

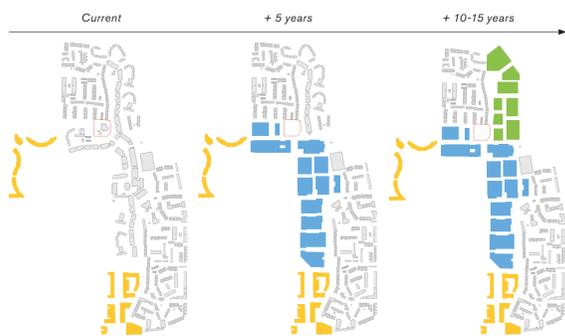
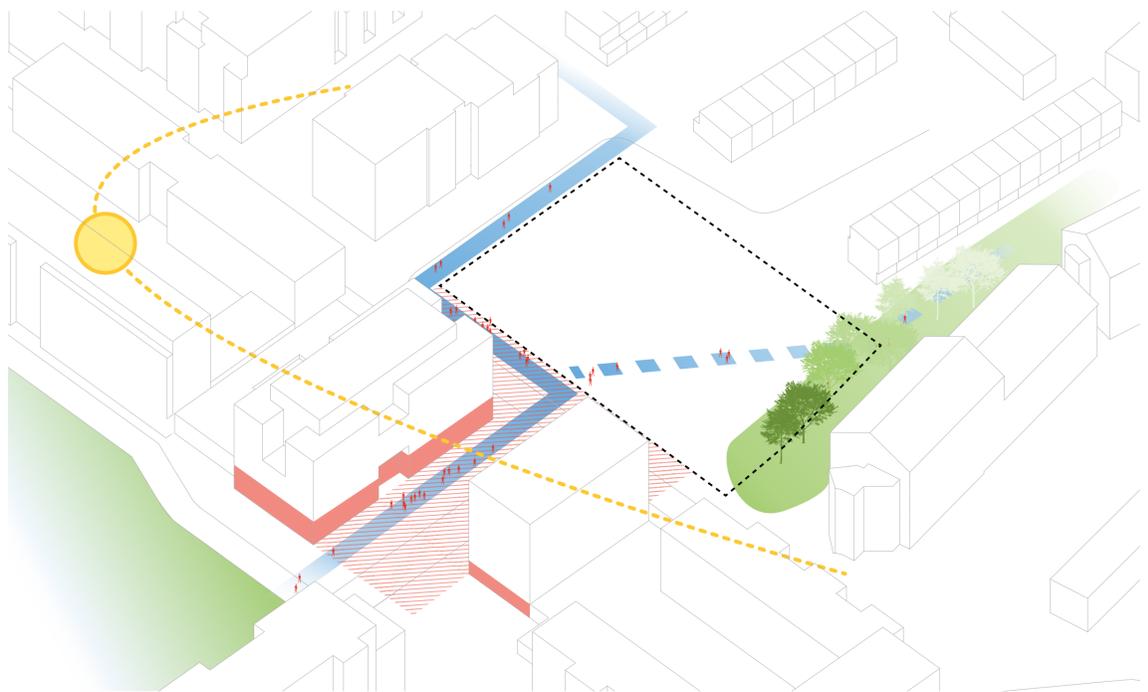
ST AUGUSTINE'S



St Augustine's lies at the heart of the Grahame Park Estate. Built in the 1970s, the church, hall and vicarage have become a focal point for the local community. However, the buildings have lost some of their structural integrity and are coming to the end of their economic lifespan. Therefore, in the context of the wider regeneration of the estate, the Diocese of London is taking the opportunity to re-develop

and intensify the whole site. Building anew, the scheme will include a church, a hall with ancillary space, a vicarage and 55-70 residential units. With the public uses as one of the principal drivers for the project, a strong emphasis has been made on the public realm. At ground level, a cafe and retail spaces will help activate and connect the streets and public spaces in and around the development. The

developments planned for the St Augustine's site will need to be paid for by proceeds from residential and commercial units as part of the scheme. The proposals here will be subject to ongoing viability checks and reviews to take account of fluctuations in the housing market. The studies shown on these boards will also be subject to input from Barnet Council's planning department and changes might occur during the planning process.



CHURCH AND HALL

The new St Augustine's Church will become a focal point within the regenerated estate. The bell tower will act as an important way-marker along the main north-south spine, naturally drawing pedestrian flow through the site. The church is designed as a place for prayer, mass and contemplation, but it is also suitable for acoustic and choral music concerts. By contrast, the hall is a flexible space that can be used for a range of different activities and will meet the requirements needed for activities such as children's indoor play and sports. Adequate sound proofing will allow the hall to function

as performance space for shows and live music. During daytime the space can be divided up to be used for childcare by local families while in the evening it can be reconfigured to cater for community activities. The highly flexible nature of the hall means that it can accommodate a wide range of activities from Zumba and badminton to band practice and wedding parties. In this way, St Augustine's will make a vital contribution to the community alongside the future Community Hub and will form an integral part of the new Grahame Park.

RESIDENTIAL

The housing element of the project was devised as a source of income to support the construction and maintenance of the church and hall. Driven by a Scandinavian approach, the development will promote healthy and sustainable living for all: from the young professionals, to the family and the elderly. We aim to include a number of flats that will be earmarked for people on tight incomes such as community and youth workers in the housing block, keeping costs low so that those who help work for the future of Grahame Park and Colindale can afford to live here. The ground floor includes a

cafe, potentially a pharmacy, a small grocery store or similar business. We anticipate that the St Augustine's site might be developed prior to the replacement of the shops on the concourse. A cafe and small grocers might just be what is needed during this period. The bicycle stores for the development will also be located on the ground floor. With easily accessible and safe storage, using bikes is easier and more pleasant for everyone. The design of the new St Augustine's site will promote cycling for a healthier community and a sustainable future.

PUBLIC SPACE: ACTIVITY AND OPENNESS

Most of the ground floor frontage in the proposed St Augustine's development is active, with public and commercial uses facing onto the street and public square. The space around and between the buildings will be active, shared and open to the public. This provides an opportunity to create an intimate yet open amenity space for the community to gather and relax. The spaces will connect to the Community Hub and the Heybourne Park to the South. It will also be a connection from the northern woodland walk. The public square will supply a "spill out"

area for the church and community hall, a place for friends meeting up or waiting for the mass, a concert or community event to start. The space between the Church and Cafe will be able to accommodate outside seating and introduce another opportunity to socialise in Grahame Park. It is envisaged that the childcare provider that uses St Augustine's will continue to use the newly developed space. A wide range of different activities can take place simultaneously in this carefully crafted space and indeed benefit from each other and serve the whole community.

See the "Space Concept Ideas" boards for a range of treatments and activities in the public space and non residential units.

REFERENCE IMAGERY: THE BUILT ENVIRONMENT



REFERENCE IMAGERY: THE PUBLIC REALM

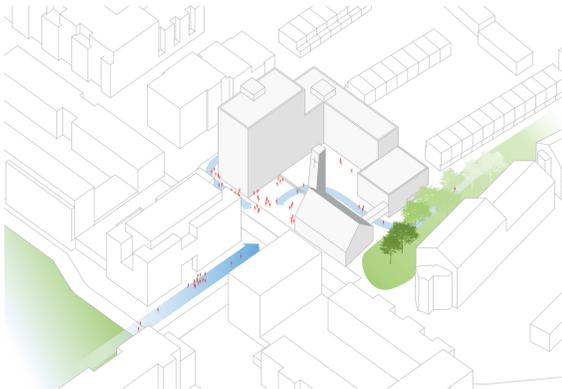




OPTION A

CHURCH AND HALL AS SEPARATE ENTITIES

Option A has the church and the hall housed in two separate buildings that are connected via a light glass corridor. This will enable different activities to take place independently of each other, which will provide a suitable setting for both spiritual and social activities to happen simultaneously. The layout also gives us larger and more flexible ancillary space for a wider range of uses and hire. This configuration creates larger opening on either side of the courtyard making the space more adapted for public use.



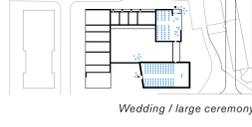
Axonometric with key design drivers



Mass



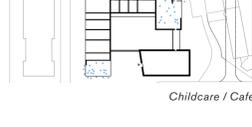
After church coffee and refreshments



Wedding / large ceremony



Playgroup / after school activities



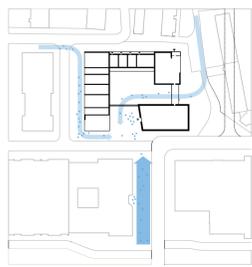
Childcare / Cafe



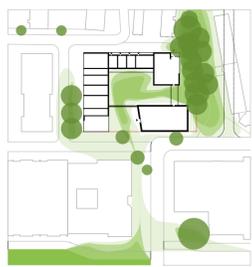
View of St Augustine's Church and the public space, looking south-east



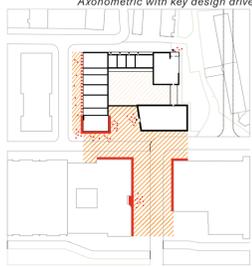
View of St Augustine's Church Hall, looking south



A route through the courtyard



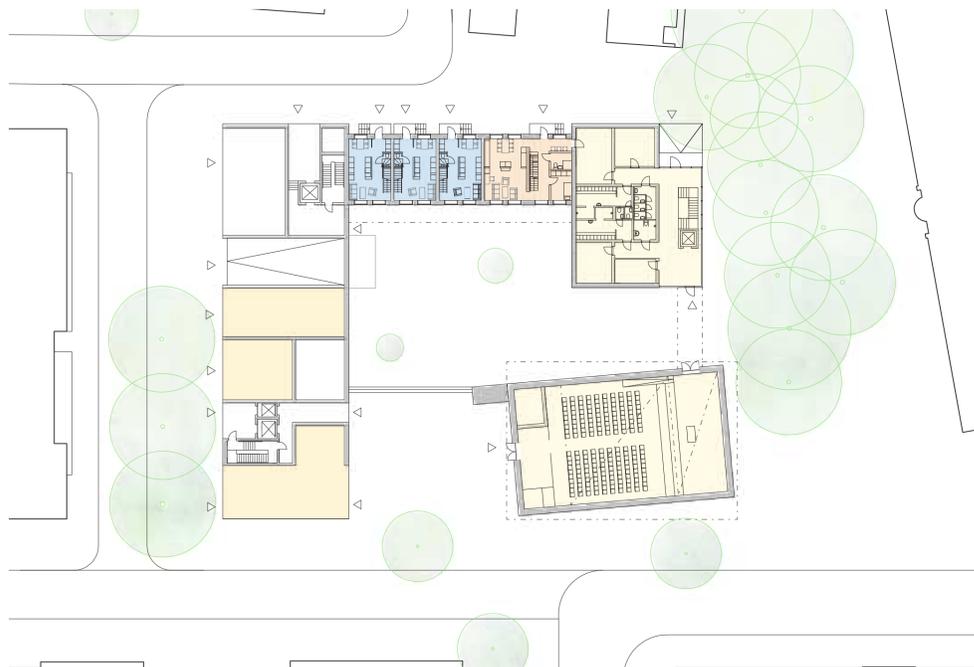
Continuity of the green spaces



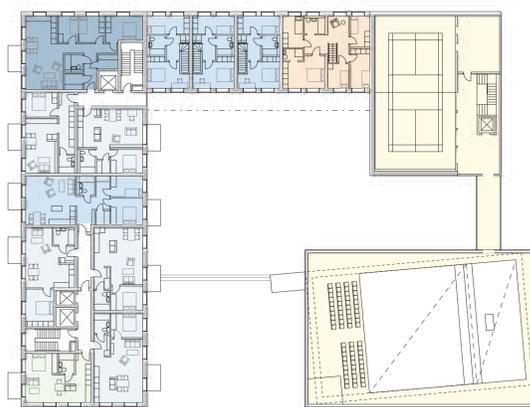
Extending public space



View of St Augustine's Church from Heybourne Park, looking north



Ground floor plan with context, scale 1:400



- Key
- Residential 3 bed
 - Residential 2 bed
 - Residential 1 bed
 - Residential studio
 - Community space
 - Commercial space
 - Vicarage

Typical floor, scale 1:400

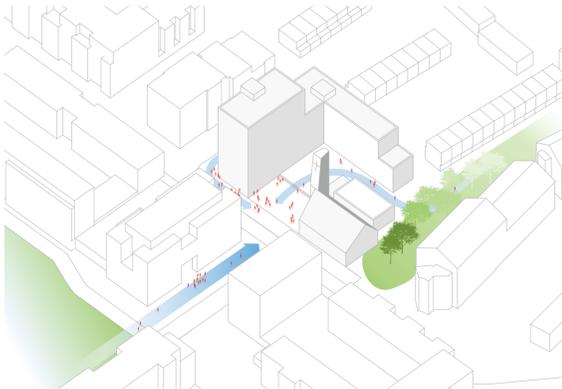


OPTION B

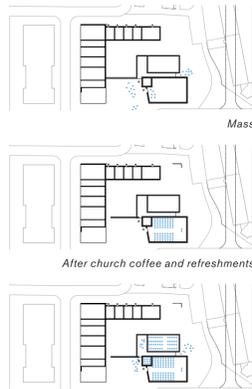
CHURCH AND HALL AS ONE

Option B explores the idea of the church and the hall as a single building. This means that spiritual and social activities will happen side by side creating a more holistic atmosphere. This configuration creates a smaller opening on the north-eastern side of the courtyard preserving a level of privacy towards the north.

Options A and B will be tested for financial viability both on the impact on build costs and how they contribute to the income of the church, support its activities and ensure its long term sustainability.



Axonometric with key design drivers



After church coffee and refreshments

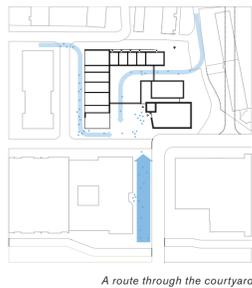
Wedding / large ceremony



View of St Augustine's Church and the public space, looking south-east



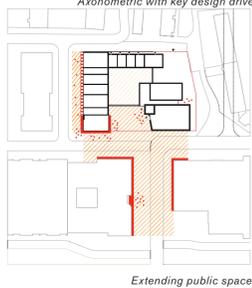
View of St Augustine's Church Hall, looking south



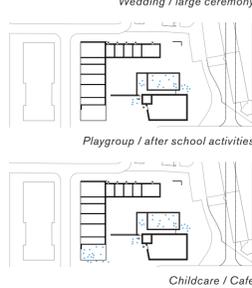
A route through the courtyard



Continuity of the green spaces



Extending public space

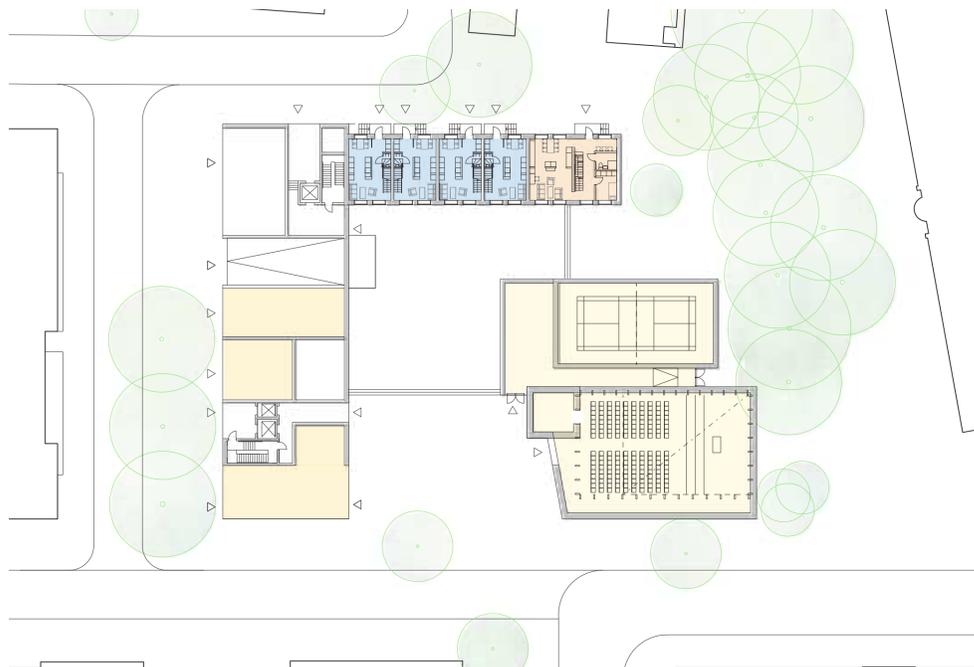


Playgroup / after school activities

Childcare / Cafe



View of St Augustine's Church from Heybourne Park, looking north



Ground floor plan with context, scale 1:400



- Key
- Residential 3 bed
 - Residential 2 bed
 - Residential 1 bed
 - Residential studio
 - Community space
 - Commercial space
 - Vicarage

Typical floor, scale 1:400