



All Saints Church, Talbot Road, N6 4QH

Maureen Dunbar and Brooke Laing, operators of “Little Hubbub”, propose a new crèche to be built in the churchyard of All Saints Church, Talbot Road, N6 4QH.

Preliminary Summary

A comprehensive pre-planning application was submitted in January 2023. This described the building of a new crèche for twenty-one children in the churchyard of All Saints Church, N6. This is to be owned by All Saints Church, developed by Maureen Dunbar, and managed by Brooke Laing who has been running the nursery school in the building next to the existing church for eight years.

The proposal was discussed at a “Teams” meeting on 16th February 2023.

Present were:

- Elizabetta Tonazzi, Haringey Principal Conservation officer (ET)
- Benjamin Coffie, Haringey project Planning Officer (BC)
- Maureen Dunbar, Applicant (MD)
- Brooke Laing, Applicant (BL)
- Gus Alexander, Architect (GA)

LBH generally welcomed the proposal. ET said LBH would resist the proposal to clad the exterior of the proposed building being in timber, as this often weathered very badly.

LBH did not object to the removal of the three lime trees on the boundary, but insisted that the applicant speak to a representative of the Highgate Society to discuss all the landscaping proposals before submitting a detailed application for planning consent.

ET said she would prefer a proposal with more glass, and a building that was not the same profile as the other buildings on the site, which are rectangular with symmetrically pitched roofs. She had no objection, in principle, to the proposed building being made larger.

MD had a meeting with Michael Hammerson of Highgate Society on 18th February 2023. He was happy with the original shape. He was slightly concerned that there might be a potential noise problem. He suggested that the close-boarded fencing, which was proposed for the “Memorial Garden”, be replaced with open fencing to discourage passers-by from throwing rubbish over it, where it might accumulate on the inside. He was in favour of removing the eucalyptus tree, and the diseased limes.

BL had a meeting with Elspeth Clements of Highgate Society on 28th February. They discussed the architect’s revised sketch proposal. She was also supportive. She preferred the original pitched roof proposal to GA’s modified mono pitch design, and had no objection to timber cladding.

The parties on the applicant side have discussed and considered modifications, and have agreed on a revised proposal which is described in the detailed application. The applicants have appointed an arboreal consultant to report on the site in general and the TPOs in particular. The report and comments are appended.

Design & Access Statement

1 Site Location and General Description

All Saints Church is a thriving Anglican parish church, built at the end of the 19th century, and subsequently extended to provide vestry buildings and divided internally to provide a church hall with independent front and rear access.

All Saints has a long history of addressing the education of children. The church hall is currently used for secular purposes in the parish and for eight years has been run as a crèche, continuously although not exclusively. The crèche is very important to help maintain the congregation and the parish is keen to have this activity accommodated in a more permanent and dedicated building.

2 Outline of the Proposal

The applicant, who has been running the crèche in the church hall for ten years, and has undertaken to provide dedicated accommodation for the crèche activities.

The parish, and the vicar Father Timothy, have offered to make a site available to the South of All Saints, between the church and its Southern boundary. Currently, there is a small timber shed on the site, which lies

adjacent to a set of steps leading to the church basement. The shed is over ten years old and has become dilapidated. It is a little over 5m².

The proposition is to replace the shed with a permanent a single storey structure with an internal main floor area of approximately 48m². A small mezzanine floor will provide an additional 22m². The new structure will also be made of timber but will be constructed to comply in all respects with Building Regulations. The space standards on the main floor are adequate to accommodate two or three adults and twenty-one pre-school children. The main room opens onto a dedicated play deck at the front of the building. Fencing hurdles will be installed for safety while the deck and garden are in use by the children, but will otherwise be stowed away, leaving the new building much clearer.

Although it will share access points, the new crèche will be independent of the church and will have its own foundations and services. Entrance into the crèche will be from the rear, leading from an existing site entrance on Church Road, so there will be no disruption to residents on Talbot Road when children are delivered or collected. The Church Road entrance will be considerably improved. The Memorial Garden was much neglected over Covid and will be reinstated. There will be a new gated screen between the side of the vestry and the boundary to the property to the

south. This will have entry phone provision. The existing steps to the cellar will be fitted with a lockable gate.

The proposal requires the removal of three lime trees, which are approximately 7 m high, and close to the boundary. The remaining trees will be trimmed, and work to complete the high-level pleached hedge by integrating the upper branches of the remaining trees to the side and the front onto Church Rd will be completed. The Eucalyptus will be removed. (See arboreal separate report)

There has been a long extant malfunction in the drainage in the land immediately to the South of the church, and water damage has been visible inside the church for many years. This will be addressed as part of the foundation works.

3 Architectural Intention

The new crèche is accommodated within a rectangular timber-framed building with an eccentrically pitched roof to differentiate it from the ecclesiastical buildings on the site. The external walls will be finished in self-coloured “Sto” render, which will be largely self-cleaning. The roof will be clad in zinc, laid with standing seams. The glazed gable will be formed

using timber framing members clad in self-coloured powder-coated aluminium. Other doors and windows will be timber framed,

The building is clearly much smaller than the buildings that surround it. Although it is of a similar profile, it is much more delicate in appearance. The main elevation is mostly glazed, so will read as subservient to the masonry buildings on the site. It is set well back, and well away from the buttresses of the church building.

4 Construction

The main frame and skeleton of the building will be prefabricated by Dartmoor-based company Emanuel Hendry and made from sustainable timbers grown locally (see illustration below). Once the foundation has been formed, the services installed, and the land drainage remedied, the structural elements will be brought to site and assembled within a few days. There will be a layer of oversite concrete only and no structural slab. This will reduce the need for heavy machinery on site, which is important to the day-to-day operation of All Saints Church.



Example of Emanuel Hendry timber frame (The Island Hall Project).

<https://www.emanuelhendry.co.uk/projects-services>

Completion the building envelope and the internal fit-out will involve traditional tradespeople using conventional construction methods. Most of the materials visible are self-finished and maintenance-free.

5 Sustainability

Most of the timber used in the construction, apart from sheet material, will be from sustainable sources grown in UK (see illustration above).

Foundations will be provided using mini-piling because it is the least disruptive method of forming a sound foundation.

6 Circular Economy and Recycling

The fabric of the existing shed is beyond re use.

7 Water Efficiency

Fresh water will be collected from the roof and stored in butts.

8 Design to Reduce Energy Demand

The new accommodation will be built to a considerably higher standard of insulation than is evident in the existing fabric. The new construction will need to comply with significantly higher standards than that required by Building Regulations 20 years ago. An insulated timber structure with steep roof is an inherently efficient construction proposal.

9 Energy Efficient Services, Technologies, and Renewable Energy Generation

There is no proposal to generate energy. There is too much shadow cast by trees for any sort of photovoltaic installation. The requirement for hot water is very modest as there are no bathing facilities.

10 Adaptable and Future Proof Design

The proposed building has a timber structure, so, in principle it can be easily altered and extended.

11 Urban Greening and Biodiversity

The proposal does not include the provision of new external space. None of the proposed roof is suitable for a green roof, but work to remedy the existing drainage system will improve growing conditions.

12 Principle of the Approach and Limitations of What can be Achieved

This is a very small, modest building, with a relatively low energy demand, both in its construction and in operation.

Gus Alexander

GUS ALEXANDER ARCHITECTS

June 2023