

Design and Access Statement

Replacement of no. 4 windows and installation of secondary glazing

Quakers Meeting House

Hampstead, London



Fig.1 Main entrance to the building

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1. Introduction

1.1 General

This Design and Access Statement has been prepared to support the application for Planning Permission and Listed Building Consent for the following works to Quakers Meeting House in Hampstead, London:

- Replacement of no. 4 windows to modern side extension;
- Installation of secondary glazing to no. 5 ground floor and no. 1 first floor window;

This Design and Access Statement should be read in conjunction with the following drawings as per Drawing Issue Sheet:

Site Plan:

4000 Location and Site Plan

As Existing Drawings:

1000 Ground Floor Plan as Existing

1001 First Floor Plan as Existing

1100 Front Elevation as Existing

1101 Sectional Elevation AA as Existing

3000 Window 1.1 & 1.2 Details as Existing

3001 Window 1.1 & 2.2 & 2.3 Details as Existing

As Proposed Drawings:

2000 Ground Floor Plan as Proposed

2001 First Floor Plan as Proposed

2100 Front Elevation as Proposed

2101 Sectional Elevation AA as Proposed

3010 Window 1.1 & 1.2 Details as Proposed

3011 Window 1.1 & 1.2 Details as Proposed

3012 Window 1.1 & 2.2 & 2.3 Details as Proposed

3013 Window 1.1 & 2.2 & 2.3 Details as Proposed

2. Site Details

2.1 Address of Locality:

Friends Meeting House, 120 Heath Street, Hampstead, London NW3 1DR

2.2 Listing Designation:

CAMDEN

TQ2686SW HEATH STREET

798-1/16/820 (East side)

No. 120

Friends Meeting House

GV II

Society of Friends (Quaker) Meeting House. 1907. By Frederick Rowntree. Stucco with brick ground floor to left hand return. Tiled gabled roof with tall buttressed chimney-stack on return. Arts and Crafts Free Style.

EXTERIOR: 2 storeys and basement. Gabled Heath Street facade with semicircular timber porch of distyle-in-antis columns, their pedestals on the 2nd of 3 stone steps, supporting a deep entablature with copper half-dome; panelled doors, part-glazed with small panes, and brass handles. To right, a transom and mullion window with glazing bars. Similarly detailed Venetian style window at 1st floor level. Left hand return to Hampstead Square with grilled semi-basement windows; left hand gabled bay with 3 2-light square-headed casements in shallow segmental-arched recesses with louvred shutters and a keyed oculus in the apex, all with small panes; right hand bay with a single and a 3-light window and a box dormer breaking through over-hanging eaves, all with glazing bars.

INTERIOR: plain with Arts and Crafts detailing. A small lobby leads into a hall with a motif of shallow arches around the walls. 1st floor library with fireplace.

HISTORICAL NOTE: Frederick Rowntree was an architect member of the famous Quaker chocolate manufacturing family from Yorkshire, who designed a series of Friends' Meeting Houses around the country.

Listing NGR: TQ2639686084

2.3 Historical Background

The proposal to build a new meeting house was put forward at the end of the 19th century and accepted in 1906, the same year when the site was purchased, an awkwardly-shaped sloping plot where the former Stamford House had been erected. Fred Rowntree was the architect in charge of the project, following his experience in designing a number of buildings for the Society of Friends which included the meeting houses at Golder's Green and Muswell Hill (David Rubenstein, *Hampstead Quakers 1907-1914*, [1994]).

The building comprised three floors: a large hall in the basement, an entrance lobby and meeting room at ground floor, and a library at first floor level.

A Historic Planning Application for alterations and the erection of a two-storey addition was granted in January, 1960 (Camden, application number TP/100445/NW/23738).

In 2011, LBC was granted for underpinning, internal reconfiguration at lower ground floor level and modifications to rear elevation openings at lower ground floor level to Quaker Meeting House (D1) (Camden, application number 2011/3509/L)

2.4 Existing Building

The building sits at the corner between Heath Street and the narrow Hampstead Square Street, in the town of Hampstead, London. It is set back from the main and busier Heath Street, with the long North elevation facing the sloping Hampstead Square Street.

The external walls are white rendered, although the North elevation presents brickwork, English bond, to its lower part.

Access is provided from the West facing facade, following a stone flag path that leads to the front door. A projecting timber porch with timber Doric columns and a semi-domed roof marks the main entrance, which is raised above the ground level by three steps. To the right of the porch is a two-light casement window and above is an arched four-light casement window.

The entrance lobby is the pivot centre of the building, from which visitors can reach the meeting room and the kitchen area at ground floor level, or follow the stairs up to the library on the first floor, which has a plain tiled fireplace in a deep recessed alcove.

The two-storey extension was added in 1960 to the right of the West elevation, adjacent to the existing meeting room. As a result of this intervention, the three existing western tall windows have been partially blocked off. Only a small portion of them survives above the modern construction which currently houses the kitchen, a wc and a storage room.

Three windows give light to the extension and, although they are aligned with the former windows of the meeting room, their design and choice of materials are very different from the overall Arts & Crafts style of the house. Top-hung single-glazed windows within a metal frame, they are detrimental to the aesthetic value of the building.

2.5 Existing Site Photographs



Fig.2. Building main elevation



Fig 3 Side extension elevation



Fig 4 Side extension interior window



Fig 4 Side extension exterior window close-up

3. The Proposals

3.1 Replacement of no. 4 windows

The proposals seek the replacement of no. 3 windows to the modern side extension at ground floor level and no. 1 timber window at first floor level, as indicated in the proposed drawings.

The design of the existing windows is not consistent with the overall style of the building and therefore considered detrimental to its historic character.

It is proposed to replace the 3 top-hung single-glazed metal framed windows with new timber windows, in line with the design of the original ones found on the west elevation at ground floor level.

The mouldings and sizes of frames and panes respect the details and proportion of the original windows that are present throughout the building and meeting room.

At first floor level it is proposed to replace the single timber window at the top of the stairs, with a new timber one carrying the same proportions and design of the proposed windows at ground floor.

3.2 New secondary glazing

New secondary glazing is proposed to be added to new and existing windows that are to be altered, as indicated in the proposed drawings.

This intervention will improve the thermal performances of the openings as well as the acoustic insulation of internal rooms.

The secondary glazing will be respectful to the historical context of the construction, being as less invasive as possible to the existing fabric and feeling of the building.

3.3 Accessibility

No change is proposed to be made to other parts of the building. The meeting house is currently accessible to people with disabilities, providing level access, accessible WC and a hearing loop.

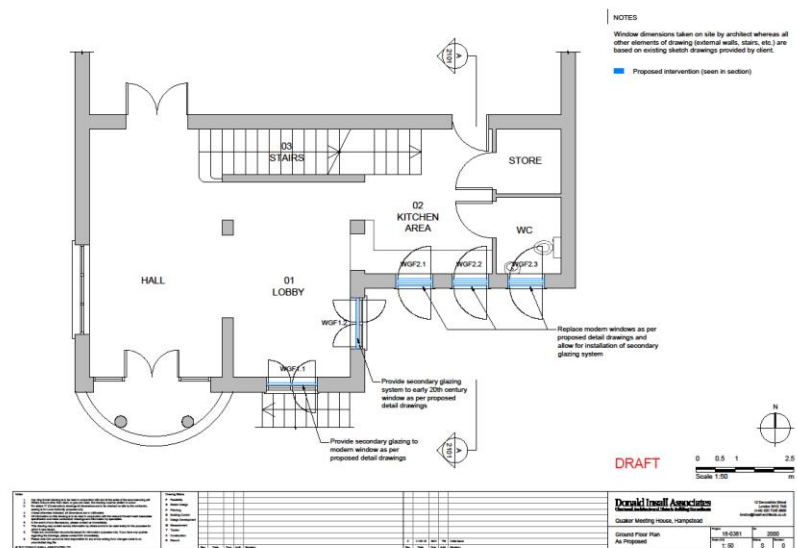


Fig 5 Ground Floor Plan As Proposed

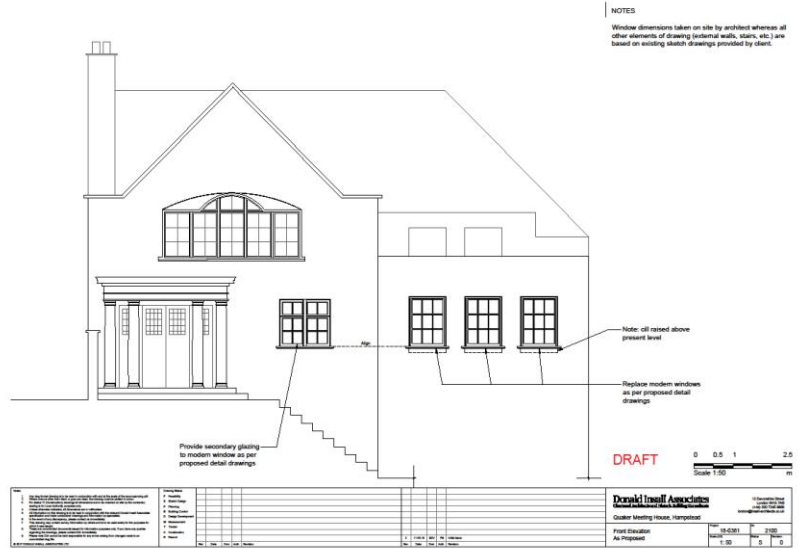


Fig 6 Front Elevation as Proposed

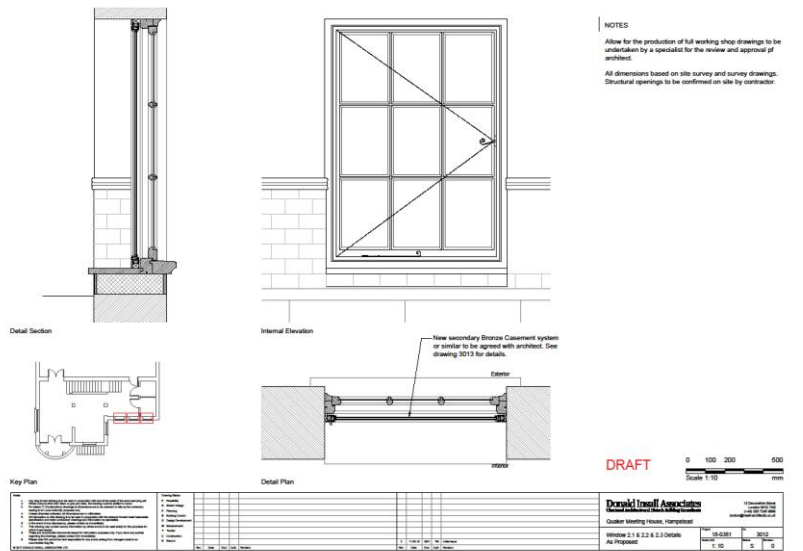


Fig 7 Window Details as Proposed

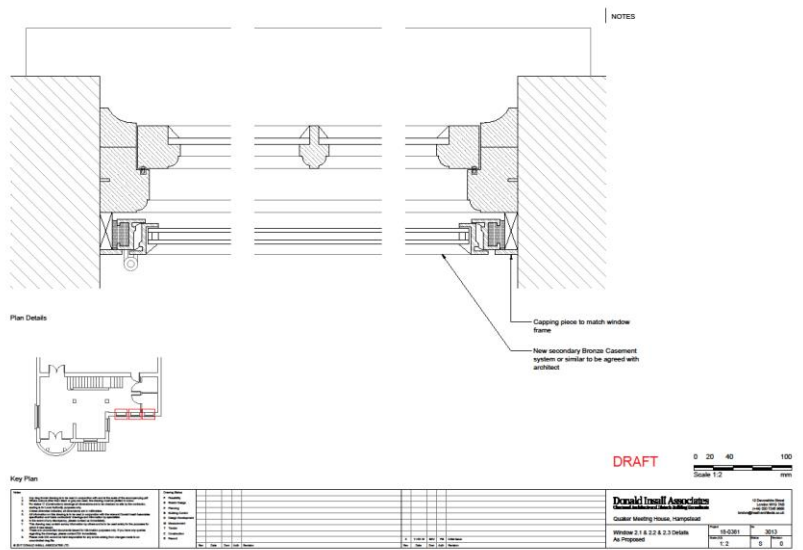


Fig 8 Window Details as Proposed

4. Conclusions

The proposals will address two concerns:

- The loss of historic character caused by the current windows will be resolved through their replacement with new windows matching the details of the historic fabric;
- The addition of internal secondary glazing will improve the environmental performance of the Meeting house, thus improving long term sustainability.

Therefore the proposals should be approved.