

**Rosslyn Hill Unitarian Chapel  
3 Pilgrims Place  
London  
NW3 1NG**

**Rosslyn Hill**  
UNITARIAN CHAPEL



**Proposed Alterations to Crypt Plant Room into Meeting  
Room Provision**

**Design & Access Statement**

December 2021

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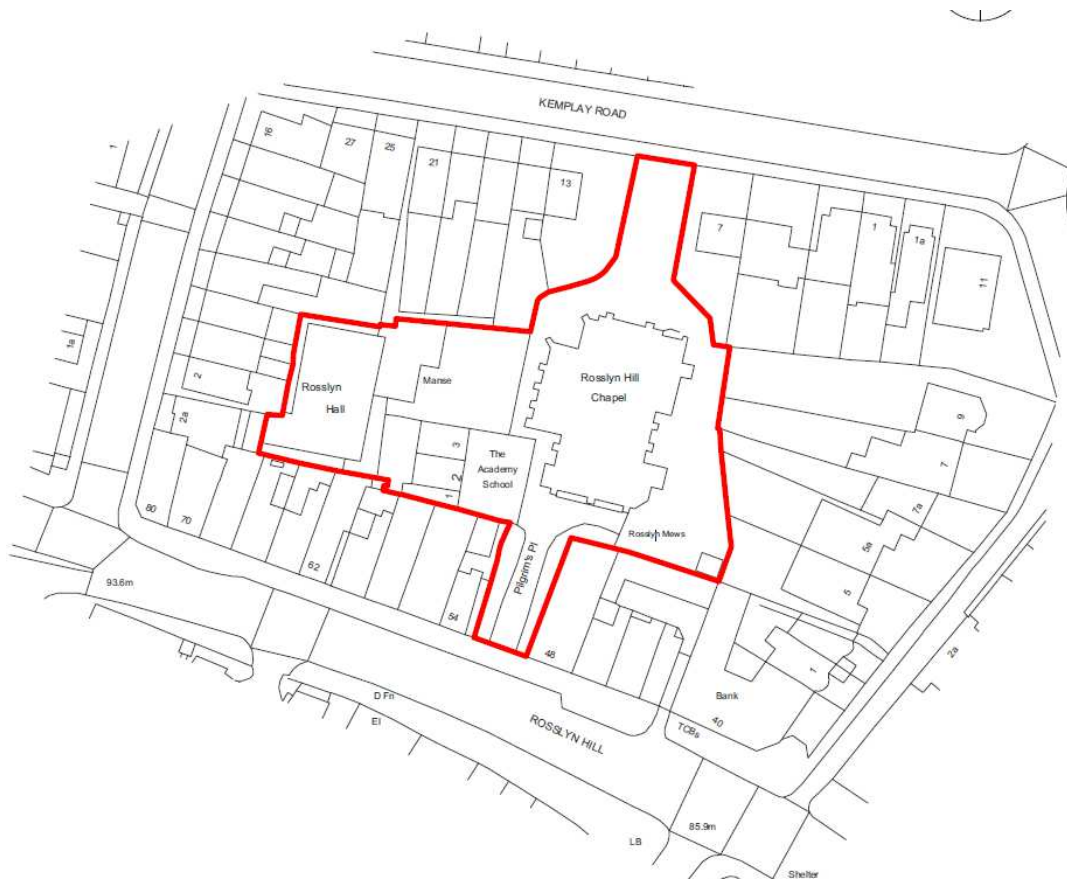
The following supportive drawings should be read in conjunction with :

- Drawings 01, 02, 03, 04, 05, 06, 07, 08 and SL

## **A**     **The Existing Situation**

### **1**     **The Site and Locality**

The site is located on Rosslyn Hill (A502) in the Hampstead area of London and comprises a variety of buildings being a Place of Worship, Manse and Academy School.



**Image 1 – Location Plan**

The church building accommodation includes a Nave with gallery to the west end, North Aisle, Chancel, Toilets, Vestry, Meeting Room / Choir Vestry and crypt level Plant Room and Flower Arranging area.

### **2**     **The Existing Situation**

The church building is of traditional construction comprising Kentish ragstone walling with Bath limestone dressed stone quoins, buttress weathering's, copings and window and door surrounds. The roofs comprise a series of duo

and mono pitched timber trussed structures weathered with natural slate coverings, and lead and copper weathered flat roofs.

The main roof to the Nave incorporates a timber framed central bell turret which is detailed with decorative carved timberwork and weathered with natural slate.

Windows are of leaded glass set in stone surrounds, with a mixture of stained and plain glass.

Internally within the worship area and ancillary accommodation, the walls comprise a mixture of original solid masonry with painted render finish and exposed dressed stone, and modern stud partitioning with painted plaster to the WC area. The ceilings are a mixture of stained closeboarding to the undersides of the roof and painted plaster. Floor finishes are a mixture of carpet, vinyl sheet and stone.

The crypt Plant Room and Flower Arranging area finishes comprise of painted and part natural finish brick walls, uPVC double glazed window to the opening light, painted concrete vaulted soffit with exposed steel I beam undersides, redundant boiler encased in boarding, and solid floor of part stone and concrete infill. Surface mounted lighting and power.



Photoplate 1 – View of Crypt Plant Room



Photoplate 2 – View of Windows to Lightwell from within Crypt Plant Room



Photoplate 3 – View of Crypt Plant Room facing towards entrance





Photoplate 4 – View of Crypt Plant Room Soffit



Photoplate 5 – View of External Lightwell Grille

### **3 Historic Significance**

The property is Listed Grade II, List Entry Number: 1130399, with the list description stating:

Unitarian chapel. 1862 by John Johnson; 1885, north aisle, chancel and committee room added by Thomas Worthington, a Manchester Unitarian. Kentish ragstone rubble with Portland stone dressings. Slated pitched roof with fleche. Gothic style. Wide aisled nave of 7 bays with sanctuary. INTERIOR: with vaulted timber roof and gallery at west end. 2 plaster relief panels in chancel attributed to John Flaxman. Good range of C19 stained glass, in geometrical tracery, by Morris and Co to cartoons by Burne Jones, Henry Holiday, Clayton & Bell, Wilson & Hammond, Lavers & Westlake and Mayer & Co of Munich. Good range of memorials including a memorial to the artist Helen Allingham.

## **B The Proposed Design**

### **1 Design Development**

The Church would like to make use of the Plant Room area to create a meeting room and WC facility to support their operation and outreach.

The Plant Room is a cold environment, therefore to create a usable accommodation the room requires to be thermally upgraded, as well as new services installed.

The design creates a timber stud lining offset from the existing walls and raised floor, which are all insulated. The existing vaulted ceiling would remain exposed. This approach results in minimal intervention and disturbance to the historic fabric and would be reversible.

Externally, the lightwell is exposed to the elements where an iron grille is set in at ground level. In order to provide protection from rain and water ingress, a glass canopy is proposed to prevent water ingress and allow airflow and natural ventilation to the void between the walls and timber lining. The glass canopy will be largely obscured by existing vegetation planting in front of the lightwell.

The installation of new drainage installations in the floor, would result in disturbance of the part concrete fill and stone paving.

## **2 Materials and Appearance**

The existing vaulted ceiling and ironwork will be retain exposed and re-painted, as existing.

The new walls will have a painted plaster finish and painted softwood skirtings.

New doors will be painted flush faced units and stainless steel ironmongery.

The floor will be finished with a vinyl sheet.

## **3 Impact and Justification**

The proposals will have an impact on the Plant Room where the original wall and floor fabric will be concealed and the floor structure partially disturbed, however the room is currently used as storage for non-perishable items.

The proposed alteration to create a meeting room will provide a much valued, needed and useable accommodation for the Church.

The works will, in the main, be reversible and the proposals minimise disturbance of the historic fabric.