ST MARYS CHURCH HULME

PLANNING RESPONSE 11.02.26

This response follows comments raised by the Conservation Officer in December 2025 and responds to discussions held on site on January 13th 2026

Secondary Glazing

In the first instance comments had been raised by Environmental Health in terms of amenity. In order to counter this the scheme has now been revised to include secondary glazing to the inside of the ground floor windows.

Secondary glazing has not been included to the large central stained-glass window. This window faces private gardens and has a relatively high cill so is less prone to traffic and street related noise.

The secondary glazing has been designed to sit on the deep cill and tack behind the existing brick corbel arch at the head of the windows. The existing splayed reveals have no architectural mouldings that would be affected by the position of the frames. The stained timber frames have been subdivided into three opening lights which will match the three panes of the windows. Splitting the frames into two opening lights was considered but results in unwieldy sizes. The depth of the reveals should still allow a view of the stone mullions internally.

The upper part of the windows will be above first floor and the secondary glazing will be fixed here and have either no mullions or a central mullion where the en-suite partition forms a junction with the glazing.

The introduction of secondary glazing also helps to deal with the previous gap between the new first floor and the windows where there was a danger of falling. Previously a cantilevered metal grillage was proposed to protect this gap. This can now be removed.

Furthermore, the introduction of the secondary glazing means that the previous sliding screens used to provide some acoustic privacy between the private bedrooms and bathrooms and the downstairs living accommodation, can now be removed. This results in less harm to the inside face of the external wall where pelmets were required to hide the sliding tracks.

Finally, the secondary glazing will have some benefits to the energy efficiency of the building.

The proposed frames will be designed to be slim whilst including more traditional astragal beadings and will be of the same finish as the rood screens that are to be retained. We did not intend to design them so that they looked original. We would expect to have to provide more detail on the screens should the planning permission be granted.

First floor partitions

The meeting on site was very productive in terms of understanding what the Conservation Officer was looking for with the treatment of the mezzanines. It was understood that providing freestanding pods was not practical and a compromise was discussed where the junctions with

the existing fabric could be detailed to appear more lightweight whilst maintaining some of the visual and acoustic privacy expected from private bedrooms and bathrooms.

The other desire from the Conservation Officer was that the aisle roofs were more visible.

The use of glazing was discussed on site as one method of making the bedrooms look more lightweight in appearance whilst offering views of the ceiling.

This has been considered at length by the client and has some disadvantages. Most important is the fact that the partitions are intended to offer privacy to private bedrooms (and bathrooms) where glass is not ideal.

To be able to provide uninterrupted views of the underside of the aisle roof the glazed partition would need to be full height rather than appear as a window. This could add considerable weight and more expense to the project. Should double glazing be required to provide some acoustic separation withy the living spaces then this will increase the weight of the partitions considerably and would require more substantial structure to hold it up. Withs ingle glazing then a heavy curtain may be required to provide some acoustic benefit though this could result in restricted views where curtains were left open. It would also require a heavy-duty track to be fixed to the underside of the roof.

Another disadvantage is that the glazed wall may restrict the layout of furniture, particularly on the south-west corner bedroom where there are already two low level external windows. This would result in the headboard having to be on the partition wall facing the main central space.

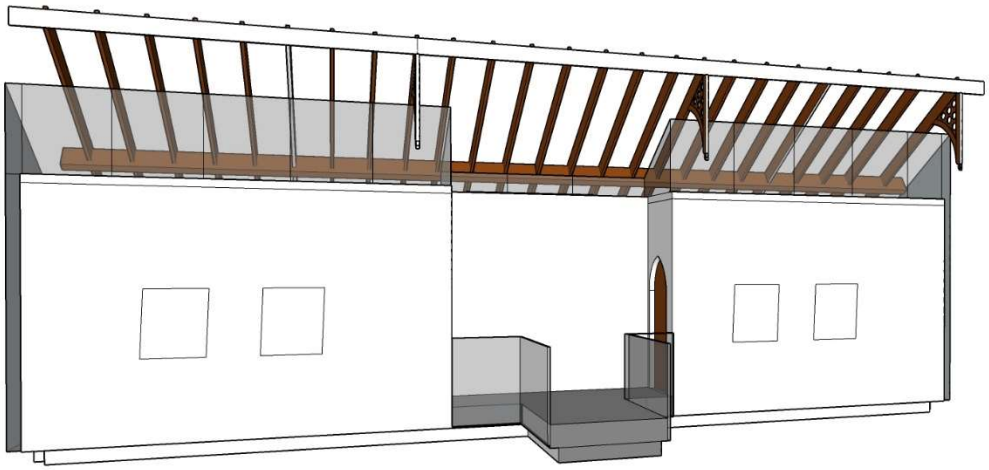
However, the use of full height glazing, or even long runs of glass that were say at a standard ceiling height, does not give the client the look and feel they are after and, in their opinion, would look more commercial than domestic. As discussed previously, the lack of wall space would also restrict the display of their art collection which is an important consideration of their brief.

We are therefore proposing to retain the bedroom and bathroom partitions as blank plasterboard walls that can be used to display artwork or feature wallpapers or to place furniture against and have proposed a glazed clerestorey above them along with some slot glazing at the junction with the cross walls.

The high-level glazing will create the pod like appearance where walls do not extend full height to the ceiling. The glazing will be pushed back as far as practical on the partition line (without having to install a secondary structural line to support it) and will allow a view of the underside of the aisle ceilings from ground floor level and from the central mezzanine space. We would hope to be able to provide the glazing with minimal framing and glass to glass joints so that the view of the raftered ceiling is not impeded by excessive glazing mullions. A top channel will be required otherwise all of the glass will need to be cut around the timber rafters.

The slot glazing down the sides will be largely invisible from the central space due to the fluted arches so will not adversely affect visual privacy.

The glazed clerestorey will also allow views from within the bedroom spaces back into the main space where the carved gusset of the truss plates and the top of the fluted arches will be visible.



Elevation of bedroom partitions with sot glazing to side junctions and glazed clerestorey affording views of the timberwork on the existing aisle ceilings. Blank walls to be used for artwork (shown simplistically)

View of bedroom partitions between the fluted columns with glazed clerestorey

View from bedrooms where trusses and fluted arches will be visible.

Partition Junctions

Where practical glass slots have been proposed at the junction of partition with the existing fabric to maintain the visual separation of old and new. Where this is not as practical such as to bathrooms and especially showers then a shadow detail has been proposed so that the full depth of the partition does not join the wall

Ground Floor wc.

After discussion the client would prefer to maintain the squarer partitions of the ground floor cloaks and store room to the north-west corner. Again, this largely comes down to the practicalities of shelving in cupboards and the display of artwork throughout the property that either curved walls (to match the other cloak room) or feature timber clad walls does not lend itself to. We have proposed that the partition in this corner of the dwelling will have the same shadow gap details at junctions with the existing walls and with the underside of the new ceiling so that they appear as lighter weight insertions.

Summary

We believe that this is a reasonable compromise between the requirements of the client brief and the protection of the heritage appearance within the building. If precise details cannot be agreed via a condition, then we would welcome the opportunity for further discussion with the Conservation Officer in order to refine the design.

Drawings

The following revised drawings are included within the submission.

d433 D09 rev D proposed ground floor

d433 D10 rev D proposed first floor plan

d433 D13 rev B proposed section d-d

d433 D14 rev B proposed section e-e

d433 D15 rev B proposed section f-f

d433 D16 rev B fenestration details

d433 D20 rev B lighting strategy

The following new drawings is included in the submission#

d433 D20 rev A partition details