

BRAEMAR AVENUE BAPTIST CHURCH, LONDON N22 7BY

STATEMENT OF COMMUNITY INVOLVEMENT



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1.0 INTRODUCTION

- 1.1 This Planning Statement has been prepared on behalf of Braemar Avenue Baptist Church (BABC) (the **Applicant**) and accompanies a full planning and listed building works application and a demolition in a conservation area application for works at Braemar Avenue Baptist Church, Haringey, N22 7BY (BABC) (the **Site**).
- 1.2 The main Church building was built in 1907 and statutorily listed in 1976. The listed building entry describes it as a *'decorative building in free Late Perpendicular style, of striking materials. Rough white flint rubble with proud black pointing; dressing of intensely red brick and terracotta'*.



BRAEMAR AVENUE BAPTIST CHURCH

- 1.3 Some of the building fabric is failing and many of the services within the building (e.g. heating, electrics, plumbing etc) are out of date and require replacement. Those works will be undertaken outside this application. Further improvements to the operation and functionality of the building are also proposed by the Pastor.
- 1.4 To the immediate south is a 1950's single storey brick extension, which leads to the now defunct 'tin' Church Hall.



DEFUNCT CHURCH HALL

- 1.5 The Church Hall is understood to have been built as a mission church for use while the main Baptist Church was being built before being downgraded to be used as a church hall for church functions. The building is single storey set under a pitched roof, all clad with corrugated iron sheets. Structurally the building is in a significant state of disrepair, with visible bulging of the elevations, timber window degradation, iron corrosion and broken windowpanes.
- 1.6 Both the single storey 1950's brick addition to the main church and the tin hall are in a dilapidated condition. The tin hall particularly is in an extreme state of disrepair and is unusable.
- 1.7 The Church Pastor seeks to redevelop the Hall to provide a new purpose-built space for the church, together with an improved more informal and inviting entrance to the Church along Braemar Avenue.
- 1.8 BABC is an independent Baptist Church. BABC does not receive any funding from any other bodies or organisations and relies solely on tithes (donations) provided by the Church congregation.
- 1.9 The improvements to the main listed Church and the redevelopment of the Church Hall are necessary however the Church does not hold sufficient funds nor have access to funds to pay for the works. Accordingly, BABC have partnered with Urbanlab Ltd to deliver a mixed-use development incorporating 15 flats, the sales of which are proposed to directly fund the development of the replacement church hall without cost to BABC.
- 1.10 The proposal seeks to offer a positive contribution to the local housing stock and will enhance the existing church use through provision of the purpose-built Church Hall, replacing the defunct hall.

2.0 CONSULTATION EVENT DETAILS

- 2.1 Local residents were invited to a public exhibition to view and comment on plans for the redevelopment of the defunct Church Hall at Braemar Avenue Baptist Church (BABC), Braemar Avenue N22. Local residents from Braemar Avenue, and Park Avenue which would have sight of the church and hall were invited to the event. Invitation attached at Tab One.
- 2.2 The church held an in-person exhibition at the site on Tuesday 27th September 2022 between 6.30PM-8.00PM
- 2.3 The aim of the exhibition was to provide details about the proposals and to gain feedback prior to the submission of the formal planning application
- 2.4 The exhibition took the format of an informal drop in, with details of the proposals on display.
- 2.5 Members of the project team, including the church leadership, architect and planners, were in attendance to answer any questions and residents were invited to leave written comments for review.
- 2.6 The consultation event was well attended, with approximately 35 residents attending the exhibition through the evening.

3.0 CONSULTATION FEEDBACK AND APPLICANT RESPONSES

3.1 Written and verbal feedback was provided on the evening of the event. Subsequent written feedback was also provided by the local resident's association (TARA) and one other local resident. We provide a summary of the comments below, together with the **applicant's response**:

- Concern with scale and design of the proposed building. Over-bearing and dominate the Church and the street to an unacceptable degree. Any new building should be no higher than the adjacent terraced houses

The proposed design, scale and massing follows a series of detailed pre-app discussions with the local planning authority and following a Quality Review Panel (QRP). LPA officers and the QRP supported the scale and massing of the proposed development.

- Development should be conceived as a continuation of the terraced houses, picking up on traditional design elements such as red brick with stone details and slate roofs, by windows etc.

The applicants disagree that the design needs to be conceived as a continuation of the terraced houses in Braemar Avenue. The proposed design follows a series of detailed pre-app discussions with the local planning authority and following a Quality Review Panel (QRP). LPA officers and the QRP advocated the design approach. In fact, the QRP were pushing for a greater degree of boldness, seeking more modern and unapologetic matters (e.g. greater use of metal cladding), however through subsequent discussions with LPA officers, it was agreed that a predominantly brick building would be most suitable for the building and its context.

- Lack of benefit for the local community.

The church hall will serve the church and its congregation in the first instance. The initial brief of the project is to re-provide the church hall for the Sunday school and associated church activities. The church has been at the site for many years and will continue to serve that need. Whilst it is accepted that many of the residents who attended to consultation event do not attend the church at the site, it nonetheless serves a well-established community function. Where there is further capacity to accommodate other uses in the church hall, the church will very much welcome discussions with the community about that use.

- Loss of listed church hall

The church hall is structurally unsound and beyond repair. The building must be removed and is now a health and safety hazard.

- Existing building has asbestos cladding. Seek assurance removal is done safely

The applicants' contractors will comply with relevant guidance.

- Trees should be protected

Trees will be protected where retained. Where trees are to be lost, they will be appropriately replaced with trees and other landscaping to mitigate impact.

- Support that the residents would not be permitted to apply for parking permits.

Noted.

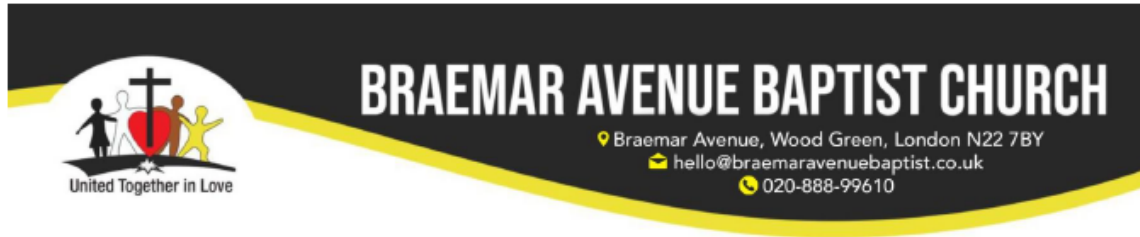
- Concern re congestion

There is not expected to be any additional congestion because of the church hall. Regarding the residential use, there will be some uplift in activity, however the

movements to and from the site have been assessed within the submitted Transport Statement which confirm that impact would be negligible given the highly sustainable location and high PTAL level of the site.

- No requirement for church hall.
The church simply disagrees with the notion that there is no need for the church hall. The church has operated for many years without the hall, but with great difficulty. The hall will principally serve the Sunday school and associated church activities which cannot reasonably take place within the main room of the church.
- Potential disturbance of people coming and going from church hall
The hours of use will be limited to ensure no late-night disturbance to neighbours. The hall has been proposed within the basement area partly to avoid any potential impacts in this regard.
- Church hall should be alcohol free space
The hall is not expected to be licenced.
- Over-bearing and over-shadowing no.1 Braemar Ave
The impacts of the development have been assessed through a BRE daylight/sunlight and overshadowing assessment. The results of the assessment demonstrate that the proposals have been well designed having regard to good practice set out within the BRE guidance.

TAB ONE



DEAR NEIGHBOURS,

We would like to invite you to a public exhibition to view and comment on plans for the redevelopment of the defunct Church Hall at Braemar Avenue Baptist Church (BABC), Braemar Avenue N22.

The main Church building was built in 1907 and statutorily listed in 1976. Some of the building fabric is failing and many of the services within the building (e.g. heating, electrics, plumbing etc) are out of date and require replacement. Further improvements to the operation and functionality of the building are proposed by the leadership team.

To the immediate south is the now defunct Church Hall. The building is single storey set under a pitched roof, all clad with corrugated iron sheets. Structurally the building is in a significant state of disrepair, with visible bulging of the elevations, timber window degradation, iron corrosion and broken windowpanes.

The Church seeks to redevelop the Hall to provide a new purpose-built space for the community, together with an improved, more informal and inviting entrance to the Church along Braemar Avenue.

BABC is an independent Baptist Church. BABC does not receive any funding from any other bodies or organisations and relies solely on tithes (donations) provided by the Church congregation. The improvements to the main listed Church and the redevelopment of the Church Hall are necessary however the Church does not hold sufficient funds nor have access to funds to pay for the works. Accordingly, BABC have partnered with Urbanlab Ltd to deliver a mixed-use development incorporating residential accommodation, the sales of which are proposed to directly fund the development.

Accordingly, the proposed redevelopment seeks the demolition of the existing iron Church Hall to allow the erection of a part 3, part 4 storey building over basement level, providing a new and improved church hall and ancillary community facilities over ground and basement levels. The remaining parts are proposed to accommodate 15 residential units.

PUBLIC EXHIBITION

We will be holding an in-person exhibition at the site. The aim of this exhibition is to provide details about the proposals and to gain your feedback prior to the submission of a planning application later this year. The exhibition will take the format of an informal drop in, with details of the proposals on display. Members of the project team, including the church leadership, will be on hand to answer any questions and you will be invited to leave written comments.

THE PUBLIC EXHIBITION WILL BE HELD ON: TUESDAY 27TH SEPTEMBER 2022 BETWEEN: 6.30PM-8.00PM AT BRAEMAR AVENUE BAPTIST CHURCH.

An Oasis of Divine Intervention

Member of London Baptist Association (Charity Number 1091160) and Baptist Union of Great Britain