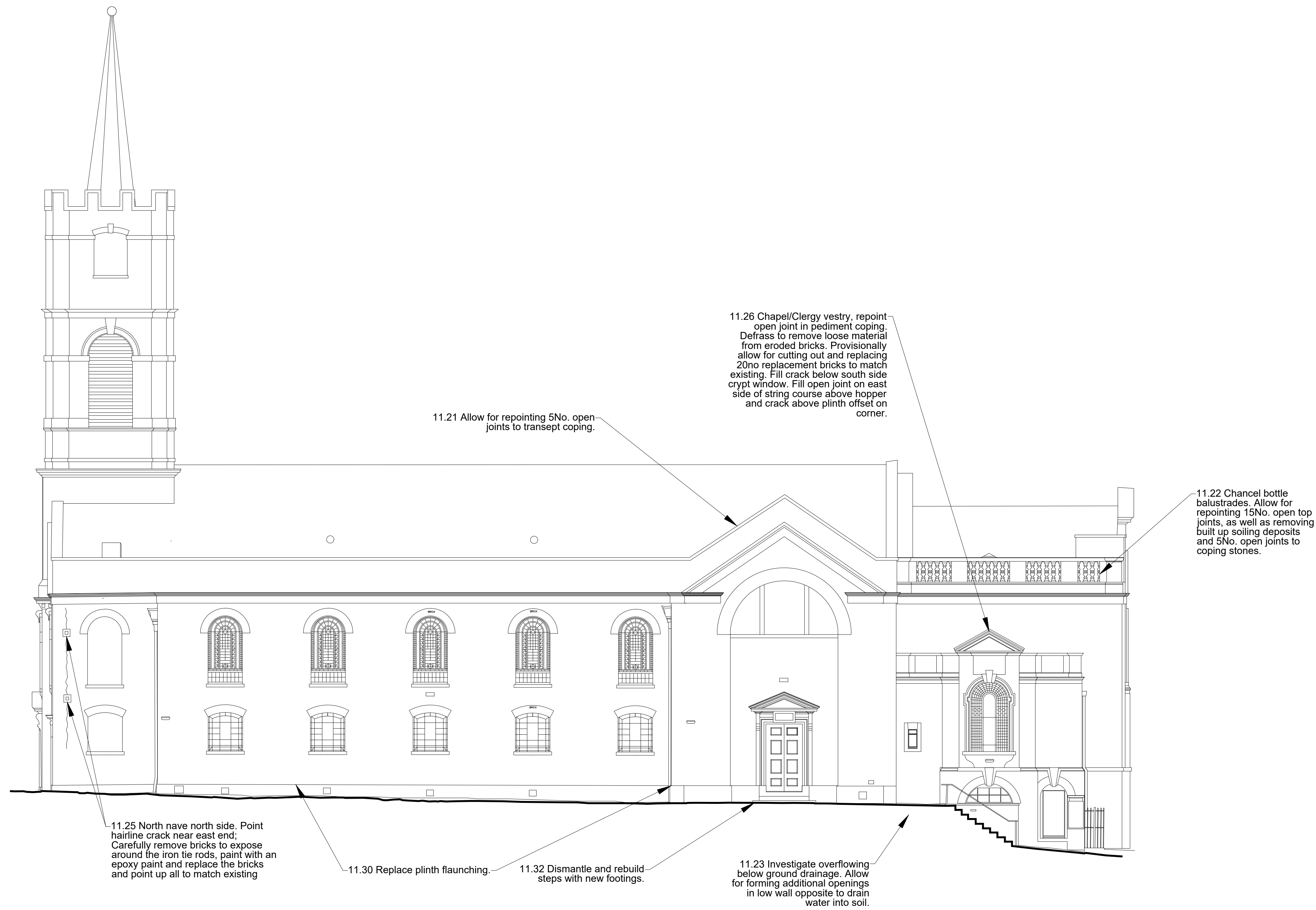
THE PARISH CHURCH of
ST JOHN-AT-HAMPSTEAD
CHOIR VESTRY RE-ROOFING
Choir Vestry - Roof Plan & Section
As Proposed

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1:50@	A1	Sept.'22	JHC	7112.202	-

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NORTH ELEVATION
SCALE 1:200

Revision	Date	Comments
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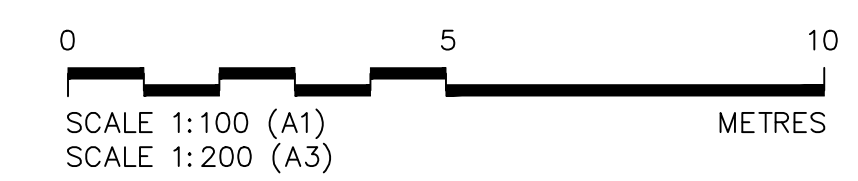
DAC

**THE PARISH CHURCH of
ST JOHN-AT-HAMPSTEAD**

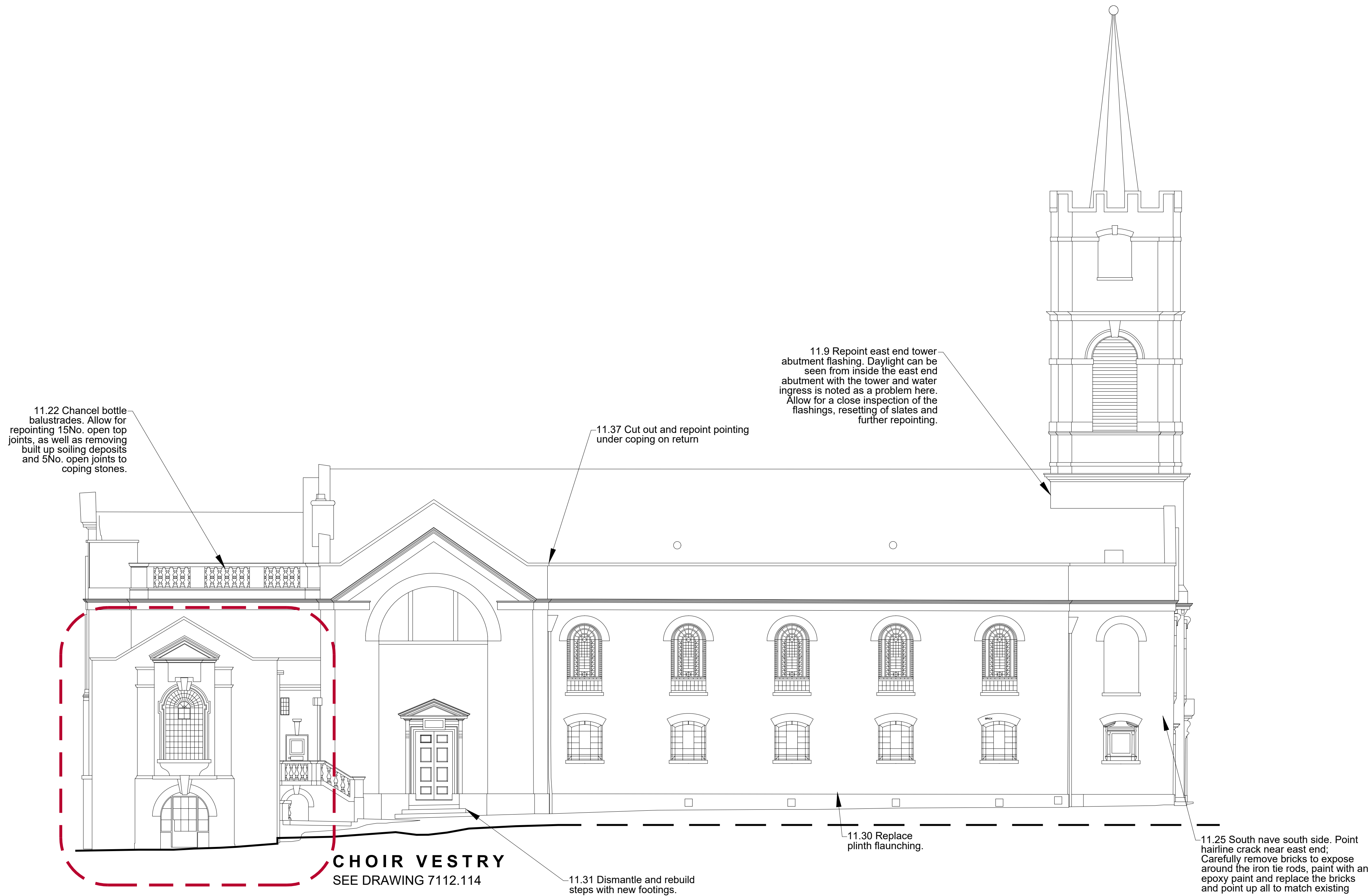
CHOIR VESTRY RE-ROOFING
 Church - North Elevation
 As Proposed Spot Repairs

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Scale	Size	Date	Drawn	No.	Rev.
1:100 @	A1	May 23	AB	7112.210	-



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11.22 Chancel bottle balustrades. Allow for repointing 15No. open top joints, as well as removing built up soiling deposits and 5No. open joints to coping stones.

11.37 Cut out and repoint pointing under coping on return

11.9 Repoint east end tower abutment flashing. Daylight can be seen from inside the east end abutment with the tower and water ingress is noted as a problem here. Allow for a close inspection of the flashings, resetting of slates and further repointing.

11.30 Replace plinth flaunching.

11.31 Dismantle and rebuild steps with new footings.

11.25 South nave south side. Point hairline crack near east end; Carefully remove bricks to expose around the iron tie rods, paint with an epoxy paint and replace the bricks and point up all to match existing

CHOIR VESTRY
SEE DRAWING 7112.114

SOUTH ELEVATION
SCALE 1:200

Revision	Date	Comments
DO NOT SCALE FROM THIS DRAWING		

DAC

THE PARISH CHURCH OF
ST JOHN-AT-HAMPSTEAD

CHOIR VESTRY RE-ROOFING
Church - South Elevation
As Proposed Spot Repairs

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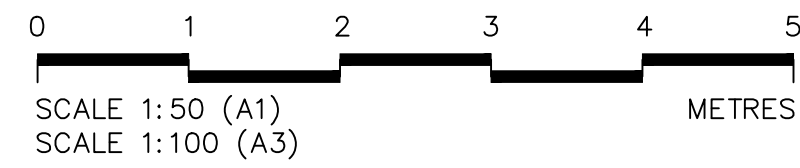
0 5 10
SCALE 1:100 (A1)
SCALE 1:200 (A3) METRES

Scale	Size	Date	Drawn	No.	Rev.
1:100 @	A1	May 23	AB	7112.211	-

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SOUTH ELEVATION
SCALE 1:50



Revision	Date	Comments
A	17/5/23	Drawing rebadged

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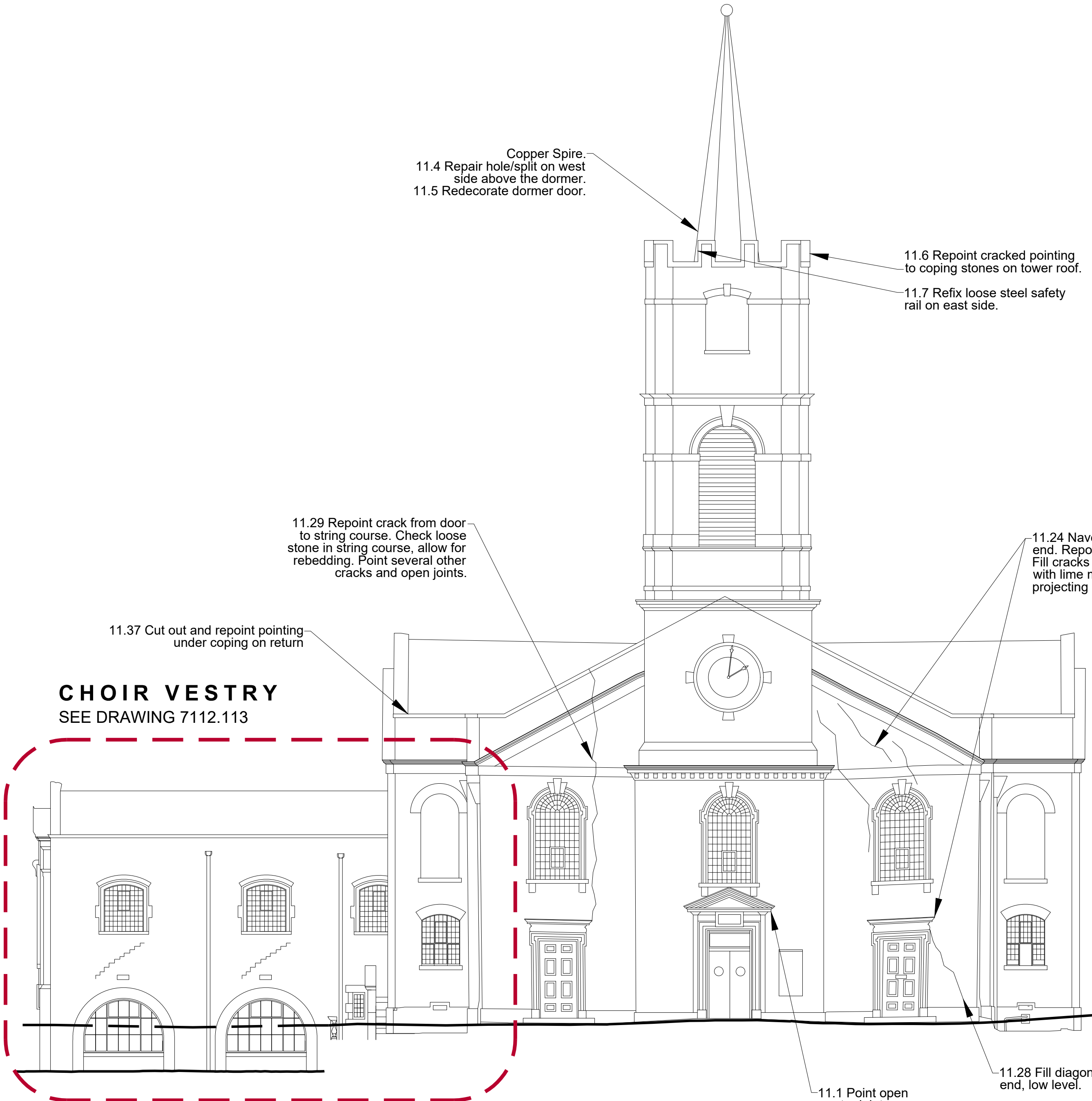
PLANNING & DAC

THE PARISH CHURCH of
ST JOHN-AT-HAMPSTEAD
CHOIR VESTRY RE-ROOFING
Choir Vestry - South Elevation
As Proposed

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1:50@	A1	Sept.'22	JHC	7112.214	A

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Copper Spire.
11.4 Repair hole/split on west side above the dormer.
11.5 Redecorate dormer door.

11.6 Repoint cracked pointing to coping stones on lower roof.
11.7 Refix loose steel safety rail on east side.

11.29 Repoint crack from door to string course. Check loose stone in string course, allow for rebedding. Point several other cracks and open joints.

11.24 Nave north side east end. Repoint crack in parapet. Fill cracks in door stonework with lime mortar. Pin repair to projecting cornice above door.

11.37 Cut out and repoint pointing under coping on return

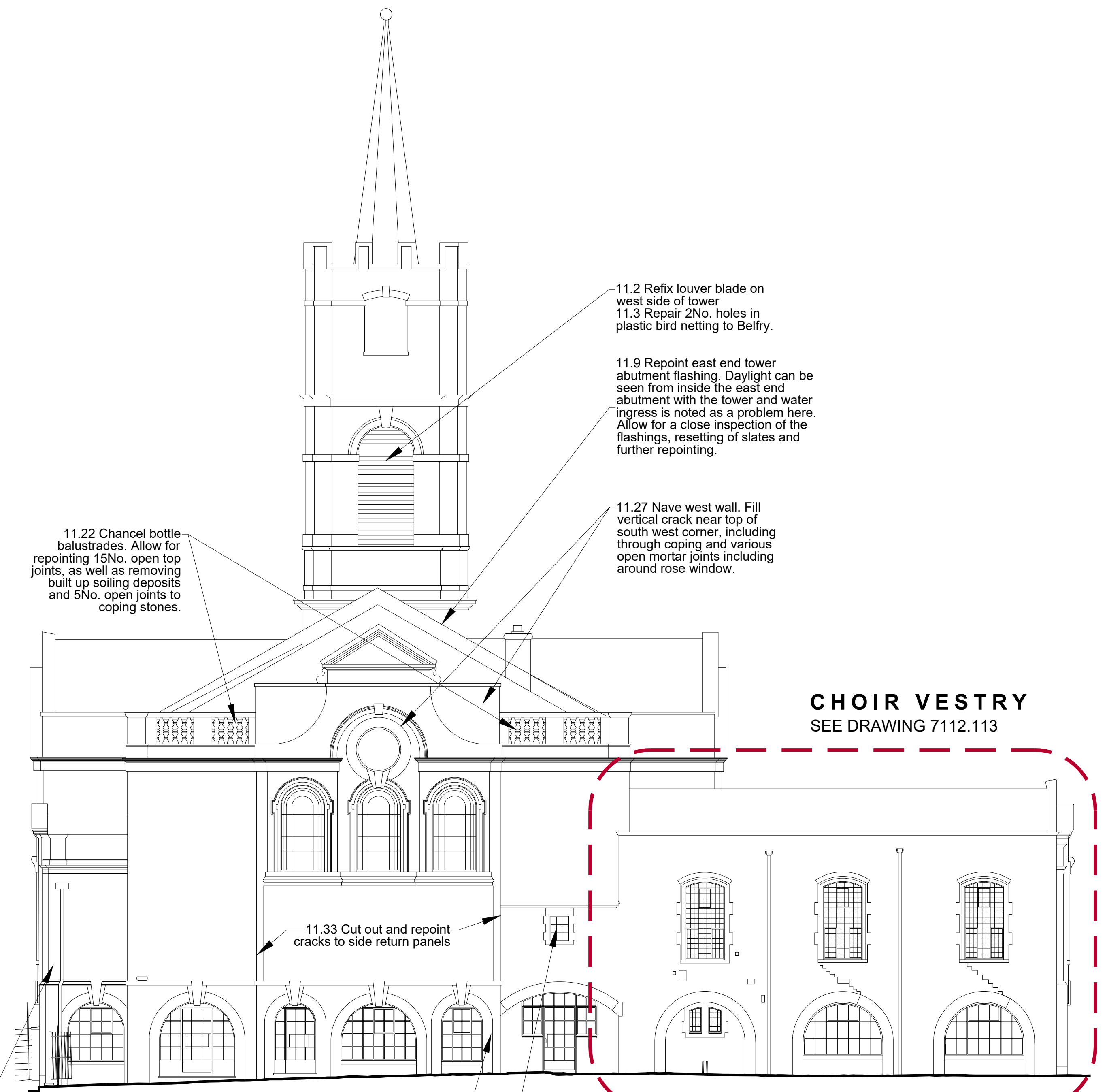
CHOIR VESTRY
SEE DRAWING 7112.113

EAST ELEVATION
SCALE 1:200

11.1 Point open mortar joints on the top of doorcase stonework

11.28 Fill diagonal crack at east end, low level.

11.26 Chapel/Clergy vestry, Fill crack above plinth offset on corner.



11.2 Refix louver blade on west side of tower
11.3 Repair 2No. holes in plastic bird netting to Belfry.

11.9 Repoint east end tower abutment flashing. Daylight can be seen from inside the east end abutment with the tower and water ingress is noted as a problem here. Allow for a close inspection of the flashings, resetting of slates and further repointing.

11.27 Nave west wall. Fill vertical crack near top of south west corner, including through coping and various open mortar joints including around rose window.

11.22 Chancel bottle balustrades. Allow for repointing 15No. open top joints, as well as removing built up soiling deposits and 5No. open joints to coping stones.

11.33 Cut out and repoint cracks to side return panels

CHOIR VESTRY
SEE DRAWING 7112.113

WEST ELEVATION
SCALE 1:200

11.34 Provisionally replace 20no isolated bricks in ground level pier to match existing

11.38 Remake leaded window to safe room.

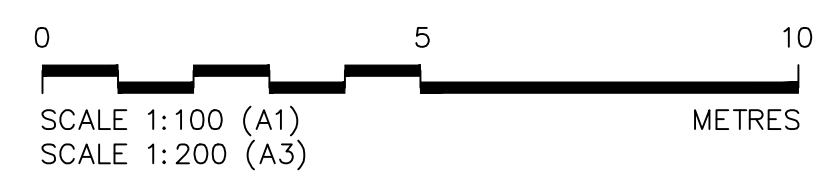
Revision Date Comments
DO NOT SCALE FROM THIS DRAWING

DAC

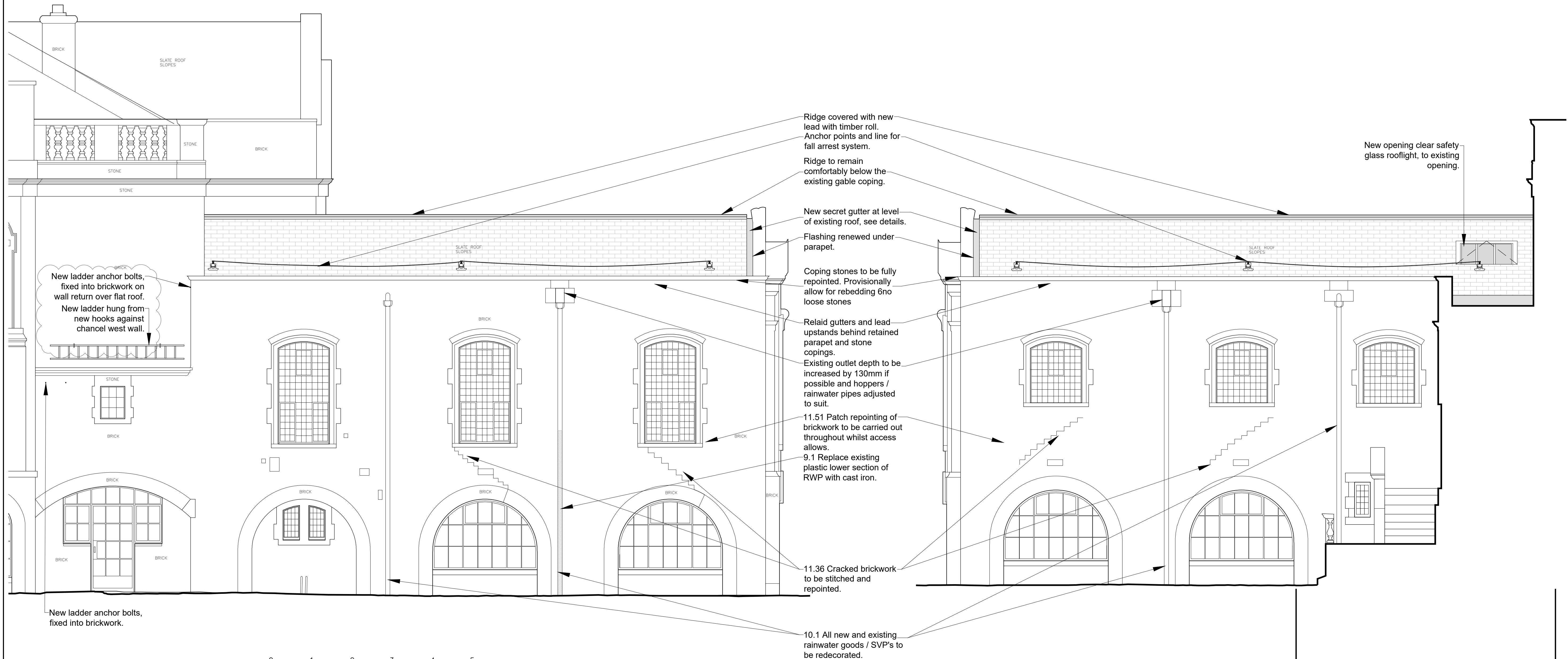
THE PARISH CHURCH OF
ST JOHN-AT-HAMPSTEAD
CHOIR VESTRY RE-ROOFING
Church - East & West Elevations
As Proposed Spot Repairs

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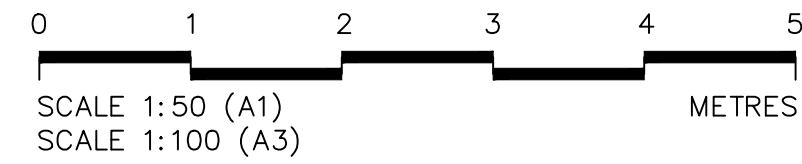
Scale	Size	Date	Drawn	No.	Rev.
1:100 @	A1	May 23	AB	7112.212	-



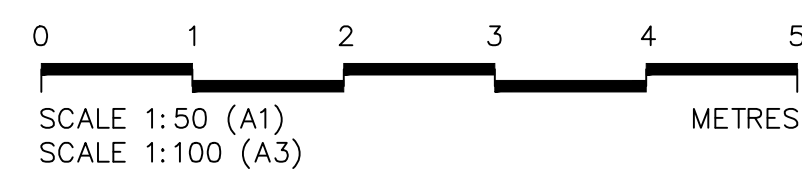
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WEST ELEVATION
SCALE 1:50



EAST ELEVATION
SCALE 1:50



Revision	Date	Comments
A	17/5/23	Spec references added and drawing rebadged

DO NOT SCALE FROM THIS DRAWING

PLANNING & DAC

THE PARISH CHURCH OF
ST JOHN-AT-HAMPSTEAD
CHOIR VESTRY RE-ROOFING
Choir Vestry - East & West Elevations
As Proposed

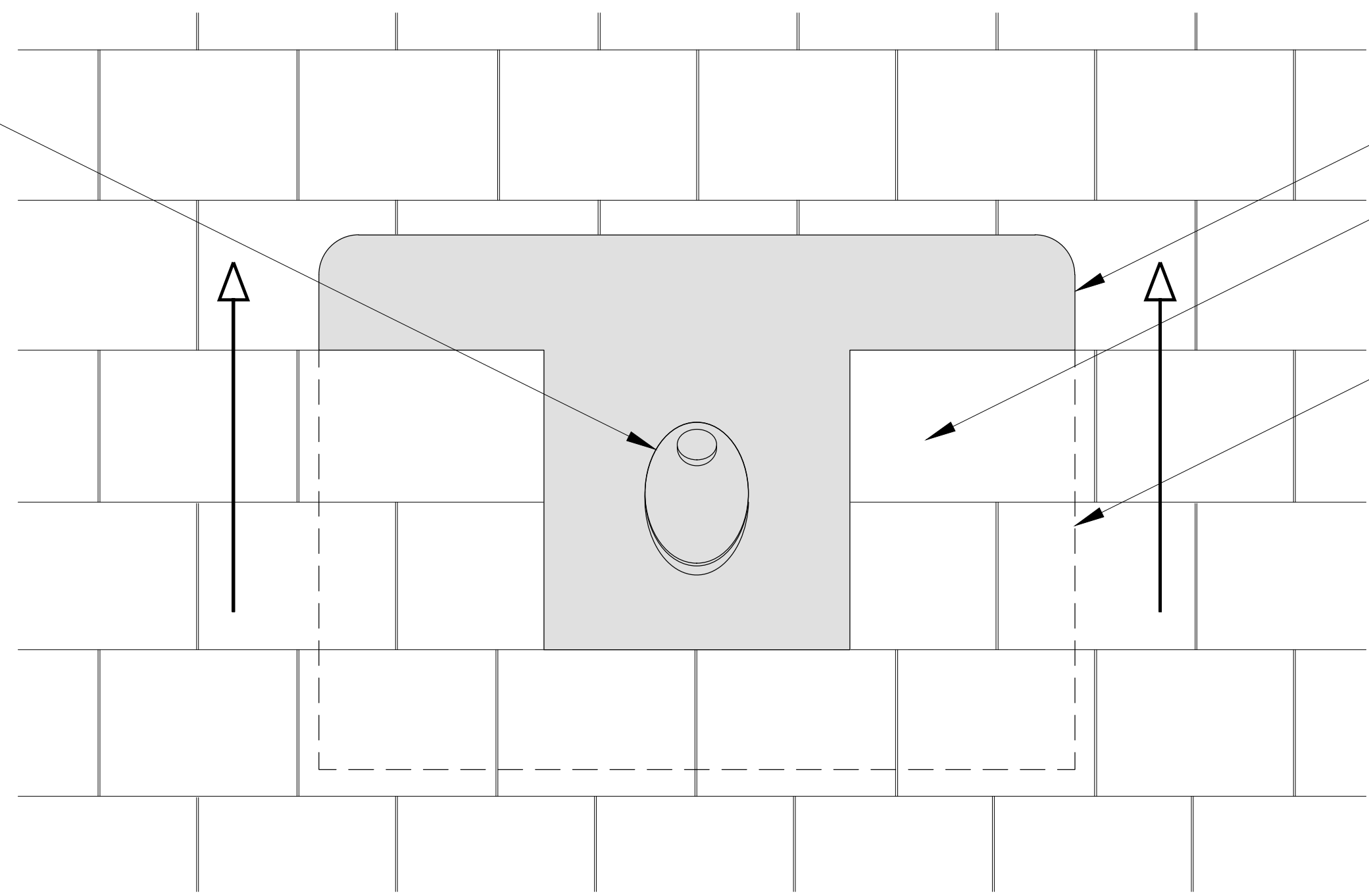
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Scale	Size	Date	Drawn	No.	Rev.
1:50@	A1	Sept.'22	JHC	7112.213	A

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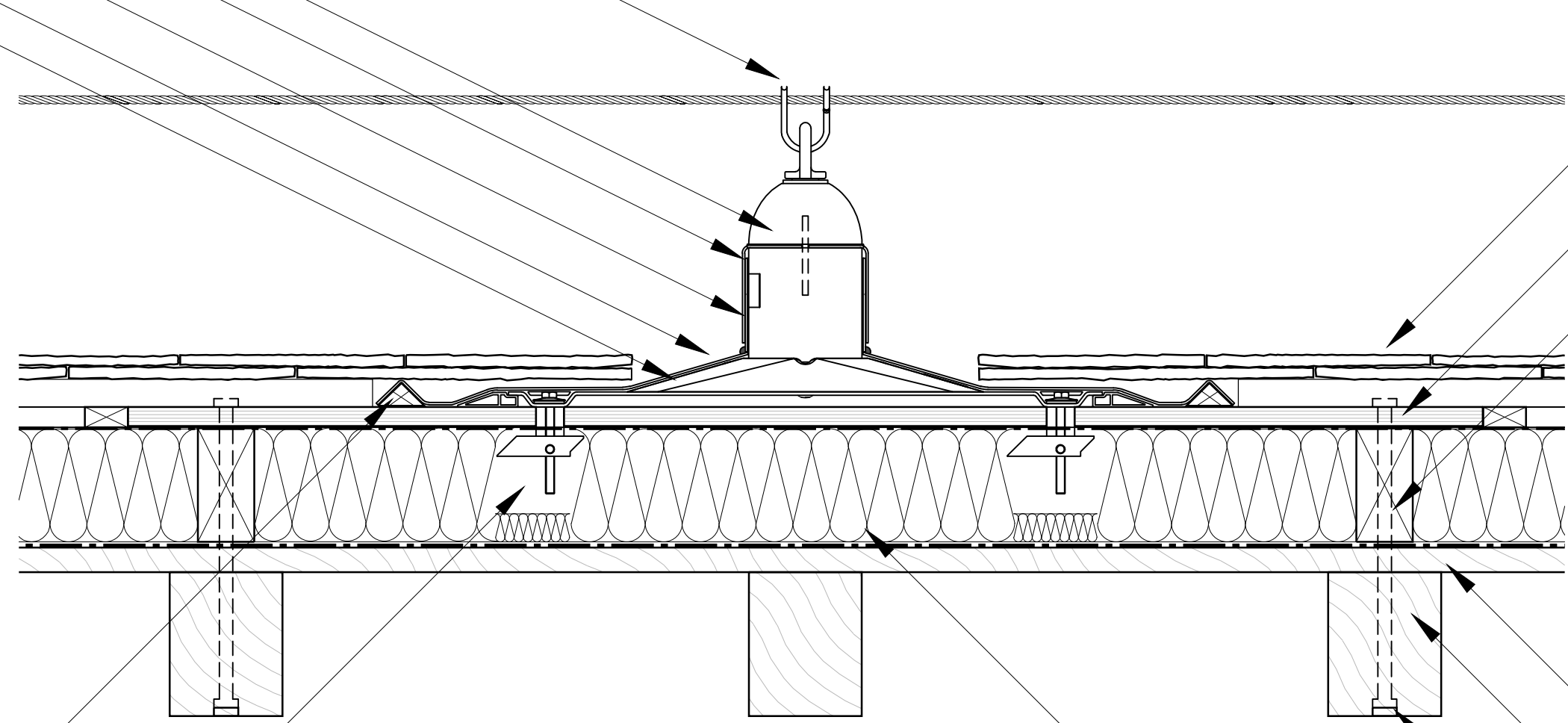
Constant force post. Visible 'top hat' to be powder coated anthracite grey RAL 7016. (Cable and components not indicated)



Lead flashing over tiles on bottom edge.
Slate and a half used around posts.
Lead flashing under.

**FALL ARREST POST
DETAILED PLAN**
SCALE 1:5

Stainless steel cable and components
Type int constant force post (end type 2 posts to use same detail in principle), set out to centre of common rafters. Visible 'top hat' to be powder coated anthracite grey RAL 7016.
Code 4 lead downstand formed over post and under 'top hat'.
Code 4 lead upstand sleeve, formed around post, flat-butted seam at back.
Code 4 lead formed over subframe plate and welded to upstand.
Fall arrest system sub frame.



Slate roof.
18mm external grade (marine) ply plate fixed to frame below.
Timber packing over existing sarking boards to allow fixing through from ply plate into common rafters.

Note: All hot works, including lead welding, to take place remotely, away from site.

Lead edges formed over timber fillet

Toggle bolt fixings through ply plate, to 75mm void and 25mm insulation under.

100mm wood fibre insulation installed around toggle fixings.

Existing timber sarking boards.
Existing timber common rafters at approx 500mm centres.
Bolt fixing plugged on underside.

**FALL ARREST POST
N-S SECTION**
SCALE 1:5

Revision Date Comments
DO NOT SCALE FROM THIS DRAWING

PLANNING & DAC

THE PARISH CHURCH OF
ST JOHN-AT-HAMPSTEAD

CHOIR VESTRY RE-ROOFING
Fall Arrest Post Details
As Proposed

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Scale	Size	Date	Drawn	No.	Rev.
1:5@	A1	Feb.'23	JHC	7112.231	-

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Inigo Woolf

From: James Campen <james@cardenandgodfrey.co.uk>
Sent: 01 February 2023 12:23
To: Daren Zuk
Cc: Andy Burrell; Inigo Woolf
Subject: RE: Conservation Comments - Church of St John Hampstead - 2022/4699/P

Daren

Thank you for passing on Jess' comments following the visit to St-John-at-Hampstead on the 19th January. Before we revise and resubmit the drawings, we would like to respond to each subject below and would welcome further discussion to allow us to agree the proposals.

Insulation

We would be happy to specify a rigid wood fibre insulation, as the vapour permeable properties would help alleviate potential condensation problems. These products do however have lower thermal properties than the equivalent thickness of a PIR board. In order to achieve sufficient thermal qualities and to help the church align with the Church of England's aim to be net zero carbon by 2030, we would hope that a balance can be struck with the required change to the ridgeline.

The table below demonstrates the U-Values we should be able to achieve with differing insulation products and thickness. We recognise that we will not be able to achieve the Building Regulations target U-value of 0.18W/m²K or below, but we hope we can get to something far closer than the 1.16W/m²K which would be achieved with the suggested 22mm wood fibre board. Products this thin are designed for use in conjunction with insulation between rafters and are of negligible benefit when used in isolation.

Insulation Type	Insulation Thickness	Insulation R Value (m ² ·K·W ⁻¹)	Approx Roof U value (W/m ² K)
Existing Roof	0mm	n/a	2.5
Celotex PIR Board	110mm	5.00	0.18
Celotex PIR Board	200mm	9.05	0.10
Steico Universal Wood Fibre Sarking board	22mm	0.46	1.16
Steico Universal Wood Fibre Sarking board	52mm	1.08	0.68
Steico Therm Dry Wood Fibre Sarking board	100mm	2.70	0.32
Steico Therm Dry Wood Fibre Sarking board	200mm	5.40	0.17

(Estimating existing 20mm timber sarking boards and slates R value 0.4)

This demonstrates that a significant improvement can however be achieved with 100mm wood fibre insulation, half of what was originally proposed, and we are therefore proposing to use this instead of the 200mm insulation and hope that you agree that this provides a good balance between improving the thermal performance of this element, whilst adjusting the ridgeline height so that it sits well below the south gable, as to have a minimal impact on the appearance and no impact on the significance of the building.

Ladder

We would be happy to adjust the proposals to allow a ladder to be stored laid down against the set back section of the west church wall. This will require fixings into this wall to allow the ladder to be secured when stored and anchor

bolts to be fixed into the brickwork of the vestry north wall, to secure the ladder when in use, as currently proposed for the wall below.

An additional fixed anchor point for the fall arrest system will also need to be installed on the section of flat roof, to allow for the safe setting up of the stored ladder.

Fall Arrest System

We will need work with the specialist supplier/installer to refine the details of the proposed system and reply under separate cover.

Rooflight

We would be happy to specify a Conservation Rooflight that sits flush to the plane of the roof with no upstand.

Many thanks

James Campen

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Mobile: 07870 952574

email: james@cardenandgodfrey.co.uk

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From: Daren Zuk <Daren.Zuk@camden.gov.uk>

Sent: Monday, January 23, 2023 2:28 PM

To: James Campen <james@cardenandgodfrey.co.uk>

Subject: Conservation Comments - Church of St John Hampstead - 2022/4699/P

Good afternoon James,

Thank you for showing Jess and I around the church last week. Please see Jess' comments below regarding the proposed works:

INSULATION

While the provision of insulation between the internal sarking boards/rafters and re-slatted roof is supportable in principal, raising the ridgeline 220mm to facilitate this will be a significant alteration to the original form of the Grade I Listed building. The southern end of the raised roof form and secret gutter will be visible from the public realm of the Church Yard. An increase of this proportion would not be acceptable.

The proposed insulation material needs to be specified. It should be a 'natural' vapour permeable insulation that is compatible with the inherent thermal performance of the timber framed structure – for example wood-fibre board. Wood-fibre board can also be sourced with a minimum thickness of 22mm which would then not require such a significant change to the ridgeline height.

LADDER

The proposed fixed ladder will be highly visible from the public realm when viewed from Church Row and the anchor points will be affixed into historic fabric. The ladders should be detachable so that it not a permanent feature of the

building, as discussed on site there could be the potential to store it on the flat roof below so that it can be more safely manoeuvred.

FALL ARREST SYSTEM

The proposed fall arrest system (FAS) will add visual clutter and an untraditional feature to the roofscape and potentially impact the internal historic fabric of the Church.

Could it be specified what material, dimensions and colour the support posts/anchor points will be? The proposed stainless steel safety line will be visible against the dark grey slates.

The support posts/anchor points are to be fixed down into the new external roof structure on plywood plates. This secondary structure will be fixed to the historic fabric. Could details be provided showing how the anchor points will be fixed internally and the relationship between the new frame and historic trussed and sarking. Also, have calculations been run that confirm if the historic timber frame is able to take the force on the load bracket in the event of a fall?

ROOFLIGHT

The replaced skylight should be a "Conservation Rooflight" that sits flush to the plane of the roof with no upstand

Please let me know if you have any questions or need me to clarify any of the above points further.

Best,
Daren

Daren Zuk
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Historic England

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SW1P 4AU

Direct Dial: 020 7973 3520

Our ref: E00238422
Your ref: 1601.01-1122B

16 February 2023

Notification under the Ecclesiastical Exemption (Listed Buildings and Conservation Areas) (England) Orders 2010

LOCATION: ST JOHN-AT-HAMPSTEAD CHURCH ROW, HAMPSTEAD

PROPOSED WORK: Re-cover choir vestry roof with 50% new Westmoreland slates, insert insulation which will raise height of roof by 220mm and install fall arrest system.

We were notified on 15 February 2023 of the proposed works at the above site.

Our specialist staff have considered the information received and we do not wish to offer any comments on the proposals. Any unamended application for faculty for this work can be determined without further reference to Historic England, but please consult us again if there are any material changes to the proposals. We would be grateful for a copy of the Diocesan Advisory Committee's advice in due course.

Yours sincerely

Kate Tatlow

Business Officer

E-mail: kate.tatlow@historicengland.org.uk

Documents received:

Statements of Significance and Needs

PCC resolution

Vestry Design Report

Plans & Elevations

Drawing schedule

Statement of Significance (Heritage Design Access Statement)

Planners comments



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Bronte Vivian-Crowder

From: James Hughes <churches@victoriansociety.org.uk>
Sent: 24 February 2023 15:11
To: Bronte Vivian-Crowder
Subject: 1720C.01-0223A - St Pancras Old Church, Pancras Road - conservation repair and cleaning of the Chancel reredos

Dear Bronte

Many thanks for this

I confirm that we do not wish to comment on this proposal

Best wishes

James

James Hughes
Senior Conservation Adviser
The Victorian Society
1 Priory Gardens
London W4 1TT

Telephone 020 8747 5892
victoriansociety.org.uk
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Working days: Monday, Tuesday, Thursday and Friday, 9am-6.15pm

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PARISH OF ST JOHN-AT-HAMPSTEAD

PCC MEETING 14 NOVEMBER 2022

AGENDA ITEMS 10.1 FACULTY RESOLUTION

Meeting of the PCC of St John-at-Hampstead held on 14 November 2022

10.1 – Choir Vestry Roof

The PCC resolved to apply for a faculty for the re-roofing and insulation of the Choir Vestry and installation of a fall arrest system, in accordance with a specification to be drawn up by the Inspecting Architect, which shall be approved by the Standing Committee. The cost of the work will be funded by legacy income.

Nicholas Walser

PCC Secretary