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**DESIGN & ACCESS**  
**AND**  
**HERITAGE STATEMENT**

20 May 2019

**Proposed first 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 is located at the junction of Redhill Street and Albany Street.



Little Edward Street

The church has Grade II\* (star) listing and is in Regents Park 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.



Roof area over the entrance lobby

Proposal:

The proposal is for a first floor extension over the north end annexe building along Little Edward Street to accommodate an ancillary room with kitchenette and a WC that will have a new staircase access from the Nave.

The overall internal area of the new first floor and stairwell enclosure is 62 sq.m. The main ancillary area is 41 sq.m. with an height of 2400mm above the existing parapet wall level.



View of flat roof over meeting room towards apse window

The external walls will be constructed in matching grey stock brick work and mortar joints. The windows will be a traditional painted timber framed sash along the north elevation (only) with matching stone sills and brick arches. No windows will be located on Little Edward Street elevation in order to provide privacy to occupiers of Flat 2 Little Edward Street.

The roof will be formed of two slate pitched hipped roofs which run along the north and east elevations with raised parapet walls to all elevations that will have the salvaged stone copings re-instated. The pitched roof will have conservation type roof lights to the concealed south and west roof elevations and so will not be visible to the streetscene.

There will be a hidden area of flat roof which will be finished in stepped code 4 lead flashing as will all the parapet gutters.

New cast iron rainwater hoppers and pipes will be installed discharge the roof areas. These will be linked to existing outlets.



View of annex along school elevation

Internally the new staircase will be formed of traditional timber framed studwork which will have a paint render finish with matching painted timber skirting and cornice mould to trim the flat roof line. This will match the existing staircase enclosures.

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

The stair treads will be stained and varnished timber with bull nosed lipping and a central carpet with runners. The balustrade will be constructed of similar matching stained and varnished newel posts and spindles.

The inner walls and ceilings to the staircase and first floor extension will be plaster boarded and plaster skimmed and painted to match the existing walls.

The doors will be matching panelled timber doors.



Little Edward Street - Annex building over which the new first floor will be built.

Justification:

The purpose of the new extension is to provide additional ancillary space for church and community meetings and services. The requirement of the spaces within the church for the various activities aides with the finance for maintenance of the church.

A similar scheme was approved under application 2009/4147/L dated 26 January 2010.



Doorway access point for new staircase



View towards location of new staircase enclosure in nave



Existing staircase enclosure which we will match.



Impact on the Listed Building:

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.

The new extension will harmonise with the existing single storey utilitarian structure with the use of matching brickwork, stone parapet copings, pitched slate roofs and similar timber windows.

This single storey structure along Little Edward Street is of a much simpler character than the main body of the church and clearly reads as a secondary structure.

The proposed increase in height of the proposed extension (2.4 metres) to the existing higher north east corner of the annex does not affect the overall balance and architectural composition of the external appearance.

The attached Structural Engineers calculations also verify that the additional extension will have no effect on the existing structure and the current foundations are acceptable.

The new pitched roof has been designed to be lower than the existing window sill of the main feature window of the apse and so has no infringement to this elevation.

Internally the new staircase enclosure has been designed to have the least aesthetical and architectural effect on the nave. The enclosure has been sited on the `modern` alter location with no increased footprint to the ground floor of the nave. The enclosure will be set back from the balcony façade and rises through the balconies stepped seating. And by painting the external walls to match the main church walls will ensure the enclosure blends in sympathetically. The seating pews some of which are fixed and others loose will be affected slightly with a requirement to remove and adapt some pew sections. The front two rows are retained to maintain the balcony outlook.

The enclosure does not affect the first large stained glass window of the nave.

A freestanding `modern` alter structure will be removed to make way for the staircase enclosure. This structure is formed of a simple stepped raised timber floor (carpeted) with a decorative panelled balustrade and timber alter mantel piece which dates to circa 1999 which was made by the owners carpenter.



Contemporary alter piece which is to be removed for new staircase

A new doorway in to the staircase enclosure will be made via the annexe passageway in order to retain a private access and not affect other rooms. The new doorway is to be created through existing wall cupboards of the annex and through the main church wall. These cupboards are not listed nor have any architectural merit.

Access from the enclosure in to the new first floor ancillary area will be made through the main external church wall.

There is no affect to Listed or Conservation elements of the church in this proposed scheme.

Planning History:

Related applications as follows:

2009/4143/P - Withdrawn

2009/4147/L – Approved

2018/1277 – Withdrawn (to which this new application relates)

An email was received from the Case Officer and Historic England on 20 September 2018 regarding aspects of the design and details required for which we have hopefully answered and addressed.

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.

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**at design**

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