

# CARDEN & GODFREY

## *Architects*

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### **Church of St John Hampstead**

Proposed Choir Vestry re-roofing and installation of fall arrest system.

### **Heritage, Design & Access Statement**

#### **1.0 EXECUTIVE SUMMARY**

- 1.1. This application has been prepared by Carden & Godfrey architects on behalf of the PCC of the church of St. John-at-Hampstead.
- 1.2. The application is for Full Planning Permission. Listed Building Consent is not sought as the building is a Church of England place of worship and so regulated by the Ecclesiastical Exemption Order 2010 and except from LBC. The proposals will instead be separately submitted to the Diocese of London, Diocesan Advisory Committee (DAC) for Faculty.
- 1.3. The church address is Church Row, Hampstead, London, NW3 6UU. The church is in the Archdeaconry of Hampstead, Diocese of London.
- 1.4. The church is a Grade I listed building and forms part of the Hampstead Conservation Area designated in Feb 1968.
- 1.5. The proposals are for reroofing the Choir Vestry. Salvaged and new like-for-like Welsh slates are proposed for the roof coverings. New insulation is proposed, resulting in an increase of the ridgeline height by 220mm, and adjusted detailing at junctions with historic fabric.
- 1.6. A fall arrest system and access improvements are also proposed to be installed on the new Choir Vestry roof.

#### **2.0 HISTORY & SIGNIFICANCE**

- 2.1. The current church replaced a mediaeval parish church, rebuilt to accommodate an increasing local population. The Tower and main body of the church were designed by John Sanderson and date from 1745-47, although part of the Tower was rebuilt in 1759 and the copper spire was added in 1784.
- 2.2. There have been three significant extensions since, all at the west end of the church. The Transepts, designed by Robert Hesketh, were added in 1844 extending the church westwards to accommodate a growing population.
- 2.3. In 1871 suggestions were made for 'beautifying and improving' the church. A proposal to demolish the tower caused much controversy and gave rise to a petition signed by many leading artistic and literary figures, including William Morris, Edward Burne-Jones, Holman Hunt, Ford Madox Brown, Anthony

Trollope, George du Maurier, Coventry Patmore and F. T. Palgrave. The Trustees gave in and the church was instead extended westwards in 1877-8 under plans drawn up by F.P. Cockerell. The present chancel, sanctuary and a small vestry were added and the inside was realigned, the altar being moved to the west end.

This building was consecrated on 1<sup>st</sup> June 1878 by the Bishop of London.

- 2.4. The Choir vestry and crypt room were added in 1912, designed by Temple Moore and adjoined to the southwest corner of the church. The extension added a large new choir vestry, on top of arches so that graves were left undisturbed. The undercroft and crypt room were later enclosed and altered in the late C20th to form a series of useful rooms.

### **Listing Description**

- 2.5. Heritage Category: Listed Building

Grade: I

List Entry Number: 1271918

Date first listed: 11-Aug-1950

Statutory Address: CHURCH OF ST JOHN, CHURCH ROW

Details CAMDEN

TQ2685NW CHURCH ROW 798-1/26/237 (South side) 11/08/50 Church of St John

GV I

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).

### **Conservation Area**

- 2.6. The Hampstead Conservation Area designated in Feb 1968. Referring to the church and its setting the Conservation Area Statement says:

“Church Row is a street almost entirely lined with handsome early 18th century houses of brown brick with red dressings. Many have cast iron railings forming the front boundary. The street widens towards the west, focusing on St John’s Church forming a well-proportioned and attractive urban space, marred at times by the traffic. The graveyard set in a mature landscape provides a beautiful backdrop to the Church.”

## **3.0 PROPOSALS**

### **Condition**

- 3.1. A report into the condition of the roof was carried out by the church’s Inspecting Architect Andy Burrell, from Carden & Godfrey Architects, in July 2022.
- 3.2. The report identified several defects to the roof and various holding repairs which have been carried out to keep the roof going. These included splits in the lead, loose and missing slates, poor flashings, a paint overcoating and poor detailing around outlets.
- 3.3. The inherent defects and condition of the roof finishes and holding repairs resulted in a recommendation that the roof and gutters are relaid at least within the next five years.
- 3.4. Another key issue is safe access. The roof can be accessed via a tall, two section ladder on the stair landing on the west side, and via an adjacent lower lead roof to the southeast, which requires an additional ladder to be carried up to the roof. The provision of new secure anchoring points for ladders and a fixed ladder between the small flat roof on the southeast side up to the east side gutter, are proposed to ease access.

- 3.5. When on the roof, there is only a very low parapet which would not provide any protection against falling. A fall arrest system, for use with a harness, is therefore proposed. Anchor points are intended to be installed on both sides, into the new roof, fixed down into the structure on plywood plates. A stainless steel safety line will run along the length of the gutter to allow people to be securely connected when on the roof for maintenance.
- 3.6. There is a desire to improve the use of the choir vestry and at the same time to reduce heat-loss. Whilst it would be possible to fit insulation between the exposed timber rafters in the room below, this would change the character of the space and possibly create problems with interstitial condensation due to insufficient ventilation above the insulation. As the roof coverings are to be replaced, it provides the ideal opportunity to install insulation above the sarking boards, under the slates. This retains the character of the Choir Vestry Internally. Externally the roof ridge is raised by the thickness of the proposed insulation – 220mm. A secret gutter will be introduced at the north gable abutment to separate the roof and allow the existing line of lead flashing to the gable to be reused. At the south end the flashings will be reinstated at a higher level to the south brick wall of the Chancel.

#### **4.0 Impact of the proposals on the Appearance and Significance of the Building**

- 4.1. The repair proposals will have no impact on the significance because they are simple repairs or maintenance, required to ensure the significance of the building is maintained for future generations.
- 4.2. The insulation included in the reroofing will affect the external appearance of the Choir vestry by raising the ridge by 220mm. This has been carefully designed to not be detrimental to the overall appearance. The ridgeline will be kept below the south gable. The addition of a secret gutter means that the flashing to the rear of the gable will remain as existing, whilst the bulk of the roof form is separated from the historic fabric.
- 4.3. The rooflight will be replaced anew, to matching size, upstands and configuration and will therefore have a minimal effect on appearance or significance (it cannot be seen from ground level). The new rooflight will be openable to provide an alternative access route to the roof in the future, which may be able to be utilised in a future internal reordering project.
- 4.4. The Choir Vestry is located on the less prominent south side of the building, away from public highways. It is estimated that at least 50% of the slates can be salvaged and refitted to one of the roof slopes. It is proposed that the reused slates are positioned on the east side of the roof slope, facing the churchyard and the new slates are used on the west side, facing private residences.
- 4.5. The new fall restraint system on the roof will have a minimal effect on the appearance of the building. The required support posts will be widely spaced,

minimal in height and will be largely obstructed from view from the ground by the brick parapets. The connecting safety line will be visually lost against the background of the slates.

4.6. A new fixed ladder on the west side, to provide significant safety improvements to access the west side of the roof for maintenance, will be located away into the corner of the vestry and chancel forms. It's position and location on the west side will ensure that it will have minimal effect on the appearance and significance. Ladder anchor points, used to secure ladders from the ground, will be very small and therefore have slight impact.

4.7. The proposals have no impact on the accessibility of the building.

4.8. The accompanying drawings show the proposals in context.

## **5.0 Photos**



5.1 Choir Vestry Roof from Nave Roof





5.2 Choir Vestry East Elevation from Churchyard





5.3 South Elevation from Churchyard



5.4 West Elevation from Churchyard



5.5 West Elevation Roof from Vicarage Roof





5.6 Choir Vestry Interior