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DESIGN, ACCESS & HERITAGE STATEMENT Our ref. 0700-2 22.07.22

All Saints Greek Orthodox Cathedral, Camden Street London NW1 0JA



Front view

Client:-
Greek Orthodox Cathedral
Camden Street, London NW1 0JA

Architect:-
GLA Architecture and Design Ltd.
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Contents

PART A - DESIGN STATEMENT

- 1.0 Introduction
- 1.1 Site Description
- 1.2 Listing Entry Details
- 1.4 Site Location Plan
- 1.5 Photographs of Existing Property
- 1.6 Planning History
- 2.0 The Proposal
- 3.0 Site Constraints
- 4.0 Drawings

PART B - ACCESS STATEMENT

- 5.0 External Works
- 6.0 Parking Facilities
- 7.0 Entrances
- 8.0 Circulation
- 9.0 Means of Escape
- 10.0 Standards

PART C - HERITAGE STATEMENT

- 11.0 Introduction
- 12.0 National and Local Planning Policy
- 13.0 Assessment
- 14.0 Summary and Conclusion

PART A - DESIGN STATEMENT

1.0 Introduction

Located on the corner of Camden Street and Pratt Street the Greek Orthodox Cathedral is one of the first churches to be adapted for use by the Greek community in the 1940's, a community that has become one of the largest ethnic groups in London. The church sees over 1,500 people attend the Easter Saturday service annually, as well as performing hundreds of weddings, baptisms and funerals, as part of a growing orthodox community.

The church is of stock brick, with Bath stone dressings, portico and tower. The stone is Monks Park for columns and Stone Ground for ashlar work. The church, internally, comprises a large rectangular nave, with galleries around three sides supported on Ionic columns, an apsed chancel and a circular vestibule flanked by stairs to the gallery. Twin vestries at the east end are linked by a semi-circular screen. There is a shallow brick vaulted crypt below the church. The chancel is screened by an iconostasis in accordance with Orthodox liturgy.

1.1 Site Description

The church is Grade 1 listed. The grounds of the church are enclosed by metal railing and gates, with the land within used for car parking with primary access via Camden Street.

1.2 Listing Entry Details

List Entry Number: 1244162

Location: All Saints Greek Orthodox Church, Camden Street

Heritage Category: Listed Building Grade: I

Date first listed: 10th June 1954

Listing NGR: Listing NGR: TQ 29246 83849

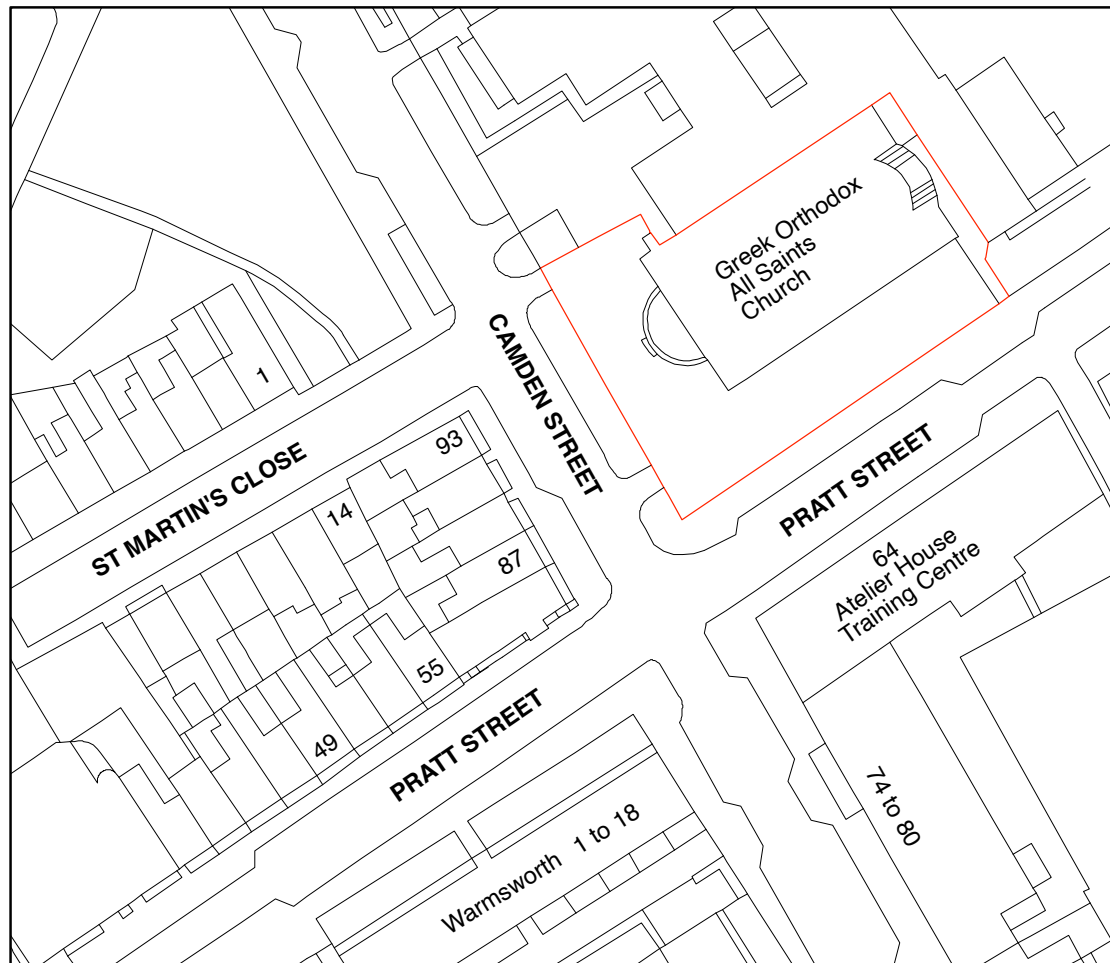
County: Greater London Authority

District: Camden (London Borough)

Description:

Church, formerly Church of England, now Greek Orthodox. 1822-24. By W & HW Inwood. Yellow stock brick with stone east and west ends (west end painted); stone tower. Rectangular plan with apsed chancel in Greek Revival style. EXTERIOR: west end with tetrastyle in antis semi-circular portico of giant fluted Ionic columns carrying an entablature which continues around the building, supported at west end angles by pilasters. Antefixae to cornice. Above the portico, a circular stone tower (based on the Choragic Monument of Lysicrates, Athens) with Ionic columns supporting an entablature surmounted by a drum with clock faces and cross finial. 3 square-headed entrances with surrounds of pilasters, cornice-head and round-arched architrave; C20 wooden doors and reeded panelling above. North and south facades with architraved round-arched windows having square-headed surrounds. East end apse with round-arched windows linked by impost bands. INTERIOR: with flat ceiling; 5 bays with Ionic columns supporting galleries on 3 sides. Classical decorative detail inspired by Henry William's travels in Greece. Chancel and nave now separated by iconostasis. HISTORICAL NOTE: originally built as a chapel of ease to serve Lord Camden's new developments, it was known as the Camden Chapel and only dedicated to All Saints in 1920. Loaned to the Greek Orthodox Church in 1948. (Survey of London: Vol. XXIV, King's Cross Neighbourhood, Parish of St Pancras IV: London: -1952: 136).

1.4 Site Location Plan



Site location plan – not to scale

1.5 Photographs of Existing

Refer to our photographs ref. 0700.PH1 to PH3.

1.6 Planning History

2012 - Removal of existing limewash and application of mineral paint to the previously painted areas on the west elevation of the church

Ref. No: 2012/4554/L. Status: Approved

2.0 The Proposal

Alterations to entrance lobby and new heating system installation, as described on our drawings.

3.0 Site Constraints

The Local Authority planning legislation documents outline a number of constraints and our proposal does not contravene any of these.

The following are Guidance constraints documents and Planning Policy, that we have worked to:-

- a) National Planning Policy Framework
- b) SPD Repairs to listed buildings
- c) Camden Local Plan (adopted July 2017).
- d) Camden Unitary Development Plan.

4.0 Drawings.

Refer to our drawings as follows:-

- 0700.01A- Existing ground, gallery floor & site plans
- 0700.02A- Proposed external ground floor & façade works
- 0700.03A- Proposed internal ground floor works plan
- 0700.04A- Proposed internal gallery level works plan
- 0700.05A- Proposed ground floor skirting heating details

PART B - ACCESS STATEMENT

5.0 Internal and external Works

Internally there will be the alterations of the entrance lobby, which will expose the original entrance layout. A new heating system via new basement gas boilers and skirting heating. The existing timber skirtings are not original. There will be no external works.

6.0 Parking Facilities

There will be no change to the existing off-street parking facility.

7.0 Entrances

The main entrance to remain as existing.

8.0 Circulation

There will be no significant change to the existing internal circulation.

9.0 Means of Escape

There will be no change to the existing means of escape.

10.0 Standards

The proposal to comply with the following:-

- a) The current Approved Document, Part M of the Building Regulations.
- b) Disability and the Equality Act 2010

PART C - HERITAGE STATEMENT

11.0 Introduction

All Saints Greek Orthodox Cathedral is an early 19th century Grade I Listing building in the London Borough of Camden.

12.0 National and Local Planning Policy

The relevant heritage references are within the following:-

- a) Historic Environment Good Practice Advice in Planning Notes.
- b) Conservation Principles Policies and Guidance For The Sustainable Management Of The Historic Environment'
- c) National Planning Policy Framework (NPPF)

Historic England's Conservation Principles.

The suggested approach in providing a decision is to provide a comprehensive framework for the sustainable management of the historic environment. 'Conservation Principles Policies and Guidance for the Sustainable Management of the Historic Environment' states that, "New work or alteration to a significant place should normally be acceptable if the following applies:-

- a) The proposal would not materially harm the values of the place, which, where appropriate, would be reinforced or further revealed.
- b) The proposals aspire to a quality of design and execution which may be valued now and in the future.
- c) There is sufficient information comprehensively to understand the impacts of the proposal on the significance of the place.

Local Planning Policy

The London borough of Camden contains a large number of listed buildings.

The relevant local planning policies in regards to heritage is within the following documents.

- a) Camden's Local Plan.
- b) Unitary Development Plan
- c) Supplementary Planning Guidance as follows:-
 - i) Conservation areas guide to homeowners.
 - ii) Repairs and Alterations to Listed Building.

13.0 Assessment

In accordance with "Historic Environment Good Practice Advice in Planning Notes" guidance, the following questions are addressed with our answers:-

"What will be the impact of the proposal on the significance of the heritage assets and settings affected?" The impact being internal, of which overall will be insignificant and therefore, no "substantial harm" within the policy's meaning.

14.0 Summary and Conclusion

As described above, the application proposal will cause no major harm to any features of significance.

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