

Holy Trinity, Parkfield



Design and Access Statement
May 2023

Version history

Project name: Holy Trinity, Parkfield

Project number: 9221

Client: Matthew Pilkington and Tina Pilkington

Rev:	Date:	Status	Name	Description
P1	01-06-23	PLANNING	Lauren Gabbitas I Part II Architectural Assistant	Planning and Listed Building
P2	16-08-23	PLANNING	Lauren Gabbitas I Part II Architectural Assistant	Planning and LBC Update
P3	11-09-23	PLANNING	Lauren Gabbitas I Part II Architectural Assistant	CCTV camera update

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leading design
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design, interiors and
conservation design
services.**

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View from Nave looking towards the west end.

1.0 Introduction

1.1 Background

This Design and Access Statement has been prepared by Buttress Architects to support the Planning Application and Listed Building Consent for the restoration and refurbishment of Holy Trinity Parkfield, Middleton.

The purpose of this report is to set site context, heritage asset and design proposal for the site and building.

It is acknowledged the church has been vacant for some years and its condition is continuing to deteriorate with evidence of dry rot. It is also understood that previous attempts to find a commercial use have not been successful. This scheme now proposes to consider the re-use of the church into a single residential dwelling.

1.2 Scope

This report will describe the refurbishment outlined in the proposal. It is intended as a narrative, to be read in conjunction with the drawings and heritage impact assessment by Buttress, bat survey by Echo Calls, arboricultural and ecological assessments by TEP and timber survey by BAR Preservation, which together form the Planning Application and Listed Building Consent.

These works include:

- Creation of a mezzanine floor to the existing nave and transept.
- Landscaping to the site with double garage.
- Removal and adaptation of pews.
- Installation of conservation roof skylights.
- Sustainable technology, materials and strategies.

This report should be read in conjunction with the following drawings:

- 9221 (01)001 Site Plan as Existing
- 9221 (01)002 Ground Floor Plan as Existing
- 9221 (01)003 Roof Plan as Existing
- 9221 (01)100 Location Plan
- 9221 (02)001 Elevations as Existing
- 9221 (03)001 Sections as Existing
- 9221 (04)001 Ground Floor Plan as Proposed
- 9221 (04)002 Mezzanine Floor Plan as Proposed
- 9221 (04)003 Roof Plan as Proposed
- 9221 (04)004 Site Plan as Proposed
- 9221 (05)001 Elevations as Proposed
- 9221 (06)001 Sections as Proposed
- 9221 (06)010 Site Section as Proposed
- 9221 (20)001 Garage Plan and Elevations as Proposed
- 9221 (50)001 Proposed Drainage Strategy

1.3 Client Brief

About the Clients: Matthew runs Pilkington Joinery and Building Contractors, manufacturing timber products for conservation areas in the past, examples can be provided and approved. Strong knowledge in construction and building trade.

Tina works as a Production Designer, enabling design and planning ideas. Tina also runs Kaleidoscope prop store for TV productions, which also provides antiques and collectables.

Brief: The scheme proposes the conversion of the Grade II listed church Holy Trinity, Parkfield to a single residential dwelling to accommodate living spaces and bedrooms with keeping as much of the church's original integrity.

The key principle of the brief proposes a new mezzanine floor to the nave of the church. Particular consideration to the height of the mezzanine has been proposed to sit above window level to minimise impact to the historic fabric.

The proposal seeks to respect, conserve and enhance the existing fabric. Where possible, heritage and architectural assets are to be retained and incorporated into the proposal.

Holy Trinity, Parkfield project seeks to achieve the following objectives:

- **Conserve:** To deliver conservation work needed to ensure the historic fabric of the church does not progressively deteriorate and provide a viable asset back to the local area.
- **Celebrate:** To minimise the volume of any proposed work and retain principal views to preserve the existing spatial character of the church.
- **Creative:** To propose a dynamic design that sensitively sits within a historic context.
- **Heritage:** To minimise its impact to the to heritage assets and retain original features where possible.

2.0 History

2.1 Historic Description

Holy Trinity Church is a mid-19th century Church designed by architect George Shaw. It is listed grade II for its architectural and historic interest.

The plan and general arrangement of the church is five bay nave with south porch and two bay south aisle, north choir vestry and vestry. The Chapel has an apsidal chancel with south organ chamber and west facing bell turret. A small boiler house is located beneath both vestries.

The exterior appears in good condition with no major issues evident other than requiring general redecoration. The roof is believed to have been re-slatted in 1991.

Internally, the church is richly decorated with good quality liturgical features. The stain glass windows are of architectural interest, in particular the main south transept and apse. The nave is entered through an oak door from the southwest corner. The area to the west has been cleared of pews and the area immediately to the west of the font is encaustic floor tiles. In the apex of the west wall, stone corbels can be seen which provide support to the exterior west bell turret.

The walls are plastered and painted with some areas of exposed stone surrounds. . Simple arch braced timber roof trusses rest on stone corbels. The main nave floor is wood with softwood pews to either side.

Since the church has been redundant, the war memorials have been removed and relocated to a safe place.



Historic Photograph of holy Trinity Church, August 1899

2.2 Setting

The church is located on the east of Archer Park Road. The surrounding area is highly populated with residential property of mostly detached and semi detached property.

The churchyard sits on a steeply sloped site up from the south boundary. There are no burials.

A tarmac drive rises to the right of the churchyard and there is a pedestrian gateway with partial stone slab footpath. A stone retaining wall with overgrown hedgerow marks the west boundary. Other boundaries are a mix of overgrown hedgerows and fences.

Further information on the history and setting of the church can be found in the project Heritage Impact Assessment.

3.0 Context

It has been acknowledged the church has been vacant for several years and its condition is continuing to deteriorate including evidence of dry rot. The organ has been identified as in not working order.

The organ chamber has since been cleared of all material and now presents an 18 inch void below floor level. Ongoing ingress of dry rot has also resulted in damage to the pulpit and lectern.

Previous attempts to find commercial viability or community use for the church have not been successful. Therefore, residential re-use is now being considered.

Pre-application advice has been obtained that states any works necessary for the conversion of the church to residential property is likely to result in *'less than substantial harm to the significance of the designated heritage asset'*. However, any loss of features and subdivision of the space should be justified to support the application. Therefore, where possible, the church's historic assets should be retained and incorporated into the proposed scheme.

Buttress have been appointed to submit the planning application and listed building consent for the conversion of Holy Trinity, Church into a single residential dwelling.



Remaining part of the Organ in Organ Chamber.



View from Nave looking towards the Chancel.

4.0 Proposal

4.1 Summary of Proposal

The scheme proposes the conversion of the Grade II listed Holy Trinity Church, Parkfield to a single residential dwelling.

The design proposal aims to balance creating a new dynamic space with the sensitivity of the historic architecture. The proposal removes the existing pews in the nave allowing to install new walls and mezzanine floors with a connected balcony landing and staircases. Existing liturgical items will be retained and/or adapted into the proposal where possible.

4.2 Internal

Nave: Main access into the building will remain through the nave from the south west corner. The west end proposes to inhabit a free standing kitchen and dining space without impacting the existing fabric.

Alterations to the nave propose levelling the floor and installation of new walls and a new first floor mezzanine to the north side of the church. On ground level, this space will inhabit a utility, bathroom and office with storage on either side of the new walls. On first level, two bedrooms with separate en-suites.

The first floor mezzanine will sit above the window heights to mitigate any work resulting being intrusive to the church's historic features.

New internal walls will be clear of any obstruction including arches, beams and corbels. As a result, any division of space will sit either side of the buttresses.

Transept: In the south transept an additional first floor will sit at a lower level to consider the interaction between the arches into this space. On ground level this will occupy an enclosed living space with a full height void adjacent to the key stained glass window to minimise obstruction. On first level, a master bedroom with en-suite and balcony with views looking over the nave.

An internal window in the master bedroom proposes to minimise

the visual impact where the new wall obstructs the key stained glass window on the first floor level.

Chancel: A new glazed screen proposes to separate the chancel from the main space within the church without obstructing the view from the east to west end. This space proposes minimal alteration to the church's original appearance to celebrate its history in its full integrity.

Vestry and Organ Chamber: The scheme proposes to adapt the vestry and organ chamber into two bedrooms with en-suits with minimal structural alternations to these spaces.

Circulation: Two angular staircases provide access to the first floor mezzanine. The main staircase will be accessed from the west end in the north west corner and project out into the central nave space. The secondary staircase allows access to the master bedroom from the south east of the nave. A balcony landing with change in level access across the nave proposes to connect the two spaces at first floor level.

The balcony and landing proposes to cantilever over the new walls on ground level to create a lightweight appearance. Where the first floor mezzanine obstructs the view from the east to west end, glazing will be used to minimise the visual impact of the first floor structure.

Fixtures and Fittings: Existing lighting fixtures to be retained and relocated to balance the internal appearance between the existing and proposed.

Pews will be adapted to accommodate different purposes throughout the building. A minimum of 2no. pews will remain as existing in new locations TBC.

The font in the west end to remain in place with interior bowl removed or alternatively the lid permanently fixed in place. The banner hung on the west elevation to potentially propose alternative location. Altar, pulpit and lectern to be removed

under Bishops instruction at the point of sale (pulpit and lectern damaged due to ingress of dry rot). Both pulpit and lectern to be replaced in similar. Rails to remain in place. Plaques to be relocated and made accessible for associated members, for example the porch.

The existing organ to be removed due to the ingress of dry rot. The organ screen is to be reinstated to contain the organ pipes above.

Windows: The proposal will restore the church's windows and create new openings in all the leaded windows to allow for natural ventilation and airflow through the church.

Motorised conservation rooflights and blinds to the north pitch, transept and vestry roofs. Rooflights to be between the rafter to ensure the casement sits flush to the roofline and reduce visual impact.

Upgrade Services: The proposal includes an upgrade to an energy efficient boiler, with full rewire.

Wood burner in entrance to provide an effective heat output.

Underfloor heating to be installed.

4.3 External

External Landscape: The site proposes for a double garage and off street parking cutting into the sloping landscape of the churchyard to minimise visual obstruction from Sunny Brow Road and Archer Park.

The garage proposes a Bekstone stone laid with concrete with a domestic pitch roof in concrete roof tiles.

The driveway will consist of natural stone gravel with edging, enough for a turning point for two vehicles. A natural timber fence to the perimeter grounds to provide additional security.

Existing trees will be retained where possible and new plants and trees planted to enhance the natural environment and increase biodiversity on site.

Lighting and CCTV: External LED recessed ground lighting will illuminate the key routes through the site. This will prevent the need for additional fixtures to the historic fabric.

CCTV to fix onto the building to avoid free standing poles that would be visually intrusive.

Existing street lamp to be restored.

Waste Provision and Collection: Adequate bin storage has been created within close proximity to the garage with easy external access onto the public realm for collections.

The bin store has capacity for 4no. bins for different types of items.

Sustainability: The proposal suggests to incorporate as much sustainable technology, materials and strategies where possible. The proposal of solar panels are located to prevent any visual impact to the principal external elevations whilst still providing an adequate supply of energy.

The proposal of an air source heat pump will provide a low-carbon method to heating the church. Additionally, an electrical vehicle charging point located within the garage to mitigate the visual impact to the principal entrance of the site.

Access, Cleaning and Maintenance: The church is easily accessed by a vehicle route from Archer Park.

As the church is at a single level, all glazing can be maintained with a reach and wash system from ground level. This will eliminate hazards created by high-level cleaning.

Metal framed roof windows are manufactured from folded and welded steel construction, protected with a primer and paint coating to ensure a long low-maintenance service life.



Existing Stained Glass Windows and Chandelier in Transept.

4.4 Design Intent

04.04.01	New walls to the north elevation to retain the internal volume and spatial character of the church.	04.04.13	Void between new structure and stain glass window to prevent obstruction.
04.04.02	Destratification fans to be installed in the open areas to eliminate stratified layers and achieve temperature equalisation throughout the building.	04.04.14	New partition wall between Bedroom and South Office to apply same detailing as existing wooden screen.
04.04.03	Unobstructed axial view through the east to west end.	04.04.15	Stepped landing to connect change in levels of mezzanine floors.
04.04.04	Window without stained glass of less historic interest to be located in the Utility.	04.04.16	Internal window in Bedroom to frame stained glass window.
04.04.05	Free standing kitchen counter unit.	04.04.17	Motorised conservation rooflights and blinds. Rooflights to be between the rafter to ensure the casement sits flush to the roofline and reduce visual impact.
04.04.06	Existing liturgical items to be retained.	04.04.18	Potential location for solar panels to prevent a visual impact to the principal external elevation.
04.04.06a	Existing pews to be adapted and alter sizes to accommodate each room.	04.04.19	LED recessed ground lighting to illuminate key routes through the site.
04.04.07	Wood burner in Entrance with flue penetrating through window opening.	04.04.20	Minimum 8 new trees and vegetation to replace unsuitable trees for retention and enhance the southern boundary and south-east corner of the site.
04.04.08	Mezzanine to sit above window level.	04.04.21	Dome CCTV cameras.
04.04.09	Cantilevered Balcony to align with the west end stained glass window.		
04.04.10	Glazing to Balcony walkway to minimise the visual impact where the new structure obstructs internal view through the east to west end.		
04.04.11	Pelmet to sit below the exposed ceiling timbers with LED recessed lighting.		
04.04.12	Glazed partition screen between Choir/Library and main space of the church to create a comfortable living environment.		

4.5 Fabric Repairs

Design Approach for Conservation of Fabric: In line with the church's Heritage Impact Assessment, a considered approach to conserving historic fabric has been adopted. A detailed restoration specification will be produced and proven methodologies and techniques will be followed.

Sound historic fabric will be generally be retained in situ as far as practicable and where repair is require will follow a principle of 'minimum work necessary' to ensure an approach of minimal intervention and reversibility as far as possible. Replacement materials used in any repair will always be carefully sourced to match the existing and all repairs will follow a principle of fitting new to old, rather than old to new.

External Works: The external walls are in a good quality sandstone with a hewn finish. The stone is generally in a good condition and has weathered well considering its exposed location despite at low level, where wet/dry and freeze/thaw actions have eroded the mortar that will need repointing.

Copping stones are generally in poor condition and that will need lifting and re-bedded.

The chimney to the vestry is in a poor condition and will need to be reconstructed and gable capping re-bedded.

The main roof of the church is in satisfactory condition with the exception of lead flashing and guttering that will need replacing. Existing plastic rainwater pipes are to be replaced with metal pipes and hoppers throughout.

The roof to the South Transept valley contains dry rot. The valley supporting timbers will need to be replaced and as a minimum the bottom of the rafters to the first purlin.

The flat roof to the Organ room to be removed and replaced.

All external doors are solid oak doors and would benefit from a treatment of oil and to paint the ironmongery.

Some of the diamond leaded windows and stained glass windows are damaged and boarded over that will need to be restored and/or replaced.

Cages require further review to understand scope of repair works and could benefit to be replaced with poly carbonate sheeting set 6mm from the exterior of the church.

The churchyard is overgrown and existing trees will require attention so future growth will be sustained. 8 individual trees are to be removed, with 7 of these being unsuitable for retention. In addition, 3 tress will need to be pruned and/or crown lifted where they overhang or are interfering with the church building. A minimum of 8 tree capable of reaching a medium to large mature size will be planted to enhance the southern boundary and south-east corner of the site. The stone flag path to the south porch and vestries have been stolen, with the majority of the large sandstone slabs missing, will be replaced.

At ground floor level perimeter channel drains are to be installed to take rain water away from the building, at present it looks to be saturating the ground, and without a damp proof course or cavity is causing rising damp internally.

Internal Works: The internal fabric is generally in satisfactory condition with the exception of evidence of dry rot and wet rot in close proximity to the ceiling joists.

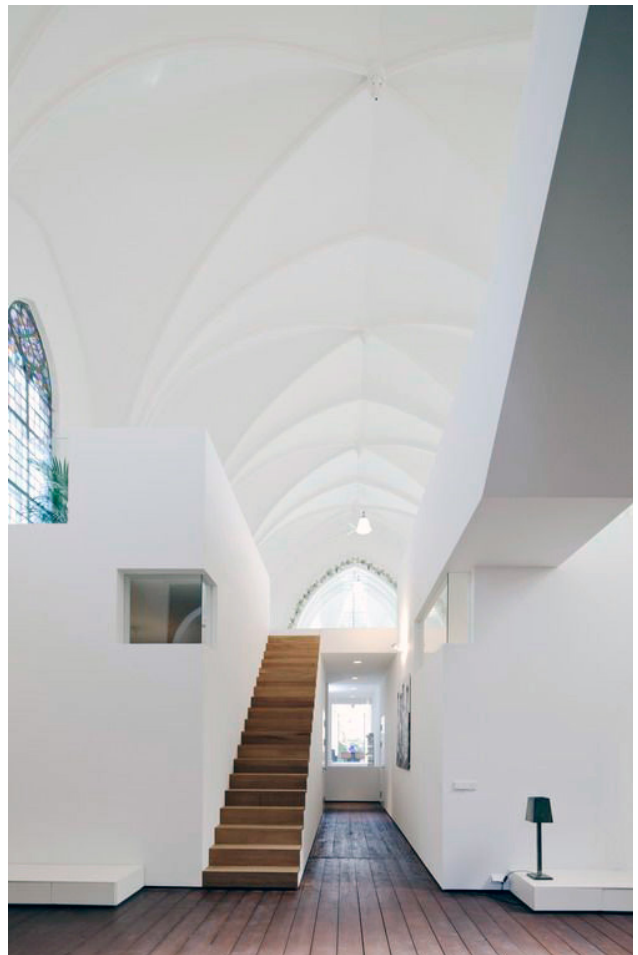
Organ to be removed and boarded out due to the ingress of dry rot. The organ screen to be reinstated to contain the organ pipes above.

Timber floor to the Chancel to be removed, joists replaced and installation of new floor boards due to evidence of dry rot to this space.

The existing internal walls are to undertake a project to insulate the church using a breathable thermal insulation. Internal walls to be replastered and repainted with a lime plaster paint.

4.6 Materiality

The proposal will aim to use a muted palette with natural materials to celebrate the church's historic fabric. Where new intervention intersect with the historic fabric the use of glazing and shadows gaps will create a sympathetic and lightweight connection.



5.0 Product Data Sheets

4.7 CCTV Cameras

rekor HD Technical Specification

Product Code: RHD8KB4G4TB

Description: 8 Channel HD 4TB DVR & Grey Bullet Camera CCTV Kit



8 Channel HD 4TB DVR		3.6mm Lens 2MP HD Bullet Camera - Grey	
System		Sensor Size	1/2.8"
Operating System	Linux	Lens	3.6mm Fixed
Video & Audio		Effective Pixels	NTSC/ PAL:1920(H) x 1080(V)
Video Input	8 Channel BNC	Resolution	1080p @25 fps
Audio Input	4 RCA Inputs	Ingress Protection	IP66
Audio Output	1 Channel RCA	Minimum Illumination	0.05 Lux
Construction		IR Distance	30 Metres
Material	Steel - Body ABS - Faceplate	Scanning System	Progressive
Display		Shutter Speed	Automatic
Video Output	1 x HDMI, 1 x VGA & 1 x BNC	Video Output	1Vpp, 75 ohms
Display Split	Single / Quad	Minimum Object Distance	0.6m
Resolution	1024 x 768, 1280 x 720, 1280 x 1024, 1440 x 900, 1920 x 1080, 1080 x 1440, 3840 x 2160	On Screen Display (OSD)	English
Recording		Day & Night	Ext / Colour / B&W
Video/Audio Compression	H.265	Backlight Compensation	Off / User BLC
Resolution	1080P @15fps	Wide Dynamic Range	D-WDR (Off/On)
Record Rate (Main Stream)	4ch 1080P recording	Digital Noise Reduction	2D DNR
Recording Mode	Manual/Motion Detection/Schedule	Gain Control	Auto
Playback & Backup		White Balance	ATW
Sync Playback	8ch 1080P playback	Remote Control Interface	ACP (AHD Coax Protocol)
Backup Mode	USB2.0 devices	Power	12VDC
Networking		Max Consumption	3.5W
Network Connection	Ethernet (RJ45 10M/100M)	Dimensions	Ø71mm x 151mm
Network Functions	HTTP, IPv4/IPv6, TCP/IP, UPNP, RTSP, UDP, SMTP, NTP, DHCP, DNS, PPPOE, DDNS, FTP	Material	Metal Alloy
Network Monitoring	CMS Windows & Mac, Android & iPhone apps	Weight	350g
Storage		Operating Temperature	-30°C to +50°C
Internal HDD	1 SATA 4TB HDD	Supplied	
Auxiliary Interface			8 Channel DVR
USB	2 (1 Front & 1 Back)		4 x Grey Cameras
General			4 x 18.3m Shotgun Cables
Power Consumption	<10W (without hard disk)		User Guides
Operation Condition	0°C – +55°C / 10% – 90%		Mounting Screws & Wall plugs
Dimensions	300mm x 227mm x 53mm	Compatible Products	
Power			RHDC36FBW White 3.6mm Lens Full HD Camera
Operating Voltage	12V DC		RHDC36FBG Grey 3.6mm Lens Full HD Camera
Features			RHDC36FDW White 3.6mm Lens Full HD Camera
	Line Cross Detection		RHDC36FDG Grey 3.6mm Lens Full HD Camera
	Perimeter Intrusion Detection		

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Errors & Omissions excluded.
Specification is subject to change without notice.

5.1 Solar Panels

www.jinkosolar.com



Tiger Neo N-type 54HL4R-B 420-440 Watt ALL-BLACK MODULE

N-Type

Positive power tolerance of 0~+3%

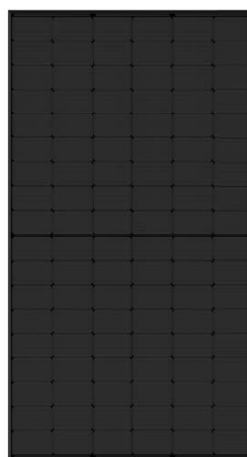
IEC61215(2016), IEC61730(2016)

ISO9001:2015: Quality Management System

ISO14001:2015: Environment Management System

ISO45001:2018

Occupational health and safety management systems



Key Features



SMBB Technology

Better light trapping and current collection to improve module power output and reliability.



Hot 2.0 Technology

The N-type module with Hot 2.0 technology has better reliability and lower LID/LETID.



PID Resistance

Excellent Anti-PID performance guarantee via optimized mass-production process and materials control.



Enhanced Mechanical Load

Certified to withstand: wind load (4000 Pascal) and snow load (6000 Pascal).

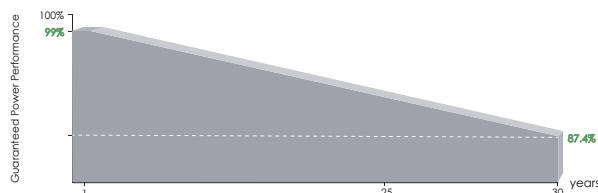


Durability Against Extreme Environmental Conditions

High salt mist and ammonia resistance.



LINEAR PERFORMANCE WARRANTY

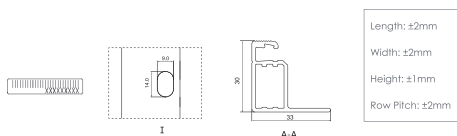
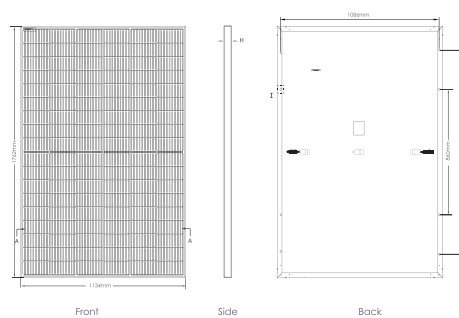


25 Year Product Warranty

30 Year Linear Power Warranty

0.40% Annual Degradation Over 30 years

Engineering Drawings



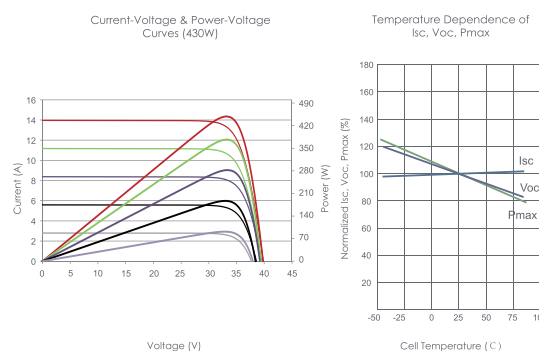
*This tolerance range applies only to the four-angle distance of the module as indicated above.

Packaging Configuration

(Two pallets = One stack)

36pcs/pallets, 72pcs/stack, 936pcs/ 40'HQ Container

Electrical Performance & Temperature Dependence



Mechanical Characteristics

Cell Type	N type Mono-crystalline
No. of cells	108 (6×18)
Dimensions	1762×1134×30mm (69.36×44.65×1.18 inch)
Weight	22 kg (48.50 lbs)
Front Glass	3.2mm, Anti-Reflection Coating, High Transmission, Low Iron, Tempered Glass
Frame	Anodized Aluminium Alloy
Junction Box	IP68 Rated
Output Cables	TUV 1×4.0mm (+): 400mm, (-): 200mm or Customized Length

SPECIFICATIONS

Module Type	JKM420N-54HL4R-B		JKM425N-54HL4R-B		JKM430N-54HL4R-B		JKM435N-54HL4R-B		JKM440N-54HL4R-B	
	STC	NOCT	STC	NOCT	STC	NOCT	STC	NOCT	STC	NOCT
Maximum Power (Pmax)	420Wp	316Wp	425Wp	320Wp	430Wp	323Wp	435Wp	327Wp	440Wp	331Wp
Maximum Power Voltage (Vmp)	32.16V	29.95V	32.37V	30.19V	32.58V	30.30V	32.78V	30.50V	32.99V	30.73V
Maximum Power Current (Imp)	13.06A	10.55A	13.13A	10.60A	13.20A	10.66A	13.27V	10.72A	13.34A	10.77A
Open-circuit Voltage (Voc)	38.74V	36.80V	38.95V	37.00V	39.16V	37.20V	39.36V	37.39V	39.57V	37.59V
Short-circuit Current (Isc)	13.51A	10.91A	13.58A	10.96A	13.65A	11.02A	13.72A	11.08A	13.80A	11.14A
Module Efficiency STC (%)	21.02%		21.27%		21.52%		21.77%		22.02%	
Operating Temperature(°C)	-40°C~+85°C									
Maximum system voltage	1000VDC (IEC)									
Maximum series fuse rating	25A									
Power tolerance	0~+3%									
Temperature coefficients of Pmax	-0.29%/°C									
Temperature coefficients of Voc	-0.25%/°C									
Temperature coefficients of Isc	0.045%/°C									
Nominal operating cell temperature (NOCT)	45±2°C									

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Architects | Masterplanners | Heritage Consultants