



St Martin's Church Hall **22 Vicars Road London NW5**

Design and Access Statement

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April 2012

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St Martin's Church Hall

1.0 Context and Existing Site



Aerial view of site (St Martins Church Hall outlined in red)



View from Wellesley Road



View from Vicars Road (East)



View from Grafton Road



View from Barrington Close

The property is situated in Kentish Town on the north side of Vicar's Road opposite St Martin's Church. The main facade of the building is set back from the pavement to create a small forecourt at the front. The staircase tower projects slightly forward from the main facade and sits at an angle to the road. There is a pedestrian access running along the East side of the building which leads to a further staircase and toilet block over which the adjacent house at 20 Vicar's Road has a right of way. To the west of the site is a 4 storey 1970's modern residential block of flats and on the opposite side of the road are 2 storey residential properties and St Martin's Church. To the East sits a 2 storey house at 20 Vicar's Road and to the rear of the building there is an open yard.

The Grade II Listed building (listed 14/5/74) was built in the late 19th century as a Church Hall and until recently has been used as a primary school by L'le Aux Enfants. The following description is the British Listed Buildings entry:

'GV II

Church hall, now in commercial use. Late C19. Possibly by the son of EB Lamb; refurbished 1989. Kentish ragstone rubble main facade, brick sides and rear. 3 storeys. 3 windows and 1-window slightly projecting entrance bay; 5-window left hand return. Recessed doorways with pointed heads. 2 and 3-light square-headed windows with cusped tracery lights and small panes. Sill strings to upper floors. Parapet. Return with mullioned square-headed windows having small panes in shallow segmental-arched recesses reaching the full height of the building; battlemented parapet. Interior; plain. Forms a group with Lamb's seminal church opposite'

The distinct front facade is of Kentish ragstone rubble with sandstone surrounds to the window openings and there are horizontal banding courses which run at window cill levels and above the 2nd floor windows. Windows are metal with small paned glazing units. The ground floor entrance doors are in dark stained timber and are positioned at the base of the staircase tower in recessed doorways which have pointed heads. The West and East elevations are of stock brickwork with simple stone surrounds to windows on the West elevation and plain brick openings to windows on the East elevation. The rear North elevation borders a Council owned goods yard and has been part rendered on the lower section with brickwork above. There are no distinguishing features to the rear elevation. The existing building has a flat felted roof, which was originally built and used as a roof garden.

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2.0 Planning History

In 1978, planning permission was granted for the use of the building as a school to teach mime, drama, modern dance, ballet and yoga. Permission was personal to the user and following vacation of the property, the premises reverted to D1 use.

In 1990 planning permission was granted on appeal for B1 use and for listed building consent for internal alterations. This use was partially implemented, while the remainder of the building remained vacant.

In 1993 planning permission was granted for the change of use from B1 to D1; a school for 100 pupils.

In 2004 approval was recommended to the Planning Committee for the change of use from D1 to C3 use for 7 residential units comprising 1 x 1 bed, 2 x 2 bed & 3 x 3 bed flats in the main building and 1 x 1 bed maisonette in the adjacent 2 storey building at the side. This use was not implemented because the existing school could not find suitable alternative premises at the time and needed to remain in the property. *See Planning Officer's Report to committee application ref: PEX0201118/P, which stated the following:*

Overall design of proposal - Overall, it is considered that the proposed works, both internal and external, would achieve a successful new use for the application building, whilst retaining the special interest of the listed building and its historic fabric. It is considered that the proposal would complement the existing building, the street scene and the setting of the listed building opposite. The proposal is considered to comply with policy.

Impact on neighbour amenity - Overall, it is considered that the proposed development would cause no undue loss of privacy or overlooking, and complies with policy.

The school has since found more suitable premises in Holmes Road and vacated the property in September 2011. Following notice by the school, the property was placed on the market with estate agents in October 2010 for sale or for rent and D1 users have been actively sought for the building, but no interest has been shown to date (see appendix E). However, agents have confirmed that a demand has been expressed for small residential units in the area and the building would be well suited to this use.

A planning application for 9 residential units in the main building and a maisonette in the 2 storey adjacent building was submitted in 2011, but was withdrawn in order to include the amendments shown in the current planning application.



Floor Plans—as proposed

The proposal recommended by the planning officer for approval to the Planning Committee in 2004 was for the change of use of the main building to 6 self-contained residential units and the adaptation of the side building to a 1 bed maisonette. As the school remained in occupation, the Section 106 Agreement was never finalised by the owners and the Council deemed the application withdrawn.

This planning application is for the conversion and refurbishment of the main building to 9 residential flats and comprises the following units:

Main Building

Ground Floor	3 x 2 bed
1 st Floor	1 x 1 bed, 2 x 2 bed
2 nd Floor	1 x 1 bed, 2 x 2 bed

The principle of a change of use of the property to residential use was established in the 2004 planning application, which was recommended to the Committee for approval.

The current planning application includes 2 additional residential units compared with the 2004 application. This is due to the fact that the economic situation has changed substantially since 2004 and additional 2 bedroom units (to replace the previously proposed 3 bedroom units) are now required to make the proposals economically viable. The situation is compounded by the high cost of converting a building of this nature, which requires specific materials, detailing and construction.

In preparing the proposals, care has been taken to protect the character of the building, both internally and externally.

In addition, the NHBC design principles concerning dwellings which can be easily accessed, furnished and maintained have been included. The dwellings will be acoustically separated, will not detrimentally affect one another and have been designed to avoid overlooking. All flats are accessed via a lift and staircase.

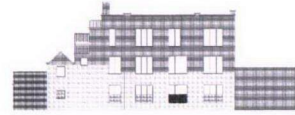
All flats are designed to have a good level of natural day-lighting and a clear view wherever possible. In addition, living and bedroom spaces are stacked and services and

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3.0 Design Proposals



Front Elevation



Rear Elevation



East Elevation



West Elevation

Elevations—as proposed

utilities have been centralised where possible. The units are designed to give flexible living accommodation capable of functioning for a wide range of users in the future.

The existing windows are in a poor state of repair and need to be refurbished. Double glazed units are proposed in addition to the existing windows to enhance the sustainability and energy conservation of the development.

The front forecourt was originally enclosed by railings, which were removed. The proposal includes new railings and a covered and ventilated refuse and recycling facility within the landscaped area, which will be easily accessible for both the residents and for refuse collection.

The proposals comply with the Council's Policies outlined in their Local Development Framework as follows:

DP5 Homes of different sizes

Meets the priorities set out in the Dwelling Size Priority Tables, providing a mix of large and small units, with efficient layouts in terms of communal and internal circulation. The table sets a 'very high' priority for 2 bedroom units and a 'medium' priority for 3 bedroom units within the market sector.

DP6 Lifetime Homes and Wheelchair Housing

All units to meet lifetime homes standards with 1 ground floor unit being capable of being adapted to be wheelchair accessible use in the future

Core Strategy paragraph 6.39: 10% of accommodation proposed = 1 wheelchair unit (disabled parking space could be provided on-street outside property)

DP15 Change of Use

See also Core Strategy policy C810

Existing school has found new more suitable and preferred premises. See Appendices C & D

Property has been marketed extensively for D1 use, but no interest shown to date due to the location of the premises and the Listed nature of the building (See letter dated 21/7/11 from Bernard Gordon & Co)

It has been assessed that it is not economically viable to convert the property to provide affordable housing, due to the extensive works required to refurbish to residential use and to the Listed nature of the building.

DP16 Transport

Property is close to bus and train transport links.

Gospel Oak over-ground, 5 min walk.

Amenities

Royal Free Hospital, 20 min walk

Parliament Hill Lido and athletics track on the south side of Hampstead Heath, 10 min walk

Selection of primary schools within immediate vicinity and secondary school near Parliament Hill

Kentish Town Leisure Centre, 20 min walk

Parliament Hill Tennis courts, bowling green and play facilities nearby

Queens Crescent Market, 5 min walk; one of London's oldest street markets

Local shops on Mansfield Road and Malden Road, supermarkets and restaurants on Queens Crescent

DP17 Walking, cycling & public transport

Proposal satisfies the provision of 1 cycle parking space per unit; 3 cycle stands fitted in the private alleyway to the side of the building and flats with balconies and patios able to store bikes in these areas.

DP18 Car parking

Vicar's Road is not a heavily parked street and it is considered that there will be a reduction in car traffic previously generated by the school. The existing school use involved 192 pupils being dropped off and fetched from the school. A survey was carried out to establish the number of free car parking spaces available in Vicar's Road on the following dates and the results were as follows:

21 March at 11pm: 11 car spaces in Vicar's Road

22 March at 6am: 6 car spaces in Vicar's Road

There were a number of car parking spaces available in the adjoining roads on both occasions. The proposed residential use will result in an overall reduction of traffic and car parking problems in the area and will not adversely affect the car parking situation. In addition, it is not envisaged that all residents will own a car.

DP22 Sustainability - Sustainable Design & Construction

All habitable rooms will benefit from natural ventilation. Bathrooms and utility rooms will have mechanical ventilation.

The front and rear open atriums will provide additional light to the centre of the building as well as increased ventilation (as a result of the stack effect) which will reduce excessive heat gain during the summer months. Planting to be provided to atriums to provide shading and insulation. All windows to be openable. Blinds and curtains will also be used to provide shading and reduce heat gain.

The boilers specified will be energy efficient and the required rating will comply with all current building regulations. Heating will generally be supplied via under-floor heating so that heat is retained in the structure of the building thereby reducing energy usage over the longer term. Cooling to the flats will be via windows and cross ventilation.

The energy of the building will be Part L compliance, with all perimeter walls thermally lined and the thermal properties of the building generally upgraded. Energy consumption will be reduced by introducing a high level of thermal insulation and the fenestration will be designed using glazing which reduces glare and heat gain in the summer, whilst retaining heat in the winter.

In addition, the following should be noted:

Demolition waste is minimal.

Use of aggregates is minimal.

Insulation materials that contribute to ozone depletion or that have the potential to contribute to global warming will not be used.

New internal partitions will be constructed from timber at least 50% of which will be from a FSC source.

The flats are generally designed to encourage shower usage which should reduce water consumption and the following will be specified:

Showers with low rating flow will be preferred and a water meter included

Low or dual flush wc's

Flow regulators on taps

Low flow rate shower heads

Water saving appliances eg dishwashers and washing machines

All pipe work will be well insulated, to avoid unnecessary heat loss, with easy access for maintenance

DP24 Securing high quality design

The proposal will revitalise the existing building, whilst respecting the existing envelope and maintaining the existing structure and features. Externally, the existing front façade will be maintained and enhanced by the removal of unsightly security grilles at the ground floor level. The original railings at pavement level will be reinstated. The side elevations will be restored, with 1 door opening modified to a window on the West elevation.

The rear elevation, currently part rendered and part brickwork, will have new openings inserted. It is the least visible elevation from the adjoining buildings or by pedestrians, and has new window openings to provide amenity space and views from the flats. These are positioned to reflect the arrangements in the other elevations and to maintain the solidity of the existing building.

The roof was originally designed to be used as a roof garden (see excerpt from 'The Builder 9 February 1907 opposite). Since then it has been used as a roof garden by the School and it is proposed that it continues to be used by the 2nd floor residents.

The views to the rear are across the railway line with the tower blocks and other newer developments in the foreground. The rear facade of our building is part rendered and part brickwork and is not mentioned in the listing of the building. It is not considered an important elevation in terms of the listing. It is understood that there are future plans to develop the land to the rear of the building along the railway line which would obscure the view of the rear elevation from the surrounding roads.

Internally, the opening up of part of the front structural bays provide a light-filled and

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Appendix A - views of St Martin's Church Hall



VIEW G - from Vicars Road



VIEW F - from Vicars Road



VIEW E - from Vicars Road



VIEW D - from Vicars Road



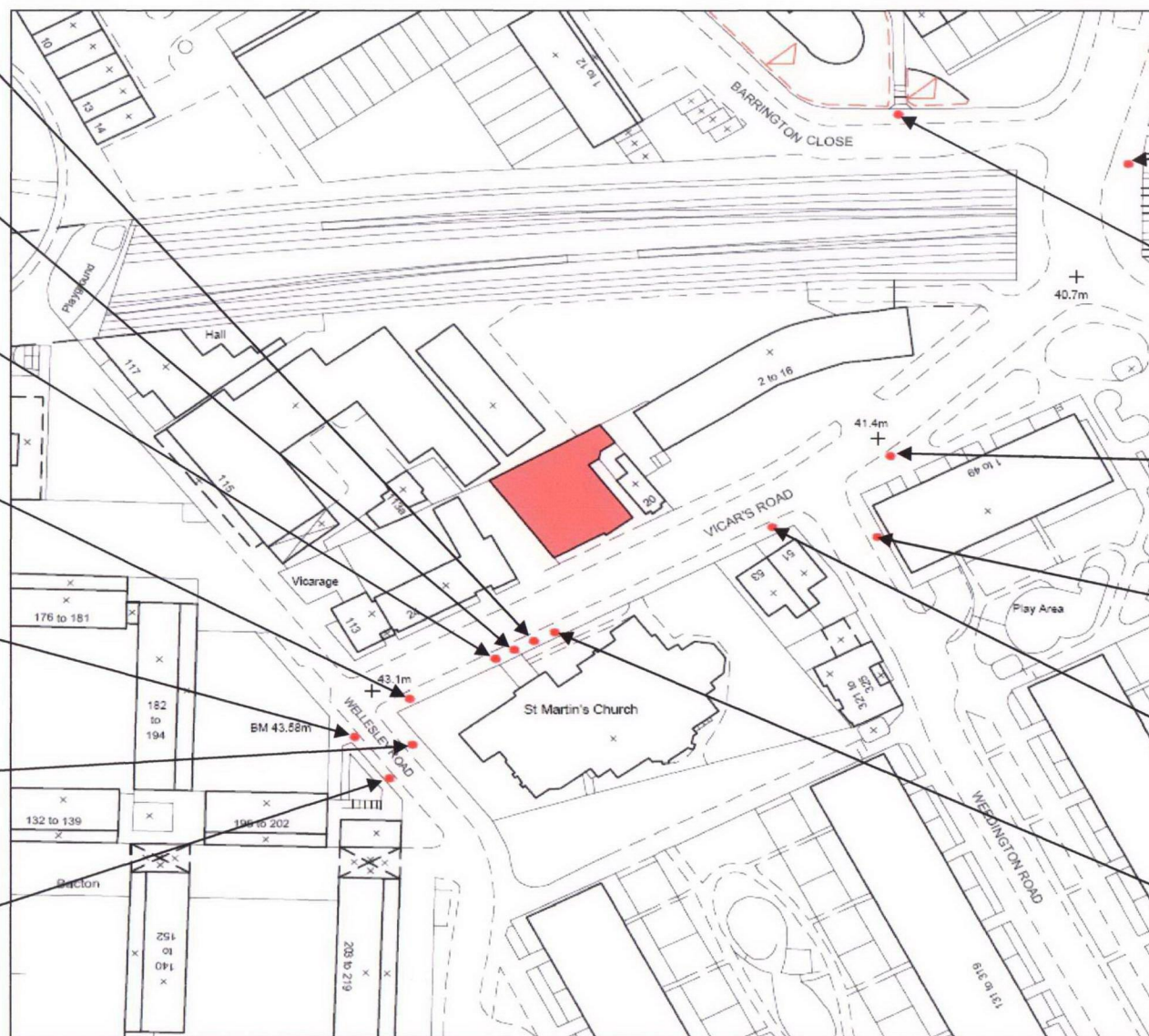
VIEW C - from Wellesley



VIEW B - from Wellesley



VIEW A - from Wellesley



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VIEW N - from Grafton Road



VIEW M - from Grafton Road



VIEW L - from Barrington Close



VIEW K - from Vicars Road



VIEW J - from Weedington Road



VIEW I - from Vicars Road



VIEW H - from Vicars Road

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Views A,B,C & D



A



B



C



D

St Martin's Church Hall

Views M & N



M



N



Elevation of Highgate Baptist Church showing ragstone walls and new windows

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Bernard Gordon & Co

Bernard J. Gordon FRICS

Our ref: BJJ/BG/VR8262

Your Ref:

Michele Martin
33 Oaklands Avenue
Watford
Herts
WD19 4LN

21 July 2011

Dear Mrs. Martin

St Martin's Church Hall, 22, Vicars Road, London, NW5 4LN

Further to our recent telephone conversation I have pleasure in setting out below a report regarding the marketing of the above property.

I was instructed October 2010 to sell the freehold interest in the above property at an asking price of £2,500,000 subject to contract. The property is presently let to a French School for a term expiring September 2012 at a current rent of £140,000 pax. It is known that the school have a new property and that they would look favourably upon vacating earlier. There are as I am sure you are aware issues in dealing with such a surrender and for the purposes of this report I will not expand upon this matter.

The property has been and is still featured on my web site and since being instructed all my in-house contacts have been circulated with the details on a number of occasions. It has also been advertised in the Estates Gazette and circulated to other suitable agents.

There have been many inspections mostly from owner occupiers but also some developers/investors.

The property offers good accommodation which has been well maintained by the present occupiers. It comprises about 8,600 sq ft over three floors and is arranged and set up for school occupancy. It offers flexible accommodation and potential to expand particularly at roof level.

From discussions with interested parties the main problems are:

- 1 The area. Most don't like it as it is surrounded by council flats
- 2 There is no on site car parking.

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Other than the above points the property ticks many of the right boxes for the D1 market. Right accommodation, Central London, good connections, flexible accommodation, good natural light, potential to extend, not an over inflated asking price, etc.

As you know my company specializes in dealing with all aspects of D1 premises and given the above comments, I am surprised that I have not been able to find a buyer. In fact there has not been one single confirmed offer to date.

Given the fact that the property is still income producing for the next 12 months or so I understand that there is no pressure for you to consider reducing the asking price at this stage. This is something that you may wish to consider at a future date.

I will continue to offer the property and to keep you advised as to progress.

Yours sincerely,


Bernard Gordon FRICS.

Appendix E