

Supporting Documentation

Tranmere St Paul and St Luke – Church hall refurbishment

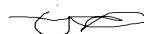
Note to parish

This bundle includes all the supporting documentation to your faculty application as required under Rule 5.5 of the Faculty Jurisdiction (Amendment) Rules 2022.

List of documentation

Item	Description	Page
<i>Overview</i>		
1	Schedule of Works or Proposals from the Petition for Faculty logged 7 September 2022	2
	Statement of Significance received 7 September 2022	3
2	Statement of Needs received 7 September 2022	4
<i>Proposals</i>		
4	Drawings of Ainsley Gommon Architects numbered 01 Existing Plan and Elevation, 02 Existing Elevations & Section and 03 Condition Locations (all dated 27 July 2022, and 101 Proposed Plan & Elevation and 102 Proposed Elevations & Section (both dated 5 August 2022), all received 5 August 2022	5
5	Outline Schedule of the Proposed Works of Alf Plant of Ainsley Gommon Architects dated 18 August 2022, received 18 August 2022	10
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7	Email correspondence between DAC office and parish dating from 28 July 2022 to 7 September 2022	19

Caroline Hilton, DAC Secretary



4 November 2022

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

Please describe the works or other proposals for which a faculty is sought in the way recommended by the Diocesan Advisory Committee in its Notification of Advice.

SCHEDULE OF WORKS OR PROPOSALS

Refurbishment of Church Hall

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

St Paul with St Luke Tranmere stands on The Old Chester Road Tranmere and is a Grade II Listed Building built in 1854/55 to a design by W & J Hay. Originally dedicated to St Paul alone, in 1971 when the Church of St Luke Lower Tranmere was closed and demolished the two benefices were united.

The church is constructed of Red Sandstone with Welsh Slate roofs. It has a 3 bay Nave, North & South Transepts and a Chancel. The tower has angled buttresses one of which contains a spiral staircase leading to the clock room - a fine turret clock by Smith's of Derby. The tower is surmounted by a broached spire containing lucarnes.

The interior was a fine Rood Screen by Hartwell Grayson 1910 - enriched in 1922. Above it in a canopy is a Crucifix and the figures of Our Lady and St John. The pulpit dates from 1922 in a similar style to the rood screen. There is a fine reredos in Slate depicting Christ in Majesty with 'Wings' added after 1907 with angels and saints.

There is an octagonal marble font at the west end with angels on low relief.

There are stained glass windows at the East end and in the Transepts.

There is a fine 2 manual pipe organ by Rushworth & Dreaper circa 1900 moved from an organ chamber in the chancel and rebuilt in the North Transept some time in the 1960's by John Cowin at one time works foreman to Henry Willis III.

St Paul with St Luke Church Hall was built in the 1960's during the incumbency of the late Rev Alastair Shufflebottom. A keen badminton player, he insisted the ceiling be high enough to allow badminton to be played inside it, thus making it a nightmare to heat.

The building is a large rectangular box with almost no insulation, an antiquated and inefficient heating system with 19 double radiators attempting to heat the space (due to the ceiling height).

The roof leaks very badly, so much so that we can no longer host our children's work 'Little Rockers' due to health and safety concerns.

Our new P-in-C Mike Loach has a vision, shared by the PCC, of a refurbished well insulated 'GREEN' hall with a modern and efficient heating system that will be a resource for the local community and also be a 'Warm Bank' where folk can find a warm welcome on a daily basis with hot soup and fellowship. We are concerned that many in our community this Winter will find themselves having to decide whether to eat or heat their homes.

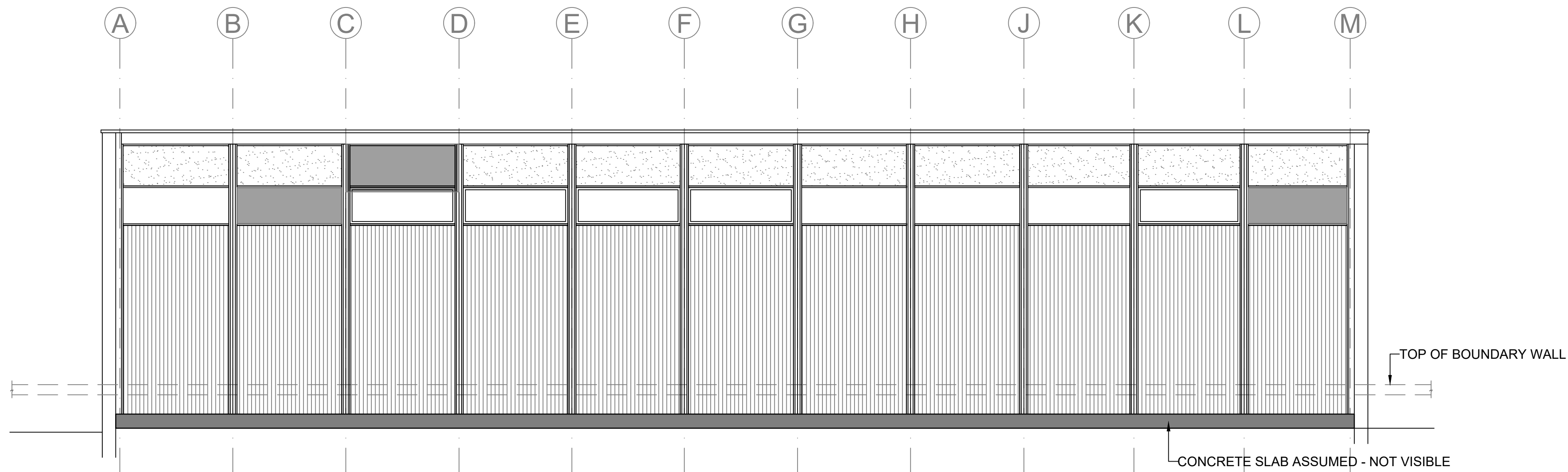
This vision can only be implemented if we refurbish the hall which is at present not fit for purpose due to regular ingress of water and a consequently slippery floor surface



PLAN 1:50

KEY

—|— RADIATOR



REAR ELEVATION 1:50

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PROJECT
ST PAUL WITH ST LUKE
TRANMERE

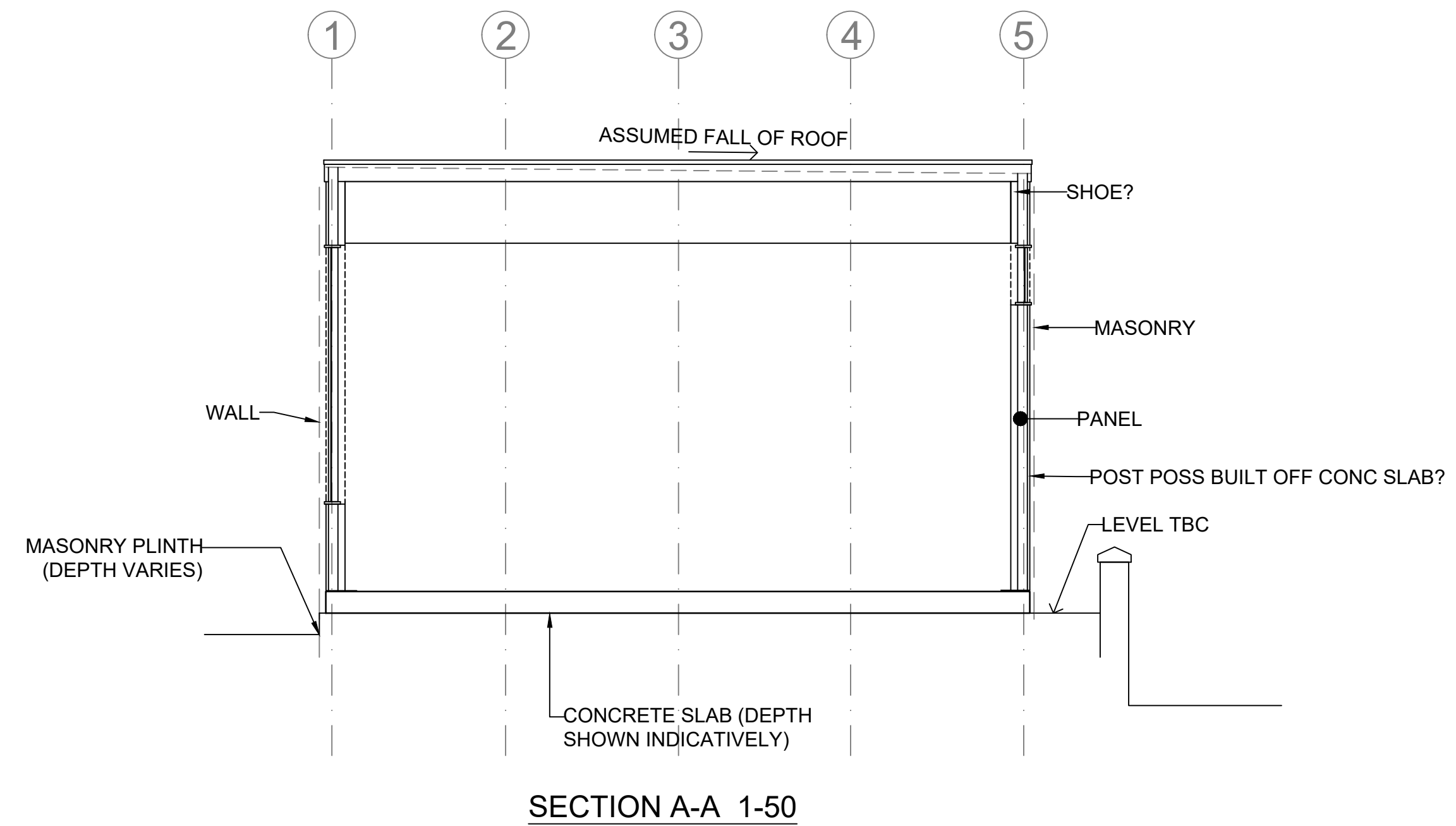
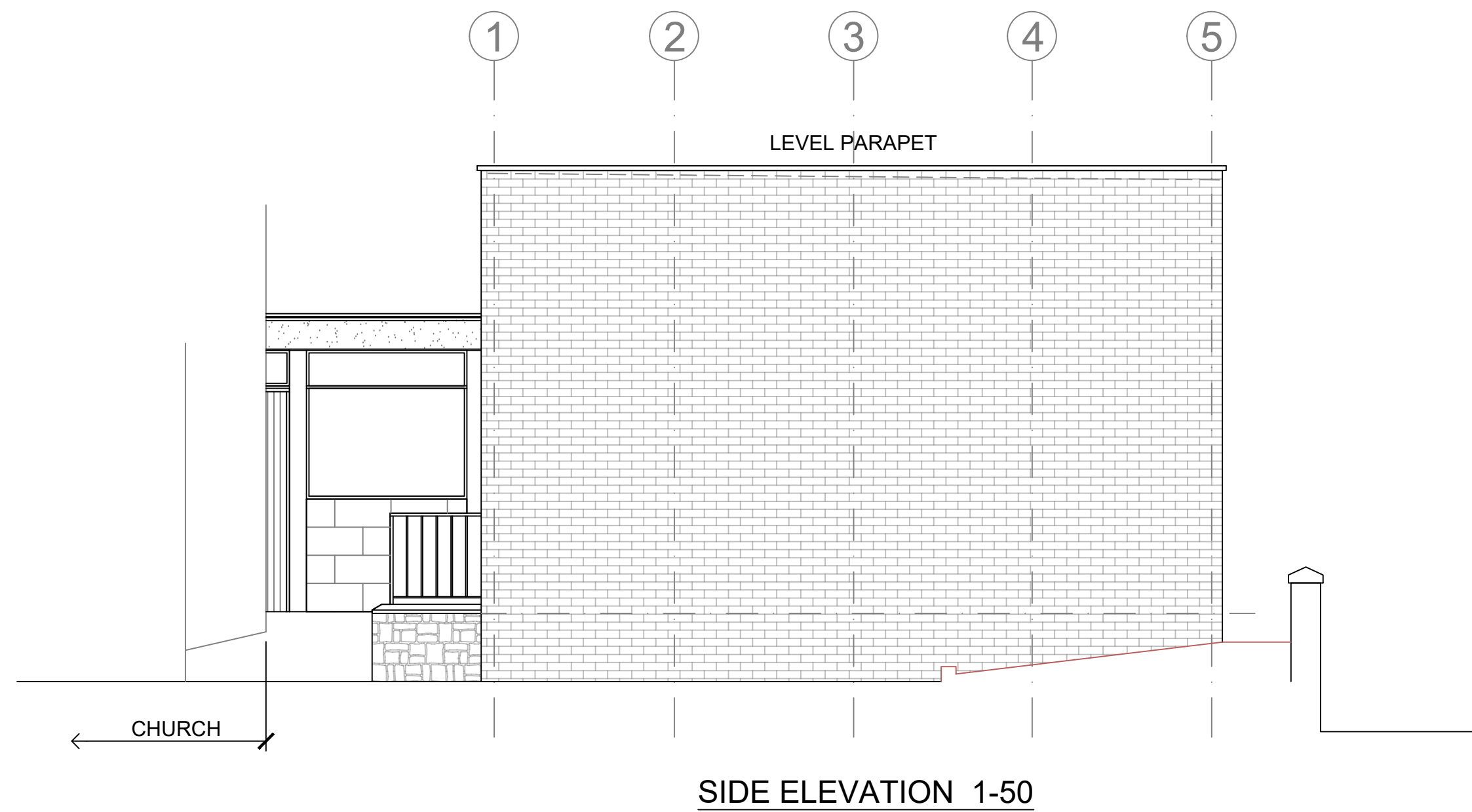
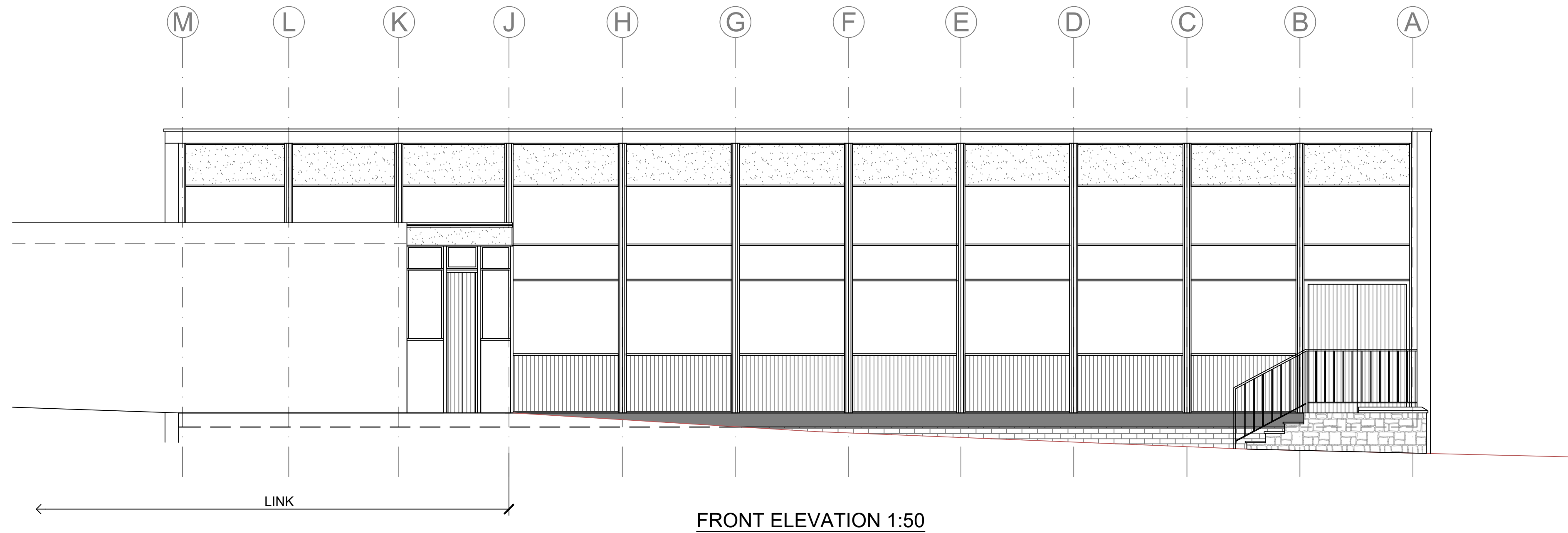
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EXISTING PLAN AND ELEVATION

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PRELIMINARY	2219	01	-

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PROJECT
ST PAUL WITH ST LUKE
TRANMERE

DRAWING TITLE
CHURCH HALL
EXISTING ELEVATIONS & SECTION

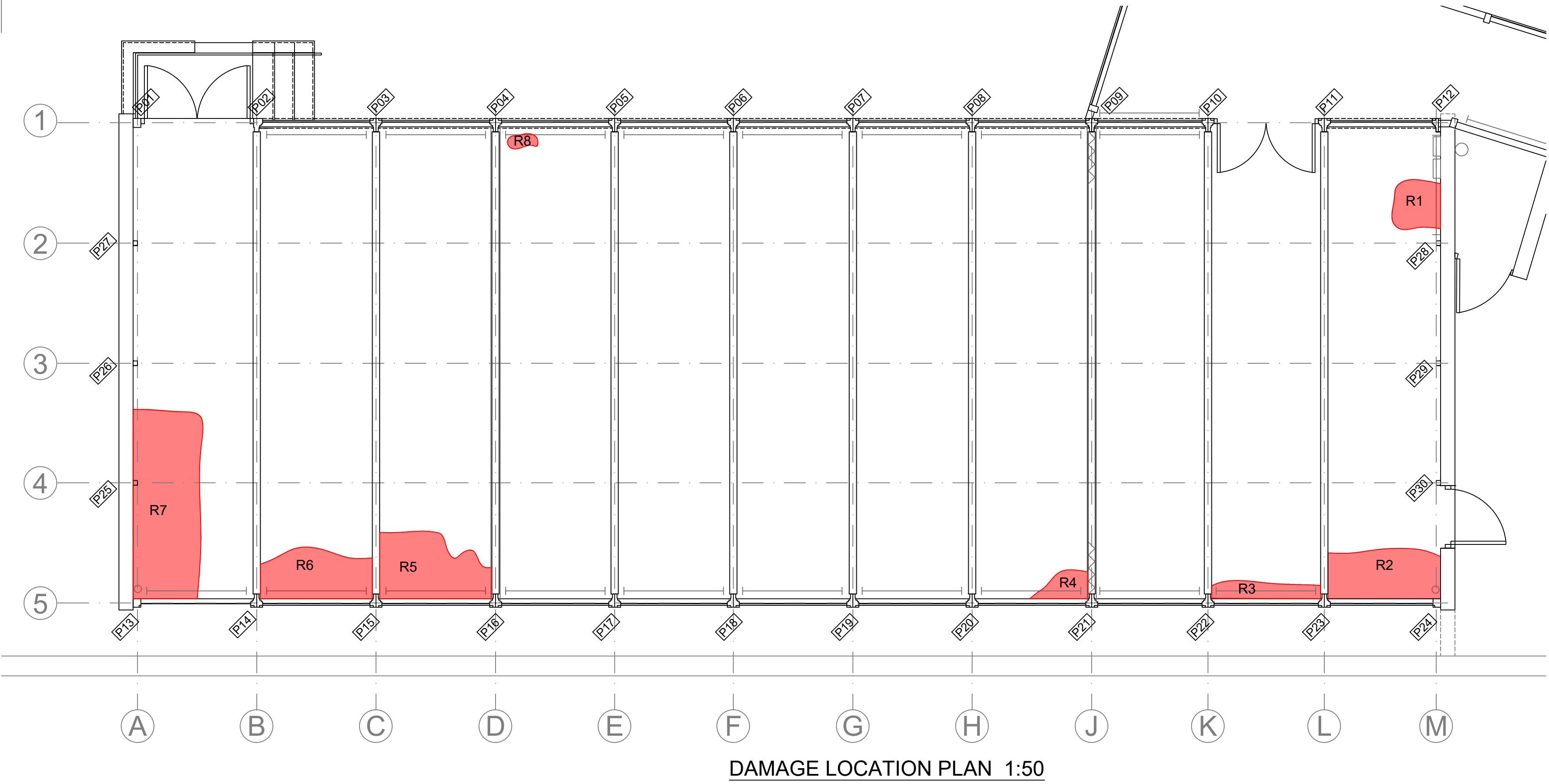
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DAMAGE LOCATION PLAN 1:50

R1



R2



R3



R4



R5 - R6



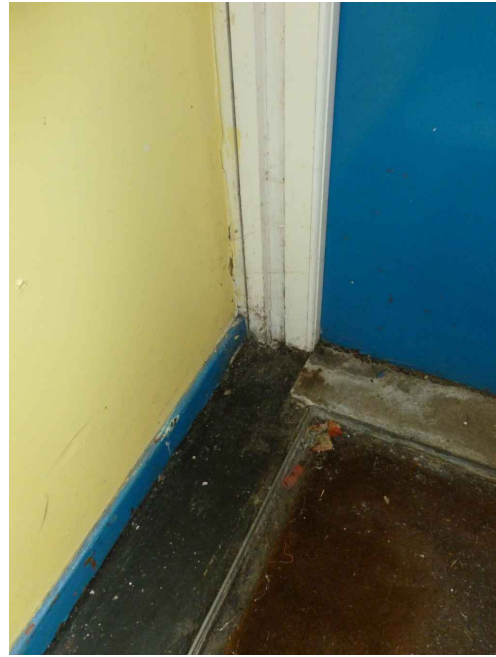
R7



R8



P1



P2



P3



P4



P5



P6



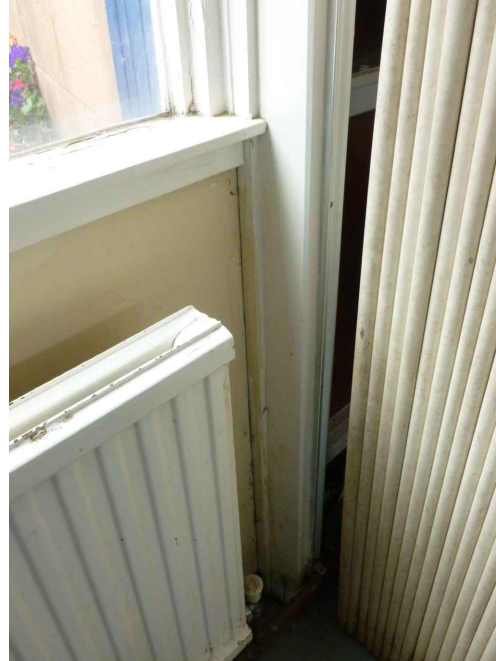
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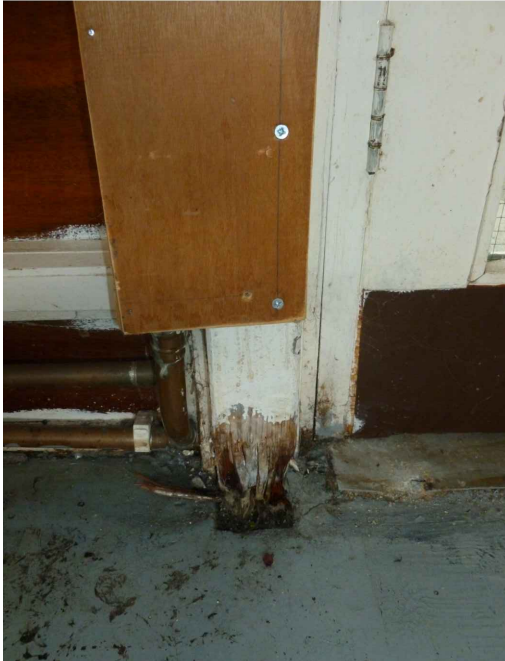
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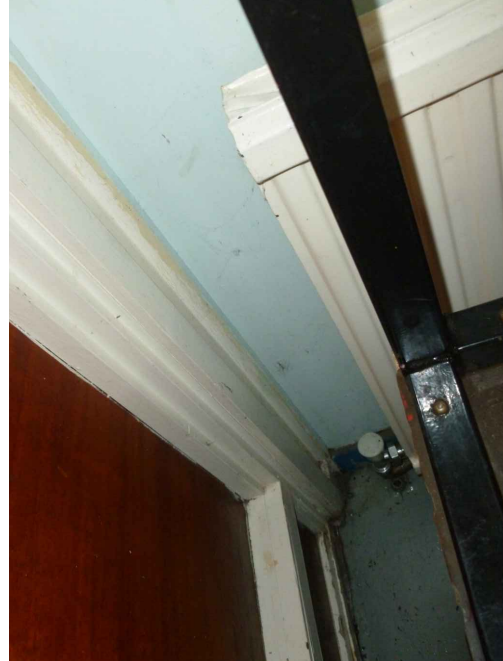
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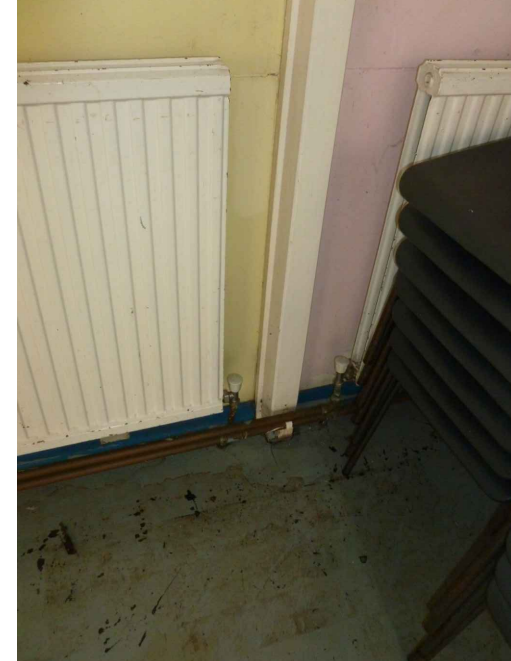
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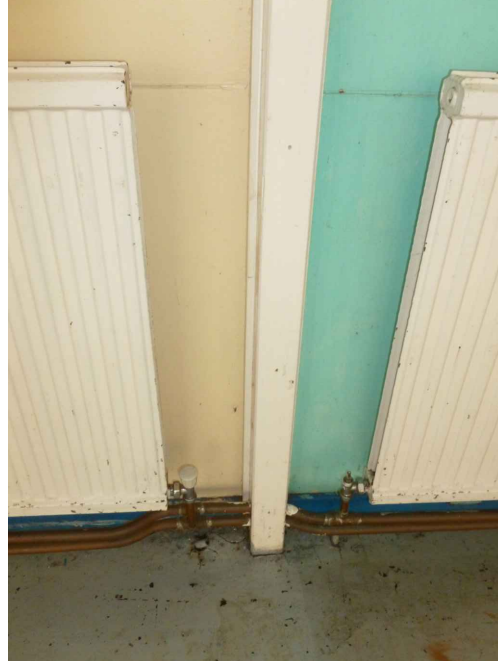
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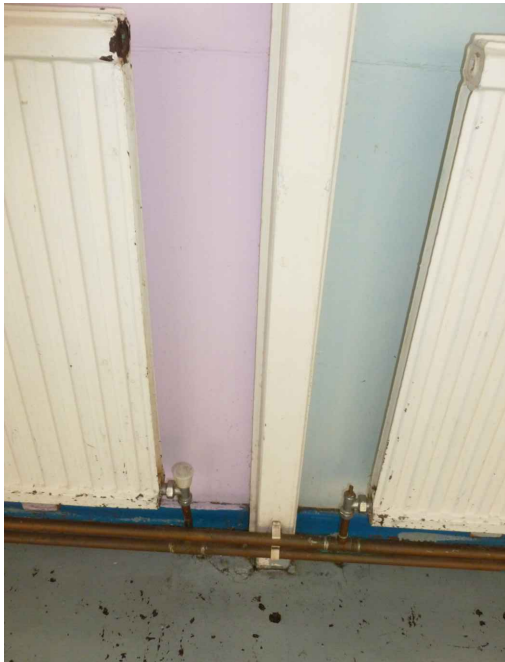
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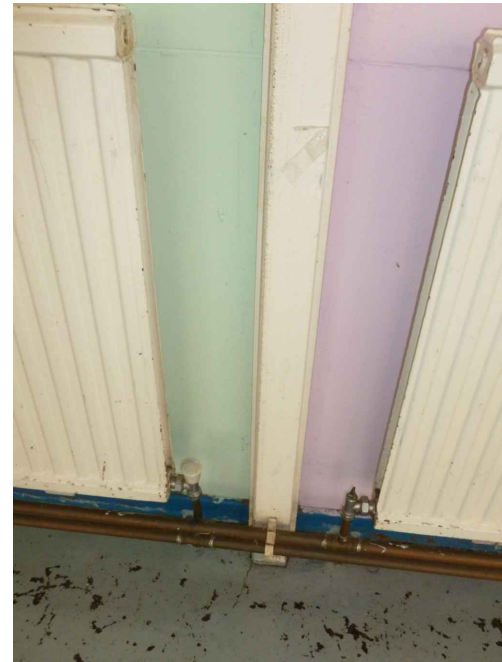
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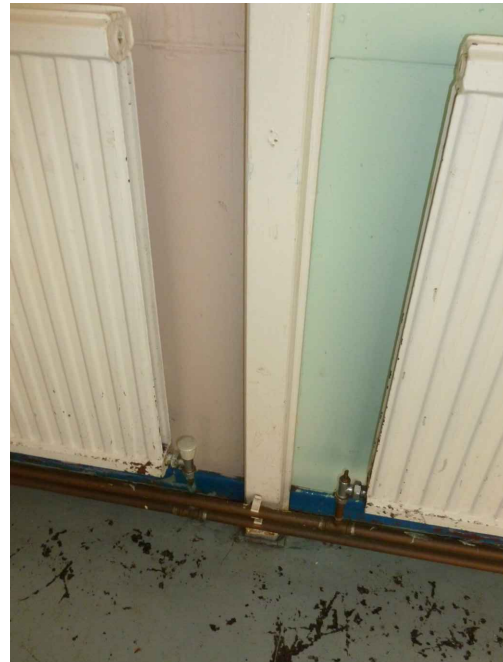
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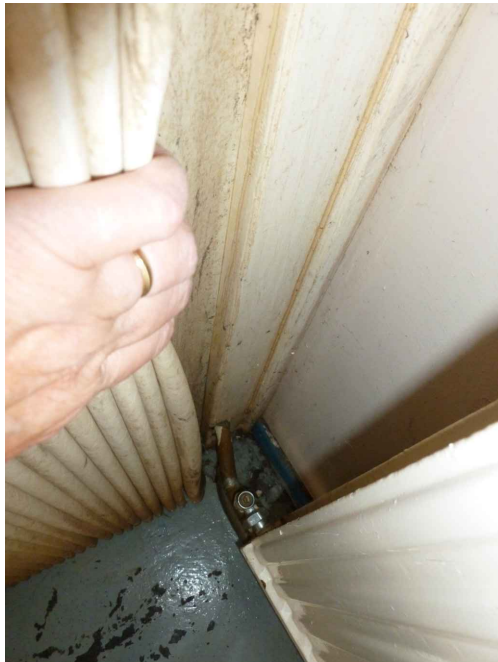
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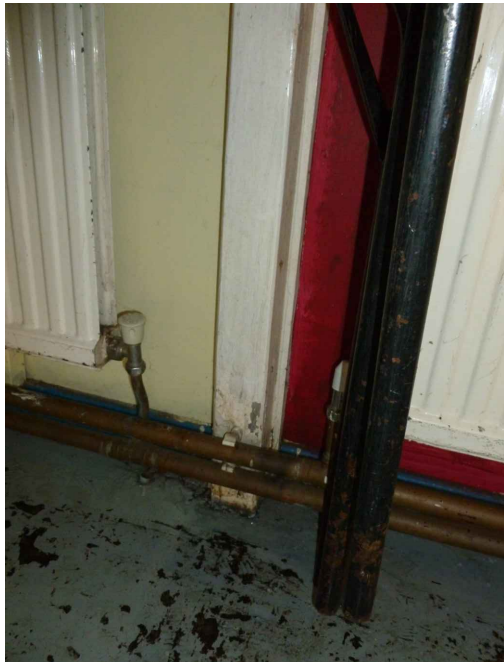
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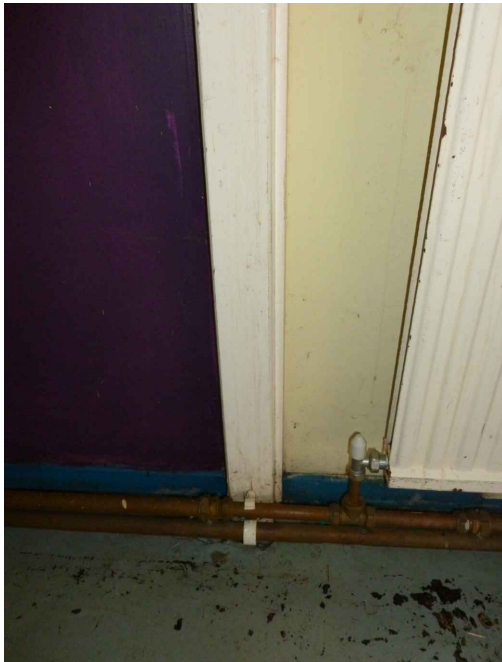
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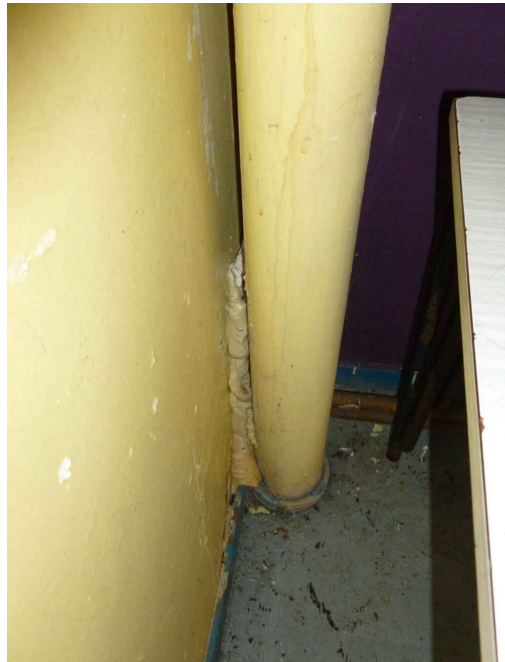
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P23



P24



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PROJECT
ST PAUL WITH ST LUKE
TRANMERE

DRAWING TITLE
CHURCH HALL
CONDITION LOCATIONS

SCALE	DATE	DRAWN	CHECKED
1:50@A1	27/07/22	AP	AP

DRAWING STATUS
PRELIMINARY

JOB No	DRAWING No	REVISION
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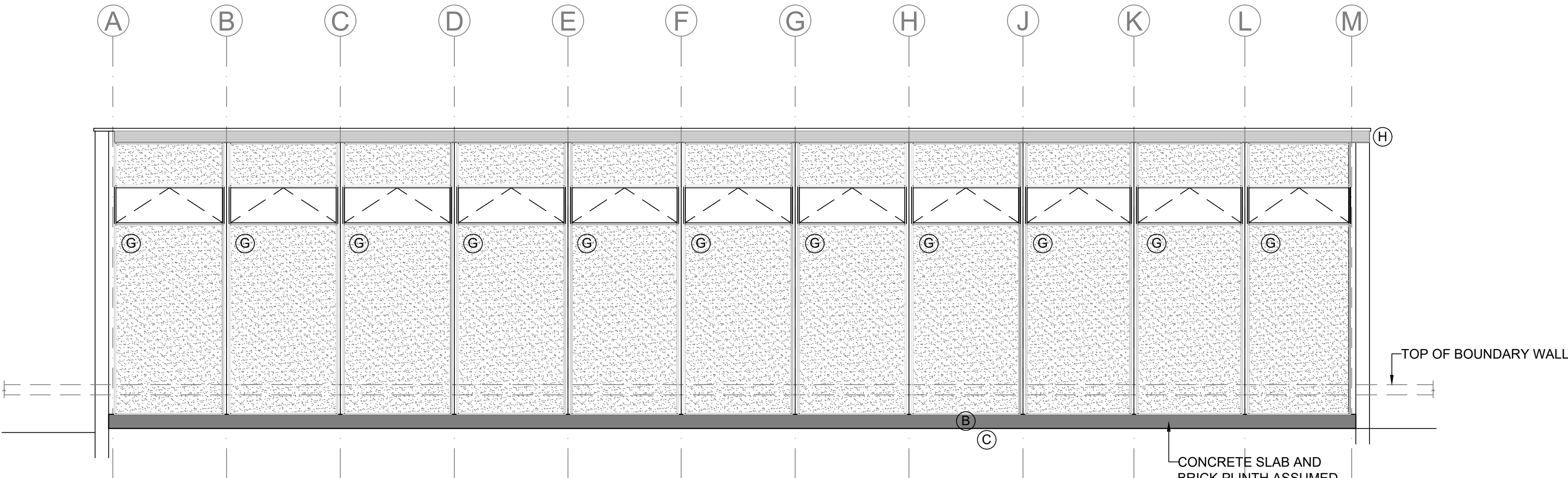
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PLAN 1:50

KEY

— RADIATOR



REAR ELEVATION 1:50

PROPOSED WORKS

A	REFURBISH & PAINT EXISTING FIRE ESCAPE DOORS
B	REPOINT BRICK PLINTH WHERE NECESSARY
C	RESURFACE EXTERNAL FACE TO CONCRETE SLAB
D	INSPECT POSTS AND SPLICE IN NEW PIECES TO REPLACE ROTTEN BASES OR REPLACE ENTIRE POST IF REQUIRED. CHECK ATTACHMENT TO SLAB (ASSUMED).
E	PROVIDE NEW DOUBLE GLAZED WINDOW WITH OPENER, SOLID TOP PANEL AND LOWER INSULATED BOARD PREFABRICATED AS ONE UNIT
F	PROVIDE INSULATED PANEL AT HIGH LEVEL. WINDOW/DOOR BELOW TO BE RETAINED (TBC)
G	PROVIDE NEW OPENING WINDOW WITH SOLID TOP PANEL AND LOWER INSULATED BOARD PREFABRICATED AS ONE UNIT
H	PROVIDE NEW uPVC FASCIA
J	PROVIDE NEW DOUBLE GLAZED WINDOW AND INSULATED PANEL UNIT
K	REPAIR AREAS OF ROOF SHOWING EVIDENCE OF LEAKAGE IN HALL CEILING. RAINWATER PIPES TO BE CHECKED AND CLEARED OF DEBRIS.
H	2 LAYERS PLASTERBOARD WITH VAPOUR BARRIER FIXED TO UNDERSIDES OF EXISTING BEAMS. PROVIDE INSULATION BETWEEN BEAMS TO MEET MINIMUM THERMAL REQUIREMENT FOR BUILDING REGULATIONS
	ALL COLOURS TO BE CONFIRMED BY CLIENT

REV	DESCRIPTION	DATE	BY

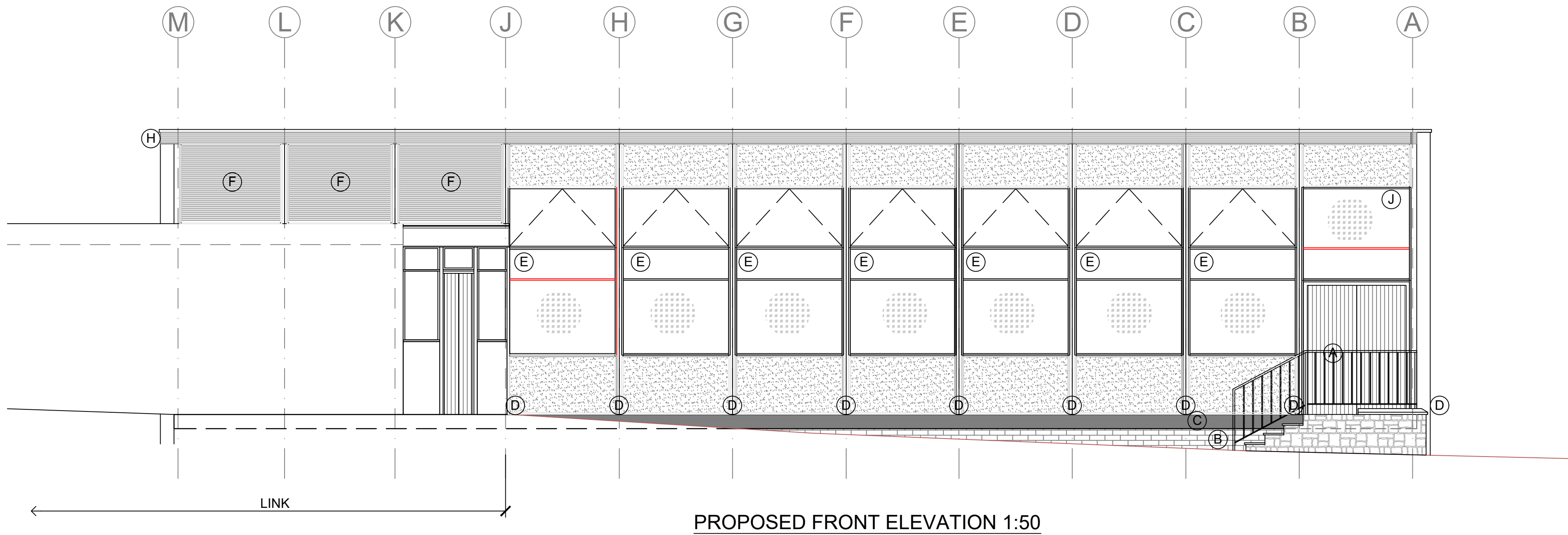
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PROJECT
ST PAUL WITH ST LUKE
TRANMERE

DRAWING TITLE
CHURCH HALL
PROPOSED PLAN AND ELEVATION

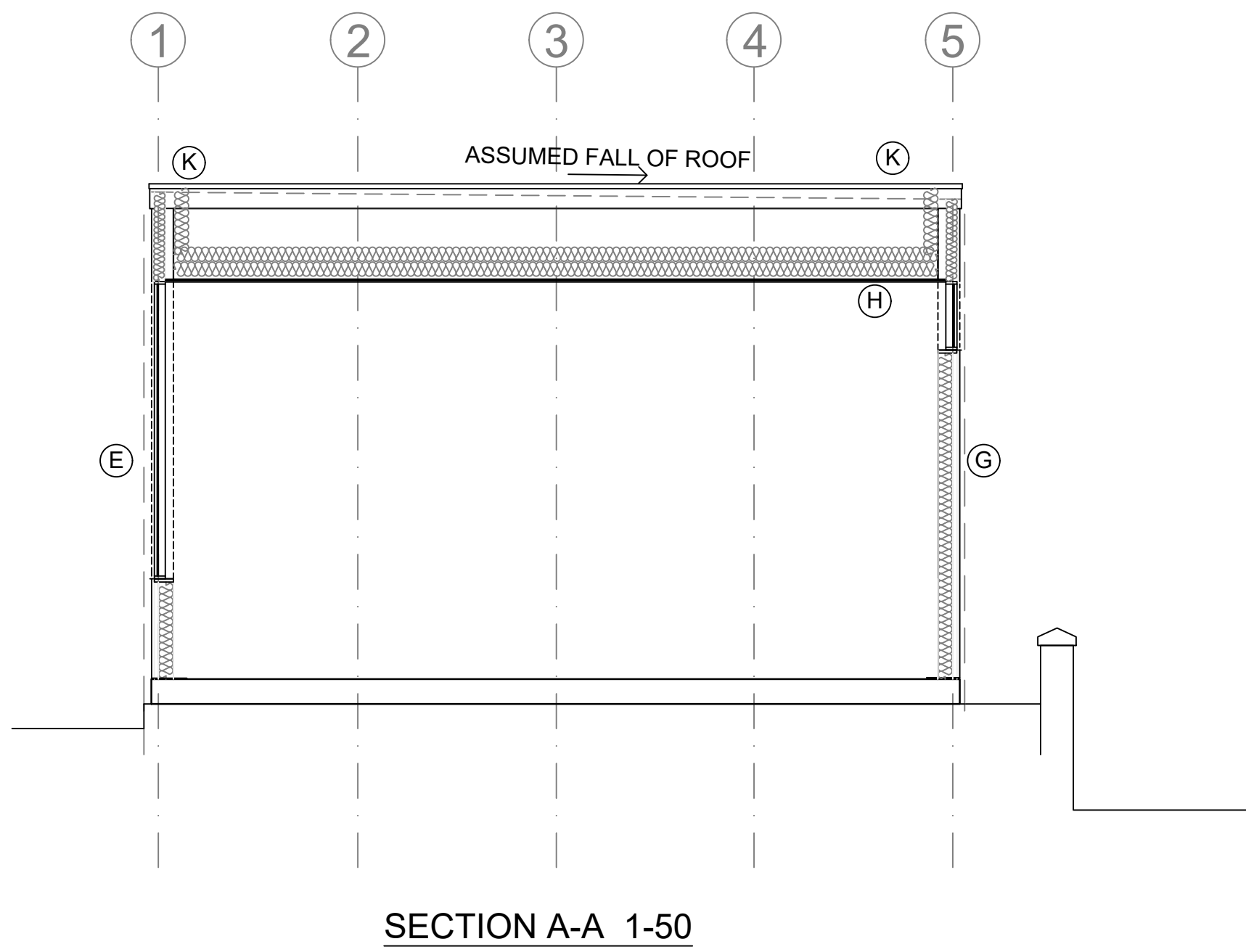
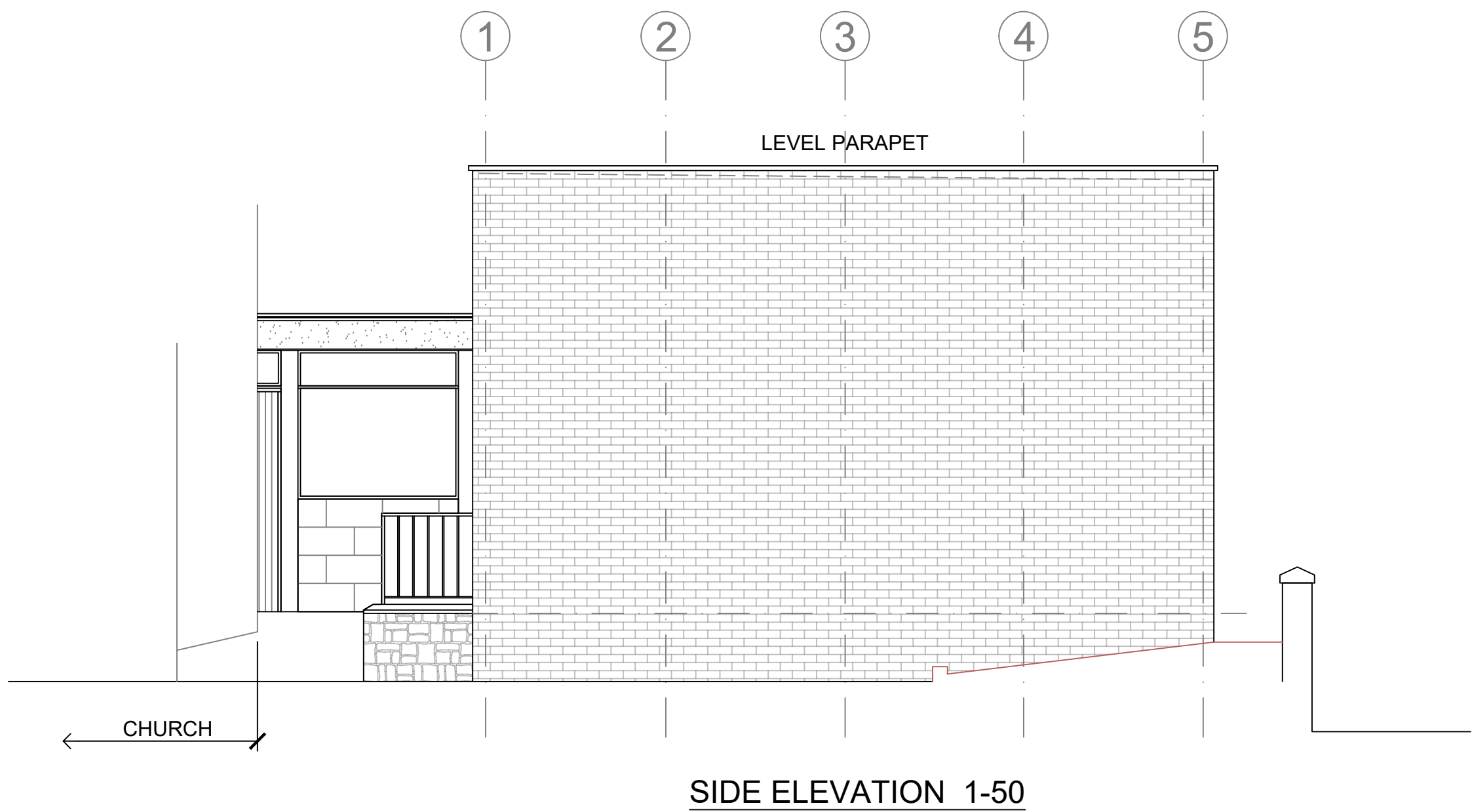
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PROPOSED WORKS

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PROJECT
ST PAUL WITH ST LUKE
TRANMERE

DRAWING TITLE
CHURCH HALL
PROPOSED ELEVATIONS &
SECTION

SCALE	DATE	DRAWN	CHECKED
1:50@A1	05/08/22	AP	AP

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PRELIMINARY

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PRINTED: 05/08/2022 12:28:51

ST PAUL WITH ST LUKE'S CHURCH, TRANMERE, BIRKENHEAD. WIRRAL.

Proposed refurbishment of the church hall.

for

- THE VICAR AND PCC OF ST PAUL WITH ST LUKE'S PARISH,
 - THE RURAL DEANERY OF BIRKENHEAD.
- THE ARCHDEACONRY AND THE DIOCESE OF CHESTER.

Outline schedule of the proposed works

Dated. 18th August 2022.

This document was prepared by:

Alfred J. R. Plant BA(hons) B Arch (hons) RIBA CA

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Alf is a "Supporter" Member of the IHBC and is an RIBA registered Conservation Architect (CA). Alf is the current church architect for St Luke with St Mark's parish.

BACKGROUND

The ongoing "cost of living crisis" has created a need to provide communal warm spaces in some communities to assist people that are unable to afford the cost of heating their homes to find a warm and friendly meeting place. Churches have long hosted food banks for their communities and some are now looking at the possibility of providing "warmth banks" as a supplementary function. St Luke's with St Paul's parish has a large church hall but this is in a poor condition. The proposal is to carry out basic refurbishment works on this hall to make it easier and cheaper to run and to heat so that it can serve the function of a welcoming Warm bank for the people of Tranmere.

THE HALL

The hall probably dates from the 1960s and is a timber framed building with a flat roof. The hall sits at a slight angle to the north wall of the nave of the church. The hall is linked to the north porch of the church by a glazed porch which serves as an entrance to both buildings and there is a small sheltered entrance courtyard between the church and the hall. The timber structure of the hall is in poor condition so will be in need to structural repairs. The south elevation of the hall is formed of full height glazed timber framed panels. The north elevation is similar except that the panels are solid except for fanlight glazing at high level. The windows are single glazed and contain no insulation. The gable walls have an external brick facing and presumably a cavity behind but if they are insulated in accordance with 1960s standards, they will offer very little resistance to heat loss. The proposal is that the envelope of the building will be refurbished and that the opportunity will be taken to improve the insulation of the building so that the fabric resists heat losses.

The structure of the building contains no diagonal bracing of any kind and as things stand, the external walls act as "diaphragms" that make the building into a rigid box. This type of structural design will require great care as it will not be possible to remove the external wall-panels en-masse as this will de-stabilise the whole building. The contractor will need to be very systematic about how the structure is repaired and how the works are sequenced as this will be a vital part of the health and safety aspects of the project.

THE PROPOSED WORKS

The following is an outline summary of the scope of the works that are proposed. Drawings have been prepared showing a survey of the existing building. These have been based on a measured and condition appraisal of the existing structure. The refurbished building will look very similar to the way that it presently does and there will be no change of use so planning consent will not be needed. Although the building is within the curtilage of a grade 2 listed church, it is too modern to be considered as a "curtilage structure". Faculty consent will be needed to permit the refurbishment to go ahead.

The main elements of the work will be as follows:

- The project works will need to be tendered. The three contractors that have previously been asked to quote for works on this hall can be approached for tendering. The works will come under the scope of the CDM regulations and a CDM co-ordinator will be required for the project. AGa can undertake that role when required. The contractor will need to include for all welfare facilities that are needed to meet H&S requirements for a working site of this size and type.
- The church has been the subject of a "refurbishment" survey for asbestos. Some areas of risk were identified and these will need to be removed in order that the works can be carried out safely.
- Clear the shrubs and undergrowth from the rear of the building to create access and to leave a clear and safe working area. Dispose of all debris off site to a suitable tip location.
- The building will need to be fully stripped out to remove redundant fixtures, fittings and equipment including heating and electrical installations that are no longer functional. Wall and ceiling linings will need to be removed and all materials will need to be removed from site to an appropriate tip. Salvageable materials such as steel radiators and copper pipework should be set aside for recycling.

- A systematic programme of removing the wall panels will need to be arranged so that the new panels can be installed at the same time to keep the building structurally sound. Some of the main upright timber posts are known to be rotten at the bottom and these posts will either need to be repaired by splicing new timber into the existing or they will need to be completely replaced depending on the magnitude of the decay that is found.
- The replacement wall panels / window frames will need to be made to measure the openings that they are to be fitted into. The panels will need to include double glazing with low emissivity coatings to the glass. The glass will need specified and permanently kite-marked to show an appropriate safety standard for its location in the building.
- These panels will need to feature:

WHITE STORMPROOF OPENING CASEMENT WINDOW FRAMES WITH SECURE MULTI-POINT LOCKING IRONMONGERY IN ACCORDANCE WITH THE REQUIREMENTS OF THE CHURCH INSURERS, ALL IN UPVc.

SAFETY GLAZING IN ACCORDANCE WITH THE SAFETY REGULATIONS.

HIGH PERFORMANCE WHITE INSULATED SPANDREL PANELS WITH UPVc OUTER FACES SO THAT NO FUTURE PAINTING WILL BE NEEDED

MATCHING WHITE UPVc INTERNAL AND EXTERNAL DOOR SETS WITH SECURE ESPAGNOLETTE MULTI-POINT LOCKING IN ACCORDANCE WITH THE REQUIREMENTS OF THE CHURCH INSURERS.

HIGH PERFORMANCE WHITE UPVc FRAMED INSULATED PANEL SYSTEM TO THE REAR FAÇADE OF THE HALL WITH LOW MAINTENANCE UPVc OUTER FACES TO THE PANELS SO THAT NO FUTURE PAINTING WILL BE NEEDED

- The panels will need to be securely fitted into the existing structural framing and the joints will need to be fully sealed with a polysulphide mastic joint. The junctions between the panels and the structure will be clad externally with a suitable protective cladding to make the joints water-proof and maintenance free.
- Provide timber framing and clad externally with a white UPVc T&G fascia board system to the complete perimeter of the roof. Allow for ventilation at the eaves as required by the building regulations.
- Strip off the existing defective roof coverings and dispose of all debris off site to a suitable tip location.

- Re-roof with a suitable high-performance built-up / multi-layer roofing system including the provision of a 10-year insurance-backed guarantee.
- Replace all existing gutters and rainwater pipes in UPVc, all sized to be adequate to take the anticipated rainwater flows off the roof. Ensure that all RWP's are provided with cages to prevent blockages from leaves. Check that all rainwater gullies around the building are flowing freely and that gulley gratings are securely fitted in place.
- Lay a 1 flag wide (900mm) footpath around the rear perimeter of the building (only) for future access and maintenance. Flagging to be in plain 900mm x 600mm concrete flags 50mm thick, fully bedded.
- Internally. Frame out between the roof structure timbers and lay 300mm mineral fibre quilt insulation in layers.
- Insulate the gable walls of the building with 150mm mineral fibre quilt.
- Plate the internal face of the gable walls and the ceiling with 12.7mm foil backed plasterboard with taped and filled joints. And emulsion paint finish – colour from standard range to be selected by the PCC.
- Fit 150mm pencil round timber skirtings to all walls. Timbers to be primed before fixing including all surfaces. Exposed faces are to be gloss painted in white.
- **CONTRACTOR-DESIGNED HEATING INSTALLATION.**
Provide full new gas-fired central heating-system for the hall served off the existing incoming metered gas supply. The boiler and radiators together with the pump and any motorized valves are to be sized to meet the anticipated / calculated heat loss / demand of the refurbished building, taking into account the enhanced insulation of the upgraded building envelope. The calculations are to assume that the building must be capable of providing an internal temperature of at least the minimum 21° C when the outside air temperature is minus 1° C. The new boiler is to be housed in the existing enclosure, which is to be fully insulated as needed and also provided with a supply of combustion air as recommended by the boiler manufacturer. The boiler is to serve a system of panel radiators (Stelrad or equal and approved) that are sized and laid out to meet the requirements set out above and are to provide an even spread of heating across the floor area of the hall.

- The contractor is to provide calculations and marked up drawings to show heating pipework runs and heating calculations based on the chosen boiler and the parameters set out above. The calculations are to include estimated running costs and a full maintenance regime including recommendations for servicing of all plant and equipment and the location of any isolating points and drain-offs. Record drawings and a maintenance manual are to be supplied as a part of the handover pack for the project, together with manufacturer's guarantee paperwork and gas testing certification etc. The contractor is to include in his price for the full first year of servicing and maintenance after handover.
- The boiler is to provide for the instantaneous supply of domestic hot water to serve the existing kitchen.
- The layout, location and number of radiators is to be agreed in advance by the PCC before installation of the heating commences. The radiators are to be provided with thermostatic lock-shield valves (Danfoss or similar and approved) and there is to be a programmer / time-clock / room-stat for the heating that is to be located in an agreed position (where it cannot be tampered with). The system is to be filled with an appropriate inhibitor solution as a part of the commissioning and is to be fully demonstrated to the PCC at handover.
- **CONTRACTORS DESIGNED ELECTRICAL SYSTEM**
The building is to be provided with all new electrical installations, served off the existing metered incoming supply. The supply is to be provided with a new consumer unit, suitable for the full anticipated loading requirement. The consumer unit is to be provided with RCD protection to all circuits and an ELCB to protect all equipment served off it. The contractor is to provide marked up drawings showing his proposals for:

A SUPPLY TO SERVE THE EXISTING KITCHEN OF THE NEW CONSUMER UNIT.

A PROPOSAL FOR THE DOMESTIC RING MAIN / POWER SUPPLY TO A MINIMUM OF 20 13AMP DOUBLE SOCKETS IN AGREED LOCATIONS AROUND THE MAIN HALL IN AGREED LOCATIONS. NOTE THAT SOCKETS ARE TO BE LOCATED AT A HEIGHT ABOVE FLOOR LEVEL THAT IS ACCESSIBLE TO ELDERLEY PEOPLE OR THOSE WITH IMPAIRED MOBILITY. SOCKETS ARE TO BE OF A TYPE WITH THE SWITCHES MOUNTED AT THE **OUTER** ENDS OF THE BACK PLATE

A SUPPLY FOR THE HEATING EQUIPMENT INCLUDING THE BOILER, PUMP AND PROGRAMMER AS REQUIRED. ISOLATOR SWITCHES ARE TO BE PROVIDED WITH A NEON INDICATOR TO CLEARLY SHOW WHEN THEY ARE TURNED ON.

- A LOW ENERGY LED LIGHTING SCHEME TO SERVE THE WHOLE HALL. THE LIGHTING IS TO BE ZONED INTO THREE AREAS THAT CAN BE SWITCHED SEPARATELY TO SAVE POWER. THE CONTRACTOR IS TO PROVIDE CALCULATIONS FOR THE LIGHT LEVELS THAT WILL BE ACHIEVED AND IS ALSO TO PROVIDE SAMPLE LIGHT FITTINGS FOR APPROVAL BY THE PCC.

THE LIGHT FITTINGS ARE TO BE AN IMPACT RESISTANT TYPE IN CASE THE REFURBISHED HALL IS USED FOR INDOOR SPORTS ACTIVITIES.

THE LIGHT SWITCHES ARE TO BE MOUNTED AT A SUITABLE HEIGHT FOR USE BY PERSONS WITH IMPAIRED OR RESTRICTED MOBILITY.

THE HALL IS ALSO TO BE PROVIDED WITH A POWER SUPPLY FOR THE FUTURE INSTALLATION OF AN INDUCTION LOOP FOR PEOPLE WITH IMPAIRED HEARING AND WITH A POWER SUPPLY FOR THE FUTURE INSTALLTION OF A SOUND-SYSTEM.

INCLUDE FOR A NEW INTRUDER ALARM SYSTEM TO SERVE THE HALL AND ASSOCIATED ACCESS AREAS.

INCLUDE FOR THE INSTALLATION OF AN INTERCOM AND ACCESS CONTROL / DOOR RELEASE SYSTEM FOR SAFETAY AND SECURITY.

INCLUDE FOR THE INSTALLATION OF LOW ENERGY EXTERNAL SECURITY LIGHTING IN VANDAL RESISTANT / WETHERPROOF OUTDOOR FITTINGS PROVIDING LIGHT TO THE CAR PARK AREA ADJACENT TO THE HALL AND ALSO COVERING THE SMALL COURTYARD AT THE ENTRANCE TO THE HALL AND CHURCH.

INCLUDE FOR THE INSTALATION OF A CCTV CAMERA IN A PERSPEX ANTI-VANDAL DOME TO COVER THE AREA OF THE FRONT DOOR. THE CAMERA IS TO BE OF A TYPE THAT CAN BE MONITORED AND RECORDED EXTERNALLY FROM CONNECTED MOBILE PHONES. THE CCTV IS TO COVER THE CAR PARK AREA ADJACENT TO THE HALL AND ALSO THE SMALL COURTYARD AT THE ENTRANCE TO THE HALL AND CHURCH.

- Provide all as built records, cable runs, wiring layouts and certification to accompany the installation and to prove full compliance with "part P" of the building regulations.
- The floor to the hall area is to be carefully cleaned down. Any uneven areas are to be filled /made good with an appropriate epoxy resin screed and the whole floor is to be re-painted with a hard wearing floor paint system. Colour is to be agreed with and chosen by the PCC from a standard colour range.

- Include for re-painting the handrail to the steps from the escape door at the east end of the hall. The handrail is to be painted in a bright / contrasting high visibility paint finish. The nosings to the stair treads are to be clearly picked out in white exterior paint.
- The site is to be left in a clean, tidy and functional state and is to be handed over to the church with all required documentation and record drawings.

Alfred J. R. Plant
August 2022.

Refurbishment of St Paul's Church Hall

Net Zero 2030 considerations

The Church of England's ambition to reach Net Zero carbon emissions by 2030 has been firmly factored into the scheme for refurbishment of the Church Hall at St Paul's Tranmere. Currently, the Hall has very little insulation, windows are all single glazed and a leaking roof has led to a significant damp problem (including black mould). In addition, an aging boiler and around 20 cast iron radiators are used to heat the building, which is both environmentally harmful and financially unsustainable.

The proposed refurbishment scheme will greatly improve the R-value of the building and reduce the amount of energy required to heat the building. It is very likely that the parish will have to use a new, efficient, gas boiler in the first instance, but there is a strong commitment to explore low carbon heating systems as soon as sufficient funding becomes available.

St Paul's PCC is also committed to improving the eco credentials of the church building and grounds. A group has been established to work towards an Eco Church Bronze Award and a small grant has been secured to help with this process, some of which has already been used to replace old halogen lighting with LEDs. It is hoped that within the next 7-8 years substantial changes to the church heating system may become viable and Net Zero is now a standing item on PCC agendas.

The refurbishment of St Paul's Church Hall is vital if the parish is to build connections with the local community and work towards a viable future. Once the work is completed, it is hoped that the building will be made available as a "welfare hub", acting as a distribution centre for foodbank and clothes bank and a base for community workers. It will also be offered as a "warm space", opening throughout the week and available to those who are struggling to heat their homes.

Tranmere St Paul and St Luke – Church Hall - Correspondence with parish and others

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

- Attachments in blue are included within the proposals section

Date	Message
28/07/2022 To: Katy Purvis From: Andrew Mannings	<p>Thank you very much for your help a few moments ago on the telephone regarding our Church Hall reurb.</p> <p>I have just spoken with our architect Alf Plant of Ainsey Gommon Blrkenhead. He has suggested that I wait a few more days before sending anything to you as at the moment all we have is a full survey of the hall as it stands together with drawings of it showing all the elevations and its precise measurements.</p> <p>Alf is now working on drawings and specifications for the work we will be proposing which is basically: re-roofing, lowering the existing ceiling slightly to allow us to insert insulation, insulating the wall cavities, replacing rotten softwood window frames with UPVC double glazed units, and upgrading to a new 'greener' heating system.</p> <p>Alf is not promising, but is working hard towards having all this ready so that we can meet the deadline of 12th August for the DAC Standing Committee meeting n the 26th.</p> <p>I trust all this makes sense and that I am not operating above my pay grade.</p> <p>I hope to be sending you all the documentation that is necessary in the next week or so, as we seek 'Informal Advice' from the D.A.C.</p>
05/08/2022 To: Andrew Mannings From: Alf Plant of Ainsley Gommon Architects	<p>Please find attached PDF copies of the existing and proposed drawings for the church hall. We will be adding extra notes to this early next week but hopefully they should be adequate then to be attached to the Faculty application, which has to be submitted by Friday next week.</p> <p>There will be more to do in terms of tendering the works etc but in the short term, the Faculty is the most urgent thing so I just need to check what else you are anticipating us providing at this stage to accompany the faculty? Please let me know so that I can aim to ensure it is completed in good time</p>
05/08/2022 To: Katy Purvis From: Andrew Mannings With attachments	<p>As you will see from our architect's accompanying letter there will be 'extra notes' to this early next week which I will get to you before next Friday but I wanted to send you these PDFs now so that we can seek 'Informal Advice' from the DAC Standing Committee as it meets on the 26th August.</p> <p>Thank you for all your advice thus far as we seek to progress this project.</p>

	<p>4) Drawings of Ainsley Gommon Architects numbered 01 Existing Plan and Elevation, 02 Existing Elevations & Section and 03 Condition Locations (all dated 27 July 2022, and 101 Proposed Plan & Elevation and 102 Proposed Elevations & Section (both dated 5 August 2022</p> <p><i>Email as above</i></p>
<p>18/08/2022</p> <p>To: Andrew Mannings From: Alf Plant of Ainsley Gommon Architects</p>	<p>I understand that Katy at the DAC has confirmed that we can send her further supplementary documentation with regard to the proposed hall at any time up to next Friday 26th August. Please now find attached a brief outline specification / schedule of the works that will be included in this project and that is intended to be read alongside the drawings already sent. The works are described in outline detail but things like the heating, which will be partly designed by the contractor are "performance specified" at this stage. Hopefully these notes will be adequate for the DAC purposes. Hopefully this faculty submission should not be contentious as it is for a proposal where the need is clear and the aim will be to repair a building that is currently an "eyesore" and make it into a valuable and useable resource for the parish. I would hope that the DAC should support this!</p> <p>Please take a look through this and let me know if there is anything that you would like me to add or remove from the document at this stage. I have assumed a number of elements to the works may be needed but once we get prices back from contractors, we may need to look at some "Value engineering" to get costs down to a workable budget. The present document is more of a wish list than anything else. At our meeting a few weeks ago, we did discuss the inclusion of signage on the gable wall of the hall to make it more obvious that the hall is there but signage would require planning consent so I have not included for it at this stage. It may be that the planning application is submitted while the other works are going on so that hopefully, we get consent to add that when the hall comes back into use. Planning applications are very slow at present and Wirral are struggling to meet their targets on many things so whilst an application like this should take no more than 8 weeks to process, in our experience it can be much longer than that.</p> <p>Please let me know if you spot anything that you want me to change, add or omit from the document and I will happily do it. Otherwise this can be sent to Katy for inclusion in the discussions at the DAC meeting next week.</p>
<p>18/08/2022</p> <p>To: Katy Purvis From: Andrew Mannings</p> <p>With attachment</p>	<p>I have just received the 'additional notes' to accompany our application to the DAC for informal advice on the proposed St Paul with St Luke Church Hall refurbishment.</p> <p>They help spell out the 'need' for the refurbishment together with technical and scheduling details.</p> <p>I hope these will be a help to the Committee as they discuss the case.</p>

	<p>5) Outline Schedule of the Proposed Works of Alf Plant of Ainsley Gomon Architects dated 18 August 2022</p> <p><i>Email as above</i></p>
<p>18/08/2022</p> <p>To: Andrew Mannings. Alf Plant From: Katy Purvis</p>	<p>I've had a read through, and it looks good to me, I will send the docs to architect review today.</p> <p>The new heating system will need some further details, I totally understand the desire to create a warmth bank, and so the heating is very important, but you will need to provide evidence that you have paid due regard to the CofE net-zero guidance, which is asking parishes to move away from gas to electric heating. There is more information about this here, https://www.churchofengland.org/resources/churchcare/advice-and-guidance-church-buildings/heating</p> <p>I know this is a church hall, rather than a church, but the principle will still apply, and DAC will expect evidence that this has been considered</p>
<p>18/08/2022</p> <p>To: Katy Purvis From: Alf Plant of Ainsley Gomon Architects</p>	<p>Thanks for your quick response on this Katy</p> <p>I fully understand the CofE's stance on net zero but this existing building already has a gas supply and the existing electric supply may not be adequate to serve an electric heating system for the building as it was never designed to have one.</p> <p>The existing hall is on the north side of the church where it is overshadowed by the church and its substantial tower and the hall is also surrounded by tall trees which further overshadow the site. Overall, this means that the hall is not really suited any sort of renewable energy sources and although the hall roof is quite large, the output of PV panels on the roof would not justify the costs of installing them. It may be possible to install PV panels on the south slope of the nave roof of the church in future but this would not be practical to consider as a part of what is intended as a low-budget upgrade to the existing hall so has not been considered as an option at this stage.</p> <p>The approach that we have discussed with the PCC is to aim to thermally upgrade the fabric of the hall and by doing this, to greatly reduce the heating demand so that the carbon output of the boiler can be significantly reduced overall and probably a much smaller boiler can be installed. At present, there are two radiators in every bay of the hall which is massively extravagant but the hall has virtually no insulation in it at all so the current proposal, even with gas, must be a major improvement on what is there now.</p> <p>I will try to find out whether the existing electricity supply may have the capacity to serve the refurbished hall as well so we can get back to you on this.</p>
<p>18/08/2022</p>	<p>Thank you again for all the help you have been giving us.</p>

<p>To: Katy Purvis From: Andrew Mannings</p>	<p>I noticed that Alf Plant has responded to your input on the heating system.</p> <p>I am not sure if Alf's input will 'cut it' with the Committee but I do hope so, and that Alf's explanation as to why we have chosen the way forward we have will help.</p> <p>As he has explained we currently have an ancient thoroughly inefficient boiler powering a very large number of radiators. There is next to no insulation in the building and we have a ludicrously high ceiling that swallows up heat like it's going out of style. Apparently the vicar who built it wanted to be able to play badminton in it!</p> <p>A new much smaller A+ rated boiler is envisioned running just 6 modern high output radiators rather than the 19 huge doubles we have at the moment. This, coupled with the introduction of a thorough insulation package, will do wonders for our carbon footprint. It will be a massive step forward from where we are at the moment.</p>
<p>05/09/2022</p> <p>To: Andrew Mannings From: Katy Purvis</p>	<p>I am writing to let you that at its meeting of 26 August 2022 the DAC standing committee considered the proposal for the church hall refurbishment, and subject to a your submission of a formal faculty application, which should also document how the parish is giving due regard to working towards Net Zero, resolved to recommend the scheme, subject to the following provisos</p> <p>a. The works to be under the direction and subject to the inspection of the Church Architect</p> <p>b. Any electrical works should be carried out by an electrical contractor accredited with the NICEIC or ECA, to the standards recommended in the Churchcare "Guidance Note: Electrical Wiring Installations in Churches" available via https://www.churchofengland.org/sites/default/files/2018-11/CCB_Electrical-wiringinstallations-in-churches_Apr-2013.pdf</p> <p>The scheme will need a full faculty application via the online faculty system. Please let me know if you would like any help with this.</p> <p>If you have any queries please do let me know</p>
<p>07/09/2022</p> <p>To: Katy Purvis From: Andrew Mannings</p>	<p>Here is our Statement of Significance:</p> <p>St Paul with St Luke Tranmere stands on The Old Chester Road Tranmere and is a Grade II Listed Building built in 1854/55 to a design by W & J Hay. Originally dedicated to St Paul alone, in 1971 when the Church of St Luke Lower Tranmere was closed and demolished the two benefices were united.</p> <p>The church is constructed of Red Sandstone with Welsh Slate roofs. It has a 3 bay Nave, North & South Transepts and a Chancel. The tower has angled buttresses one of which contains a spiral staircase leading</p>

	<p>to the clock room - a fine turret clock by Smith's of Derby. The tower is surmounted by a broached spire containing lucarnes.</p> <p>The interior was a fine Rood Screen by Hartwell Grayson 1910 - enriched in 1922. Above it in a canopy is a Crucifix and the figures of Our Lady and St John. The pulpit dates from 1922 in a similar style to the rood screen. There is a fine reredos in Slate depicting Christ in Majesty with 'Wings' added after 1907 with angels and saints.</p> <p>There is an octagonal marble font at the west end with angels on low relief.</p> <p>There are stained glass windows at the East end and in the Transepts.</p> <p>There is a fine 2 manual pipe organ by Rushworth & Dreaper circa 1900 moved from an organ chamber in the chancel and rebuilt in the North Transept some time in the 1960's by John Cowin at one time works foreman to Henry Willis III.</p> <p>I really hope this is what you need Katy. A Statement of Needs will follow shortly.</p>
<p>07/09/2022</p> <p>From: Andrew Mannings To: Katy Purvis</p>	<p>Herewith our Statement of Needs:</p> <p>St Paul with St Luke Church Hall was built in the 1960's during the incumbency of the late Rev Alastair Shufflebottom. A keen badminton player, he insisted the ceiling be high enough to allow badminton to be played inside it, thus making it a nightmare to heat.</p> <p>The building is a large rectangular box with almost no insulation, an antiquated and inefficient heating system with 19 double radiators attempting to heat the space (due to the ceiling height).</p> <p>The roof leaks very badly, so much so that we can no longer host our children's work 'Little Rockers' due to health and safety concerns.</p> <p>Our new P-in-C Mike Loach has a vision, shared by the PCC, of a refurbished well insulated 'GREEN' hall with a modern and efficient heating system that will be a resource for the local community and also be a 'Warm Bank' where folk can find a warm welcome on a daily basis with hot soup and fellowship. We are concerned that many in our community this Winter will find themselves having to decide whether to eat or heat their homes.</p> <p>This vision can only be implemented if we refurbish the hall which is at present not fit for purpose due to regular ingress of water and a consequently slippery floor surface.</p> <p>I hope this is OK Katy.</p>