

Supporting Documentation

Huntington St Luke – Windows and doors

Note to parish

This bundle includes all the supporting documentation to your faculty application as required under Rule 5.5 of the Faculty Jurisdiction Rules 2015.

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Caroline Hilton, DAC Secretary

16 March 2020

Ref:	2020-048367	Church:	Huntington: St Luke
Diocese:	Chester	Archdeaconry:	CHESTER
Created By:	Rev Chris Blunt (10/02/2020)	Contact Tel.:	01244 460058
Status:	Awaiting DAC processing		

Statement of Needs

General information

St Luke's is the Parish Church for the parish of Chester, St. Paul's and St. Luke's. It is used for worship, youth groups, church café, toddler groups, church and local community events, a group for adults with learning disabilities and it is rented out for various community groups to use (including regular bookings from Chester Brass Band, Chester Ladies Choir and NCT).

What is needed?

We need exterior windows and doors that a) are in good condition (2018 QI identifies c. £2,000 of repairs required); and, b) better insulated windows. We are aiming to make St Luke's Church carbon neutral over the next 10 to 15 years. Stage one is to make the Church more efficient by upgrading the insulation of the building to prevent heat loss. The 2018 QI Report suggested roof insulation, but after consultation with a contractor it became apparent that draughty windows which are either single glazed or double with just 5mm voids are the more pressing problem.

The proposal

We originally set out to install solar panels on the building. We were advised this is not the best way to increase efficiency due to the poor insulation of the 1980's building. We were advised to get the building insulated effectively first and then look towards a ground source heat pump. The proposal is therefore the start of our carbon neutral/ energy efficiency journey.

The original windows are wooden construction with single glazing (or some double glazing with unsealed and very narrow voids) which are very poor insulators; due to their age they are in any case in need of major repairs. The church has 20 windows and 5 doors. 15 windows are plain glass and 1 door is plain wood. 5 windows and 4 doors (including 2 double doors) have a wooden chevron pattern in them. Apart from 1 door the windows and doors that have the chevron pattern are not visible from the outside front of the building. You have to walk around the side of the building to see them. The chevron pattern is not visible on windows inside church as we have blinds across them to prevent the sun dazzling the congregation.

The price to replace all of the windows with Rose wood UPVC and 28mm sealed double glazed units in plain glass is £16,140. To try to match the chevron pattern in UPVC would be expensive and we have been advised by the glaziers that the windows would not be stable as there would be so many panes of glass in each frame and they would recommend not doing this. The only other option would be to have the replacement units made in aluminium which would double the cost. As a church, we can see no benefit in this, and frankly don't have the money to do this. We would therefore seek permission to replace the windows in Rosewood UPVC with plain glass units as per the quotation and advice from our glaziers.

Why?

We need permission for the 5 windows and 4 doors to be plain glass. They cannot easily be seen now and in no way enhance the significance of the building. We want a more environmentally friendly church building but cannot commit to spending double for purely aesthetic reasons when nobody benefits from it. It would not seem therefore to make sense to commit to spend money we don't have. We really want our church to start the journey to carbon neutrality and send out the good word of what we are trying to achieve to the local community.

Justification

There would be no harm to the significance (or lack thereof) outlined in the Statement of Significance.

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Statement of Significance

1) Section 1. Brief history and description of the church building(s), contents, churchyard and setting

St Luke's church is a modern church building completed in 1989. It is built in the style of and is barely taller than the surrounding houses.

There is no churchyard, only a small car park (18 spaces) to the front of the church and a small parcel of land approx 3m wide to the North side of the building (used as a children's play area), 2m at the rear (West) and 2m to the South side of the church building. The sides and rear of the building are hidden from public view by a 6ft wooden fence.

The Church is set back from Chester Road in a residential area of mixed housing. The front view of the church includes a bus stop (including breeze block bus shelter), brick wall at the edge of the car park and a tree.

2) Section 2: The significance of the church (including its contents and churchyard) in terms of:

- i) Its special architectural and historical interest**
- ii) Any significant features of artistic or archaeological interest**

From the latest QI: "The church is of no particular architectural or historical interest... There are no significant features of artistic or archaeological interest."

3) Assessment of the impact of the proposals on the significance defined in Section 2

The proposals will have no impact on the significance defined in Section 2; as stated there is nothing of significance.

Plan



Interior



Exterior



We petition the Court for a faculty to authorise the following-

Please fully and accurately state the works or other proposals for which a faculty is sought. Where relevant, include the number and date on the architect's or surveyor's drawings or other specifications. If it is proposed to dispose of any item details must be given.

The works or proposals must be the same as those in respect of which the Diocesan Advisory Committee has given any advice (subject to any modifications that have been made to take account of advice received – if any modifications have been made they also must be described here).

SCHEDULE OF WORKS OR PROPOSALS

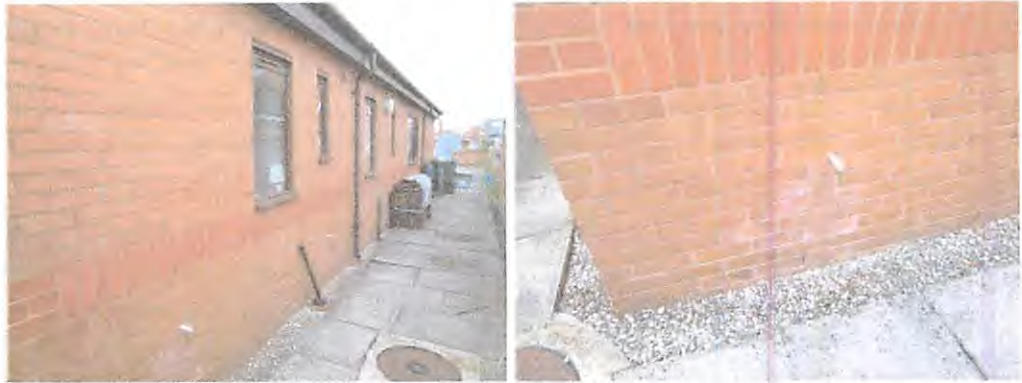
In response to maintenance identified in the 2018 Quinquennial Inspection and as part of our plans to reduce carbon footprint to:

Replace all exterior windows and doors (20 windows and 5 doors, including 2 double doors) with similarly coloured uPVC frames and argon filled double glazing.

A faculty is being sought because 5 of the windows and 4 of the doors currently include a wooden chevron pattern. This pattern will not be replicated because:

- a) The pattern is not visible from exterior views of the church (the 5 windows and 2 of the doors face either North or West, directly at either a fence or hedge) and they are deliberately hidden from within (by blinds to avoid glare).
- b) It is inclusion of the chevron pattern (requiring many small panes rather than one large pane) that has led to movement and hence the cracked panes and the many draughty leaks.
- c) To satisfactorily replicate the chevron pattern would require aluminium frames rather than uPVC and the PCC cannot justify the approximate doubling of the cost.

Copies of the Standard Information Form and any drawings, plans, specifications, photographs or other documents showing the proposals must be provided with this petition.



Side elevation with a close-up of the staining over the over-flow pipe

3.2 Foundations:

- 3.2.1 From a visual inspection around the perimeter of the church, no indication was found of any structural movement that may indicate a problem with the foundation or an underground problem.

3.3 Doors, Porches and Windows:

- 3.3.1 The windows and doors are all thought to be original to the construction of the building and are made of stained hardwood. Many of the windows and doors have a bespoke pattern of diagonal glazing bars / panes. The staining of the wood is starting to deteriorate in places, therefore decoration should be planned over the next year or so.
- 3.3.2 There is a fine coloured leaded glass cross in the main front-facing wall of the worship space. This appears to be in good condition.
- 3.3.3 There is an issue with the rear set of double doors from the worship space – they are difficult to shut and, as a result, need to be slammed. One of the panes of glass has a crack (reportedly as a result of having been blown open when slightly ajar) and there is damage to the bottom detailing. The mechanism of the door should be oiled and checked, then adjusted or even replaced as necessary, before repairing the door.
- 3.3.4 It was reported that one of the catches to the window serving the Sunday School room was not working well – this should be checked and adjusted / replaced. It would be worth assessing the condition of all window and door ironmongery at this time.
- 3.3.5 There is a cracked pane of glass to the right-hand side of the front door.



Damage to rear door

Wrightway Windows & Construction Ltd

sales@wrightway-windows.co.uk

http://wrightway-windows.co.uk



ADDRESS

Paul Williams
St Lukes Church Huntington
St Lukes Church
Huntington
Chester
CH36BT

ESTIMATE NO. 1006

DATE 03/09/2019

03/09/2019	Window Installation 18 windows, 2 gable windows, 2 french doors and 3 fire exit doors	13,450.00
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removal and disposal of existing windows
Supply and fit rosewood foiled upvc kommerling 70mm profile A-rated windows
Supply and fit new A-rated 28mm argon filled double glazed units using toughened glass where applicable.
Supply and fit new rosewood upvc fire exit doors with panic bar handles and door closures. All with wheel chair access thresholds.
Clean and seal windows internally and externally to a high standard using correct sealants and trims where needed
Remove and dispose of all debris from site

SUBTOTAL	13,450.00
VAT TOTAL	2,690.00
TOTAL	£16,140.00

VAT SUMMARY

Payment Terms - 50% deposit required before the ordering of any materials

Sort code: 08-71-99

Account no: 48259202

WRIGHTWAY WINDOWS & CONSTRUCTION LTD,

395-397 Woodchurch Road,

Prenton, Wirral, CH42 8PF

Sales@wrightway-windows.co.uk

Tel: 0800 644 6653

Company Reg: 12061438

VAT @ 20%

2,690.00

13,450.00

Accepted By

Accepted Date

Payment Terms - 50% deposit required before the ordering of any materials

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<https://www.koemmerling.com/uk/en/products/window-residential-door-systems/70-mm-systems/c70-gold-window-door-system/standard-7/>

C70 Gold® window & door system

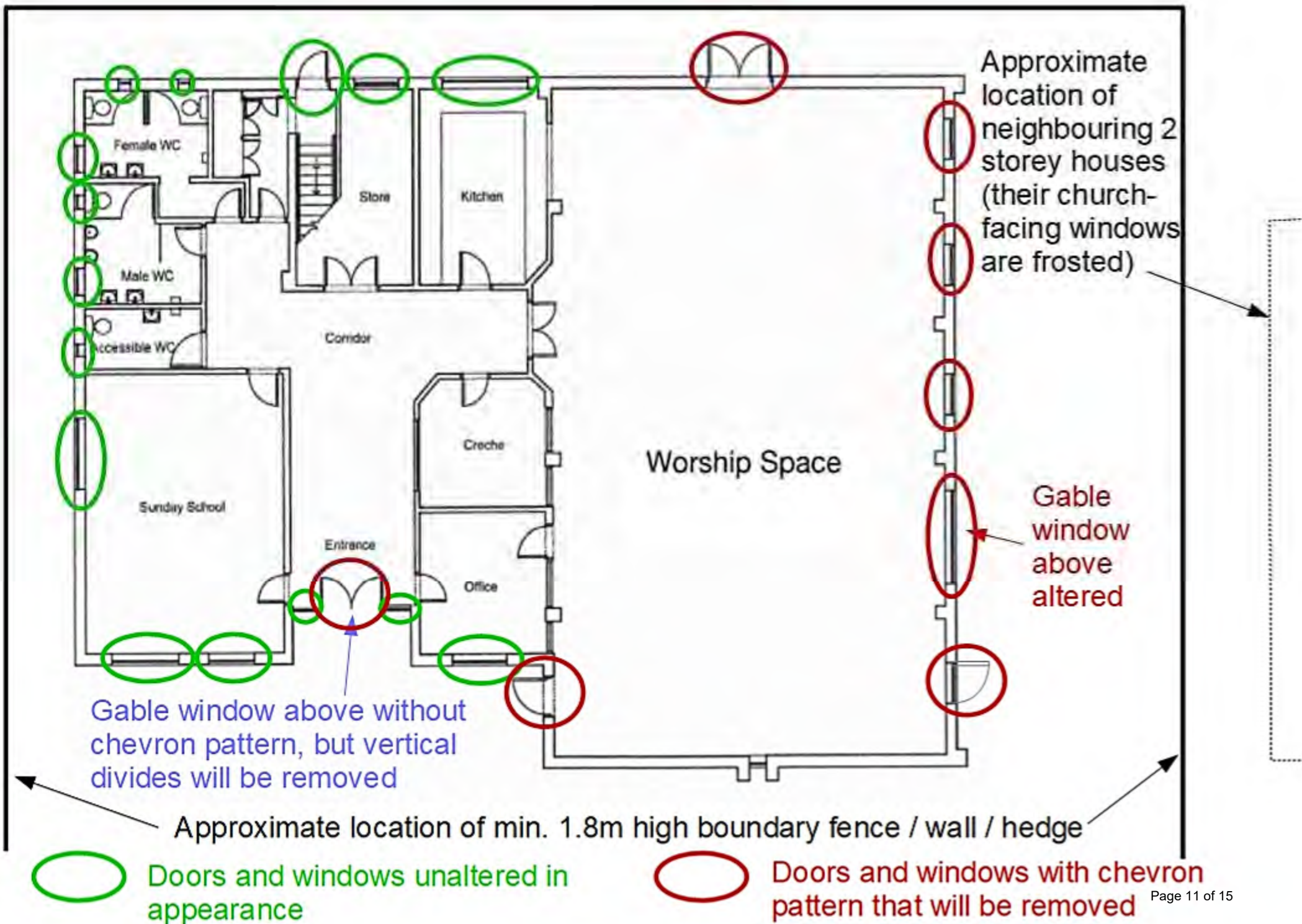


C70 Gold® is a 5-chambered, highly energy efficient, chamfered window and door system, that's been designed specifically for the UK market. With the option of a number of foiled finishes from stock, there's a wide range of choice for the installation company and discerning consumer.

Like all of our window and door systems, C70 Gold® is packed with innovative product features. The 5-chambered design is far more energy efficient than the 3 chambered designs of yesteryear, resulting in more cost effective glass options for fabricators, installers and specifiers. With Building Regulations planned to change again in the near future, our PVCu window and door systems will lead the way.

With over 40 rich colours and realistic woodgrains, there are a huge number of finishes in which to enhance the C70 Gold® system, making it a feature on any home, apartment or commercial property.

- Low line gaskets and weatherseals provide lasting performance and slimmer sightlines.
- The full depth, central eurogroove helps make the windows and doors more secure.
- Five chambered system is more energy efficient than the three chambered designs from many of our competitors.
- Steel reinforcement is used where needed, to add additional structural strength.
- The chamfered design of C70 Gold® gives a modern and clean look through the frame, sash and glazing bead.
- Single leg glazing bead is highly secure and easy to install on site.



Huntington St Luke – Replacement windows and doors - Correspondence with parish

Strikethrough text refers to a separate faculty application

Attachments are listed according to the numbering on the supporting documents list

- Attachments in blue are included within the proposals section
- Attachments in green are included within the consultation section
- Attachments in black italics are superseded or duplicated and do not form part of the application

Date	Message														
04/09/2019 To: Paul Williams From: Wrightway Windows & Construction Ltd	<p>Please review the estimate below. Feel free to contact us if you have any questions.</p> <p>We look forward to working with you.</p> <p>395-397 Woodchurch Road Birkenhead MS CH42 8PF 0800 - 644 6653 http://wrightway-windows.co.uk Estimate No.: 1006 Date: 03/09/2019 Exp. Date: £16,140.00</p> <p>-----</p> <p>Address: Paul Williams St Lukes Church Huntington Huntington Chester CH3 6BT</p> <p>-----</p> <table><thead><tr><th>Date</th><th>Activity</th><th>VAT</th><th>Amount</th></tr></thead><tbody><tr><td>03/09/2019</td><td>Window Installation</td><td>20.0% S</td><td>13,450.00</td></tr></tbody></table> <p>Sub Total: 13,450.0 VAT Total 2,690.0</p> <p>-----</p> <p>Total: £16,140.0 0</p> <p>*****VAT Summary*****</p> <table><thead><tr><th>Rate</th><th>VAT</th><th>Net</th></tr></thead><tbody><tr><td>VAT @ 20%</td><td>2,690.00</td><td>13,450.00</td></tr></tbody></table> <p>*****</p>	Date	Activity	VAT	Amount	03/09/2019	Window Installation	20.0% S	13,450.00	Rate	VAT	Net	VAT @ 20%	2,690.00	13,450.00
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Rate	VAT	Net													
VAT @ 20%	2,690.00	13,450.00													
04/09/2019 To: Chris Bunt, Ian Reece From: Paul Williams	<p>Please find quote attached for Replacement of Church windows and doors.</p> <p>Chris can we also take this to PCC please?</p> <p>Not as bad as I thought it would be , but obvious still expensive but we can have a conversation at PCC?</p>														

<p>07/01/2020</p> <p>To: Caroline Hilton From: Chris Blunt</p> <p>With attachment</p>	<p>It seems I had been sent the quote already! So details of work to be done are in the letter attached/ email below</p> <p>5) Estimate of Wrightway Windows & Construction Ltd dated 3 September 2019</p>
<p>07/01/2020</p> <p>To: Chris Blunt From: Caroline Hilton</p>	<p>Thanks for that. I've had a conversation with Mike – he advised that he is content for this to be dealt with under List B as long as the appearance of the windows and doors is same/v similar to existing. I since note from the quotation that it says 'rosewood'.</p> <p>I can get on with writing the letter to you confirming this can be List B for you to send to the grant funder.</p> <p>In the meantime you will need to submit a List B request on the Online Faculty System in order for Mike to give the permission.</p>
<p>31/01/2020</p> <p>File note of Caroline Hilton</p>	<p>Telephone conversation with Paul Williams – who advised that the parish can't do the windows like for like after all as the contractors cannot do the diagonal 'chevron' stripe pattern. It would cost twice as much to try and match the existing chevron pattern so the parish wish to go with a plain design instead.</p> <p>I explained with it not now being like for like the works cannot be treated as List B and will need faculty permission, with the same type of supporting details that had been requested for the List B application and a simple Statement of Need.</p> <p>Paul acknowledged that, and advised the parish are looking to the next funding deadline in June so will aim to obtain faculty permission in time for then.</p>
<p>05/02/2020</p> <p>To: Chris Blunt From: Katy Purvis</p>	<p>The February DAC meeting has unfortunately been brought forward from Friday 29th to Monday 24th February.</p> <p>Your proposals have been provisionally added to the February agenda, and we are currently waiting for you to send us further details or responses to previous advice.</p> <p>Please could I ask you to send these as soon as possible, as the time available for pre meeting preparation is much shorter than usual, and it will be a very tight turnaround. The official submission deadline remains 14 February, but if details are received on that date, it is unlikely that your scheme will be reviewed and comments returned to you, or that the details will be sent to the committee members before the meeting, both of which help the DAC in coming to a recommendation.</p> <p>I apologise for the late notice, and understand that this may cause problems for your parish or delays if you are unable to provide any</p>

	<p>further information at this stage. If there are a number of items that can't be progressed as a result of the date change, we will try to arrange a standing committee to catch up.</p> <p>Please let me know if I can help at all, or alternatively, if you would like to defer your application to the March DAC agenda</p>
11/02/2020 To: Katy Purvis From: Chris Blunt	Faculty application now submitted for St. Luke's (literally just now) - could you let me know that it has been received?... and if anything else is needed before the deadline? Thanks
11/02/2020 To: Chris Blunt From: Katy Purvis With attachment	<p>It has arrived, thank you. I've had a very quick look, I think the reviewer/committee may require some further detail, but I will check properly in the morning, send the details to review and see what happens.</p> <p>You may have mentioned this in the statement of needs, as I can't see it in supporting information, I'm sorry I haven't checked fully yet, but it might be useful to know how many of the windows doors currently have the diagonal detail and where they are, and which windows will be just the same as they are now? That is the sort of question the committee ask. I've attached a plan that might help with this. You may also be asked for a clearer example of one of the replacements.</p> <p>I'm sorry if this is a hurried response, but I am trying to finish the meeting pack this afternoon, and need to add your application back in.</p> <p><i>Plan of church</i></p>
11/02/2020 To: Katy Purvis From: Chris Blunt With attachment	<p>In which case, please could the attached plan be included?</p> <p>7) Plan of window and door replacement</p>
19/02/2020 To: Chris Blunt From: Katy Purvis	<p>We have now heard back from the reviewing architect ahead of Monday's meeting as follows</p> <p>"I wouldn't get overexcited about losing the chevrons, it might actually be an improvement. Will the doors and windows have any intermediate window bars? The church should check with their architect that the installation will meet the Building Regulations but otherwise I see no reason to hold up this project."</p> <p>Please could you let me know whether the doors and windows will have any intermediate bars as asked? If so, the DAC will probably need an example image, if it is possible to provide one.</p>
20/02/2020	<p>The supplier has said the windows will be plain, but they are happy to supply the doors with or without a bar across. The supplier is CERTASS</p>

<p>To: Katy Purvis From: Chris Blunt</p>	<p>Approved, so all windows and doors will meet building regulations. If the DAC want to make the decision (bar or not on the doors) for us then that'd be fine as I don't think anyone here minds too much!</p>
<p>27/02/2020</p> <p>To: Chris Blunt From: Katy Purvis</p>	<p>DAC advice</p> <p>I am writing to let you know that at its meeting of 24 February 2020, the DAC considered the application for the replacement windows and doors, and resolved to recommend the scheme.</p> <p>The Committee also wished to offer the following advice:</p> <ul style="list-style-type: none"> a. It noted that the chevron pattern being lost from the windows and doors was an integral part of the original design and therefore wondered whether the parish may think about retaining the chevron pattern elsewhere in the building <p>This means we are now able to raise the DAC Notification of Advice and public notices. We will let you know as soon as this has been carried out.</p>