



DESIGN & ACCESS STATEMENT

09 March 2018

Proposed first & second floor extension to church annex on Little Edward Street.

Antiochian Orthodox Archdiocese

St Georges Cathedral, 1a Redhill Street, London NW1 4BG

The Site:

The church has Grade II listing and is in conservation area.

The church formally known as Christ Church was designed by Sir James Pennelthorne in 1836 with alterations by RC Carpenter in 1839-43 and William Butterfield in 1849-85 and became St George Cathedral Antiochian Orthodox church in 1989. It has a stained glass window by Dante Gabriel Rosetti.

It is constructed of grey stock brick with stucco and stone dressings in a neo-Grecian style.

Proposal:

The proposal is for a first and second floor extension over the north end annexe building along Little Edward Street to accommodate ancillary rooms.

The walls will be constructed in matching stock brick work and a pitched tiled slate roof.

The windows will be timber framed casement that will be fixed shut with dark spacer bars and opaque double glazing. These are to be located on both north and south facing elevations. Non will be located on Little Edward Street elevation so the privacy ofis not affected.

The pitched hipped roof will have opening roof lights to provide natural light and ventilation in to the rooms. The flat roof areas will be rolled lead detail.

We have maintain a gap of one metre from the large window.

The internal doors will be composite timber doors.

The stairs will be traditional timber framed construction set within new stud walls.

This has been off set from the walls so not to affect the existing ground floor cornice.

Internally the walls and ceilings will be plaster boarded and plaster skimmed and painted similar to other existing walls, floors will be timber boarding similar to existing.

Impact:

The main view of the church is of the western elevation facing Albany Street and its south elevation on Redhill Street. A single storey runs the length of the eastern elevation down Little Edward Street with the existing annexe block higher to the northern end.

This new block due to its confined location will not be detrimental to the existing building.

Planning History:

Related applications as follows:

A similar scheme was approved for one additional floor under applications 2009/4143/P and 2009/4147/L.

Transport:

The site has a PTAL rating of 5 (very good) and so no requirement for public car parking. There is no external space adequate for the location of cycle storage due to access width to school and concerns over security. Therefore, any cycles will be stored within the building where there is sufficient room.

at design

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