



Haringey Quality Review Panel

Report of Chair's Review Meeting: St. John's Church, Great Cambridge Road

Tuesday 17 April 2018

River Park House, 225 High Road, London, N22 8HQ

Panel

Peter Studdert (chair)

Tim Pitman

Attendees

Dean Hermitage	London Borough of Haringey
Nairita Chakraborty	London Borough of Haringey
Lucy Morrow	London Borough of Haringey
Gareth Prosser	London Borough of Haringey
Sarah Carmona	Frame Projects
Rebecca Ferguson	Frame Projects

Apologies / report copied to

Emma Williamson	London Borough of Haringey
John McRory	London Borough of Haringey
Richard Truscott	London Borough of Haringey
Deborah Denner	Frame Projects

Confidentiality

This is a pre-application review, and therefore confidential. As a public organisation Haringey Council is subject to the Freedom of Information Act (FOI), and in the case of an FOI request may be obliged to release project information submitted for review.

1. Site address

St John the Baptist, Great Cambridge Road, London, N17 8JS

2. Presenting team

Mark Hayes	Christian Action Housing Association
Ryan Bunce	Parish Representative
Roger Molyneux	Molyneux Architects

3. Aims of the Quality Review Panel meeting

The Quality Review Panel provides impartial and objective advice from a diverse range of highly experienced practitioners. This report draws together the panel's advice, and is not intended to be a minute of the proceedings. It is intended that the panel's advice may assist the development management team in negotiating design improvements where appropriate and in addition may support decision-making by the Planning Committee, in order to secure the highest possible quality of development.

4. Planning authority's views

The Planning Committee resolved to grant planning permission, subject to S106 agreement. However, as the existing church building was listed prior to the signing of the S106 agreement, a revised planning application is now required, which needs to take into account the listed status of the church.

The brief for the project is for a programme of demolition, development, reordering, repair and renewal for the worshipping congregation of St John the Baptist Church, in order to enable it to become a natural hub for the Community. This is to be achieved through a development partnership with Christian Action Housing Association, financed by social need grants.

To the north and south of the site and on the opposite side of Laburnum and Acacia Avenues are terraces of two storey residential properties dating back to the 1940s / 50s. To the east of the site is open public recreational space. To the west of the church and at a lower level is Great Cambridge Road. There is a driveway in front of the church and a strip of landscaping bordering the road.



5. Quality Review Panel's views

Summary

At the review of the scheme in April 2017, the Quality Review Panel offered support for the works to re-order and extend St John's Church as presented at the time. It understands that whilst Planning Committee approved the previous application in June 2017, subject to a S106, the church building has since been listed (Grade II), and that the scheme will now require a new planning approval that takes this amended status into consideration.

The panel remains supportive of the proposals to improve and extend the facilities of the church, in addition to providing much-needed affordable and market housing. It notes that there are significant community benefits resulting from the proposed works, and that this should also have a bearing on the consideration of the scheme. However, it feels that some amendments to the external massing of the proposals are now required, in order to mitigate any harm to the newly listed building. Subject to the successful resolution of the two issues outlined below, the panel offers its support for the project. Further details on the panel's comments are provided below.

Massing, configuration and architectural expression

- The panel understands that the interior of the original church (including the parabolic arches) is considered to be of particular significance in conservation terms. It also notes that consideration of the planning application for the scheme is now primarily focused upon the evaluation of potential 'harm' to the exterior aspect of the church, with particular reference to the front elevation of the church, and the extent to which the harm can be mitigated.
- The panel also recognises that the proposals are in essence an 'enabling' development, as considerable investment is required to extend and improve the accommodation of the church, to ensure that it is able to function well and respond to changing needs in the future. The role of the church complex as a much-needed community facility also needs to be weighed in the balance of these considerations.
- In the panel's view, the new-build elements of the scheme flanking the listed structure (the vicarage at the north of the church, and a detached house at the south) need to be visually distinct from the original church in three-dimensional terms, as this is how it will be viewed.
- It feels that creating a margin of separation in plan (of one metre) by pulling the flanks away from the wall of the church will not achieve adequate visual separation, as any change will only be apparent from the viewpoint directly in front of the main elevation. In addition, this one metre wide margin between the old and new will create a very odd and unusable space, whilst pushing the



building line of both new flanks to the edge of the pavement, thereby losing the one metre strip of garden/defensible space.

- The panel feels that the primary views of the church will be on approach, in both directions of Great Cambridge Road. In this regard, sliding both flank buildings back by one full bay of the church building (aligning with the second buttress) will provide a much greater visual distinction between old and new, whilst also setting the new-build elements well behind the line of the important front façade of the church.
- This will open up the view of the front of the church, and will ensure that the new-build elements are visually subservient to the original building.
- Sliding the flanking buildings back will potentially allow for further articulation and/or fenestration on the single storey walls of the extension to the church accommodation, adjacent to the front entrance.
- The panel feels that benefit would be derived from reinstating the one metre wide front gardens on the Laburnum Avenue and Acacia Avenue frontages, moving the new flanking buildings back to their original position abutting the side walls of the church.
- Scope remains to simplify the massing (at roof level) of the rear apartment building, by reducing the number of steps in the roofline along the side roads. The panel would like to see a visually simpler and lighter approach to the roofline of these side elevations.
- In the panel's view, successful resolution of these two issues (sliding the flanking buildings back by one bay and simplifying the stepping of the roofline to the flank of the rear apartment building) will sufficiently mitigate the potential harm to the exterior and front of the listed church, taken together with the wider community benefits of the development.
- As outlined in detail at the previous review (April 2017), the panel reiterates that the quality of the design details and construction methods and maintenance regimes are critically important to the success of the project.

Next steps

- The panel offer their support for the proposals, subject to the two amendments outlined above. It is confident that the project team will be able to address the detailed issues identified above, in consultation with Haringey officers.
- The quality of materials, detailed design, construction and maintenance will be essential to the success of the completed scheme, with particular relevance to the rendered elements of the proposal. The panel would support planning officers in securing this through planning conditions.



Appendix: Haringey Quality Charter**Policy DM1: Delivering High Quality Design**

All new development and changes of use must achieve a high standard of design and contribute to the distinctive character and amenity of the local area. The Council will support design-led development proposals which meet the following criteria:

- a) Relate positively to neighbouring structures, new or old, to create a harmonious whole;
- b) Make a positive contribution to a place, improving the character and quality of an area;
- c) Confidently address feedback from local consultation;
- d) Demonstrate how the quality of the development will be secured when it is built; and
- e) Are inclusive and incorporate sustainable design and construction principles.

Design Standards

Character of development - development proposals should relate positively to their locality, having regard to:

- a) Building heights;
- b) Form, scale & massing prevailing around the site;
- c) Urban grain, and the framework of routes and spaces connecting locally and more widely;
- d) Maintaining a sense of enclosure and, where appropriate, following existing building lines;
- e) Rhythm of any neighbouring or local regular plot and building widths;
- f) Active, lively frontages to the public realm; and
- g) Distinctive local architectural styles, detailing and materials.

Haringey Development Management DPD (2017)

