

Braemar Avenue Baptist Church

Wood Green, London, N22

Planning Application
Design and Access Statement

Introduction

The design team have continued to approach this proposal with a view to create a well planned, flexible, attractive and sustainable development for the benefit of the community of Haringey. A thoughtful design process has been adopted taking into consideration the key principles of density, layout, scale, landscaping, and appearance. This document details and explains the design concepts and principles that have been undertaken.

This statement should be read together with the 'Planning Application' drawings, accompanying reports and Planning Statement.

This proposal has benefited from previous pre-application discussions with the LPA and the local community. Those discussions have been reflected in the final proposals now sought. A summary of all pre-application dialogue is set out within the accompanying Planning Statement.

Use

The site is located on Braemar Avenue in Wood green, London N22 and lies in the north-western part of the Trinity Gardens Conservation Area. The Site area measures approximately 1940 sqm and is currently occupied by the Church Building and the Church Hall. Surrounding properties are Victorian in appearance and typically comprise long terraces of two storey red brick dwellings with characterful two storey canted bays, set under pitched tiled roofs.



Photograph of existing church and properties in Braemar Avenue

The nature of the context renders the site an ideal location for mixed use residential development. The proposal will contribute positively to the promotion of a sustainable community in a location suited to this type of use, offering all the necessary facilities required for modern living within walking distance.

Design Principles

Density

The proposed redevelopment of the site will provide approx. 210m² (NIA) of new community space over ground and lower ground floor levels, together with a more informal and inviting entrance to the Church along Braemar Avenue and 15 new dwellings over 4 floors with the split as follows: 7x 1bed units, 5 x 2bed units, and 3x 4bed. Every unit has its own private outdoor amenity space in the form of a terrace or balcony.

Layout

The new building is proposed to connect to the principal church building at ground floor level only, forming a new lightweight glazed linked entrance. It is envisaged that the new community facility will include an informal meeting /lounge space at entrance level, together with tea point, baby change facilities, and toilets (including disabled access) and a new fully accessible Flexible community/Hall for the Church space at basement level served by lightwells. The ground and basement levels are connected via an internal stair and DDA compliant lift.

The new residential building is proposed to be set over the basement, ground to second floor with the third floor being set back on all elevations to respect the adjacent existing dwelling (in terms of outlook, light, etc.). The new development would provide enclosed secure residential refuse and cycle stores for the residents. All the dwellings meet policy standards and have been planned and designed to have large private balconies/terraces providing excellent light and airy living accommodation for all residents.

This is a car free scheme as the site has a PTAL 5 rating.

Scale

The proposal comprises 4 storeys of residential dwellings and a new single story glazed connection to the church. The proposed scale, massing and form addresses the surrounding buildings appropriately. The adjacent series of buildings features predominantly Victorian long terraces of two storey red brick dwellings set under pitched tiled roofs which helps to allow the new development to assume the cadence of the street whilst also ensuring that the listed church remains the main attraction within the street scene.

The proposed angled and stepped terracing of the top floors reduces the overall bulk and mass of the building and provides an elegant and exciting built form on this corner site.

Landscaping

Landscaping of both private and public spaces has been considered through hard and soft landscaping. New trees are being introduced to the residents' walkways as well as the new church link to enhance the new entrance along Braemar Avenue and protect the amenity of the site.

The balconies will be decked in timber and provide a private external space for all residents.

Appearance

The proposed elevations are designed to create a contemporary, striking new mixed use development in this urban context reflecting the importance of the use. The mixture of materials and finishes and the articulation of form creates interest in the elevations and blends into the immediate urban grain in a modern contemporary way. The design has been conscious to articulate its main street elevation to respect the rhythm of the adjacent historic terraces to the south, more particularly the rhythm of the prominent bay features. The building has been broken down visually so that the overall form can be read as three distinct blocks. Each block akin to the width of a typical terraced house to the south as well as with the angled and stepped façade along the front elevation creating architectural interest.

The form of the building has been carefully articulated to have a relationship with its neighbors whilst allowing it to stand out and add to the variety of scale and form.

The new single story connection of the church and community are emphasized through the use of large elements of glazing minimizing any channels and providing a degree of transparency and lightness. It would also show a clear visual delineation between historic fabric to maintain the legibility of the original church. The glazed element has been designed to be subordinate to the listed building in its material and single story size to form a visually unobtrusive addition and would not visually compete with the listed building described as a decorative building in free late Particular style, of striking materials, rough white flint rubble with proud black pointing, dressing of intensely red brick and terracotta. The church will remain the main attraction within the street scene.

Brick constitutes the main body of the building. A red brick which corresponds to the surrounding terraces for the four floors with a series of brick details generates interest on the scheme's facades, cascading up the building from first to second floor. While the project's top recessed floor features a pinkish metal cladding which tempers the project's impact from Braemar Avenue approach.

The use of light metal railing is adapted and utilized on the inset balconies on the front and cantilever balconies at the back facade.



3D view towards Braemar Avenue



3D view

towards southwest Braemar Avenue view

Urban Greening Factor

Urban Greening Factor Calculator				
Surface Cover Type	Factor	Area (m ²)	Contribution	Notes
Semi-natural vegetation (e.g. trees, woodland, species-rich grassland) maintained or established on site.	1		0	
Wetland or open water (semi-natural; not chlorinated) maintained or established on site.	1		0	
Intensive green roof or vegetation over structure. Substrate minimum settled depth of 150mm.	0.8		0	
Standard trees planted in connected tree pits with a minimum soil volume equivalent to at least two thirds of the projected canopy area of the mature tree.	0.8	426	340.8	
Extensive green roof with substrate of minimum settled depth of 80mm (or 60mm beneath vegetation blanket) – meets the requirements of GRO Code 2014.	0.7	202	141.4	
Flower-rich perennial planting.	0.7		0	
Rain gardens and other vegetated sustainable drainage elements.	0.7		0	
Hedges (line of mature shrubs one or two shrubs wide).	0.6	16.3	9.78	
Standard trees planted in pits with soil volumes less than two thirds of the projected canopy area of the mature tree.	0.6	27.6	16.56	
Green wall – modular system or climbers rooted in soil.	0.6		0	
Groundcover planting.	0.5		0	
Amenity grassland (species-poor, regularly mown lawn).	0.4	791.95	316.78	
Extensive green roof of sedum mat or other lightweight systems that do not meet GRO Code 2014.	0.3		0	
Water features (chlorinated) or unplanted detention basins.	0.2		0	
Permeable paving.	0.1		0	
Sealed surfaces (e.g. concrete, asphalt, waterproofing, stone).	0	225.75	0	
Total contribution			825.32	
Total site area (m²)				1939.6
Urban Greening Factor				0.4255104145

Conclusion

The design team and West Ham Baptist Tabernacle have been actively working on this considered project for the last years to make sure that this development offers high quality design and a sustainable community usage. It is considered that the proposal offers an extremely valuable and positive contribution to the local housing stock and will enhance the community through provision of the church hall and community facilities. The proposed residential accommodation provides a good mixture of dwellings of a size and type that will promote a diverse and sustainable community to this existing site.

Spacelab is an RIBA award winning Architectural Practice based in Hackney who have worked on a number of successful residential mixed use schemes in the UK and abroad.