

NEW BOILERS & REPLACEMENT RADIATORS
CHURCH OF CHRIST THE KING, GORDON SQUARE, LONDON WC1H 0AG

DESIGN, ACCESS & HERITAGE ASSET STATEMENT

This Statement has been prepared to accompany the application for Listed Building Consent submitted on behalf of the Trustees of the Catholic Apostolic Church for replacement & relocation of the existing boilers and replacement radiators with all associated controls, pipework etc



Nave looking west



Nave looking East



Existing boiler flue on rear elevation

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1. INTRODUCTION AND OUTLINE OF PROPOSALS

- 1.1 The application for Listed Building Consent is submitted on behalf of the Trustees for replacement & relocation of the existing boilers and replacement radiators with all associated controls, pipework etc

2. PLANNING HISTORY, PLANNING POLICY AND CONSULTATIONS

- 2.1 The building is the responsibility of the Trustees of the Catholic Apostolic Church and is probably not covered by any ecclesiastical exemption.

2.2 Planning History -

The only recently recorded application was

- 'Submission of details of method of fixing of new railings to existing stone coping pursuant to Additional Condition 4 of Listed Building Consent dated 3rd September 2002 (Reg. No. LSX0204847)'

We are not therefore aware of any planning history relevant to this current proposal

- 2.3 The church is in the Bloomsbury Conservation Area. It was constructed in circa 1851 to the design of J Raphael Brandon. The church is traditionally orientated, constructed in Bathstone throughout, under slated roofs. The church is Grade 1 Listed and the Statutory Listing Schedule describes the building as:-

"CAMDEN TQ2982SE GORDON SQUARE 798-1/94/597 (West side) 10/06/54 Church of Christ the King and attached railings and walls GV I Formerly known as: Catholic Apostolic Church GORDON SQUARE. Church, now the Church of England Chaplaincy to the University of London. c1851-4. By JR Brandon. Bath stone ashlar with tiled roofs. PLAN/STYLE: cruciform plan, with central tower, in Early English style on a cathedral scale. 5-bay aisled nave with full triforium and clerestory, 3-bay sanctuary with side aisles and 3-bay Lady Chapel. EXTERIOR: gabled entrance porch, at east end, with angle buttresses, moulded, pointed arch entrance above which a 2-light and oculus plate tracery window; linked to the Lady Chapel with octagonal turret and 2-light room. Entrance on the north side of the church approached by a cloister walk from the porch. East facade of Lady Chapel with arcaded lancet windows, above which a small rose window and gable. Gabled and pinnacled buttresses. Gabled east facade of nave with 3 large lancets, above which 5 smaller lancets. Octagonal corner turrets with gabled niches and terminating in spires with gablets. South facade with paired lancets to Lady Chapel separated by gabled buttresses; parapet, 2 roof dormers and lantern. 2-light, plate tracery aisle windows with quatrefoils. Paired pointed clerestory windows, those in the sanctuary being single. Pinnacled buttresses and corbelled parapets. Gabled transept with octagonal turrets at angles terminating with gablets and spires. Tripartite lancets at ground and 1st storey level with rose window above. Tower base with mostly blind arcading. West end unfinished in brick apart from entrance in stone. 3 lancets. INTERIOR: nave has timber hammer beam roof with angels and central bosses of snowflake design; double-arcaded triforium. Roll moulded crossing arches on clustered columns. C19 south transept rose window, by Archibald Nicholson, with dove in centre surrounded by musician angels and cherubim and seraphim. In the lancets below Christ in Majesty with ranks of saints, apostles and angels and earth below. Sanctuary roof rib-vaulted in stone with foliated bosses. Brass sanctuary lamp by Pugin. Screen behind high altar with open traceried window to Lady Chapel. The Lady Chapel, formerly the English Chapel, with richly painted timber roof and stone angel corbels. Deeply cut stone sedilia around the chapel. C20 glass. SUBSIDIARY FEATURES: attached cast-iron railings with foliated finials and brick and stone walls to areas. HISTORICAL NOTE: built as the

headquarters of the Catholic Apostolic Church of the Irvingites, but only 5 of the 7 projected nave bays were completed; the west wall was a temporary one. The uncompleted crossing tower was designed to have a spire 300 feet high. When the last Catholic Apostolic priest died in 1963 the church became part of the Anglican University Chaplaincy, becoming the sole place of worship in 1968. (Survey of London: Vol. XXI, Tottenham Court Road and Neighbourhood, St Pancras III: London: -1949: 92).”

- 2.4 Planning Constraints:- as the works are predominantly internal, the relevant planning policies are Listed Building Consent regulations to control inappropriate alterations. The new boiler flues may need to be considered in terms of any impact on the Conservation Area and the Listed building.
- 2.5 Other guidance
- National Planning Policy Framework 2012 (NPPF)
 - National Planning Practice Guidance 2014 (NPPG)
- 2.6 Determining issues –
- (a) Principle of development
 - (b) Planning history
 - (c) Impact on the Listed Building, Conservation Area & visual amenity
 - (d) Impact on amenity of neighbours
 - (e) Community benefits of the proposal
- 2.7 Other possible issues to consider –
- (a) Crime & disorder
 - (b) Climate change and sustainability
 - (c) Biodiversity & compliance with Habitat Regs 2010
 - (d) Water frameworks Regs 2011
 - (e) Accessibility and Equalities Act 2010 implications
 - (f) Human Rights Act implications
 - (g) Environmental Impact Regs 2011
 - (h) Working in a positive/proactive manner
- 2.8 Consultations – there has been no pre-application consultation.

3. THE PROPOSAL & ASSESSMENT THEREOF

3.1 The present gas fired central heating system requires updating. The radiators and pipe distribution system being antiquated and very inefficient. The intention is to generally re-pipe using smaller diameter copper pipework re-using the present pipe routes and with replacement radiators generally replacing existing but in some areas supplemented, all as shown on the submitted floor plans. Radiators are traditionally styled with photos shown on the ground floor plan which includes photos. The radiators will be colour coated to match the background with the majority stone coloured where mounted on the masonry walling.

3.2 Other specific determining issues & possible issues to consider –

Determining issues

- (a) Principle of development – we consider that the principle of this form of development is acceptable in planning terms and appropriate in order to

help keep this valuable heritage asset usable and therefore valued and looked after.

- (b) Planning history – there is no planning history on this site of specific relevance to this proposal.
- (c) Impact on the Listed Building, Conservation Area & visual amenity –
 - The radiator replacements and pipework routing has been designed to be re-use existing routes and to be as inconspicuous as possible. Pipe runs are all to be surface mounted. As such we do not consider that the proposal will have any undue impact on visual amenity or the setting of the Listed building
 - The change of external flue pipe from one large dia piper to three small cannot be viewed from public areas and will have virtually no impact on the Listed building and none on the Conservation Area
- (d) Impact on neighbouring amenity - we would suggest that there is no impact on neighbouring amenity.
- (e) Community benefits of the proposal – the church has a variety of user groups and the community will benefit significantly from having a well heated building available of this size.
- (f) Archaeological potential – nil (no works are proposed in the ground at all)
- (g) Environmental Impact Regs 2011 – the proposal will have no significant environmental impact under the terms of the regulations. Energy use should be significantly lessened following the installation of a modern efficient system with consequent environmental benefits.
- (h) Biodiversity & compliance with Habitat Regs 2010 – there will be no harm to diversity or impact on protected species cause by the proposal.
- (i) Water frameworks Regs 2011 – the proposal would not conflict with these regulations.
- (j) Accessibility and Equalities Act 2010 implications – the proposal maintains full accessibility and is therefore to be encouraged.
- (k) Human Rights Act implications – the proposal would have no material impact on human rights.

4. ACCESS STATEMENT

- 4.1 There is level access into the church at the west end. There are no changes to accessibility as a result of this proposal.

5. HERITAGE ASSET STATEMENT

- 5.1 The Church of Christ the King is Grade 1 listed and the Historic England statutory Listing is noted at this document clause 2.3.

5.2 As noted at item 3.2(c) above, it is not considered that the proposal will have any unsatisfactory impact on the Listed building or its setting.

6. CONCLUSION

6.1 It is our suggestion that this statement has served to demonstrate the suitability of the proposal and compliance with the relevant planning policies and should be recommended for approval.

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