

HAMPSTEAD PARISH CHURCH | EXTERNAL LIGHTING IMPROVEMENTS | DESIGN STATEMENT



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Note on Orientation

For the avoidance of doubt Hampstead Parish Church is set out with the High Altar in the (geographical) west. Thus the convention “West Entrance” is actually east facing.

To avoid confusion plans are shown with both liturgical and geographic orientations. Therefore, the Altar is described as being in the Liturgical East and Geographic West.

1. INTRODUCTION

This *Design Statement* is submitted as part of a formal Faculty and Planning applications for a project to significantly improve the external lighting and associated wiring and controls at Hampstead Parish Church. Also known as St Johns at Hampstead, this is a Grade I listed building, built in 1747. Simon Jenkins describes the interior as being that of “a sumptuous Georgian town Church” and says that the visitor “might be in a scaled down St Pauls Cathedral.” He describes the churchyard as being “a blissfully peaceful spot, with views south over London.”

The scope of work includes the replacement of large utilitarian wall mounted bulkheads which provide brutal but essential light to the otherwise dark pathways that wind around three sides of the church. The church frontage of the east facing façade is the only elevation that is to be more conventionally floodlit. Additional lighting is to be provided for some of the areas of pathway that are currently unlit by simple low-level path lights or bollards.

The design responds to briefing information provided by a Project Steering Group appointed by the parish, and the results of lighting trials that were carried out for the steering group. Additional local consultation has been canvassed by the parish.

In-depth discussions with the Steering Group have clearly set out the fundamental requirements of the scheme which are primarily to improve the path lighting on all sides of the church and to re-instate floodlighting to the east facing façade that has been out of commission for some time due to failure of the old fittings.

It should be noted that there is some ambient light provided by conventional lanterns that are serviced by the Local Authority, but this only provides limited illumination to the east, away from the main frontage and to the gate and street-side path on the north side. This lighting remains unchanged.

The proposals are illustrated in the form of graphic visualisations which are included in the earlier RIBA2 *Lighting Design Concept Report*. The more detailed specification is set out in *CAD drawings, Luminaire Schedule & Equipment Datasheets*. For competitive tendering the scope of works is formalised in a separate *Specification and Tender Document*.

The procurement of the implementation of the scheme will be subject competitive tender and this report will form part of the tender information.

2. LISTING STATEMENT

Listing Text

CAMDEN

TQ2685NW CHURCH ROW

798-1/26/237 (South side)

11/08/50 Church of St John

GVI

Church, closing the perspective of Church Row. 1745-47 by John Sanderson, the present nave & tower; 1759 steeple rebuilt; 1784 spire added; 1843 Robert Hesketh added the transepts and extended the church 30 feet westwards; 1878 FP Cockerell reoriented the church to an altar at the west end, built the present chancel & added galleries; 1912 Temple Moore created the north-western Chapel of St Mary & St John out of a vestry and added new clergy & choir vestries on south side. Crypt converted for use as Parish Room 1964-5. Yellow stock brick with stone dressings.

STYLE/PLAN: plain Classical design with 6-bay nave, aisles, sanctuary and tower at east end with spire.

EXTERIOR: main entrance at base of east tower with moulded stone doorcase and console bracketed pediment below which a plaque dated 1745 (reused from west end); overlight and panelled doors. To either side of tower, entrances with moulded stone doorcases and cornices; panelled doors. 3 round-arched, architraved windows at 1st floor level with keystones, lugs and bracketed sills; small panes. Tower with stone dentil cornice extending as a plain band across aisle gable and upwards to form a pediment shape. Above the cornice, tower has a circular lugged clock and round-arched belfry openings with architraved heads having keystones and impost bands continuing around the tower as do the sill bands; battlemented parapet and spire with weathervane. Aisles lit by similar round-arched windows to east end; west end with 3 similar windows and oculus above central window. INTERIOR: with tall unfluted Ionic columns supporting arches which cut into the tunnel vaulted ceiling. Galleries between the columns. Chapel of St Mary & St John domed with circular lantern. Chancel decoration, c1883, by TG Jackson who also designed the pavement, Willis organ case, inlaid choir stalls, panelling, chandelier, railings and intertwining double gold decorative pattern over much of the church. Stained glass of west windows designed by Professor Ellis Wooldridge, executed by Powell. Much of the rest of the glass designed, executed and given by Alfred Bell of Clayton & Bell, who also designed the marble font with Ionic columns to incorporate a 1747 bowl; gallery window dedicated to Sir George Gilbert Scott, Bell's tutor. Lady Chapel window by Joan Fulleylove. Mid C18 pulpit cut down to present size by Cockerell, 1878. Many wall monuments including those to Rev. Thomas Ainger by Sir George Gilbert Scott, John Keats, Joanna Baillie, JH Merivale, Frances Erskine, TN Longman, Henry Cort and others. Oldest tomb in the church that of James Rixton, buried 1658 in the old church.

(RCHME: London, Vol. II, West London: London: -1925: 39;

Clarke B: Parish Churches of London: London: -1966: 77;

Victoria County History: Middlesex: Vol. IX, Paddington and Hampstead Parishes: Oxford: -1989: 146-48).

Listing NGR: TQ2619085615

3. STATEMENT OF NEED AND JUSTIFICATION

The principal purpose of Hampstead Parish Church is as a place of Christian worship with secular uses including concerts, public gatherings, exhibitions, heritage visits etc.

Built in 1747 by John Sanderson and extended in C19th and C20th by Hesketh, Cockerell and Temple Moore. The church is Grade I listed and is the result of work by a number of very notable architects – despite the reputation of a “cheese paring parish vestry”.

The existing external lighting is poor. There is intermittent and uneven utilitarian light to the surrounding pathways from harsh, modern looking bulkheads, the previous floodlighting to the east facing frontage has long since failed and the street lighting plays no part in lighting the exterior of the building or the pathways.

The pathways are heavily used by pedestrians and visitors to the church and also by users of the church rooms which are in an extension at the geographic south west of the building. Exacerbated by uneven footpaths and changes of level, the current lighting does not give adequate light for safe movement around the site, particularly in darker evenings.

The main frontage (see cover photograph) is the view from the east end of Church Row and is historically significant and remains an important feature of the area today. The gentle lighting of this proud façade has been a long-established part of the night time illumination of the area and deserves to be re-instated.

The current lighting to the spire has recently been renewed and does not need any further modification.

The new lighting will be controlled by an automatic time clock system located in the existing service cupboard inside the north east stairwell corner of the church. The time clock facility will also allow for graduated attenuation of levels meaning that as the sky darkens illumination levels can be effectively reduced to save energy.

Trenching to additional path lighting will follow the edge of the existing paths and under a small number of pavers which will need to be lifted and carefully re-laid.

4. DESIGN INTENT SUMMARY

The design of this project has been informed by discussions with representatives of the PCC convened as a Steering Group to develop and oversee the project from start to finish. We have also taken account of the existing lighting and the way in which natural light impacts on the exterior of the church.

The design has three main elements

- To replace the large wall lights with a more architecturally suitable fitting that provides both uplight and downlight to the north, west and south elevations. The new fittings are black so that they are less obtrusive in daylight and are significantly smaller than the existing. Numbers of fittings are increased to match the rhythm of the windows. The existing cable routes will be re-used.
- To replace the existing non-functioning floodlighting for the main frontage which is mounted on a single lamp column masked by a tree in the centre foreground. The existing lamp column and cable route will be re-used.
- To provide additional path lighting in two specific areas where the wall lights cannot provide any coverage. The two areas are
 - To the immediate front of the main elevation
 - To the south west of the building as part of the entrance and exit from the church rooms to the south west.

The control of the new lighting will be automated and controlled by timeclock and photocell but with additional manual over rides.

5. IMPACT STATEMENT

Overview

The new lighting scheme at Hampstead Parish Church will add articulation to this most important Grade I exterior.

The works will involve

- the replacement / addition of wall lights to the exterior facades where fixings will only be made into mortar joints
- the replacement of floodlights on the existing obscured lamp column to the east of the main frontage
- additional low-level bollards alongside paving / pathways with new cabling running along the path edges
- a new lighting control system

All of the new works will be carried out in accordance with the Statement of General Principles of Conservation set out in section 7 of this document.

New Equipment

The physical impact of new equipment will be specified to minimise impact on fabric.

Fixings and Cable Routes

Fixings are to be inserted into existing joints or on cornice levels where they cannot be seen. Fixings into decorative carving, stonework and mouldings is to be avoided – except where specifically and individually agreed. No decorations or mouldings will be affected.

Wiring routes are devised in such a way that minimises their visual impact on the exterior of the church using existing routes wherever practical. Light fittings and other equipment are not to be fixed to sensitive fabric nor obscure any important details or otherwise detract from the character of the exterior.

Quality and Standards

A careful choice of finishes for wiring and equipment will be made reduce its visual impact. Consideration has been given to access for ongoing maintenance of equipment and fire safety, and no heat generating equipment will be fixed near timber or flammable or temperature sensitive fabric. The full specification and scope of work, included in a separate tender document, will set a high standard for all works associated with this project.

Execution

Only electrical contractors who are highly experienced in working with heritage buildings will be invited to tender for these works. They will be required to provide method statements to ensure that all works will be planned to take precautions and care that prevent damage to the fabric of the building or other damage to the churchyard.

Oversight & Supervision

The works are to be inspected by the Lighting Consultant who will also act as the Contract Administrator.

6. STATEMENT OF GENERAL PRINCIPLES OF CONSERVATION

The following general statement informs the assessment of the impact of the proposed works on the fabric of historic buildings and will form part of the general conditions of this tender. Specific instructions by members of the design team may supersede generalizations listed here.

Where reference is made to the CA [Contract Administrator] decisions may be referred by the CA, to the Architect, Lighting Consultant or Project Manager as appropriate.

Before any work starts a thorough and systematic investigation and on-site survey of the existing electrical and lighting circuits is to be carried out by the Contractor's electrical engineer. This will provide a clear and coordinated picture of what services and routes exist and where any new routes are required.

Only once this knowledge is gained can invasive work be considered to minimize the disturbance to the historic fabric. Pre-existing accessible voids, slots, holes and service routes must, wherever possible, be reused to minimize additional permanent scarring to the building.

If new builder's work openings are absolutely necessary, then all must be done to ensure that as many services as possible share a common route through the building. This will minimize the loss of historic fabric and along with designing in spare capacity will ensure, at least in the short term that further loss of building fabric is contained. Any and all such routes must be pre-approved by the CA before any works commence.

Where the building design lends itself to offering suitable routes, a surface installation may sometimes be a better solution, for example where moldings, column capitals cornices or balustrades can disguise the presence of a carefully installed cable or pipe. However, it is important to ensure that an installation of this type does not cover up, damage or interrupt the view of important building features and surfaces, nor should it create dirt traps or staining patterns from any resulting heat and air movement. Any and all such routes must be pre-approved by the CA before any works commence.

With this type of surface installation, the fixing and positioning of the clips and brackets are also of importance as these must respect the buildings' requirements on spacing, and not those of manufacturers' or relevant standards. Fixings should be made into material that is sacrificial and not permanent, for example mortar rather than stone or brick. Timbers should not be drilled wherever this can be avoided; the use of wood screws is less damaging. Cables should be secured with screws fixed into timber or plastic plugs wherever possible. The use of pin clips or any other fixings installed with hammers is to be avoided except where expressly instructed or approved by the CA. With all installations, intervention should be kept to a minimum and strict observance to the principle of reversibility should be adhered to.

This principle applies equally well to the fixing of any component within a building services system, for example a light switch or a fire alarm break glass unit may need the additional help of a pattress, or other secondary support system, to enable the mortar joints to be used. In the final design, all routes, openings and making good must be coordinated and agreed with the CA.

Any builder's work openings still found to be needed must be approved before work commences. Where loss of historic fabric is inevitable the disruption should be taken as an opportunity to additionally survey, record and/or repair other services found. All necessary builder's work must be done with far greater care than is the norm, this will mean that it will usually take far longer to remove, replace or renew any building services installation in an historic building. Service routes may need to be more convoluted and or longer than usual to accommodate the structure.

Where old services cannot be reused, but retain particular significance to the building, it is important to leave them in place if possible. This equates to leaving them in a condition where nothing can cause future disruption to the historic fabric, for example services are disconnected, made safe or drained down and then recorded. Their removal should only be considered if they have no historic significance or could pose a future danger to the historic fabric.

Wherever possible continuous cables should be used through the installation and therefore the number of cable joints or in-line terminations should be kept to an absolute minimum. All terminations should be made in accessible and suitable locations.

Where older installed cables are to be retained and reconnected as part of a new installation, or where any other new junctions are required, all such terminations should only be made in fixed junction boxes with fixed-back terminals such as din rail or other appropriate connectors. The risks of thermal cycling for all cable types and terminations must be considered.

All junction boxes should be identified and correctly labelled and be shown on the contractor's O&M drawings. Termination schedules should also be included in the O&M manuals.

Installations of this nature in historic buildings should be designed and installed so that they have as long an installed life as can be expected. For this reason, the use of pvc/pvc cabling and any pvc or plastic containment shall not be permitted unless expressly specified or approved by the CA.

MICC or PYRO cables are required for all visible surface cabling, the use of FP or FIRE-TUFF cabling for visible surface runs will not be permitted unless expressly specified or approved by the CA.

Notwithstanding the above all cabling systems should be designed to avoid vulnerability to damage by rodents or other wildlife, thus any pvc cabling, including final circuit wiring should be in suitable containment. These risks to all cabling in roof voids, floor and other ducts should be fully assessed.

