

**ST. MARKS METHODIST CHURCH
FAÇADE, SHOPFRONTS, BOUNDARIES & CAR PARK IMPROVEMENTS**

**DESIGN & ACCESS STATEMENT
MARCH 2023**

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Consultant Team:



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1.0 INTRODUCTION

This report provides details of proposed improvements to the façade, shopfronts, boundary and carpark of St. Mark's Methodist Church on Tottenham High Road.

This project is part of a wider scheme within the Tottenham High Street Heritage Action Zone Programme (HSHAZ) following a grant from the Ministry of Housing, Communities and Local Government and the

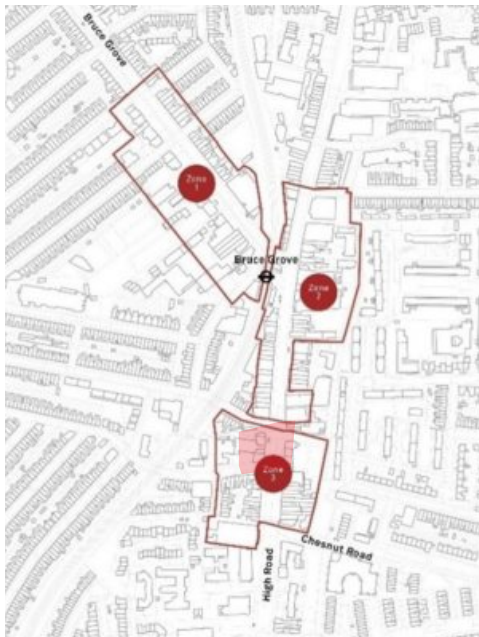
Department for Digital, Culture, Media and Sport, which is administered by Historic England.

Situated within the Bruce Grove Conservation Area, St. Marks Methodist is a locally listed building and identified as a key landmark in the area. Its unique Art Deco frontage stands out on the High Road which comprises of predominantly late Victorian and Edwardian commercial properties.

The frontage also unifies the earlier Wesleyan church and ancillary buildings behind the main façade.

The aim of the project is to improve the appearance and heritage quality of the public realm and provide design solutions to address antisocial behaviour in the area.

The enhancements will be through the repair and refurbishment of the Art Deco façade, replacement of first floor fenestration, ground floor shopfronts and new lighting. Improvements to boundary treatments include new fencing and landscaping including lighting and new surfacing to the car park to the south.



Map of Tottenham High Street Heritage Action Zones



Map of St. Mark's Methodist Church 'block'

— Facade and Shopfront Improvements
— Boundary Treatment



View of St. Mark's Methodist Church 'block' looking south



2.0 PRE-APPLICATION SUBMISSION

A Pre-Application Submission has been undertaken within the period, with written feedback received from Haringey. The response to the proposals was generally positive; the observations and recommendations have been carried forwards into the latest proposals.

The pre-application response is included on the following pages.



Pre-Application Planning Advice Note

Ref: PRE/2022/0084

Date of meeting: 28th April 2022

Thank you for attending the recent Pre-Application Planning advice meeting with Haringey Council to discuss your proposal. We hope you found the meeting useful. The points discussed at the meeting are outlined below, along with feedback from the Planning Service about aspects that were good, could be improved, or are unlikely to obtain planning permission as currently proposed. We hope this summary will provide you with useful guidance about the steps you will need to take before submitting and application for planning permission.

If you have any questions about the feedback we have provided, please contact the named officer who will be able to clarify the advice. If you require further advice, our website can provide you with some information about the things we take into consideration when determining a planning application, or you can book a second pre-application advice meeting.

Site Address: 455-457 High Road N17 6QB

Proposal: Please find enclosed a request for pre-application advice for proposals to undertake improvements to the facade, shopfronts, boundary treatments and car park of St Mark's Methodist Church at 455-457 Tottenham High Road. This project is part of a wider scheme within the Tottenham High Street Heritage Action Zone Programme (HSHAZ), administered by Historic England. St Mark's Methodist Church is situated within the Bruce Grove Conservation Area and is a landmark building that contributes positively to the Conservation Area's townscape significance, having also been locally listed. The aim of this part of the project is to improve the appearance and heritage quality of the site, the public realm and therefore also its contribution to the wider area. This will primarily be sought through the refurbishment of the church's prominent Art Deco Facades on the street frontage, replacement of first floor fenestration and ground floor shopfronts, improvements to boundary treatments and the carpark. The purpose of the pre-application submission is to introduce officers to the breadth of the improvements sought, the significance of heritage assets that could be impacted and to set out the general principles behind our design approach. The supporting justification is intended to facilitate discussion on the concept, prior to pursuing full applications, and is proportionate to the scale of the works proposed.

Submitted Documents: Planning & Heritage Statement, Stage 1 Report

Meeting Date: 24th April 2022

Attendees:

Sarah Madondo – Planning Officer, Elisabeth Tonazzi – Principle Conservation Officer, Kat Koukouthaki –Senior Conservation Officer, Camilla Gersh, Emily Webster, David Hill & Niall Hanrahan

2.0 PRE-APPLICATION SUBMISSION

Summary of Council's response

Overall RAG Rating	Reason for rating
	This project is part of a wider scheme within the Tottenham High Street Heritage Action Zone Programme (HSHAZ), administered by Historic England. The proposal includes improvement works to the existing fascade, shopfronts boundary and car park of St Maks Methodist Church, High Road. The proposed improvement works are welcomed subject to satisfactory details of the refurbishment.

Review of submitted proposal

The assessment of the proposal submitted uses a RAG rating system (see below). Comments are provided on the reasons for the rating given.

Red = This element of the element is not currently considered to be acceptable.

Amber = This element of the proposal has not been adequately addressed within the submission.

Green = This element of the proposal is considered to be acceptable by officers.

NOTE: The rating assigned is a result of the officer's consideration of the proposal against the current planning policy (see below) and all other material planning considerations insofar as they are known at this stage (i.e before consultation with the neighbours has taken place).

	Red	Amber	Green	
Policy aspect				Comments
The principle of the proposal				The site is situated within the Bruce Grove Conservation Area. St. Marks Methods of a locally listed building and identified as a key landmark in the area. The proposal includes improvement works to the existing facade, shopfronts boundary and car park of St Marks Methodist Church. The proposal works would improve the façade, shopfront, boundary and carpark of St Marks Methodist Church. Officers consider that the proposed improvements would be acceptable in principle, as this would contribute to unveiling the quality and attractiveness of this landmark building.

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Comments on design/Heritage and conservation issues				London Plan (2021) policies emphasise the importance of high-quality design and seek to optimise site capacity through a design-led approach. Policy D3 'Delivering good design' states that development proposals should enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to street hierarchy, building types, forms and proportions. London Plan Policy HC1 seeks to ensure that development proposals affecting heritage assets and their settings, should conserve their significance. This policy applies to designated and non-designated heritage assets. Paragraph 3.2.1 of the North Tottenham Conservation Area Appraisal and Management Plan states that high quality shop fronts make an important contribution to the character of an area. The project includes improvement works to the existing facade, shopfronts boundary and car park of St Marks Methodist Church, High Road. The aim of the project is to improve appearance and heritage quality of public realm which is supported by officers. The proposed improvements to the building and setting of locally listed St Mark's Methodist Church located within the Bruce Grove Conservation Area are very welcome in principle as these proposed works will unveil the quality and landmark role of the building and have been soundly designed with a thorough understanding of the historic importance, architectural quality, special character and landmark role of the building and its site. The enhancement of the architectural quality and coherence of the main elevation will be achieved through the proposed refurbishment and replacement of windows so to respect the original design of the building, through the much-needed cleaning and repairs to the concrete facade and steel structure, the redesign of the canopy above main entrance and through the very welcome and decluttering refurbishment of shopfronts to ground floor to be complemented by consistently proportioned signage.
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			Officers strongly advised to explore any decluttering and improvement opportunity of the pavement running along the main elevation of the church building so to increase its legibility and landmark primacy in the surrounding townscape. The proposed boundary improvements and branding exercise along Forster Road are also supported in principle with a strong encouragement to increase the visual permeability and landscaped quality of the new boundary enclosure as well as softening the very utilitarian character of the carpark through some form of landscaping or green paving. The proposed use of architectural lighting to emphasize the architectural interest of the building and to provide more lighting along Forster Road is another positive element of the proposal and is fully supported. The proposal to add architectural lighting to the roof silhouette of the church along St Loy’s road is very coherent with the whole enhancement strategy for the building and is very welcome, the boundary treatment will need to be specifically developed and adequately lit to address the enclosed character of the church site in relation to this alley that seems to offer a good opportunity for artistic expression and for community involvement in the re-appropriation of a neglected pedestrian route . Officers consider that the outline proposal seems informed by a sound contextual approach that will hopefully reinstate the full legibility and townscape role of St Marks Church in its conservation area and is fully supported from the conservation perspective. Officers would advise it would be useful for conservation and urban design officers to discuss the details of the development proposal at a further pre-application meeting. Officers consider that the proposed refurbishment works would improve the existing shopfront therefore, the proposal is generally supported.
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Drainage and flooding			London Plan Policy SI 12 Flood Risk Management and Policy SI 13 Sustainable drainage should now be considered. Local Plan Policy SP5 'Water Management and Flooding'. Drainage officer advises that Flood Risk Assessment (FRA) and/or Drainage Strategy needs to be submitted with the planning application. For the benefit of pre-application report, the drainage officers advises that, as a part of any major planning application, the applicant is required to submit the FRA and/or Drainage Strategy confirming that there will be no increase in runoff from the proposed development. Therefore, calculations will be required for the pre-development greenfield / brownfield runoff rates, potential impacts of increased impermeable area, and the attenuation volumes required to reduce the runoff from the developed site to the greenfield runoff rates. So as a minimum we would expect to receive: 1) Plans showing the existing site layout, its topography and how it currently drains 2) An explanation of how the drainage discharge hierarchy has been followed; 3) Evidence that the site has an agreed point of discharge; 4) Calculations of current runoff from the site; 5) Calculations of proposed runoff from the site; 6) A calculation of storage volume; 7) Plans showing a logical location for and likely forms of SuDS to be used; 8) An explanation of who will manage and maintain the drainage assets throughout the lifetime of the development. Please see below a link for the copy of our SuDS Guidance and requirement for Technical Assessment for preparing your submission : Microsoft Word - Haringey SuDS Guide - Requirements for LLFA TA Issued Living Draft
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			11.03.2016 FINAL.docx Therefore, should an application that overcomes the issues detailed in other sections of this pre-application advice be submitted for formal determination, the planning application will need to include details of the proposed surface water drainage scheme in accordance with the drainage hierarchy set out above in order to comply with the requirements of policies 5.13 and SP5. It should be noted that drainage requirements impact on the proposed site layout so this should be investigated at an early stage with a Drainage Consultant engaged. Furthermore, tanked storage is not the Council's preference and pumps should be avoided. Surface water flow paths and exceedance flow paths should be investigated and provided. The site is within Flood Zone 1 and is not in Critical Drainage Area (CDA).
Highways and Transportation			Pre-application advice for proposals to undertake improvements to the facade, shopfronts, boundary treatments and car park of St Mark's Methodist Church at 455-457 Tottenham High Road. This project is part of a wider scheme within the Tottenham High Street Heritage Action Zone Programme (HSHAZ), administered by Historic England. This pre-application proposal is for various improvements to the shop fronts, building façade, boundary treatments and the church car park at St. Mark's Methodist Church along the Tottenham High Road. The aim of this part of the project is to improve the appearance and heritage quality of the site, the public realm and therefore also its contribution to the wider area. Location and access This site is located to the western side of Tottenham High Road, along the block that is situated between the junctions of the High Road with St. Loys Road to the north side and Forster Road to the south.

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			The High Road is part of TfL’s TLRN at this location, however both St. Loys Road and Forster Road are Haringey Roads once past the double yellow line junction protection markings. There is St. Mark’s Church at this location plus a number of shops within the art deco building fronting the High Road, a car park for the Church accessed off Forster Road, and a Nursery school to the rear of the site. There is a footpath to the northern side of the site parallel to St Loys Road that borders the nursery school, and this is a Haringey formal Right of Way. The site has a PTAL value of 6A, considered ‘excellent’ access to public transport services, 13 different bus services are close by and Bruce Grove Overground Station is a four-minute walk away. The site is also within the Bruce Grove North CPZ, which operates Monday to Saturday between 0800 and 1830, with extended hours on match and event days and evenings at the Tottenham Hotspur Stadium. Development proposals The proposals include the following works to improve the appearance and heritage/aesthetic qualities of this site: • General façade repairs; • Improvements to shopfronts; • Improvements to boundary treatment; and • Car park access changes to Church car park off Forster Road. Works are to the frontage and ends to the western side of Tottenham High Road, along the frontages of 455 to 465 High Road, and to the edges of St. Loys Road and footpath to the north side and Forster Road to the south side. There is also a proposal to widen the car park access to the Church car park off Forster Road. Considering the different aspects in
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			turn; General façade repairs - these are to the building structure and fascia and should have no transportation impacts as such, apart from any temporary arrangements for scaffolding or hoarding, which will have to be agreed and approved by the Highway Authority, in this case TfL as the High Road is TLRN at this point. Improvements to shopfronts – these are generally envisaged to be material changes and improvements to windows, signage and the like, generally expected to be flush to the building and not projecting out of the public Highway. It is noted that a new Canopy is proposed for the church entrance off the High Road, and sufficient headroom/height from the footway will be required. TfL’s Streetscape guidance document (page 255) references the preferred minimum vertical clearance at 2.4m to the underside, and the absolute minimum vertical clearance at 2.1m. These details will again need to be approved by TfL as the Highway Authority at this location. Boundary Treatments At present, to the south and north sides of the site/block there are concrete fences, for which it is intended to replace with higher hedges and a boundary treatment intended to provide a sustainable urban drainage channel that will act as a SUDS type drainage features for the hard surfaced areas within the car park and nursery, the intention is to reduce run off compared to what currently enters the storm drainage system. Where these boundaries abut or where construction works may temporarily impact widths and access, the applicant will need to agree working arrangements and any temporary hoardings and the like with Haringey’s Highway teams. It is also noted that there is an intention to change the surfacing material to the car park and details of this in relation to run off and drainage considerations will be required.
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			The applicant will need to provide the Highway/drainage Authority (expected to be Haringey however will require clarification) with full details and the appropriate calculations to demonstrate how this proposed treatment and drainage system will work and obtain the necessary approvals. Widening of church car park access off Forster Road There is also reference to widening the car park crossover/access that serves the Church car park off Forster. The applicant will need to provide full dimensional and geometric details including visibility splays, potentially swept path plots, and follow Haringey’s crossover guidance as appropriate. Any changes to the highway will need to be agreed with the Highway Authority, and the administrative and physical costs to enlarge or amend the crossover will need to be met by the applicant. Summary This pre application proposal is for a number of improvements to the shop fronts, building façade, boundary treatments and the church car park at St. Mark’s Methodist Church along the Tottenham High Road. From the Transportation perspective, these are not expected to create any adverse impacts or issues, TfL are the Highway Authority for the High Road, so any temporary scaffolding or hoarding or footway impacts/arrangements will need to be agreed and approved by them. Likewise, for the boundary treatments, drainage works and any changes to the church car park access/crossover the same exercise will be required with respect to temporary arrangements needing to be agreed and approved by Haringey’s Highways Team. Finally, the proposed boundary treatments and drainage changes have highways implications and will require design checks by Haringey’s Highways team as well.
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Impact on neighbouring Amenities				London Plan Policy D5 outlines that design must not be detrimental to the amenity of surrounding housing, in specific stating that proposals should provide sufficient daylight and sunlight to surrounding housing that is appropriate for its context, while also minimising overshadowing. London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts and policy DM1 of the Development Management DPD. There are no residential properties within close proximity to the site, therefore it is considered that they would be no impact in amenity terms.
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If you decide to proceed with applying for Planning Permission, the following information will be required when you submit your application:

1. The completed householder application form or full application form if the property is a flat (available on our website or from the [Planning Portal](#))
2. Location plan at a scale of 1:1250 with a red line around the site in question.
3. Site plan at a scale of 1:500 or 1:200 showing the direction of North, the proposed development in relation to the site boundaries and written dimensions.
4. Existing and proposed plans (elevations, floor plans, roof plans and section where appropriate). All plans/elevations must have a scale bar and dimensions.
5. Fee.
6. Energy Statement (all new buildings) which must demonstrate compliance with Local Plan Policy SP4.

The planning application process

Once you have submitted your planning application, it goes through a number of steps:

1. Validation/Checking

Applications are checked to make sure all required documents and fees are there, and checked for any potential issues which need addressed to ensure compliance with policy, if considered 'valid' and likely to be acceptable they are registered, applications are only checked when an officer is available so there can be a number of weeks before an application is validated and checked.

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2. Registration

The application is entered into the register of applications and customers are informed formally that their application is registered, their application reference number, their case officer and the deadline they can expect to hear back by.

3. Consultation (a minimum of 21 days following registration)

Details of the application will be provided to neighbours in line with our consultation policy and they will have the opportunity to comment on the proposed development. Consultees are given a minimum of 21 days to comment on an application.

4. Decision (Usually as soon as the consultation has ended).

The planning service can deal with most householder applications under delegated powers and will issue a decision notice to stating whether the application has been approved or refused, and if there are any conditions that must be met.

Carrying out building works

Once you have planning permission, it is recommended that you obtain technical advice regarding building control matters. Building Control services ensure that the works carried out by your appointed builders are done safely. Building Control services can be found through your local council or an Approved Inspector service.

Haringey Building Control has extensive experience in working with clients on a wide range of projects. Should you wish to discuss your project and how Haringey Building Control may best advise you regarding compliance with relevant building control regulations, please contact Building Control on 020 8489 5504 or by email on building.control@haringey.gov.uk

List of relevant contacts

Planning Officer: Sarah Madondo

Phone: 5166

INFORMATIVE

Please be advised that this response is given at officer level and does not form a formal response or decision of the Council with regard to future planning application(s) or other formal approaches. The views expressed above are given in good faith, to the best of ability, and without prejudice to the formal consideration of any future planning application, which will be subject to formal consultation and ultimately decided on by the Council.

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3.0 PROPOSALS - BUILDING FACADE

3.1 Conservation Strategy & Design Intent

The overall aim of the works to the façade is to carry out sympathetic repairs to the building fabric that can be incorporated as seamlessly as possible so as not to interrupt the clean lines and symmetrical composition that is an integral part of the Art Deco style.

Alongside this, the intention is to strip away unsympathetic alterations and accretions that have further compromised the original design intent, and replace these with examples that are more in-keeping with the character of the building. This, combined with the repairs, will restore the building's rightful status as an Art Deco landmark for Tottenham and the wider area.



3.2 Shopfronts and Windows

The proposed treatment to the shopfronts and windows is as follows (from left to right / south to north):

Unit 1 – Funeral Directors

Shopfront:

The shopfront is probably the original and is in good condition, having been recently refurbished. No action is proposed with the exception of replacement of the sign (see below). Elements of the design, such as the moulded mullions are to be carried across into the design of the remaining shopfronts.

Signage:

The sign is proposed to be replaced as part of the proposal to the whole façade (see below)

Windows:

The 2 no. windows over the shop are modern white aluminium type, which are inappropriate to the style of the building. These are proposed to be replaced with new steel-framed double glazed windows (Crittall style MW40) to the same design as the north window to the Health Centre, painted black. (See Unit 3 below).



Original awning bracket and Art Deco styled moulding to mullion

The shopfront The 2 no. windows over the shop are modern white aluminium type, which are inappropriate to the style of the building. These are proposed to be replaced with new steel-framed double glazed windows. The shopfront is probably the original and is in good condition, having been recently refurbished. No action is proposed with the exception of replacement of the sign which is proposed to be replaced as part of the proposal to the whole façade.

3.2 Shopfronts and Windows

Unit 2 – Crazy Cut

Shopfront:

The shopfront is modern aluminium type, in relatively good condition. It is proposed that the shopfront is refurbished, with repainting of the frames in black to match the adjacent units to the north.

Signage:

The sign is proposed to be replaced as part of the proposal to the whole façade (see below).

Windows:

The 1 no. window over the shop is modern black UPVC type, which is inappropriate to the style of the building. This is proposed to be replaced with new steel-framed double glazed windows (Crittall style MW40) to the same design as the north window to the Health Centre, painted black. (See Unit 3 below).



It is proposed that the shopfront is refurbished, with repainting of the frames in black to match the adjacent units to the north. The 1 no. window over the shop is modern black UPVC type, which is inappropriate to the style of the building. This is proposed to be replaced with new steel-framed double glazed windows. The sign is proposed to be replaced as part of the proposal to the whole façade.

3.2 Shopfronts and Windows

Unit 3 – Bruce Grove Primary Health Care Centre

Shopfront:

The shopfront is modern, in aluminium but to a sympathetic design, it is in relatively good condition, but in need of refurbishment. It is proposed that the shopfront is refurbished, with repainting of the frames and panels to the pilasters in black as existing.

Signage:

The sign is proposed to be replaced as part of the proposal to the whole façade (see below).

Windows:

There are 2 no. windows at first floor. The south window is an original steel framed Crittall style, however this is in poor condition and has reached the end of its useful life. It is proposed to be replaced with a new steel-framed double glazed window (Crittall style MW40) to the same design as the north window, painted black.

The north window is a modern double-glazed steel framed window similar to a Crittall style MW40. This is in good condition and is proposed to be retained with minor refurbishment.



It is proposed that the shopfront is refurbished, with repainting of the frames and panels to the pilasters in black as existing



Crittall-style MW40 window to serve as model for replacement window throughout

The south window (left) is original but in poor condition and has reached the end of its useful life. It is proposed to be replaced with a new steel-framed double glazed window to the same design as the north window (right).

3.2 Shopfronts and Windows

Unit 4 – Pharmacare

Shopfront:

The shopfront is modern, in aluminium to an unsympathetic design. It is proposed to replace the shopfront with a new aluminium type with an integrated shutter flush to the building frontage to the same design as the health centre next door.

Signage:

The sign is proposed to be replaced as part of the proposal to the whole façade (see below).

Windows:

There is 1 no. corner window at first floor. This is an original steel framed Crittal style, however this is in poor condition and has reached the end of its useful life. It is proposed to be replaced with a new steel-framed double glazed window (Crittall style MW40) to the same design as the north window of the health centre, painted black. Note that the window incorporates 2 no. corner posts that support the window head. These are in poor condition and likely to be replaced as part of the structural works to the façade (see below). The additional window to the east is also an original Crittall steel-framed type. This is to be replaced to match the corner window.



It is proposed to replace the shopfront with a new aluminium type with an integrated shutter flush to the building frontage to the same design as the health centre next door. The original steel framed Crittall style window is in poor condition and is proposed to be replaced with a new steel-framed double glazed window.

3.3 Entrance Canopy

The photographs c1934 show that originally there was no canopy over the central entrance, indicating that it is a modern addition. The exact date of the canopy is unclear. In order to return the building to its original appearance the canopy could be removed, however it performs a useful function, providing shelter for building users and announcing the presence of the church onto the High Road. Removal is also likely to result in the need for remedial work to the façade.

Consequently it is proposed to retain the canopy, however the current design is ill-considered and impacts negatively on the façade. It is proposed to remodel the canopy to a design that is more in-keeping with the Art Deco styling of the building.

This is to include a new illuminated fascia to the perimeter, a common feature of Art Deco canopies (see examples on following pages) that will suit the horizontally orientated and linear style of the building.

Signage will be provided for the church using a simple Art Deco style typeface. This will also serve to differentiate the canopy from the adjacent shopfront signage.

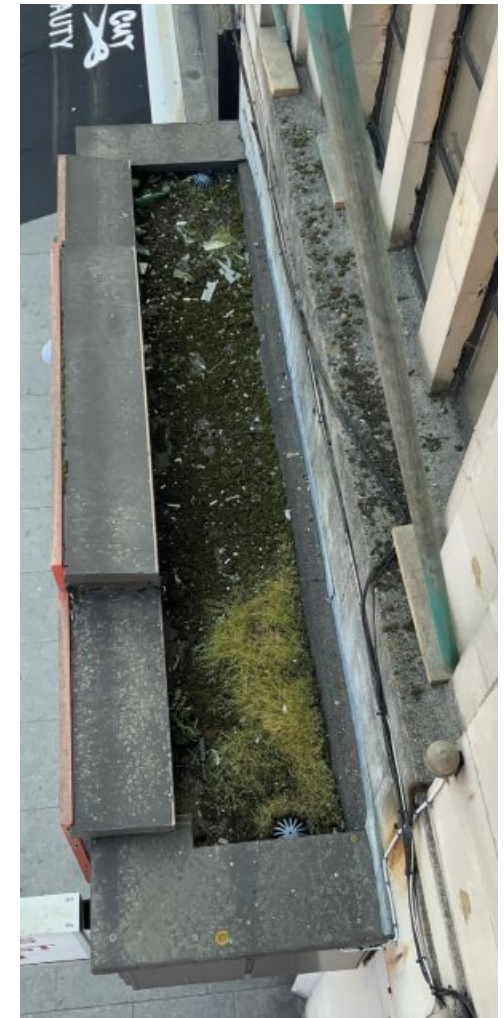
Illuminating the soffit of the canopy, another common Art Deco feature, has been considered, however there are concerns with maintenance and the potential for debris to sit on top of the translucent lining. Consequently, the soffit will be lined with a white coloured high gloss material set within a grid pattern framing that mirrors the fenestration pattern of the original steel windows. Lighting will be provided by new Art Deco style bulkhead fittings arranged within the grid and subtly illuminating the floor surface immediately below the canopy.



Front view of canopy with projecting sign; both are detrimental to the Art Deco character of the building

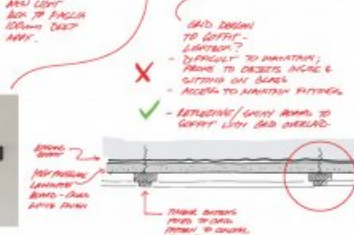
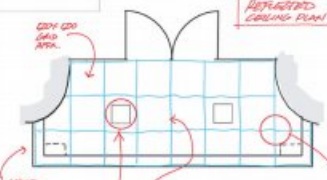
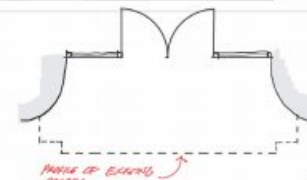
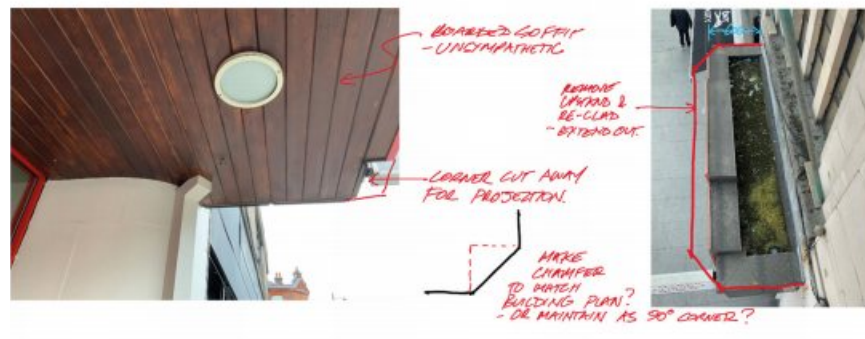


Underside of canopy with timber boarding; this could be retained with the boarding re-finished.



Roof of canopy showing the aluminium coping and (presumed) felt waterproofing. Clearing out of the roof is to be added to the maintenance strategy.

3.3 Entrance Canopy



3.3 Entrance Canopy

Design Development



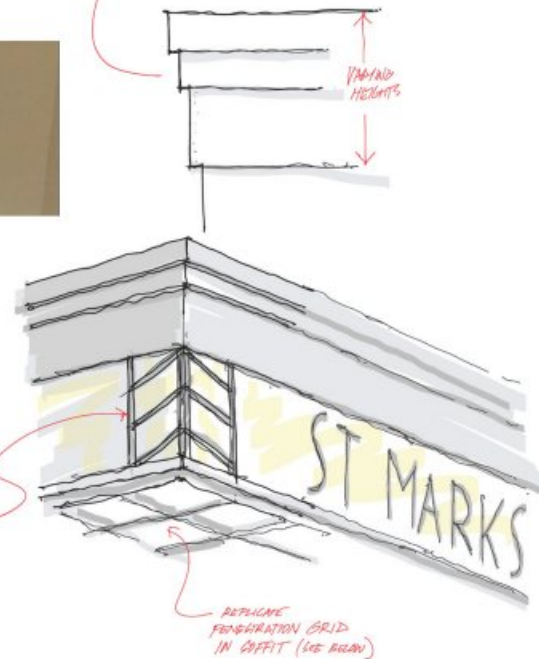
ORIGINAL ENTRANCE
- SIMPLE & UNDERSTATED
- SIMPLE TYPEFACE
'METHODIST CHURCH'



NOT GOOD DESIGNING INSIDE ST MARK'S ENTRANCE LOBBY

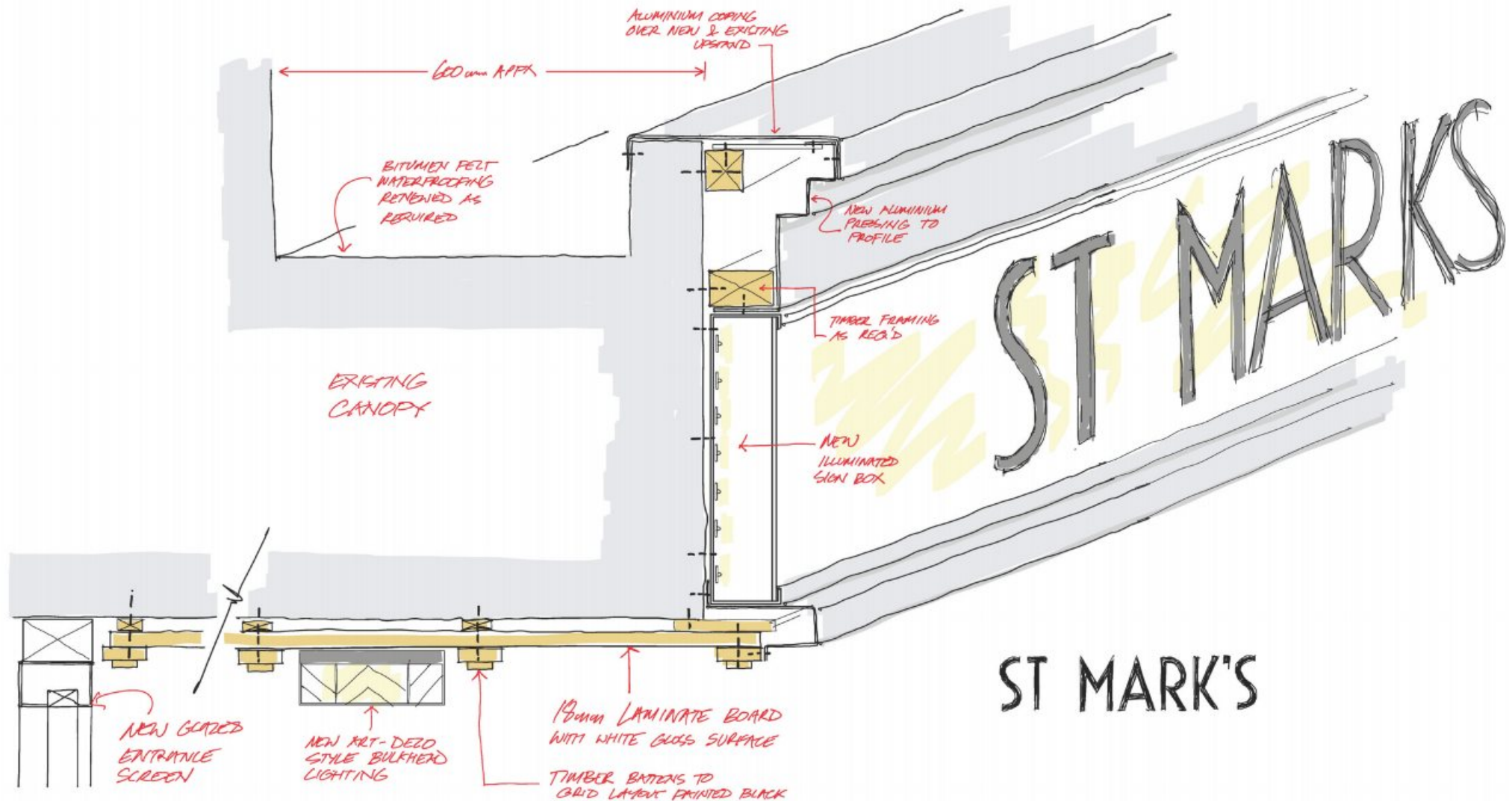


FRETWORK TO CORNER'S OR PLAIN?



'LHP GIGIA'
- MODERN
- DECO-INSPIRED
TYPEFACE
- WORKS WELL IN
CONTEMPORARY CONTEXT
BUT WITH HISTORICAL
REFERENCES

3.3 Entrance Canopy



3.4 Entrance Screen

The existing entrance screen is a modern replacement in aluminium with red decorations. This is at odds with the Art Deco styling of the wider façade and has a negative impact on the building as a whole. The original design of the entrance screen is unclear from the early photographs, however the framing appears to be relatively heavy, indicating that it may have been in timber, possibly similar to the secondary entrance screen that survives internally.

It is proposed to replace the screen to improve the overall appearance and function of the entrance.

To satisfy all criteria it is proposed to replace the screen with a Crittal-style steel framed glazing system as commonly found on buildings of the period. This is to be a double-glazed MW40 type. The reduced sight lines of the frame will increase the openness of the entrance and make it more welcoming whilst working well stylistically with the wider building. The steel framed option will also provide enhanced security over a frameless option.



The existing entrance screen is a modern replacement in aluminium with red decorations. This is at odds with the Art Deco styling of the wider façade and has a negative impact on the building as a whole.

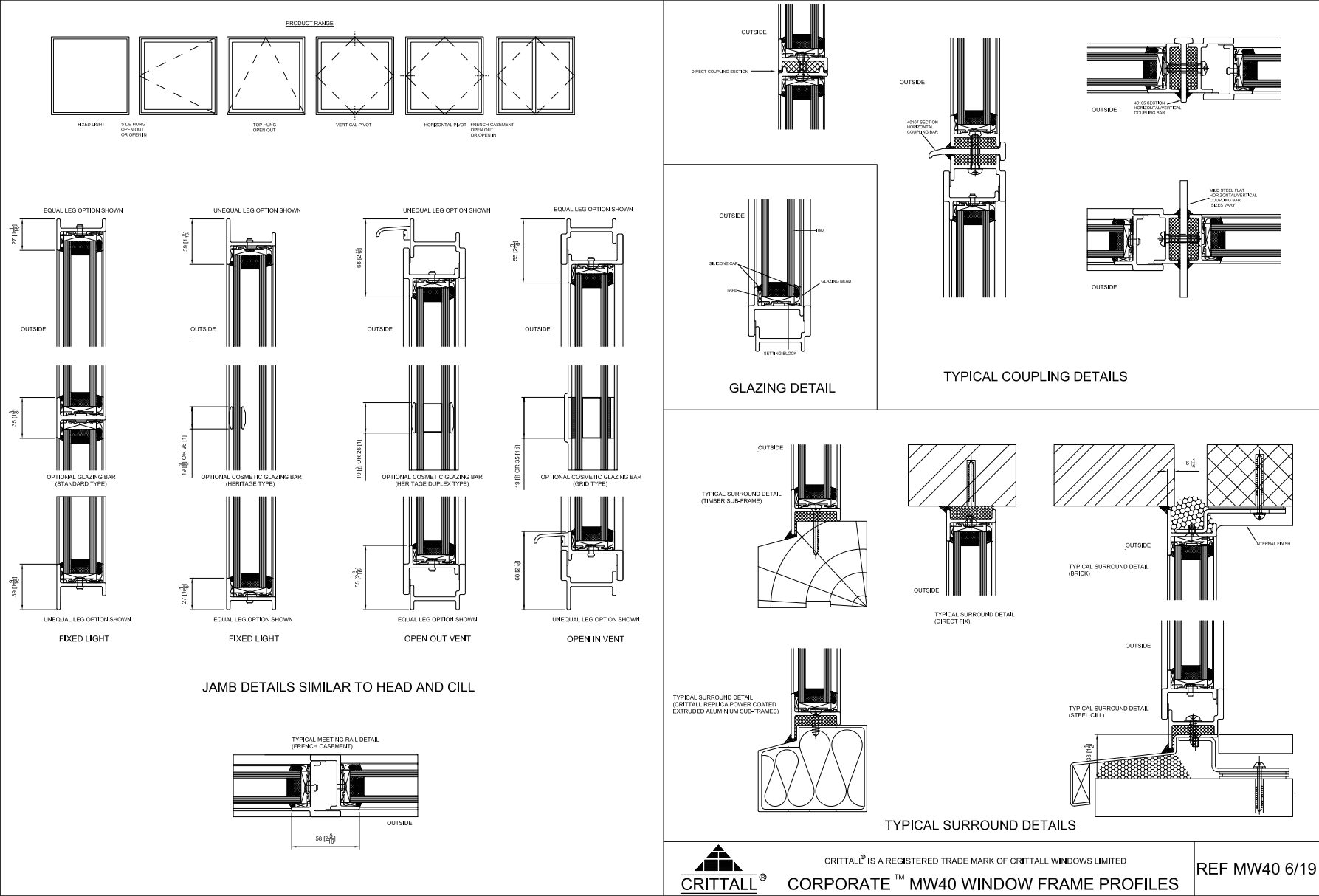


It is proposed to replace the screen with a Crittal-style steel framed glazing system as commonly found on buildings of the period: The reduced sight lines of the frame will increase the openness of the entrance and make it more welcoming whilst working well stylistically with the wider building.

3.4 Entrance Screen



3.4 Entrance Screen



3.5 Signage

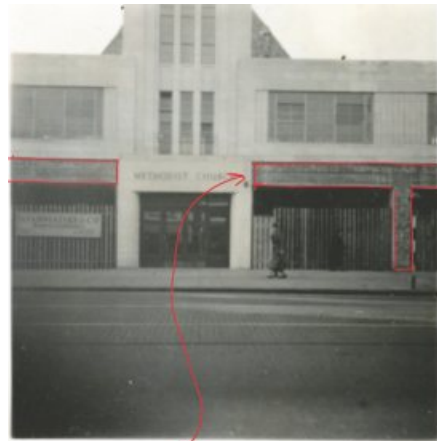
The signage varies in design between the shop units, resulting in visual disunity and impacting negatively on the symmetrical façade. To address this it is proposed to install a new continuous signage 'band' across the entire façade to a uniform height and design, with integrated lighting to provide a more sympathetic 'streamlined' design. This will be better suited to the Art Deco character of the building. This picks up on the original arrangement, which provided a continuous 'band' above the individual units. Signage is proposed to be set within this, bringing unity to the façade whilst maintaining the individuality of each of the units.

Details are shown below.



Signage varies in design between the shop units, resulting in visual disunity and impacting negatively on the symmetrical façade

3.5 Signage

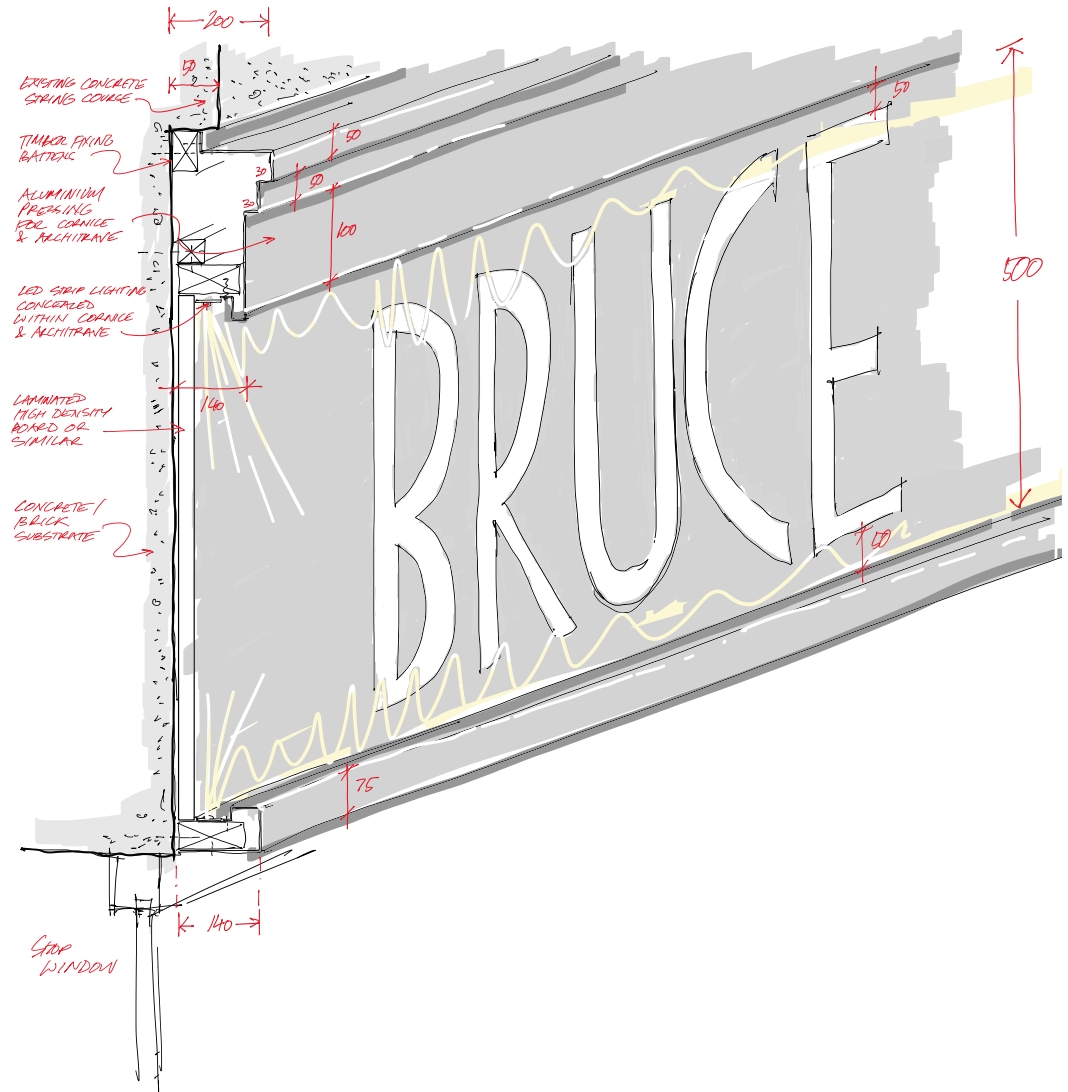


IMAGES 1933; SIGNBOARD APPEARS AS A CONTINUOUS BAND ACROSS THE FACADE; PRE-TENANT FITOUT HOWEVER HAS A UNIFYING EFFECT ON THE FACADE - UTILISE IN NEW DESIGN



ALUMINIUM FLEETING TO CORNER / ARCHITRAVE BASED ON HYDRAIC EXAMPLES SEE 'CANOPY' SECTION

CONCRETE SIGNBOARD ACCESS ENTRY PANELS - INCORPORATE GRAY PUTTY LINES IN UNIFORM ART-DECO FONT - INTEGRATED LIGHTING WITHIN CORNER TO HATCH ENTRANCE CANOPY



3.6 Lighting

The lighting proposals comprise lighting to the shopfront signage (see above), the fluted panels between the first floor windows, the canopy and soffit and the vertical mullions to the tower.

In order to access the upper rooms of the tower it will be necessary to provide a new access ladder with safety hoops fixed to the rear face of the tower in place of the existing, and also install a new external door to the existing opening which appears to have been blocked by UPVC cladding.

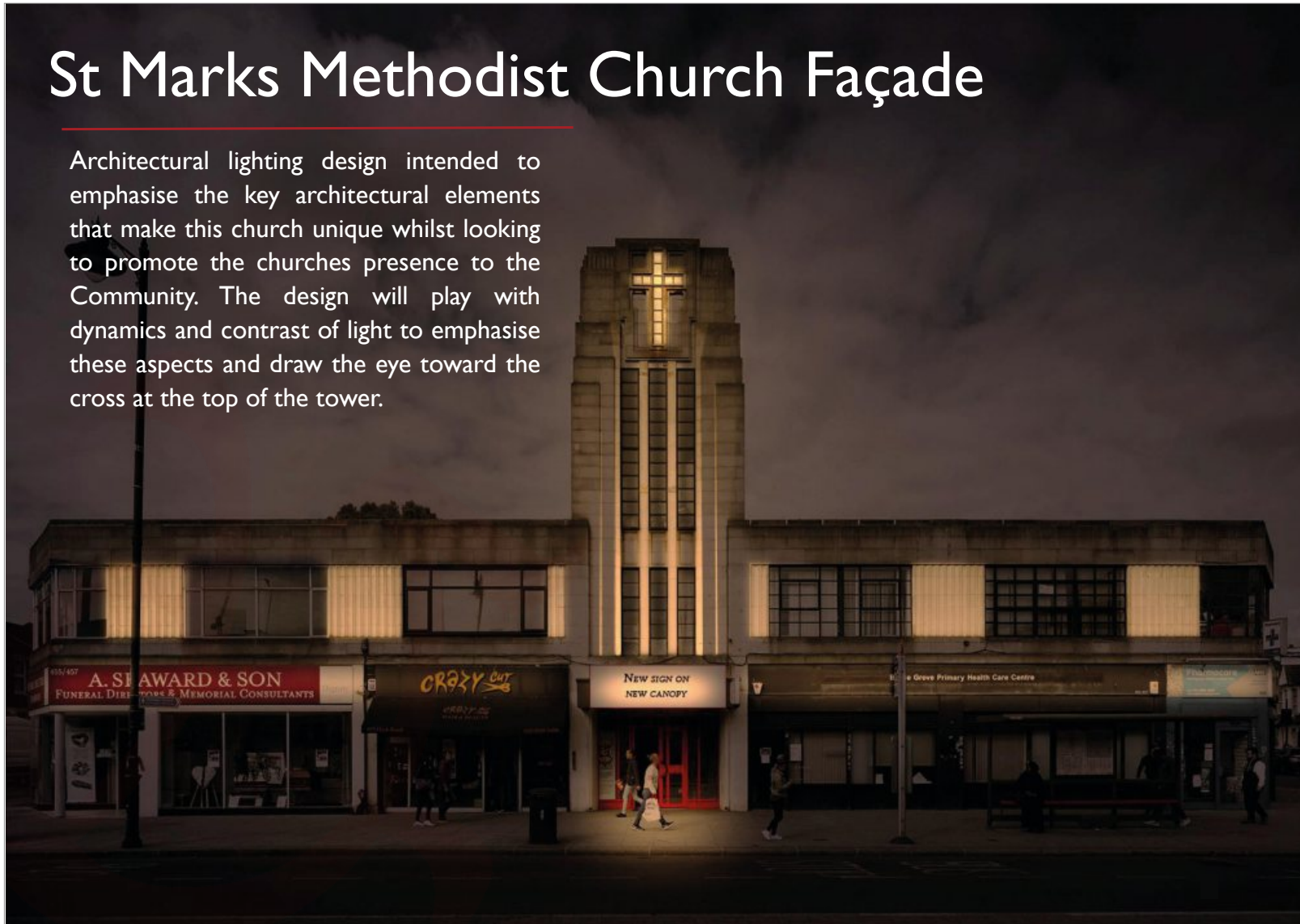


To access the upper tower room a new access ladder with safety hoops and a new external door to the existing opening is required

3.6 Lighting

St Marks Methodist Church Façade

Architectural lighting design intended to emphasise the key architectural elements that make this church unique whilst looking to promote the churches presence to the Community. The design will play with dynamics and contrast of light to emphasise these aspects and draw the eye toward the cross at the top of the tower.



Controls

Proposal

- Single control interface for all external lighting of the Building
 - Automated Switch on at Dusk
 - Automated Switch off or dim to off at set time
 - Ability to add motion sensors for Car Park or other interactive elements
 - Override facility
 - Scene control for adjustment of colours, area intensities
 - Option for timeline / transitional elements to the lighting
-

Option #1 – Wireless Control

Advantages

- Only power required at each fitting / driver
- App based user interface
- Support for every possible luminaire
- Simple to add or remove luminaires from/to system

Challenges

- Signal range / reliability – Repeaters may be required to ensure reliable signal
- Each fitting / driver will require a wireless receiver/transceiver

Option #2 – Hardwired Control

Advantages

- Robust, reliable – no signal or interference worry
- Touch Screen interface
- Support for most Luminaires

Challenges

- Direct connection between central Hub and Luminaire position required.
- Any future additions require new cabling

3.6 Lighting

Luminaires

Fundamentals

All products must have the following characteristics to be considered for use within the St Marks Methodist lighting project.

1. 'Special' Painted Finishes
Painted RAL or textured finishes
2. Light Colour and Quality
Able to offer warm white - 2700k/3000k
Able to offer CRI (colour rendering index) of 80 and above (90+ preferred)
3. Optics
Must offer a range of beam angle including very narrow ($>10^\circ$ with low field angle), wide beam angles and asymmetric beams
4. Anti-glare & Beam shape Accessories
A wide selection of accessories for glare mitigation and beam shaping.
5. Mounting Options
A variety of mounting options available.
6. Dimming Protocols
Modern dimming protocols must be available.
7. Cost
Luminaires must be cost effective offering good value, high quality for a fair price
8. Manufacturer Support and Warranty
Manufactures should offer good after sales support either from local representative or UK support team. All LED Luminaires must have 5-year warranty with ongoing support.

RAL Finishes



Accessories / Anti-glare



Prospective Manufacturers



3.6 Lighting

St Marks Methodist Church Façade

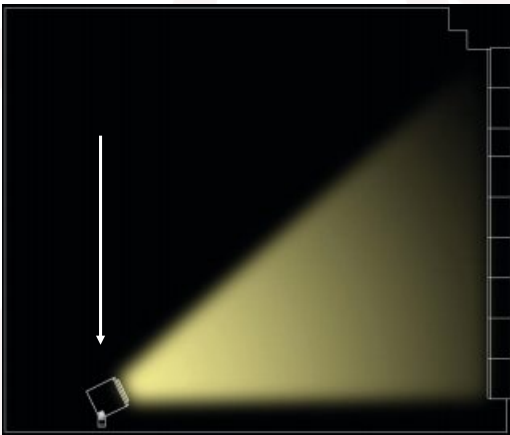
Cross

The Cross should be the focal point of the Façade to emphasise that Church to the community that pass. For maintenance and visual aesthetic purposes the Cross should be internally backlit to all three sides. Fitting to be RGB + White to allow for white light illumination or Coloured lighting as required.

Two potential methods for backlighting

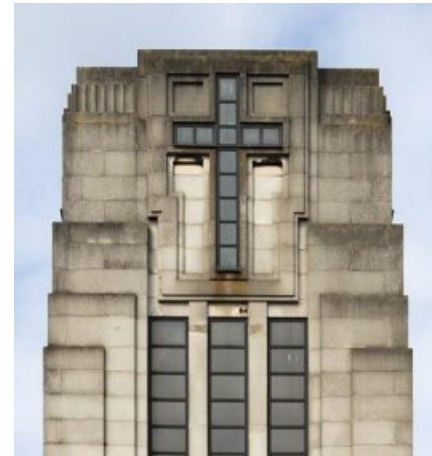
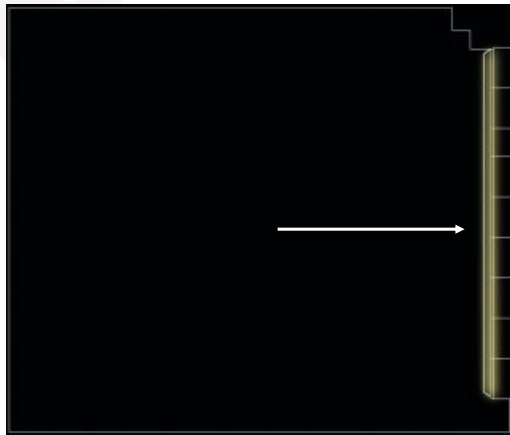
Spotlight

Powerful LED Spotlight located further back into the room to wash the Cross.



Light Panel

A bespoke Light Panel cut to the shape of the cross mounted to the inside of the glass sections to provide the required lighting. Could enable different colours to each of the glass panels



Both methods will be effective and a demonstration can be carried out to ascertain which is more appropriate.

Should the room have clutter or be used for storage then a local source will be more appropriate.

3.6 Lighting

St Marks Methodist Church Façade

Cross

Photo Manipulation

