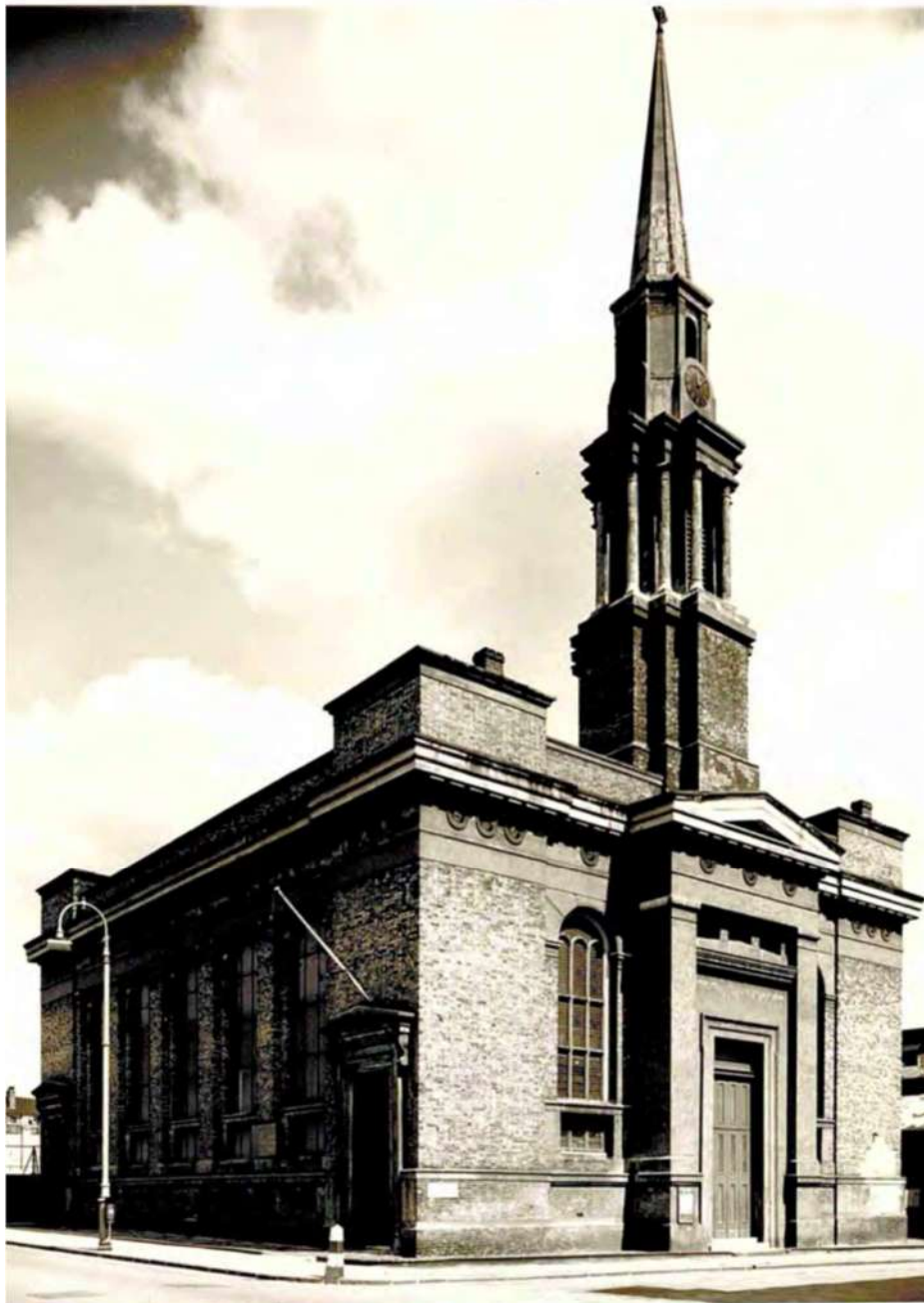


HERITAGE, DESIGN AND ACCESS STATEMENT

St George's Cathedral / Christ Church

Emergency Fall Arrest Netting Installation

Rev 00 · February 2021



Revision History

Rev	Description	Author	Reviewer	Date
00	Issued for Listed Building Consent	JRM	SK	10.02.2021

ROGER MEARS ARCHITECTS

Union Chapel
Compton Avenue
London N1 2VD

www.rmears.co.uk

Contents

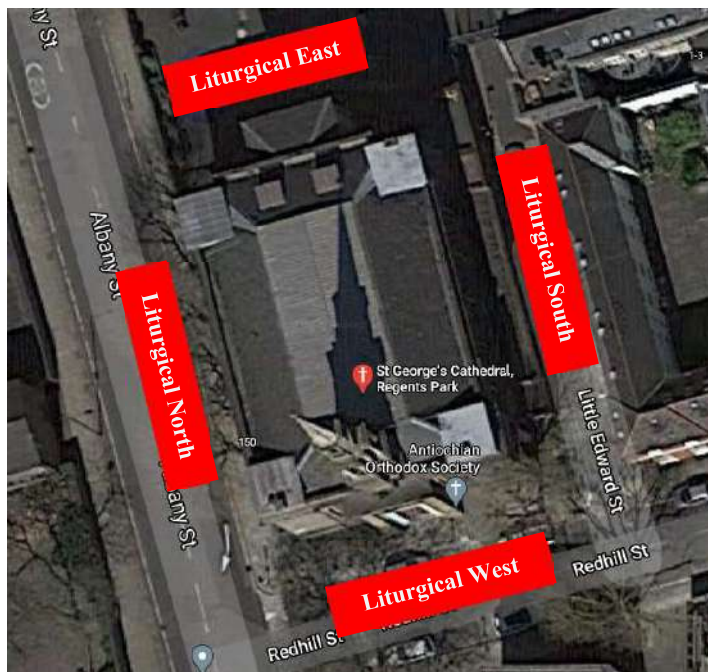
- 1.0 Introduction
- 2.0 Setting & History
- 3.0 Description & Conservation Area Appraisal
- 4.0 Significance
- 5.0 Design and Significance
- 6.0 Design Statement
- 7.0 Heritage Impact Assessment
- 8.0 Amenity Space
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1.0 Introduction

- 1.1 This heritage design and access statement has been prepared by Roger Mears Architects as supporting documentation to accompany the application for the proposals at St George's / Christ Church, 1-3 Redhill Street, London NW1 4BG in the London Borough of Camden. This statement has been prepared by John Raphael Miminis BArch MSc.UD MSc.CHB and reviewed by Sarah Khan RIBA SCA AABC MA GradDiplCons (AA)Dist MFPWS
- 1.2 The proposals have been prepared on behalf of the London Diocesan Fund who have owned the site from circa. 1836. The church tenant since 1989 is the Antiochian Orthodox Church of Great Britain
- 1.3 This report has been prepared by following guidance set out in the National Planning Policy Framework (NPPF), Planning Practice Guidance "Conserving and enhancing the historic environment", BS: 7913, Historic England's Good Practice in Planning Advice Notes 1, 2 and 3 and Historic England's Advice Notes 1 – 8, with regard to the heritage assets that may be affected by the proposals to carry out alterations to the Church.
- 1.4 This is to inform development works for the building, to ensure that any works or commissions are consistent with, and appropriate for, the fabric and values of the site. This statement should be read in conjunction with the proposed drawings and other statements which accompany the formal Listed Building Consent application submission.
- 1.5 It should be noted an intention to proceed with emergency work to the church by way of early notification as stipulated under Section 9 Part 3(d) of the Planning(Listed Buildings and Conservation Areas) Act 1990 was issued to the London Borough of Camden by email dated 08.02.2021.
- 1.6 Elevation references throughout this relate to the liturgical directions of St George's / Christ Church which are different to cardinal directions. The following diagram may assist



True North



2.0 Setting & History

- 2.1 St George's Cathedral (formerly Christ Church) is located at the junction of Albany Street and Redhill Street North West London within the Borough of Camden. The main entrance to the church is on Redhill Street with other secondary routes onto Albany Street and Little Edward Street on the liturgical south elevation.
- 2.2 The church is the work of architect James Pennethorne in 1837. The exterior is largely unchanged. Internal alterations to suit a High Church style are dated 1839-43 by R.C. Carpenter and 1849-85 by William Butterfield.
- 2.3 The church is listed at Grade II*.
- 2.4 The Regent's Park Conservation Area appraisal dated July 2011 confirms the church was added to the Heritage at Risk register later that same year due to its deteriorating condition. It has remained on the register to this day.
- 2.5 The church was consecrated as an Anglican place of worship known as Christ Church. It is now a Christian Orthodox church (St George's Cathedral) and has been leased out to the Antiochian Orthodox Church of Great Britain since 1989.
- 2.6 The church is designed in a neo-Grecian classical idiom. The church is described in detail within the Regent's Park Conservation Area appraisal (July 2011); *"The entrance is marked by two giant pilasters with a diminutive pediment. Above this rises a simple tower, with brick base, colonnade, clock and spire. On the west side facing Albany Street are two tall secondary doors; the north and south elevations have tall arched windows. The interior was embellished in the High Church style in the 1840s, and further interior alterations were made in 1868 by William Butterfield. The axis of the nave is parallel to Albany Street with the entrance to the south on Redhill Street."*
- 2.7 *The church successfully marks the corner site, and makes sense of the bend in Albany Street. The spire has a townscape importance in the wider area, particularly when viewed from Chester Place and along the length of Albany Street, as well as the glimpse view from the northern arm of Redhill Street.*



Fig. 1 Interior looking east (showing Anglican arrangement)

3.0 Description & Conservation Area Appraisal

- 3.1 The statutory definition of a conservation area is an “area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”. Conservation areas are normally centred on listed buildings and pleasant groups of other buildings, open space, or an historic street pattern. A town space or features of archaeological interest may also contribute to the special character of an area. It is, however, the character of an area, rather than individual buildings, that such a designation seeks to preserve or enhance.
- 3.2 The most recent legislation dealing with conservation areas is the Planning (Listed Buildings and Conservation Areas) Act, 1990 (Sections 69 to 78). Guidance to the legislation is given in the National Planning Policy Framework (NPPF), published by the Department of Communities and Local Government in February 2019.
- 3.3 Planning legislation requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the conservation area. In doing this the emphasis will be on control rather than prevention, to allow the area to remain alive and prosperous but at the same time to ensure that any new development accords with its special architectural and visual qualities.
- 3.4 The Regent’s Park Conservation Areas was designated on 1 July 1969. The west portion of the Park lies within the City of Westminster and the east portion within the London Borough of Camden.
- 3.5 The area has been extended twice in the past; on 1 October 1971 the boundary was extended north up to the Delancey Street junction and on 1 November 1985, the boundary was extended eastward and included the church and presbytery of St Mary Magdalene, Albany Street, portions of Red hill Street, St George’s Cathedral and Christchurch School.
- 3.6 The Regent’s Park Conservation Area includes east portion of the early 19th C development by John Nash. The entire development is considered a unique planned composition of classical buildings set within a picturesque landscape.
- 3.7 As stated within the Conservation Area Appraisal (July 2011) “*The significance of the Regent’s Park area is of national and international importance. The comprehensive masterplanning of the park, terraces, villas and the (largely redeveloped, but still appreciable in plan form) working market and service area served by canal to the east was on an unprecedented scale of urban design in London. The integration of all elements of a living area, from aristocrat to worker, from decorative to utilitarian, in a single coherent scheme were exhibited here.*”
- 3.8 There is an architectural hierarchy visible across the Conservation Area; development nearest the park is tall, grand and uniformly stuccoed and decorated with rich and ornate detailing. Buildings behind this are lower mews-type development and in stock brick
- 3.9 Beyond the mews is the development along Albany Street with buildings of various ages and appearance but generally terraced house typology. The 2 Churches in this area, including St George’s / Christ Church and respond to their setback location away from the more prestigious park edge and are therefore placed in a lower architectural hierarchy using humble materials, understated features and simplicity of plan form.
- 3.10 The Regents Park Conservation Area is divided into character zones. St George’s / Christ Church is located within the Redhill Street Character Zone.
- 3.11 As stated within the Conservation Area Appraisal (July 2011) “*Redhill Street is a loop that runs off the east side of Albany Street. St George’s Cathedral is the principal building in this group. By Sir James Pennethorne and dating to 1836 it is of grey stock brick with stucco and stone dressings in a neo-Grecian style. Its rectangular form faces onto Redhill Street*

and presents an attractive, yet austere elevation onto Albany Street. A former School house sits on the eastern arm, alongside an attractive late 19th century red brick light industrial building, now in residential use. A modern low rise primary school, and modern mews housing sit on the east and northern arms.

3.12 *York Stone paving exists on the southern arm of Redhill Street, and granite setts on the eastern arm, providing a high quality traditional street setting to the historic buildings here."*

4.0 Significance

4.1 Christ Church, of 1837 by James Pennethorne with further work of 1839-43 by R.C. Carpenter and internal decorations of 1849-85 by William Butterfield, is listed at Grade II* for the following principal reasons:

4.2 Architectural interest:

- rectangular plan in neo-Grecian style of grey stock brick with render and stone dressings.
- Main entrance has a shallow portico with pilasters and deep entablature with projecting cornice running the perimeter of the building. Repeating roundels in matching material within frieze of various motifs of dove, "IHS" and a triangle.
- Large architraved and trapezoidal doorways with timber panelled doors with overlights.
- Above main entrance a 3-stage tower; brick, and stucco at the lower 2 stages with stone columns and top stage octagonal spire in stone likely partly rebuilt at some point.
- North and South facades (liturgical) each with 5 tall round arched windows flanked by brick pilasters carrying entablature.
- East facade rendered (likely cement) with projecting rectangular sanctuary with 20thC cross.
- Interior nave is galleried with original stalls and pews retained. Some pews and timber stairs for pulpit from ground floor relocated to gallery. Stone pulpit remains.
- Modern Orthodox iconostasis in carved olivewood is later addition.

4.3 Artistic interest:

- Stained glass to 6 total round arched windows (3 on north and 3 on south (liturgical) facades. Glass by Clayton and Bell with a window depicting The Sermon on the Mount on the south elevation designed by DG Rossetti in 1864.
- Copy of Raphael's Transfiguration by Thomas Brigstocke was purchased as an altarpiece.
- Sanctuary walls in gold and patterned mosaic tiles framed by polychrome marble dressings and floor in patterned polychrome marble tiles.

4.4 Group value:

- Part of an important cluster of listed buildings defining the character of the outlying area beyond Regents Park

- Part of a group of 3 churches within the conservation area and within close proximity of each other (St Mary Magdalene, and St Katherine's Danish Church)
 - The church and spires of St Katherine's Danish Church and St George's / Christ Church are a positive impact to the area punctuating the street line and enhancing long local views as well as glimpse views of the spires.
- 4.5 The proposed changes respond to the failing and poor condition of render to on brick positioned at high level and which is has now reached the end of its like. In due course and not part of this application the surface render, brickwork and pointing will require repair and/or replacement on a like-for-like basis.
- 4.6 Single storey extension on east facade in brick noteworthy for small stained glass window and exposed roof trusses in the current Church offices which require further research.

5.0 Planning Background

- 5.1 Many listed buildings can sustain some sensitive alterations or extensions to accommodate continuing or new uses, but they vary greatly in how much they can be changed without harming their special architectural or historic interest. Policies relating to listed buildings are available in the local plan and there's detailed guidance in the government's National Planning Policy Framework.

Relevant Planning Policies

5.2 CAMDEN LOCAL PLAN - ADOPTED 2017

- Policy C3 Cultural and Leisure Facilities
Protection of cultural and leisure facilities: The Council will seek to protect cultural and leisure facilities and manage the impact of adjoining uses where this is likely to impact their continued operation.
- Policy D2 Heritage
The Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens and locally listed heritage assets.

5.3 NATIONAL PLANNING POLICY FRAMEWORK

- Policy 16. Conserving and enhancing the historic environment

5.4 THE LONDON PLAN (Adopted 2016)

- Policy 7.8 Heritage Assets and Archaeology

5.5 THE LONDON PLAN (Intend to Publish - December 2019 version)

- Policy HC1 Heritage conservation and growth

5.6 FACULTY

As the church is no longer and an Anglican Church Faculty consent is not applicable.

6.0 Design Statement

- 6.1 The proposals are for urgent works to address the risk of failing render from falling off parts of the building at high level and creating a health and safety risk as well as a risk to life at ground level.
- 6.2 The works are urgently required to safeguard the building and enable the reopening of the public footpaths which have been temporarily closed. Pedestrian access should be reinstated as soon as possible.
- 6.3 Our consultant structural engineer Conisbee has attended site and viewed the failing render first-hand. The proposed emergency temporary works and their location are documented in the drawings accompanying this application.
- 6.4 The works are to be carried out under the following specification:
- 6.4.1 *Materials:*
Netting to be Huck 45mm Mesh Fall Arrest Net with Debris Overlay & Border Rope (PRODUCT ID: 1903D-045)
https://www.huck-net.co.uk/safety-Nets/ bespoke-fall-arrest-nets_15636/45mm-mesh-fall-arrest-net-with-debris-overlay-border-rope_1903D-045
- Netting will be black.
- 6.4.2 *Installation:*
Strapped tight and secured to brickwork with Excalibur m8 screwbolts m8 eyeb 06 / 050 at max 500mm centres. Dry fix into pre-drilled holes located centrally through bricks to manufacturer recommendations. Wherever possible fixings will be avoided in favour of gathering the netting tightly and crimping the netting onto itself.
- 6.4.3 *Scope/Extent of Installation:*
1. Cornice: To fully cover the projecting rendered cornice along the north and west (liturgical) elevations.
 2. Tower: To fully cover the middle section of the tower directly below the stone spire to include clocks, cornice and rendered piers, walls and sky-facing elements
 3. Tower To fully cover the lower section of the tower as base of the existing columns to include cornice and sky-facing elements.
- 6.5 The proposals for the fall arrest netting and required fixings are restricted to the areas where the existing render was found in poor condition and with a high risk of falling to the footpath below. Areas of the tower which are of acceptable condition where there is no danger of falling render are not included in these proposals.
- 6.6 Similarly, where the high-level cornice to the main building was of acceptable condition these areas are not included in these proposals. Wherever possible fixings will be avoided in favour of gathering the netting tightly and crimping the netting onto itself.
- 6.7 It should be noted that the nature of the proposed work is temporary. The rendered cornice and render to tower require permanent repair and those works are expected to be captured in a future application which will also include the removal of the fall arrest netting.
- 6.8 As works are expected to proceed likely on 22.02.2021 and without the Council's consent in-hand we have already written to the London Borough of Camden / Mr. Alan Wito of our urgent request to carry out the work under Section 9 Part 3 of the Planning(Listed Building and Conservation Areas) Act 1990. Our early notification of our intentions accompanies this application for reference.

7.0 Heritage Impact Assessment

- 7.1 The installation of new fall arrest netting to the main tower and north and east façade cornices is part of emergency works to the historic external render of the Church which is, overall in poor condition. The extent of the new netting will be limited to those areas where pieces of render are at risk from delaminating from the surface and falling to ground level which represents health and safety risk as well as a risk to life.
- 7.2 The nature of the proposed work is temporary and the rendered cornice and render to tower require permanent repair and those works are expected to be captured in a future application which will also include the removal of the fall arrest netting.
- 7.3 The installation requires anchor fixings through the render and into stable brickwork. To minimise fixings wherever possible fixings will be avoided in favour of gathering the netting tightly and crimping the netting onto itself. It is anticipated that this method will be used particularly around the tower elements where the netting can be tightly bound around the tower.
- 7.4 Black netting has been chosen to mitigate lessen the visual impact of the netting.
- 7.5 Once installed and the threat of falling debris has been mitigated, the ground level area around the Church can be re-opened to pedestrians restoring the character of the local area.
- 7.6 The impact of our proposals on the historical character of the building will be minimal.

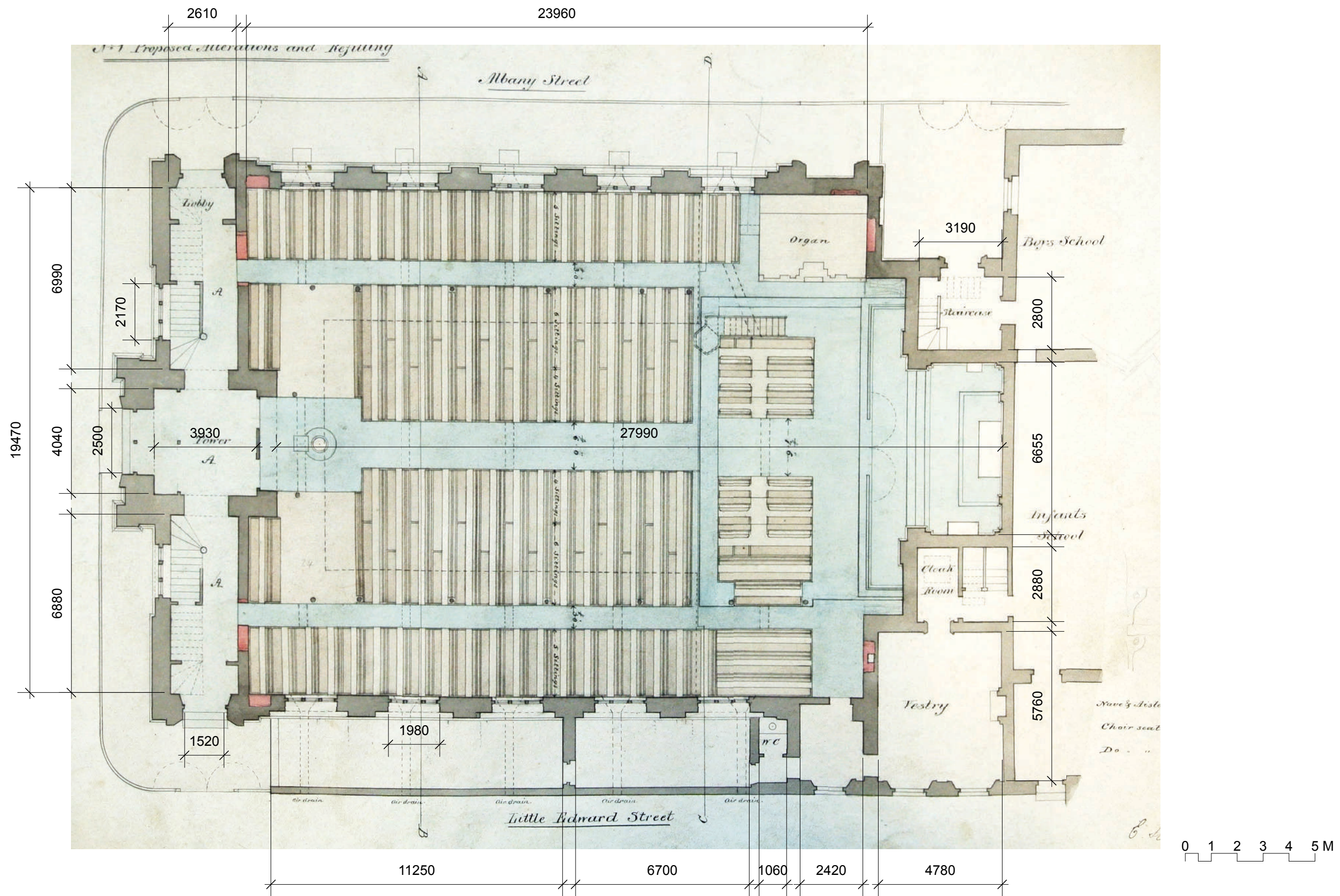
8.0 Amenity Space

- 8.1 There is minimal existing external amenity space on the site of the church. The proposals are all at very high level and do not impact existing amenity.

9.0 Access Statement

- 9.1 At present the pedestrian footpaths adjacent to the church along Albany Street and Redhill street are fully closed off to the public to mitigate against the risk of falling debris from high-level.
- 9.2 Once the proposed works are carried out and the netting is installed it is expected that the risk will have been sufficiently managed at high-level and no further measures will be required at ground level. The temporary barriers can then be removed and public pedestrian access can be restored.

Appendix A: Historic Drawings



Revisions			
26.01.2021	A	added key dims	

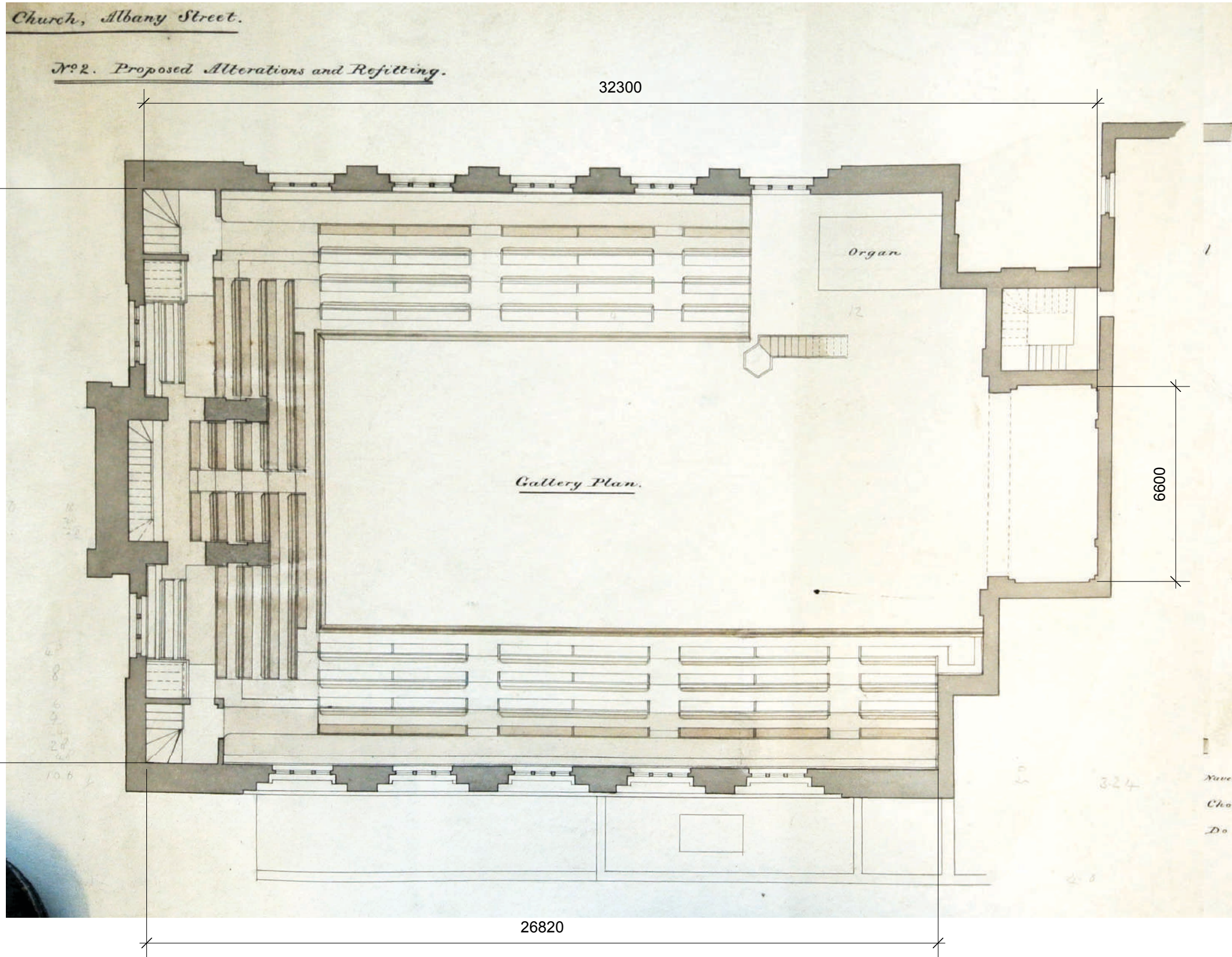
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DO NOT SCALE - Use Figure Dimensions Only IF IN DOUBT - ASK



St George's Cathedral
1-3 Redhill Street,
London NW1 4BG

Plan
Ground Floor - As Existing

ROGER MEARS ARCHITECTS LLP				
Union Chapel, Compton Avenue		London N1 2XD		
rma@mears.co.uk		tel 020 7359 8222		
www.mears.co.uk				
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Revisions				

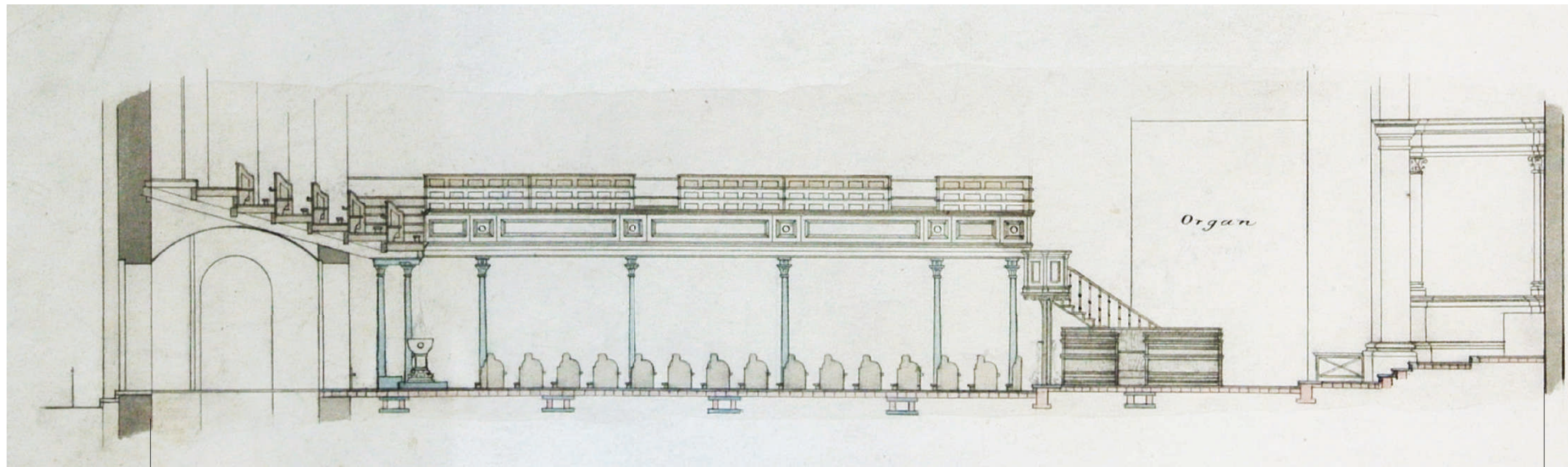
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N

St George's Cathedral
 1-3 Redhill Street,
 London NW1 4BG

Plan
 Gallery Level - As Existing

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Union Chapel, Compton Avenue			London N1 2XD	
rma@mears.co.uk			tel 020 7359 8222	
www.mears.co.uk				
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33550



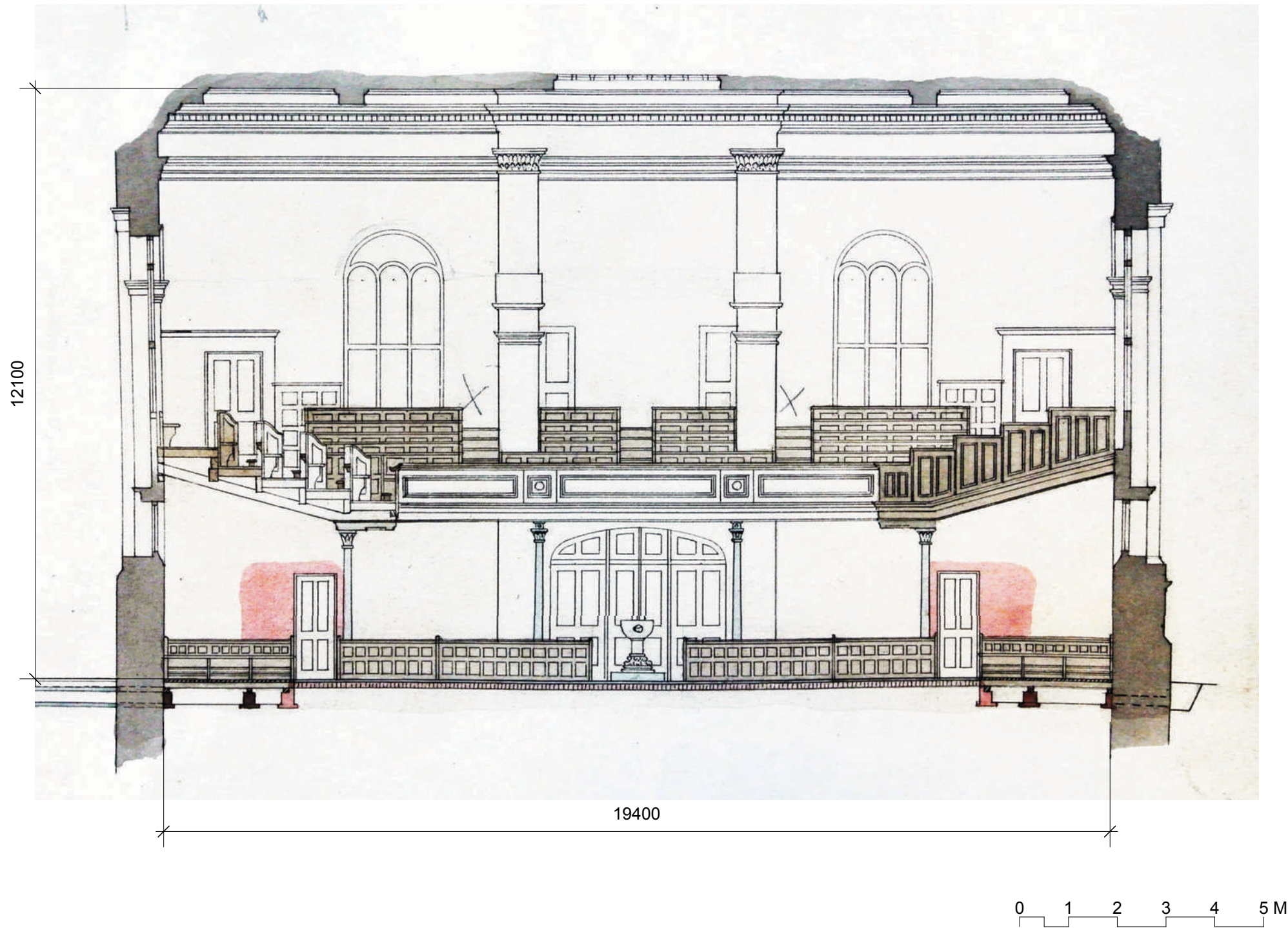
Revisions				

Notes
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St George's Cathedral
1-3 Redhill Street,
London NW1 4BG

Section
AA' (looking west) - As Existing

ROGER MEARS ARCHITECTS LLP				
Union Chapel, Compton Avenue			London N1 2XD	
rma@rmears.co.uk			tel 020 7359 8222	
www.rmears.co.uk				
Date	Scale	Job No.	Code	Dwg No.
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Notes DO NOT SCALE - Use Figure Dimensions Only IF IN DOUBT - ASK

Notes				

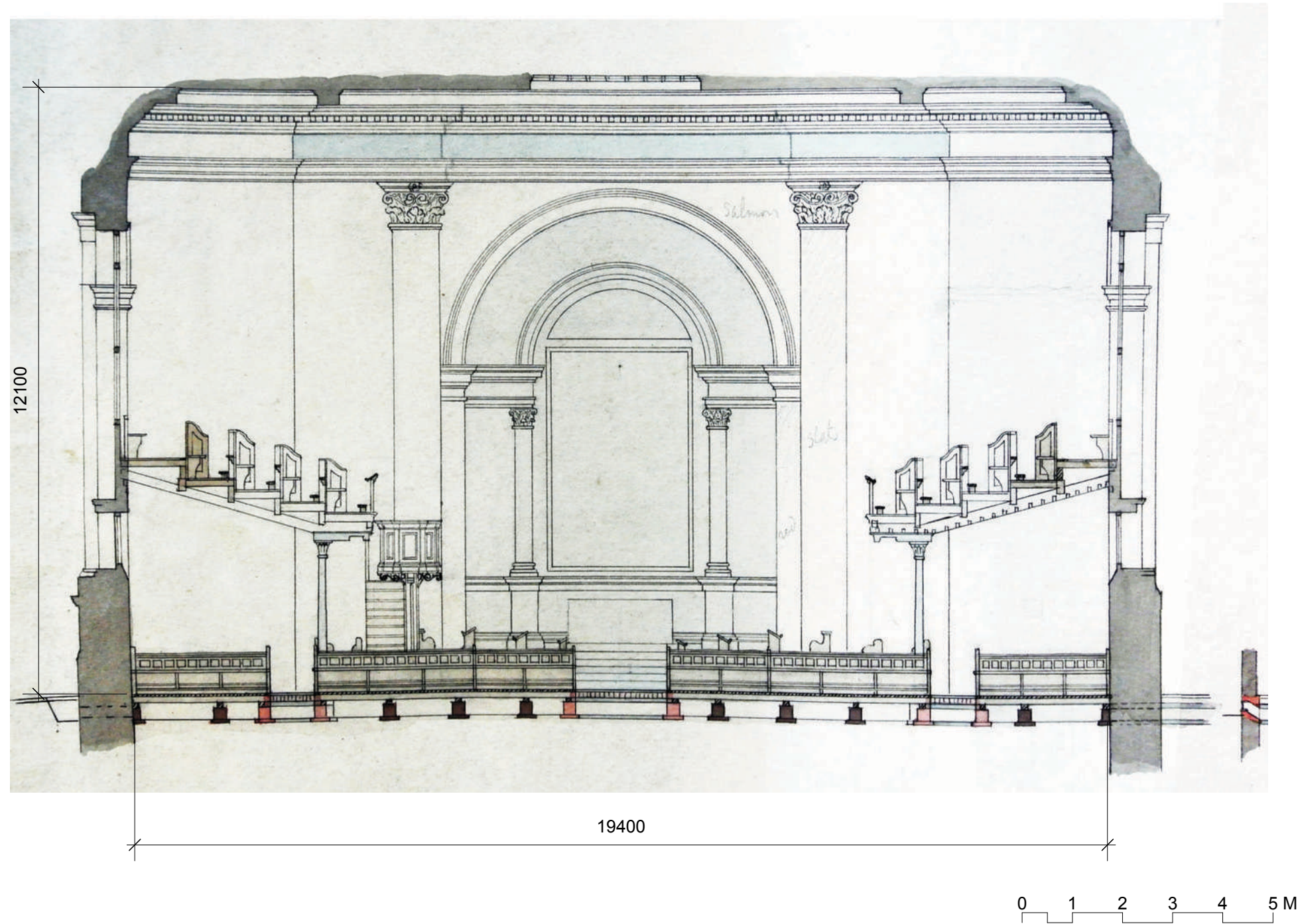
Revisions

St George's Cathedral
 1-3 Redill Street,
 London NW1 4BG

Section
 BB' (looking south) - As Existing

ROGER MEARS ARCHITECTS LLP
 Union Chapel, Compton Avenue London N1 2XD
 rma@mears.co.uk tel 020 7359 8222
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Date	Scale	Job No.	Code	Dwg No.
26.01.2021	1:100@A3	2014	-	22 -



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Notes				

Revisions

St George's Cathedral
1-3 Redill Street,
London NW1 4BG

Section
CC' (looking north) - As Existing

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www.mears.co.uk

Date	Scale	Job No.	Code	Dwg No.
26.01.2021	1:100@A3	2014	-	23 -

Appendix B: Condition Photos

We include images from site taken recently by both the consultant team and steeplejacks.



Location Key for Condition Photos

Tower Location A

Tower Location B

Tower Location C

Cornice: Location D

Tower: Location A



Img 01; cracked render



Img 02; cracked render and previous cement repairs



Img 03; cracking through render and repairs



Img 04; horizontal cracking at high level.

Tower: Location B



Img 05; failing render on sky-facing elements



Img 06; general poor condition of render



Img 07 and 08; failing render and plant growth. Note: steeplejacks have removed any plant growth on their recent visit)

Location B continued...



Img 09; failing render



Img 10 and 11; failing render and brick dentils



Img 12; close up view of failed brick dentils

Tower: Location C



Img 13 and 14; debris and failing render exposing brickwork beneath



Img 15 and 16; cracked render failing when touched.

Cornice: Location D



Img 17 and 18; render from debris found on the wall moulding which would have fallen in excess of 10m.



Img 19; rendered cornice on north elevation (liturgical) showing historic failure of rendered 'mutules' (circled)



height tbc; approx. 25m

22897.2mm
approx.



Revisions			

Notes
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St George's Cathedral
1-3 Redhill Street,
London NW1 4BG

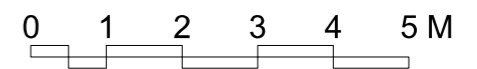
Elevation
South - As Existing

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www.mears.co.uk				
Date	Scale	Job No.	Code	Dwg No.
25.01.2021	1:100@A3	2014	-	32-



28564mm
approx.

14595.2mm
approx.



Revisions			

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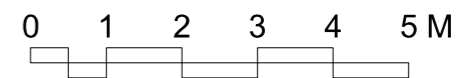
St George's Cathedral
1-3 Redhill Street,
London NW1 4BG

Elevation
West - As Existing

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Union Chapel, Compton Avenue London N1 2XD				
rma@mears.co.uk			tel 020 7359 8222	
www.mears.co.uk				
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25.01.2021	1:100@A3	2014	-	36-



29080mm
approx.



Revisions			

Notes
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St George's Cathedral
1-3 Redhill Street,
London NW1 4BG

Elevation
East (main facade) - As Existing

ROGER MEARS ARCHITECTS LLP				
Union Chapel, Compton Avenue		London N1 2XD		
rma@mears.co.uk		tel 020 7359 8222		
www.mears.co.uk				
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Revisions				Notes		St George's Cathedral		ROGER MEARS ARCHITECTS LLP		
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						Elevation		rma@mears.co.uk www.mears.co.uk		
						East (lower facade) - As Existing		tel 020 7359 8222		
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Revisions			

Notes
DO NOT SCALE - Use Figure Dimensions Only IF IN DOUBT - ASK

St George's Cathedral
1-3 Redhill Street,
London NW1 4BG

Elevation
North - As Existing

ROGER MEARS ARCHITECTS LLP				
Union Chapel, Compton Avenue		London N1 2XD		
rma@mears.co.uk		tel 020 7359 8222		
www.mears.co.uk				
Date	Scale	Job No.	Code	Dwg No.
25.01.2021	1:100@A3	2014	-	31-

Appendix C: Listing Descriptions



CHRIST CHURCH

Overview

Heritage Category:

Listed Building

Grade:

II*

List Entry Number:

1378620

Date first listed:

10-Jun-1954

Statutory Address:

CHRIST CHURCH, ALBANY STREET

Map



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(http://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/341641/HLE_A4L_Grade|HLE_A3L_Grade.pdf)

The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.

This copy shows the entry on 10-Feb-2021 at 15:41:38.

Location

Statutory Address:

CHRIST CHURCH, ALBANY STREET

The building or site itself may lie within the boundary of more than one authority.

County:

Greater London Authority

District:

Camden (London Borough)

National Grid Reference:

TQ 28817 82893

Details

CAMDEN

TQ2882NE ALBANY STREET 798-1/87/29 (East side) 10/06/54 Christ Church

II*

Church. 1836. By Sir James Pennethorne. Alterations by RC Carpenter 1839-43 and alterations and decoration by William Butterfield, 1849-85. Grey stock brick with stucco and stone dressings. Neo-Grecian style. Rectangular plan. EXTERIOR: main central entrance on south facade; shallow portico with pilasters carrying entablature which continues around the building. Shallow pediment; roundels in frieze depicting a dove, "IHS", and a triangle. Architraved, trapezoidal doorway with heavy panelled doors and overlight. Portico flanked by round-arched windows. At the angles, small square pavilions. Above the main entrance, brick tower of 3 stages, middle stage with columns and broken entablature and top stage with thin steeple. West facade with 5 tall round-arched windows flanked by brick pilasters carrying entablature. In corner pavilions at angles architraved, trapezoidal doorways with console bracketed pediments and panelled doors. East facade single storey extension running the length of the church. North facade cement rendered with projecting rectangular sanctuary with C20 cross. INTERIOR: galleried. Marble floor by Butterfield. Glass by Clayton and Bell; a window depicting The Sermon on the Mount on the east side designed by DG Rossetti, 1864. Many fittings now at St Mary Magdalene, Munster Square (qv). (Survey of London: Vol. XXI, Tottenham Court Road and Neighbourhood, St Pancras III: London: -1949: 150).

Listing NGR: TQ2881782893

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:

476573

Legacy System:

LBS

Sources

Books and journals

'Survey of London' in Survey of London - Tottenham Court Road and Neighbourhood St Pancras Part 3: Volume 21, (1949), 150

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing

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Appendix D: Heritage at Risk List Entry

St George's Cathedral (formerly Christ Church), Albany Street, Camden NW1 - Camden

Former parish church. Antiochian Orthodox Cathedral since 1989. Designed by Sir James Pennethorne, built in 1837 in neo-Grecian style to serve Nash's development east of Regents Park, with later alterations. Grey stock brick with Roman cement and stone dressings. The Roman cement mouldings and past repairs in cementitious mortar are failing in places. Cracking is evident, particularly on the principal street elevations.



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Site Details

Designated Site Name:
CHRIST CHURCH

Heritage Category:
Listed Building grade II*

List Entry Number:
1378620

Local Planning Authority:
Camden

Site Type:
Religious ritual and funerary > Church

Location

Building Name:

St George's Cathedral (formerly Christ Church)

Street Name:

Albany Street

Locality:

Camden Town

County:

Greater London

District / Borough:

Camden

Parliamentary Constituency:

Holborn and St. Pancras

Region:

London and South East

Assessment Information

Assessment Type:

Place of worship

Condition:

Poor

Priority:

A - Immediate risk of further rapid deterioration or loss of fabric; no solution agreed

Previous Priority:

A

Ownership:

Religious organisation

Designation:

Listed Place of Worship grade II*, CA

Contact Details

Tracey Craig 020 7973 3756

ROGER MEARS ARCHITECTS

Union Chapel
Compton Avenue
London N1 2VD

www.rmears.co.uk

T: 020 7359 8222

E: rma@rmears.co.uk