

**Rosslyn Hill Unitarian Chapel  
3 Pilgrims Place  
London  
NW3 1NG**

**Rosslyn Hill**  
UNITARIAN CHAPEL



**Proposed Replacement of Heating Installations and Alterations to Floor Structures and  
Finishes**

**Design & Access and Heritage Statement**

December 2024

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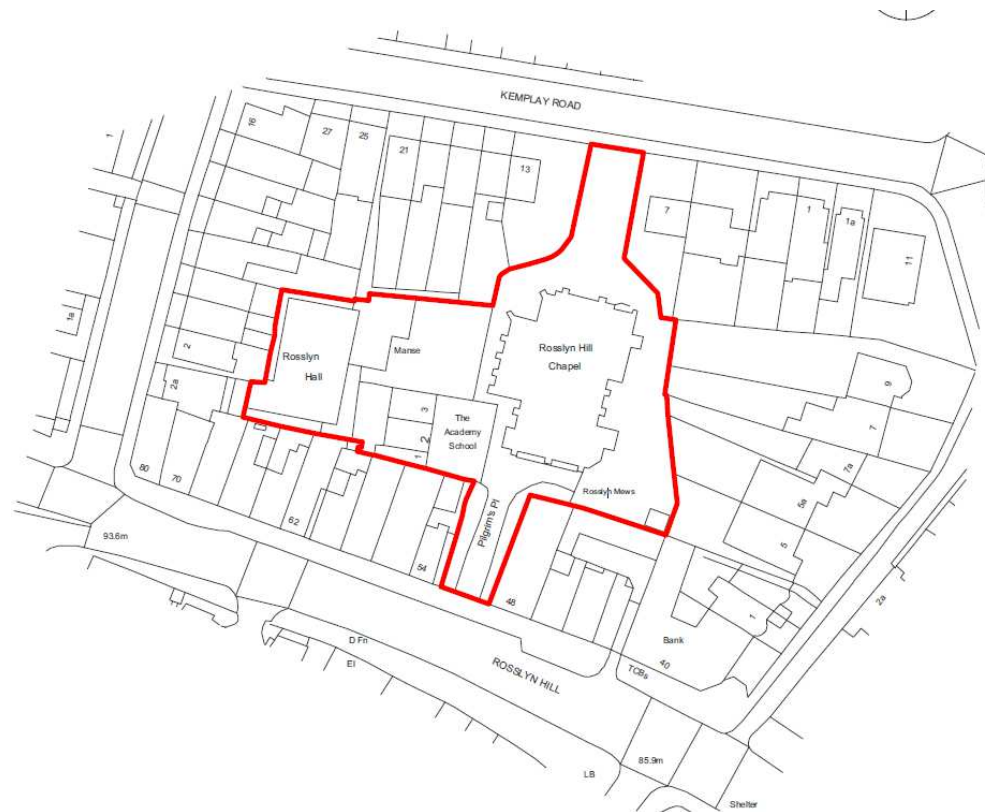
The following supportive drawings should be read in conjunction with :

- Ryan Bunce & Co drawings J239 01, 02 and 03.
- Chris Reading Associates Limited drawings 2401-1-B, 2401-2-A, 2401-3-G, 2401-4-A, 2401-5-A, 2401-6-B, 2401-8-C, 2401-9-A, 2401-10-4, 2401-11-A.
- Marbus Consulting Engineers drawings 03591-S-001-P2, 03591-S-010-P3, 03591-S-020-P5, 03591-S-021-P4, 03591-S-022-P4, 03591-S-023-P1
- Marbus Design Statement
- Chris Reading & Associates design statement

## **A**    **The Existing Situation**

### **1**    **The Site and Locality**

The site is located on Rosslyn Hill (A502) in the Hampstead area of London and comprises a variety of buildings being a Place of Worship, Manse and Academy School.



**Image 1 – Location Plan**

The church building accommodation includes a Nave with gallery to the west end, North Aisle, Chancel, Toilets, Vestry and Meeting Room / Choir Vestry.

## **2 The Existing Situation**

The church building is of traditional construction comprising Kentish ragstone walling with Bath limestone dressed stone quoins, buttress weathering's, copings and window and door surrounds. The roofs comprise a series of duo and mono pitched timber trussed structures weathered with natural slate coverings, and lead and copper weathered flat roofs. Windows are of leaded glass set in stone surrounds, with a mixture of stained and plain glass.

Internally the walls are off painted plaster, with the exception of the north aisle colonnade which is off dressed stone. The floors comprise a mixture of suspended timber joist and solid masonry construction. Floor finishes vary between carpet, timber strip boarding and original Victorian clay tile.



Image 2 – Nave & North Aisle facing east towards the Chancel



Image 3 – Nave and North Aisle facing north



Image 4 – North Aisle facing west



Image 5 – Font to the east end of North Aisle

### **3 Historic Significance**

The property is Listed Grade II, List Entry Number: 1130399, with the list description stating:

Unitarian chapel. 1862 by John Johnson; 1885, north aisle, chancel and committee room added by Thomas Worthington, a Manchester Unitarian. Kentish ragstone rubble with Portland stone dressings. Slated pitched roof with fleche. Gothic style. Wide aisled nave of 7 bays with sanctuary. INTERIOR: with vaulted timber roof and gallery at west end. 2 plaster relief panels in chancel attributed to John Flaxman. Good range of C19 stained glass, in geometrical tracery, by Morris and Co to cartoons by Burne Jones, Henry Holiday, Clayton & Bell, Wilson & Hammond, Lavers & Westlake and Mayer & Co of Munich. Good range of memorials including a memorial to the artist Helen Allingham.

The original pews were removed and sold, where the Nave, south Aisle and west end Narthex flooring were altered and carpeted in 1966. The remaining pews were retained to the perimeter walls of the Worship Area.

## **B**    **The Proposed Design**

### **1**    **Design Development**

The proposed designs include for two principal aspirations:

- 1) Replace the existing gas fired heating system with an electric air sourced heat pump combined underfloor and radiator system.
  
- 2) Replace the suspended timber joist floor structure with new suspended timber joists to provide a level internal floor finish within the Nave and North Aisle to facilitate safe and flexible use; remove previous concrete infill sections to the floor; replace the wood strip coverings with new wood strip boarding; replace the carpet finish; repair and reinstate the original Victorian tiled finish to the Crossing and Narthex to the original architectural integrity and form of the building.

Within the Nave, the original raised pew platforms have been over boarded and carpeted and the tiled aisle walkways battened over, boarded and carpeted. This has resulted in a chamfered junction detail between the carpet areas and original exposed tiling at the Crossing, as depicted in Image 6 below. The varying level creates a trip hazard at the junction.





Image 6 – Crossing tiling and chamfered carpet junction



Image 7 – Existing gas heat emitter

To the north Aisle, the original tiled walkway has also been battened over, the original timber joists replaced and modern softwood boarding installed, as depicted in Image 4 above. Furthermore, there are two areas of mass concrete infill to the floor structures within the Nave, which would have originally been suspended timber joist.

The drawing below, illustrates the existing floor plan and finishes.

Key

-  Timber strip boarding over suspend timber joist
-  Victorian tile over solid substrate
-  Carpet finish adhered over sheet boarding
-  Timber strip boarding over Victorian tile

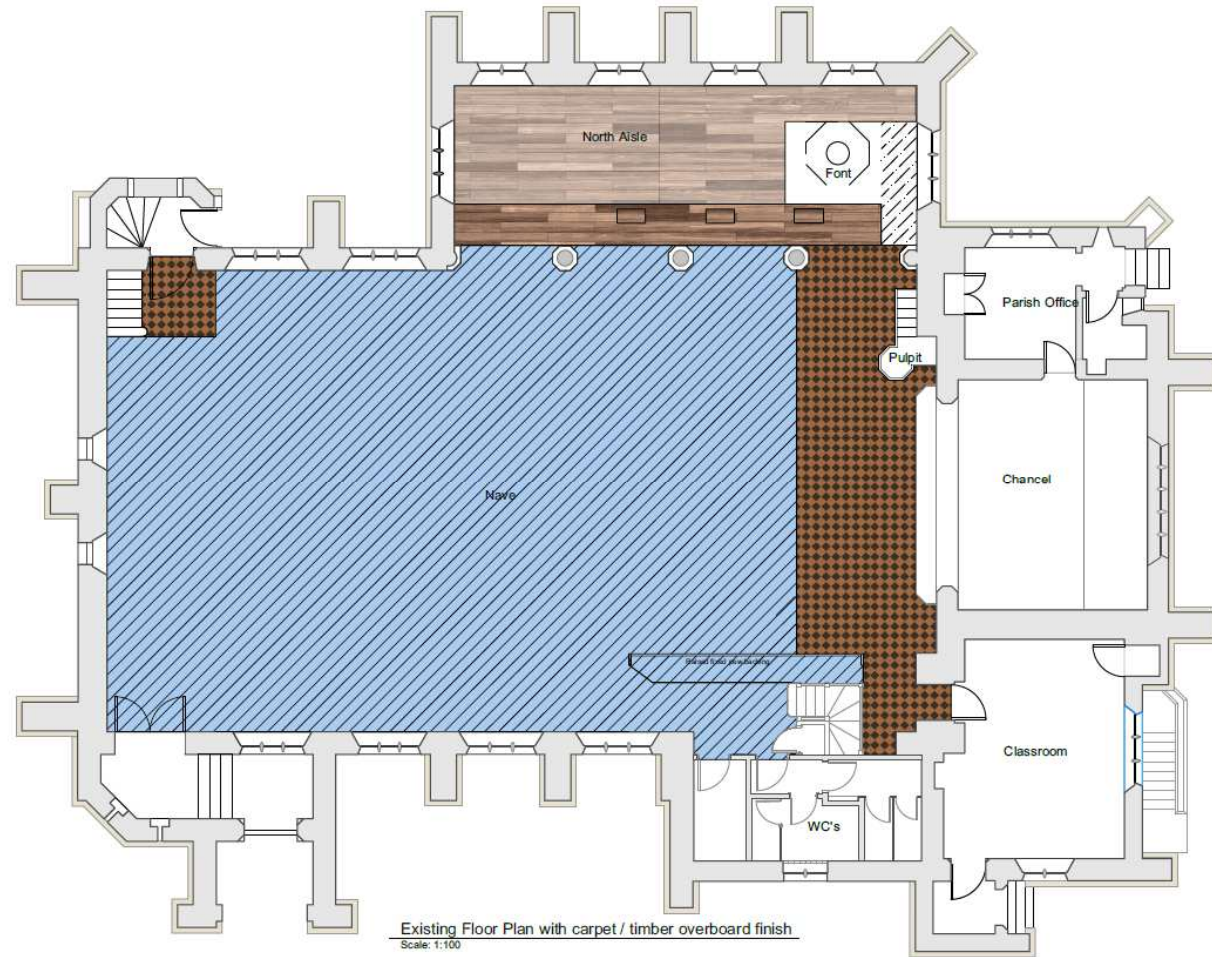


Image 8 – Existing Floor Finishes

The drawing below, illustrates the floor finishes below the over boarded areas.

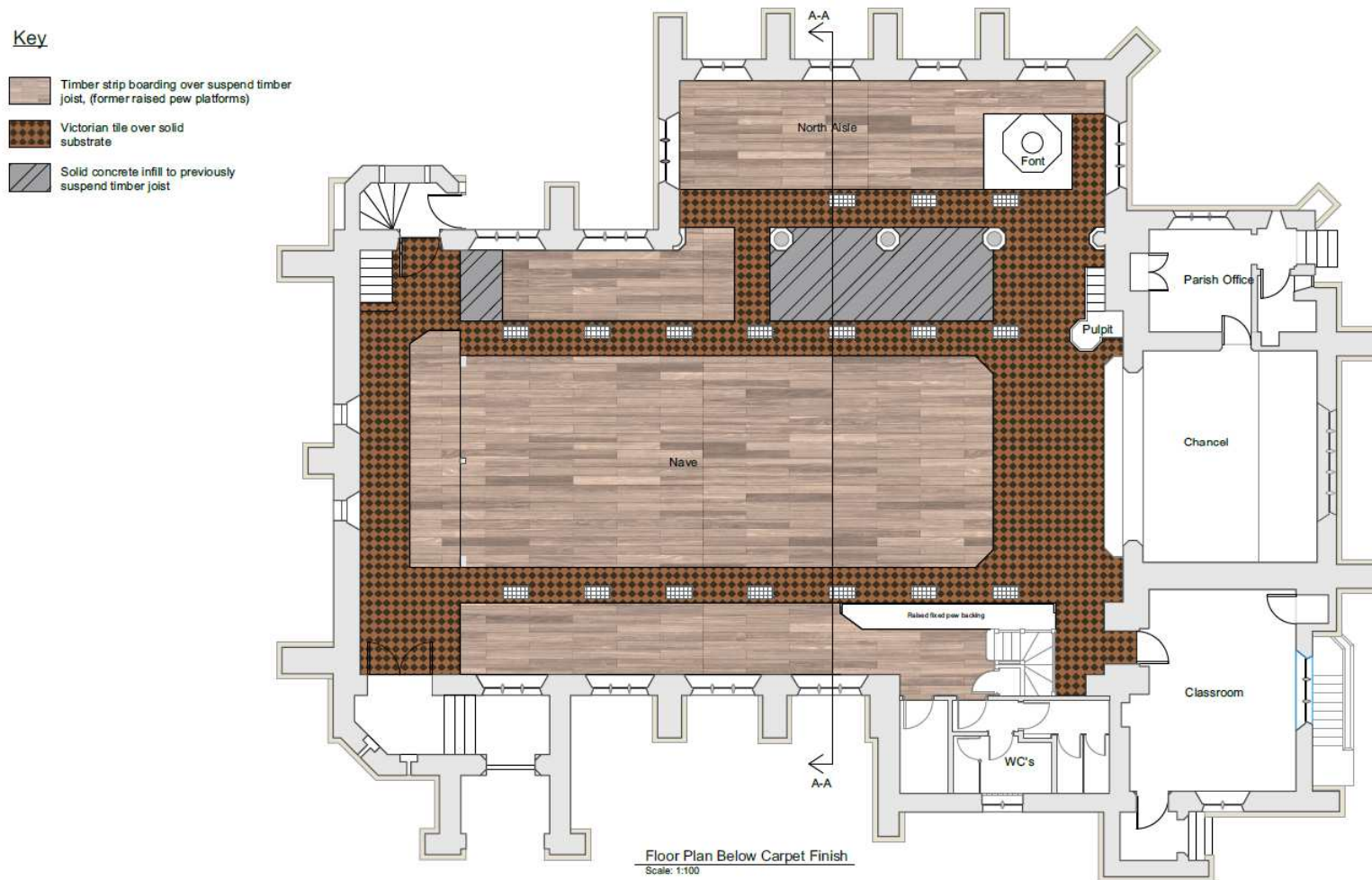


Image 9 – Floor Finishes below over boarded areas

As part of the design development process, the existing carpet and over boarding was temporarily lifted. The condition of the original tiled Aisle walkways is poor with extensive areas of missing and damaged tiles, as illustrated in Images 10 and 11 below. The softwood strip boarding to the central Nave area comprises a mixture of original softwood boards and modern replacement softwood boards. It is presumed the tiles and boarding were either in a poor condition prior to or altered as part of the 1966 pew removal and carpet installation works.



Image 10 – Tiled aisle walkway



Image 11 – Tiled aisle walkway

## 2 Materials and Appearance

It is proposed to remove the concrete floor infill areas, existing suspended timber floor structures and finishes, and tiled flooring with the exception of the original tiled flooring to the Crossing, which will be retained as existing and locally repaired.

A new suspended timber floor is proposed to be installed set at a level so that the finished flooring level throughout the Worship Area will be that of the existing Crossing tiles.

Underfloor heating and insulation is proposed to be installed between the new joists.

The new floor finishes to the Worship Area are proposed as a mixture of new Junckers oak flooring and carpet, as illustrated below.



The existing Victorian geometric tiling to the Aisles that are not damaged are proposed to be salvaged and reused to repair the Crossing tiling. Additional replacement Victorian geometric tiling is proposed to be from Messrs Original Styles, where the tiling will match the existing Crossing tiles.

The floor finish proposals are illustrated on the proposed plan below in Image 12.

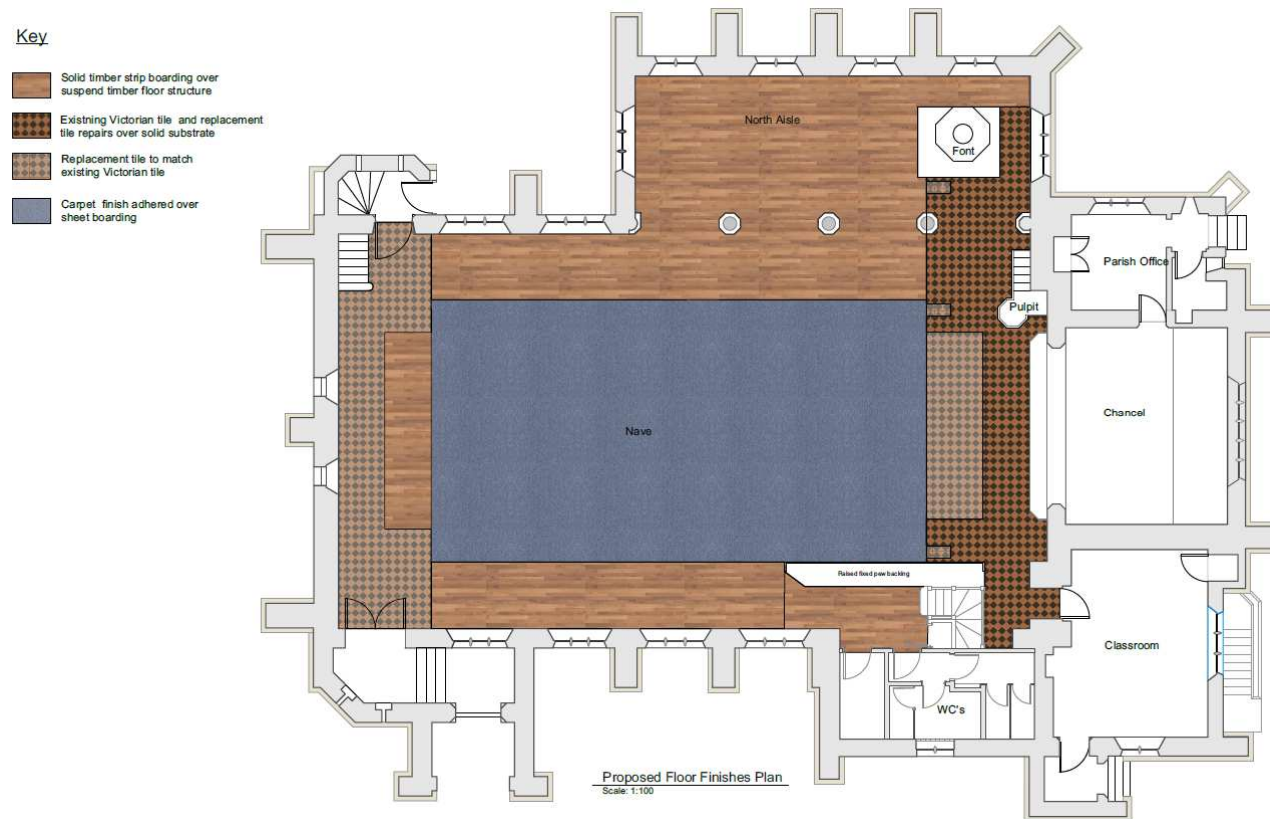


Image 12 – Proposed Floor Finishes

### **3 Impact and Justification**

The original tiling and pew platform boarding have either been part altered, damaged and missing, resulting in a poor quality of flooring. The pew platforms are also raised above the adjacent floors area which results in a trip hazard where a boarded chamfered edge was formed when the previous works undertaken. The proposed replacement floor will ensure a levelled floor finish throughout.

The proposal to introduce a new carbon beneficial heating system, will improve the internal environmental conditions within the building and also remove the use of gas to operate the heating system.

The existing obtrusive heat emitters within the Worship Area would be removed and replaced with aesthetically correct new radiators.

The worn condition of the existing carpeting and strip boarding detract from the aesthetic of interior. The proposed Junckers oak flooring is a very high quality timber floor that would compliment the interior. The timber is a solid oak board that is manufactured to work with underfloor heating systems, thereby providing a longevity of installation.

The new and repaired existing geometric tiling will reinstate the original form of the Narthex and Crossing interior floor areas.

The replacement carpet will enhance the interior where replacing a worn existing carpet.