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Design and Access Statement

In support of a Planning Application and Listed Building Application for additional rooflights at

ALL SOUL'S CHURCH, 152 LOUDOUN ROAD, LONDON, NW8 0DH

1. Location and History

The property is a Church styled building located in on the south-east corner of Loudoun Road and Alexandra Road in the London Borough of Camden

Loudoun Road is a mixed use street and in the location of the building there is a combination of retail, office and residential uses characterised mainly by modern buildings constructed within the last thirty to forty years. Opposite the property in Alexandra Road is a builders yard whilst Alexandra Road itself is a conservation area which contains mainly residential Edwardian styled semi-detached four-storey houses and some more recently constructed buildings. Immediately to the south in Loudoun Road was a petrol station and garage, which has now been demolished. A new development of mainly residential buildings is now proposed.

The Church building has been listed Grade II. It was deconsecrated in 1985 and more recently used as a chapel, known as the "Grace Chapel" with an associated play-centre. Other recent temporary uses since 1985 include a synagogue and shelter for the homeless.

The first building on the site was originally constructed in 1864/65 and was designed by Wadmore and Baker of Tunbridge Wells. When first constructed, the Church merely comprised the nave, north aisle (facing Alexandra Road) and the round apsidal styled chancel at the rear. Various restoration works were carried out in 1902 and 1903 including the introduction of electric lighting, coal fired heating and the front four lancet windows.

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ALL SOUL'S CHURCH, 152 LOUDOUN ROAD, LONDON, NW8 0DH

Design and Access Statement (Contd.)

1. Location and History (Contd.)

The Church was substantially reconstructed in 1905 to include the new west tower, belfry and south aisle. This was designed by Sir Charles Nicholson, an ecclesiastical architect based in Lincoln's Inn.

A year later in 1906 the Church burnt down and was substantially reconstructed including a new fleche, new roof structures and coverings.

From 1913 through to 1929, new stained glass windows around the building were introduced.

In 1964, the Church was refurbished to include new electrical and a gas fired heating system.

The parish hall was constructed in 1915. This has since been demolished.

In general terms, only the apsidal chancel exists from the original construction, the remainder either having been burnt down or re-built.

The property is well served by most amenities including bus routes, parks and neighbourhood shopping, all of which are within reasonable walking distance. South Hampstead railway station is within reasonable walking distance. The Underground at Swiss Cottage on the Jubilee Line is approximately one mile away.

2. Use

The building is vacant and has been vacant for the past ten years. The building was in a very poor state and in major decay, suffering from severe internal dampness, dry and wet rot, beetle infestation, vandalism, graffiti and rising damp.

Listed Building Consent dated 13th February 2004 ref: LWX0202924 was granted for internal and external works to provide eight residential units and D1 space in the Church building and a new four storey side structure accommodating eight further residential units.

Planning permission with a Section 106 Agreement was eventually granted on 14th February 2006.

ALL SOUL'S CHURCH, 152 LOUDOUN ROAD, LONDON, NW8 0DH

Design and Access Statement (Contd.)

2. Use (Contd.)

Both the planning permission and the listed building consent contained numerous conditions, many of which have been met.

In particular, details of the rooflights have been approved condition 7c to the listed building consent ref: 2006/5558/L. The proposed rooflights will exactly match those approved under this condition.

A planning application has since been made to vary the new build portion of the development. A decision in this respect has not yet been made.

In order to prevent any further decay, construction works to refurbish the Church building and carry out the development commenced in May 2006 and to this end, both the listed Building Consent and the Planning Permission have been implemented.

The external walls, roofs and internal structures within the Church have now been completely refurbished. A new internal structure to the residential area has also been constructed.

3 Amount

Renovations of the roof coverings and structures are complete.

The subject of this application relates to the additional rooflights to both the residential and D1 spaces and soil, ventilation and boiler pipe incursions through the roofs to serve the residential spaces.

Additional rooflights have been installed within the D1 space to allow natural light and ventilation into the area. Without the rooflights, the D1 space is very dark.

Additional rooflights have been installed within the residential areas to accommodate the revisions to the internal layouts.

Low profile "Timloc" roof "slate" ventilators by Timloc Products Limited (part of the Alumasc Group of Companies) are proposed to the pitched slate roofs to provide external ventilation for the soil and vent pipes and extract ventilation utilised within the residential areas.

Standard metal finished gas flue terminals and extract ventilation terminals are proposed for the flat roof as shown on the drawings.

ALL SOUL'S CHURCH, 152 LOUDOUN ROAD, LONDON, NW8 0DH

Design and Access Statement (Contd.)

4. Layout

To the south elevation facing the new build, five additional rooflights have been installed to the 55 degree pitched roof and two new rooflights have been installed to the flat roof. To the north elevation facing Alexandra Road, five additional rooflights have been installed to the 55 degree pitched roof.

One new rooflight has been installed to the east elevation adjacent to the bell tower. This has been installed into new space discovered when the construction works reached the top Floor.

The thirteen additional rooflights have been installed and match the other rooflights installed (details of which have been previously approved).

5. Scale

The rooflights are the same size and scale as those previously approved on the same pitch and plane as the application rooflights.

6. Landscaping

The proposal does not include landscaping.

7. Appearance

The rooflights will be symmetrical to those installed within the residential space.

The rooflights to the side extension side of the building will only partially be seen from the street after completion of the new building on the site and the adjoining site.

The additional two rooflights to the flat roof cannot be seen from the street at all and are completely concealed by the new buildings.

Low profile roof slates have been selected to minimise the impact of perforating the pitched roofs for ventilation extracts from the residential areas. Where feasible, the vertical pipes through the flat roofs have been concealed, behind the existing and the proposed new-build structures.

ALL SOUL'S CHURCH, 152 LOUDOUN ROAD, LONDON, NW8 0DH

Design and Access Statement (Contd.)

8. Access

No alterations are proposed to the existing access arrangements.

9. Lifetime Home Standards

There is virtually no natural light into the D1 space. The proposed rooflights will allow natural light into the space.