



## Shaping our future together

Project Newsletter 8 – September 2020

# Planning application submitted!

In May 2020 we shared our new proposals for the HPC 60|60 project. These include renewing and improving our existing buildings through: the refurbishment of the church and community spaces; the addition of residential accommodation above the church hall; an elegant extension linking spaces across the site; a striking new entrance from Park Road; and newly landscaped car park and gardens.

Despite the restrictions of Covid-19 we were able to distribute project newsletters to around 1000 of our closest neighbours and display a poster exhibition on church noticeboards and in local shops. We also updated our project website, shared the newsletter by email, asked people to complete an online survey to provide feedback, and held an online event to answer questions. Overall, we had a high level of engagement with the process from a wide range of stakeholders. We had more than 220 unique visits to the project website, 59 people responded to the online survey, and 11 people attended the online event.

Most people who completed the survey were supportive of our proposals – particularly retaining and refurbishing the existing buildings, landscaping the car park and gardens, and adding a new building to link the spaces and improve accessibility. Several people raised questions regarding the size, appearance, ownership and management of the residential extension on top of the church hall. Other issues included the potential for increased traffic and parking, access to and security around the site, and the level of disruption during construction. People were also keen to ensure that the new design included adequate space for community and church uses, enough kitchens and toilets, and that existing building features (such as the Stationers' Window) would continue to be on display.

At the online Q&A event Father Bruce and Church Warden Debbie Langdon-Davies were able to explain more about the background of the project and answer questions posed by participants. It was really useful for us to hear directly from people who are interested in the project (particularly as we were not able to meet in person) and several people expressed their support for our new designs. We collated all the questions we received (from both the survey and the event) and provided answers in a Frequently Asked Questions memo which is available on the project website.

Since May our architects have been busy finalising the proposals. We have now submitted the design to Haringey Council for planning permission and we are pleased to share some of the plans and images with you in this newsletter. You can view and comment on the full application via Haringey Council's website at:

[www.haringey.gov.uk/planning-and-building-control/planning/planning-applications/current-planning-applications](http://www.haringey.gov.uk/planning-and-building-control/planning/planning-applications/current-planning-applications)

We hope to obtain planning permission by the end of this year.

We look forward to having exciting news to report about the project in future newsletters. If you'd like to receive updates about the HPC 60|60 project by email or letter, please send us your contact details - by email to [info@hornseyparishchurch.org](mailto:info@hornseyparishchurch.org) or by letter to HPC 60|60, Hornsey Parish Church, Cranley Gardens, London, N10 3AH.

Father Bruce Batstone

## VISION

In 2017 Hornsey Parish Church embarked on an ambitious new project. At almost 60 years old, the church and community buildings were showing their age. We also needed to look to forward - to ensure the sustainability of our church and its congregation for future generations. We committed to taking a once-in-a-lifetime opportunity - HPC 60|60 - so that Hornsey Parish Church can continue to serve the community for another 60 years and more.



## DESIGN DEVELOPMENT

Our architects then began to bring our vision to life through the development of more detailed designs. We attended several meetings with Haringey Council to review and develop the proposals, while undertaking feasibility studies to review the financial sustainability of the plans. Throughout this technical stage of the project we kept our community updated through newsletters and an exhibition at the Christmas Market in 2018. We continued to reflect on the feedback we received, while reviewing and revising our approach to the project.



## INITIAL IDEAS

We started by meeting lots of different people and listening to ideas about how we might best shape the future together. These discussions included members of the congregation, people living close by the church site, and many others involved in the community. We shared the feedback we received in newsletters and an exhibition at the Christmas Market in 2017. This process challenged and inspired us and helped to inform an ever-deepening and more refined brief for our architects.

## CHANGE OF DIRECTION

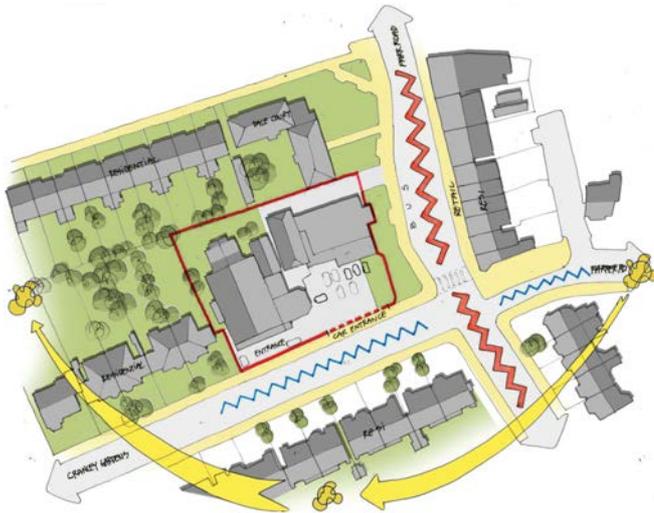
In 2019 we took a bold decision to change our approach to HPC 60|60 - and shared our ideas at the Church Open Day and Christmas Market. We asked our architects to develop a new proposal - focussed on retaining and refurbishing as many of the existing buildings as possible, while adding residential accommodation above the church hall. This approach enables us to meet the needs of our community and secure our financial future, while keeping our sense of place, identity and continuity with our past. We shared the new design with the community in May 2020.

## PLANNING SUBMISSION

We have recently submitted the proposals to Haringey Council for planning permission. You can view and comment on the full application via Haringey Council's website at:

[www.haringey.gov.uk/planning-and-building-control/planning/planning-applications/current-planning-applications](http://www.haringey.gov.uk/planning-and-building-control/planning/planning-applications/current-planning-applications).

We are hoping to obtain planning permission by the end of 2020.



# BRIEF DEVELOPMENT

## WHAT YOU TOLD US

## WHAT THE PROJECT INCLUDES

### THE CHURCH

We love the church. It is beautiful, light, airy, spacious, peaceful, with a sense of history.

### HALL

The hall is a valued community resource... but it needs a complete overhaul to improve the heating, lighting, acoustics, entrance. A decent kitchen would be an asset.

### DISCONNECTED SPACES

Circulation around the site is labyrinthine, spaces and activities are disconnected.

### PARK ROAD ENTRANCE

Create a strong, welcoming presence on Park Road with a new entrance and views to the church.

### MARIAN CENTRE

Beautiful; of historical and architectural value; loved by those who use it; functionality for the youth activities currently held there.

### RESIDENTIAL

There is a significant shortage of housing locally, especially affordable housing - it would be good to include some in the scheme.

### CHURCH ROOM

Well loved as a space for social activities and hospitality

### VESTRY

Need a larger vestry

### GARDEN

It is liked and valued by regular users, but recognised to be inaccessible and underused.

### PARKING

The on-site parking is important to users and local residents but the car park currently makes the site look uninviting.



The Cranley Gardens entrance



The connecting gallery



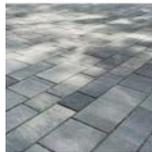
Close-up of connecting gallery



Flower Beds



Living Green Wall



Concrete or Stone Pavers  
Landscaping palette



Sedum Roof



View from Park Road

### THE CHURCH

Landscaping to make the approach from Cranley Gardens more attractive

### HALL

Comprehensive refurbishment, including new toilets and new access to the garden; connection through to new kitchen in the Marian Centre

### CONNECTING GALLERY

A new lightweight, glazed volume will house new meeting rooms and services and connect all the community and parish spaces across the site, resolving the accessibility problems caused by the different floor levels.

### PARK ROAD ENTRANCE

Attractive new entrance on Park Road

### MARIAN CENTRE

Internal refurbishment of the Marian Centre to house a community kitchen and the parish office on the ground floor and the refurbished dance studio on the first floor. A stairlift will be fitted.

### RESIDENTIAL

Two levels of residential accommodation to be built above the hall, with access from Park Road

### CHURCH ROOM

Refurbishment and new internal layout

### VESTRY

New vestry, with direct access to altar, church room and garden

### GARDEN

New landscaping, new entrances from Park Road, the church, the church room, the hall

### PARKING

The car park will be retained in the same location. New hard and soft landscaping will define the spaces and integrate the parking area with the rest of the site.

## OVERVIEW

The proposal centres on getting the most out of what we have by retaining all our existing buildings. A new glazed gallery will connect them, house some new spaces and services, and introduce a striking new entrance from Park Road. The buildings will be comprehensively refurbished and two new floors of residential accommodation above the hall will enable the scheme to be financially sustainable.

