

Design and Access Statement





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Aerial Image of Eritrean Bethel Church
Courtesy of Google Maps

INTRODUCTION

This supporting Design Statement has been prepared by Shidan Belay Hagos, on behalf of the applicants at the Eritrean Bethel Church (EBC). It accompanies a Full Planning Application to raise the roof eaves height to accommodate a first floor level, a Ground Floor one-storey side extension along with changes to the facade and fenestration placement to Eritrean Bethel Church, Unit 1 and 2 Boreham Road, London, N22 6SL. Sustainable improvements are proposed to improve the operational energy of the church.

This is a re-application (with some changes) of the planning application that has been approved in 2017 (HGY/2017/0117).

BRIEF

The applicants wish to make a re-application of the Planning Application ref HG/2017/0117 with alternation to the ground and first floor layout and changes to the front elevation. Their aim is:

- Raise the roof eaves to accommodate comfortable spaces for the current number of classrooms and gathering space for the youth on the First Floor.
- A better floor layout as the current plan and arrangement is inadequate.
- A better and bright entrance to the church. Improvement to natural light and passive ventilation system.
- Sustainable systems to improve the operational energy with the use of the existing (but improved) Air-Sourced-Heat-Pumps, Mechanical Ventilation System and PV Solar Panels.

The application site is landlocked at the back of the row of houses in Lordship Lane, Boreham Road and Westbury Road. The site is formed of a variety of house types. The properties are a mixture of single dwellings and flats and have been extended in various ways. The long rear extensions to the raw of houses at Lordship Lane serve as the back of house to the shops and restaurants along that street with dwellings on the upper levels.

A variety of facing materials are present along the street, with the most common materials being brick and render. The property is not listed, and not within a Conservation Area.

PLANNING HISTORY

EBC have made a planning application which was approved in 2017 (Ref: HG/2017/0117). This new application respects the same mass with minor changes. These changes pertain to the roof slope of the two-storey side extension (Fig. 2 and 4 on p.3) and the one storey extension to accommodate a kitchen (Fig. 2 and 4 on p.3).

Fig. 1 - Existing 3D Model of the Eritrean Bethel Church

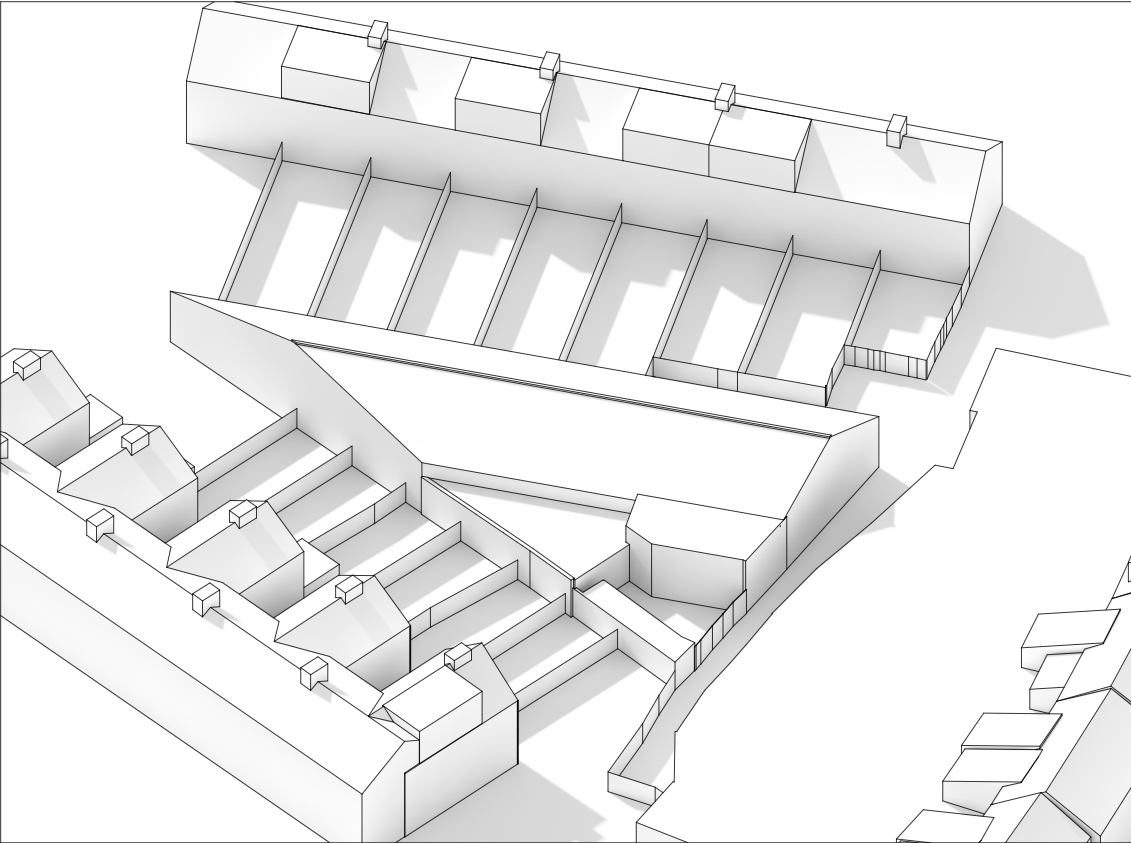


Fig. 2 - Approved massing at Planning ref: HGY/2017/0117

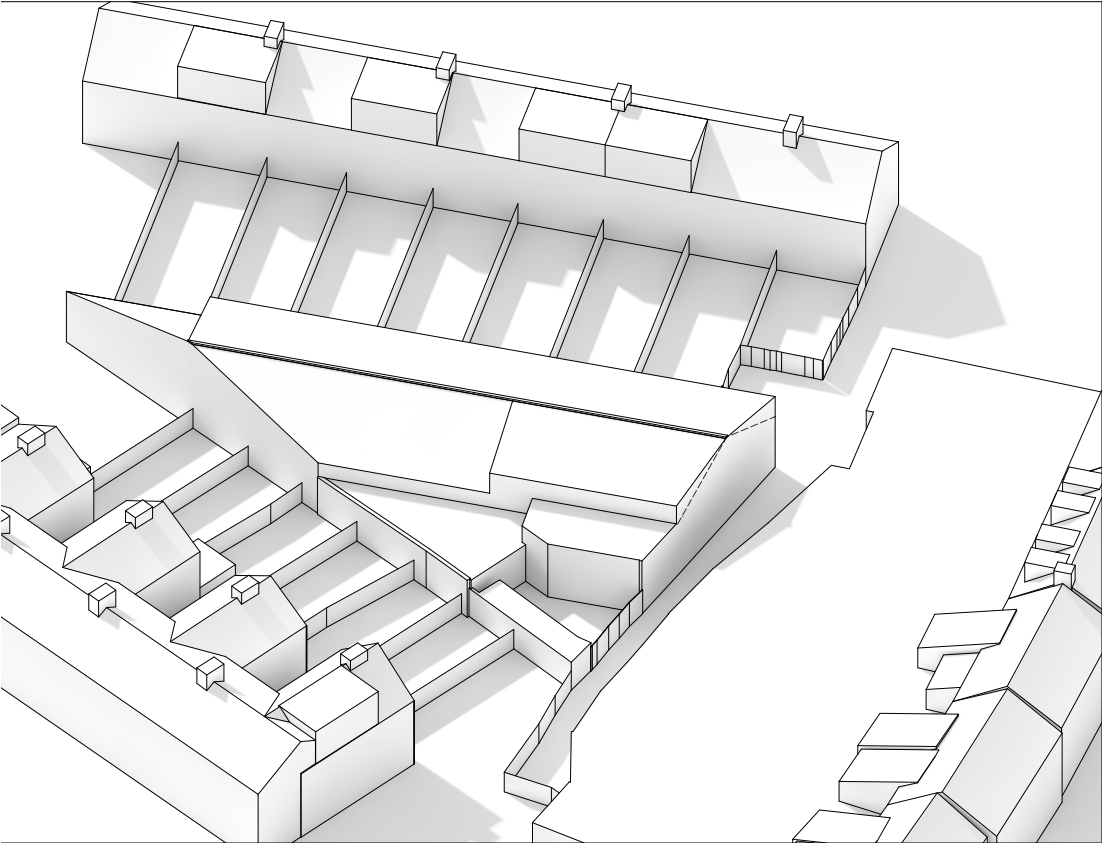


Fig.3 - Aerial Image of Eritrean Bethel Church (Google Maps)

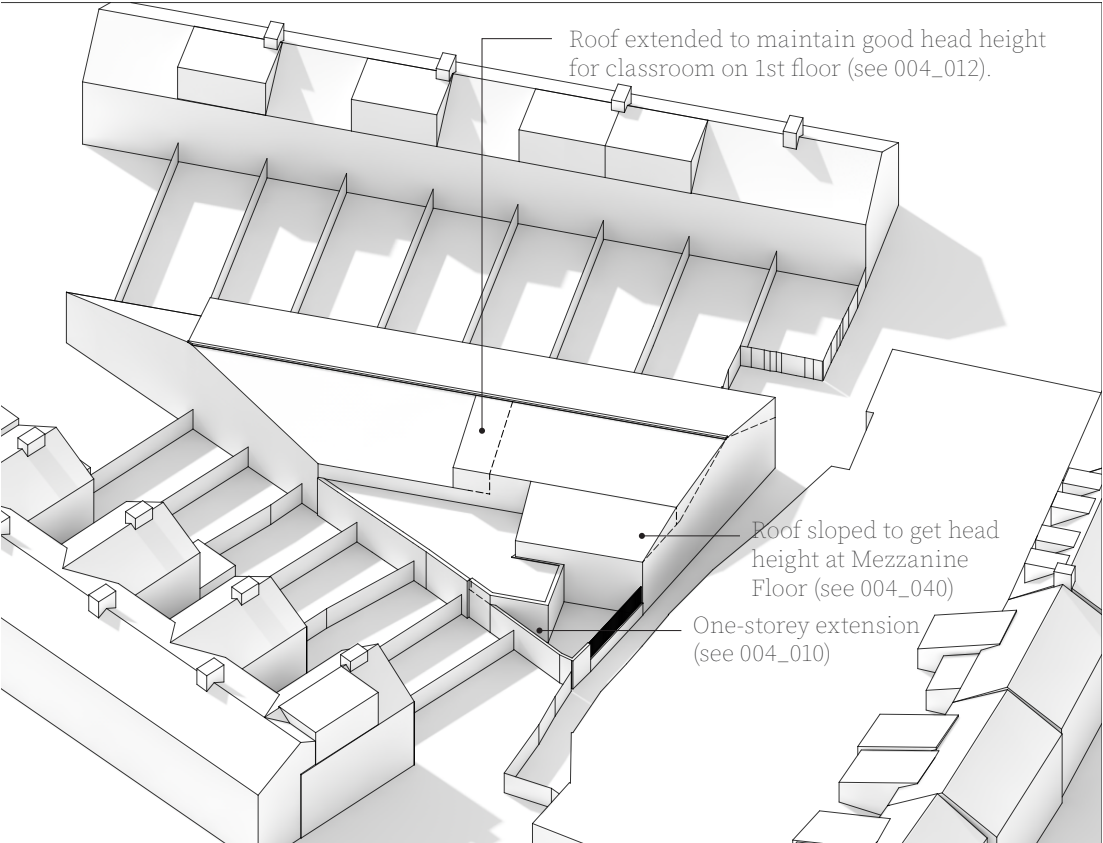


Fig. 4 - Proposed with changes to approved massing at at Planning (ref: HGY/2017/0117).

PRE-APP ADVICE

We had a pre-app meeting with Haringey Council on 04/10/2023. We showed a larger scheme than the one approved in 2017. After that meeting, we made changes to match the same massing as the HGY/2017/0117, with a few amendments to make the building work internally.

These amendments include the extension on the ground floor for a kitchen space, roof extension to the west (see fig.4) for adequate head-height for the classroom and a sloping side extension to provide adequate head height internally (see p.4).

THE EXISTING PROPERTY

The property used to be a warehouse which was then changed to be used as a place of worship (change of use ref: HGY/2011/0341). It was a Nigerian Church before it was purchased by the Eritrean Bethel Church in 2014 and has been as such since then.

The church is landlocked and consists of a main building with a pitched roof, a two storey flat roof side extension and an infill one-storey flat roof side extension. A hardscaped courtyard in the north-east corner.

The pitched roof of the main building is corrugated asbestos roof (see p.5 and 6), whilst the two-storey side extension is a felt flat-roof and the one-storey infill is a metal corrugated flat roof (sloping toward the boundary wall). The main building tapers to a point to the south of the building.

The front facade is a rendered wall (with presumed brickwork as a substrate), windows to the side entrance. The pediment has a metal cladding with metal flashing. The two storey side extension gives access to the classrooms with inadequate head height rooms (see Fig. 5 and 6 on p.4).

The West side elevation, is a white painted breather block wall with steel wind posts. There is an existing emergency exit door and a car park area with timber fence (see p. 5).

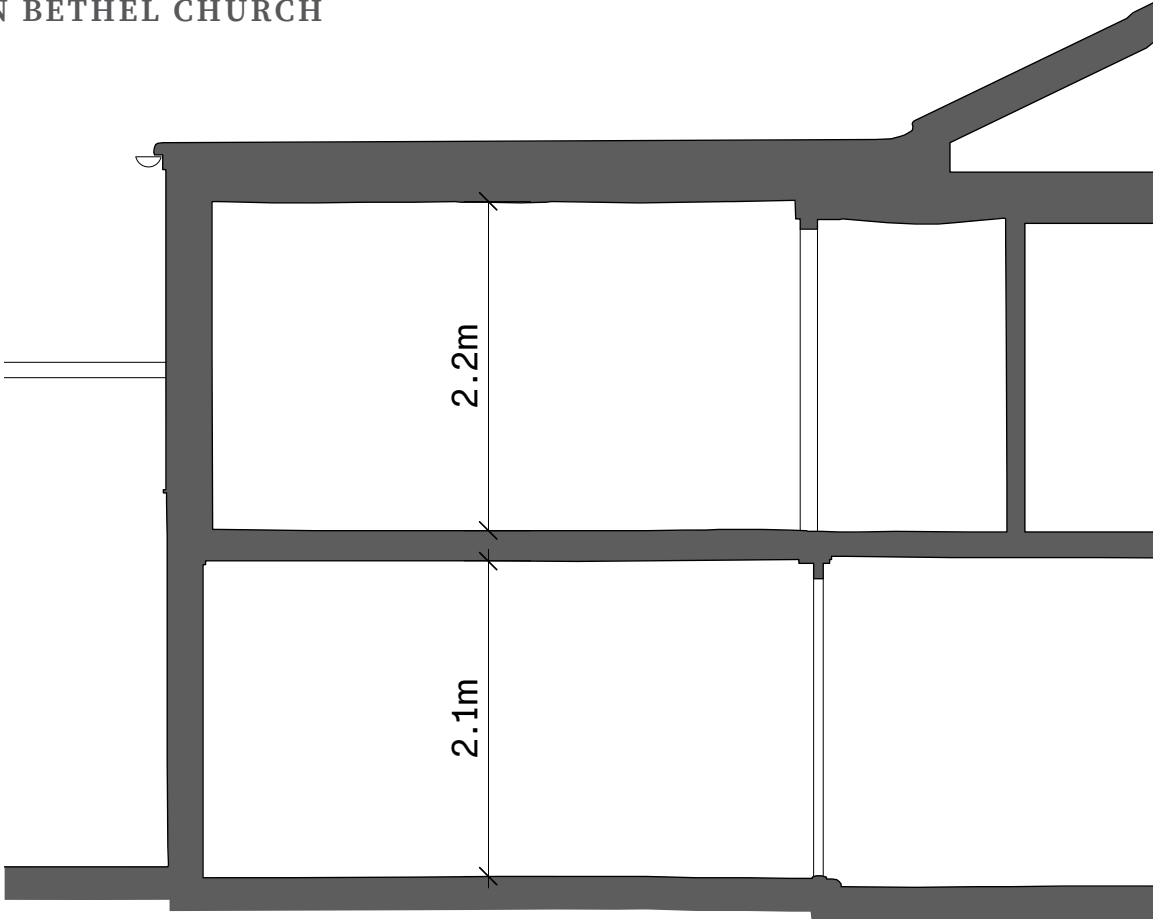
The East side elevation, consists of a breather blocks with steel wind posts. The boundary wall is lower where it the one-storey infill extension starts then lower again where the shed starts (see Fig. 1).

In the North-East corner, there is a courtyard space and the intention is to use this space as a "Garden of Eden" with a tree and planting for the church.

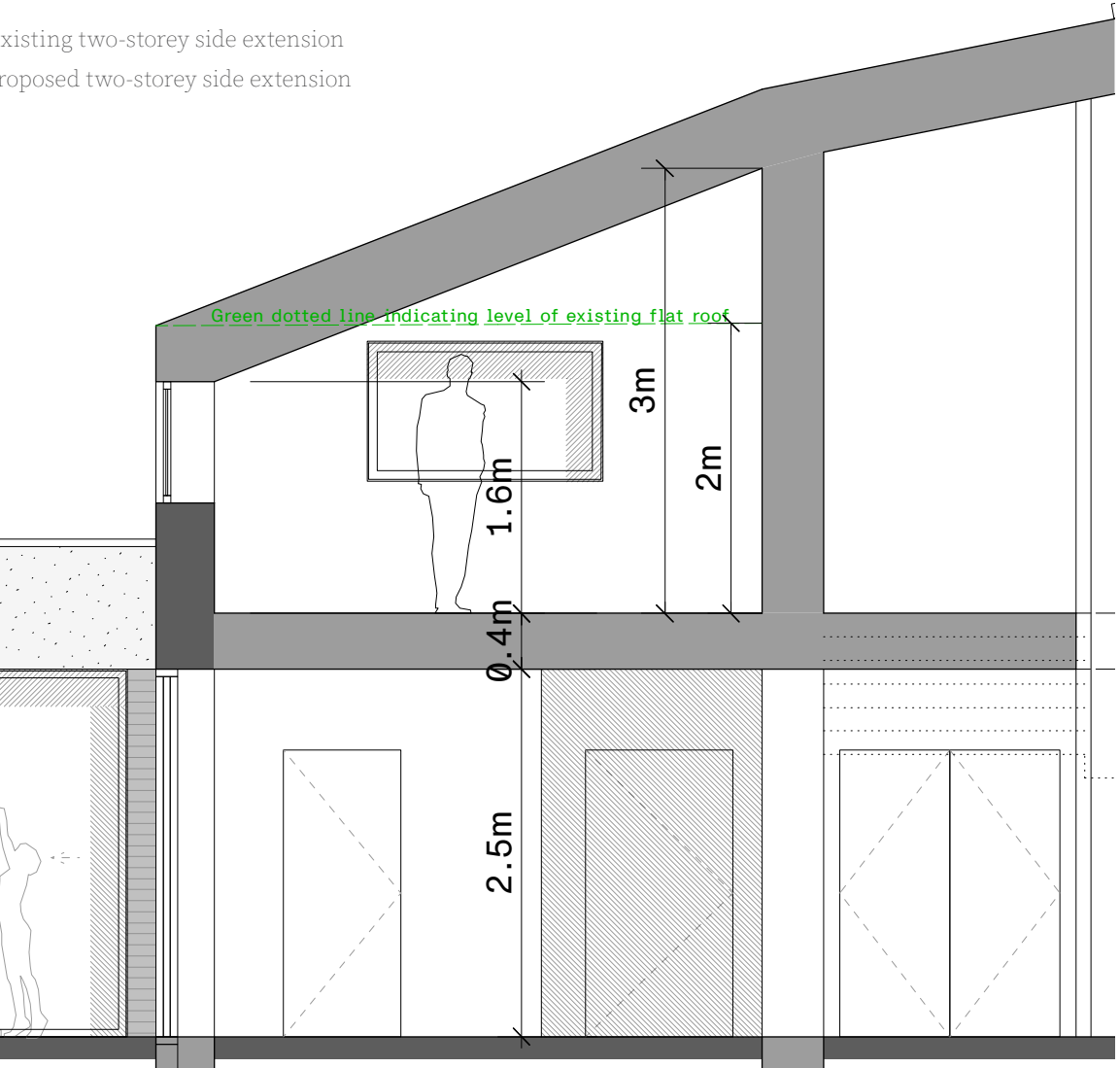
LAYOUT&SCALE

EBC, comprises of an Eritrean/Ethiopian and mixed community with an Eritrean/Ethiopian adult service on Sunday morning and English/Youth service in the afternoon. The main drive from the elders of this church is to provide the youth a better comfortable community church.

The existing members of Adult (250 members) and Youth



Above | Fig.5 - Existing two-storey side extension
Below | Fig.6 - Proposed two-storey side extension



(200 members, inc. Children). The members require an updated church fit for their current purposes.

The roof eaves will be raised to the approved height of 6.5m from ground to eaves as ref: HGY/2017/0117. This height will be consistent along the west elevation wall until it meets the apex, where the eaves will then fall to the existing level.

On the east elevation the approved 2017 height continues until the dotted level on first floor (Fig.4 on p.3). We have extended beyond this line to maintain the minimum number of classrooms required on the first floor (see drawing 004_012/013).

The eaves of the two-storey side extension is as existing but we're sloping the roof to meet the eaves of the main building so we could have adequate head height on the first floor of this level (Fig. 5 and 6). The ground floor of the side extension is 2.5m consistent with the infill side extension. Raising the ceiling up allows an internal first floor height of 1.6m to the existing eaves level. However, sloping this roof allows adequate head space on the first floor (Fig. 6).

The shed will be removed to allow for a garden space and a secure service space.

NEIGHBORING AMENITY

These alterations will increase the length of the party wall along the west elevation.

The east elevation will have minimal impact as the increased eaves height is set far back from the boundary wall.

The boundary wall with no. 199 Westbury Road will have a consistent height and an aluminium metal coping.

The ASHP are in the same location as before but reorientated and hidden behind the boundary wall (see 004_010).

APPEARANCE & DESIGN

The front elevation is proposed to feature a Grey brick base and a rendered top, similar to the context. New obscured fenestration to allow natural daylight on higher levels and translucent windows on ground floor level.

West Elevation, will have a brick base and render top, matching the front elevation, up to the boundary line to no. 7 Boreham Road. The new wall on top of the on the west elevation, along the boundary, will match in material and colour.

East elevation boundary wall, remains the same except for the aluminium capping which will replace the concrete capping along the lower wall.

The Garden, will have a tree in the middle, planting and seating.

The pitched roof and the two-storey side extension will have aluminium corrugated roofing. The single storey infill extension will have a sedum roof.

An array of openable rooflights are proposed on the main roof and an array of solar PV panels on the west and east sloping roofing to provide renewable energy for the church. These will not be visible from ground level.

The existing ASHP are on the ground floor of the garden space (see drawing 004_010) to provide heating and hot water for the church.

MATERIALS

A Grey brick base to a datum level is proposed throughout the church to provide a strong base.

A White/light Grey colour render is proposed to the main facade, west elevation, side and infill extensions.

The east boundary, except for the metal coping along the short boundary wall, remains unchanged.

Aluminium corrugated metal roofing is a high quality material to provide a long-lasting finish to the roof. Works well with the white render of the facade.

A large area of sedum roof promotes micro-climate.

The overall design for this church is to respect the existing context with a contemporary and cohesive appearance.



Above | Front and Side (West) Elevation of the Eritrean Bethel Church (EBC) | 17/11/23



Above | EBC from the Westbury Medical Centre Car Park | 29/09/23



Above | Side (West) Elevation and Car Park of EBC | 17/11/23



Above | Side (East) Elevation and Sofia Mews alleyway| 17/11/23



Above | Neighbours to the East of the EBC | 01/05/23



Above | EBC from Westbury Avenue | 29/09/23



Above | Neighbours to the North of EBC | 19/06/23



Above | EBC Courtyard | 19/06/23



Above | EBC Side Extension | 01/05/23



Above | EBC Courtyard | 19/06/23



Above | 4no. ASHP + 1no. ASHP (behind, see drawing 0040_010 Ground Floor Plans_P1) in the Courtyard | 27/11/23

