



St Martin's Church Hall 22 Vicars Road London NW5

Assessment of Impact & Schedule of Alterations

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St MARTINS HALL

22 Vicars Road, Gospel Oak, London NW5 4NL

Proposals for alteration of a Listed Building (Grade 2)

ASSESSMENT OF IMPACT AND SCHEDULE OF ALTERATION WORKS.

Ref: 8466RGN.600

25 February 2003 / *Amended by Inhouse Design Associates 15/3/12*

INTRODUCTION

1. Brief history and present use:

The building was constructed in 1907 to the designs of the architect Elijah Hoole (d.1912), as a Hall to serve St Martin's Church opposite (c.1865 by E.B. Lamb). This use as a church or community hall continued until after WWII, thereafter as various light industrial and commercial uses, latterly for theatrical purposes, a day centre for the handicapped, and offices. Since 1993 the building has been used as a school, internally subdivided by partitioning on all floors. The building is Grade II on the List of buildings of special architectural or historic interest.

The front (south) elevation which faces the church is similar to the materials of the church, namely Kentish Ragstone with Bath stone dressings. The side elevations are yellow London Stock bricks, and the rear wall (north) is of Common bricks and rendering, without windows. The roof is flat (originally described in The Builder of 9.2.1907 as a 'roof garden'), behind a battlemented parapet to two sides and a flat stone parapet to the front.

Up to 1988 the principal alterations externally appear to have been to the stone front parapet (consequent upon war damage and/or neglect) and removal of street fronting railings, and converting the central front doorway to a window. Internally there was originally a gallery on three sides at first floor level, which was removed or the space infilled sometime after 1974. During its life as a school the internal partitioning has been much added to and altered. The existing layout of the building is shown on Inhouse Architects' survey drawings forming part of the application for Listed Building Consent.

2. Analysis:

The current use, as a private school is restricted by the lack of any private open space on the site for a playground, and the school ^{has found} is seeking more convenient premises. Increasing costs of maintenance are difficult to meet from funding and fees, and a new use is sought which would allow initially for proper repairs to be carried out, and thereafter sufficient capital to ensure that its long-term future is secure.

There is apparent local opposition to commercial uses, but in any case meeting modern requirements for such uses is likely to require significant intervention in the historic fabric.

3. Philosophical statement:

It may be that part of the reason for Listing of this building is because it was originally thought to have been designed by E.B. Lamb, and to be contemporary with his St Martin's Church opposite, particularly in view of its superficially similar detailing. Whilst this is not so, nevertheless the Hall is of considerable interest and merit, particularly in this area which has undergone much redevelopment.

The exterior in particular is a relatively rare and late example of Edwardian neo-gothic, without too many damaging alterations. Every reasonable effort should therefore be made to conserve the originality of the three sides visible from the street, as they exist. However, because of its having endured many changes of fortune and occupancy, the interior has been much altered so that it no longer bears much resemblance to the original Hall, and conversion back to such a use may be as damaging as any other proposal. Internal alterations should therefore be sensitive to the historic context but be consistent with a new use which adequately secures the long-term future of the building.

4. Proposal: As shown on the Architects' drawings forming the application for Listed Building Consent.

To convert the lower three storeys to self-contained flats, and the secondary stairway and toilet block (NE corner) ^{+ part of} to one three-storey maisonette, ^{part} To remove ~~most~~ of the rear wall (north) and the rearmost bay internally to create courtyard gardens and balconies.

A schedule follows, assessing the effect on the historic fabric of each alteration proposed.

SCHEDULE OF PROPOSED ALTERATION WORKS

Like-for-like repairs are not listed here.

The street-facing elevation is taken for reference purposes as South.

P1 (etc) are referenced to schedule of photographs.

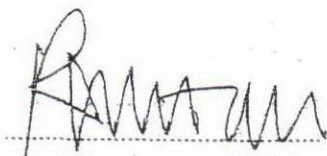
Ref	Alteration works proposed	Effect on historic fabric	Reason for works
1. GENERALLY			
1.1 Main Building			
G.01	Throughout: remove dado timber boarding from bays 1 & 5 [P7].	None significant: where possible, boarding from bays 1 & 5 are to be reused in repairs elsewhere. Dado boarding in bays 2, 3 & 4 will be retained. It is suspected that at least some of the boarding is not original, being replacements to imitate items previously removed or adjacent.	Bay 1: to create main <i>atrium</i> Bay 5: to create external garden space.
G.03	Throughout: remove all internal partitions & build new as shown.	None significant: most partitions date post-1950.	To suit convenient layout of Flats.
G.04	Remove 3no entrance vestibules. P9 & 10; P16 & 17; P18.	None significant: reuse of timber boarded panels & stained glass lights is proposed: details to be provided.	Vestibules are redundant to proposed use.
G.05	Remove external concrete paving slabs to front forecourt (S) & E side access.	None: pavings are of recent date and are of no particular quality. Replacement pavings of type to details to be provided.	To improve surroundings & street appearance.

Ref	Alteration works proposed	Effect on historic fabric	Reason for works
2. GROUND FLOOR			
2.1 Main building			
GF.01	Remove parquet floor finish in bays 2, 3, & 4, & construct new raised floor, raised by approx 500mm. Instal underground drains to serve internal bathrooms: Form small local holes through the floor slab for pipes.	Alteration of floor level bays 2-4: woodblock floor finish will be retained & reinstated on new floor construction, herringbone pattern to match existing. In bay 1 (entrance hall) existing level & finish will be retained & conserved (excluding minor removal to accommodate Lift).	Removal of parquet is necessary to remedy dampness in floor slab (raised ground levels adjacent to W side). To raise floor improves relationship of window cills to floor level for residential use. Installation of internal underground drains would otherwise damage the flooring & parquet. Holes to form route for internal vertical soil plumbing from bathrooms.
GF.02	Remove floor structure complete ^{in part} in bay 5 (north); form gardens & soft landscaping.	Removes original flooring: wood block finish materials will retained & reused in repairs.	To create garden area for the Flats: no other open area on the site.
GF.03	Retain wall and ceiling structures throughout, except remove 1no ceiling beam in bay 1 (for new stair) ^{atrium} Form new steel open-well staircase & lift.	None significant: all new work to modern design within the original walls. Open-well form makes reference to the original galley design at first floor level (now missing).	Improved access to Flats.
GF.04	Block up 2no windows to eastern side of bay 5 [P8].	None significant: existing windows to be either retained in position or repositioned elsewhere (details to be provided).	To create imperforate fire separation between Flats.
GF.05	Form 4no new window openings to north side of bay 5.	None significant: brickwork here has been rendered externally.	To provide light to the garden level.
GF.06	Remove door in W side bay 4, part infill up to cill level; modify opening and arch over & insert window to match adjacent [P6].	Loss of original boarded door with wrought iron straps; modification of fanlight.	Escape door not required.
2.2 Maisonette			
GF.07	Form no new window openings to north side of bay 5.	None significant: small loss of original brickwork of no particular merit.	To provide lighting & air to rooms.

Ref	Alteration works proposed	Effect on historic fabric	Reason for works
3. FIRST FLOOR			
3.1 Main building			
FF.02	Remove parquet floor finish in bays 2, 3, & 4, & construct new floor, raised by approx 500mm.	Local removal of parquet to build up partitioning from floor slab: woodblocks will be reused in repairs & replacements elsewhere.	Raising floor improves relationship of window cills to floor level for residential use.
FF.03	Remove brickwork north wall of bay 5 to lower wall to proposed height of first floor. <i>Form 4 no openings to north side of bay 5</i>	None significant: loss of original brickwork, but blank wall of flettons & rendering is of no particular architectural merit. Return corners (NE & NW) are retained so that W elevation (of merit) is unaltered.	To provide light and air to rear of the Flats.
FF.04	Remove floor of bay 1 to form stairwell. <i>part of atrium</i>	None significant: modern design of stair.	
3.2 Maisonette			
FF.06	Form 2no new window openings to north side of bay 5.	None significant: small loss of original brickwork, of no particular merit.	To provide lighting & air to rooms.
FF.07	Block up 1no door opening (vestibule to stair).	None.	For fire separation.
4. SECOND FLOOR			
4.1 Main building			
SF.02	Remove brickwork of north wall of bay 5. <i>Form 4 no openings to north side of bay 5.</i>	None significant (2 chimneypieces to be reused in other positions). Return corners (NE & NW) are retained so that E & W elevations remain unaltered.	To provide light and air to rear of the Flats.
SF.03	Remove existing floor to bay 1 t <i>part of</i>	None significant: 1	
SF.04	Reposition 5no chimneypieces [P30, 31, 32, 33, 36] within proposed scheme.	None significant: all structural hearths & firebacks have already been extensively altered or stripped out, & chimney flues are blocked or non-operational. Many of the timber mouldings to chimneypieces and surrounds appears to be modern replacements.	To suit convenient layout of flats.

Ref	Alteration works proposed	Effect on historic fabric	Reason for works
4.2 Maisonette			
SF.06	Form pair of window openings in north wall of bay 5.	None significant: small loss of original brickwork, of no particular merit.	To provide light and air to rear of the Flat.
SF.07	Block up 1 no door opening [P29].	None.	Fire separation.
SF.08	Remove iron stair (to roof) & build new enclosing wall, E side.	None significant: salvaged bricks (from north wall demolitions or other demolitions as appropriate) will be used.	To form external enclosing wall where none exists.
5. EXISTING ROOF LEVEL			
5.1 Main building			
TF.01	Partially remove floor of bay 5 to form lightwell.	None significant: parts of slab are to be retained as balconies and roof garden.	To form lightwell for N wall of Flats below.
TF.03	<i>part of</i> Remove floor (flat roof structure) of bay 1.	None significant: loss of original structural fabric, but of no particular merit and not visible externally.	To form stairwell & lift <i>atrium</i>
TF.05	Form new glass roof over <i>part of</i> bays 1. & 5.	None: new work, and hidden by existing parapet wall retained.	To provide lighting & roof
TF.06	Parapets: fix guard rail between castellations (E & W elevations).	None significant: new work.	For safety, to comply with regulations.
Maisonette			
TF.07	Form new flat roof.	None: new construction.	

End of schedule



R.G. Nuttall DipBldgCons FRICS

25 February 2003