

St Augustine's Church Survey Report

Grahame Park



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1 Introduction

This Investigation and report has been commissioned by the Parish of St Augustine and the Diocese of London. The report has been funded by the National Churches Trust and the London Diocese.

Surveys, repair and maintenance

Cazenove Architects has been appointed to oversee a series of investigative surveys of the structure, fabric and services of the church building. The aim is to assess the costs of repair and maintenance that will make the building viable for the next twenty years.

Physical improvements

While the physical and environmental aspects of the building are key to the future, the use and functionality of the church is also important. The investigations and report have also considered the building, its setting and associated land site in terms of bringing it up to current standards and improving its accessibility and use.

Endowment for the future

The Grahame Park Estate is undergoing changes that will make it unrecognisable in ten years' time. St Augustine's church will be one of the only buildings that remain and is important in terms of connectivity and continuity. Its survival will ensure a recognisable building connects the past to future uses. The last section of the report considers how the site and existing buildings can be developed to fit in with the new development and infrastructure, offering opportunities to invest in the current building whilst also providing better community and neighbourhood focus for the existing and new residents of Grahame Park.



2 Summary

The current Church Building is in good condition. It should have several decades of future life given a simple maintenance programme and simple remodelling to address current standards.

Surveys, repair and maintenance

Surveys have been conducted on the structure, the fabric, the concrete and the services.

The overall condition of the building is good but some repairs to the concrete frame and roof are necessary. The roof drainage system has failed and should be replaced with an enlarged gutter and downpipe.

The heating and boiler system has been recently replaced and works adequately.

The electrics, power, lighting, ventilation is in need of complete replacement.

The overall costs of repair and upgrade to the building will be approximately £500k.

Physical improvements

Access and hygiene facilities are non compliant to current standards and in need of replacement and upgrade. The external spaces do not serve the building or its uses well and could be improved with moderate investment.

Endowment for the future

While the church does not sit on a large area of land there is some room for redevelopment of the edges of the site which would enhance the integration of the building into its future setting.

This could also provide a new and improved entrance to the church and better community and nursery facilities. The development could be undertaken in phases, creating up to 20 new homes for local people whilst also providing an endowment income for the future maintenance of the church.

Enabling

The cost of current repairs could be met through fundraising and investment through construction. The overall vision should be to provide an enhanced centre for the community and the Church whilst intensifying land-use. A phased approach will enable the whole.

Sustainability, community outreach and engagement with maintenance programme



3 Surveys

Summary

Surveys and investigations have been carried out on the structure, services and fabric
(See Appendices)

The recent Quinquennial inspection carried out in 2016 (appendix 5) refers to a plan to demolish the existing church buildings and replace them with "a more appropriately designed church building on a nearby site". The report proposes that demolition would be justified by the wide range of defects and the costs of repair. The cost of the new church would be covered through the sale and redevelopment of the church land.

1.08

Following the most recent QI, it became clear that the costs of repairing the wide range of defects in this building would be considerable. At the same time the Archdeaconry was in discussion with the Local Council and the management of the Grahame Park estate, towards major redevelopment. Such redevelopment was to include demolition of this church and its replacement with a new and more appropriately designed church building on a nearby site. (2016 QI John Kerr)

Following the current structural and services inspection the argument for demolition is hard to justify. The structure and fabric are in good condition, and of a high quality. The heating system is recently installed. The building serves its community and congregation well, and with a few minor adaptations and some comprehensive refurbishment of the fabric the building can continue to serve its community as a beacon of continuity in a changing landscape. This report seeks to understand the deeper factors of time and change that have effected both the initial construction of the church, and the opportunities for its future as a community and spiritual centre for a renewed settlement at the heart of the Graham Park Estate.



The cost of repairs, upgrade and maintenance may seem high, but they are considerably less than the cost of demolition and redevelopment. If the costs of the latter are to be met through the value of land sale, it is worth considering how the site could be developed with the existing church remaining.

This would allow the existing building and site to adapt to the changing environment of the estates new development, and notably provide additional community, educational and leisure facilities for the increased numbers of families and residents.

The last section of this report considers the changing physical and built environment of the church, and puts forward a possibility of redevelopment to the church site that would retain the building, expanding its accommodation, enhancing the outside gardens, and providing up to 20 family homes.

Although the church building is not listed, it is an important architectural piece, part of a legacy of church buildings and other cultural centres that responded to a new vision of society and community in the post war period. Its centred plan embraces the altar and celebrant as one with the congregation: part of, as opposed to superior to, and separate from. The building emulated Metropolitan cathedral of Liverpool as well as mid 1970s theatre design (typically the National and Chichester festival theatres). The loss embodied energy through demolition is out of step with the high environmental and sustainability targets that are currently central to the concerns and agenda of both church and society.

3.1 Structure and Concrete survey

The structure of the building is in situ concrete with brick cavity wall panels.

This inspection was carried out on 20th May 2020. Concept Consultancy. John Brown. See Appendix 1.

The roof structure is carried on six beams connected to the corner columns and roof beam and rising to meet at a high level hexagonal tie beam that forms the base of the cupola. The beams are varying lengths and angles to accommodate the irregular geometry, though their width and depth are the same.

The largest structural span consists of the two beams holding the gallery floor sitting internally on two wing walls and connected to intermediate columns on the outer wall.

Conclusions and Recommendations (See Appendix 1)

- The reinforcement to the ring beam and cill is close to the surface and this had led to corrosion of the reinforcement, probably through carbonation of the concrete.
- This corrosion will continue at an accelerated pace unless preventative measures are undertaken.
- Loose and spalling areas of concrete need to be cut back and repaired using a concrete repair system.
- We recommend that an intrusive concrete survey is carried out together with testing to determine the condition of the concrete, check for carbonation, ASR and HAC. This will guide the type and extent of repairs required.



The main ring beam on the SW corner. The discoloured concrete indicates overflowing gutters and has led to spalling fabric and exposure of the steel reinforcement



The ring beam shows signs of water damage and concrete spalling exposing the steel reinforcement

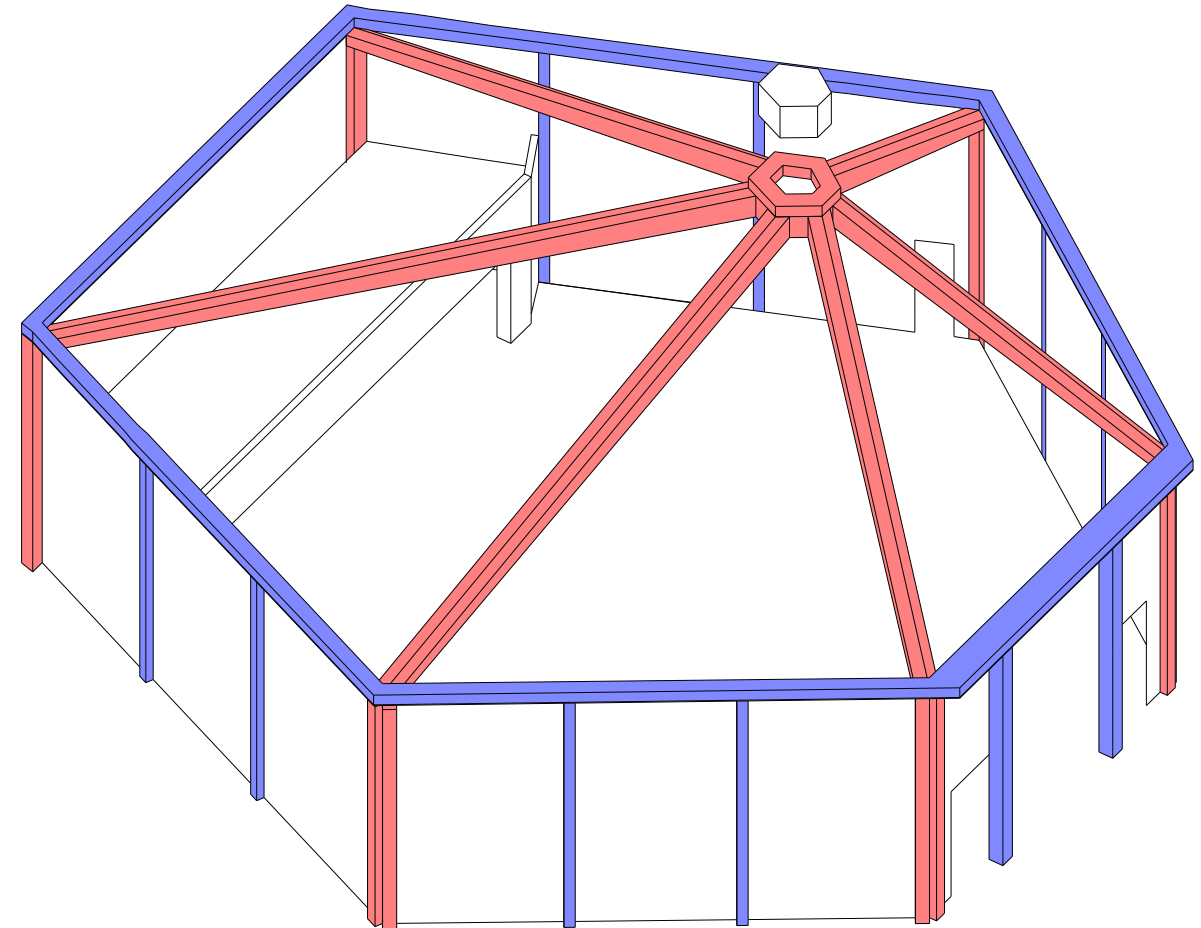
Concrete Testing (see Appendix 2)

"The carbonation, sulphate and chloride results were all very low which is good. There was only one instance where the carbonation was greater than the reinforcement cover. The main issue with the beams is low cover. However this is localised to small areas. The water run off from the roof is coming down edge of the beams in several locations. This is where the steel corrosion is worse. The Survey recommend that the roof and drainage design is modified so that the water run off can be directed away from the beam edge.

We could not carry out any testing on the upper level of roof as it was clad in lead.

We would also recommend that any spalling concrete is removed and the reinforcement treated. The concrete can then be repaired with a suitable repair mortar. The structure of the building is a cast in-situ concrete frame. The main building is based on an irregular hexagonal frame with columns at each corner carrying the cill beam to clerestory windows, and roof beam at eaves level above. Intermediate columns are expressed internally on the inner panels.

We would recommended contacting Sika. They can specify a specification and what repair materials are most suited. "



Conclusion of Structural Investigation

The condition of the structure is essentially sound. There are no signs of movement, subsidence, differential load or major cracks and indications of failure.

However the condition of the fabric of the main ring beam carrying the roof is poor, due to exposure to water run off from the gutter. In the medium term future (10-15 years) the fabric failure could lead to structural failure. The potential failure of this structural member is due to the surface exposure of the steel reinforcement which has followed long periods of rain water exposure due to the failure of the gutter and rainwater systems.

This is partly due to design and partly to ineffective maintenance.

A proposal for concrete repair should ensure the prolonged life of the structure, but only if the design of the gutter and rainwater collection is also addressed. See below for a proposed modification of the gutter design in association with external rainwater downpipes and upgraded external cladding and insulation.





The ring beam shows signs of water damage and concrete spalling exposing the steel reinforcement



3.2 Fabric

See Appendix 3

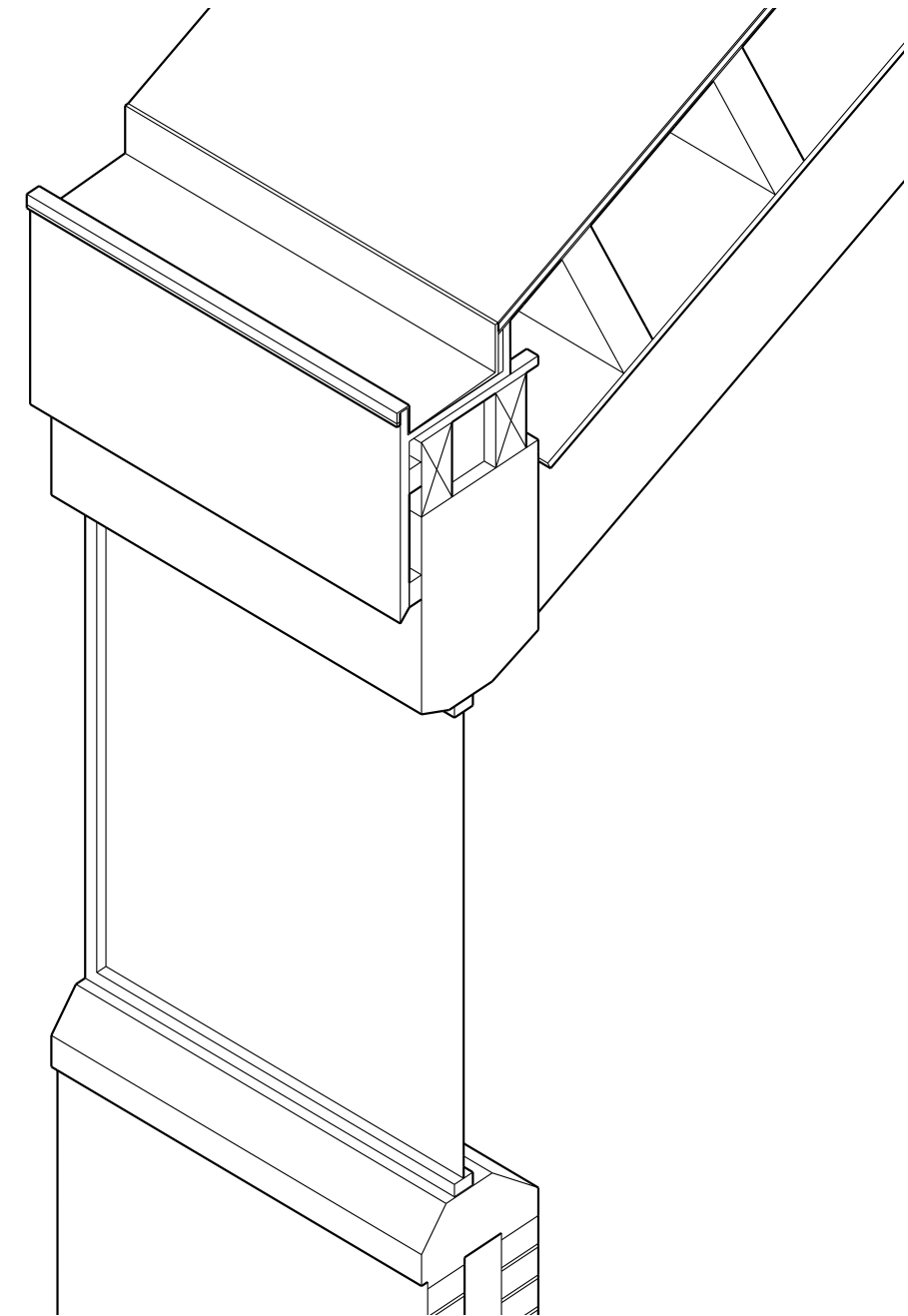
The structure of the building is in situ concrete with brick cavity wall panels

Walls

The external fabric of the building is a high quality dark brown Sussex brick in a stretcher bond forming a single layer outer leaf to the cavity wall. The brick work is generally in good condition though some staining has occurred where the gutter has failed. The brick work is carried through to the interior of the building, giving an austere character to the internal environment. Internally there is staining at high level below the windows corresponding to the positions of the RW outlets.

The walls of the lower level extensions are constructed of the same brick, but interrupted by sections for the windows and doors with above and below.

Again some staining has occurred but generally the brick work is in good condition.



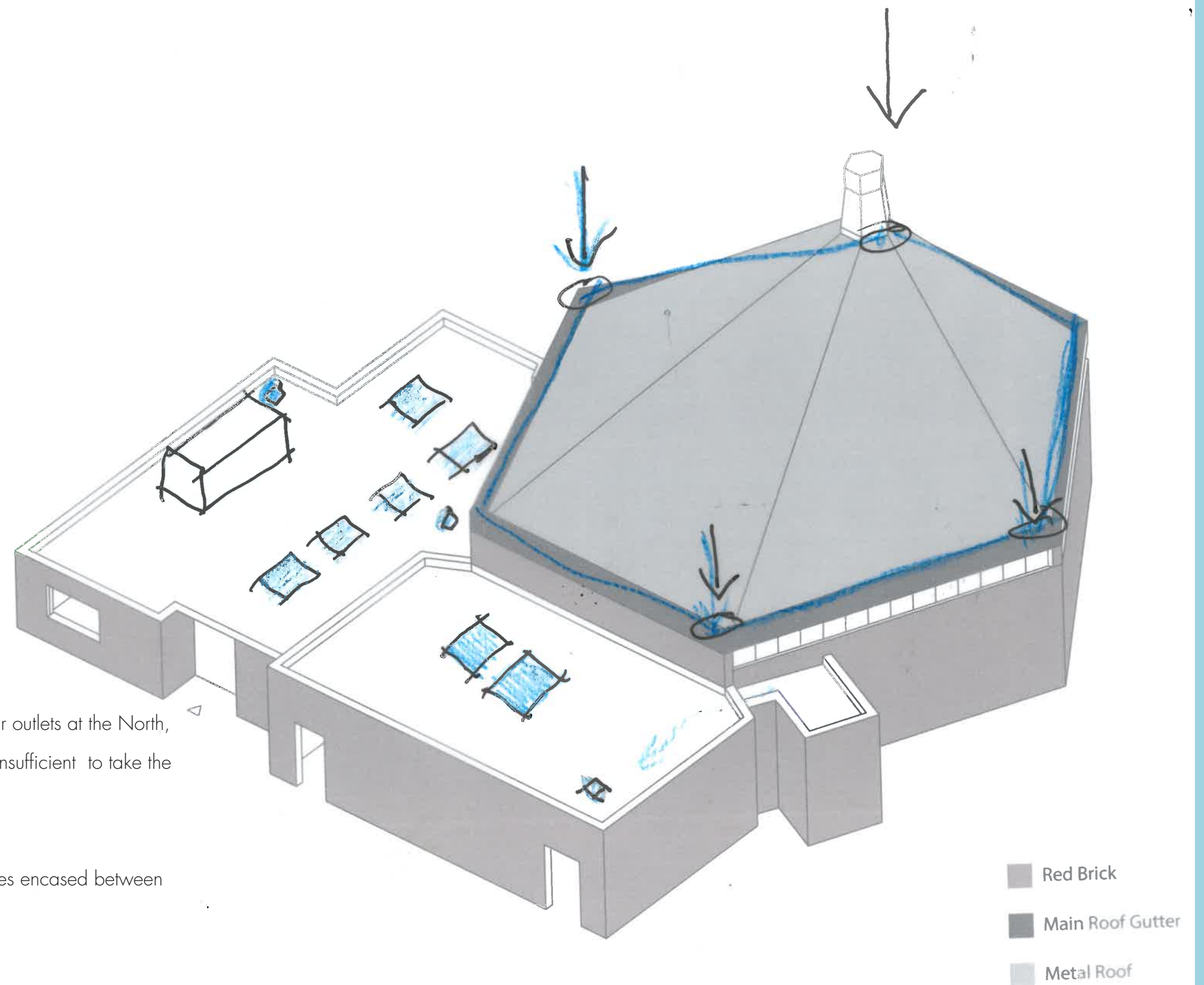
Clerestory window detail showing relationship of concrete frame to the gutter

Rain water collection from the main roof

The concealed gutter is fronted by an asbestos fascia. Four outlets at the North, South, NE and SW angles of the structure. The outlets are insufficient to take the volume of water in a downpour.

The Rainwater outlets are connected to rainwater down pipes encased between the concrete columns with no access or rodding points.

This is a fundamental design flaw that cannot be rectified by increased maintenance



Cills and Parapets

The cills and parapets are cast in situ and like the structural frame has become damaged and stained as a result of water overflow from the gutter

Windows

The original windows at high level in the main church are aluminium single glazed

The lower windows have been replaced with UPVC double glazed.

The thermal performance of the building would be improved by window replacement with good quality aluminium double or triple glazing

Doors

Adequate though should be overhauled and ironmongery upgraded

Floor

The main church chapel and adjacent areas are in high quality brickwork to match the walls

The reception office and nursery has had wood imitation Vinyl to give a warmer feel



Roof

The main roof finish to the church is aluminium, standing seam finish, falling to the gutter above the ring beam. The roof appears in good condition and there are no visible signs of failure.

The two flat roofs over the hall and the entrance annexe are designed to be self draining. They are both felt covered with up-stands to the parapet edges and to the roof lights. Both roofs have failed and been patch repaired and the drainage is inadequate. Patching and recovering with continuous membranes have successfully addressed the immediate issues of water penetration, but in the longer term the shortage of drainage outlets will need to be addressed

Gutter

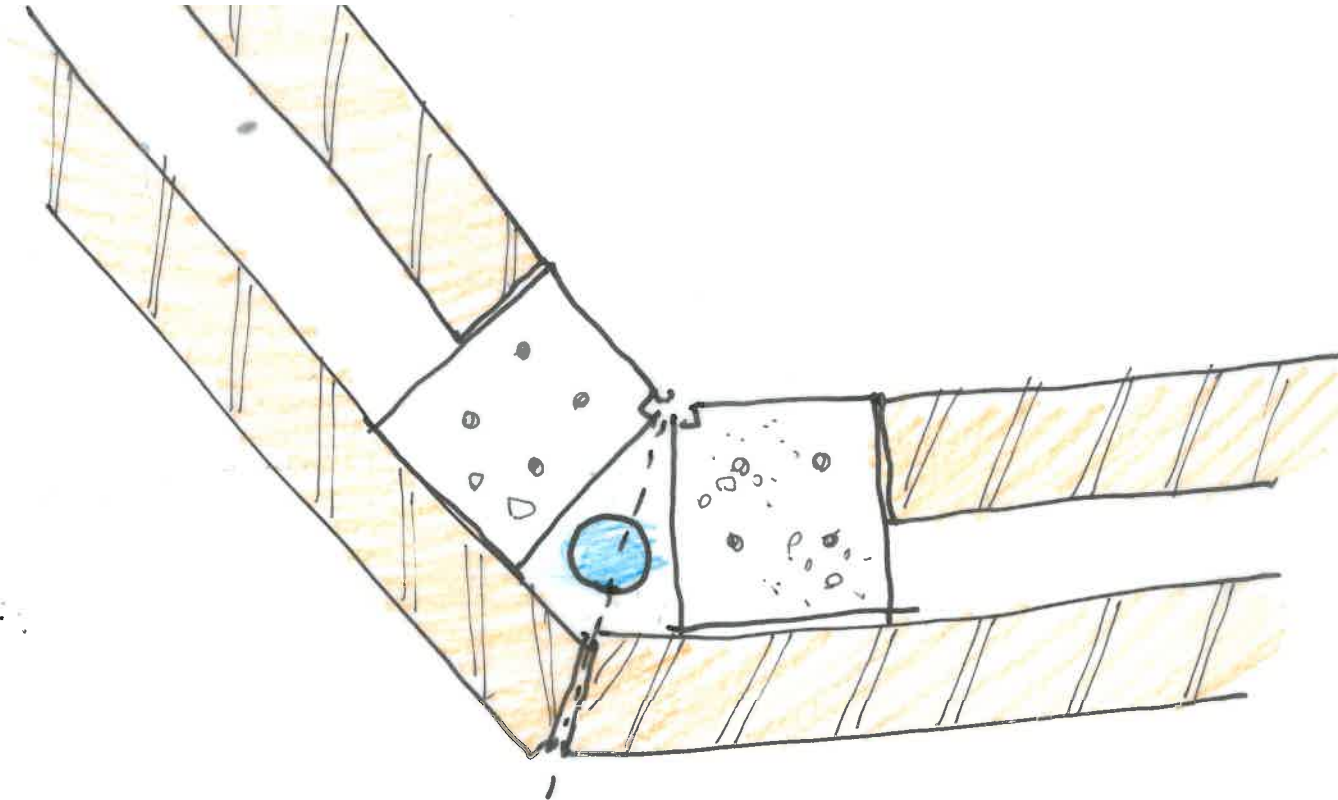
The gutter to the main roof is the most significant failure in design and which has contributed to the long term deterioration of the structural frame. The gutter is both too small to cope with the quantity of water in a down fall, and has only four outlets connecting to internal rain water pipes hidden within the wall between the columns. There are no access or rodding points and blockages at the lower levels are hidden and inaccessible. The gutter has been relined with roofing felt, but this has not addressed the underlying issue of design failure that has led to overflow and leakage, causing staining to the brick works and deterioration to the concrete frame. The outer fascia of the gutter is formed from asbestos sheeting. Thus repairs and/or replacement of the gutter will need to address the issue of asbestos removal and replacement of the outer fascia.

However a simple repair will not be enough. The gutter should be reformed to create a wider gulley with additional outlets, and rainwater down pipes installed with access for rodding. The best detail will be to install down pipes on the external fabric of the building, simulataneously inslatilling a thermally enhanced rain screen cladding.

See Below

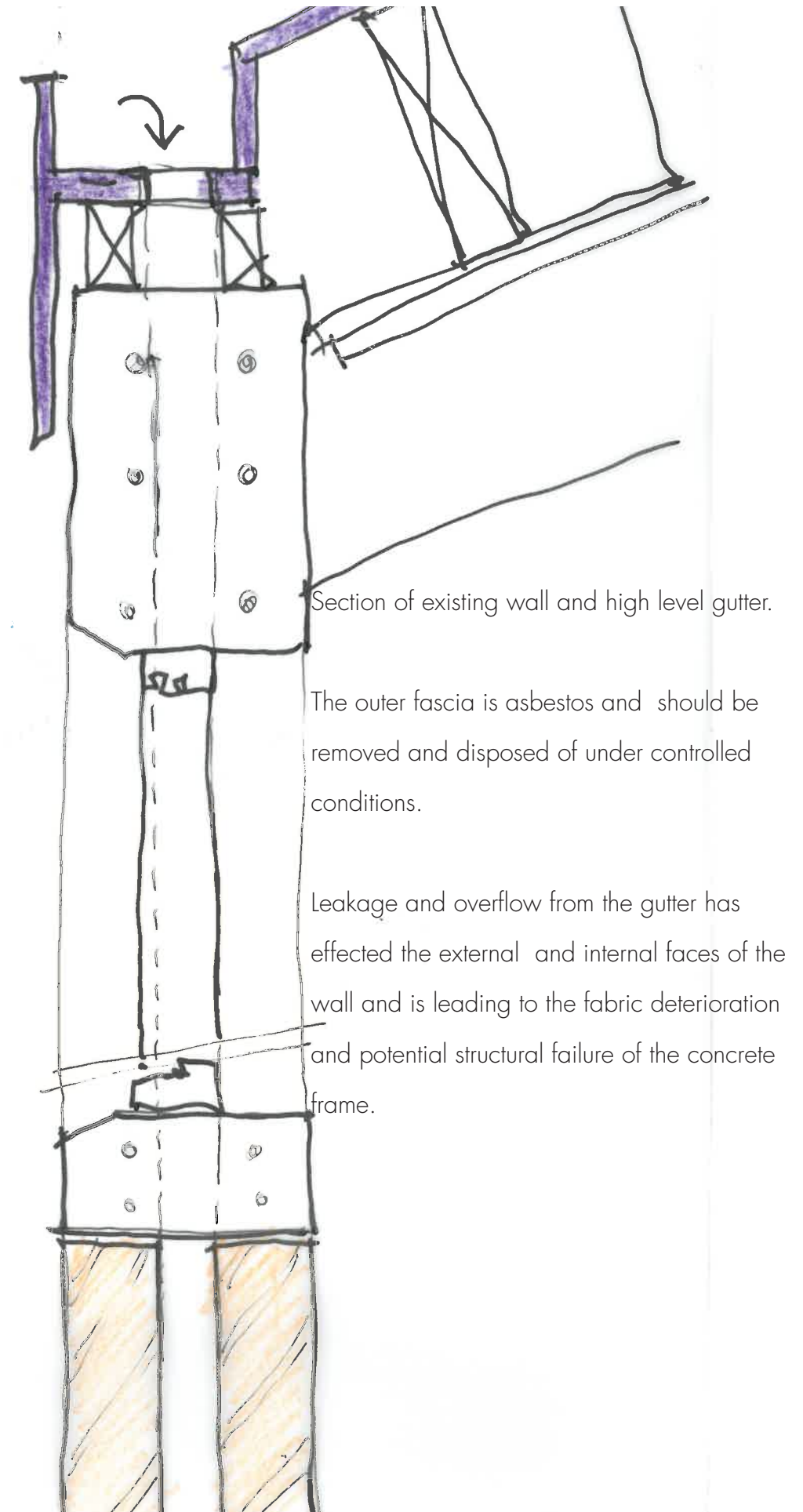


Sketch details of structure, fabric and gutter



Plan of the existing external wall to the church. The concrete columns intersect the cavity wall on the inner elevation. This creates a cold bridge that contributes to poor thermal performance and high heating bills

The position of the rainwater downpipe is indicated enclosed by the concrete structure. There is no access to the RWP to the below ground drainage system or at upper levels.

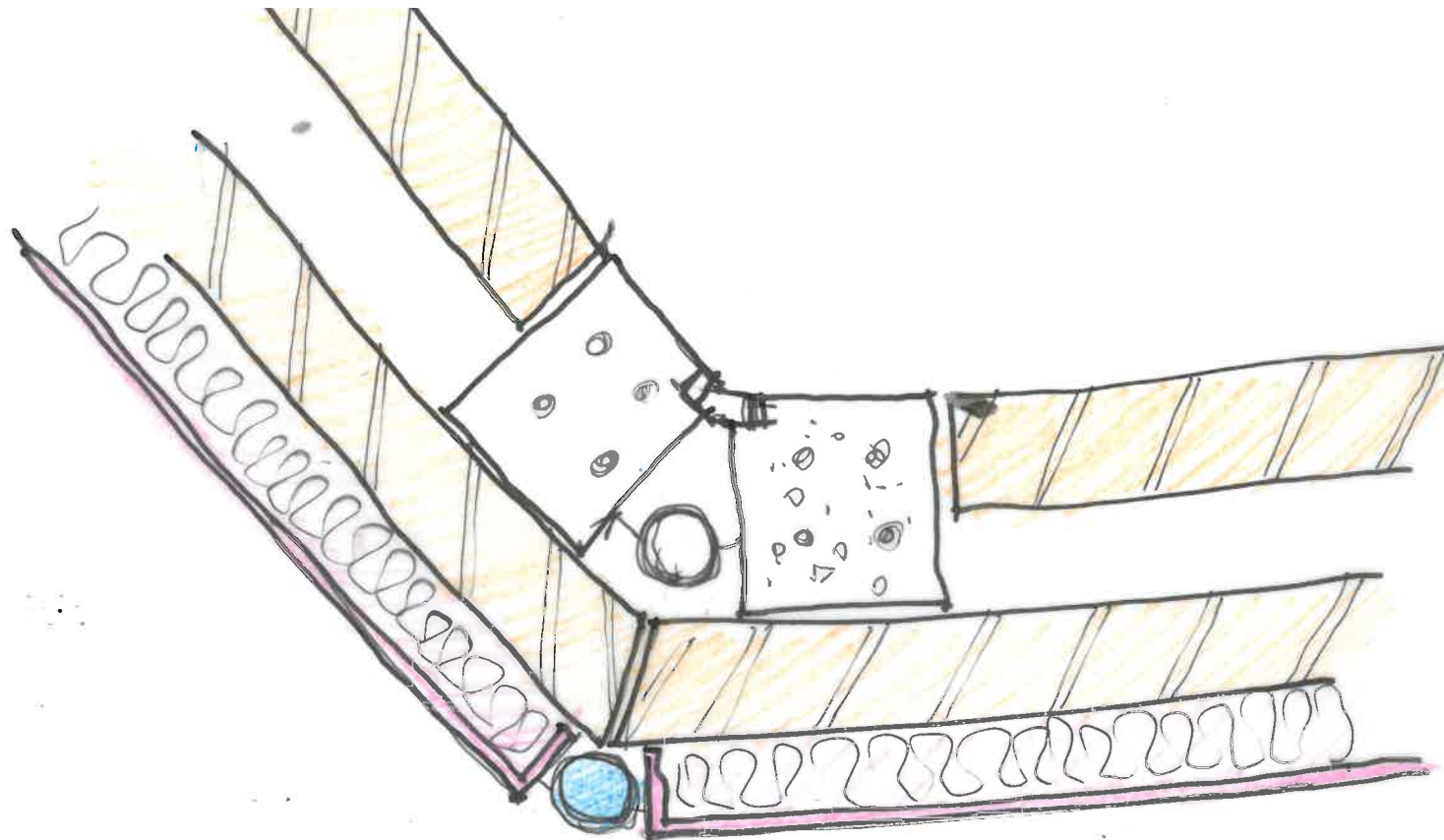


Section of existing wall and high level gutter.

The outer fascia is asbestos and should be removed and disposed of under controlled conditions.

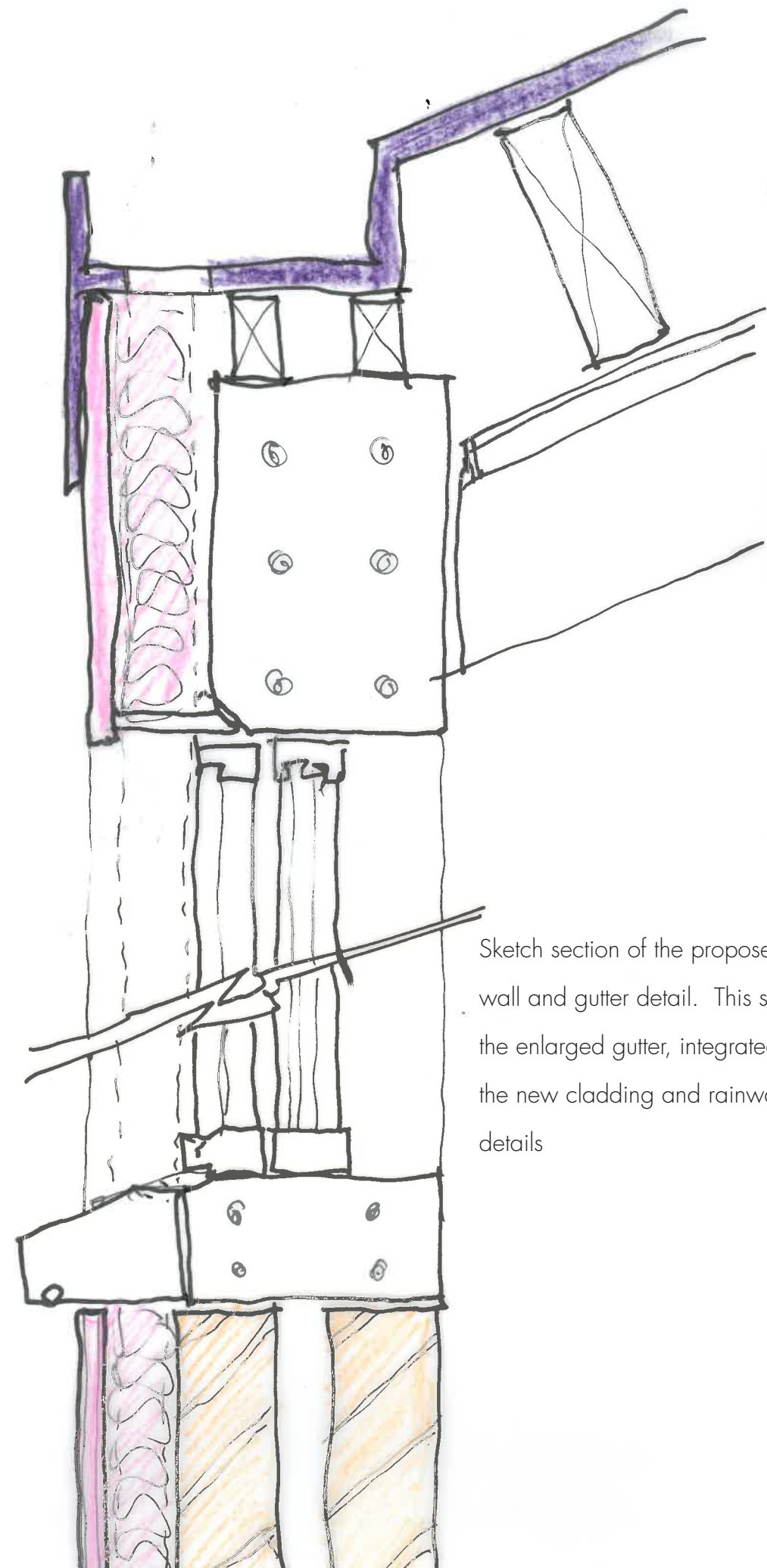
Leakage and overflow from the gutter has effected the external and internal faces of the wall and is leading to the fabric deterioration and potential structural failure of the concrete frame.

Sketch details of of proposed approach to gutter and RW replacement



Sketch plan of the proposed external wall to the church. The 4 rain water downpipes are replaced by an enlarged gutter system on the outside of the existing external wall. These new rainwater pipes will be carefully designed and fabricated in aluminium to match the appearance and aesthetic of the church building. They will be connected to roddable gullies in to the existing below ground drainage system.

The appearance and thermal performance of the building could also be enhanced by an additional fabric insulated rain-screen cladding which would integrate the down pipes into the external fabric.



Sketch section of the proposed outer wall and gutter detail. This shows the enlarged gutter, integrated with the new cladding and rainwater details

3.3 Services

See Appendix 3

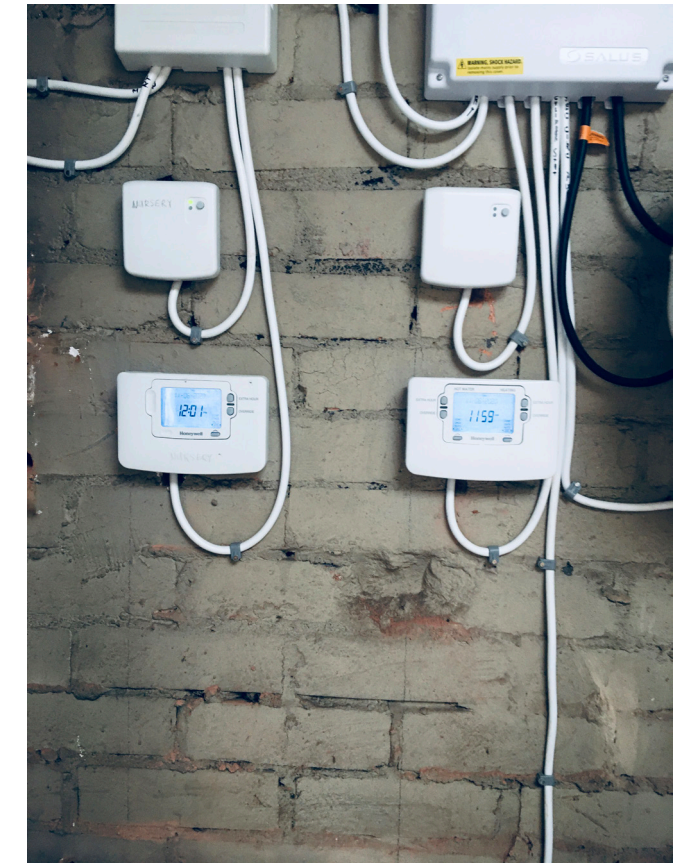
The survey was undertaken by Walker Mower on June 11th 2020

Conclusion

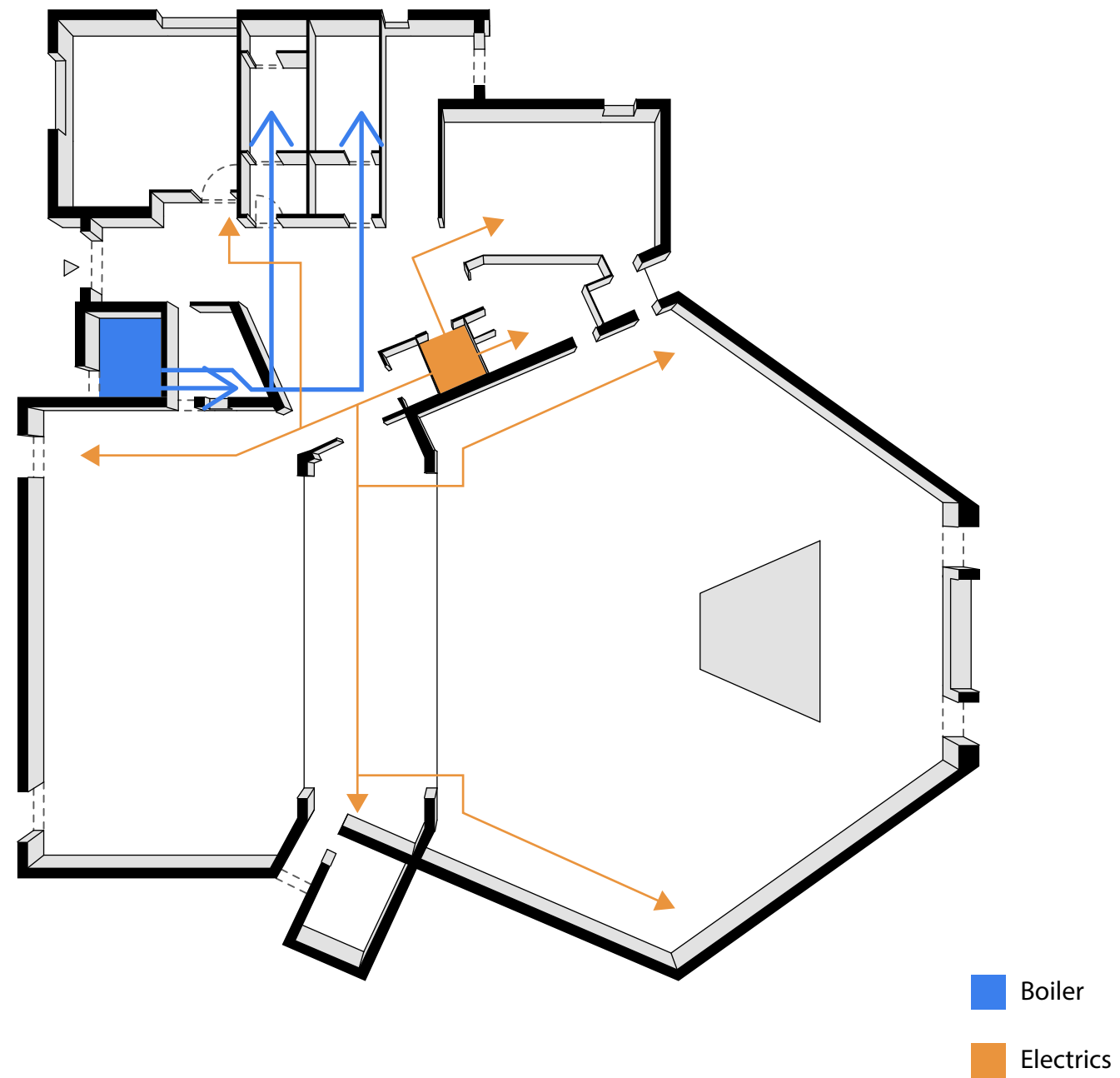
The electrical installation is over 30 years old and in a poor condition. We would recommend a complete new rewire of all the church from new consumer units and new complete testing and renewing circuits, along with cables and fittings to bring the installation up to the current IEE Regulations and British Standards. Also to give adequate amount of outlets required for the modern church and its uses.

The heating is new throughout the church and the gas fired heaters are in a good condition. The pipes within the plant room and areas that the public can reach require lagging and boxing in for health and safety reasons.

The kitchen and toilet areas require completely renewing electrically and mechanically. The ventilation in these areas requires good mechanical fans to external. New service pipework and drainage is also required.



New boiler installed in 2016



Services Layout of the Ground floor

3.4 Access

The current church is all on ground level and level access is achievable though the entrance at the west and east and the nursery do have a small step up-stand. The compact plan of the main church is compatible with ready access and ease of circulation. There are no corridors or complicated circulation routes to navigate.

The main entrance is clearly signalled by a recess and porched area, though the navigation through the predominance of parked cars creates a less than uninviting approach. The eastern access designed to give a frontage to the housing on this side is poorly signed, and indeed hardly used as this lobby area has become a storage space. This indicates a need for improved storage.

Good Access is created through an inviting and welcoming building. Generally the church does not create an appealing vista on the southern and eastern aspects, the areas where an important civic building would and could create most impact.

The featureless, continuity of dark brick that seems to suck the light of the surrounding grass areas. The lack of interaction and visual connectivity on the south and eastern sides create a blank and uneasy atmosphere that could lead to antisocial behaviour.

Opportunities for improvement:

The toilet provision is inadequate for a shared and flexible community building. It is non-compliant with current DDA and Health and Safety at work regulations. Consideration should be given to creating an accessible toilet, a separate male and female toilet and user-specific nursery toilets. This could be achieved with some minor remodelling.

Further improvements could be made through enhancing the entrance and providing level access at the front and eastern.

Nursery use

Community use

Storage

External areas.

Entrance and identity



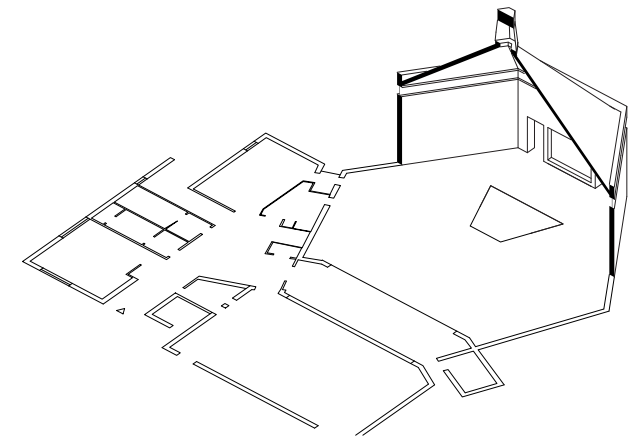
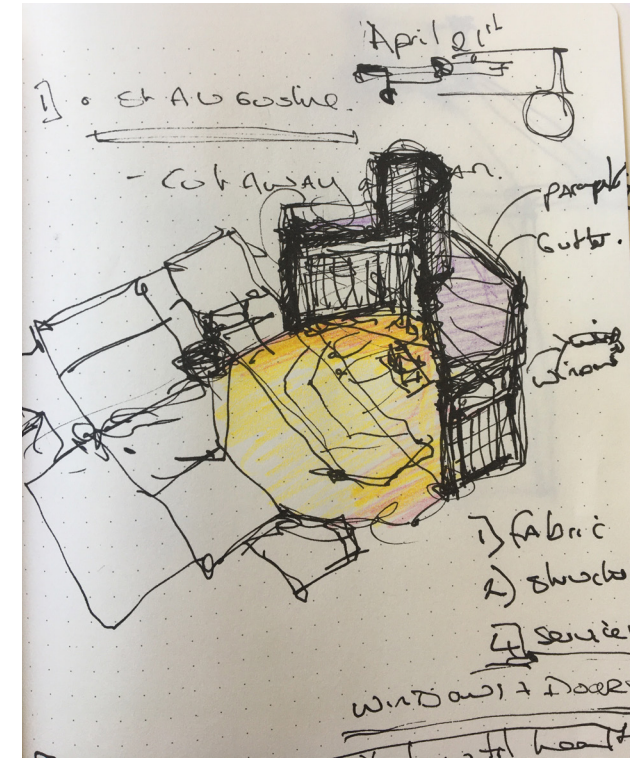


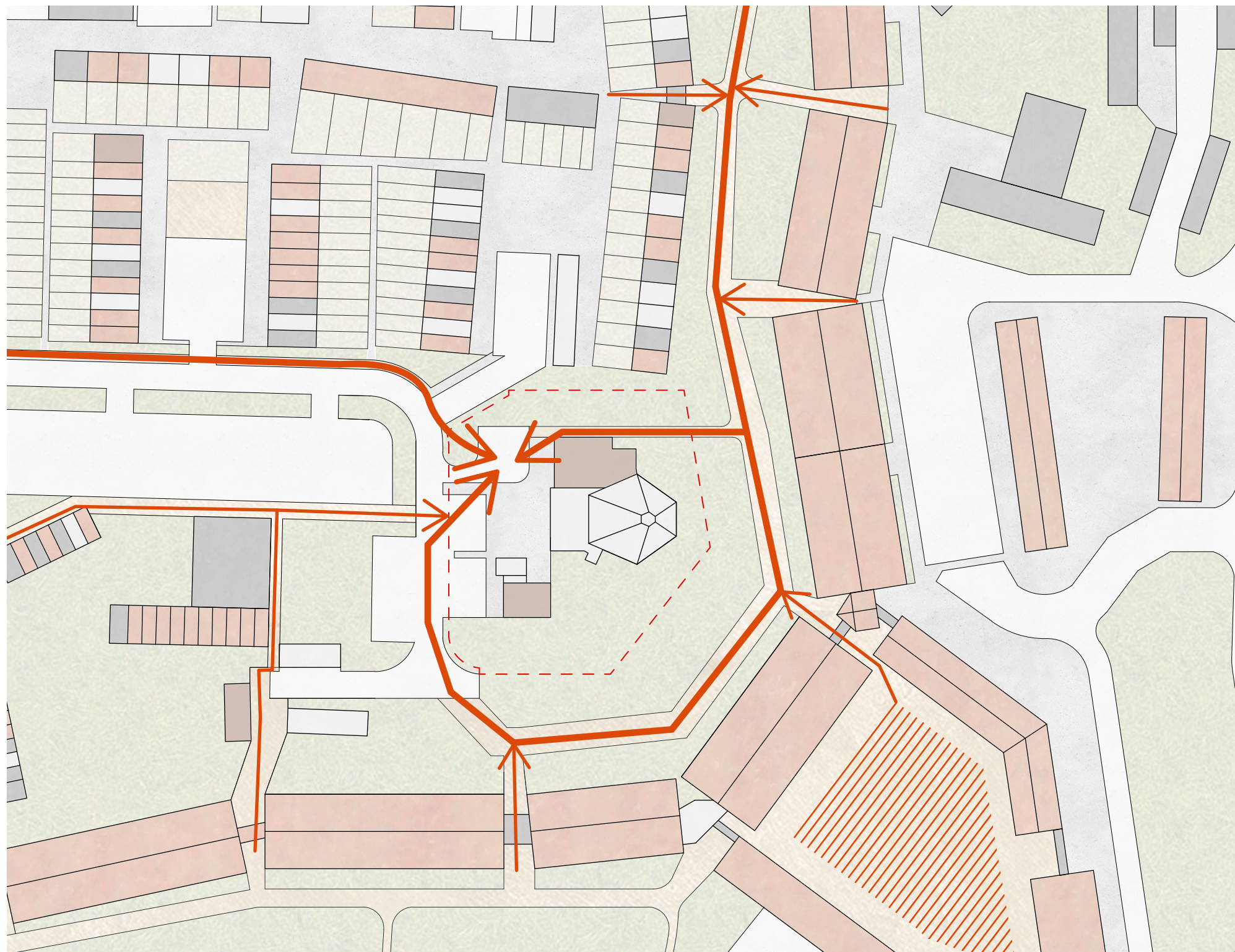
The church building has served its community well since its construction in 1974.

The balance of church and community works well. The large hall is used predominately as an early years centre, with access from to an external secure play area. The central worship area of the church space has been designed to expand in to the adjoining lobby. The entrance, office and services are arranged well to minimise circulation and give the sense of an integrated friendly and accommodating series of spaces.

Key areas that do not perform well:

- 1 Toilet facilities
- 2 Front entrance
- 3 kitchen and hospitality
- 4 environmental performance
- 5 External areas.





The church building is at a pivotal position on the Grahame Park Estate, marking the transition from low rise terrace housing to the north, and the mansion block developments to the south and east.

Access is primarily designed for pedestrians as there is no through road for vehicles. However parking provision dominates the front west elevation of the building

3.5 Externals

The church building and vicarage are located at a nodal point of the 1970s Grahame Park Estate. It is at the northern axis of the concourse boulevard, and creates a link between the linear mansion blocks to the east and south, and 2-3 maisonettes to the north.

The area to the west of the building is divided into three car parks accessed by an estate road.

A small enclosed area between the western car park and the church hall is currently used as the nursery play area. The vicarage and enclosed walled garden are on the SW side of the church with the main entrance and garage facing onto a car parking area to the west

The vicarage gardens and the nursery are both fenced off on the Western boundaries for private use. The church grounds are open to the north, east and south of the main building.

The buildings sit on an area of grassland with mature plane trees running along a linear mound on the eastern and southern borders. The boundaries of the site are not delineated as they run alongside paths to the north, east and south. The landscape of the surrounding housing, paths and infrastructure will change as the estate is redeveloped. The new environment will create a new setting for the church which will create opportunities for greater use and engagement



Transition

The church building is an important and recognisable local landmark in the area, and will remain so after the blocks to the West and South have been redeveloped. At present the building sits in an island of land, the grass bank and avenue of tree as forming a landscaped buffer that is more a barrier than a welcoming threshold. The area to the west facing the vehicular access is dominated by tarmac and the entrance is hidden behind car parking. The building was designed when vehicular access took precedence over pedestrian. There are opportunities to develop the area around St Augustine's to improve the appearance and access into the church, making it more welcoming and accessible.

The land around the building offers opportunity for external use, gardening exercise, engagement with the outside environment. Activities enhance well being and facilitates community integration.

3.6 Outline Costs

Outline Costs of repair and replacement (costs indicative only)

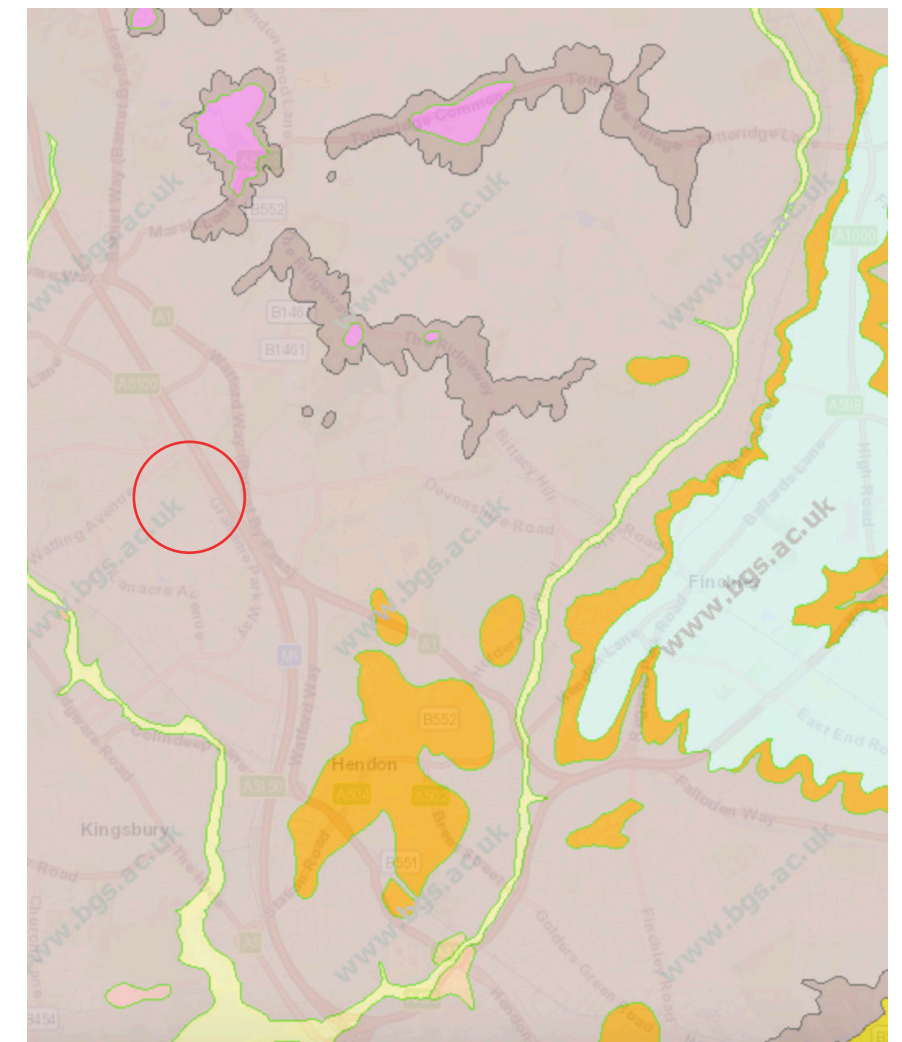
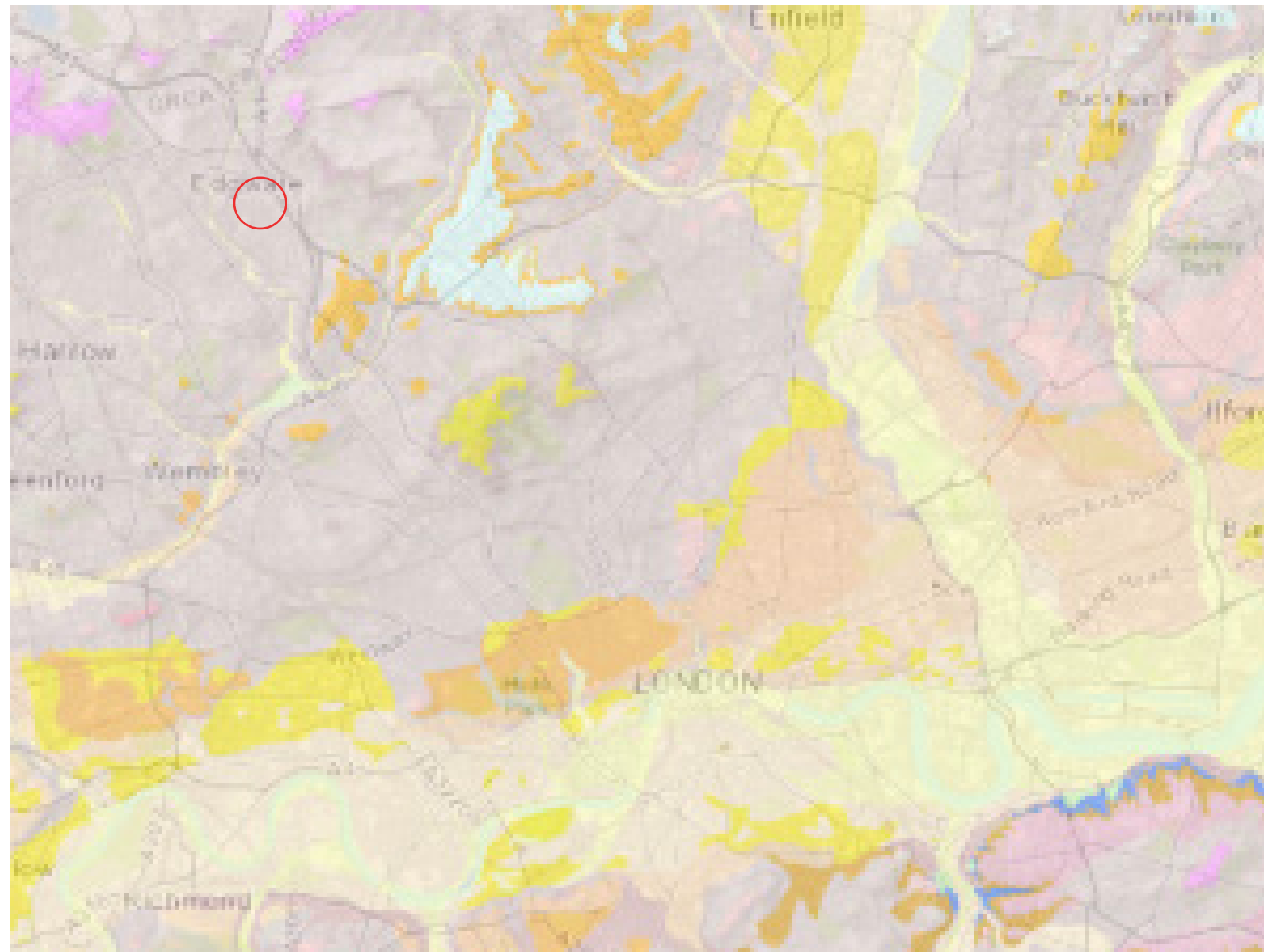
1	Structure	60,000	
2	Roof	35,000	
3	Gutter and rainwater replacement	45,000	
4	Services and replacement electrics	80,000	
5	Upgrade kitchen and toilet facilities	45,000	
6	Joinery	25,000	
8	Floor and ceiling	15,000	
9	Decorative	15,000	
S/Total		310,000	
Preliminaries 12%		37,200	
Fees @ 15%		52,080	
Other costs		10,000	s/t 409,280
VAT @ 20%		81,856	
total		491,136.00	





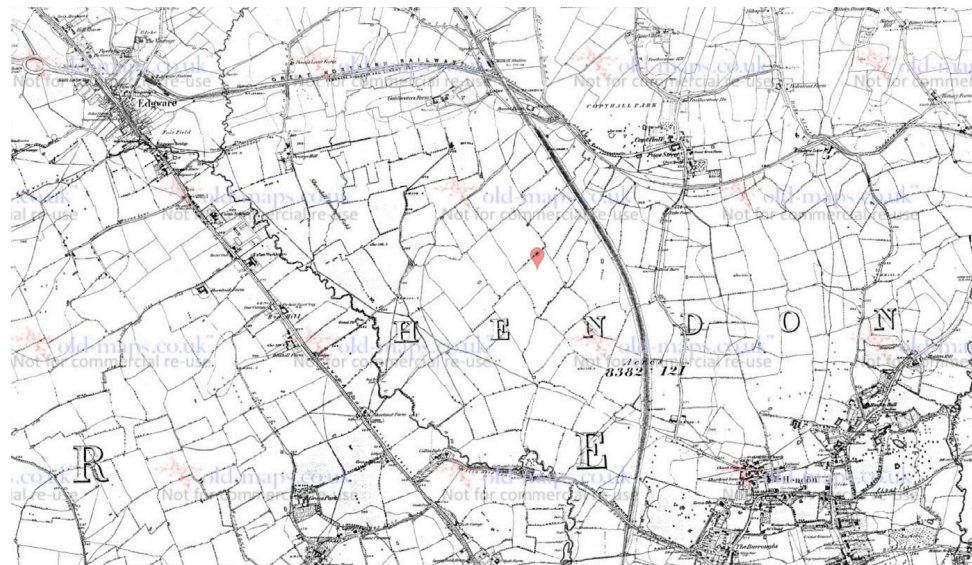
The car park , nursery play and front entrance to the west of the building

4 A Changing Environment

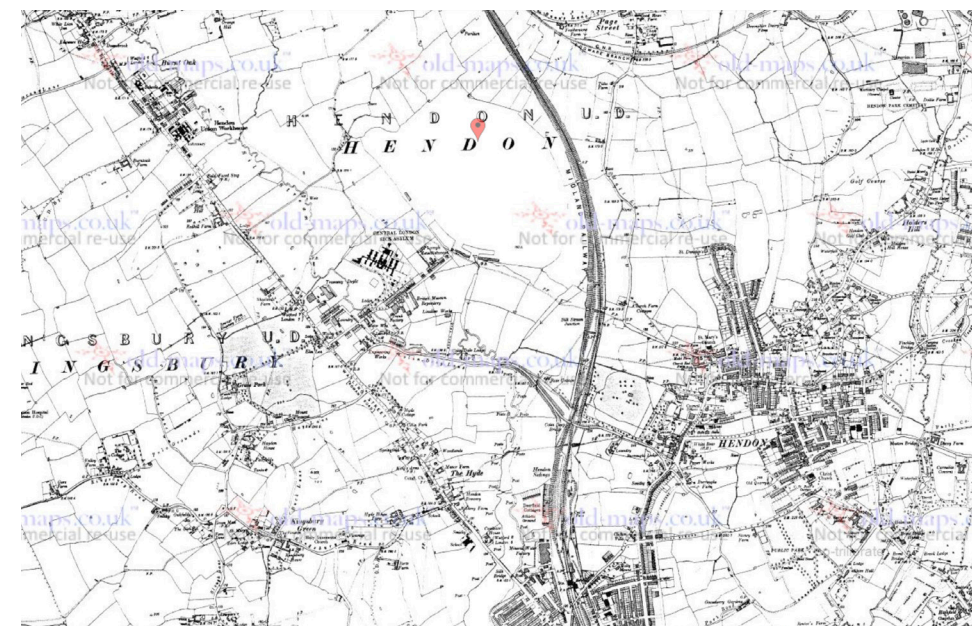


The Church of St Augustine's is at the heart of the Grahame Park Estate. The Estate was designed and constructed in the 1970s on the old Hendon Aerodrome, an area of relatively flat land to the NW of Central London and close to the source of the River Brent

1873



OS map from 1880s with the site of the church indicated by the marker between the settlements of Edgware and Hendon. The area is clearly agricultural farmland, divided into the fields that the local names of roads now refer to. The old Roman Road known as Watling Street is clearly defined to the south and west alongside the Salmon Brook feeding the Brent reservoir. The Main Northern line from Kings Cross was built in the 1850s



By the 1890s the fields had been requisitioned as Hendon Aerodrome.

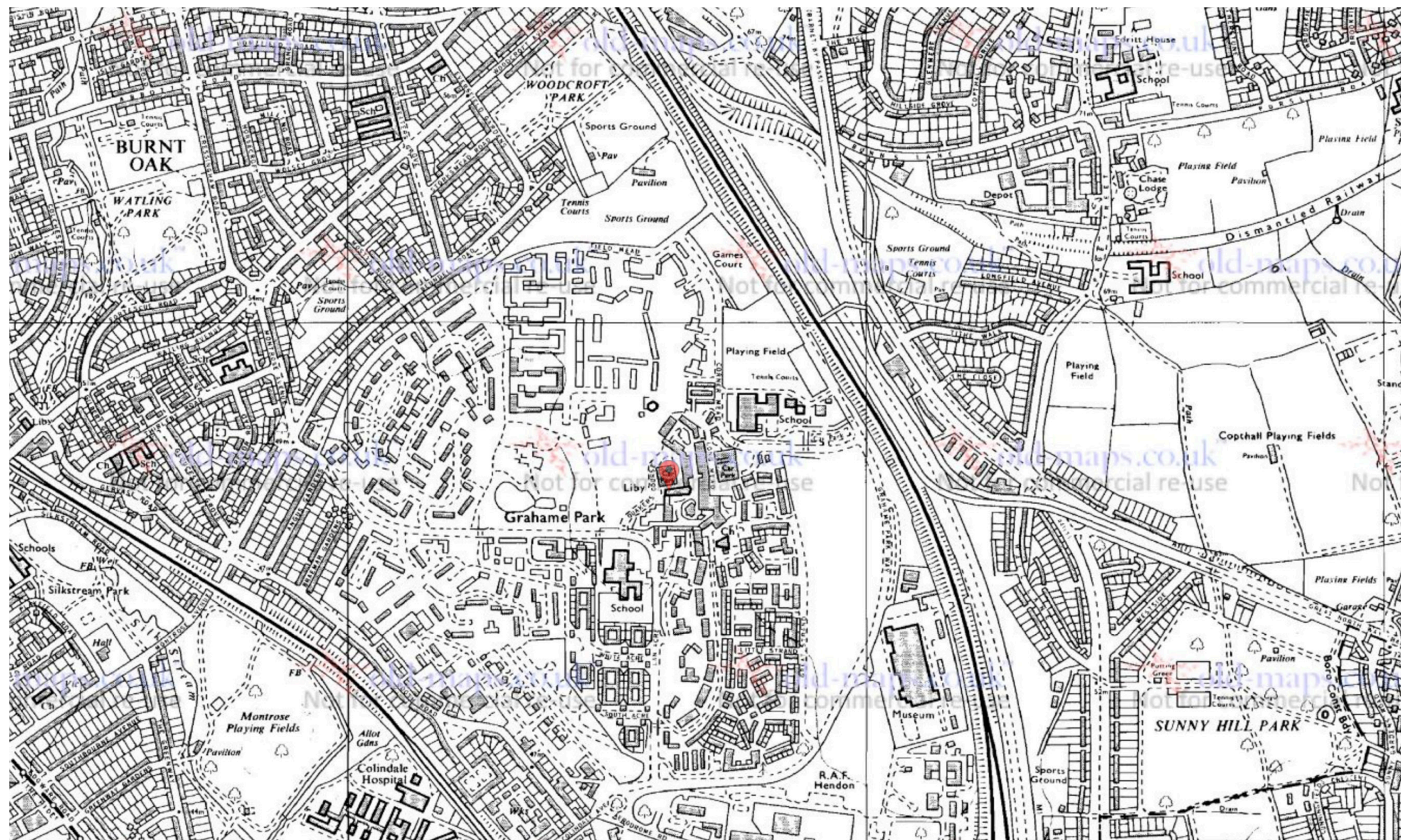
1930

The aerodrome established in the early 1900s played an central role in the development of aviation, hosting the first flights from London To Manchester and playing an important part on the defence of London In WW1. The site was an important factory for early aeroplane manufacturing .

By the 1930s the suburbs of London had expanded to embrace and surround the aerodrome



1970'S



Modern Mapping © Crown Copyright and database rights Ordnance Survey 2020. All rights reserved

After the war the site of the aerodrome was earmarked for housing and the Grahame Park estate was built in the 1970s

The Grahame Park Estate

"Just as Harrow and Brent benefited from their inheritance from the progressive Middlesex County Council, so Barnet enjoyed the fruits of the post war Herts County Council school building programme. With a wealth of new, innovative schools in the area, the borough concentrated on housing. Their big project was the Grahame Park Estate. Built on part of Hendon Aerodrome, the scheme was designed to house 10,000 people in a mixture of public and private housing. The estate also includes a library, a church, a community centre and shops. The project was planned jointly between the boroughs architects department and the GLC's. The estate was designed in a contemporary modernist manner, with six and seven storey concrete framed apartment blocks finished in dark brick. Construction began in 1969, and was completed by the end of the 1970's. In 1989, the Borough undertook a remodelling and regeneration of the site. The austere buildings were softened by adding pitched roofs and red railings and window frames. The interconnecting walkways were also removed from between the blocks. The estate is currently being regenerated by the borough with new blocks being built and the old buildings being gradually demolished. Just to the east lies the lesser known Grahame Park West, also built by Barnet Borough and the GLC. This estate, now known as Willow Gardens, is a low rise scheme of houses and maisonettes in brick with wood cladding. Work on the site began in 1971, completing in 1975. Willow Gardens is not part of the Grahame Park regeneration plan"





Burnt Oak and the Grahame Park Estate

After the suburban extension of the 1930s the post war development of the 1960s and 70s was focussed on the idea of recreating an idealised community

The Church Building

Where does the building sit in the sweep of time that witnessed the changes of this patch of land.

Changes of ideas, social and economic make up and above all religious and spiritual

From the mid 1850s to May 2020 the policies for the agricultural fields that were to become the Grahame Park Estate reflect continuity and connectivity.

St Augustine's Church was built as an integral part of the new housing estate provided by Barnettt and the GLC

As part of the London Plan devised during the war the new estate was to be a model for a new type of living in state supported communities, organised round social institutions such as churches, libraries and community centres. The housing was built around both car and pedestrian access on the Radburn principle of pedestrian access through leafy village like paths and a road network to the rear to encourage residents to access



- 1 Red line denotes the site boundary
- 2 Main entrance to the church is from west
- 3 Row of mature trees outside the site boundary on a grassy bank
- 4 Nursery and play area facing west
- 5 Vicarage and garage with entrance from the west
- 6 2 storey Maisonettes
- 7 Mansion Blocks due for demolition



The Church Building

St Augustines was designed and built as one of the social and religious buildings integral to the design of Grahame Park. Alongside 2 schools, the catholic church of St Marys, the community centre and library, plus the shops and retail outlets on the concourse. It was an integrated part of a whole vision for an idelaised post war society

The architects Stanton and Biscoe deigned other similar churches in west London

Key attributes:

Focal points in the urban landscape

In the round

Brick build

Compact

Part of larger housing and community vision

Names of the land, the great filed, Le etc very much based on the agricutural plast, not the more recent aerodrome.

Vatican 2 1963

liturgy versus heritage. the liturgical movement

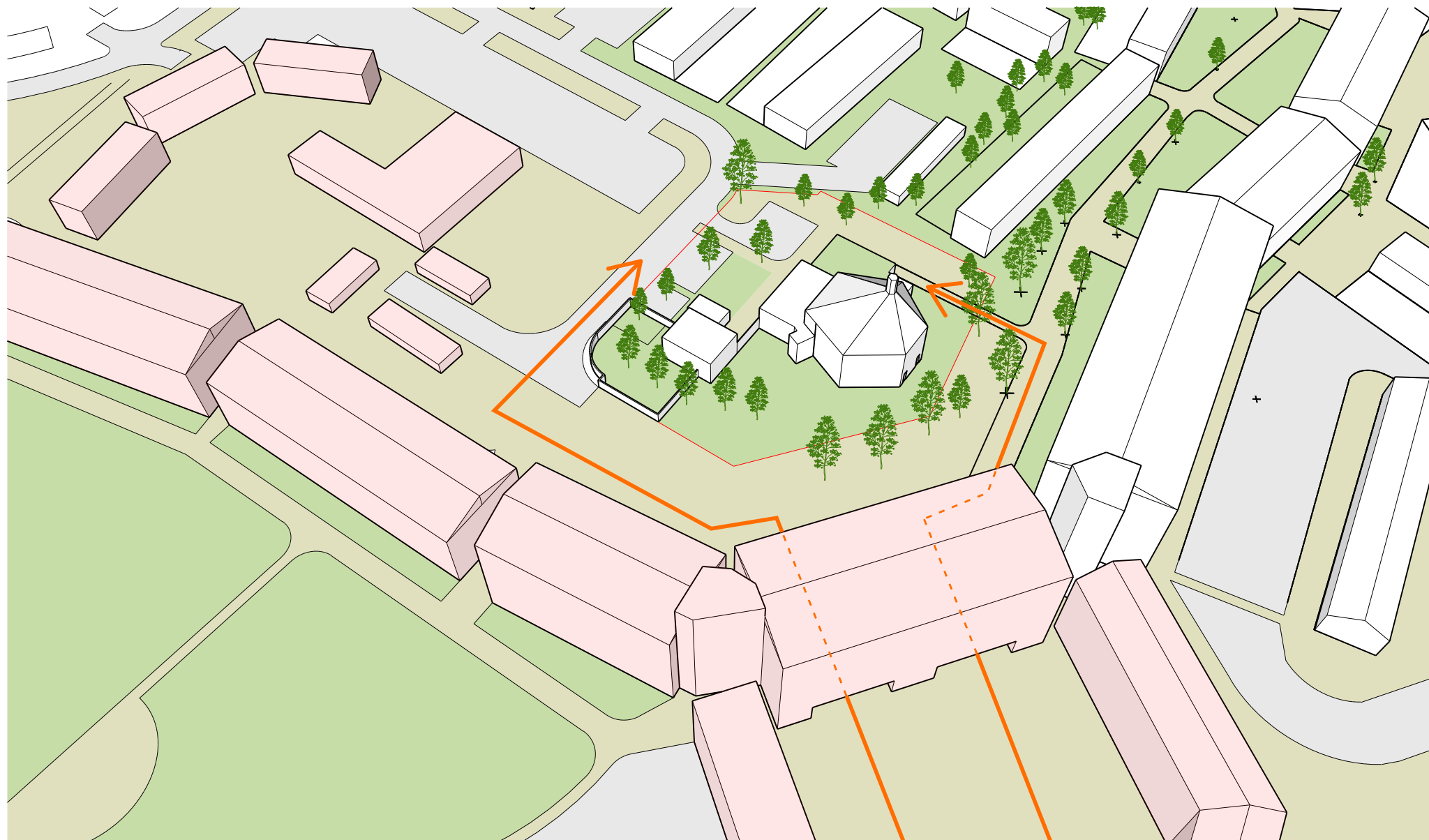
full active and open worhsip not in a hierarchical space



**St Saviours Church Warwick Avenue
London W9**



**St Peters Church Elgin Avenue
London W9**



The Vicarage

The vicarage is a two storey building with attached single storey garage and a walled garden to the south. The building has been well maintained and is in good condition. It is constructed of concrete frame and brick cladding with a flat roof.

Like the church the entrance is hidden behind a car park. The garden is enclosed by a high brick wall pushing into the grassed land of the church with a blank and isolating character.

The building is in good condition though it has a feeling of isolation and separation. There are opportunities to connect the building and its important outside space, either through redevelopment or integration of the building within a wider development.



Land Registry

The land was sold by Barnet Local authority to the Church in 1969. The land was bought by the Dlocese for £35,000. Coveaneats drawn up in 1972 indicate that the land should

C: Charges Register

This register contains any charges and other matters that affect the land.

- 1

A Transfer of the land in this title and other land dated 20 May 1969 made between (1) The Secretary of State For Defence (Transferor) and (2) The Mayor Aldermen and Burgesses of The London Borough of Barnet (Transferees) contains the following covenants:-

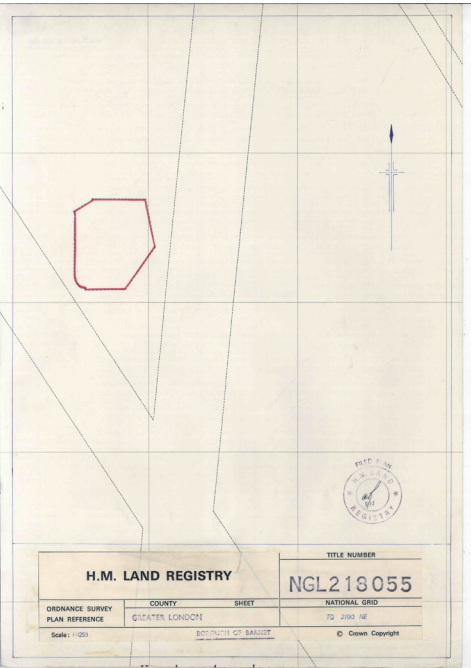
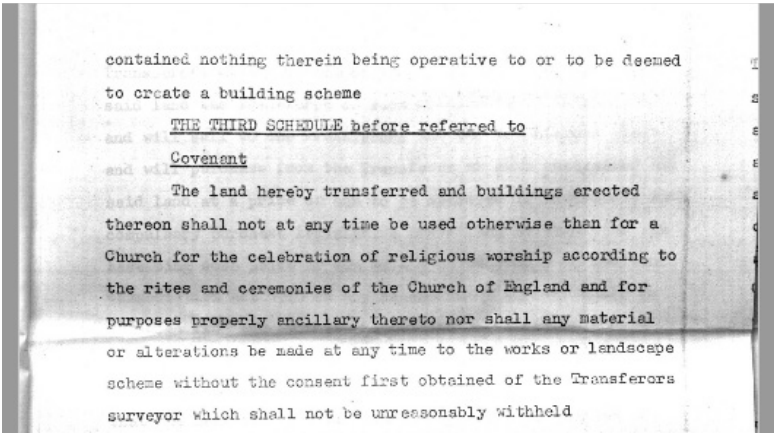
"The Transferees HEREBY COVENANT with the Transferorr

For the benefit of the retained land (as hereinafter in the First Schedule hereto defined) and any part thereof and so as to bind the property hereby transferred into whosoever hands the same may come that neither the property hereby transferred nor any part thereof shall be used for any noisy noxious or offensive trade or business or for any purpose which may be or become a nuisance damage or annoyance to the owners or occupiers for the time being of the retained land or any part thereof."
- 2

A Transfer of the land in this title dated 28 December 1972 made between (1) The Mayor Aldermen and Burgesses of The London Borough of Barnet (2) The London Diocesan Fund contains restrictive covenants and rights of pre-emption in favour of the Vendor.

NOTE :-Copy in Certificate.

End of register



This is a print of the view of the title plan obtained from Land Registry showing the state of the title plan on 14 September 2016 at 11:50:58. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to alterations in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by Land Registry, Wales Office.

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TITLE NUMBER: NGL218055
There is no application or official search pending against this title.

A: Property Register

This register describes the land and estate comprising the title.

- BARNET
- 1

The Freehold land shown edged with red on the plan of the above filed at the Registry and being the site of the Church of England, Church, Great Field, Hendon, (BM9 587).
- 2

The land has the benefit of the rights granted by but is subject rights reserved by the Transfer dated 28 December 1972 referred to in the Charges Register.
- 3

The Transfer dated 20 May 1969 referred to in the Charges Register contains the following provision:-

"IT IS HEREBY DECLARED AND AGREED by and between the parties hereto as follows:-

(a) The Transferor and his successors in title or any other Govt Department and their successors in title shall be at liberty to such buildings or erections on any part of the retained land and adjoining or neighbouring land of any other Government Department to alter add to or use the same or any existing buildings or ere on such land in such manner as he or they may think fit notwithstanding that the access and use of light and air now or at any time here enjoyed by the Transferees or their successors in title from and the retained land and the said adjoining or neighbouring land be thereby obstructed diminished or destroyed and that any such use of light and air as aforesaid shall be deemed thenceforth to be enjoyed by the Transferees and their successors in title with the consent of the owner or owners of the retained land and of such adjoining or neighbouring land subject to the provisions of this declaration and not otherwise.

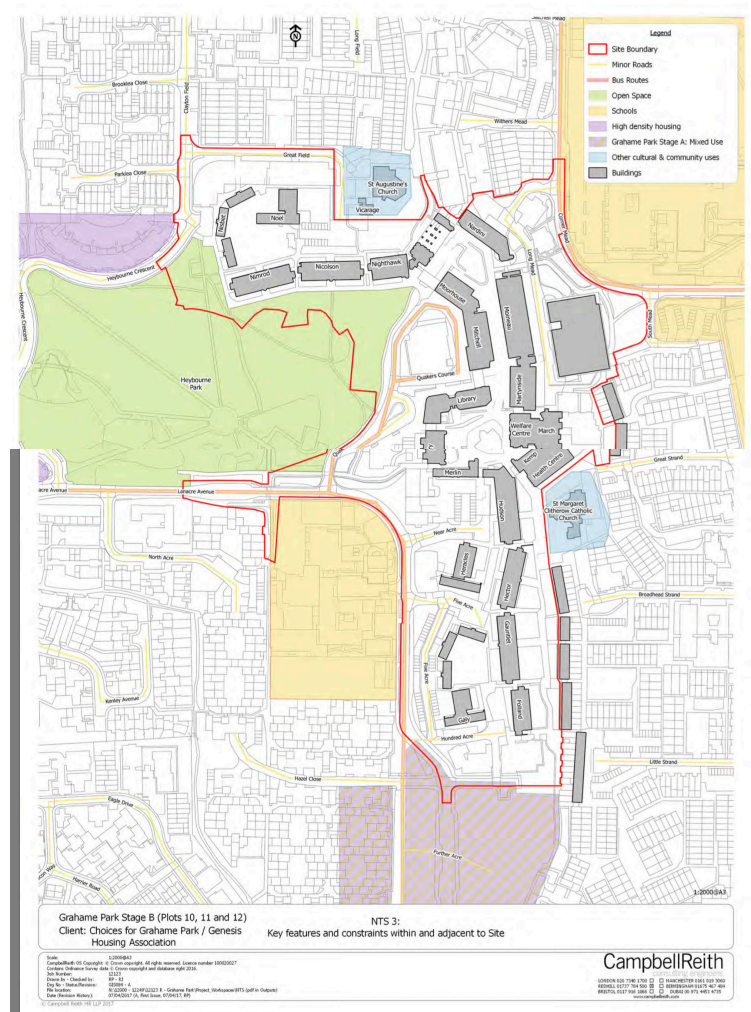
(b) This Transfer shall not include or confer any easement liberty privilege over or in respect of the retained land and/or of any adjacent or neighbouring land of another Government Department in operation of Section 62 of the Law of Property Act being express excluded except as to the rights hereby granted.

(c) All liabilities in respect of repairs to the Chancel of the Church shall be charged exclusively upon such part of the retained land of the Transferor as is subject to such liability in exonerator property hereby transferred as if the said liability for repairs to the Chancel of the Parish Church were a rent charge and the provisions of Section 77(2)(ii) of the Law of Property Act 1925 shall apply."

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Plans for Change 2008 RIBA COMPETITIONS BRIEF



The 1970s, GLC-built Grahame Park Estate was designed to Radburn principles and is generally considered to be failing, creating an unsafe and unpleasant living environment, that is now characterised by a population with considerable social disadvantage. The regeneration will involve the demolition of 75% of the existing housing stock and aims to transform Grahame Park into a thriving, 3,400-home mixed tenure community.

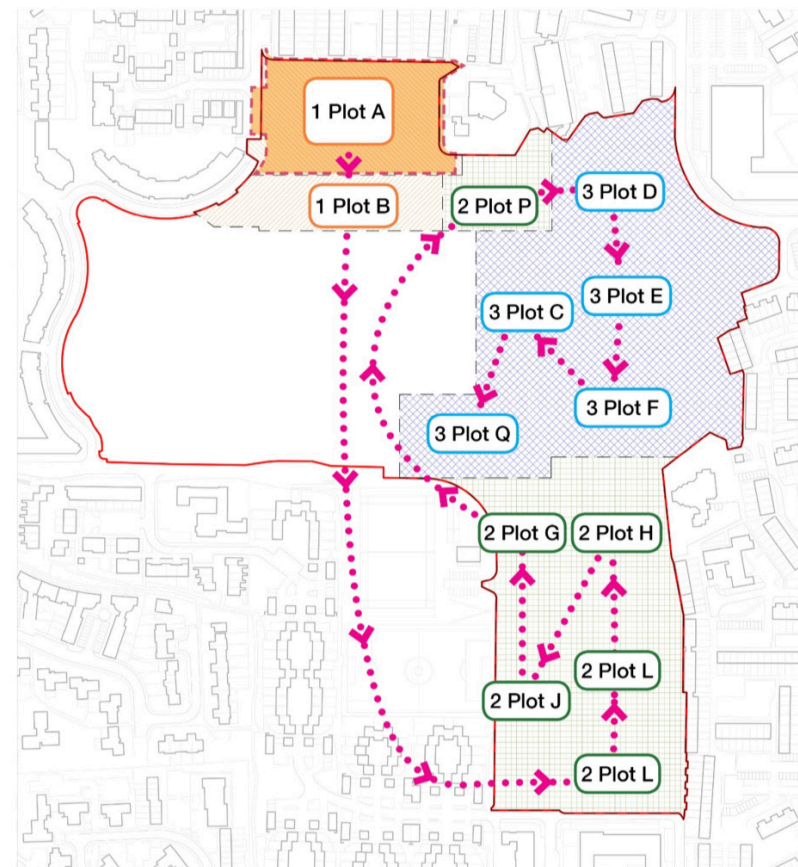
2008 RIBA COMPETITIONS BRIEF



cazenove

2019

APPENDIX A. INDICATIVE DEVELOPMENT PHASING PLAN



Since 2004 there have been at least four different proposals for the redevelopment of the estate

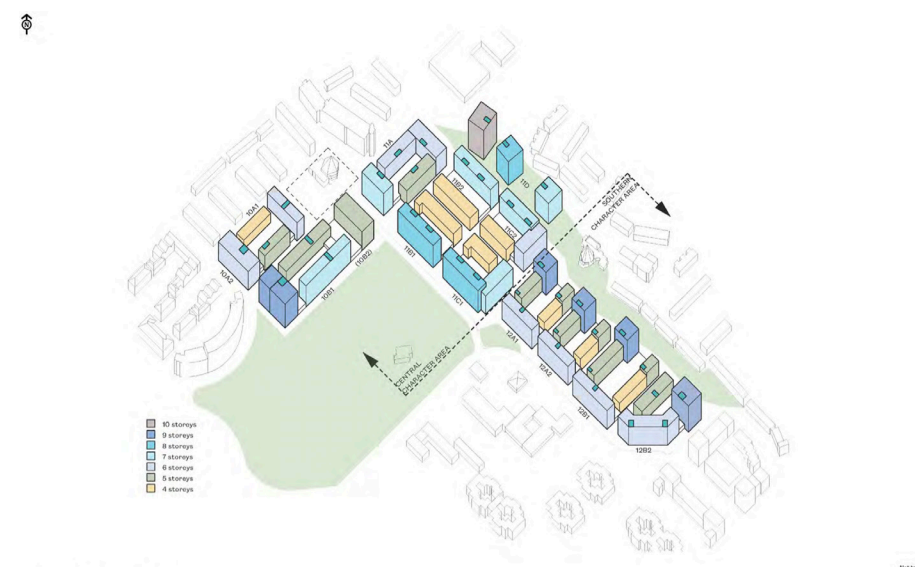
The latest Master-plan has been drawn up by architects Patel Taylor for a JDV between Nottinghill Genesis, Countryside Properties and London Borough of Barnett (Choices for Grahame Park).

The new Master-plan was approved in May 2020. Plot 1A is the site to be developed as part of the first phase immediately to the west of the church site



Planners have given the go-ahead to an ambitious new masterplan for Grahame Park in Colindale as part of the transformation of Barnet's largest housing estate

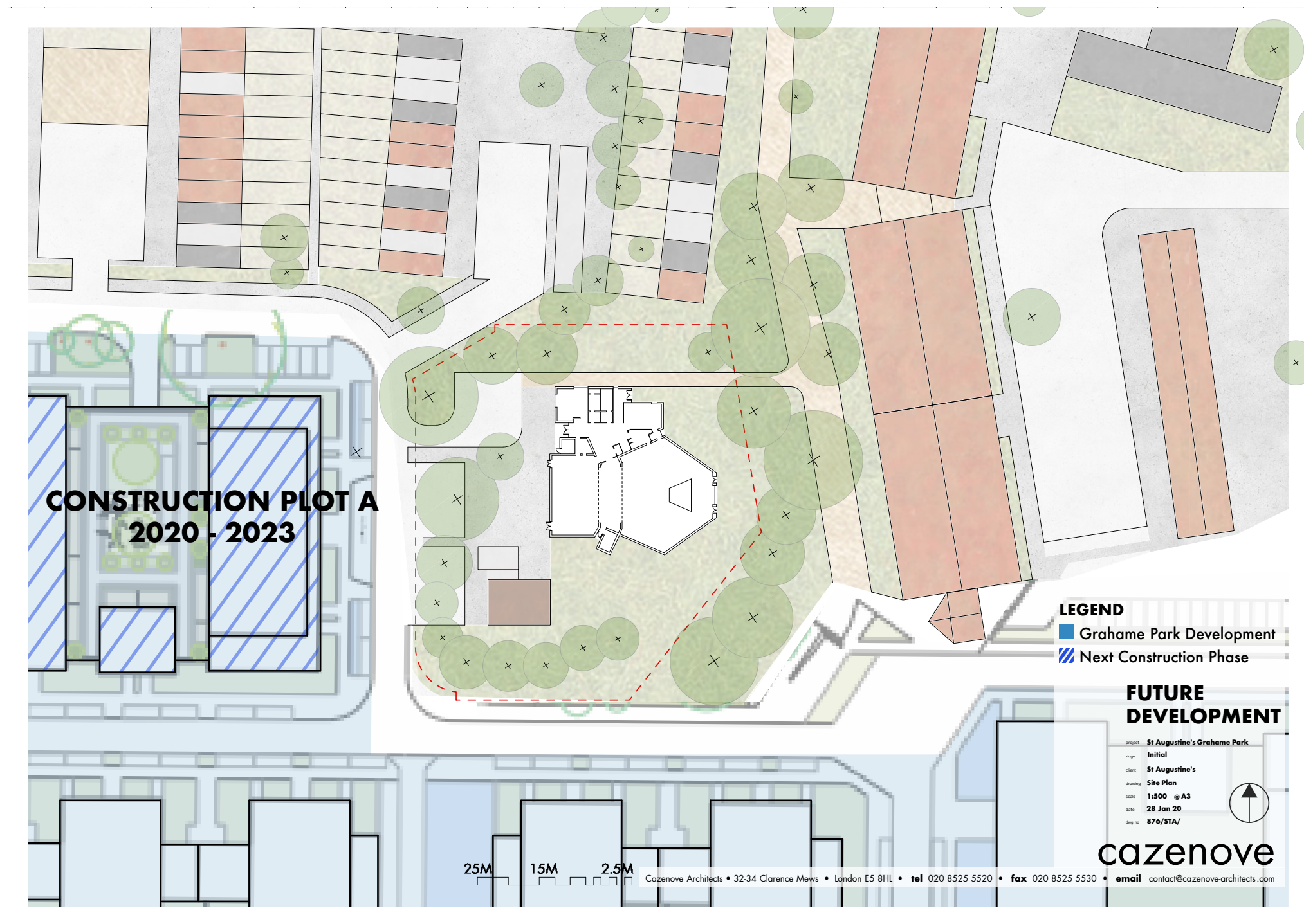
The masterplan for Grahame Park, developed by **Notting Hill Genesis** (NHG) in partnership with **Barnet Council**, will see 2,088 new homes developed.



Accommodating Change



Existing Estate Layout



Proposed Estate Layout

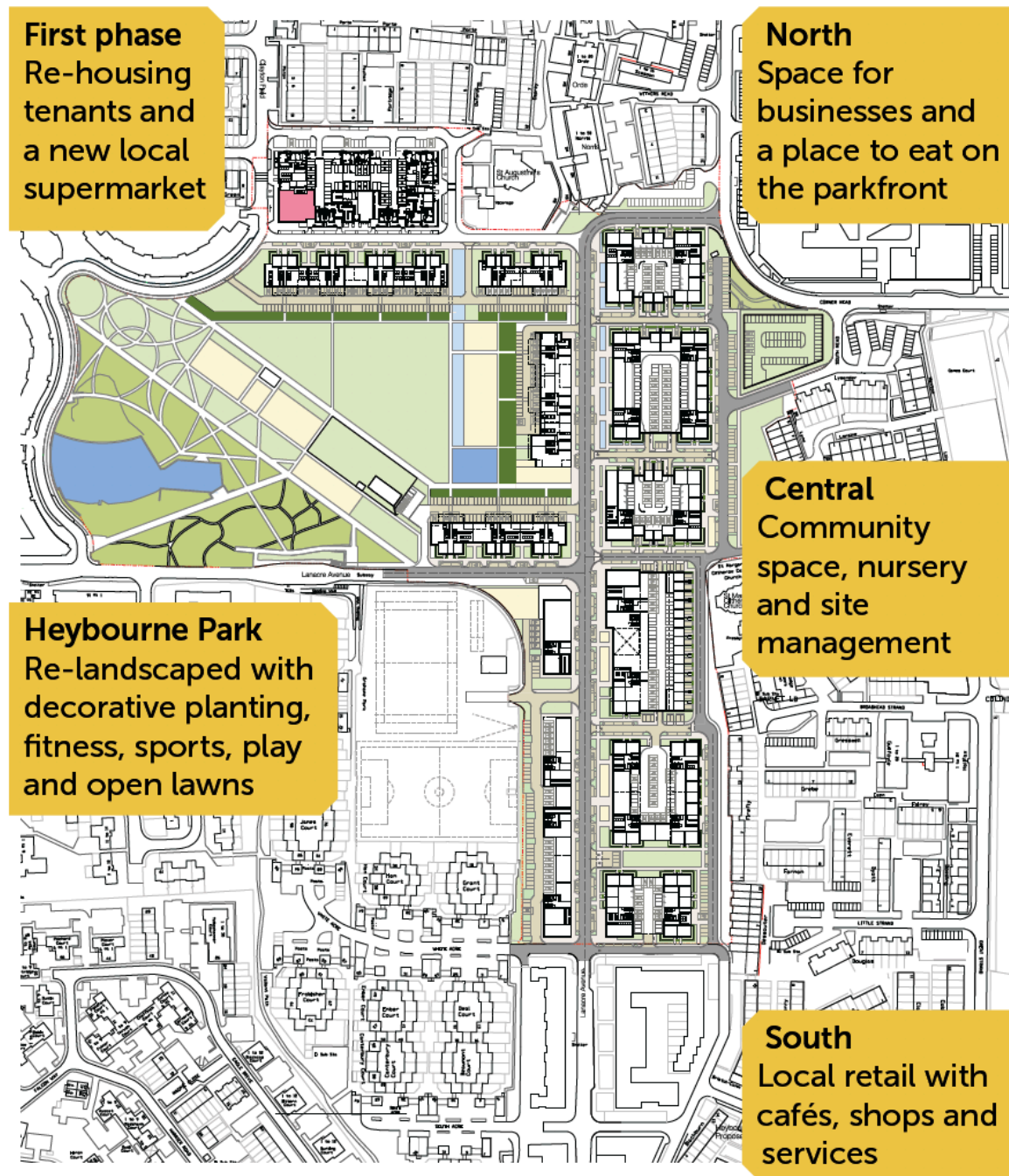
Previous Proposal for redevelopment of church site

Proposal for new church and 70 unit housing, the result of a competition winning proposal by White Architecture 2016.

This became Part of the 2017 Master plan where the church is at the end of the green link.

Once the master-plan was abandone the rationale for the new building did not hold up. The development seems to step outside the church land.



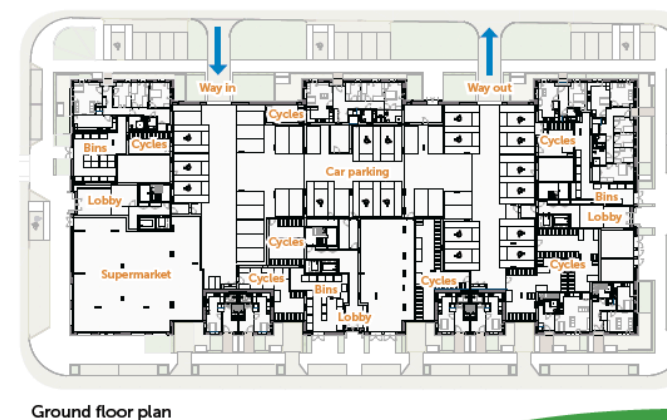
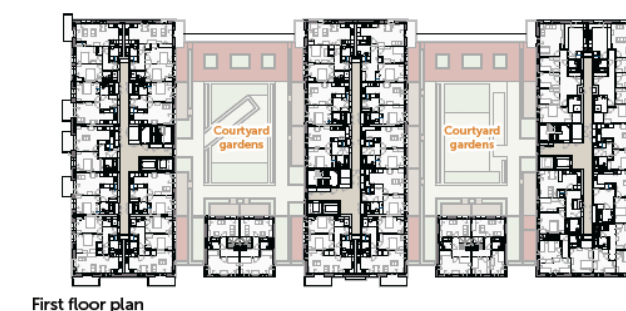


Accommodation

B02

The new homes will be built to meet or exceed National Space Standards. 10% of the homes will be built for Wheelchair users from first occupation, and parking will be provided on and off-street.

Along with the new homes, Plot A will provide a new local supermarket at the corner of Heybourne Crescent and Clayton Field. Rooftop heat exchangers and solar panels will provide renewable energy.



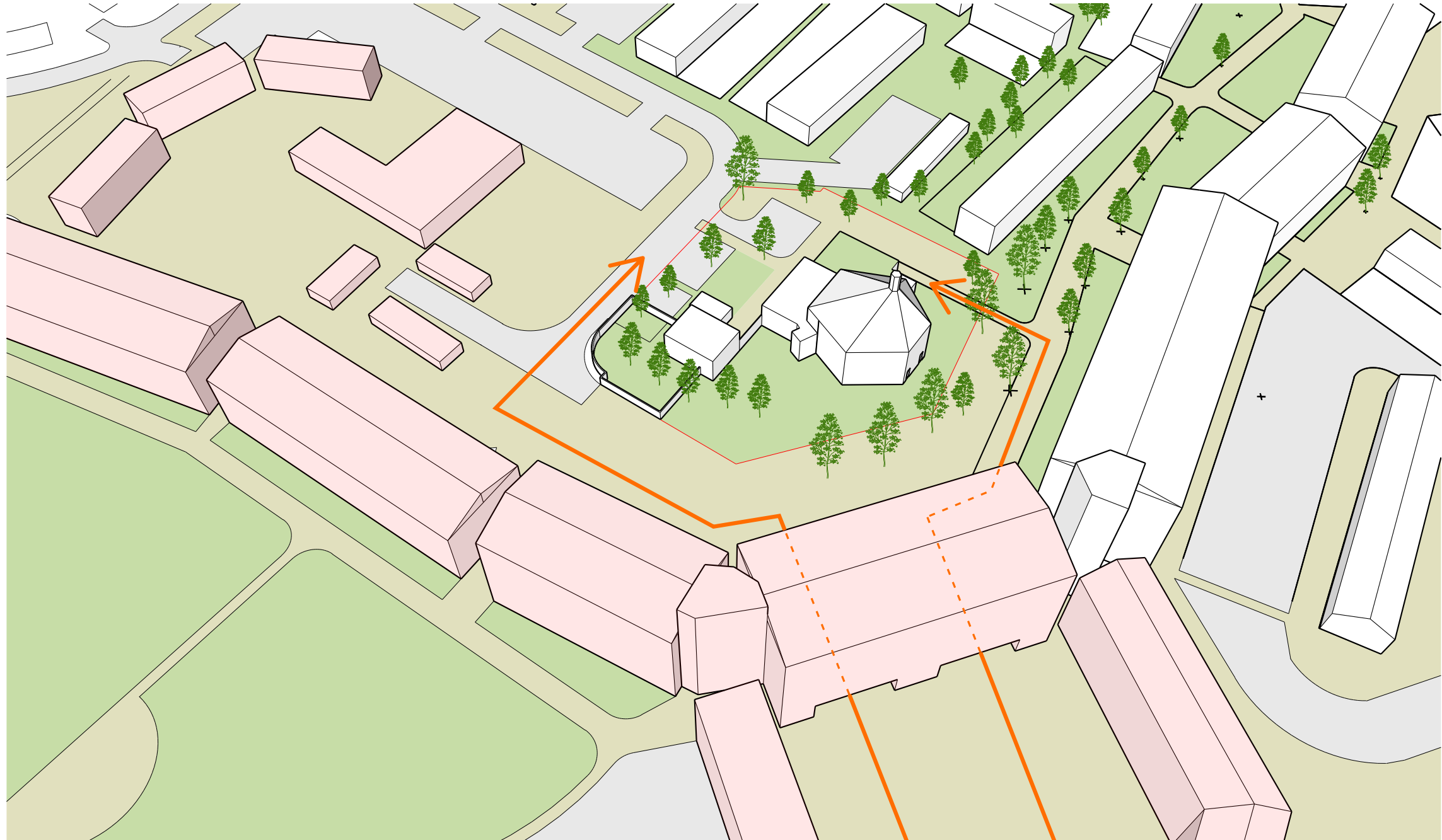
Grahame Park
Public Consultation
July 2019



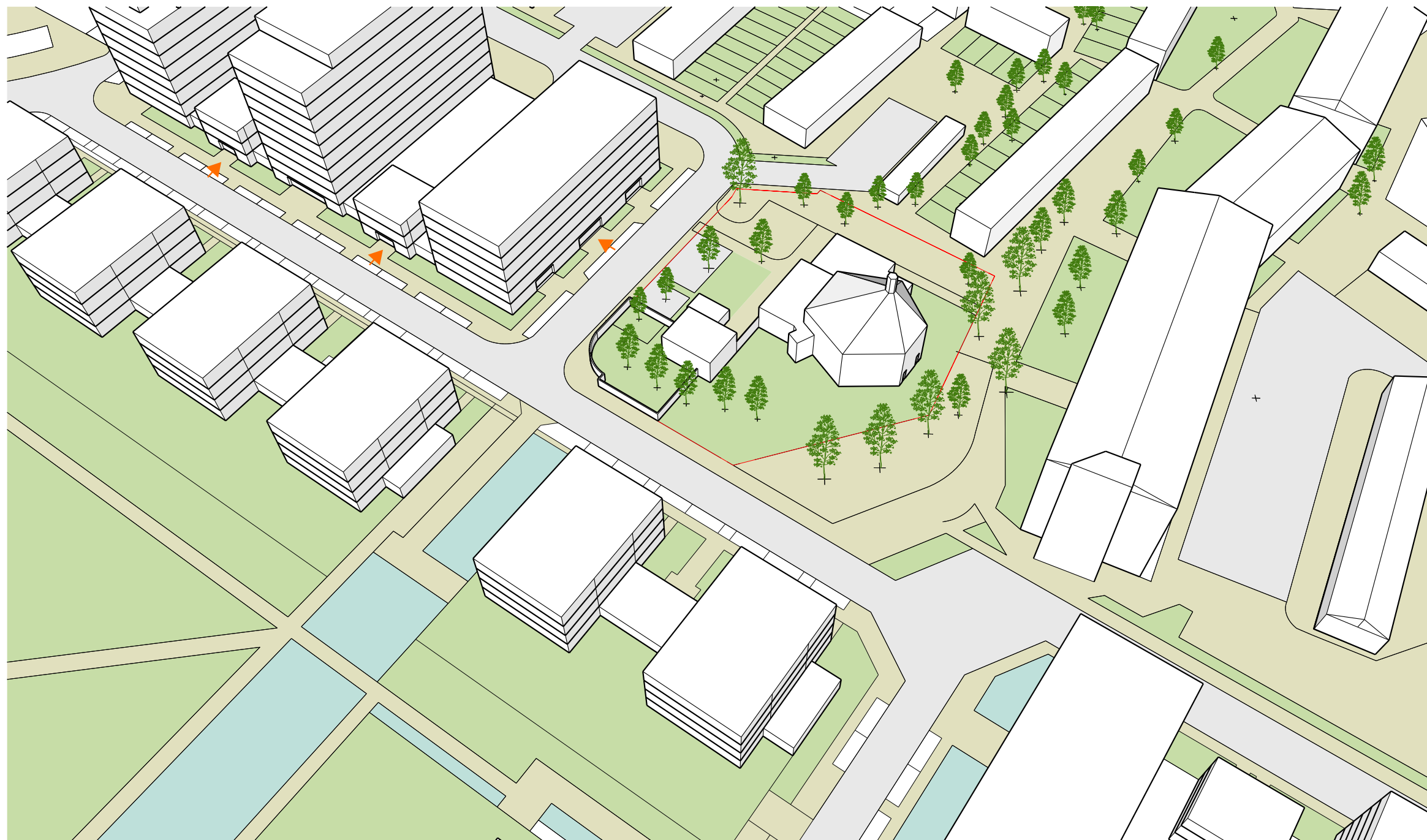
Strong
thriving
happy
community



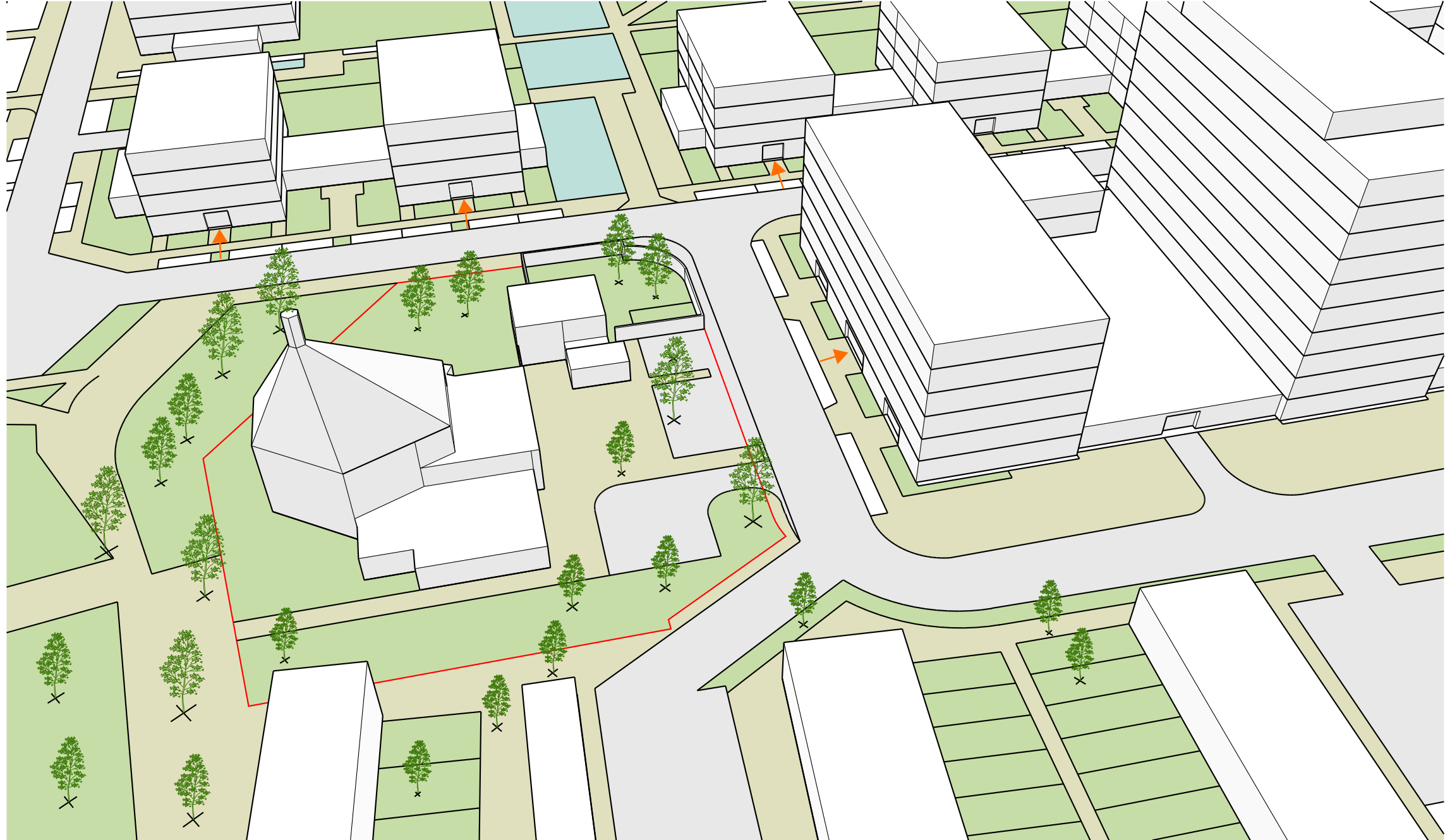
Patel Taylor



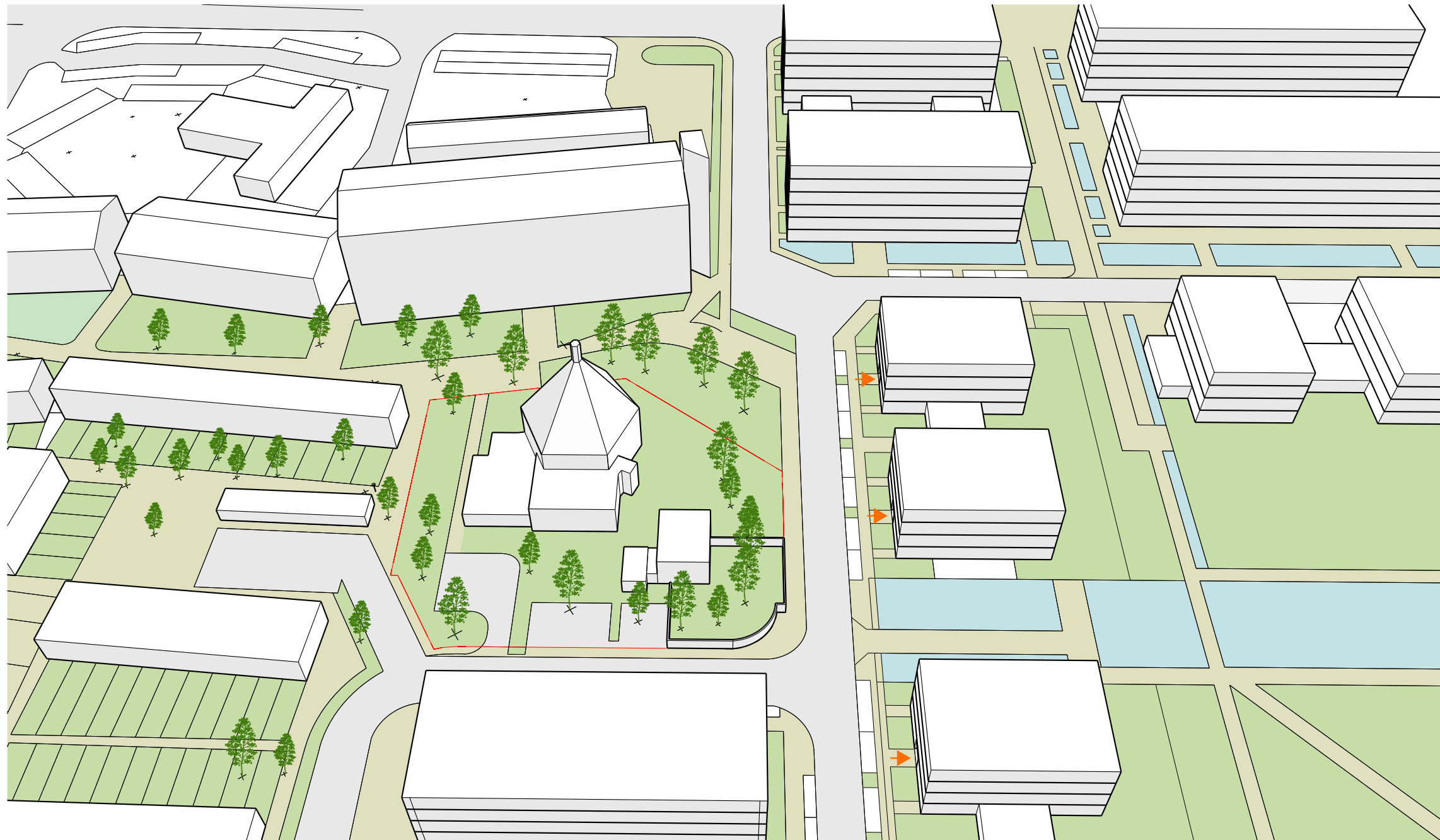
Existing Estate Layout with St Augustine's at the centre



Proposed Estate Layout from the SE



Proposed Estate Layout from the North



Proposed Estate Layout from the West

Opportunities for Redevelopment

There are opportunities for the existing church to anchor the new developments.

As we have seen the building is in reasonable condition, though in need of some basic maintenance, upgrade and some remodelling. The key areas are:

- Replace the gutter and down pipes
- Undertake concrete repairs specified by Sika
- Upgrade the external skin to improve thermal performance
- Upgrade windows and ceiling insulation
- Remodel the toilet areas to provide improved facilities for the nursery and users of the church
- Improve the external areas
- Create level access at front entrance.

The church building performs well, though it has suffered as all community buildings from social and economic changes.

With the changed physical form of the estate there are opportunities to use the building as a marker of continuity in a changing environment.





Phase 1

A Mews terrace of family homes to the north of the church building.

This would give an enhanced entrance to the

Opportunities to develop additional accommodation for the church at the same time as enhancing the buildings setting, access and external areas in response to the new developments.

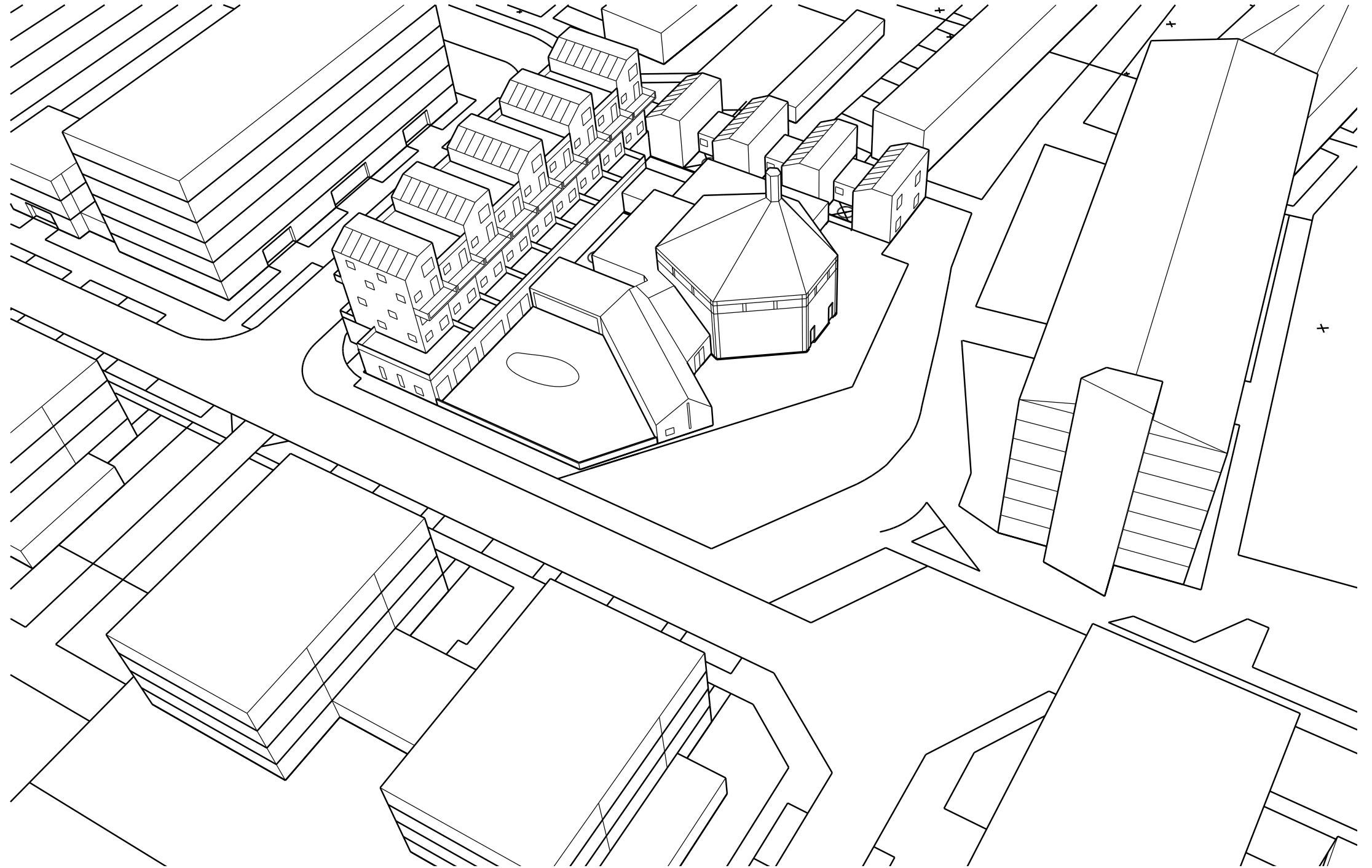
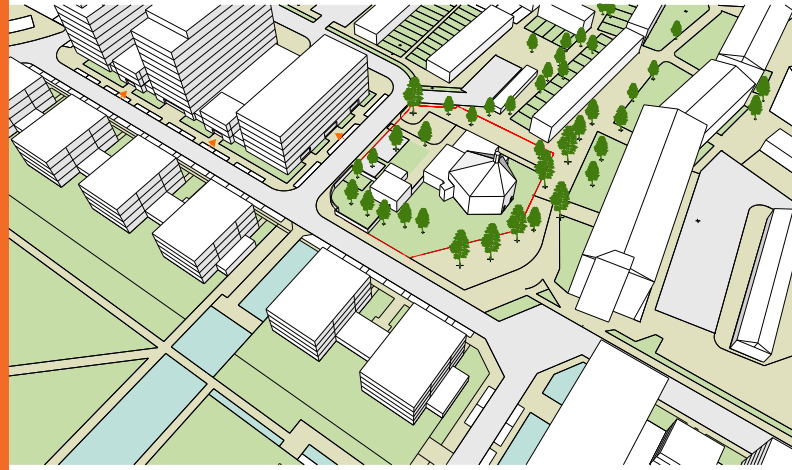
Phase 2

A four storey above ground terrace on the western flank of the church. This would create additional community rooms at ground level and up to 16 two storey maisonettes at upper levels

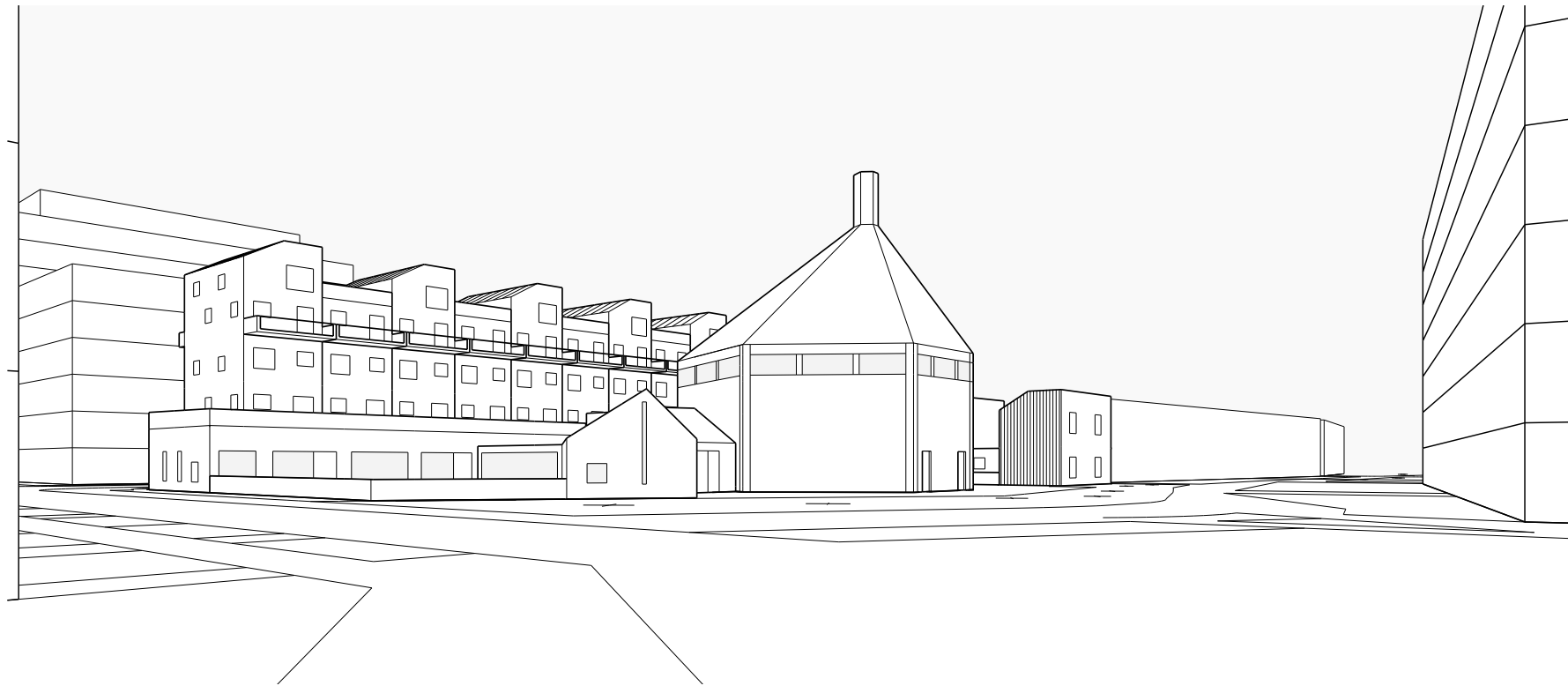


Phase 3

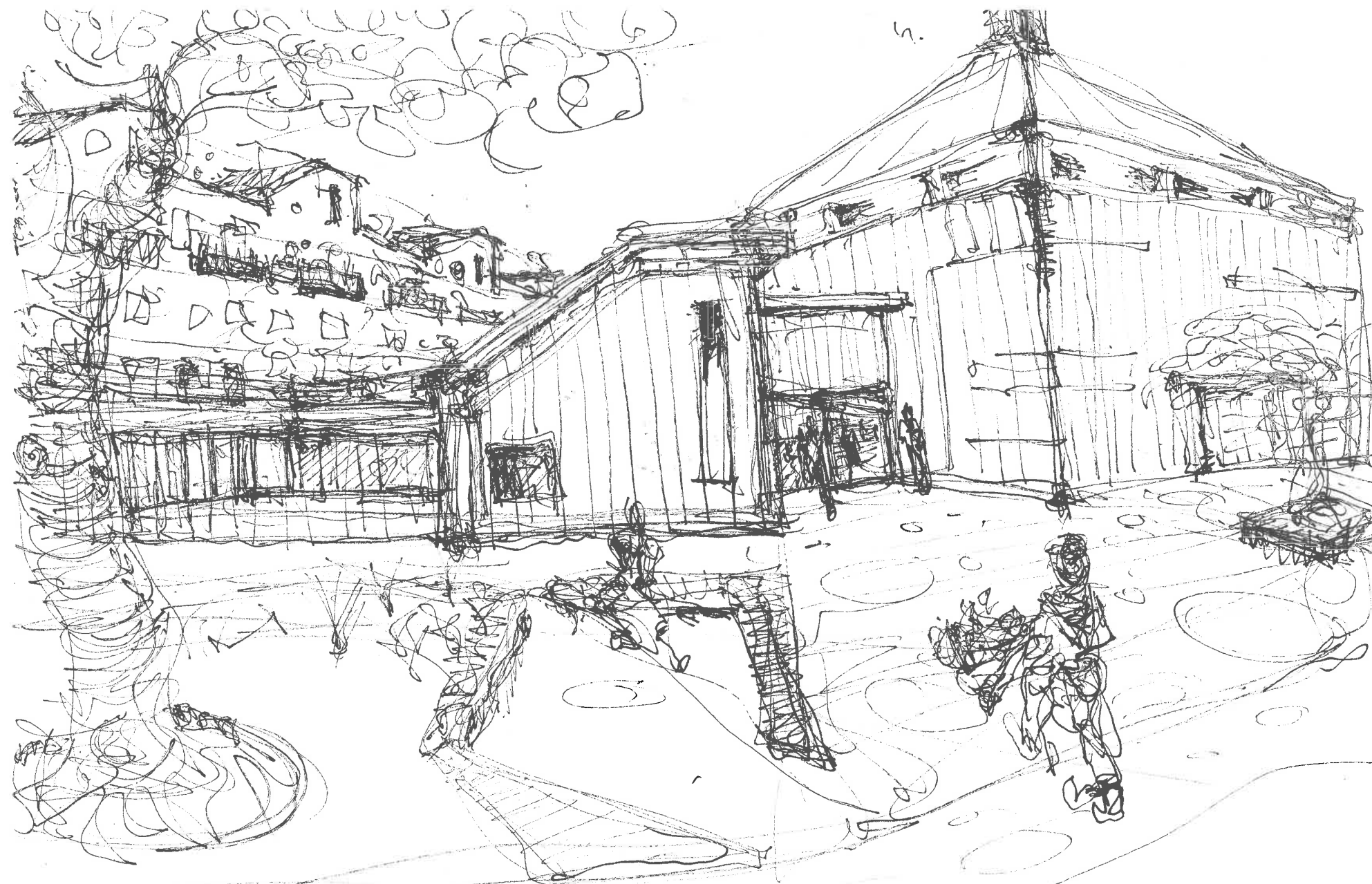
A new entrance to the church facing SE to the developed housing with courtyards and gardens



Birds eye View of proposed new development from the SE



View of proposed new development from the SE



Sketch View of proposed new development from the SE



Proposed entrance sequence from the west