

MEETING

NORTH AREA COMMITTEE

DATE AND TIME

THURSDAY 14TH MARCH, 2024

AT 7.00 PM

VENUE

HENDON TOWN HALL. NW4 4BG

TO: MEMBERS OF NORTH AREA COMMITTEE (Quorum 6)

Chairman: Councillor Ella Rose
Vice Chairman: Councillor Tim Roberts

Sarah Wardle
Emma Whysall

Richard Barnes
Philip Cohen

Alison Cornelius
Val Duschinsky

Substitute Members

Edith David
Paul Edwards
Caroline Stock
Woodcock-Velleman

Simon Radford
David Longstaff
Richard Cornelius

Marianne Haylett
Zahra Beg
Elliot Simberg

In line with the Constitution's Public Participation and Engagement Rules, requests to submit public questions must be submitted by 10AM on the third working day before the date of the committee meeting. Therefore, the deadline for this meeting is [INSERT DATE] at 10AM. Requests must be submitted to Corinna.Demetriou@Barnet.gov.uk

**You are requested to attend the above meeting for which an agenda is attached.
Andrew Charlwood – Head of Governance**

Governance Services contact: Corinna.Demetriou@Barnet.gov.uk
Media Relations Contact: Tristan Garrick 020 8359 2454

ASSURANCE GROUP

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ORDER OF BUSINESS

Item No	Title of Report	Pages
1.	Minutes of the last Meeting	5 - 8
2.	Absence of Members (if any)	
3.	Declarations of Members Disclosable Pecuniary Interests and Non-pecuniary Interests	
4.	Dispensations Granted by the Monitoring Officer'	
5.	Petitions (if any)	
6.	Issues (if any)	
7.	Deputations (if any)	
8.	Public Questions and Comments (if any)	
9.	Members' Items (if any)	
10.	Area Committee Funding - Neighbourhood Community Infrastructure Levy (CIL) Road Safety & Parking Update	9 - 30
11.	Members' Items - Area Committee Funding Applications (if any)	31 - 176
12.	Any item(s) the Chair decides are urgent	

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Decisions of the North Area Committee

22 January 2024

Members Present:-

AGENDA ITEM 1

Councillor Ella Rose (Chair)
Councillor Tim Roberts (Vice-Chair)

Councillor Sarah Wardle
Councillor Emma Whysall
Councillor Richard Barnes

Councillor Philip Cohen
Councillor Alison Cornelius
Councillor Val Duschinsky

1. MINUTES OF THE LAST MEETING

RESOLVED that the minutes of the meeting held on 14 September 2023 be agreed as a correct record.

2. ABSENCE OF MEMBERS (IF ANY)

None.

3. DECLARATIONS OF MEMBERS DISCLOSABLE PECUNIARY INTERESTS AND NON-PECUNIARY INTERESTS

Councillor Whysall declared a non pecuniary interest in the Cromer Road application by way that her partners daughter attends the school.

Councillor Barnes declared a pecuniary interest in the Cromer Road application by way of being a governor at the school.

Councillor Wardle declared a pecuniary interest in the Capel Close application by way of being a member of The Barnet Group Board.

4. REPORT OF THE MONITORING OFFICER (IF ANY)

None.

5. PETITIONS (IF ANY)

None.

6. ISSUES (IF ANY)

None.

7. DEPUTATIONS (IF ANY)

None.

8. PUBLIC QUESTIONS AND COMMENTS (IF ANY)

None.

9. MEMBERS' ITEMS (IF ANY)

None.

10. AREA COMMITTEE FUNDING - NEIGHBOURHOOD COMMUNITY INFRASTRUCTURE LEVY (CIL) ROAD SAFETY & PARKING UPDATE

This Chair noted that the report provided Members with an update on the CIL budget allocations for the North Area Committee, to enable consideration of applications for funding during 2023/24, and an update on the Road Safety & Parking budget allocations for 2023/24 and the status of current schemes.

RESOLVED that:

1. The North Area Committee notes the Community Infrastructure Levy (CIL) funding available for allocation during 2023/24 (in accordance with the CIL regulations), as set out in paragraph 5.4 of this report and in Appendix 1.
2. The North Area Committee notes the CIL amount and re-allocated underspends & overspends in paragraph 1.7 of this report and in Appendix 1.
3. The North Area Committee notes the Road Safety & Parking Fund available for allocation during 2023/24 in paragraph 5.8 and as set out in Appendix 2.

11. MEMBERS' ITEMS - AREA COMMITTEE FUNDING APPLICATIONS (IF ANY)

The Chair welcomed Councillor Longstaff and Sonya Grimwade, trustee of the Cromer Road School Association who would be presenting the Cromer Road application. The Chair informed members that the application relating to Capel Close feasibility has been withdrawn.

Barnet Vale – Cromer Road Wildlife & Learning Garden – David Longstaff

Councillor David Longstaff & Sonja Grimwade gave a verbal representation in support of the application and members had the opportunity to ask questions of the speakers.

RESOLVED that the North Area Committee having considered the application decided to award funding fully for £22,300 and any conditions attached noting the implications to the Committee's NCIL funding budget.

High Barnet – Byng Fields replanting – Emma Whysall

Councillor Emma Whysall gave a verbal representation in support of the application.

RESOLVED that the North Area Committee having considered the application decided to award funding fully for £14,456 and any conditions attached noting the implications to the Committee's NCIL funding budget.

Whetstone – Swan Lane – Liron Velleman-Woodcock

Councillor Ella Rose gave a verbal representation in support of the application on behalf of Councillor Liron Woodcock-Velleman.

RESOLVED that the North Area Committee having considered the application decided to award funding fully for £24, 653.84 and any conditions attached noting the implications to the Committee's NCIL funding budget.

East Barnet – Oakhill Park Car Park – Simon Radford

Councillor Phil Cohen gave a verbal representation in support of the application on behalf of Councillor Simon Radford.

RESOLVED that the North Area Committee having considered the application decided to award funding fully for £33, 187.56 and any conditions attached noting the implications to the Committee's NCIL funding budget.

East Barnet – Memorial Bench – Phil Cohen

Councillor Phil Cohen gave a verbal representation in support of the application.

A discussion took place surrounding the costings of the bench and it was agreed the total amount would be checked with the Highways team.

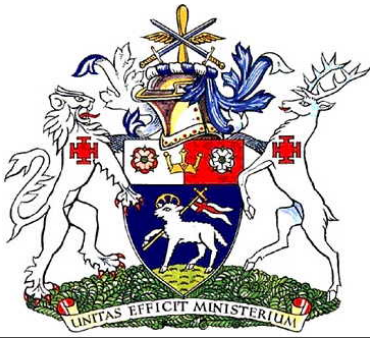
RESOLVED that the North Area Committee having considered the application decided to award funding fully for £3,612.92 and any conditions attached noting the implications to the Committee's NCIL funding budget. It was noted that if the costings were less that the allocated amount would be put back into the NCIL funding budget.

12. ANY ITEM(S) THE CHAIR DECIDES ARE URGENT

None.

The meeting finished at 7.42 pm

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North Area Committee AGENDA ITEM 10

14th March 2024

Title	Area Committee Funding – Neighbourhood Community Infrastructure Levy (CIL) & Road Safety and Parking Fund update
Date of meeting	14/03/2024
Report of	Matthew Waters – Assistant Director, Capital Delivery, Growth & Corporate Services Ian Edser – Director, Highways & Transportation
Wards	Barnet Vale, East Barnet, Edgwarebury, High Barnet, Totteridge & Woodside, Underhill, Mill Hill and Whetstone
Status	Public
Urgent	No
Appendices	Appendix A – Community Infrastructure Levy (CIL) Budget & Scheme Update Appendix B – Road Safety & Parking Budget & Scheme Update
Officer Contact Details	Matthew Waters – Assistant Director, Capital Delivery Contact: Matthew.Waters@barnet.gov.uk Ian Edser – Director, Highways & Transportation Contact: Ian.Edser@barnet.gov.uk
Summary	
This report provides Members with an update on the CIL budget allocations for the North Area Committee, to enable consideration of applications for funding during 2023/24, and an update on the Road Safety & Parking budget allocations for 2023/24 and the status of current schemes.	
Recommendations	
<ol style="list-style-type: none"> 1. That the North Area Committee notes the Community Infrastructure Levy (CIL) funding available for allocation during 2023/24 (in accordance with the CIL regulations), as set out in paragraph 5.3 of this report and in Appendix 1. 	

2. That the North Area Committee notes the CIL amount and re-allocated underspends & overspends in paragraph 1.7 of this report and in Appendix 1.
3. That the North Area Committee notes the Road Safety & Parking Fund available for allocation during 2023/24 in paragraph 5.8 and as set out in Appendix 2

1. Reasons for the Recommendations

- 1.1 This report indicates the allocation of part of the Community Infrastructure Levy (“CIL”) to the North Area Committee (Area Committee). This will enable the Area Committee to determine the amounts that can be allocated at this, and future meetings.
- 1.2 This report also sets out the allocation of Road Safety & Parking Budget, part of the Community Infrastructure Levy (“CIL”) to the North Area Committee.
- 1.3 The amounts approved from the CIL reserve were based on estimates from the service department, with a view that should the estimate prove to be understated there would be no further call on the Area Committee budgets without an additional approval. Expenditure exceeding 15% of the original estimate will require an explanation to enable the Area Committee to agree any additional funding.
- 1.4 Detail as to the activity to date of this Area Committee and the balance available are attached as Appendix 1 to this report.
- 1.5 This report also includes an update of the Road Safety & Parking budget allocation and schemes as Appendix 2 to this report.
- 1.6 **CIL activity**
- 1.7 The latest position shows expenditure to February 2024. The total amount of underspend for 2023/24 is £ 44,697.54 which is added back into from the CIL reserve allocation (see Appendix 1).
- 1.8 The over & underspends from the prior year schemes that are still open will impact on the total Area Committee available balance, until the schemes are certified as complete.
- 1.9 All CIL funding allocations should be submitted in accordance with the approved CIL funding application guidelines detailed in the Policy & Resources Committee report dated 22 February 2023.
- 1.10 **Road Safety & Parking Budget Activity**
- 1.11 The latest position as set out in Appendix 2 shows the agreed allocations to date and the remaining budget available for future schemes.
- 1.12 Funding has been allocated to various organisations and/or projects and this will enable the Area Committee to note the amount available for future allocation.

2. Alternative Options Considered and Not Recommended

- 2.1 Alternative options were considered as part of the public consultation process.

3. Post Decision Implementation

- 3.1 CIL Activity Decisions can be made by the Area Committee to allocate funding to organisations from the Area Committee general reserves based on member supported applications and from the Area Committee CIL reserve for requests for infrastructure related

surveys and works and anything else that is concerned with addressing the demands that development places on the area.

- 3.2 Road Safety & Parking Activity Approved Road Safety & Parking schemes arising from member requests, petitions or area committee report funded schemes to be implemented by Highways in line with timelines provided.

4. Corporate Priorities, Performance and Other Considerations

Corporate Plan

4.1 CIL in a mechanism to assist the council in caring for its People, Places and Planet, and to be a council that is effective and engaged with residents.

Corporate Performance / Outcome Measures

4.2 Not applicable in the context of this report.

Sustainability

4.3 There are no direct environmental implications from noting the recommendations. Implementing the recommendations in the report will lead to a positive impact on the Council's carbon and ecology impact, or at least it is neutral.

Corporate Parenting

4.4 Not applicable in the context of this report.

Risk Management

4.5 To mitigate the guidelines becoming out of date, a review of the arrangements will be completed annually.

4.6 Area Committees have requested clarification of the CIL funding eligibility criteria to ensure that funded schemes are within eligibility guidelines. This is a possible reputational risk to the Council. The new guidelines provide clarity on CIL eligibility.

Insight

4.7 Members should consider using insight data during the consultation process to formulate local priorities for 2023/24, and when proposing schemes for Area Committee consideration.

Social Value

4.8 CIL is itself a mechanism for providing social value from private sector investment.

5. Resource Implications (Finance and Value for Money, Procurement, Staffing, IT and Property)

CIL Activity

- 5.1 An annual allocation of £1.8m is made to Area Committees for 2023/24.
- 5.2 Policy and Resources committee (22 February 2023) agreed that the split of funding across all Area Committees should be proportional to population within that area. The wards pertaining to North Area committee have a population of 115,000 residents (ONS 2021 Census).
- 5.3 The total budget available to this committee as of March 2024 for the allocation to new schemes is £351,073.

5.4 Appendix 1 lists all the schemes in progress as at the time of publication and shows a detailed breakdown of how the available balance is derived, noting that a total of £91,261 was allocated to new schemes at January North 2024 Area Committee.

Road Safety & Parking Activity

5.5 An allocation of £450,000 was made to the Road Safety & Parking Budget for the financial year 2023/24. In September 2023 Cabinet agreed to increase the annual budget to £1.2m

5.6 The total amount available as at the date of this meeting, totals to £1,082. This is the total amount available for allocation to new schemes. This takes into account all of the agreed allocation authorised by the Director, Highways & Transportation.

5.7 Appendix 2 lists all the schemes where budget has been allocated and approved by the Director, Highways & Transportation as at the time of publication with listing of the schemes in progress and summarises the headline balance position.

6. Legal Implications and Constitution References

6.1 CIL is a planning charge that was introduced by the Planning Act 2008 Part II to help deliver infrastructure to support the development in an area. It came into force on 6 April 2010 through the Community Infrastructure Levy Regulations 2010 as amended (“the Regulations”). Section 216(2) of the Planning Act 2008 lists some examples of infrastructure which CIL can fund. i.e. roads and other transport facilities, flood defences, schools and other educational facilities, medical facilities, sporting and recreation facilities and open spaces.

6.2 On 1 September 2019, the Regulations were amended under The Community Infrastructure Levy (Amendment) (England) (No.2) Regulations 2019 (“2019 Regulation”). Part 10A of the 2019 Regulation requires the Council to publish “annual CIL rate summary” and “annual infrastructure funding statements”. These statements replaced previous Regulation 123 lists. The “annual infrastructure funding statement” must include a number of matters listed in the new Schedule 2 including details of how much money has been raised through developer contributions and how it has been spent. Both the “annual rate CIL summary” and the “annual infrastructure funding statement” must be published on the Council’s websites at least once a year.

6.3 The Localism Act 2011 introduced requirements that a ‘meaningful proportion’ of CIL income is allocated to parish councils to support their neighbourhood infrastructure requirements. Under Regulation 59A(5) of the Community Infrastructure Levy Regulations 2010 (as amended) a charging authority must pass 15 per cent of the relevant CIL receipts to the parish council for that area; this is limited by Regulation 59A(7) to a cap of £100 per dwelling in the area of the Local Council.

6.4 Regulation 59F enables a similar application of CIL receipts in cases where, as in Barnet, a charging authority does not have a local council structure, the local or neighbourhood CIL is passed to Area Committees.

6.5 Under the Regulations, regulation 59F(3) prescribes how the neighbourhood CIL may be used in these circumstances and provides that it may use the CIL to support the development of the relevant area by funding:

6.6 The provision, improvement, replacement, operation or maintenance of infrastructure: or

6.7 Anything else that is concerned with addressing the demands that development places on an area.

6.8 There is statutory requirement that the Council as charging authorities must have regard to the government 'CIL Guidance'. This Guidance provides additional guidance on how neighbourhood CIL funds should be used where there is no local council in place. Paragraph 146 of the CIL Guidance states that the "charging authority...should engage with the communities where development has taken place and agree with them how best to spend the neighbourhood funding". Charging authorities should set out clearly and transparently their approach to engaging with neighbourhoods. The CIL Guidance goes on to explain that the use of neighbourhood CIL funds should match priorities expressed by local communities, which should be obtained through consultation undertaken "at the neighbourhood level". This does not necessarily prevent the Council from allocating neighbourhood CIL funds to borough wide (or larger) projects or initiatives, providing that they meet the requirement in regulation 59F. If the Council decides to depart from the CIL Guidance (i.e. by not allocating funds in accordance with priorities expressed by local communities), it should have and give clear and proper reasons for doing so.

6.9 In accordance with Part 2B Section 18 Terms of Reference of Committees of the Council's Constitution - (Barnet Vale, East Barnet, Edgwarebury, High Barnet, Totteridge & Woodside, Underhill, Mill Hill and Whetstone) includes responsibility for the following functions:

6.10 Provide an opportunity for any resident to raise matters affecting the area (except matters relating to licensing and planning applications).

6.11 Responsibility for all area specific matters relating to the local environment including parking, road safety, transport, allotments, parks and trees.

6.12 Consider area specific matters as agreed with the Chair.

6.13 Consider matters relating to Town Centre regeneration and designating conservation areas.

6.14 Determine the allocation of the Community Infrastructure Levy funding within the area subject to sufficient of the budget allocated to the committee being unspent.

7. Consultation

7.1 A public consultation was undertaken prior to adopting the proposed new guidelines, priorities and provisional CIL funding based on population of each Area Committee

7.2 Members are encouraged to engage residents and community groups in their wards to raise awareness of Area Committees and the opportunities they provide for delivering community-led improvements to their local areas. Officers will also work with their community networks to promote the Area Committees

8. Equalities and Diversity

8.1 An Equalities Impact Assessment (EqIA) was carried out to consider the new proposed CIL funding allocation to be based upon population for each Area Committee.

8.2 The Equality Act 2010 outlines the provisions of the Public Sector Equalities Duty which requires Public Bodies to have due regard to the need to:

8.3 Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Equality Act 2010.

8.4 Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it.

8.5 Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

8.6 Relevant protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex, sexual orientation.

8.7 The broad purpose of this duty is to integrate considerations of equality into day-to-day business and keep them under review in decision-making, the design policies and the delivery of services

9. Background Papers

9.1 Cabinet, 5th September 2023 Chief Finance Officer Report - [2023/24 Quarter 1 Financial Forecast and 2023/24 Budget Management](#)

9.2 Annual Council, 24th May 2022
<https://barnet.moderngov.co.uk/ieListDocuments.aspx?CId=141&MId=10840&Ver=4>

9.3 Policy & Resources Committee, 8th June 2022 [A4 Letterhead \(moderngov.co.uk\)](#)

9.4 NCIL Consultation - Barnet, 3rd August 2022 [Neighbourhood Community Infrastructure Levy \(NCIL\) consultation | Engage Barnet](#)

9.5 Policy & Resources Committee, 22nd February 2022, Area Committees (Consultation & Equalities Impact Assessment)
<https://barnet.moderngov.co.uk/ieListDocuments.aspx?CId=692&MId=11162&Ver=4>

9.6 Council, 28th February 2022, Corporate Plan
<https://barnet.moderngov.co.uk/ieListDocuments.aspx?CId=162&MId=11170&Ver=4>

AREA COMMITTEE North

Community Infrastructure Levy (CIL) – Budget & Scheme Update

14th March 2024



Area Committee North – CIL Budget update

AREA COMMITTEE NORTH Neighbourhood CIL 2023-24

	June £	Sept £	Jan £	Mar £	TOTAL £
Budget available	472,274	410,884	442,334	351,073	351,073

Allocations					
Barnet Vale	-	-	22,300	-	22,300
East Barnet	-	3,095	33,188	-	36,283
Edgwarebury	-	-	-	-	-
High Barnet	-	4,152	11,120	-	15,272
Mill Hill	60,000	-	-	-	60,000
Totteridge & Woodside	-	2,000	-	-	2,000
Underhill	4,900	-	-	-	4,900
Whetstone	16,847	4,000	24,654	-	45,501
Total Allocations	(81,747)	(13,247)	(91,261)	-	186,256

Completed Schemes					
Net Underspends / (Overspends)	20,356.94	44,697.54	-	-	65,054
Net	20,356.94	44,697.54	-	-	65,054

Budget for next meeting	410,884	442,334	351,073	351,073	
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Commentary

- The total available budget is £351,073
- Please note that the portfolio of open schemes approved under the previous ward and Area Committee arrangements are presented in this report reflective of their new ward and Area Committee arrangements.
- The under/overspends figure is being finalised as the Re: Highways invoicing is finalised. This may have a small impact on outstanding highways schemes.
- No future overspends should be committed without either prior approval of the Area Committee Chair or the Area Committee.

Area Committee North – CIL schemes open (non-Highways)

New Area Committee	New Ward	Financial Year	Committee Date	Scheme Description	Ward Member	Budget Allocation £	Delivery Service	Commentary
North	East Barnet	2020/21	20/01/2021	Provision of Play Equipment in the North of Oakhill Park	Philip Cohen	25,000.00	Greenspaces	<p>Aug 2022: Meeting held with Cllr. Cohen and Greenspaces in June. Discussed the play provision and gym. Second meeting to be arranged on site to discuss further funding and what will be provided. Consultation with local community will be required on final scheme design.</p> <p>Mar 2023: Project on hold - under review as part of a larger scheme with additional funding</p> <p>June 2023: Met w/ cllr to agree alternative,</p> <p>Aug 2023: Info w/ Cllr for consideration</p> <p>Dec 2023: No further update</p>
North	Barnet Vale	2021/22	29/06/2021	Refurbishment of Tudor Park Pavilion, and establishment of a café	David Longstaff	200,000.00	Greenspaces/ Estates	<p>Jan 2023: All final documents received and shared with Councillors and Friends Group estimated costs are over £450,000. Likely next step is to lease the building to party who can bring additional funding to the project.</p> <p>Mar 2023: Estates have been instructed to market the building for a community use lease arrangement</p> <p>Dec 2023: Marketing underway and expected back early Jan 2024</p>
North	East Barnet	2022/23	28/03/2023	Victoria Recreation Ground – Fair Play Barnet	Philip Cohen	100,000.00	Greenspaces	<p>Greenspaces to commence project initiation</p> <p>June 2023: Play contractor amending draft design following outcomes of public consultation and further discussions.</p> <p>Aug 2023: Order raised. Awaiting construction timeline.</p> <p>Dec 2023: Works nearing completion, opening in the new year</p>
North	Underhill	2022/23	28/03/2023	Old Elizabethans – design and construction of new changing facilities	Tim Roberts	168,000.00	Community Grant	<p>May 2023: Planning permission expected to be gained in June. Works expected to start Oct 2023</p> <p>Oct 2023: Delay to planning permission - expect planning permission to be gained by Nov 2023</p> <p>Nov 2023: Planning permission delayed due to approval from tree specialist required (maple trees onsite with TPO). Expect decision Jan '24.</p> <p>Nov 2023: CIL officer in touch requesting update</p> <p>Feb 2024: Payment schedule and timelines being finalised between CIL officer and Community Group</p>

Area Committee North – CIL schemes open (non-Highways)

New Area Committee	New Ward	Financial Year	Committee Date	Scheme Description	Ward Member	Budget Allocation £	Delivery Service	Commentary
North	Mill Hill	2023/24	22/06/2023	Mill Hill community garden	Elliot Simberg	25,000.00	Greenspaces	Aug 2023: Orders raised and awaiting the contractors timeline Dec 2023: Path works complete. Works in nursery garden underway. Feb 2024: awaiting suitable weather conditions for the works to be finished
North	Mill Hill	2023/24	22/06/2023	Mill Hill Broadway tree planting	Val Duschinsky	35,000.00	Greenspaces	Aug 2023: Due to be planted in Autumn Dec 2023:
North	High Barnet	2023/24	22/01/2024	Byng road re-planting/hedges	Emma Whysall	11120.00	Greenspaces	Feb 2024: Works yet to be programmed
North	Whetstone	2023/24	22/01/2024	Swan Lane jetty/pond restoration	Lirion Woodcock-Velleman	24,653.84	Greenspaces	Feb 2024: Works yet to be programmed
North	East Barnet	2023/24	22/01/2024	Oak Hill Park car park measures	Simon Radford	33,187.56	Greenspaces	Feb 2024: Works yet to be programmed

Area Committee North – CIL schemes open (Highways)

Area	Ward	Financial Year	Committee Date	Scheme Description	Ward Member	Budget Allocation £	Delivery Service	Commentary
North	Mill Hill	2016/20	26/10/2016	Pursley Road/Bunns Lane/Page Street - Feasibility Study	Val Duschinsky	10,000.00	Highways	Modelling complete (under LIP) Design and Implementation to be priced up and COD to be produced for additional funding. Dec 23: COD drafted and under review prior to submission Feb 24: COD under final review
North	Mill Hill	2020/21	01/09/2020	Poets Corner - Parking Consultation	Committee Report	5,000.00	Highways	Consultation to commence in October. Dec 23: Consultation in Progress commenced end of November. Expected completion Jan 24 Feb 24: Consultation complete. No objections received
North	Mill Hill	2020/21	15/09/2020	Lawrence Street / Holcombe Hill - Junction improvements	Committee Report	24,750.00	Highways	Additional works have been identified by Highways Parking Team and a separate Road Safety request to be raised for additional funds and to be aligned with this scheme. Dec 23: Meeting with Cllrs required to review design and confirm next steps (scheduled for new year) Feb 24: Proposals summary to be issued to Cllrs
North	Mill Hill	2021/22	28/06/2021	High Street, NW7	Residents Forum	48,635.00	Highways	Chief Officer Decision (COD) to be drafted with the recommendation that we don't proceed with the one way but there are certain measures, junction improvements to be implemented. Highways Parking Team have engaged with Cllrs and identified additional works in the area. COD to be amended to incorporate these additional works. To be submitted in September. Dec 23: COD approved with new scope of works. Design is complete and consultation planned January 24. Expected completion Mar 24 Feb 24: Consultation in Progress. We have received many objections so results to be analysed and meeting to be set up with Ward Cllrs. Due to objections a will now complete in Q1
North	Whetstone	2023/24	22/06/2023	Public bike repair stands	Ella Rose	16,847.00	Highways	Site visit with contractor scheduled for w/c 29 Aug Dec 23: Site visit arranged with contractor for w/c 15 Jan to confirm locations Feb 23: Locations confirmed awaiting programmed dates from contractor. Expected completion Mar 24
North	Totteridge & Woodside	2023/24	14/09/2023	Woodside Park Bench	Alison Cornelius	2,000.00	Highways	Dec 23: Site visit to taken w/c 8 Jan and orders to be raised. Estimated completion Mar 24 UPDATE TO FOLLOW
North	East Barnet	2023/24	14/09/2023	New signs for East Barnet village	Edith David	3,095.12	Highways	Dec 23: Highways officers to liaise with market traders to agree scope location and design. UPDATE TO FOLLOW

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AREA COMMITTEE North

Road Safety & Parking (RS&P) – Budget & Scheme Update

14th March 2024



Road Safety & Parking – Budget Update

	2021/22	2022/23	2023/24
Budget Allocation	500,000	477,425	1,230,595

Allocations			
West	130,400	45,045	421,563
North	201,810	170,508	303,136
East	140,365	243,179	534,960
Total Allocations	472,575	458,732	1,259,660

Completed schemes			
Underspends		12,173	45,370
Overspends	-	270	15,223
Net	-	11,902	30,147

Budget Remaining	27,425	30,595	1,082
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Road Safety & Parking Schemes – North

Ward	Financial Year	Scheme Description	Ward Member	Budget Allocation £	Commentary
Barnet Vale	2022/23	Lyonsdown Road	Petition	3,000	COD Drafted awaiting final review before submission Dec 23: Final amendments being made to the COD. Expected to be submitted for approval in Q4 Feb 24: COD to be completed end of Mar
Brunswick Park	2023/24	Hampden Way	Raised by Highways	52,826	Feb 24: In Progress Completion expected Q1
East Barnet / Barnet Vale	2021/22	Longmore Avenue Speed Survey	Former Councillor Thomas Smith	2,000	COD Drafted awaiting final review before submission Dec 23: Amendments made and issued internally for final review. Estimated completion Q4 Feb 24: COD to be submitted for approval by end of Feb
Edgware / Edgwarebury	2021/22	Edgwarebury Lane Impl	Committee Report	9,863	Scheme Complete
Friern Barnet / Woodhouse	2023/24	Friern Barnet Lane - Feasibility	N/A	27,500	Funding agreed in Jul 23. Estimated completion Q4 Dec 23: Surveys now complete. Data to be analysed and final report to be produced. Estimated completion Q4 Feb 24: Design in Progress. Estimated completion Apr 24
High Barnet	2023/24	Sunset View & Christchurch Lane EN5	Cllr Whysall	3,450	Dec 23: Consultation in Progress. estimated completion Mar 24 Feb 24: Implementation package produced. Expected completion Mar 24
High Barnet / Underhill	2021/22	Barnet Hospital CPZ implem	Committee Report	63,991	Came into operation 25 July 2022 (experimental). Ongoing engagement with the hospital and residents to finalise modifications prior to being made perm. Estimated completion October 23. Dec 23: CPZ was made permanent in November. Modifications required on Quinta Drive (outside Quinta Stores). Consultation planned for Jan 24 estimated completion Mar 24. Scheme will remain open until modifications complete Feb 24: Consultation complete. Implementation package to be produced. Estimated completion Mar 24
Mill Hill	2022/23	Millway - Parking review Implementation	Report	6,051	Objections received for the relocation of disabled bays. Engaged with Ward Cllr and new location has been agreed. Confirmation needed if confirm if an additional consultation required, if this this will be planned for Sept Dec 23: Disabled bay relocation remaining. Additional scope of work raised for motorcycle parking. Consultation in progress. Expected completion Mar 24 Feb 24: Consultation complete. COD to be produced completion now expected early Q1
Mill Hill	2023/24	Dollis Road Implementation	RSP COD	78,200	Funding agreed in Jul 23. Design to be completed in Q4 Dec 23: agreed Consultation to commence on 14 Dec to align with LIP scheme. Design to be completed by Q4. Overall completion planned for Q1 Feb 24: Consultation Complete. Results being analysed and COD to be produced
Mill Hill	2023/24	Tretawn Gardens / Marsh Hill	Resident at Committee	7,000	New Scheme approved. To be programmed in Jan 24 Dec 23: In Progress, finalising surveys required before we proceed Feb 24: Site visit undertaken proposals being prepared and includes speed survey to also be commissioned in Apr 24
Mill Hill	2023/24	Lawrence Hill (Old Forge)	Cllr Duschinsky	9,530	Dec 23: Design complete. Consultation in progress. Expected completion Mar 24 Feb 24: Design complete. Implementation to be aligned with Lawrence Hill Area Scheme

Caring for people, our places and the planet

Road Safety & Parking Schemes – North

Ward	Financial Year	Scheme Description	Ward Member	Budget Allocation £	Commentary
Totteridge & Woodside	2023/24	Frith Lane - Implementation	RSP COD	70,600	Funding agreed in Jul 23. Estimated completion Q1 24/25 Dec 23: Detailed design in progress. Estimated completion Q1 24/25 Feb 24: Implementation package produced. Works to be programmed in Q1
Totteridge & Woodside	2023/24	Woodside Lane	Cllrs Cornelius and Stock	8,070	Surveys completed. Data to be analysed and consultation to be in scheduled for October Dec 23: Consultation complete analysing results. Estimated completion Q4 Feb 24: Implementation package produced. Awaiting programmed dates
Underhill	2022/23	Ark Academy Pedestrian Crossing	Raised by School	60,000	Site visit undertaken with Contractor and lighting team. A new location has been suggested and additional surveys are required. Pedestrian survey to be completed on new location along with Road Safety Audits on both locations. Surveys to be completed in September Dates to be confirmed Dec 23: Surveys completed, and location agreed. Officers will amend the proposals based on survey finding. Once proposals are developed RSA stage 1 will be carried out. Completion Mar 24 Feb 24: Implementation package produced. site visit needed with contractors to agree dates
Whetstone	2022/23	Proposed Parking Surveys in Manus Way, Blakeney Close and St. Margarets Avenue	N/A	16,650	LBB Parking asked that the consultation be put on hold as they want to review this scheme with CPZ Programme. However, safety measures on St Margaret's Road will be treated separate from the CPZ. Consultation commenced and to complete in Aug Dec 23: Consultation for St Margaret's Road complete and Implementation package to be produced. Estimated completion Mar 24 Feb 24: With contractor. estimated completion Mar 24
Whetstone	2023/24	Totteridge Lane Crossing - Feasibility	Cllr Woodcock-Velleman	9,200	Dec 23: Surveys commissioned and will be undertaken before Christmas. Estimated completion Q4 Feb 24: Topo Survey and Road Safety Audit for Zebra Crossing to be undertaken. Estimated completion now Q1
Whetstone	2023/24	Speeding on Chandos Avenue	Cllr Rose	2,000	Dec 23: Surveys complete awaiting data to be analysed. Estimated completion Q4 Feb 24: COD being finalised for submission in Mar 24
Whetstone	2023/24	All Saints School - Parking on Myddelton Park N20	Raised by School	2,735	Dec 23: New scheme approved. To be programmed end of Jan 24 Feb 24: Surveys commissioned, awaiting dates but expected to take place in Mar 24
Whetstone	2023/24	York Way / Manor Drive N20 One Way & 20mph	Former Councillor Sachin Rajput	96,200	Dec 23: New scheme approved. To be programmed in Feb 24 Feb 24: Consultation package to be prepared. Dates to be agreed but expected to commence in Mar/Apr

Road Safety & Parking Schemes – West

Ward	Financial Year	Scheme Description	Ward Member	Budget Allocation £	Commentary
Burnt Oak	2022/23	Blundell Road	Cllr Conway/ Cllr K. Gurung	15,000	Scheme now assigned. Estimated completion Q4 Dec 23: Surveys now complete. Data to be analysed and final report to be produced. Estimated completion Q4 Feb 24: COD to be completed end of Mar
Burnt Oak	2023/24	Montrose Avenue	Cllr Conway	3,000	Feb 24: New Scheme to be programmed in Mar 24
Childs Hill	2023/24	Fernside (Traffic Movement Count)	Cllr Perlberg	4,000	Surveys complete, Data received and being analysed. COD to Drafted with results. Estimated completion Q3 Dec 23: Now planned to be drafted in Q4 Feb 24: COD submitted and approved. Funding to be reviewed as part of the 24/25 allocation
Childs Hill	2023/24	Crewys Road and Cricklewood Lane (Speed Survey only)	Cllr Young	5,000	Funding agreed in Jul 23. Estimated completion Q1 24/25 Dec 23: Surveys now complete. Data to be analysed and final report to be produced. Estimated completion Q1 Feb 24: Survey data has been analysed and proposals being developed. Estimated completion Q1
Childs Hill	2023/24	North End Road	Cllr Conway	4,050	New Scheme to be programmed Dec 23: Surveys complete. Data received and report drafted for final review Feb 24: COD to be completed in Mar 24
Childs Hill	2023/24	Finchley Road - Implementation	Cllr Clarke	73,800	Dec 23: Design in Progress. Consultation to commence on 18 Jan 24 Feb 24: Consultation complete and objections received. COD to be produced
Childs Hill	2023/24	The Groves - Implementation	Cllr Clarke	26,800	Feb 24: Consultation package produced. Consultation planned to commence in Mar 24
Childs Hill	2023/24	Pattison Road	Cllr Innocenti	5,000	Feb 24: New Scheme to be programmed in Mar 24
Childs Hill / Cricklewood	2023/24	Cricklewood Lane - Implementation	RSP COD	19,500	Funding agreed in Jul 23. Estimated completion Q4 Dec 23: Design in progress, Implementation package produced Feb 24: Feb 24: Implementation package to be finalised early Apr 24
Colindale North	2021/22	Saracens School	Cllr Narenthira	8,000	This has been identified as a 20 mph scheme. COD to be finalised once budget has been agreed Dec 23: agreed to progress COD which will be ready for submission in Jan 24 Feb 24: COD to be completed by end of Mar 24
Colindale South	2021/22	Rushgrove Ave	Cllr Narenthira	15,000	Funding for additional scope agreed in Jul 23 to finalise feasibility design and small implementation measures Dec 23: in Progress. Estimated completion Q4 Feb 24: COD drafted under final review for submission in Mar

Road Safety & Parking Schemes – West

Ward	Financial Year	Scheme Description	Ward Member	Budget Allocation £	Commentary
Edgware	2023/24	Deans Way - implementation	Cllr Mearing-Smith	72,750	Dec 23: Funding now agreed. Scheme to be programmed Feb 24: Consultation package being produced and expected to commence in Apr 24
Edgware	2023/24	Selvage Lane	Cllr Mearing-Smith	15,000	Dec 23: In Progress. Site visit completed Surveys to be commissioned in Jan. Overall completion Mar 24 Feb 24: Surveys complete. COD to be produced for approval in Mar 24 in
Edgware / Edgwarebury	2021/22	Edgwarebury Lane Impl	Committee Report	9,863	Presentation issued to Cllrs informing them proposed next steps. Awaiting member feedback before COD submission. Dec 23: COD approved and agreed to implement Slow markings. Implementation package produced and awaiting dates from contractor. Estimated completion Feb 24 Scheme Complete
Hendon	2023/24	Greyhound Hill - Sunnyfields Primary School (crossing)	Cllr Shooter	10,000	New Scheme to be Programmed Dec 23: Surveys now complete. Data to be analysed and final report to be produced. Estimated completion Q1 Feb 24: Survey data has been analysed and proposals being developed. Estimated completion Q1
West Hendon	2021/22	Allington Road/ Sevington, Vivian Avenue/Elliot Road - OD Survey	Former Councillor Saira Don	22,500	Additional funding for new Feasibility agreed in Jul 23 for full feasibility following initial surveys. Estimated completion Q4. Dec 23: Additional surveys undertaken. Planned completion Jan 24 Feb 23: Surveys complete. Results being analysed and report to be produced
West Hendon	2023/24	Cool Oak Lane - Implementation	Cllr Narenthira	100,000	Funding agreed in Jul 23. Design to be completed in Q4 Dec 23: Consultation commenced in progress. Design to be completed by Q4. Overall completion planned for Q1 Feb 24: Consultation Complete. Results being analysed and COD to be produced
West Hendon	2023/24	West Hendon CPZ	Cllr Ambe	14,500	Engagement with Cllr to agree design. Design in Progress next steps to be programmed Dec 23: Consultation in Progress. Implementation planned for Q2 24/25 Feb 24: Consultation complete. COD produced but Cllrs to agree timings prior to submission

Road Safety & Parking Schemes – East

Ward	Financial Year	Scheme Description	Ward Member	Budget Allocation £	Commentary
Brunswick Park	2021/22	Parkside Gardens Zebra Crossing - design/implementation	Committee Report	43,450	Following meeting with Cllrs. It was agreed Implementation package to be produced over summer. This will be completed and sent to contractor to by end Aug for works to be programmed by contractor. Dec 23: Works complete, just antiskid remaining which will be completed in Feb 24 Feb 23: Zebra Crossing and anti skid complete. request from Greenspaces to reallocate dropped bollard for access to greenspace. to be completed end of Feb
Brunswick Park	2021/22	Osidge Lane Feasibility	Former Councillor Lisa Rutter	8,000	COD approved and an additional funding has been approved to undertake a full feasibility study. Estimated completion Q3 Dec 23: Scheme went on hold as review undertaken to possibly align with other scheme. Now in Progress. Q4 completion Feb 24: Scheme to be aligned with with Exeter Road. Now Q1 completion
Brunswick Park	2022/23	Brunswick Park Speeding	Cllr Lemon	25,000	Scheme assigned. Estimated completion Q4 Dec 23: Surveys now complete. Data to be analysed and final report to be produced. Estimated completion Q4 Feb 24: COD in Progress to be completed by end of Mar
Brunswick Park	2022/23	Osidge Lane DYL request	Cllr Lemon	5,000	Implementation package issued. Awaiting dates from Contractor Dec 23: Estimated completion Q4 Feb 24: awaiting programmed dates for works to commence
Brunswick Park	2023/24	Exeter Road	Cllr Vourou	16,500	Awaiting programmed dates Dec 23: Surveys commissioned - awaiting dates for surveys to commence Feb 24: Surveys completed. Results being analysed
Brunswick Park	2023/24	Cowper Road/The Woodlands	Cllr Lemon	3,500	Dec 23: New scheme approved. To be programmed end of Jan Feb 24: Consultation complete. No objections received. Implementation package to be produced in the new year. Estimated completion Q1
East Finchley	2021/22	Fairlawn Avenue	Cllr Mittra	15,000	Meeting took place with Cllrs and agreed residents engagement required due to size of post. COD to be completed following engagement Dec 23: COD to be drafted for submission in Q4 Feb 24: COD drafted and issued to members prior to approval
East Finchley	2023/24	Hamilton Road	Cllr Mittra	2,000	Dec 23: Surveys complete. Data to be analysed and final report to be produced. Estimated completion Q4 Feb 24: COD to be completed by end of Mar 24
East Finchley	2023/24	East Finchley County Roads	Cllr Moore	19,880	New Scheme approved Aug-23. To be programmed: Dec 23: Speed survey completed and the ANPR surveys to be undertaken in Q4. Both lots of data to be combined for analysis Feb 24: ANPR surveys to now be commissioned in Apr 24
Finchley Church End	2022/23	School Streets St Mary's	Cllr Grocock	20,326	Presentation being prepared for Cllrs for the School Street and CPZ proposals Dec 23: Meeting took place with members at end of Nov. confirmed to progress with school street measures and roundabout with CPZ measures to progress separately . Consultation and design to be completed in Q4. Overall completion Q1 Feb 23: Consultation commenced 19 Feb
Finchley Church End	2023/24	Hendon Lane - Pardes House	Cllr D Cohen & Cllr Grocock	17,720	Parking Surveys complete. Results to be reviewed and agree next steps and funding Dec 23: Review to be undertaken in Jan 24 Feb 24: Funding received to undertake full Feasibility. To be Programmed
Finchley Church End	2023/24	Finchley Reform Synagogue - Bollards and Waiting restriction	Raised by Highways	13,000	Dec 23: Consultation in Progress. Estimated completion Q4 Feb 24: Consultation complete. Implementation Package produced.

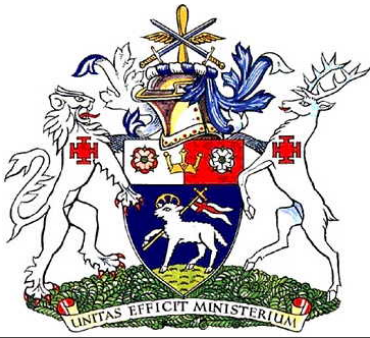
Road Safety & Parking Schemes – East

Ward	Financial Year	Scheme Description	Ward Member	Budget Allocation £	Commentary
Friern Barnet	2021/22	Sutton Road, Wilton Road and Halliwick Road.	Cllr Coakley-Webb	14,000	COD approved and additional funding has been assigned for full feasibility Dec 23: In progress. Estimated completion Q4 Feb 24: COD being finalised for submission in Mar 24
Friern Barnet	2023/24	Trott Road	Cllr Coakley Webb	7,500	Dec 23: Speed survey complete awaiting data for analysis. COD to be completed by February Feb 24: COD being finalised and to be completed in Mar 24
Garden Suburb	2021/22	Hampstead Way / Meadway	Committee Report	39,860	Aligned with LIP scheme. Implementation package issued. Awaiting programmed dates from contractor Dec 23: Delayed start to works due to issues with utilities. Works now programmed to commence on 8 Jan to complete Feb 24 Feb 24: Majority of works complete, just roadmarking outstanding which will be aligned with resurfacing works planned for the area
Garden Suburb	2022/23	Lyttelton Road N2 Parking Survey (CPZ)	Raised by Highways	13,625	Additional locations are to be included within the statutory consultation. COD to be drafted to approve these location and consultation to commence in Sept Dec 23: Consultation planned to commence in Jan 24 and to complete Mar 24 Feb 24: Consultation complete and objections received. COD to be completed by end of Feb. Implementation package to be produced. Estimated completion Mar 24
Garden Suburb	2022/23	Addison Way/Oakwood Road	Cllr Mire	2,500	Implementation package issued. Still awaiting programmed dates from contractor Dec 23: Planned implementation Mar 24 Feb 24: Implementation package produced. Planned completion Mar 24
Garden Suburb	2023/24	Bishops Avenue	Cllr Mire	9,000	Scheme to be Programmed in September Dec 23: Consultation Complete. Liaison with TfL required before we move to implementation. Estimated completion Feb 24: Scheme complete
Garden Suburb	2023/24	Kingsley Way	Former Councillor John Marshall	42,000	New Scheme to be Programmed Dec 23: Consultation planned to commence in Jan 24 Estimation completion Q2 2024/25 Feb 24: Proposals amended following site visit. COD to be produced with amended proposals prior to consultation
Garden Suburb	2023/24	Northway	Cllr Grover & Cllr Mire	6,900	Dec 23: Locations for surveys identified and surveys commissioned. Awaiting dates for surveys to commence. Estimated completion Q1 Feb 24: Parking Surveys complete. Consultation planned to commence in Mar. Estimated completion Q1
Garden Suburb	2023/24	Meadway	Raised at Committee	5,000	Dec 23: New scheme approved. To be programmed end of Jan 24 Feb 24: Consultation objections. Results are currently being analysed and COD to be produced. Estimated completion Q1
Garden Suburb/East Finchley	2022/23	Deansway	Cllr Grover	15,000	Assigned to third party. Estimated completion Q4 Dec 23: Dec 23: Surveys now complete. Data to be analysed and final report to be produced. Estimated completion Q4 Feb 23: COD to be completed by Mar 24
Golders Green	2022/23	Decoy Ave - Feasibility	Cllr D Cohen	11,970	This has been identified as a 20 mph scheme. COD to be finalised once budget has been agreed Dec 23: Engagement with Cllrs to review proposals prior to submission. Feb 23: COD to be completed by Mar 24
Golders Green	2022/23	Wentworth Road - Traffic Surveys	Cllr D Cohen	5,000	COD Drafted awaiting final review before submission Dec 23: Final amendments being made to the COD. To be submitted for approval in Jan 24 Feb 24: Scheme complete. COD submitted and approved

Road Safety & Parking Schemes – East

Ward	Financial Year	Scheme Description	Ward Member	Budget Allocation £	Commentary
Golders Green	2022/23	Decoy Ave - Feasibility	Cllr D Cohen	11,970	This has been identified as a 20 mph scheme. COD to be finalised once budget has been agreed Dec 23: Engagement with Cllrs to review proposals prior to submission. Feb 23: COD to be completed by Mar 24
Golders Green	2022/23	Wentworth Road - Traffic Surveys	Cllr D Cohen	5,000	COD Drafted awaiting final review before submission Dec 23: Final amendments being made to the COD. To be submitted for approval in Jan 24 Feb 24: Scheme complete. COD submitted and approved
Golders Green	2023/24	The Drive - School Keep Clear	Cllr Cohen	5,820	Parking Surveys required before works can commence. Survey quotes received and to commence after school summer holidays in Sept Dec 23: Parking Surveys now complete and data received. Consultation planned for Jan 24 completion Mar 24 Feb 24: Consultation complete with results being analysed. Implementation package to now be produced in Apr 24
Golders Green	2023/24	Wentworth Road	Cllr D Cohen	40,000	Dec 23: Scheme to commence in Jan 24. Consultation and Design planned to complete by Mar 24 Feb 24: Consultation complete. Results being analysed. Estimated completion Q1
Golders Green	2023/24	Highfield Ave - Implementation	Cllr D Cohen	118,000	Dec 23: Design in Progress. Consultation package to be produced and date to be agreed Feb 24: Consultation complete. Results being analysed. Estimated completion Q1
Golders Green	2023/24	Sneath Ave - Feasibility	Cllr D Cohen	15,000	Feb 24: Surveys commissioned and will take place w/c 4 Mar
West Finchley	2022/23	Fursby Avenue/Argyle Road	Cllr Rich	10,300	COD Drafted awaiting final review before submission Dec 23: COD to be submitted for approval in Jan 24 Feb 24: COD approved in Jan 24
West Finchley	2023/24	Long Lane / Oakfield Road N3	Cllr Rich	12,000	Assigned to Engineer. To commence in October Dec 23: Surveys to be commissioned in Jan 24. Overall completion Mar 24 Feb 24: COD to be drafted for approval in Mar 24
West Finchley	2023/24	Gainsborough		13,000	New Scheme to be Programmed Dec 23: Surveys now complete. Data to be analysed and final report to be produced. Estimated completion Q4 Feb 24: Design complete. Meeting to be set up with residents
West Finchley	2023/24	Hamilton Way	Cllrs Rich/Houston	1,100	Dec 23: Implementation package to be produced. Estimated completion Mar 24 Feb 24: Implementation package to be produced early Apr 24
West Finchley	2023/24	Fursby Avenue / Argyle Road - Implementation	RSP Prioritisation	46,000	Dec 23: Scheme to commence in Jan 24. Consultation and Design planned to complete by Mar 24 Feb 24: Consultation In Progress
Woodhouse	2023/24	Torrington Park / Woodhouse Road / Castle Road Implementation	RSP Prioritisation	205,000	New Scheme approved Sep-23. To be programmed Dec 23: Scheme to commence. Consultation and Design planned to complete by Q4 Feb 24: Design in progress due to amendments to the design consultation will now commence in Q1
Woodhouse	2023/24	Summerside School / Fallowfields	Cllr Cooke	15,000	Feb 24: New Scheme to be programmed in Mar 24

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North Area Committee

14th March 2024

Title	Members Items – Applications for Neighbourhood Community Infrastructure Levy (NCIL) Funding
Date of meeting	14/03/2024
Report of	Madeleine Herbert – NCIL Coordinator, Customer & Place
Wards	Barnet Vale, East Barnet, Edgwarebury, High Barnet, Totteridge & Woodside, Underhill, Mill Hill and Whetstone
Status	Public
Urgent	No
Appendices	Appendix A – Members NCIL Applications
Officer Contact Details	Madeleine Herbert – NCIL Coordinator, Customer & Place Contact: Madeleine.Herbert@barnet.gov.uk

Summary

This report informs the Area Committee that the applications listed under section 1 for Neighbourhood CIL funding have been submitted. The Committee are requested to consider the information highlighted within this report and decide on its desired course of action in accordance with its powers.

Recommendations

1. That the Area Committee consider the requests as highlighted in section 1 of the report.
2. That the Area Committee decide whether it wishes to:
 - a. award funding (either fully or partially) and any conditions attached and note the implications to the Committee’s NCIL funding budget;
 - b. defer the application for funding for further information, giving reasons; or
 - c. reject the application, giving reasons.

1. Reasons for the Recommendations

1.1 Applications for funding from the Committee's allocated NCIL budget have been raised. The summary of the applications is in the table below, and the detailed applications are in Appendix 1:

1.2

Ward	Scheme Description	Ward Member	Budget Allocation £
High Barnet	Repairs to organ in St John the Baptist Church	Cllr Paul Edwards	£83,000
High Barnet	Rebuilding Monken Hadley Community Hall	Cllr Emma Whysall	£200,000
Mill Hill	Play Area in Mill Hill Park	Cllr Val Duschinsky	£34,700
East Barnet	East Barnet Festival	Cllr Edith David	£5,000

1.3 The Committee is requested to decide in respect of each application submitted by Ward Members for Neighbourhood CIL Funding, in line with its terms of reference set out in Article 7 of the Council's Constitution.

1.4 Community Infrastructure Levy (CIL) is a planning charge that was introduced by the Planning Act 2008 Part II to help deliver infrastructure to support the development in an area. CIL is a standard charge collected from developers on a rate per square metre basis and the funds raised are spent on infrastructure to support the development of an area. Part of CIL funding is allocated to the Neighbourhood Portion and managed by the three Area Committees: West, East and North.

2. Alternative Options Considered and Not Recommended

2.1 Members of the Council are able to submit applications for Neighbourhood CIL funding to the Area Committee via Members' Items. As a result, the Committee are requested to consider and determine the applications submitted by Ward Members. Therefore, no other recommendation is provided from Officers.

3. Post Decision Implementation

3.1 Post decision implementation depends on the decision taken by the Committee, and the assessing officer's recommendation.

4. Corporate Priorities, Performance and Other Considerations

Corporate Plan

4.1 CIL in a mechanism whereby the council can care for its People, Places and Planet, and to be a council that is effective and engaged with residents

Corporate Performance / Outcome Measures

4.2 None in this context

Sustainability

- 4.3 There are no direct environmental implications from noting the recommendations. Implementing the recommendations in the report will lead to a positive impact on the Council's carbon and ecology impact, or at least it is neutral.

Corporate Parenting

- 4.4 None in the context of this report.

Risk Management

- 4.5 None in the context of this report

Insight

- 4.6 The Committee may wish to utilise the CIL funding priorities agreed by the Area Committee as a guide towards determining an application. Officers will work on collating key information to assist Members in reviewing priorities including infrastructure needs by area and insight data.

Social Value

- 4.7 Requests for Area Committee budget funding provides an avenue for Members to give consideration to funding requests which may have added social value.

5. Resource Implications (Finance and Value for Money, Procurement, Staffing, IT and Property)

- 5.1 An annual allocation of £1.8m is made to Area Committees from 2023/24

- 5.2 North Area committee has £351,073 to allocate to new schemes for March 2024.

6. Legal Implications and Constitution References

6.1 CIL is a planning charge that was introduced by the Planning Act 2008 Part II to help deliver infrastructure to support the development in an area. It came into force on 6 April 2010 through the Community Infrastructure Levy Regulations 2010 as amended ("the Regulations"). Section 216(2) of the Planning Act 2008 lists some examples of infrastructure which CIL can fund. i.e. roads and other transport facilities, flood defences, schools and other educational facilities, medical facilities, sporting and recreation facilities and open spaces.

6.2 On 1 September 2019, the Regulations were amended under The Community Infrastructure Levy (Amendment) (England) (No.2) Regulations 2019 ("2019 Regulation"). Part 10A of the 2019 Regulation requires the Council to publish "annual CIL rate summary" and "annual infrastructure funding statements". These statements replaced previous Regulation 123 lists. The "annual infrastructure funding statement" must include a number of matters listed in the new Schedule 2 including details of how much money has been raised through developer contributions and how it has been spent. Both the "annual rate CIL summary" and the "annual infrastructure funding statement" must be published on the Council's websites at least once a year.

6.3 The Localism Act 2011 introduced requirements that a 'meaningful proportion' of CIL income is allocated to parish councils to support their neighbourhood infrastructure requirements. Under Regulation 59A(5) of the Community Infrastructure Levy Regulations 2010 (as amended) a charging authority must pass 15 per cent of the relevant CIL receipts

to the parish council for that area; this is limited by Regulation 59A(7) to a cap of £100 per dwelling in the area of the Local Council.

6.4 Regulation 59F enables a similar application of CIL receipts in cases where, as in Barnet, a charging authority does not have a local council structure, the local or neighbourhood CIL is passed to Area Committees.

6.5 Under the Regulations, regulation 59F(3) prescribes how the neighbourhood CIL may be used in these circumstances and provides that it may use the CIL to support the development of the relevant area by funding:

6.5.1 The provision, improvement, replacement, operation or maintenance of infrastructure: or

6.5.2 Anything else that is concerned with addressing the demands that development places on an area.

7 Consultation

7.5 Members will be encouraged to engage residents and community groups in their wards to raise awareness of Area Committees and the opportunities they provide for delivering community-led improvements to their local areas. Officers will also work with their community networks to promote the Area Committees.

7.6 Members consult with Area Committee Lead Officers at an early stage on CIL Funding applications and where relevant with other departments and services. This will enable as much supporting information as possible to be included with applications to enable committees to make an informed decision. Applications where limited or no consultation has taken place are likely to be deferred or rejected by committees. This information will enable committees to make informed decisions. There is no prescribed format for supporting information, but it is recommended that it is sufficient for the committee to make an informed decision.

8 Equalities and Diversity

8.1 Requests for Funding allow Members of a Committee to bring a wide range of issues to the attention of a committee in accordance with the Council's Constitution. All of these issues must be considered for their equalities and diversity implications.

8.2 The Equality Act 2010 outlines the provisions of the Public Sector Equalities Duty which requires Public Bodies to have due regard to the need to:

8.2.1 Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Equality Act 2010.

8.2.2 Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it.

8.2.3 Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

8.2.4 Relevant protected characteristics are: age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex, sexual orientation.

8.2.5 The broad purpose of this duty is to integrate considerations of equality into day-to-day business and keep them under review in decision-making, the design policies and the delivery of services.

Background Papers


- 9.1 Policy & Resources Committee, 9th December 2021
<https://barnet.moderngov.co.uk/documents/b37871/Supplementary%20agenda-%20Business%20Planning%2009th-Dec-2021%2019.00%20Policy%20and%20Resources%20Committee.pdf?T=9>
- 9.2 Annual Council, 24th May 2022
<https://barnet.moderngov.co.uk/ieListDocuments.aspx?CId=141&MId=10840&Ver=4>
- 9.3 Policy & Resources Committee, 8th June 2022 [A4 Letterhead \(moderngov.co.uk\)](#)
- 9.4 NCIL Consultation - Barnet, 3rd August 2022 [Neighbourhood Community Infrastructure Levy \(NCIL\) consultation | Engage Barnet](#)
- 9.5 Policy & Resources Committee, 22nd February 2022, Area Committees (Consultation & Equalities Impact Assessment)
<https://barnet.moderngov.co.uk/ieListDocuments.aspx?CId=692&MId=11162&Ver=4>
- 9.6 Council, 28th February 2022, Corporate Plan
<https://barnet.moderngov.co.uk/ieListDocuments.aspx?CId=162&MId=11170&Ver=4>

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MEMBERS CIL FUNDING REQUEST FORM

Each section has guidance within it to assist you in filling this form out. Please delete this information once you have completed each section. All sections must be completed.

- Relevant internal officers informed 2 months prior to committee
- Residents consulted
- All sections of Member CIL funding request complete

AREA COMMITTEE – MEMBERS CIL FUNDING REQUEST	
MEMBER	Edwards
DATE	21-2-24
WARD	High Barnet
cross-ward applications	<i>{Please outline the additional wards and provide the Member(s) endorsement}</i>
SCHEME SUMMARY	
<i>Renovating the organ in the St John the Baptists church.</i>	
	

The organ is in urgent need of repair – the below images indicate some of the elements that require overdue attention in this organ.



Collapsed resonators Great 8'
Tromba



Some of the many damaged and bent pipes on Choir

Funding Request (£)	£83,000 (50% of the cost)
CIL Eligibility	<p>The scheme is supported by Ward member Emma Whysall. It falls within the priorities of the Area Committee, which is seeking to establish culture as a priority for the development of Barnet. St. John the Baptist Church is a community centre which has capacity for 500 people, and which provides regular musical concerts and opportunities for performance which are both religious and non-religious in nature. The scheme is located within the centre of Barnet High Street, and offers wide community benefit, as supported by the detail given below, as well as by numerous letters in support of the scheme which are attached. The scheme supports the development of Barnet, as an improvement of a key piece of cultural infrastructure, a historic Hill organ, the loss of</p>

	<p>function of which would be a great loss to the community. The scheme does not relate to political or lobbying activities, nor does it benefit any individual counsellor.</p> <p>The group submitting the application is St. John the Baptist Church of England Church, which is part of the Diocese of St. Albans, and the Church of England. It is a not-for-profit organisation, registered as a charity (RCN: 1130743.) This scheme has been subject to rigorous financial assessment, which has included hiring the services of Paul Hale, an organ specialist, who has independently assessed every quote. All spending decisions are subject to majority vote of the church council, which is elected annually by members of the St. John the Baptist Electoral Roll.</p>
<p>Area Committee priorities</p>	<p>The Council is currently establishing a Cultural Strategy for Barnet – and our faith centres are key to the culture of our borough. In Chipping Barnet St John’s is a key cultural hub and refurbishing the organ ensures that not only will the spiritual work of the Church be able to continue for many years to come but it can remain the heart of our town.</p>
<p>Who will deliver the scheme</p>	<p>Henry Groves & Son Ltd</p>
<p>Community Grants <i>(if applicable please confirm this is included with the application)</i></p>	<p>Yes</p>
<p>Feasibility Study only</p>	<p>No</p>
<p>BUDGET & DELIVERY</p>	
<p>The total cost of the scheme is £137, 770 + VAT at 20%, equal to £27, 554. This has been provided by Henry Groves & Sons Ltd, in the quote dated 17-08-23, which continues to be up to date. This quote is attached, and provides an itemised breakdown of the work to be completed.</p> <p>Quotes are also attached from GO Organs, which quoted £193, 620.00, and Mander Organ Builder, which quoted £389, 770.</p>	

Quotes provided with the application	Please see attached quotes from Henry Groves & Son Ltd, GO Organs, and Mander Organ Builders.
Timescale for delivery	The organ renovation will take 6 months to complete, with a provisional start date of October, 2024.
Council Service Delivery	N/A
Dependencies/Risks	This work will require the organ to be unplayable for roughly 3 months. The church also has a grand piano which can be used as a temporary replacement for some of the services which the organ provides, and the church is exploring hiring an electronic organ for the period to provide for services which cannot be provided the piano.

VALUE FOR MONEY

The Church have sought several quotes, some nearing £250,000.0. At the advice of the Diocese of St. Albans, they engaged organ Specialist Paul Hale, who after a site visit and an extensive report has advised them on the work required and the quotes that had been obtained. Paul Hale has advised on the organs at Manchester and Newcastle Cathedrals. At his advice Jonathan Wallace of Henry Groves & Son was asked to provide a fourth quote which was for £137,000.00 plus VAT. Paul Hale also advised on this quote, against the others provided, all of which had seen the report which Paul wrote. On Paul Hale's advice, the Church Council prefers the quote of Henry Groves & Son.

The Church has raised funds by selling historic assets in the form of property. This has helped to liquidise assets, and was undertaken following financial advice from Lonsdale. There are other major works needed to the church, particularly upcoming repair works for outer church masonry, and works on the western doors of the church. The proceeds from the sale of assets must at once pay for required work, and also provide regular income through reinvestment. The church has annual outgoings which require a substantial reinvestment and annual drawdown of interest, to provide for the lost income of previously owned assets, if it is to remain financially stable.

The church has also begun local community fundraising, and regularly receives donations from the local community in support of funding the scheme. As well as local donations, the church has begun a 'Sponsor a Pipe' campaign, run a coffee morning, and is planning a quiz evening to support fundraising.

Repairing an organ is not just a once in a generation endeavour but one in many generations – further repairs will not be required for 50-70 years, as attested to by Paul Hale.

No ongoing revenue costs

Repairing the organ as per this scheme will not require any additional revenue, as the work will be sufficient for 50-70 years.

COMMUNITY BENEFITS

St John's is the heart of Chipping Barnet town, the chapel has existed in Chipping Barnet Town since approximately the 1250s.

As the Church is the heart of the town, the organ is the heart of the Church.

The Church Organ needs urgent and major refurbishment to safeguard it for the future, as many components of the organ are beginning to fail.

The organ is amongst the most significant aspects of St. John the Baptist Church. It was constructed by William Hill in 1884. It is used extremely regularly by the worshipping community at St. John the Baptist at services throughout every week of the year.

However, it is more importantly a community asset, a central element of one of Barnet's most historic buildings, and a key part of innumerable community and civic functions. Civic events include the large Barnet Remembrance Sunday event, the Community Carol Services at Barnet Christmas Fayre, and community services and events at Christmas and Easter.

Many local schools use the organ as an irreplaceable element of their school services, coming to use the church partly for use of the Organ. Schools which hold such services include Queen Elizabeth's Boys, Queen Elizabeth's Girls, Underhill, Lyonsdown, Foulds, St. Catherine's, Summerside Primary, and Haberdashers Girls.

The organ is also used on a weekly basis by local students who are learning to play the organ, and who would not have the opportunity to learn otherwise. The Church has also created 2 organ scholarships with Queen Elizabeth's Boys, which began in January. They aim to create a further 2 scholarships with Queen Elizabeth's Girls, and discussions about this project are underway. These scholarships will be held annually and renewed for as long as the church and schools are willing and able to continue. It is particularly exciting to be creating the opportunity to welcome female students to learn the organ, as women are hugely underrepresented in the classical music world – especially as organists.

The Church is also founding choral scholarships from 2024 - the desire is to create 8 scholarship places for young people to get a musical education – the hope is to particularly encourage underrepresented grounds in the classical world including BAME backgrounds.

The Church holds regular classical concerts open to the community which bring our community together. Amongst these is the major performance of J.S Bach's St. John's Passion by the UK-Japan Choir, supported by the Japanese Embassy in the UK, which takes place in on the 24th March 2024. This is likely to become an annual event, and the organ is essential to these sorts of performances. The Church also hosts the annual High Barnet Chamber Music Festival. The church is seeking to create more opportunities for musical concerts, especially including the organ, but as Joshua Balance (Director of the High Barnet Chamber Music Festival) attests in his attached letter, the proposed organ works are essential for these to continue.

Regular musical events help combat loneliness in our community especially amongst the elderly – given the number of Alms Houses and retirement properties in High Barnet ward this is a particular concern. Musical events are also offered to local care and nursing homes, such as Barnet Grange Nursing home, and provide an important aspect of holistic care for the residents who attend. Musical events are well attended Community events and attract musicians from across the world to play in the unique space that is St John's.

The Church has also fundraised to create the new post of Director of Music and Musical Mission. The postholder will have the purview of creating

more opportunities for local singers and musicians, particularly young people, and particularly from underrepresented groups in classical music, including women and members of the BAME community. The postholder will help to establish the first choir to include women in the church in 150 years, and will provide a range of free services expanding musical education and support for local schools and young people's organisations. The need for support in musical education has been reflected to the church by local schools, and it is has been reflected to the church that students from less advantaged backgrounds enjoy far fewer musical education opportunities. By creating a position which offers free musical education and support, the church is seeking to address this need as it has been expressed in Barnet by individuals and organisations. A key part of this post will be use of the organ as a teaching tool, as well as to allow a variety of music in the church. There are few, if any, places in Barnet which have an instrument of the size and quality of the Hill Organ at St. John the Baptist, and so it is uniquely situated to offer this important support, which has been so warmly welcomed by local schools.

Lead Officer Review – if required	
Lead Officer	
Date	
Assessment & Recommendations	

Area Committee – Neighbourhood CIL Funding Application Form

Title	
Raised by (Councillor):	Whysall
Ward:	High Barnet
Member Request:	St John the Baptist Church Organ
Funding Requested (£):	
<p>In consultation with (e.g. named Officer):</p> <ul style="list-style-type: none"> • Is within the parameters outlined in CIL statutory and regulatory definitions • Falls within the CIL Funding Priorities agreed by the relevant Area Committee • Links to priorities in any existing Council policy or strategy and/or whether any insight and intelligence may support the application • The scheme has considered any potential impact on the Council's Strategic portfolio including those considered for strategic CIL funding • The scheme has no ongoing incremental revenue costs to the Council • That the scheme budget is forecast accurately • That the scheme deliverability has been assessed to ensure it can be resourced and successfully implemented • That the scheme outcomes and benefits have been assessed including benefits for the wider community and/or 	<p>St John's is the heart of Chipping Barnet town, the chapel has existed in Chipping Barnet Town since approximately the 1250s.</p> <p>As the Church is the heart of the town, the organ is the heart of the Church.</p> <p>The Church Organ needs urgent and major refurbishment to safeguard it for the future, as many components of the organ are beginning to fail.</p> <p>The Church have sought several quotes, some nearing £250,000.0. At the advice of the Diocese of St. Albans, they engaged organ Specialist Paul Hale, who after a site visit and an extensive report has advised them on the work required and the quotes that had been obtained. Paul Hale has advised on</p>

<p>including those with protected characteristics under the Equalities Act 2010 And Area Lead Officer (NAME), on (DATE):</p>	<p>the organs at Manchester and Newcastle Cathedrals. At his advice Jonathan Wallace of Henry Groves & Son was asked to provide a fourth quote which was for £132,000.00 plus VAT. Paul Hale also advised on this quote, against the others provided, all of which had seen the report which Paul wrote. On Paul Hale's advice, the Church Council prefers the quote of Henry Groves & Son.</p> <p>The Church has raised funds by selling historic assets in the form of property. This has helped to liquidise assets, and was undertaken following financial advice from Lonsdale. There are other major works needed to the church, particularly upcoming repair works for outer church masonry, and works on the western doors of the church. The proceeds from the sale of assets must at once pay for required work, and also provide regular income through reinvestment. The church has annual outgoings which require a substantial reinvestment and annual drawdown of interest, to provide for the lost income of previously owned assets, if it is to remain financially stable.</p> <p>The organ is amongst the most significant aspects of St. John the Baptist Church. It was constructed by William Hill in 1884. It is used extremely regularly by the worshipping community at St. John the Baptist at services throughout every week of the year.</p> <p>However, it is more importantly a community asset, a central element of one of Barnet's most historic buildings, and a key part of innumerable community and civic functions. Civic events</p>
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	<p>include the large Barnet Remembrance Sunday event, the Community Carol Services at Barnet Christmas Fayre, and community services and events at Christmas and Easter.</p> <p>Many local schools use the organ as an irreplaceable element of their school services, coming to use the church partly for use of the Organ. Schools which hold such services include Queen Elizabeth's Boys, Queen Elizabeth's Girls, Underhill, Lyonsdown, Foulds, St. Catherine's, Summerside Primary, and Haberdashers Girls.</p> <p>The organ is also used on a weekly basis by local students who are learning to play the organ, and who would not have the opportunity to learn otherwise. The Church has also created 2 organ scholarships with Queen Elizabeth's Boys, which began in January. They aim to create a further 2 scholarships with Queen Elizabeth's Girls, and discussions about this project are underway. These scholarships will be held annually and renewed for as long as the church and schools are willing and able to continue. It is particularly exciting to be creating the opportunity to welcome female students to learn the organ, as women are hugely underrepresented in the classical music world – especially as organists.</p> <p>The Church is also founding choral scholarships from 2024 - the desire is to create 8 scholarship places for young people to get a musical education – the hope is to particularly encourage</p>
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Repairing an organ is not just a once in a generation endeavour but one in many generations – further repairs will not be required for 50-70 years, as attested to by Paul Hale.

The Council is currently establishing a Cultural Strategy for Barnet – and our faith centres are key to the culture of our borough. In Chipping Barnet St John's is a key cultural hub and refurbishing the organ ensures that not only will the spiritual work of the Church be able to continue for many years to come but it can remain the heart of our town.

Any additional information (please list any documents here to be published with the agenda, or circulated to the Committee):	Attached are letters of support Martin Russell, Deputy Lieutenant and Joshua Balance, Artistic Director of the High Barnet Chamber Music Festival. Copies of the four quotes obtained



CHURCH OF ENGLAND FLOWER ARRANGERS' ASSOCIATION [CEFAA]

Registered Charity No. 514372

www.cefaa.org.uk

National Chairman

Miss Judith Whalley
109 Brookfield's Road
Birmingham B18 7JA

National Secretary

Mr. Laurie Little
36 Potters Lane
New Barnet, EN5 5BE

National Treasurer

Mrs Sonia Kingsland
6 Palace Road
Bounds Green N11 2PR

muirandlittle@btinternet.com

Mrs. Valsa Kurien, Chair London Branch of CEFAA. 18 Wyburn Avenue, Barnet, EN5 5TG

FUNDRAISING FOR THE PIPE ORGAN AT ST JOHN THE BAPTIST CHURCH

I write as the Chair of the London branch of the Church of England Flower Arrangers Association (CEFAA) and as a regular member of St John the Baptist Church for over 25 years.

Music and flowers form an integral part of worship at St John the Baptist church. The church is a recognized place of community significance in Barnet and CEFAA has a strong presence here. In addition to arranging flowers for Sunday worship and other occasions, CEFAA holds monthly meetings, coffee mornings, floral demonstrations, workshops and flower festivals at the Church, bringing local communities together for fellowship, faith, friendship and developing new skills. We contribute in a limited way to fundraising through these various activities.

St John the Baptist church has a longstanding tradition of providing excellent choral and instrumental music and the training of choristers and organ scholars. The theme of our last Flower Festival was 'Musicals' and music added the ambience to the beautiful flower arrangements by our members from churches across London. A well-functioning organ will contribute greatly to the usability of the space for concerts and festivals and other community events in the future.

The organ which has served us well for many years now requires extensive restorative work. I wholeheartedly support the church's fundraising endeavors for the restoration of the pipe organ so that it can continue to support activities that will benefit communities in Barnet.

Valsa Kurien.

Chair CEFAA London Branch

PAUL R HALE

MA(Oxon) FRCO ARCM FRSCM FGCM FRSA
Accredited Member of the Association of Independent Organ Advisers
Emeritus Cathedral Organist, Southwell
Archbishop of Canterbury's Lambeth "Thomas Cranmer Award" 2017
President, The Organ Club

Organ Consultant

www.PaulHale.org
PaulHale@diaphone.clara.net
01949 836170 / 07974 931057

3 TREFOIL CLOSE
BINGHAM
NOTTINGHAMSHIRE NG13 8TX

Parish Church of St John the Baptist, Chipping Barnet

THE ORGAN

The proposals by Henry Groves & Son

Henry Groves & Son made proposals for the rebuilding of the fine organ in St John's in February 2023. In order to make these proposals, Jonathan Wallace (principal of the firm) made a survey of the organ and studied the detailed Report & Recommendations I had prepared at the church's invitation some weeks beforehand. This was followed by a site meeting at which Jonathan Wallace, the Diocesan Organ Adviser (Andrew Lucas) and I looked in great detail at all that had been proposed, refining some details and arriving at complete agreement about the scheme.

Mr Lucas and I were impressed with the grasp Mr Wallace had of the organ's needs (and the church's), and of the imaginative, practical and sensible manner in which he proposed to address them. He came up with space and cost-saving ideas for the layout and a new, modern wind system, with extremely thorough replacement of all electrical and pneumatic elements, with a convincing console layout of stops and pistons, and with a method of allowing access to the inside of the Swell box, for the proper tuning of the pipes, which has been impossible for decades.

His idea of moving the Choir Organ will prevent the pipes from being damaged by a tuner struggling to get between the Swell and the Choir, and his idea to move the Great Mixture to the other side of the soundboard so it can be tuned from the passageboard is exactly what we had hoped for. An inspired idea was that of lying down some of the large Pedal pipes (currently in the SW corner of the organ) in an area under the Swell box currently occupied by an unnecessary number of bellows. This will create room for tonal egress, for tuning access and for a new chest for the Great Trumpet, which will also be made to draw on the Choir Organ – very useful.

Because there will be a new Choir soundboard with electro-magnetic mechanism, two stops can be used at two pitches each – most useful – and, cleverly, the five ranks making up the ‘Cornet séparée’ can be made to draw as one stop – a 5-rank Cornet – on the Great Organ. In addition, the Choir gains a longed-for Clarinet.

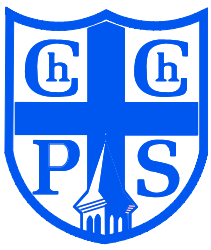
The console will be refitted and refinished in Bideford by Renatus, the UK’s leading independent console maker, so that will be done to the highest standard.

All tendering firms showed competence in their proposals, but in my view, and that of the Diocesan Organ Adviser, the Henry Groves proposals are far and away the most appropriate and imaginative, and also offer much the best value for money.

An example of a recent 3-manual 49-stop organ by Groves not far from Barnet is to be found in St Mary the Virgin, Potters’ Bar, where in 2019 the company restored, reconfigured and installed a three-manual Walker organ from a church in Derby. I supervised the work and Renatus restored the console, so a visit there to inspect the organ, its quality and finish, would be a worthwhile idea.

A handwritten signature in black ink that reads "Paul Hale". Below the signature is a single horizontal line.

8th February 2024



Through God's love, we learn, aspire and achieve; we flourish.

Christ Church CE Primary School

Byng Road, Barnet, Hertfordshire EN5 4NS Telephone 020 8440 2198

Email office@christchurch.barnetmail.net

www.christchurch.barnet.sch.uk

Let us love one another,
because love comes from
God and knows God.
1 John 4:7

Your heart will become
wise. Your mind will delight
in knowledge.
Proverbs 2:10

I have come so that they
may have life and have it to
the full.
John 10:10

7th February 2024

Dear Father Sam

We have heard about your endeavours to renovate the Church organ and would like to add our support to your project.

Christ Church School pupils have been visiting your church for many years and the experience is always such a valuable one. The sense of history in St John's and the tranquil and prayerful environment is unique and enjoyed by all classes from Nursery to Year 6.

Within our school visit, there are always two highlights for the children- the opportunity to toll the bell, which is heard throughout the town and the church organ. It is often the first time children have seen and heard an organ and they marvel at the splendour, size and workings of it and every time they listen to it being played, their excitement is tangible. It is such an opportunity for them to experience first-hand and close up, the music that it brings.

It would be such a pity if the organ, which has been present for so many years, providing generations of children with this historical and special opportunity, was no longer available to our community. It is of significant value and preservation of an historical instrument, such as this, is so important for future families.

We wish you success in gaining the funds you need to maintain this local treasure.

With best wishes

Elena Print

Elena Print

Head Teacher



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To whom it may concern,

Re: St John the Baptist acceptance of Henry Groves organ refurbishment quote.

At the Church Council meeting on May 17th 2023, the committee had a full discussion regarding which quote to accept for the much needed refurbishment of the organ. Subsequent to 4 quotes being gathered in 2022, the Diocese and Neil Daly (organ tuner) had advised that St. John the Baptist Church should employ an organ adviser to look at the organ, and assess the quotes. Paul Hale, an accredited member of the Association of Independent Organ Advisers and with an impressive track record as an organ consultant was duly appointed.

In January 2023 Paul Hale viewed the organ and submitted his report. He advised that 2 of the quotes received should be dismissed. Paul advised that a requote be requested from 'Henry Groves of Nottingham.'

The conclusion of the quoting process was that Paul Hale recommended the quote provided by Jonathan Wallace, Principal of Henry Groves. Their quote was thorough, creative, and offered excellent value for money. Other factors favouring the quote were that Henry Groves employ 4 people, rather than sub-contracting work. Their work is known to be of a high standard, as evidenced by the fine instrument at St. Mary's Church, Potters Bar, and Paul advised that the work done by the firm will last 50 years or longer.

A proposal was put forward to accept the Henry Groves quote. This proposal passed unanimously.

Yours Faithfully,

DCC Secretary

Team Vicar, St John the Baptist Church.

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BARNET & MUSEUM LOCAL HISTORY SOCIETY

31 Wood Street, Barnet, EN5 4BE

Patron: Martin H.C. Russell MBE, DL
Representative Deputy Lieutenant for the London Borough of Barnet

12th February 2024

Dear Fr Rossiter-Peters

ST JOHN THE BAPTIST CHURCH ORGAN

Thank you for contacting Barnet Museum about the Church organ. I have no hesitation in writing, on my own behalf and that of our membership to support your efforts to restore and maintain the organ.

As you are aware, Barnet Museum often works with the Church to welcome school pupils from across the borough and even further afield; visits to both the Church and the Museum give pupils a splendid view of the rich heritage of the area. Many times, I have attended the Church part of the visit myself - and it still impresses.

A visit to the Church is hugely informative, giving a feel for history that so few places can reproduce. The real (not video or touchscreen!) craftsmanship and beauty of the Church is stunning to young visitors (and, as I said, impressive to older ones too). This gives an education and inspiration that is simply unique.

The organ plays an absolutely critical part in this awe-inspiring experience. When you see the faces of the audience reacting to the thunderous sound of Bach's *Toccata*, you sense something special, something you just cannot get elsewhere.

My praise above for the organ has not taken into account its "day job". Providing music for services is a vital part of religious practice. Occasional recitals and concerts also show the Church in its best light. It is unthinkable to have the Church without the full power of this remarkable (and historic) instrument.

The organ completes the Church.

Yours sincerely,

MA Noronha

Mike Noronha
Curator

www.barnetmuseum.co.uk email: enquiries@barnetmuseum.co.uk 31 Wood St, EN5 4BE 020 8440 8066

To Whom it May Concern,

RE: St. John the Baptist Church, Barnet; and the St. John the Baptist Organ

As conductor of a Chorus of 70 singers in a performance of Bach's St John Passion I can say how valuable a well-functioning Organ at St John's Barnet is.

We are using the instrument both in continuo with professional orchestral instruments and in fuller registrations supporting the Chorales which are sung and played with choir and congregation.

St John's has a favourable acoustic and the organ has many quality stops, especially the fine reeds.

Yours Faithfully,

Jonathan Gregory

FRCO, ARAM member of the Cathedral Organists' Association.

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13 February 2024

Dear Father Sam,

The Organ at St John the Baptist Church, Barnet

I am writing in support of any funding you might be able to secure to safeguard the future of the organ at St John the Baptist Church, Barnet (SJB).

It has been a privilege to bring the choristers of Haberdashers' Girls' School to sing at SJB on a number of occasions since our first visit in the Summer of 2022. Although not the most local church to Habs it has been such an important partner in the building of our school chorister programme, given the choral tradition that you have built over the past 100 years+.

The use of the organ and one that, when fully operational, is very good for choral accompaniment is an essential part of the experience of singing at SJB and, without it, it would not be possible to lead services and to develop our links. I commend your work to restore the organ and wish you every success in the securing of funds to do so.

With very best wishes from your friends at Haberdashers' Girls' School,

Tim Scott

Deputy Head (Admissions, Co-Curricular and Events)
Teacher of music and conductor of Habs Choristers



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Martin H. C. Russell Esq., MBE DL FCT
Deputy Lieutenant of Greater London
Representative Deputy Lieutenant for the London Borough of Barnet

39 Woodside Park Road
London N12 8RT

07966 442878
mhcrussell@btconnect.com

February 2024

To whom it may concern

St John the Baptist, Chipping Barnet

This church lies physically at the heart of High Barnet, and culturally at its heart as well. With its own long-established and widely-recognised choral tradition, it has long been one of two 'civic' churches in the Borough of Barnet where events to mark national occasions are held, and where a full programme of local events, concerts and services all depend on the musical lead provided by its organ.

The church is frequently filled by scholars from the nearby Boys' and the Girls' schools; by young people from the Further Education College adjacent, and by local people particularly at Remembrance time. Recently, organ scholars from Queen Elizabeth's School for Boys have joined the range of people dependent on the organ.

The congregation and other local friends will all work hard to raise the necessary funds to have the organ refurbished to satisfy the exacting requirements of modern sophisticated recording and transmission technology.

However, any financial assistance or other help you may be able to provide to assist the critical work proceed according to plan and timetable will be deeply appreciated. Fortunately organ repairs tend to be 'once in a lifetime' projects, and other climatic conditions in the church favour the longevity of this particular project.

Please join me in playing your part to help this church continue to serve the musical needs of the immediate vicinity, and to support those from farther afield who see St John the Baptist church as a centre of musical excellence.

Yours sincerely

Martin Russell

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26 February 2024

To Whom it May Concern,

Queen Elizabeth's Girls' School has had a long standing relationship with St John the Baptist Church, since its foundation in 1888.

For many years, we have held our annual Commemoration Day Service, an event which celebrates the founding of the school, at the church. The service is attended by approximately 400 people, including 200 students, their form tutors and guest dignitaries of the school who come together to celebrate the event. This year we celebrate 136 years of the school's founding.

During the service, our students provide musical and vocal performances and the organ is integral to these performances. Many of our students, given their diverse backgrounds in North London would otherwise not have access to the beauty and range of the instrument's sound. We are offering musical learning experiences, including the organ, to new students transitioning from primary schools.

Another event we hold annually is the Christmas Carol Service in December. While we remain a non-denominational school, this largely traditional event is held in our Church of England parish church which represents the national religion and is therefore important to the teaching of British values. It is an opportunity for our school community, family and friends of all faiths to enjoy a spiritual experience, or for anyone with no faith, to enjoy time for reflective contemplation in a beautiful architectural setting with a magnificent organ and fine acoustic.

We look forward to continuing to hold these special events at the church and to enjoy the magnificent organ which brings splendour and additional joy to these special events.

We sincerely hope that the church can continue the upkeep of the organ so that it remains a viable instrument for the benefit of the whole community.

Yours faithfully

Violet Walker
Headteacher

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05 February 2024

Re: Use of the organ at St John the Baptist Chipping Barnet

The organ at St John the Baptist is a key component in our musical provision, and one which is of increasing significance as we seek to increase the range of opportunities available to our student organists. The instrument is used weekly for organ lessons, and it is of great benefit to our boys that these can take place on a pipe organ, in a church acoustic. In addition, it is used to accompany our Carol and Founder's Day Services. These are both very significant events in the school calendar, which are attended by hundreds of pupils, staff, and parents. For many, these events are possibly the only occasions on which they hear an organ and can experience its impact.

We have recently established an organ scholarship in collaboration with St John's, which is one of very few examples offered by a state-funded school. This provides our organists with significant liturgical experience, and the value of this is enhanced greatly by having access to a well-equipped instrument. Both the current scholars are intending to apply for Oxbridge scholarships in the future.

We hope you will be able to support St John's in preserving this instrument for the ongoing benefit of our school community.

Yours faithfully,

Neil Enright
Headmaster

Ruth Partington
Director of Music

Jas Hutchinson-Bazely
Teacher of Music

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High Barnet Chamber Music Festival,
7 Byng Road,
Barnet,
EN5 4NW

07896675129
www.hbcmf.co.uk
admin@hbcmf.co.uk
Registered Charity No. 1193517

Monday 5th February 2024

To Whom It May Concern:

I write as Artistic Director of the High Barnet Chamber Music Festival to support the fundraising campaign for organ restoration at St John the Baptist's Church.

It has been a delight for us to bring some of the country's best early-career artists to St John's over the past several years. The church is a gorgeous space, wonderfully located in the heart of the community, and makes for an inspiring venue for performers and audiences alike.

Sadly the current state of the organ severely limits the scope of activities: from our perspective concerts using the organ, either solo or accompanied, are currently wholly unfeasible, a great shame given the context. A restoration would thus significantly increase the cultural possibilities of the space and confirm its status as the pre-eminent venue in the area.

Best wishes,

Joshua Ballance

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L.P.LITTLE
36 POTTERS LANE
NEW BARNET
EN5 5BE
020 8441 1193
muirandlittle@btinternet.com

Fr Sam Rossiter-Peters
The Rectory
Manor Rd
Barnet
EN5 .

6 February 2024

Dear Fr Sam,

I am writing simply to say how much the singing group which I co-ordinate currently known as "Songsters" appreciate being able to hold our monthly rehearsals/get together in St John the Baptist Church.

We have been using your facilities for around 14 years now and feel blessed by the generosity of the church in allowing us to do this. We only ask members for a monthly donation of £1 to cover music costs etc so we would simply not be able to pay the hire costs of some other venues.

We are as you know a small group but I am sure the members would like me to emphasise that coming along to an informal community singing group, such as ours, where nothing is really expected of them, except to enjoy the experience and fellowship with others from the local community, is simply a great joy in their lives.

They would also say that for some, if not all, it has brought about a great improvement in their well-being. A release from stress and the tensions of the day.

We are, I know, just one small group, among many local groups who use the church for musical and cultural events both secular and church related. The work now required to bring the amazing organ up to scratch will only serve to enhance the reputation of the church as a centre of musical excellence and cultural hub for the community.

I wish the church well in your application to NCIL (north council infrastructure levy).

Regards

Laurie Little

Laurie Little
Co-ordinator
Songsters (Community Singing group)

Underhill School & Children's Centre

Mays Lane
Barnet
EN5 2LZ

Telephone: 020 8449 2423



Co Headteachers:

Jennie Reed and Nicola Hayles

E-Mail: office@underhill.barnetmail.net

Website: www.underhillschool.org

Understand * Uplift * Unite

Dear Olga,

I am writing to express our gratitude for the warm welcome and the invaluable experiences our school community at Underhill has enjoyed during our visits to St. John's. Your beautiful church building has been a source of inspiration for our students, and we have particularly cherished the opportunity to witness the majestic organ in action.

As you may recall from our visits, the organ at St. John's holds a special place in the hearts of our students. Its powerful resonance and historical significance have not only enriched our school outings but have also played a vital role in fostering an appreciation for the arts and culture among our young learners.

Learning about the current need for a major restoration of the organ has deeply resonated with us. We understand the importance of preserving such a historical and cherished instrument for future generations. The impact of the organ extends beyond the church services; it serves as a cultural beacon for the entire Barnet community, enhancing various events and leaving a lasting impression on those who have the privilege to experience it.

We wholeheartedly support St. John's in its efforts to raise funds for the restoration project. It is our belief that preserving this organ will not only safeguard a valuable piece of heritage but will also contribute to the cultural enrichment of the Barnet community for years to come.

We hope that this letter will serve as a testament to the organ's significance in our community and aid in your fundraising endeavours.

Please feel free to contact us if you require any further information or assistance. We wish you every success in reaching your fundraising goals and look forward to witnessing the continued vibrancy of St. John's as a cultural hub in the Barnet community.

With warm regards,

The Year 2 Team

Underhill School and Children's Centre



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MEMBERS CIL FUNDING REQUEST FORM

Each section has guidance within it to assist you in filling this form out. Please delete this information once you have completed each section. All sections must be completed.

Relevant internal officers informed 2 months prior to committee

Residents consulted

All sections of Member CIL funding request complete

AREA COMMITTEE – MEMBERS CIL FUNDING REQUEST	
MEMBER	Emma Whysall
DATE	27/2/24
WARD	High Barnet
cross-ward applications	{Please outline the additional wards and provide the Member(s) endorsement}
SCHEME SUMMARY	
{Please provide an overview of the scheme – any photos, design or supporting information to provide a visualisation of the scheme may be useful}	
Funding Request (£)	<p>Our funding request is to enable us to rebuild the existing Community Centre, based near Hadley Common, which due to significant subsidence has recently been closed and considered to be beyond economic repair.</p> <p>Current fundraising to date from a range of sources over the past 4 years totals just over £500,000 against a target of £780,000.</p> <p>Our funding request is for £200,000 which would primarily support the accessibility and sustainability aspects of the building. This would include:</p> <ul style="list-style-type: none"> • Full compliance with Part M of Building regulations including level threshold access, disabled toilets, door width compliance, no internal steps etc • A full range of child care facilities, shower, user friendly kitchen utilities • Thermal insulation of the building in excess of building regulation standards plus 30% • Air source heat pump • Energy efficient lighting • Windows double glazed as a minimum <p>None of these facilities exist in the current building.</p> <p>The funding would provide a significant catalyst to all to complete the remaining £80,000 funding gap and would enable us to commence the rebuilding process as soon as planning permission is granted. There will be Major Donors Plaques and naming rights for significant donors and we would hope that you would want to be recognised in the community as a significant supporter of this Community Centre.</p>
CIL Eligibility	{Please describe how your scheme fits within the guidance as eligible for CIL funding – please consider if and how the scheme seeks to address demands that development has placed on the area, and

	<p><i>outline if and what engagement has taken place with the local community regarding the scheme}</i></p> <p>The CIL funding is to support a cost effective rebuild and creation of a “fit for purpose” Community Centre for, the local community. A place where people can come together in a host of different ways, in a safe and welcoming environment, that is sustainable, carbon neutral, and enables users to embrace its enclosed large garden, and the surrounding green spaces and woodland, to have fun, alleviate loneliness, improve wellbeing, inform and educate in a cross-generational, accessible and inclusive environment. Architects drawings of the rebuilt Community Centre and garden are contained in Attachments 1 to 4)</p> <p>The Hall will be available for hire and therefore generate an income which will in turn allow us to partner with and subsidise a cross-section of local charities, groups and local initiatives that have the skills and volunteers to operate but that lack a venue. We know there is a need and these are outlined in the section below.</p> <p>We have been engaging with our local community on the project since launching it with a major event in November 2019, with regular fundraising and information events, local flyer and brochure drops (please see brochure – Attachment 5), a monthly e-newsletter with a circulation of 180, a regularly updated webpage, press articles and indeed in the last month we have communicated with about 650 local residents, businesses and community groups to update them on recent project developments.</p>
<p>Area Committee priorities</p>	<p>{Please outline how the scheme fits within the Area Committee priorities, Council Strategy or The Barnet Plan}</p> <p>In relation to CIL Committee priorities our plan addresses community engagement across a wide range of elements, community engagement, safety management, mental health challenges and has a critical sustainability focus. Our proposal also addresses many “pillars” in the Barnet Plan “Caring for PEOPLE, PLACES and PLANET” which are highlighted below.</p> <p>In overall terms we plan to create a fully accessible, sustainable and welcoming community hall that will be a magnet for local people, bringing together many members of our community, enabling them to utilise the hall, join our groups and embrace its large garden and adjacent green spaces to the benefit of current and future generations. In real terms this <i>vision</i> is detailed in our Case of Support (Attachment 6) and can be seen in our short video that can be viewed here or via the web page https://www.monkenhadley.church/venue_1/restoration</p> <p>In these we hear from just some of the cross-generational local groups who plan to continue to or will begin to use the hall, and include:</p> <ul style="list-style-type: none"> • The Guides and The Rangers • The Puddenecks (a club for older people) • Our own Church community socials and outreach • Art Groups • The Bull Players Theatre Group • Iyengar Yoga Group • Monken Hadley School

- Monken Hadley Cricket Club
- Barnet Classic Car Club
- Baby and Toddler Group
- Renew Wellbeing (mental health partnership with the Church, Council and the Charity)

Here are a few quote extracts that can be seen/heard in full on the video and case of support:

“As a young Mum...I know how important it is to...share concerns...and to have a forum where little ones can develop relationships.”

I plan to run “Iyengar yoga which is suitable for all ages and levels of fitness.”

“Run parent support groups for training and help for families with technology...school applications and extra curriculum linked sessions to aid parents who may find these a challenge.”

“I have a list as long as my arm for what we could use Church House for, especially one that has the security of the...garden.”

“...and there’s the lovely garden which makes it perfect for so many occasions.”

It’s “an essential part of our club [Monken Hadley Cricket Club] we require it for changing facilities...invite other clubs over...several hundred players...ECB All Stars...encourage cricket both genders and all ages...if we have the facilities, we will be able to participate in the programme...”

“We focus on helping older people overcome isolation and loneliness...”

“...it’s going to make a real difference.”

Beyond these users, we plan to host our own initiatives in the Hall, including:

Youth Outreach We anticipate our venue hire revenue funding a Youth Worker to lead social/information activities.

Workshops – mentoring, sharing skills and knowledge around upcycling, cooking, arts and crafts, languages and living well, from around the world, knowing that sharing culture engenders empathy and understanding.

Open Cafe – a lesson learnt from the pandemic was the importance of companionship and we look forward to opening our doors to young and old alike and our newly accessible hall will ensure that no one is excluded. In winter this will manifest itself in warm spaces with games, company and internet access. Year-round our hall location is on the edge of the green belt, with Hadley Green, Hadley Common, Hadley Wood attracting families, children and dog walkers from all over Barnet during all weathers and seasons and we would be pleased to offer them refreshment and toilet facilities. Renew Wellbeing has expressed an interest in our venue.

Collaboration in Conservation – we are surrounded by the richest flora and fauna (including Great Crested Newts) and we witness the commitment of groups including Monken Hadley Common Trust, Barnet and Enfield Swifts Group, Hadley Residents Association and would like to host events/talks that encourage support and active membership in such groups to engender good ecological custodianship of our green spaces.

Over time we expect that the flexibility built into the Community Centre will enable this list to evolve to serve the changing needs of the Barnet community. The Community Hall provides unrivalled access to

	<p>Monken Hadley Common which supports sports activities (e.g. Monken Hadley Cricket Club which without the Halls' facilities of offering tea, changing facilities, showers and toilets is unable to extend its aims), Art, Educational activities, as a base for organisations such as a Foresters School initiative, Fun activities including After School Activities, Theatrical and Musical Events, PTA Activities (School Socials), Opera and Drama Performances, Battle of the Bands Youth Initiative.</p> <p>Additionally the large enclosed garden supports hiring activity in a safe space (e.g. Children's parties; Barnet Classic Car Club).</p> <p>We take community safety very seriously with a dedicated safeguarding officer and trained volunteers who are enhanced DBS checked.</p> <p>Building plans submitted for both the "renovation" and now the "sensitive rebuild" cover all the latest accessibility needs, improved toilet and catering and IT facilities, more rooms, upgraded electrical/internet access and the latest environmentally important features for Net Zero, efficient energy usage etc. The rebuild option gives us more opportunity to provide better accessibility and flexibility of use. The current building has little to commend itself in these critical areas.</p> <p>Our planning application commits to ensuring that materials used are sustainably sourced and that heating, lighting and insulation are all carbon neutral. The longevity of a rebuild will ensure that this investment will be an asset for generations to come.</p>
<p>Who will deliver the scheme</p>	<p><i>{Please state which Council Service, Community Group or other party will be responsible for delivering this scheme}</i></p> <p>The PCC of Monken Hadley Church and its volunteer Community Hall Steering Team (who have been working together since 2019 and who, together, bring a combination of professional disciplines including financial, legal, project management, events and communications, music, education) in conjunction with Barnet-based Alan Cox Associates, Heritage Information Limited and a yet to be determined building contractor following a tender process to ensure all community and planning obligations are fully and efficiently met.</p>
<p>Community Grants (if applicable please confirm this is included with the application)</p>	<p><i>{If the funding is to be provided as third-party Community Grant - please ensure that the Barnet CIL Community Grant Application has been completed and submitted with all required supporting documentation. This ensures appropriate due diligence can be undertaken by Officers and that the Community Group agree to the Terms & Conditions of the grant}</i></p> <p>N/A</p>
<p>Feasibility Study only</p>	<p><i>{Please state if the request is for a feasibility study only, with the result determining on whether to bring a future scheme application}</i></p> <p>N/A</p>
<p>BUDGET & DELIVERY</p>	

{Please provide an itemised budget for the scheme (for example – quotes provided, an excel sheet etc). **Please ensure the budget reflects the funding requested in the application.**

The budget should be supported by either the relevant Barnet service area (their quote is sufficient) or at least two quotes from external suppliers, which are itemised and with the VAT element shown separately).

This ensures that a competitive tender process has been undertaken and complies with procurement guidance and providing value-for-money.}

The *original aim* of the project was to restore the Community Hall as a Heritage asset in accordance with Barnet Council Planning permission back in 2019. A great deal of work has been undertaken here working with Heritage experts and a local Architect. Original costings based on a full quantity survey for the “restoration” are as follows:

Project Stage/Component	£ Total Cost
Demolition and preparation works	73,370
Substructure & External Walls	49,100
Frame and Upper Floors	97,310
Roof	40,810
Windows and External Doors	47,950
Internal Walls	20,280
Carpentry	6,410
Ceiling Finishes	13,800
Wall Finishes	2,850
Floor Finishes	15,870
Internal Doors & Internal Staircase	11,100
Kitchen	9,500
Sanitaryware	4,630
Decorations	9,030
Below Ground Drainage	30,000
Mechanical Installations	44,850
Electrical Installations	38,725
External Repairs	34,830
Incoming Services	10,000
Overheads	67,244
Contingency @ 3%	18,828
VAT	129,288
Totals	£775,730

However, a recent structural survey has confirmed significant subsidence to the building making it a dangerous structure. The building is now closed and considered to be beyond economic repair. Consequently, a restoration is no longer viable. On 12 February 2024 a reapplication to the Council was submitted requesting permission for a sensitive but cost effective rebuild/renewal that will reflect as closely as possible the current appearance of the existing building. In support of this application we have undertaken a quantity survey (attachment 7) on this basis which indicates a rebuild cost of £780,000.

	<p>On completion of the new planning application we will run a full tender process, in conjunction with our local Architect (Alan Cox Associates) and Heritage Information Limited, inviting at least 3 contractors which will be assessed against a combination of professionalism, value for money, environment and community criteria. If practical we aim to ensure that the contractor is local to the Barnet Community.</p>
<p>Quotes provided with the application</p>	<p><i>{Please provide the supporting documentation of the quotes}</i></p> <p>As noted above, we do not have a preferred contractor quote prior to the completion of the revised planning application process. However the attached quantity survey provides a robust estimate the cost of the rebuild prior to a tender process. Informally the cost indicated in the survey has been benchmarked against recent new building work in the area and the build costs are considered to be conservative.</p> <p>During the build phase we intend to reach out to the local business community for donations of materials in an effort to reduce the overall build cost.</p>
<p>Timescale for delivery</p>	<p><i>{Please provide dates for the scheme to start and complete} Please note a time-limit will be set for the commencement of the scheme</i></p> <p>We estimate that the rebuild should commence before the end of 2024 but could start as soon as [September/October].</p> <p>The completion of the Community Centre rebuild is estimated to be before the end of [September 2025] but will be ascertained with more certainty following the appointment of the preferred building contractor.</p>
<p>Council Service Delivery</p>	<p><i>{Please provide contact details for the officer who has assessed the scheme for the budget and the service capability for delivering the scheme}</i></p> <p>?TBD?</p>
<p>Dependencies/Risks</p>	<p><i>{Please outline dependencies/risks – such as planning consent, public consultation, additional funding required for the scheme, insurance requirements, legal or regulatory requirements, health & safety considerations, environmental health, road safety, licencing etc- please describe the approach to managing these dependencies/risks}</i></p> <p>The start and completion dates will be primarily dependent upon progress with the planning application, building contractor appointment, completion of an archaeological survey and fundraising. Planning approval is anticipated to be April. Building contractor tendering we anticipate to be able to complete by end August. Consequently the rebuild should commence before the end of 2024 but could start as soon as September/October. The completion of the Community Centre rebuild is estimated to be before the end of September 2025 but will be ascertained with more certainty following the appointment of the preferred building contractor. fundraising activity is ongoing. We have raised just over £500,000 to date against a funding requirement of £780,000 from a range of community events, donations, and Grant body pledges. A CIL grant would be hugely supportive of this process.</p>

	We plan to reach out to the local business community when the build phase starts for donations of suitable materials and labour to reduce the funding requirement.
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VALUE FOR MONEY

{How does your scheme offer good value for money?}

- Schemes should be self-sufficient/sustaining and unless explicitly agreed otherwise, should not impose additional costs on the council and other relevant partners). Schemes must also demonstrate how any revenue costs associated with each scheme will be funded and maintained over its lifetime.
- if your scheme has secured funding from other sources (e.g., crowdfunding initiatives), this will strengthen your bid. However, match funding or funding from alternative sources (e.g., grants or monies from a larger scheme) is not a requirement of the bidding process. Where funding has already been received towards a scheme or programme, this must be detailed here.
- If you already do, or intend to work with other organisations please outline this.
- Please outline what consideration that has been given to **social value** in the procurement of goods or services, specifically in the use of volunteers as an alternative to paying a supplier, using local Barnet suppliers, the sourcing of recycled materials}

To date we have raised gross funding of over £500,000 against a target of £780,000. The target figure will need to be reassessed depending on planning permissions. However, if the rebuild option is approved, we estimate that we should be able to work within this budget despite inflationary pressures of the last few years. In relation to the “mix” of funding to date this breaks down as follows:

○ Major Trusts/Foundations donations and pledges	£ 185,000
○ Local Community Donors/Friends of Monken Hadley	£ 80,000
○ Church “Foundation Patrons”	£ 80,000
○ Local Fundraising events	£ 90,000
○ Church Reserves	£ 75,000

The local fundraising activity in particular has brought the wider local community together in many ways and has included regular community events ranging from a celebration of Monken Hadley Church’s 525 year anniversary where over 750 people attended shows over a 4 day period, a series of Coronation Celebrations including a Gala Concert and Ceremonial Lighting of the Beacon, an Open-to-All Bring and Share Coronation Luncheon and Coronation Big Help Out Volunteer Monday - Churchyard and Church Hall Working Party and Church Spring Clean, to local Art Sales, Talks, Model Railway Events, Fayres, Jazz Nights and Quizzes.

Where possible we have supported local charities with donations from the proceeds of the events, for instance we donated 20% of ticket sales (£5,000) from our “Son et Lumiere” event to the local Noah’s Ark Children’s Hospice, Barnet.

All events, administration, marketing and a significant proportion of the fundraising is managed by a team of volunteers both from within the Church and the local community.

Professional, paid for support is limited to support for major Trust and Foundation fundraising and Architect, surveyor and Heritage experts for building related matters and indeed these have been sourced locally wherever possible, and we shall look to do the same wherever possible.

No ongoing revenue costs	<i>{Members must confirm that there are no ongoing additional revenue costs associated with the scheme. If the scheme is to be maintained on</i>
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an ongoing basis by a Council service, a mandated officer must confirm that the service can be supported from existing revenue budgets}

Once the rebuild is completed, the Community Hall is expected to be self-funding and where practical supported voluntarily by members of the Church and Local Community and will not require ongoing council support.

COMMUNITY BENEFITS

{The scheme should be considering the providing the widest community benefits possible.

Please describe the outcomes and benefits provided by the scheme and outline how these have been assessed. Please include insight and data you have gathered to support the funding for the scheme, and to measure the success of it after delivery.

Please ensure consideration has been given for any consultation or engagement that may be required – for example with residents, community groups, local businesses, other ward members.

Please describe the environmental impact of the scheme, the positive impact on the borough's carbon and ecology impact, or at least ensuring it is neutral.

Please ensure that the scheme has considered equalities and diversity and relevant protected characteristics as outlined under the Equalities Act 2010.}

Role of the hall and its importance in the community

Church House was likely built during the late 18th century, possibly originally as a stables building, but was later converted to residential use until 1912, when it was given to the parish of Monken Hadley for use as a Church Hall and a magnet for the community activity. Over the past few years the building has progressively suffered structural problems due to subsidence which has severely restricted usage.

Since late 2019 we have embarked on a fundraising and rebuilding plan to create a lasting “venue” to meet a wide range of ever-changing activities of both for the Church and the wider community for generations to come. Our commitment is to create a cost effective community centre that is flexible, open to a wide range of activities and people and be sustainably rebuilt to embrace our current climate challenges. The CIL Committee priorities and Barnet Plan sit front and centre with our goals.

The attached Case for Support and a Video (mentioned earlier) were put together by local residents at zero cost, and provide a detailed insight into the range of community benefits and testimonials that will provide for local residents and community groups in Monken Hadley, Hadley Highstone, Barnet Vale and in the High Street area.

In support of the latest planning application, a comprehensive “Heritage Statement” (Attachment 8) has been completed by a specialist professional firm, Heritage Information Ltd. It concludes: “The proposals have been designed to ... minimise any harm to the character and appearance of the Monken Hadley Conservation Area and to the settings of other nearby heritage assets....structural engineers have concluded that the building is ‘beyond reasonable economic repair’.” A sensitive rebuild will offer “substantial public benefits, principally in the reestablishment of a high-quality, contextually designed and fully accessible community facility on the site which will be used by both the church and wider community”.

The benefit of a rebuild is that it will give us the opportunity to create a hall that is sourced from sustainable materials, be energy efficient and comply with current building regulations, and therefore minimise the carbon footprint. The design includes disabled access and facilities and will

have larger and improved kitchen facilities to enable the multitude of catering by the different groups that use the hall.

The expected longevity once the building is renovated/rebuilt is significant and, with continued planned maintenance should be an asset for generations. The ongoing running of the Hall, both in terms of management, community safety and maintenance will be managed by PCC of St Mary The Virgin Church, Monken Hadley, with a voluntary, dedicated Hall team, as has been the case for many decades.

Equalities and Diversity

Our Church has a very long history in the Monken Hadley area for serving people across ALL generations, from the very young to very old. Our doors are always open to anyone who wants to come and our congregation is from diverse backgrounds and cultures. Our church hall has always been used by people across multiple faiths and those of no faith at all. For example when Hong Kong Welcome requested churches to register as a Welcome Church, we signed up.

As mentioned previously a key objective of the programme is to support the *accessibility and sustainability* by making the new building fully compliant with Part M of Building regulations including level threshold access, disabled toilets, door width compliance, no internal steps etc. The Centre will also provide a full range of child care facilities, shower and user friendly kitchen utilities.

None of these facilities exist in the current building.

We believe the facilities and environment envisaged for the Community Centre will be able to help support the ever changing demographic needs in the Barnet area.

Consultation and engagement

Throughout the process we have consulted extensively with the local community, Council and fundraising bodies. We have been engaging via our local community on the project since launching it with a major event in November 2019, with regular fundraising and information events, local flyer and brochure drops, a monthly e-newsletter with a circulation of 180, a regularly updated webpage, displays in Church and the Hall outlining the development plans, articles in the local press and indeed in the last month we have communicated with about 650 local residents, businesses, community groups, grant bodies and donors by email, flyer drop, letters and face to face engagement to update them on recent project developments. It has consistently been a consultative, two-way process, for example, our plans include a shower and changing area to ensure that we accommodate the Monken Hadley Cricket Club which in turn will mean that they can expand and join new leagues and potentially the ECB All Stars giving girls and boys aged 5-8 the chance to enjoy cricket.

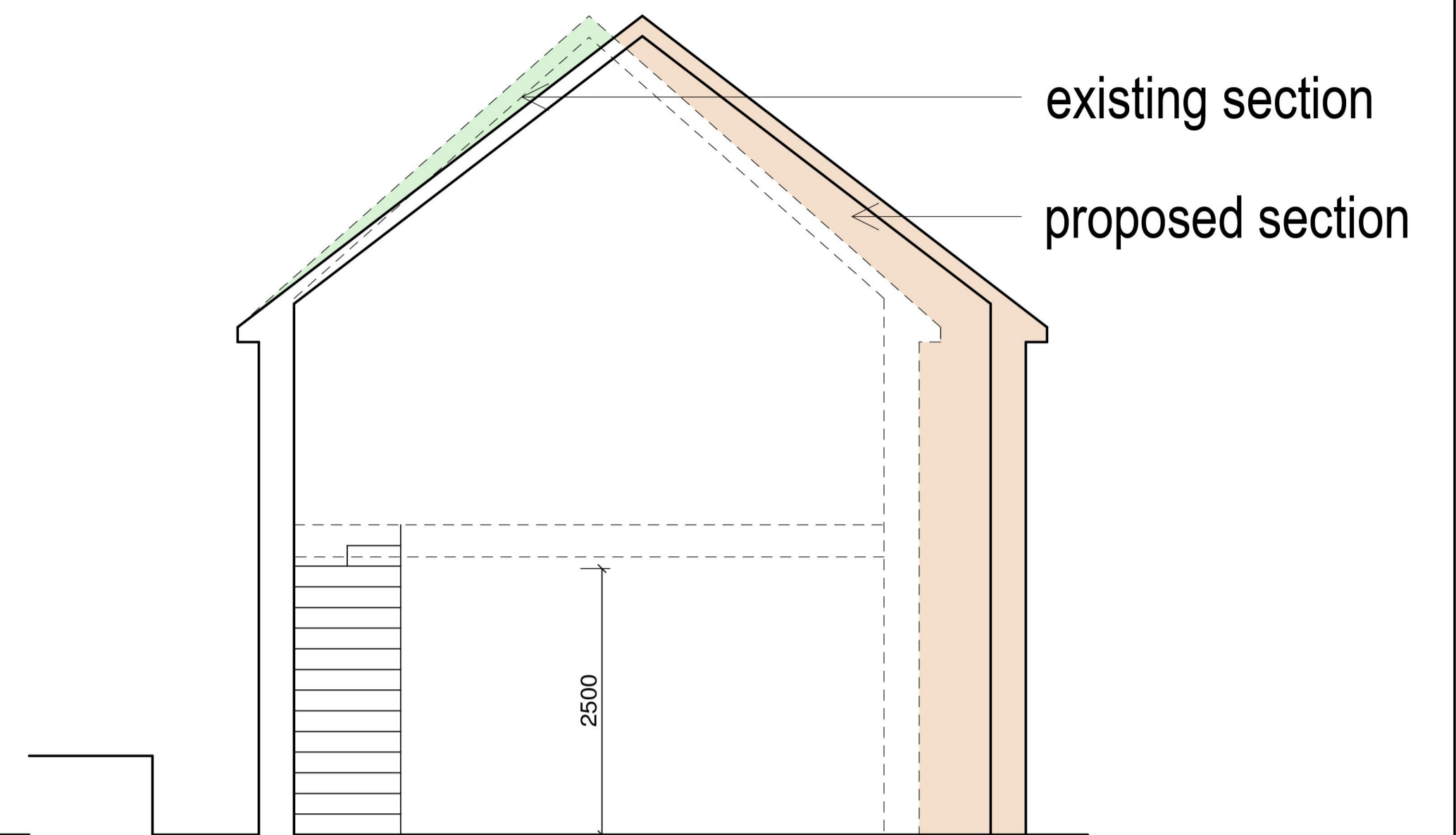
enh Lead Officer Review – if required

Lead Officer	
Date	
Assessment & Recommendations	

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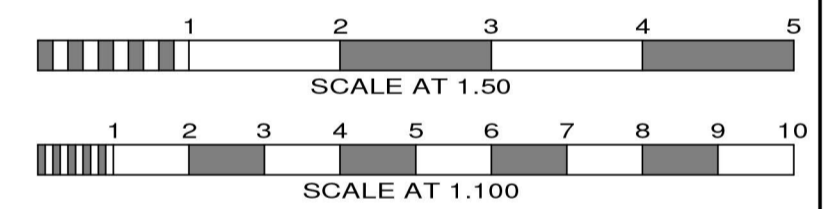
ELEVATION TO HADLEY COMMON AND GARDEN



SECTION AA



ELEVATION TO CHURCH AND GRAVEYARD



FRONT ELEVATION TO CAMLET WAY



REAR ELEVATION

No.	Date	By	Contents
Revisions			

Site Address	CHURCH HOUSE CAMLET WAY HADLEY COMMON BARNET EN5 5PZ
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Job Title	REBUILDING OF CHURCH HALL
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Drawing Title	PROPOSED ELEVATIONS
Scale	1.50
Date	10/23
Drawn by	AJC


Alan Cox
 associates
 Architectural & Planning Consultants
 TEL: 020 - 8440 - 7777
 FAX: 020 - 8364 - 9556

Org.No.	479218-4	Rev.	D
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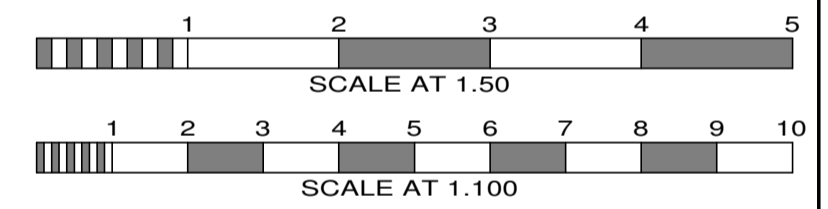
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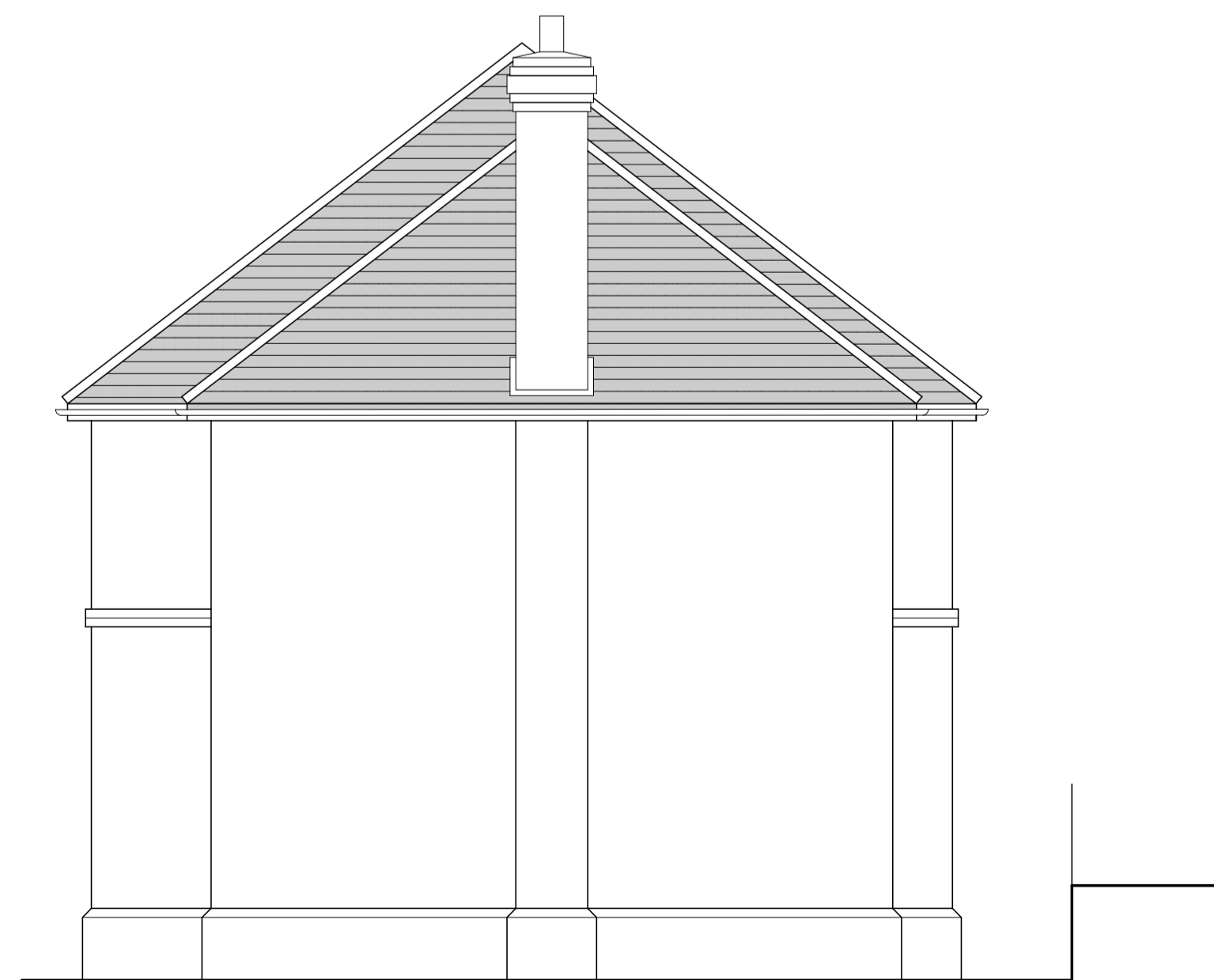
ELEVATION TO HADLEY COMMON AND GARDEN



ELEVATION TO CHURCH AND GRAVEYARD



FRONT ELEVATION TO CAMLET WAY



REAR ELEVATION

MATERIALS

WALLS TO BE CONSTRUCTED FROM RE-CYCLED BRICKS FROM DEMOLISHED BUILDING. NEW BRICKS TO BE TO MATCH EXISTING AND SOURCED FROM ARCHITECTURAL SALVAGE YARD. APPROXIMATELY 20% NEW BRICKS TO BE USED ON NORTH AND SOUTH SUBSERVIANT ADDITIONS.

ROOF COVERING CONSTRUCTED FROM EXISTING CLAY TILES WITH ANY NEW TILES TO MATCH EXISTING AND SOURCED FROM ARCHITECTURAL SALVAGE YARD

ALL GUTTERS AND DOWNPIPES TO BE CAST IRON WITH TIMBER SOFFITS AND FACIAS

WINDOWS AND DOORS TO BE BESPOKE TIMBER PAINTED WHITE AS PER 1.20 DETAILS

No.	Date	By	Contents
Revisions			

Site Address	CHURCH HOUSE CAMLET WAY HADLEY COMMON BARNET EN5 5PZ
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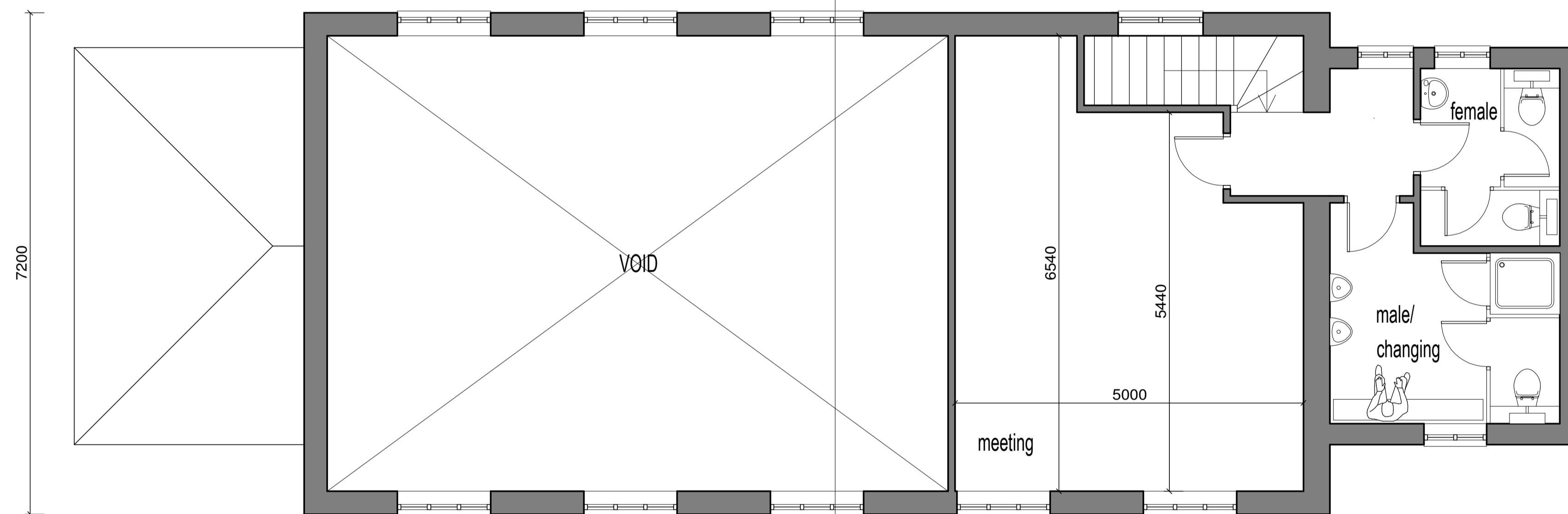
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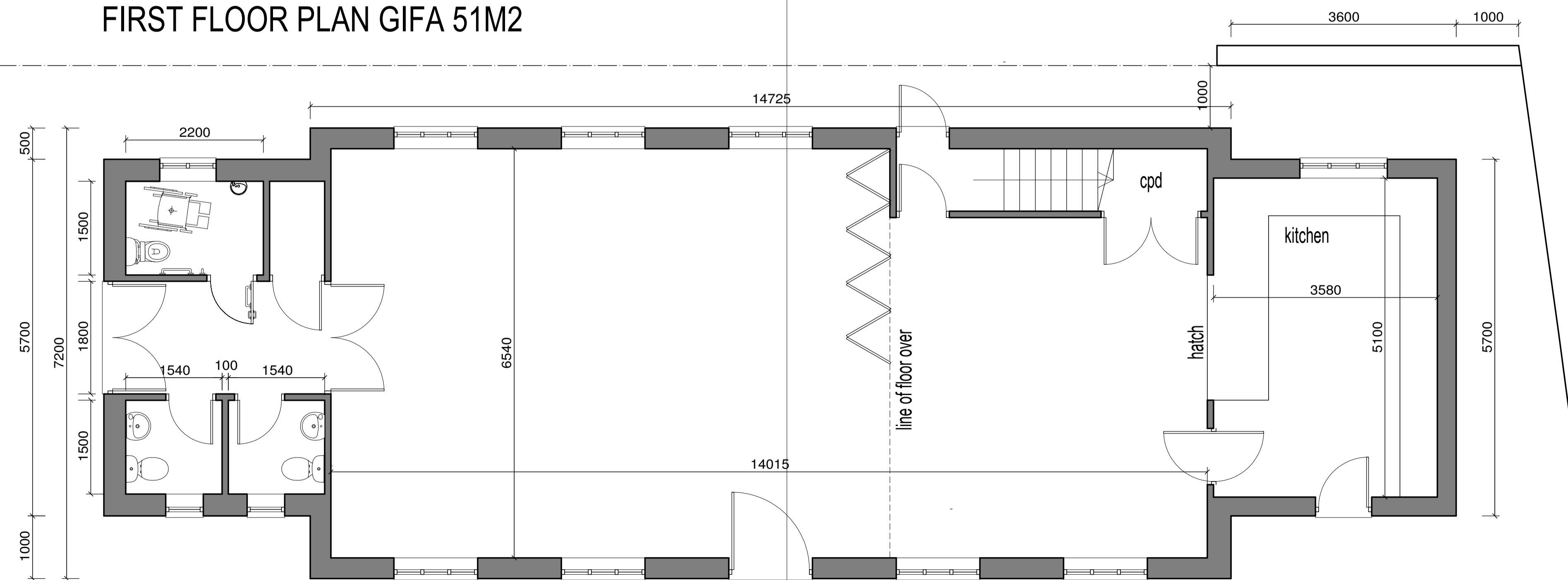
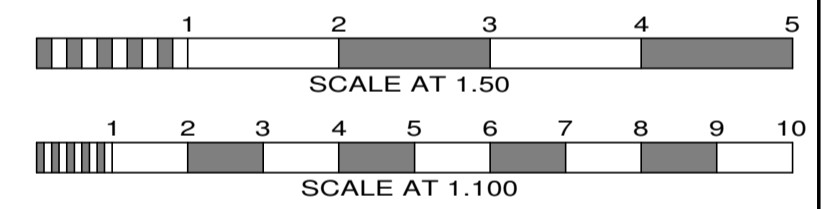
TOTAL GROSS INTERNAL FLOOR AREA = 178M2 = 1917 SQ FT



ROOF PLAN



FIRST FLOOR PLAN GIFA 51M2



GROUND FLOOR PLAN GIFA 127M2

No.	Date	By	Contents
Revisions			

Site Address
 CHURCH HOUSE
 CAMLET WAY
 HADLEY COMMON
 BARNET EN5 5PZ

Job Title
 REBUILDING OF CHURCH HALL

Drawing Title
 PROPOSED PLANS

Scale 1:50 Date 10/23 Drawn by AJC

Alan Cox
 associates
 Architectural & Planning Consultants
 TEL: 020 - 8440 - 7777
 FAX: 020 - 8364 - 9556

Org.No. 479218-3 Rev.

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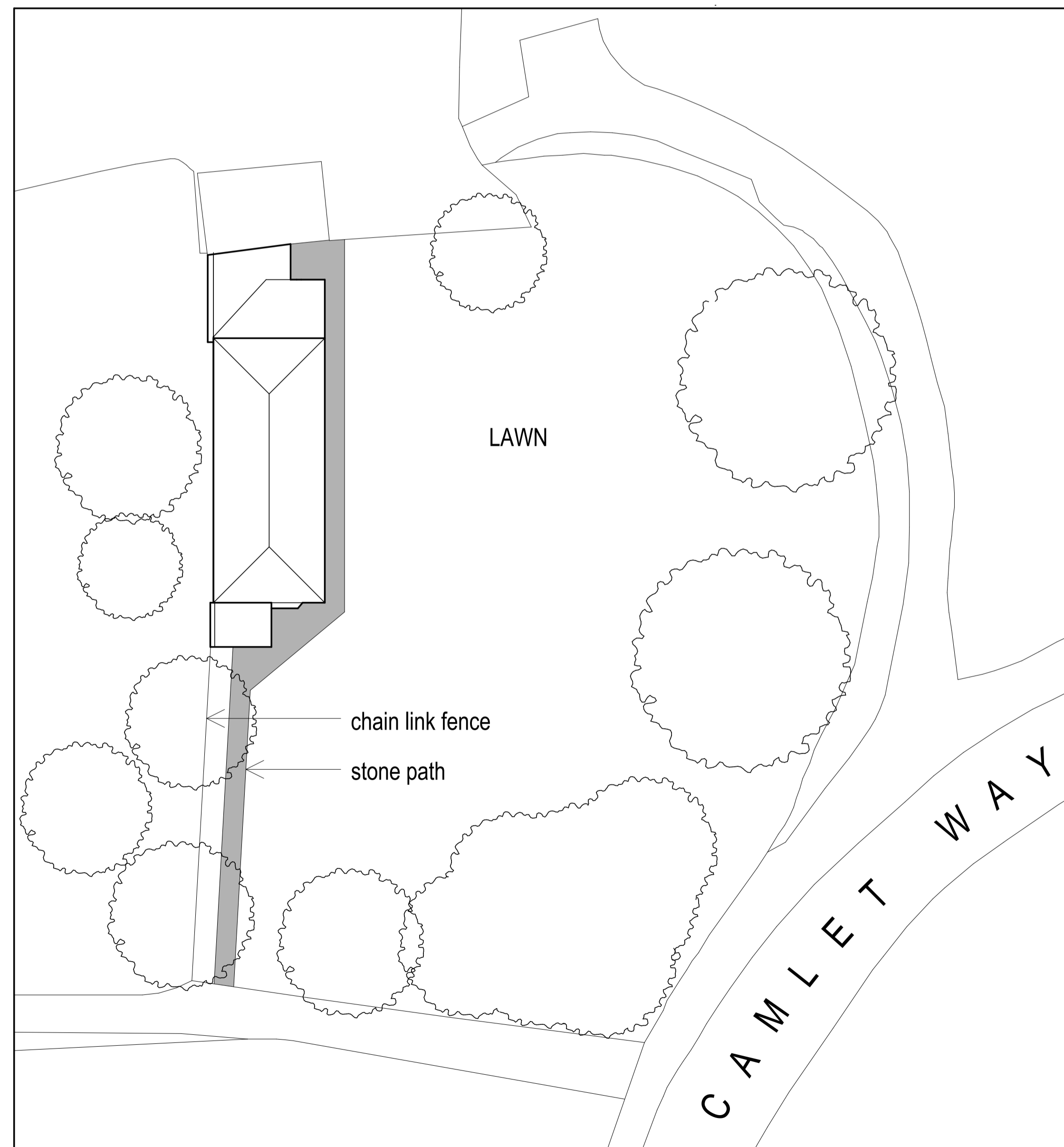
VIEW FROM ALLEY UP TO CHURCH HOUSE



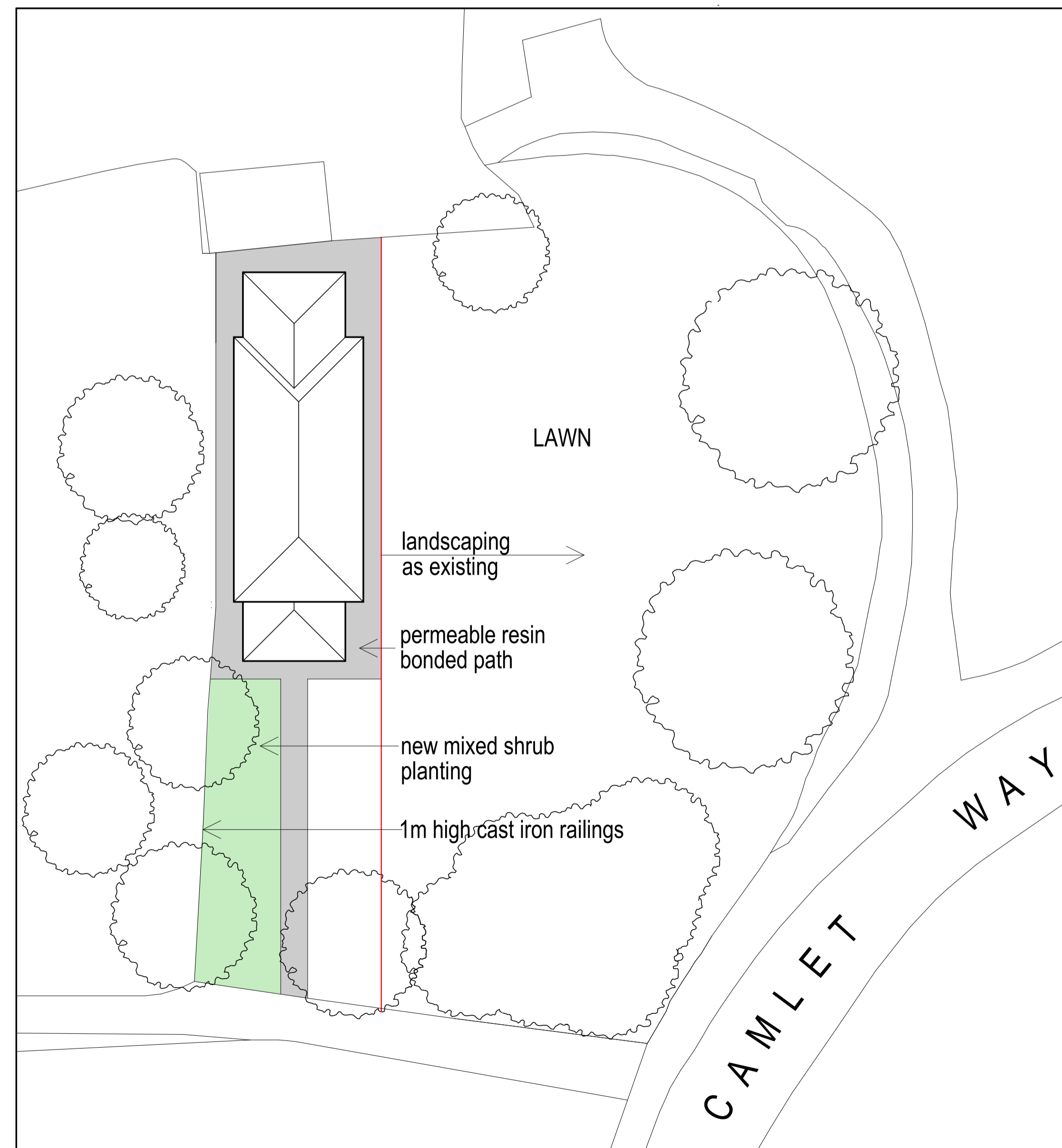
VIEW TO EXISTING CHAIN LINK FENCE



VIEW FROM CHURCH HOUSE TO ALLEY ENTRANCE



EXISTING SITE PLAN



PROPOSED SITE PLAN



No.	Date	By	Contents
Revisions			

Site Address	CHURCH HOUSE CAMLET WAY HADLEY COMMON BARNET EN5 5PZ
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Job Title	REBUILDING OF CHURCH HALL
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Drawing Title	LANDSCAPING
Scale	1:200
Date	12/23
Drawn by	AJC

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Org.No.	479218-9
Rev.	

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HELP SAVE

Monken Hadley Community Hall



Church House hall and garden within Monken Hadley parish church grounds needs urgent structural repair.

We listened to the needs of our local community and have a plan to make it fit for purpose.

Please help us restore it for current and future generations.





The aged building shown standing proudly in its beautiful, and versatile garden.

About the hall

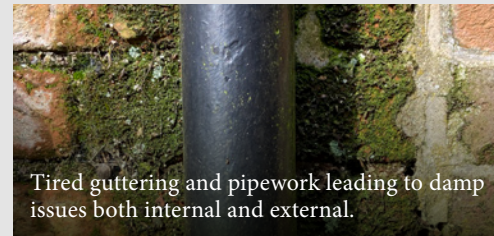
The well-known hall, known as Church House, was built in the 18th century as stables within the village of Monken Hadley, now in the London Borough of Barnet.

In 1912, it was purchased by the Church and has been a cherished and vital meeting place for the parish and community, ever since.

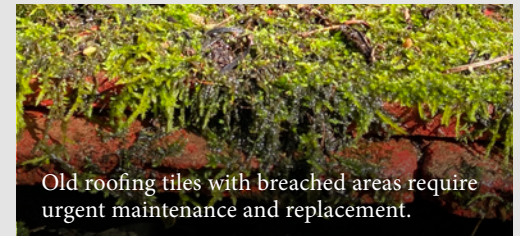
It has served as the 'Pavilion' for the local Cricket Club, the local Girl Guides HQ, and a children's nursery. Its wonderful large garden has hosted church and school fêtes and the hall has been a popular venue for children's parties and other celebrations. It has the potential for offering much more for our community in the future.



All brickwork is weathered and requires extensive work.



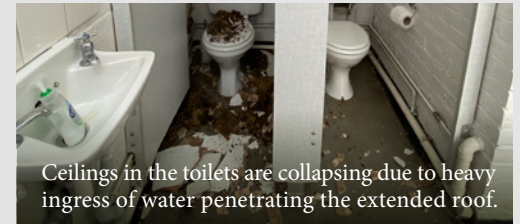
Tired guttering and pipework leading to damp issues both internal and external.



Old roofing tiles with breached areas require urgent maintenance and replacement.



Dry rot patches are currently affecting the internal flooring, making it unsafe to walk over.



Ceilings in the toilets are collapsing due to heavy ingress of water penetrating the extended roof.



The entire rear section of the building has fallen into a state of disrepair, requiring structural investigation.



The entire roof structure needs urgent attention. Replacement of framework and tile coverings.



All external timbers are now failing, causing rot, decay, and structural replacements necessary.

We need to act now

There is a lack of affordable, flexible community space in Monken Hadley and the surrounding area for private use, community groups and charities. The hall could fill that need, but it urgently needs restoring.

The hall's most recent structural report makes for sobering reading – *“the east wall tends to lean outward. The floor is sloping and there is evidence of worm and springing.”*

Many features, including the roof (that leaks), heating system, floorplan layout and communal facilities all now need full restoration or replacement.

There is already significant support from a wide range of local groups, here are just a few:



“We had previously considered using Church House but it is not suitable as disabled access is difficult and the facilities are generally very poor. Renovations to Church House will make it a much more attractive place to run rehearsals and workshops.”

Artistic Director, The Bull Players



“As a young Mum myself, I know how important it is to have contact with other new parents to share experiences and concerns and to have a forum where our little ones can start to develop relationships with other children.”

Sarah Roth, Primary School Teacher and local resident



“I am a qualified teacher of Iyengar yoga, which is suitable for people of all ages and levels of fitness. I would plan to run several classes for different ability levels, including a ‘chair yoga’ class for those who cannot easily stand.”

Lucy Lowry, local yoga teacher

“I wanted to offer my support for this project. Potentially the school could run some parent support groups for training and help for families with technology, parents who need support for school applications and extra curriculum linked sessions to aid parents who may find these a challenge.”

Head of School, Monken Hadley CE Primary School



“Forming a new Hadley Art Group has long been an aspiration of mine. I understand that a newly renovated Church House will be a warm, attractive venue that will have facilities for wheelchair users, and would be an ideal location for my art group to run initially on a weekly basis, with a view to it growing in stages.”

Nichola Hunt, Art Group Leader



Please take a look, via the below link, at our video to hear from some of the people who are looking forward to using our restored hall.



www.monkenhadley.church/restore-and-grow

What we need to do

We have consulted widely in the community to understand how the hall can better serve Hadley, Barnet and beyond in the future. The updated building will be more welcoming, accessible, and more flexible for the church and local community.

Strengthening and extending

Our priority is to replace the roof and reinforce the walls of our heritage building. Other works include:

- Adding an entrance lobby, a modern kitchen, accessible toilets and increased storage.
- Adding a steel frame to reinstate the upper floor and to strengthen the overall structure.
- Improving energy efficiency and reducing the carbon footprint.

Improving usability and accessibility

The new upper floor will provide additional inside space for activities and potentially provide additional rental income. The reconfigured ground floor will maximise community use by being a single level, flexible space with excellent facilities. Other planned works include:

- New flooring including underfloor heating.
- New electrical facilities throughout the building and extended outside to promote the use of the garden.
- Creation of a flexible new upper-floor space providing three upstairs meeting rooms/offices to facilitate a range of office/musical/health/teaching options.
- Main ground floor to accommodate 75-100 people.
- All windows and doors to be replaced.



Increased space with improved access to facilities.

Do you have the skills required to help this restoration project succeed?

If so, please get in touch.

Skilled craftspeople will be required on this project.



Working and Learning spaces available to reserve.



Space to host Indoor & Outdoor special occasions.

The costs

There has been huge support from our church, local school, community sports, social & arts groups as well as local donors and charitable organisations. Our project committee and subcommittees comprise of committed volunteers with a diverse set of skills. However, the building and conversion costs we need to fulfil our community's ambitions are sizeable.

	Anticipated costs	Amount already raised	Amount still to raise
Restoration costs	£775,000	£500,000	£275,000

How you can help

Please help us raise the funding to achieve our goal of restoring Monken Hadley Community Hall for current and future generations. There are many ways you can help, and we've listed just a few below. For more information, or to discuss supporting us further on the below, please contact **Thomas** via **MonkenHadleyCH@gmail.com**

Become a named patron

Your name, or name in Memorium, can be associated with the regeneration of the hall and recognised with a plaque. This non exhaustive list includes:

- Naming of a step to the new first floor (£2,000).
- Naming of a window (£5,000).
- Naming of a first floor meeting room (£20,000).
- Naming of the main function room (£80,000).

Join one of our committees or groups

We have some fun, dynamic, and determined groups that lead on the building, fundraising and promotional aspects of this project.

Hold your own fundraising event

You could organise a cake or jumble sale, a car wash, a walk, a challenge event like a 10k run. Get in touch to discuss how we can help support and promote it.

Donate

- By cheque, payable to 'MH Church House Restoration' and sending to The Rectory, Hadley Common, Monken Hadley, Barnet, EN5 5QD.
- By using the rear-cover QR code, or visiting our online donations page at www.monkenhadley.church/restore-and-grow

(If you are a UK tax-payer, please do not forget to add Gift Aid).

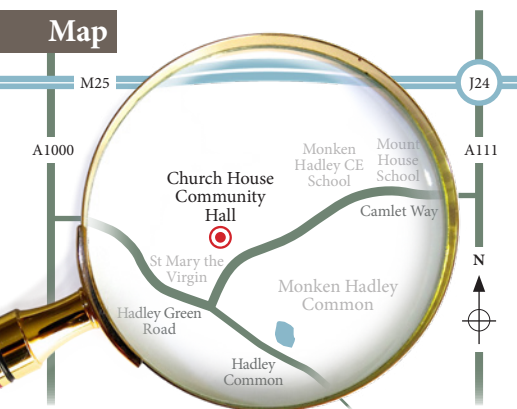


Visual example of 'Named Patron' first floor step.



Local Craft Fair event at Church House.

Map



Social #restore-and-grow

Follow us as new content will be released on the journey of this exciting, and rewarding, fundraising project.



Filming the Girl Guides' representatives.

How can you help

We really appreciate your interest in this exciting project for our community. Please get in touch with **Thomas** if you'd like to discuss it further at **MonkenHadleyCH@gmail.com** Or go to our website shown below.

Project Chair – Tim Fitzpatrick
Patron – Martin Russell Esq DL FCT
*Representative Deputy
Lieutenant for the London
Borough of Barnet*

Fundraising Chair – Elaine Padmore OBE



    #restore-and-grow

To donate, scan the QR code with the camera on your smart device. If this doesn't work, download a free Android or iOS 'QR Code' App from:



Alternatively, you can simply donate by calling **Thomas** on **020 8449 9441** or by visiting:

www.monkenhadley.church/restore-and-grow ⁹⁹

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Monken Hadley Community Hall Restoration Project

Executive summary

This ambitious project aims to restore and extend a much-loved community venue with a view to creating a first-class facility that will serve and resource Monken Hadley and the Barnet community for many years to come.

Church House Community Hall has served the village well, having been in continuous use for the last one hundred years, but now needs upgrading to make it fit for the future.

These much-needed and urgent works have been designed by listening closely to people who live locally and we believe that this project responds to their genuine needs.

This project cherishes the heritage and features of the Church House building whilst strengthening the structure and making it compliant for the 21st century and able to meet the demands of a vibrant community hub. Building on our reputation of being a force for good community cohesion, this project will extend our mission and outreach to those who live and work around us.

“Historic Church House is set to become a very desirable location for a wide range of activities and groups. Educational, sporting, cultural, and celebratory events will be held in the restored building when sensitively enlarged and sympathetically preserved for use by future generations. Please take this rare opportunity to enhance one of London’s most attractive corners. “

Martin Russell DL FCT, Representative Deputy Lieutenant for Barnet

Appeal Patron



History of Monken Hadley village

Monken Hadley is a village just within Greater London, where London meets the rolling fields of Hertfordshire. An ancient country village, Monken Hadley is now a suburban development retaining much of its rural character, yet just 11 miles north of central London. Much of the village, including St Mary's Church and Church House, are in the Monken Hadley Conservation Area and London's Green Belt.

Monken Hadley is a village on the border of several areas. It is in the Borough of Barnet but is immediately adjacent to the District of Enfield. It is also in the Diocese of London, which is immediately adjacent to the Diocese of St Albans. Historically it is in the part of Middlesex that protrudes into Hertfordshire. This means facilities and services in Monken Hadley have the potential to reach a catchment serving different regions.

The focal point of Monken Hadley is undoubtedly our church, St Mary the Virgin, a grade II* listed building. The current building was rebuilt in 1494, on a site that has been used for Christian worship since 1136. The church today is perpendicular in style, built of dressed flint and ironstone with many 19th century alterations, including much of the interior. At the top of the tower is an 18th century signal beacon, or cresset, part of an ancient series of beacons to guide travellers across Enfield Chase. This beacon is well-known in the local area and for us a symbol of how St Mary's is a beacon in the community. A truly inclusive church with a variety of services and styles of worship and an active all-age choir, welcoming the local schools into church each month with a school eucharist, and for other church festival services.

Church House Community Hall

St Mary's is very fortunate to have a large, non-joining, external building situated to the East of the Church known as Church House, which is effectively our community church hall. Church House was originally constructed in the late 18th century as stables to Beacon House and contains some exterior original features such as the timber beam above the stable door. In the early 19th century it was leased to the church (1814) and converted into Hadley Cottage with two storeys. In 1912 the building was purchased by the Church and soon after this the 1st floor was removed to create a Parish Hall.

The building has been used ever since for activities associated with the Church and local community and is a much-used and cherished space for hundreds of people each year. For example, it has been the pavilion and headquarters of the local Monken Hadley Cricket Club since 1954. Other **sports** activities have also included yoga, aerobics and table tennis, but these activities have declined in recent years due to the poor facilities. **Charities** such as 1st Monken Hadley Girlguiding used the hall and garden.

Church House has been available for hire to groups and individuals and has been a popular venue for children's parties and meetings. The main hall currently accommodates about 45 people for a sit-down meal.

The problems we are now encountering

There is a lack of affordable, flexible community space in Monken Hadley for private use, community groups or charities. The importance of Church House as a fit-for-purpose community venue in the heart of Monken Hadley is evident. However, despite being subject to a full maintenance schedule, the building urgently needs updating. Many features, including the roof, heating system, floorplan layout and communal facilities **all now need** full restoration or replacement.

Church House's facilities are dated and do not meet the needs of a busy, modern community venue. The interior is dark, cold and uninviting with functional but basic facilities. The layout of the building also prohibits it achieving its full potential. Church House currently consists of a small hall with kitchen, lavatory and shower accommodation. A staircase leads up to a small cloakroom, lavatory and shower on the first floor, which has been out of use for some time.

Church House is becoming structurally compromised. Our most recent Quinquennial report states that the "East wall tends to lean outward. The floor is sloping and there is evidence of worm and springing. The floorboard at the kitchen door has dropped and the timber below is probably rotten." A recent, regular inspection led us to conclude:

"that in view of further deterioration problems surrounding damp, the leaking roof and the potential costs of remedial works, we should close down Church House to public access." Clearly this turn of events increases the urgency of our appeal for funds to get the complete renovation underway as soon as possible.

"Regrettably the facilities have deteriorated, notably with the inadequacy of the showers and the loss of the upstairs changing room, and the current facilities would undoubtedly preclude a return to league cricket as they would not meet the requirements of the Hertfordshire League. If the building is not renovated and provided with much improved changing facilities, it is inevitable the club will fold as there is no other building in the vicinity which is suitable for its needs." **Monken Hadley Cricket Club**

We have consulted widely in the community to understand how Church House can better serve Monken Hadley and the surrounding area in the future. The updated building will be more welcoming, more available, and more flexible for the community it serves. Restoring and upgrading Church House will strengthen our ministry and extend our mission and service to our neighbours. This is a crucial project for the village and will ensure Church House remains viable and usable to benefit church groups and local residents for generations to come.

Now is the time to act. The global pandemic affected everyone in our community, and we have an opportunity to offer a space for social activities to rekindle social cohesion in the heart of the village.

What we need to do

Church House urgently needs complete renovation to make it fit for purpose and ensure its sustainability for the medium and long-term in Monken Hadley. There are two distinct parts to our project: **Structural**, to ensure the continued integrity of the building; and **functional**, for a more usable building.

The restoration will include structural changes to accommodate stairs, a new kitchen and a range of toilet, shower and storage facilities to improve accessibility, sanitation and health and safety requirements. The roof will be renovated and retiled, the external walls will be strengthened to rectify existing structural

damage and the first floor will be part reinstated to provide much needed additional floor space for community activities and rental income.

Structural

Our priority is to replace the roof and reinforce the walls of our heritage building, to maintain its integrity as a community facility. We will restore some original fabric and features – such as the external brickwork and the pitched roof. We will aim to be as carbon-efficient in the build as possible and measures will be included to improve energy efficiency and reduce the carbon footprint.

Functional

Reinstatement of an upper floor or mezzanine will provide additional inside space for activities and potentially provide additional rental income. The reconfigured ground floor will maximise community use by being a single level, flexible space with excellent facilities, including a new kitchen and accessible toilets. There will be a larger main hall. The new ground floor area will facilitate better distribution of space and break-out areas for our church children and youth groups on Sundays and youth groups throughout the week.

The new additional floor space will be more efficient to heat and light, thus reducing running costs and ensuring the building is warm, bright and welcoming throughout the year. This will reduce our energy consumption, improve our carbon footprint and mitigate energy loss. It will also increase year-round bookings and potentially, again, generate more income to reinvest in community projects, such as funding a Youth Worker, and subsidise local charities' use of our space.

Improved catering facilities mean groups can provide everything from snacks and drinks to hot meals. Improved accessible facilities mean Church House will be truly available to all. Works include:

- New flooring including underfloor heating. Likely to be wooden overlay to soften impact and accommodate activities such as Yoga etc.
- A new staircase to the new first floor/mezzanine.
- Electrical facilities throughout the building will be completely renewed. External electrical facilities will be extended to promote the use of the garden.
- Additional toilets, including one which is wheelchair accessible with baby care facilities and one also being a shower “wet” room.
- Upstairs meeting rooms/offices with Wi-Fi and fit for purpose electrical provision to facilitate a range of office/musical/health/teaching options.
- Main ground floor area to accommodate 75-100 people (tables/chairs etc). Consideration will be given to built-in partitioning to facilitate flexible use of space.
- Built-in storage facilities to accommodate internal storage and a separate small unit outside. Ground floor storage - mainly tables/chairs. Upstairs rooms to have a range of cupboards and tailored storage units. Mobile storage units are being considered.
- All windows and doors (internal/external) are being replaced.
- Green heating options are being considered.

How do we know this project is needed?

Monken Hadley is a village known for its strong sense of community and Church House could play an even more crucial role in this. Local groups such as 'The Puddenecks Club' have been working with the elderly in Monken Hadley and Barnet for over 60 years but still have no base to call home. We have confirmed interest for a renovated, accessible venue from all sorts of charities and groups, some of which we have outlined below. Some of these organisations will pay an hourly rate to use the facilities, and we plan to reinvest profits made here into funding a Youth Worker and subsidising our partner charities who will use the hall to fulfil their goals and serve our local community. By so doing we will be able to extend our mission of care in the community.

"I am writing in support of the appeal for funds for the renovation of Church House, which has provided an essential facility for cricketers throughout many years during which the game has been played on Hadley Common opposite the church. Church House has provided very basic changing facilities and a venue for both teas and an annual evening meal.

Improved facilities will be of immense benefit to both MHCC players and our opponents. A necessity for the Club will be two changing areas; a communal area for taking tea that can accommodate twenty-two players seated at tables; a kitchen that can facilitate the storage and serving of teas between innings and at least two showers and toilet cubicles. The vision for MHCC's future is to continue playing friendly cricket against a range of different opponents in a competitive spirit and to keep refreshing the club membership, especially from the Barnet area. Improved facilities will be a major attraction for new members and hopefully also enable the playing of the game on Hadley Common to continue."

Monken Hadley Cricket Club

What a Newly Restored & Extended Church House will enable:

The global pandemic highlighted what is needed in Monken Hadley: an accessible, welcoming local space to encourage social interaction and reduce isolation, to enable everyone to participate in a variety of activities. A newly renovated Church House will offer:

1. Sport for all
2. Arts for all
3. Wellbeing for All
4. Accessibility
5. Large interior with enclosed garden for hire
6. Increased participation and activity for our older local residents
7. Increased social activities for families with children, parents/carers and young people
8. School Activities

1. Sport for all

Church House is already used as the Monken Hadley Cricket Club pavilion. If facilities were improved, the Club would be able to return to League cricket, which would make the club more sustainable and inclusive as it could attract more members, with a youth team and a ladies' team. Local charity the

Puddenecks also run a weekly class for older people called Music to Movement; they would run classes more frequently if local space was available. Both these uses demonstrate a need for a community space to encourage physical activity for all ages. It will also boost the local economy as it will attract teams from outside the area. We also have committed interest for Yoga classes.

“I am a qualified Iyengar yoga teacher which is suitable for people of all ages and levels of fitness. I would plan to run several classes for different ability levels (including beginners) and also a “chair yoga” class for those who are too frail or ill to stand for an hour. Church House is currently not suitable for this type of class as it tends to be cold and draughty, and the lighting is not conducive as it is harsh fluorescent lighting that is not very bright. Church House is also currently rather neglected-looking inside, which is not conducive to a yoga class designed to relax students and make them feel physically and psychologically well. Yoga classes are of immense benefit to individuals as they encourage muscle strength, balance, good lung capacity and increased immune function. They also alleviate stress, increase mental focus and improve sleep.” **Lucy Lowry, local yoga teacher**

2. Arts for all

There is a local need for suitable interior and exterior arts space. The Bull Players is an established local theatre group that needs a daytime rehearsal space with potential for additional evening rehearsal and workshop spaces as they wish to expand. They are open to everyone, no matter what their experience and talent, and encourage people to express themselves freely. Church House offers them an opportunity to encourage new members from north Barnet. The Bull Players would also like to produce outdoor theatre, and the private grounds of Church House would enable this.

“We are The Bull Players, an open to all amateur dramatic group in High Barnet. We were founded only two years ago and meet weekly. ... The ethos of the amateur group is that anyone no matter what their experience and talent or lack of it, all are welcome. ... We had previously considered using Church House but it is not suitable as disabled access is difficult and the facilities are generally very poor. ... Renovations to Church House will make it a much more attractive place to run rehearsals and workshops for the drama group at least once a week. I also believe that it will be available during the day – a great boon to us as we have no access to the theatre during the day. The large garden will also allow us to use the outside space and provide a unique and beautiful performance space for some productions.”

Siobhan Dunne, Artistic Director of The Bull Players

We have genuine interest from a local Book Club, a Poetry and Play Reading Group, an Art Group, a Storytelling Group, and Music and Choir Leaders. Church House’s flexible layout can accommodate these plans, and has capacity to increase the Arts offer in Monken Hadley.

3. Wellbeing for All

Social action is at the very heart of St Mary’s church mission and we have the ambition to do so much more for the most vulnerable in our communities. For example, we have been approached by a national charity **Renew Wellbeing** (#1173963) that helps churches set up ‘Wellbeing Spaces’ for anyone in the community to attend to help with their emotional and spiritual wellbeing and this is an

initiative we hope to develop if a more welcoming internal environment was created. St Mary's is also a member of 'Churches Together for Chipping Barnet' which works with 'Together in Barnet' to support night shelters for the homeless ('Together in Barnet' #1157192) between October and May each year. Guests are sent to them by Homeless Action in Barnet - a day centre, which helps people find accommodation and move on in life. Again, the renewal of our facilities would equip us to do more for those who are homeless in the area.

4. Accessibility

Church House is on a regular bus route in the heart of Monken Hadley, meaning people can reach it easily and groups will be able to attract new members. New accessible entrances and the flexible interior mean no-one will be excluded from participating in events happening at Church House; those with mobility problems, wheelchairs and pushchairs will all now be able to access activities. The Puddenecks would be able to widen their activities for older residents as they would be able easily accommodate those who are less mobile. Improved accessibility would certainly make Church House a much better venue for church and community celebrations. Church House, as a community hub, will encourage more people in the village to use it, increasing social cohesion and will reinforce the sense of belonging.

5. Large interior and garden for hire

In the Barnet area, Church House is the largest, accessible, interior community space for hire with an enclosed garden for use all year round. Barnet Classic Car Club, for example is keen to find a large interior space, with a private outside space to host their meetings. Their members are often families with young children, so they need a meeting room with a large socialising space for the formal and informal parts of their gatherings. The private grounds mean they could hold events with cars, and enable the whole community to enjoy the vehicles and refreshments. The church can also host open air events to serve the community. Additionally, the grounds have value as a calm place; somewhere to find peace in the busyness of daily life. All these activities are made easier by the improved facilities in Church House which in turn will increase the number of bookings and generate more income for St Mary's to better serve its community.

"I am very happy to write in support of the Monken Hadley Church House restoration project. The club has approximately 90 members who live in the town itself or in the surrounding area. The membership is made up of a wide range of ages with a significant number of younger people, many of whom have families with children and who bring them along to our meetings. In normal times we meet at a pub in Colney Heath, which is about 8 miles from Barnet, in the summer months and a pub in Potters Bar, quite near to Barnet, in the winter. While we would so like to be associated with a venue actually in Barnet, this has not proved possible as nowhere has sufficient space for our cars as well as socialising facilities for the members. It was very clear just how good it would be if the classic car club could meet up at Church House for refreshments with great facilities for club and church members, as well as local folk, to enjoy. Sadly, in its current state, it would be impossible for Church House to cater for the average number of club members who come along to the meetings, both in summer and in winter." **Owen Jones, organiser of the Barnet Classic Car Club**

A reconfigured Church House will be fully accessible to the older residents of Monken Hadley. The Puddenecks, for example, are looking forward to increasing the size of their social groups. In addition, they will be able to host a summer cream tea for local older people. This will increase activity and social interaction for older people, and therefore will lead to a reduction in loneliness and isolation.

“The Puddenecks, as a Club has been looking after the Elderly of Barnet (Guests) for over 62 years and our efforts range from helping individuals in distress to organising events and outings for up to 100 ‘Guests’ which we fully organise. The new Church House would, hopefully, be ideal for us to use for some of our events. Most local halls we have used in the past lack many, if not all, the required facilities. The venue must be large enough to cater for 80/90 elderly people, providing the ‘right’ facilities i.e. warmth, bright lighting, comfortable chairs and tables, disabled toilets that work, modern kitchen and adequate and accessible parking.

A new hall at Church House, would give Puddenecks the opportunity to enlarge our work and help more people. Since March 2020, the Club has been keeping in regular contact with over 120 ‘Guests’.”

Roger Moore MBE, Hon Secretary to The Puddenecks

7. Increased social activities for families, parents/carers and young people

As Church House is in walking distance of High Barnet, young people can get themselves to the venue. This would be true for both church and community youth work during the week and for young people’s groups on a Sunday, as part of regular worship. It will also be easier to run a baby and toddler group here; Church House can provide a safe and welcoming environment to develop friendships and provide peer support. There is a crucial need for this locally, as resident Sarah Roth states below. The improved kitchen and toilet facilities means it will be easier to run a group and cater for all their needs.

“I would like to indicate my support for the restoration of Church House, Monken Hadley. A newly restored Church House would provide a clean, warm and accessible venue for establishing a regular Baby and Toddler Group for young parents and their pre-school children in the area. As a young Mum myself, I know how important it is to have contact with other new parents to share experiences and concerns and to have a forum where our little ones can start to develop relationships with other children.

Many parents/carers with young children, especially first-time parents with new borns and toddlers have found the current Covid-19 measures very challenging. Due to the current restrictions, the lack of interaction with other parents and young children is having an impact on themselves or their baby. They are missing out on crucial communication and support, which leads to a feeling of isolation, loneliness and anxiety. We would like to provide a neutral space where young families can meet and interact, opening up a pathway for communication, friendship and support. Studies show that there has been a huge impact on the mental health and wellbeing of parents/carers with young children during this challenging time. A newly restored Church House will provide a safe premises to hold such a group, offering accessible toilets and baby changing facilities, kitchen facilities and space for activities. We will be able to provide parents/carers and their young children with much needed support and interaction both from other parents/carers and groups. This will aid and prevent loneliness and anxiety.” **Sarah Roth, local resident & Primary School Teacher**

““The atmosphere created in Ranger meetings (Girl Guides 11-14) is very positive and happy. It encourages us to make friends outside of our school bubbles therefore we can expand our network, and take part in opportunities with other members. One of the key problems with Church House is the lack of sufficient heating. We meet in the evenings, so it is usually colder and continues to get colder throughout the session. In winter, Church House gets especially cold, meaning that we have to wrap up warm with lots of layers, and sometimes this isn’t even enough to keep us from getting cold. A restored Church House with better insulation and heating system would allow us to enjoy our meetings and to focus on those, rather than the cold. It would help create a better environment for our meetings to take place in.” **Caroline Scott- Rangers Leader**

8. School Activities

Monken Hadley Church of England Primary School is 300 metres away from Church House, which is regarded as an excellent resource to develop activities for the school. “Church House is in a beautiful and idyllic position, overlooking the Common and nestled close to the school. The proposed restoration of Church House sounds like an exciting project that will significantly and positively change the accessibility of the venue for our students.” **Niamh Shanahan, Friends of Monken Hadley School.**

We understand from the Head of School that as a small Primary a major limitation is available space which can be used for additional school activities. The school only has one small hall which is used for everything including collective worship, PE, lunch, productions, and teaching sessions. If Church House was renovated to a good and functioning standard this would allow the school to potentially offer new and more educational opportunities to both pupils and parents. “It would be a perfect venue for parent drop-in sessions and coffee morning spot allowing new parents to meet and establish relationships with us”.

“I wanted to offer my support for this project. We see having a local facility to enhance the provision we can offer in our school as a huge benefit. In the past Church House has been used by the school as an extra classroom to provide more children opportunities to attend our popular school, a facility for wrap-around provision with the Church House being used for an after-school club linked to the school.

Potentially the school could run some parent support groups for training and help for families with technology, parents who need support for school applications and extra curriculum linked sessions to aid parents who may find these a challenge. The list is endless and we are unable to offer these in school.” **Ms Eyres, Head of School**

How you can help?

We hope we have articulated the wealth of potential the venue holds for the local community. The range and number of users is wide, and we know that if invested in it will serve the local Monken Hadley community for generations to come.

Thank you in advance for your consideration.

Fundraising Plan

The total expenditure for this campaign is £775,731 including VAT (although currently being revaluated to keep abreast of inflation)

We aim to meet this target by the following fundraising plan.

Income stream	Anticipated total	Secured amount	Notes
Church reserves	£70,000	£76,550	This includes £29,500 of Church reserves and £47,000 Church House reserves at 31 December 2022. Any further contribution in 2023 will be assessed during the finalisation of the Church Financial Accounts. The aim is to provided more as reserves grow.
Local Fundraising Events	£50,000	£68,837	We completed a very successful event in late 2019 entitled "Son et Lumiere 525" which we used as an initial springboard to launch the project in the public domain. Post-pandemic we have continued with a series of local community events connecting the wider community and numerous children's events We maintain a comprehensive rolling calendar of events.
Church congregation	£75,000	£97,102	Current donations received from Church members and 'Foundation Patrons' group. The Church community continues to be generous post-pandemic.
Trusts & Foundations	£215,000	£185,500	We continue to use an external fundraiser to focus on this sector. Success with grants and pledges has centred around community, wellbeing and Christian related entities. We have also instigated a wave of applications to a wider external funder community which to date has provided limited success.
Local Major donors	£150,000	£71,000	We have maintain a focussed fund raising Committee who coordinate ongoing engagement the local major donor community.
Friends of Monken Hadley Church	£7,500	£9,000	Local fundraising efforts and awareness initiated by Son et Lumiere 525 initiative in 2019 has been maintained with activities such as the "Friends of Monken Hadley" e-mail initiative, a brochure promotion and local mailing initiatives.
Local Corporate Engagement	£7,500	£0	Engaging with local/ regional corporate entities to obtain building related materials and or sponsorships is to be assessed in 2023 as we get closer to actual restoration activity.
Loan	£175,731	£0	We anticipate being able to raise the remainder of the project, if required, from bank or other loan arrangements.
VAT	£20,000	£0	We anticipate being able to recover some VAT on eligible building costs such as accessible toilets and child care facilities
Totals	£775,731	£507,989	66% secured.
Shortfall		-£267,742	



Church House, Camlet Way, EN5 5PZ

COST ESTIMATE

for

MR Patrick Evans

20th February 2024

Church House
 Cost Estimate - February 2024

ELEMENT	GIA m2	Unit	Rate	Totals £	NOTES AND COMMENTS
Construction Works - New Build					
1 Demolition of existing building including grubbing up of foundations, allowing to clean, set aside and reuse bricks and roof tiles	1	Item	35,000	35,000	
2 New build construction	178	m2	2,900	516,200	
3 Retaining wall and railings	50	m	850	42,500	
4 Allowance for hard and soft landscpaing	1	Item	20,000	20,000	
				613,700	
Preliminaries @ 10%				61,370	
OHP @ 10%				67,507	
Contingency @ 5%				37,129	
COST ESTIMATE TOTAL				779,706	

INFORMATION USED

Drawings provided in email from Alan Cox Associates Drawings

Gross internal floor areas measured off drawings

ASSUMPTIONS

Project works will be tendered in 2Q2024

Water levels will not cause issues with construction works and attract additional costs

Excavated material will not be contaminated

EXCLUSIONS

VAT

Legal fees

Building regulation fees and planning fees

Site acquisition costs

Finance costs

Costs associated with rights of light and party walls

Archaeological surveys and excavations

Site surveys and investigation works

Removal of contaminated material from excavations

Extensive dewatering of excavations

Furniture, curtains, blinds and the like

Section 106/CIL Payments

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Church House, Camlet Way, Monken Hadley, EN5 5PZ

**Heritage Statement:
Heritage Significance, Impact Assessment and Justification Statement**

**Dorian A. T. A. Crone BA BArch DipTP RIBA MRTPI IHBC
Daniel Cummins MA (Oxon) MSc PhD IHBC
of
Heritage Information Ltd**

January 2024

Church House Heritage Statement (January 2024)

Church House, Monken Hadley – Heritage Statement

Issued January 2024

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1.0. INTRODUCTION

- 1.1. The subject site is Church House, Camlet Way Monken Hadley, Barnet. Church House was likely built during the late 18th century, possibly originally as a stables building, but was later converted to residential use until 1912, when it was given to the parish of Monken Hadley for use as a church hall. Substantial internal and external alterations have therefore occurred through the lifetime of the building to accommodate these changes. Church House is a locally listed building within the Monken Hadley Conservation Area, London Borough of Barnet. It has been closed for safety reasons since September 2023.
- 1.2. This Heritage Statement has been produced to accompany an application for Planning Permission. The proposals involve the demolition of the existing locally listed building and the provision of a replacement building for use as a church and community hall designed in a traditional idiom with associated landscaping.
- 1.3. This Heritage Statement complies with the requirements of the National Planning Policy Framework, December 2023 (NPPF) and the online Planning Practice Guidance (PPG) in respect of Heritage issues. No archaeological assessment has been undertaken as part of this report and this report should be read in conjunction with the Archaeological Desk-Based Assessment (also prepared by Heritage Information, January 2024).
- 1.4. This Heritage Statement has been written in accordance with Historic England Advice Note 12: “Statements of Heritage Significance” (October 2019), and has adopted the following structure:
 - An appraisal of the heritage context.
 - An appraisal of the significance of the site.
 - An assessment of the potential or actual impact of the proposed works upon the significance and settings of all affected heritage assets;
 - How the proposed works comply with relevant policies in the NPPF and the PPG, and how the works are in accordance with local and regional policies.

1.5. Summary

- Church House is a locally listed building within the Monken Hadley Conservation Area, London Borough of Barnet. It is not considered to be a curtilage building; despite having a functional relationship with the Grade II* listed church since the time the church was listed in 1949, the building is located outside the historic boundary of the churchyard, and so there is a clear physical separation defined by an historic boundary.
- An assessment of the significance of the site concludes that it possesses medium archaeological interest, low architectural and artistic interest, and low to medium historic interest. The heritage values of the building have been severely compromised by the substantial and invasive alterations made throughout its lifetime, which have removed all evidence of any 18th and 19th century uses as a stable and residential dwelling. Apart from the external envelope, which has also been compromised by later alterations, the interior largely dates from the early 20th century with some modern additions. The

comparatively low heritage interest led Historic England to conclude in a listing assessment (undertaken in August 2019 – ref. Appendix 1 for the full report) that the building lacks special interest to merit statutory listing.

- A related assessment concludes that the building makes a limited positive contribution to the character and appearance of the Monken Hadley Conservation Area. The contribution has been compromised by later alterations and that the building is heavily screened in views from the public realm by dense trees, offering only glimpses of its form, materials and detailing. Whilst views from the private realm are also important (from within the site itself) the lack of public access since the closure of the building limits an appreciation and understanding of the contribution made by the front east elevation in particular.
- An assessment of the impact of the proposals concludes there will be a **substantial and negative impact on the locally listed Church House, and a minimal and neutral impact on the character and appearance of the Conservation Area and on the settings of nearby heritage assets, particularly the Grade II* listed Church of St Mary the Virgin**. Whilst the proposed demolition of the existing building will result in the loss of a locally listed building which possesses some social and communal value and aesthetic merits, as well as cause some “less than substantial” harm to the character and appearance of the Conservation Area, structural engineers have concluded that the defects in the building as a result of continuing movement and rotation to the east and west walls are so great that the building is considered to be dangerous and unsuitable for occupancy; the cost of carrying out remedial works is understood to be higher than rebuilding and so the building is considered to be beyond reasonable economic repair (AMA Consulting Engineers, June 2023). Any perceived harm from the loss of a non-designated heritage asset is considered to be outweighed by the substantial public benefits offered by the scheme, principally in the re-establishment of a high-quality, contextually designed and fully accessible community facility on the site which will be used by both the church and wider community.
- The proposed replacement building has been designed in a traditional Georgian idiom, reflecting the proportions and form of the existing building and re-using as many of the historic materials as possible to sustain the character and appearance of the Conservation Area. The high-quality and architecturally literate elevational treatment and detailing will sustain the architectural and visual interest of the site and its contribution to the character and appearance of the Conservation Area. The ridge and eaves height will remain unchanged, whilst the footprint will remain unchanged from the 2023 consent for the provision of two side extensions. The building will sit comfortably as a backdrop on the eastern edge of the churchyard in limited views from the Grade II* listed church; the proposed materiality (predominantly re-used and second hand brickwork and tiles to match) and setback from the boundary of 1 metre, the provision of cast iron railings and shrub-planting to the south will enable the building to blend comfortably and discreetly. In limited glimpses from the church path to the south and from the Common to the east, there is unlikely to be any perceptible change.

1.6. Authorship

- **Dorian A T A Crone** BA BArch DipTP RIBA MRTPI IHBC - Heritage and Design Consultant. Dorian has been a Chartered Architect and Chartered Town Planner for over 30 years. He has also been a member

of the Institute of Historic Building Conservation for 25 years. Dorian is a committee member of The Society for the Protection of Ancient Buildings, the International Committee on Monuments and Sites (ICOMOS), ICOMOS UK and Institute of Historic Building Conservation. He has been a court member with the Worshipful Company of Chartered Architects and a trustee of the Hampstead Garden Suburb. He is a member of the City Conservation Area Advisory Committee. Dorian is also chairman and a trustee of the Drake and Dance Trusts, and a Scholar of the Society for the Protection of Ancient Buildings.

Dorian has worked for over 30 years as Historic Buildings and Areas Inspector with English Heritage/Historic England, responsible for providing advice to all the London Boroughs and both the City Councils. Dorian has also worked as a consultant and expert witness for over 20 years advising a wide variety of clients on heritage and design matters involving development work, alterations, extensions and new build projects associated with listed buildings and conservation areas in design and heritage sensitive locations. He has been a panel member of the John Betjeman Design Award and the City of London Heritage Award. He is a past chairman of the City Heritage Society and currently vice chairman, and is a Design Review Panel member of the Design Council, Design: South West and Design: South East, and the London Boroughs of Richmond upon Thames, Lewisham, Croydon and Wandsworth. Dorian has also been a member of the Islington Design Review Panel and has also been involved with the Royal Academy Summer Exhibition Architectural Awards and the Philip Webb Award along with a number other public sector and commercial design awards.

- **Dr Daniel Cummins** MA (Oxon) MSc PhD IHBC – Historic Environment Consultant. Daniel is an historian with a BA and Master's in History from Oriel College, Oxford and a doctorate from the University of Reading. Daniel has a Master's degree in the Conservation of the Historic Environment and is a member of the Institute of Historic Building Conservation. He has over 10 years' experience in providing independent professional heritage advice and guidance to leading architectural practices and planning consultancies, as well as for private clients and local planning authorities. He has an excellent working knowledge of the legislative and policy framework relating to the historic environment. Daniel has extensive experience in projects involving interventions to listed buildings and buildings in conservation areas, providing detailed assessments of significance and impact assessments required for Listed Building Consent and Planning Permission, as well as expert witness statements for all types of appeal. Daniel is also secretary and a trustee of the Drake Trust (a conservation education charity).

1.7. Methodology

This assessment has been carried out gathering desk-based and fieldwork data. The documentary research was based upon primary and secondary sources of local history and architecture, including maps and historic images. Particular attention was given to the Barnet Museum. A site visit was conducted in July 2023, when consideration was given to the historical evolution of the building and the key points of significance were identified. A review of the site and surrounding area was conducted by visual inspection to identify the relevant parts of the townscape and the settings of nearby heritage assets that would be most affected by the proposed works.

2.0. LOCATION AND CONTEXT

- 2.1. The subject site is located on the west side of Camlet Way just to the north of the junction with Hadley Green Road. It lies to the east of the churchyard belonging to St Mary the Virgin, Monken Hadley and is accessed from a pedestrian path linking the church with Camlet Way. The open space of Monken Hadley Common is located to the east.



Figure 1: The location of the subject site (outlined in red).

- 2.2. The subject site is located within the **Monken Hadley Conservation Area**. As stated in its Character Appraisal Statement (2007), the Conservation Area is “*very green and leafy in character*”, with a “*low built density*”. It comprises “*winding lanes and scattered groups of native trees... set among a traditional English landscape of ancient commons, old hedgerows and open fields*”. The trees and woodland are considered “*very important to the general character and feel of the Conservation Area*”. Many of the buildings in the Conservation Area date from the 18th and 19th centuries, comprising traditional materials.
- 2.3. Due to the notable diversity in (mostly vernacular) building styles and materials, the Conservation Area has been divided into ten sub-areas. Church House is within sub-area 5 (The Village Centre), which is rural and village-like in nature – characterised by its historic buildings, its low boundary walls, its trees and planting, and its “*sweeping views onto the Common and to the Hadley Woods beyond*”. Although there are no specific views recognised as being important, the views of the surrounding countryside are considered pertinent – as are views of the Grade II* listed Church of St Mary the Virgin, “*the focal point of the village*” (Figures 2a and 2b). The buildings within sub-area 5 (many of which are timber-framed)

Church House Heritage Statement (January 2024)

comprise a range of traditional materials including flint and ironstone, red brickwork and render. The historic buildings are vernacular, Georgian or neo-Gothic in style.

- 2.4. Church House cannot be seen from within the historic core of the village on Hadley Green Road and is only barely glimpsed from a pedestrian path linking Hadley Green Road with Camlet Way (Figures 2a and 6); the site is largely enclosed by mature trees which, whilst contributing positively to the verdancy of the area, limits the contribution made by Church House to the character and appearance of the sub-area outside the site itself (Figure 7). Church House can be glimpsed from sub-area 7 (Monken Hadley Common) to the east of Camlet Way, which reveals more of its local heritage significance than the rear and side elevations experienced from the churchyard and church path seen from within sub-area 5. Sub-area 7 is characterised by its green spaciousness and its “sweeping views” across the Common, and by its 18th and 19th century houses and cottages. Even from this very open aspect, the density of planting to the boundary of the site with Camlet Way limits an appreciation and understanding of the significance of Church House to glimpses of the front elevation (Figure 3). As considered further at Section 5.10 of this Heritage Statement, the age, architectural language, materiality and historic associations of Church House are considered to make an overall positive contribution to the character and appearance of the Conservation Area, but that contribution is limited by later alterations and the extent of dense landscaping which offers only glimpses of its locally distinctive form, materiality and detailing.



Figure 2a: The village core of the Conservation Area as experienced from Hadley Green Road, where the Grade II* listed church appears as a landmark building alongside other neighbouring Grade II listed buildings.



Figure 2b: The Grade II* listed church in its context from the south, alongside the Grade II listed Pagitt's Almshouses and Grade II listed Gatehouse.



Figure 3: Glimpsed views from the east on the edge of Monken Hadley Common, the church path to the left.

- 2.5. Historic England's *Good Practice Advice in Planning Note 3* (December 2017) provides guidance on managing change within the settings of heritage assets. The setting of a heritage asset is the surroundings in which a heritage asset is experienced. Elements of a setting may make a positive, neutral or negative contribution to the significance of an asset, may affect the ability to appreciate that

significance or may be neutral (NPPF glossary). The guidance provides detailed advice on assessing the implications of development proposals and recommends a broad approach to assessment (see **Appendix 2** for an outline of the 5-Step approach described in the guidance). The following analysis takes account of Steps 1 and 2 of the guidance by firstly identifying the heritage assets and their settings which may be affected by the proposed development, and secondly assessing the degree to which the settings of those heritage assets contributes to their significance. Steps 3 to 5 are covered in the Impact Assessment.

- 2.6. The **Grade II* listed Church of St Mary the Virgin** is located to the south-west of the subject site across the churchyard. The church is dated c.1494 on the west tower and constructed of flint and ironstone with a rare copper beacon on the tower. The interior is predominantly 19th century and is the first of G. E. Street's restorations. As noted above, the church is a landmark building experienced from the centre of the village on Hadley Green Road, with the west tower dominating its frontage to the street, which is considered to be the primary aspect of its setting and where it has group value which can be appreciated with neighbouring Grade II listed buildings at a point where the road widens (Figures 2a and 2b). A stone path from Hadley Green Road provides access to the south porch (the most-used entrance to the church) and runs parallel to the south side of the churchyard. Church House cannot be seen in conjunction with the church from either its primary western aspect or from the church path adjacent to the south elevation (Figures 2a and 5). The path splits in the south-east corner of the churchyard to run along the east side and from this point the side (south) elevation of the subject site can be glimpsed from within the churchyard setting, albeit it is heavily filtered by tree planting along the boundary and within the churchyard itself (Figure 6).
- 2.7. The churchyard provides the historic curtilage and immediate setting of the church, although its architectural and historic interest is difficult to appreciate and understand given the density of gravestones and large number of evergreen trees including yews (Figure 4b). Although the rear elevation of the subject site adjoins the east boundary of the churchyard, it is barely perceptible in views adjacent to the church building or moving through the centre of the churchyard for this reason (Figure 4a). Where it is glimpsed, the rendered south and west elevations are not particularly sympathetic and do not best represent the local architectural and historic interest of Church House (Figure 6). This is compounded by the existing poor-quality and somewhat ad-hoc boundary treatment of the churchyard in this location, including an unsightly chain link fence and timber fence panels; any boundary treatment adjacent to Church House has been lost. Whilst there is an element of historical association with the church (albeit only dating from 1912), the subject site is therefore considered to make a neutral contribution to its setting as experienced from within the churchyard.
- 2.8. Other nearby statutorily listed buildings include the **Grade II listed Pagitt's Almshouses** and **Grade II listed Gatehouse** to the south of the churchyard, the **Grade II listed Beacon House** and the **Grade II listed The Grove** to the north-west, and the **Grade II listed White Lodge** and the **Grade II listed Church View** to the west. The significance of these listed buildings is best experienced from the street on Hadley Green Road, where the rural character and appearance of Sub-area 5 of the Conservation Area, with its vernacular, Georgian and neo-Gothic architecture comprising a range of different traditional materials, and its verdancy, contributes positively to an appreciation of their architectural and historic interest (Figures 2a and 2b). The subject site cannot be seen within this primary aspect of the settings of the above listed buildings. Whilst there may be some historic association between the subject site and

Beacon House (it may originally have been built as a stable for Beacon House), the association is no longer legible and has not been proven by documentary research. Given the enclosure of the subject site by dense tree planting and its setting back beyond the church and the churchyard (itself characterised by dense tree planting), Church House is considered to make a negligible contribution to the settings of these nearby Grade II listed buildings.

- 2.8. The **locally listed Rectory** and the **locally listed Barn adjacent to the Gatehouse** are located to the south of the subject site. The setting of these locally listed buildings is the same as the settings of the aforementioned statutorily listed buildings, although the rectory (another of Street's first commissions just before the restoration of the church) is not readily visible from any aspect given the density of planting within its garden. The principal redbrick frontage addressing Hadley Green Road best displays its gothic detailing and architectural interest. The rendered gables of the rear elevation can be glimpsed from the church path and from within the subject site, but the local architectural interest, aesthetic merits and landmark qualities are not best experienced from this aspect; the density of planting and solid timber fence almost entirely screens the rear elevation for at least 8 months of the year when the trees are in leaf (Figure 7). Similarly, Church House would be barely perceptible from within the grounds of the rectory. The subject site is therefore considered to make a neutral contribution to the settings of these locally listed buildings.



Figure 4a: The churchyard from outside the church looking east towards Church House, which is barely perceptible behind the evergreen trees and gravestones.



Figure 4b: The church is barely perceptible from within the churchyard, viewed here from adjacent to Church House looking west from the east boundary of the churchyard.



Figure 5: Church House cannot be seen in conjunction with the church, seen here from the church path close to the main south door.



Figure 6: Glimpses of Church House from the church path adjacent to the fence of the locally listed rectory.



Figure 7: The density of planting encloses the subject site and almost entirely screens any appreciation of the locally listed rectory to the south (centre).

3.0. HISTORICAL BACKGROUND

- 3.1. The settlement of Hadley likely dates from the Anglo-Saxon era, when the area was within the Edmonton Hundred. It was granted to Geoffrey Mandeville, the first Earl of Essex, in 1066. By c.1136, Hadley was recorded as containing a hermitage when it was within land granted by the Earl to the Abbey of Walden. By the second half of the 12th century, Hadley had become a parish – sometimes known as Monkenchurch (possibly after a church associated with the Abbey of Walden), or Monken Hadley. In 1471, one of the most important battles of the Wars of the Roses, the Battle of Barnet, took place at Hadley (at which Edward IV triumphed over Henry VI). The Church of St Mary the Virgin was built in 1494, possibly on the site of a former 12th century church. Upon the dissolution of the monasteries in the 16th century, the manor of Hadley was granted to the Lord Chancellor Sir Thomas Audley.
- 3.2. By the second half of the 17th century, Hadley had started to acquire a number of wealthy residents, and throughout the 18th and 19th centuries, a number of small, genteel houses and larger houses were constructed there. Early maps dating from the 17th century indicate that there were no buildings to the east of the church, where the line of the existing church path and Camlet Way is clearly shown on the south side (Figure 8). The village of Hadley is clearly visible in the 1754 map (Figure 9). Mount House (“The Mount”) can be seen in the 1754 map – an early 18th century house built on a hill just outside of Enfield Chase, which had an avenue of trees leading towards the church to the south-west. There is no building depicted on the subject site to the east of the church at this time. By 1776, there is evidence that a building had been constructed on the subject site within a small enclosed area to the east side of the churchyard (Figure 10). Whether this is Church House is not clear. It has been suggested that Church House was constructed around this time as a stables to Beacon House (which dates from the 17th and early 18th centuries) although no documentary evidence has been found to support this anecdote. A lease of a piece of common land made between the parish and Mrs Munro of Beacon House in 1814 may suggest an association between the subject site and Beacon House; later maps indicate that there was access to Beacon House from Camlet Way via a drive to the north of the subject site (Figure 12).



Figure 8: 1656 plan of Enfield Chase, Middlesex. Approximate location of subject site indicated by red dot (National Archives, MPC 1/146).



Figure 9: Rocque Map of Middlesex (1754), the subject site outlined in red.

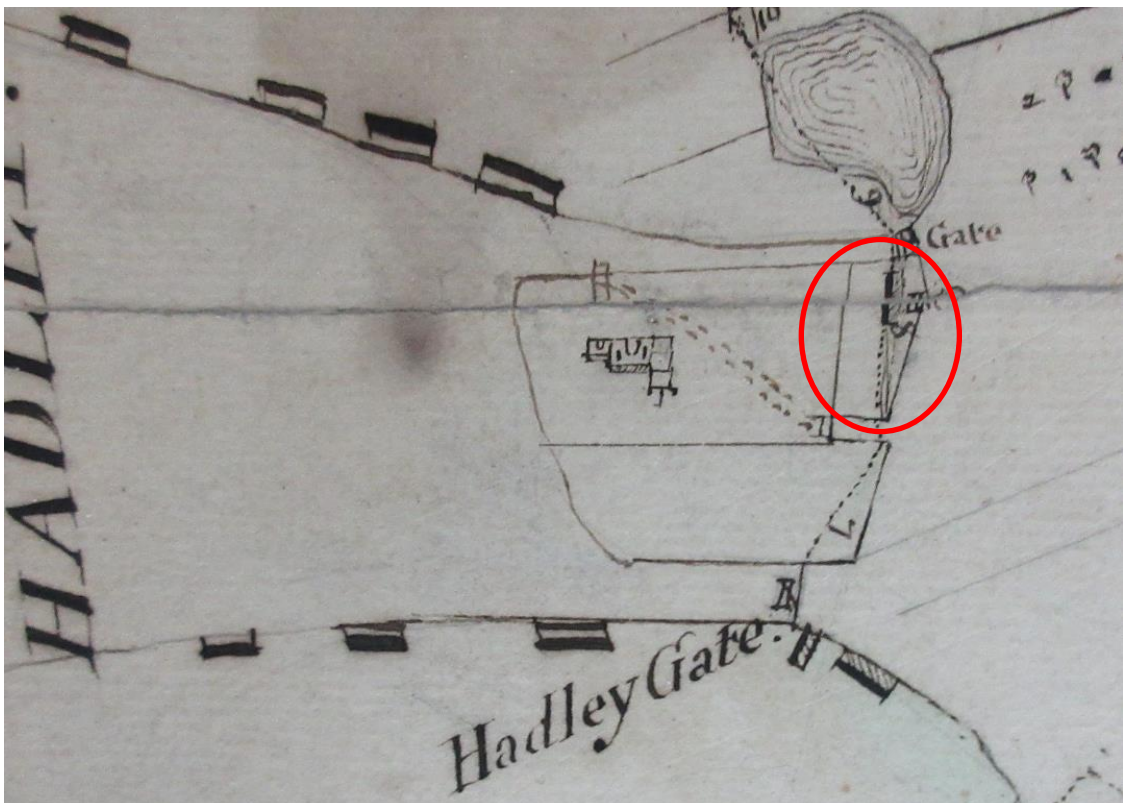


Figure 10: Map of Enfield Chase, 1777 (National Archives, MR 1-708), the subject site outlined in red.

- 3.3. The rector of Hadley during the 1770s was John Burrows, who had been instituted in 1770 and was also rector of St Clement Danes and rector of Christ Church Southwark. Burrows resided at Hadley and officiated there until his death. He was also a classical scholar and occupied a leading position in a literary society which included Mrs Elizabeth Montagu in its membership (whose nephew he educated). He died at Hadley in 1786, making it unlikely that he was responsible for the conversion of the subject site to residential use for refugee priests during the French Revolution (post-1789). At some point during the early 19th century, Church House was converted to residential accommodation. It is depicted on a map of 1850 at 59 located outside the churchyard within its own small enclosure shown in 1776 (Figure 11); it was occupied at that time by a Miss Burrows (presumably Frances the daughter of the former rector). Frances, during a prolonged life, became a prominent figure in the village, promoting education in taking a leading role in the management of the parish schools. Frances Burrows continued to live at Church House until her death in 1860; in 1851, she is recorded as an annuitant and lived in the house with a cook and housemaid. Frances is buried in the churchyard and there is a memorial brass dedicated to her in the church. It is noteworthy that, whilst perhaps figurative in its depictions of plots, the map in Figure 11 shows the building may have historically had a different relationship with the boundary of the churchyard.

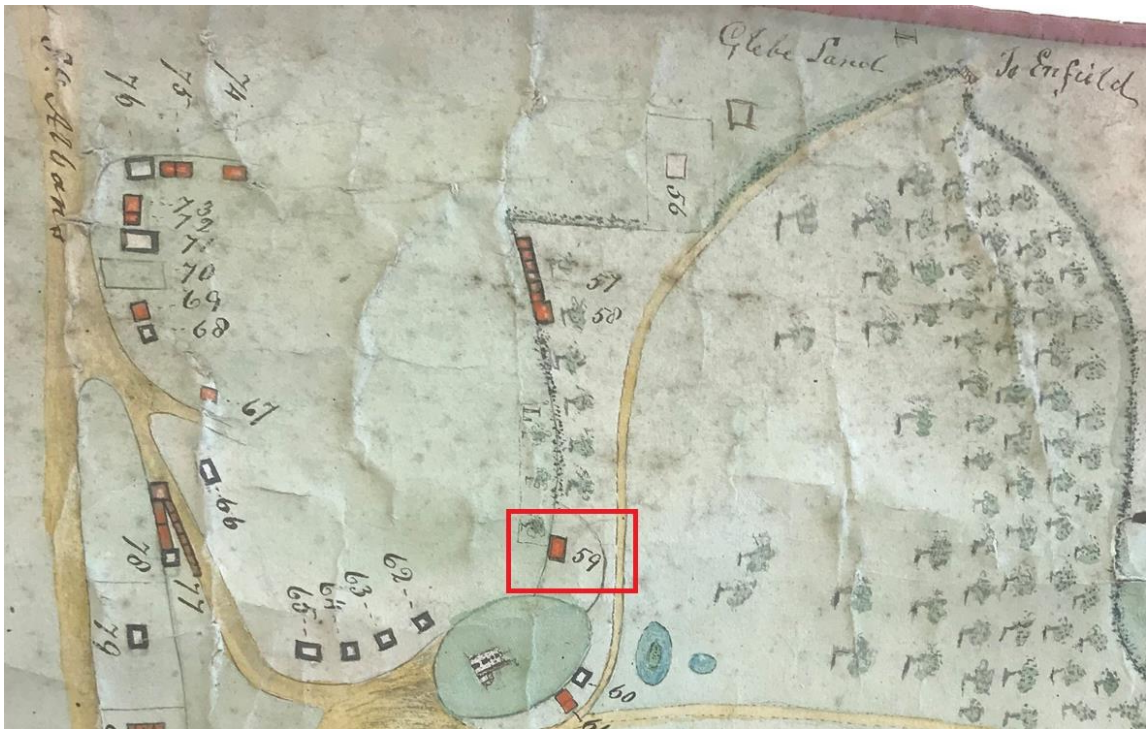


Figure 11: Parish Map (c.1850).

- 3.4. The first edition of the Ordnance Survey made in 1878 illustrates the detailed footprint of Church House and the subject site for the first time (Figure 12). By this time, the building abutted the eastern boundary of the churchyard; on the north side of the main part of the building was an L-shaped structure. The site was open to the churchyard at this time, with trees planted within the site rather than around the boundaries. Pathways connected the building to the pedestrian path to the south and to the rear driveway entrance of Beacon House to the north-east. By 1895, a small addition is depicted to the south elevation, whilst a pump was located adjacent to the north L-shaped structure, which appears to have addressed its own enclosure distinct from the principal open space of the site (Figure 13).

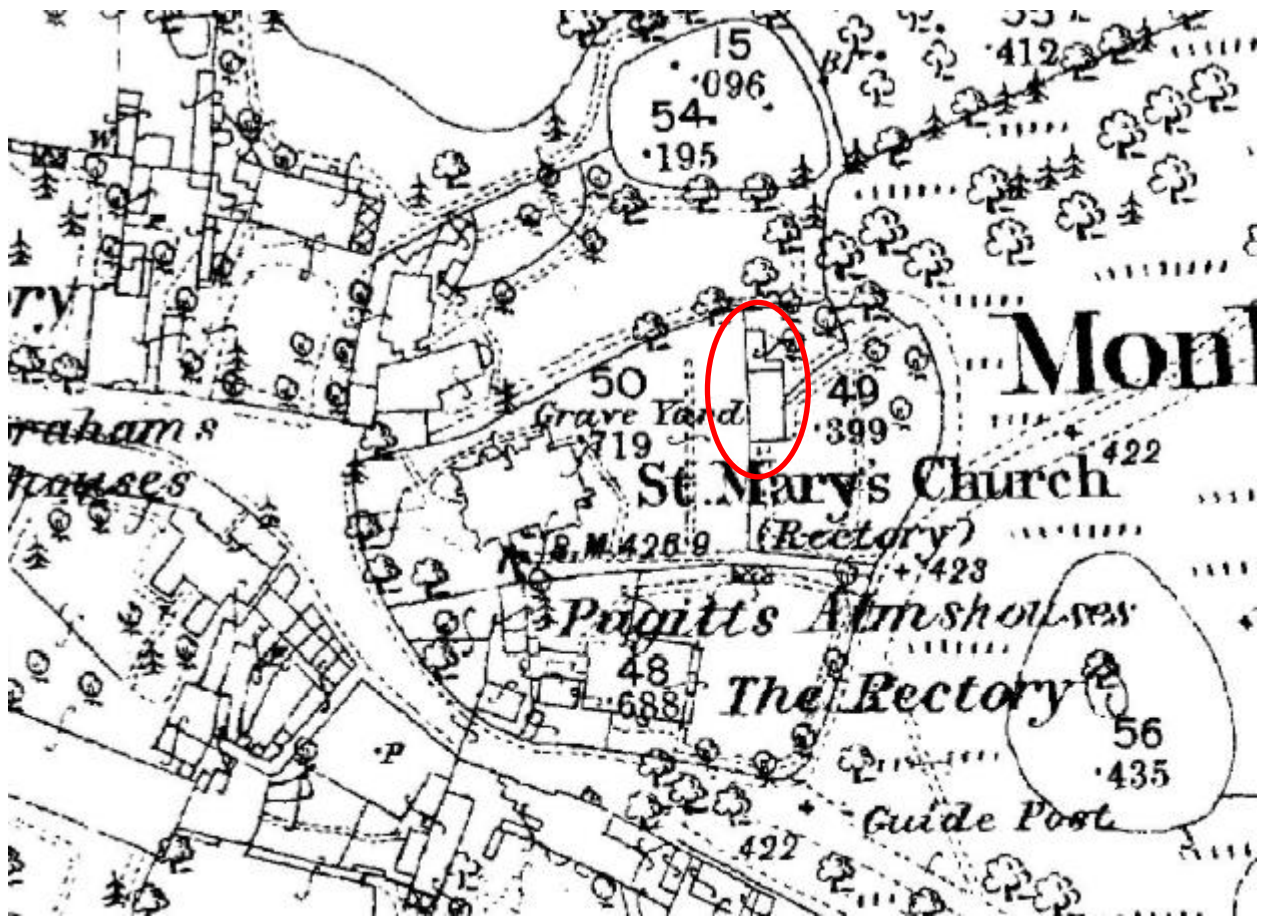


Figure 12: Ordnance Survey (1878), the subject site outlined in red.

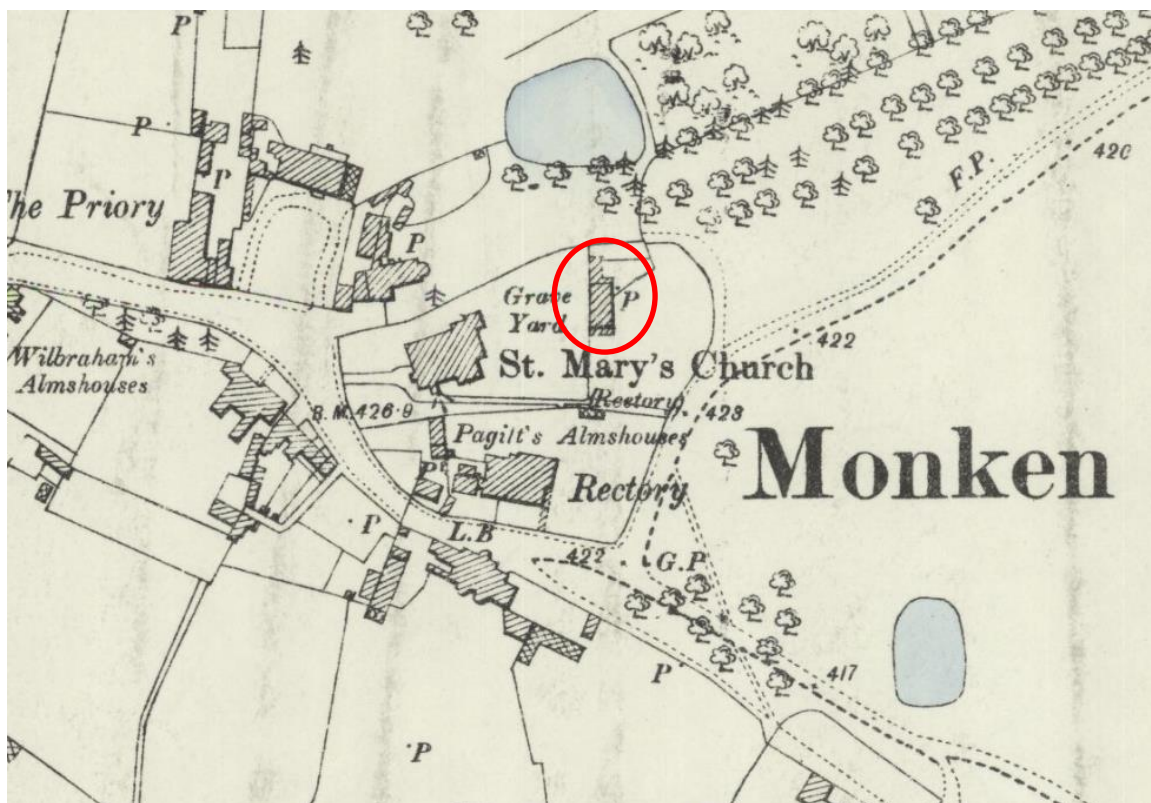


Figure 13: Ordnance Survey (1895), the subject site outlined in red.

- 3.5. The residents of the building comprised wealthy ladies who lived by private means. For much of the late 19th century and early 20th century, the building was known simply as “The Cottage” or “Hadley Cottage”. By 1878, a Miss Bourchier is recorded there, and the 1881 census reveals a Mary Bourchier, an unmarried gentlewoman, who lived in The Cottage with her unmarried sister Emilia and two domestic servants. The Misses Bourchier appear to have taken an active part in parish life in raising subscriptions for community events such as Queen’s Victoria’s Diamond Jubilee celebrations, as well as raising money for local charities such as the Barnet Cottage Hospital. In 1911, Emilia Bourchier still lived in the house aged 89; she lived with her niece, a boarder and 5 servants, including an attendant, maid, cook and housemaid. The building at this time was stated to contain 8 rooms exclusive of bathrooms, lobby and scullery. A photograph taken at around this time can be seen Figure 14. The building had a more open aspect historically and could be seen in conjunction with the church from the Common. Chimneystacks were located to both side elevations and there was also a central ridge chimneystack. The south addition presented as a single-storey lean-to. The large lintel to the central bay of the ground floor is visible, which has been used as evidence for the previous use as a stable. No structure is visible on the north side, which suggests this was also single-storey.



Figure 14: Church House during the early 20th century, pre-1910 (Barnet Museum).

- 3.6. The 1914 Ordnance Survey reveals no further changes to the footprint but for a small addition to the northern structure. The south addition is very clearly depicted as open-fronted on this map, suggesting it was little more than an external store (Figure 15). Following the death of Emilia Bourchier in 1912, the house was purchased by the parish and was converted to a hall, which required the removal of almost all of the first floor from the central and southern bays. A small “mezzanine” was retained at the north end of the main building. It is likely the ridge chimneystack was also removed at this time. No further alterations are shown on the 1935 Ordnance Survey, although by this time the later northern addition and the north part of the site had been separated from the ownership to form part of the grounds of Beacon House (Figure 16). The building is known to have been extensively renovated after a period of disuse in the post-war years, although no date and details have been located. A photograph taken during the second half of the 20th century illustrates the rear elevation at that time, comprising a rendered elevation painted in a terracotta colour (Figure 17). All chimneystacks had already been removed by this time. An unusual weather-boarded dormer was located on the roof slope, whilst the north structure stepped down as a plain wall addressing the churchyard. The building was a visually dominant form enclosing the churchyard on its eastern boundary.

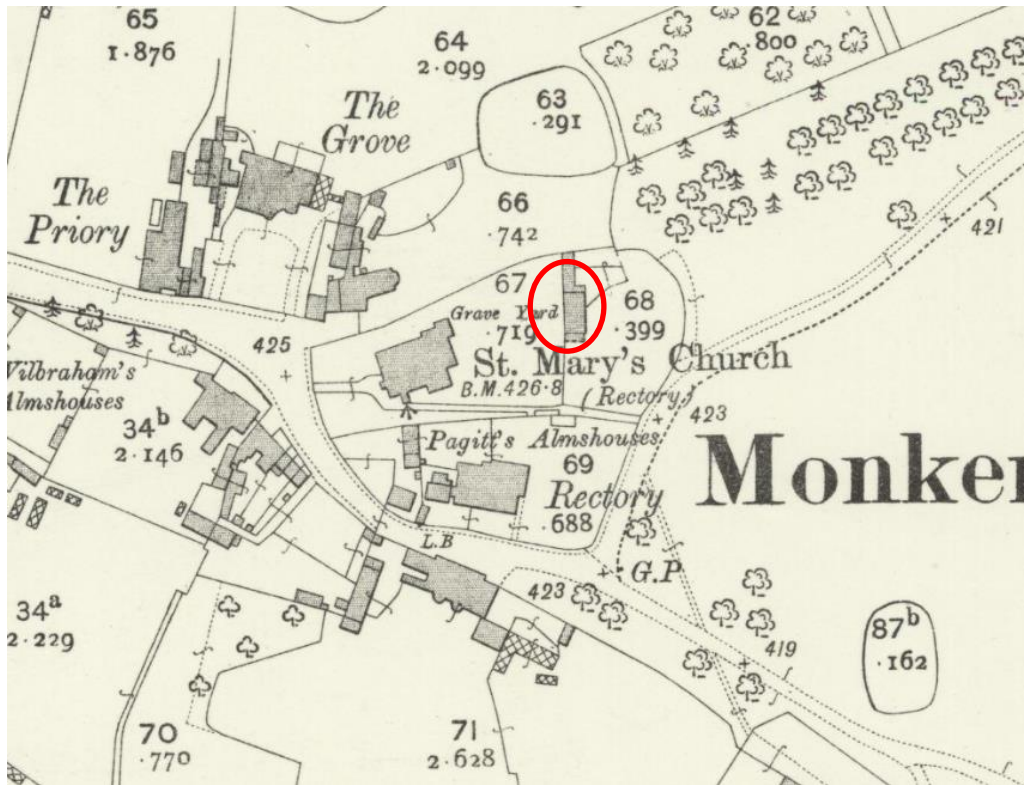


Figure 15: Ordnance Survey (1914), the subject site outlined in red.

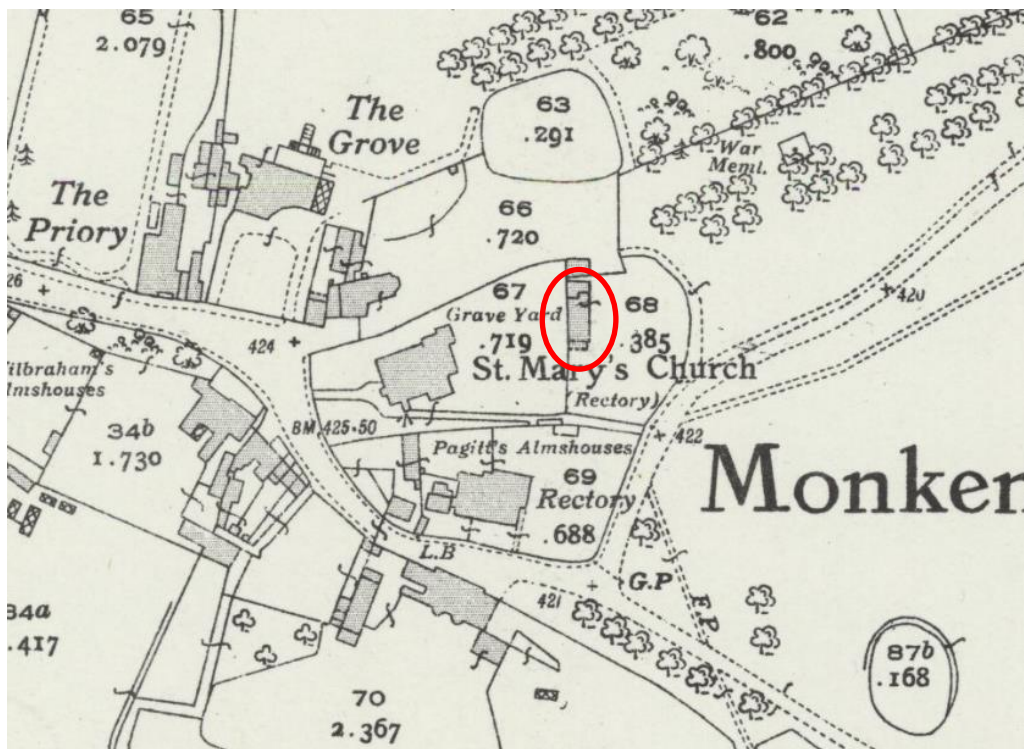


Figure 16: Ordnance Survey (1935), the subject site outlined in red.



Figure 17: The rear elevation of Church House from the churchyard (c.1960s-1970s).

- 3.7. After the photograph in Figure 17 had been taken, the northern end of the building was altered by the provision of a new single-storey extension in 1981. At this time, only a historic single-storey lean-to element was located on the north side of the building (used as a kitchen), but in 1981 an extension was added to form a changing room, showers and toilets with a slate roof slope. It was at this time that the memorial garden and wall were added on the churchyard side (ref. N06849b) (Figure 18).

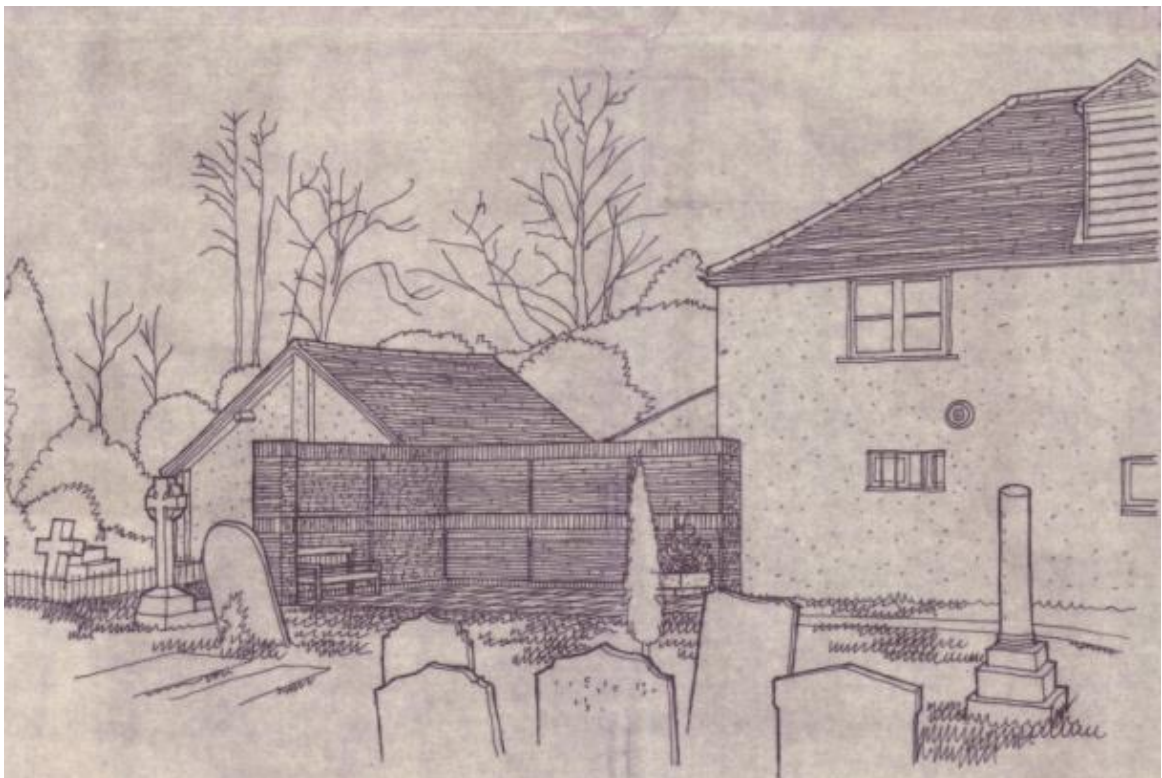


Figure 18: Proposed rear elevation in 1981 (ref. N06849b).

- 3.8. Permission was granted in 1992 for a number of internal alterations: a new timber boarded door was provided to the rear elevation facing the churchyard as a fire exit, whilst the former staircase was removed and a new enclosed staircase provided (the existing balustrading was re-used); the 1981 extension was remodelled and the external door to the east elevation was blocked up (ref. N06849D). Planning permission was granted in April 2023 for the demolition of the two later side extensions and the provision a 2-storey extension to both north and south sides of the building; a first floor was also proposed to be reinstated (ref. 23/0625/FUL) (Figures 19a and 19b). This permission effectively renewed an earlier permission granted in 2019 (ref. 19/1703/FUL), when despite numerous fundraising events towards the extension and refurbishment works, the tenders received far exceeded the moneys raised.



Figure 19a: Consented front elevation with two side extensions (ref. 23/0625/FUL).

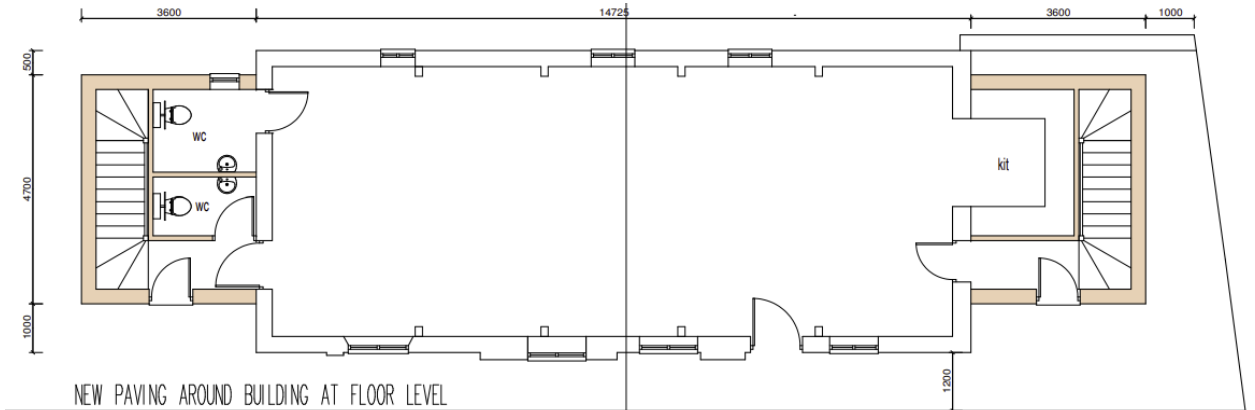


Figure 19b: Consented ground floor plan (ref. 23/0625/FUL).

- 3.9. Church House has remained associated with St Mary's Church and has been used for a wide variety of church and community events. The building was closed in September 2023 for safety reasons after structural engineers concluded that the defects in the building as a result of continuing movement and rotation to the east and west walls are so great that the building was considered to be dangerous and unsuitable for occupancy. The cost of carrying out remedial works was understood to be higher than rebuilding and so the building is considered to be beyond reasonable economic repair (AMA Consulting Engineers, June 2023).

4.0. DESCRIPTION

- 4.1. The building comprises a 2-storey main block with later extensions to the north and south side elevations. It is constructed in red brickwork in loose Flemish Bond; only the front east elevation has exposed brickwork. The hipped roof is covered with clay tiles; the chimneystacks at the north and south ends have been truncated. The front east elevation has a projecting central bay with a long timber bressummer at ground floor level which suggests the presence of two wider previous openings separated by a brick pier; the openings have been infilled with timber sash windows (Figure 20). The flanking bays have a brick storey band. A doorway within the north bay has been truncated in height, possibly removing a fanlight. The other timber sash windows on the elevation appear to be historic, likely dating from the early 19th century conversion to residential uses. A later “toilet” window has been added to the north end of the first floor. The historic openings are beneath gauged brick arches. It is understood from the structural survey (AMA Consulting Engineers, June 2023) that the east wall leans outwards by as much as 3.2 degrees to the vertical, particularly towards the south end.
- 4.2. The rear west elevation has been rendered for some time (ref. Figure 17). It is much plainer than the east elevation comprising only four small window openings (the first floor opening is likely later); the narrow ground floor openings have horizontal sliding sashes. The doorway and timber door were added during the 1990s (Figures 21 and 22). The weather-boarded dormer window is unusual and appears to be historic but is unlikely to be original. It is understood from the structural survey (AMA Consulting Engineers, June 2023) that the west wall leans inwards by 2.6 degrees to the vertical.
- 4.3. The side elevations have been subject to considerable alteration. The south elevation is rendered and has the truncated chimneybreast. The small lean-to outshot is a later rebuilding of that depicted in 1935, which was wider and open-fronted (Figure 21). The north elevation has an historic lean-to element in brick with a tiled roof, but has been altered with an unsightly modern window and concrete lintel (Figure 20). The remainder of the north extension dates from the late 20th century and is of no heritage interest. Both north and south extensions were consented to be demolished in 2019 and 2023.
- 4.4. The interior contains little or no fabric of any historic interest. The principal hall space was created in c.1912 by the removal of the first floor; a supporting internal frame with arch braces was provided, the uprights of which cross a number of the window openings to the east elevation and explain the large number of tie plates visible on the exterior. The match-boarding and ceiling structure are likely to date from this time (Figure 23). The window reveals retain likely early 19th century panelling and shutters. Cupboards at the north end reveal the location of the fireplace and chimneybreast (Figure 24). The doorways to the north and south ends are later additions. The stair enclosure and stairs to the remaining first floor (or mezzanine) date from the 1990s and are of no heritage interest (Figure 24). The first floor contains no plan of fabric of any interest, with a likely early 20th century timber partition and plank door; fragments of a lath and plaster ceiling survive. The roof structure is understood to likely date from the early 20th century, comprising machine-cut softwood.



Figure 20: Front (east elevation) of Church House).



Figure 21: Side (south) and rear (east) elevations of the Church House.



Figure 22: Rear (east) elevation of Church House.



Figure 23: The interior looking south.



Figure 24: The interior looking north, with modern stair enclosure and doorways to north extensions.

5.0. ASSESSMENT OF SIGNIFICANCE

- 5.1. Significance is defined by Historic England as “The sum of the cultural and natural heritage values of a place, often set out in a statement of significance”.
- 5.2. The aim of a Significance Assessment is, in the terms required by Paragraphs 200-201 of the NPPF, a “*description of the significance of a heritage asset*”. In the context of a historic building which has been the subject of a series of alterations throughout its lifetime, it is also a useful tool for determining which of its constituent parts holds a particular value and to what extent. *Good Practice Advice in Planning Note 2* (March 2015) states that understanding the nature of significance is important for understanding the need for and best means of conservation. Understanding the extent of that significance leads to a better understanding of how adaptable a heritage asset may be. Understanding the level of significance provides the essential guide as to how policies should be applied.
- 5.3. The descriptive appraisal will evaluate the site against listed selection criteria of ‘Principles of Selection for Listing Buildings’, DCMS, 2018. Historic England’s ‘Advice Note 12: Statements of Heritage Significance’ (October 2019)’, which partially overlap with the Statutory Criteria, have also been considered. Historic England identifies three potential points of interest that can be held by heritage assets; artistic and architectural, historical and archaeological:

- **Archaeological Interest:** There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- **Architectural and Artistic Interest:** These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.
- **Historic Interest:** An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

5.4. Although not officially considered to be one of the three principal values, **setting** is recognised as an important value that makes an important contribution to the significance of a heritage asset. This assessment of the contribution to significance made by setting should provide the baseline along with the established values used for assessing the effects of any proposed works on significance.

The level of significance for each value and the setting will be assessed using the following grading:

- **High** – values of *exceptional or considerable* interest;
- **Medium** – values of *some* interest;
- **Low** – values of *limited* interest.

5.5. Archaeological Interest

The subject site is within the Chipping Barnet Archaeological Priority Area (“APA”), which has been principally designated for its potential for Medieval archaeology. It is also within close proximity of the Monken Hadley Common APA, which has been designated for its potential for Prehistoric archaeology. In addition, the subject site is within a Registered Battlefield (i.e. the Battle of Barnet 1471). The Battle of Barnet was an important contributor to the Wars of the Roses between Edward IV (the House of York) and Henry VI (the House of Lancaster). A thorough study carried out the University of Huddersfield in 2015-2018 drew no firm conclusions, but it seemed to suggest that the battle may have actually taken place north of the area designated in 1995 as the Registered Battlefield. The subject site itself appears to have formed part of the Common on the east side of the churchyard until the late 18th century, when it was enclosed and the existing building likely built as part of a new entrance and stables to Beacon House. The open space within the site has remained undeveloped and so **archaeological interest is therefore considered to be medium.**

5.6. Architectural and Artistic Interest

Church House has some interest as a late 18th century building and possesses a rustic charm derived from the historic brickwork and multi-phased development and adaptation that is clearly legible from the front elevation. It has, however been subject to substantial alteration, particularly at the north and south

ends which detracts from the overall aesthetic appearance of the exterior, including the loss of the chimneystacks and modern extensions. Any interest in terms of historic fabric is derived from the much-altered external envelope and in particular the east elevation only. Indeed, the building presents a very straightforward and unexceptional form and appearance that relates to its likely utilitarian origins and subsequent domestic uses. The interior contains little or no fabric or plan form of any historic interest but for some surviving historic window panelling/shutters; the substantial alterations and somewhat crude interventions of c.1912 swept away any tangible evidence of its previous uses. **Architectural and artistic interest is therefore considered to be low.**

5.7. Historic Interest

Church House has some associational significance with the Grade II* listed Church of St Mary the Virgin by providing facilities for church and community events throughout the 20th and early 21st century; this association only dates from 1912, however, when the works to provide such a facility largely swept away any evidence of previous uses. Any other historic associations in terms of the domestic use of the building (as a home to a number of wealthy ladies who were active in the life of the parish) and as a stable perhaps associated with the Grade II listed Beacon House are now almost impossible to appreciate and understand. The local tradition that the building was associated with refugee priests fleeing the French Revolution remains unsubstantiated. As a church hall used for community events and by local groups, there is some potential for intangible collective memory and experience. **Historic interest is therefore considered to be low to medium.**

5.8. Setting

As set out in Section 2 of this Heritage Statement, the setting of Church House and the subject site comprises the Monken Hadley Conservation Area (Sub-Areas 5 and 7), although the enclosure provided by dense planting and trees largely screens the building from the public realm within the village centre and the Common. The building is not considered to form part of the settings of any of the statutorily listed buildings located on Hadley Green Road. The building forms part of the settings of the Grade II* listed Church of St Mary and the locally listed rectory as glimpsed across the churchyard, although the rendered and altered rear and side elevations are not considered to be particularly sympathetic alongside the existing poor-quality boundary treatment (chain link fence and timber fence panels) and dense screening is again provided by trees; the building is considered to fall within the secondary aspect of the settings of the church and rectory as described in Section 2. **The setting is therefore considered to of medium value.**

5.9. Summary of Significance

The heritage values of the locally listed Church House have been severely compromised by the substantial and invasive alterations made throughout its lifetime, which have removed all evidence of any 18th and 19th century uses as a stable or residential dwelling. Apart from the external envelope, which has also been compromised by later alterations, the interior largely dates from the early 20th century with some modern additions. The comparatively low heritage interest as a result of the loss of historic fabric and form led Historic England to conclude in a listing assessment (undertaken in August 2019 – ref. Appendix 1 for the full report) that the building lacks special interest to merit statutory listing.

5.10 Contribution to the Monken Hadley Conservation Area

5.10.1. The following questions contained in the document *Conservation Area Designation, Appraisal and Management* (Historic England Advice Note 1, February 2019) might be asked when considering the contribution made by unlisted buildings to the special architectural or historic interest of a Conservation Area. A positive response to one or more of the following may indicate that the site makes a positive contribution provided that its historic form and values have not been eroded.

Is the building the work of a particular architect of regional or local note?

Response: No architects have been identified for any of the previous major works to the building.

Does it have landmark quality?

Response: No. The building is located within an enclosed site that is only glimpsed from the public realm; its Georgian language and form reflects the prevailing architectural character within this part of the Conservation Area.

Does it reflect a substantial number of other elements in the conservation area in age, style, materials, form or other characteristics?

Response: Yes. The palette of materials and the classical language and fragmentary detailing broadly reflect the 18th and 19th century built form which characterises this part of the Conservation Area. The substantial alterations made to the building, however, limit the extent to which it contributes positively in this regard.

Does it relate to adjacent designated heritage assets in age, materials or in any other historically significant way?

Response: Somewhat. The connection with the early 18th century Grade II listed Beacon House is possible but remains unsubstantiated, although since 1912 there has been an associational use with the Grade II* listed Church of St Mary the Virgin as a church hall.

Does it contribute positively to the setting of adjacent designated heritage assets?

Response: No. As set out in detail in Section 2 of this Heritage Statement, the subject site is considered to make a neutral contribution to the setting of the Grade II* listed church and a negligible contribution to the settings of other nearby designated heritage assets. Whilst located on the eastern boundary of the churchyard, the density of planting and gravestones limited the visual relationship between Church House and the listed church; the building is not visible within the primary aspect of the setting of the church to the west and south.

Is it associated with a designed landscape eg. a significant wall, terracing or a garden building?

Response: No. The building is located outside the historic boundary of the churchyard.

Does it individually, or as part of a group, illustrate the development of the settlement in which it stands?

Response: Somewhat. The likely original date of the building reflects the 18th and 19th century development which characterises the historic centre of the village, although it post-dates Beacon House with which it may originally have been associated as a stables. The building broadly reflects the prevailing residential uses of this part of the Conservation Area throughout the 19th century, although this is barely legible given the extensive early 20th century alterations.

Does it have significant historic association with features such as the historic road layout, burgage plots, a town park or a landscape feature?

Response: No.

Does it have historic associations with local people or past events?

Response: No.

Does it reflect the traditional functional character or former uses in the area?

Response: Somewhat. A stable block and then a residential building, it reflects the prevailing domestic uses of the village centre, although these uses are now very difficult to appreciate and understand given the extensive early 20th century alterations. The use as a church hall and community facility is a standalone use within the Conservation Area.

5.9.2. Summary of Contribution to Conservation Area

Overall, Church House is considered to make a limited positive contribution to the character and appearance of the Monken Hadley Conservation Area. The building (its materiality, age and form) and the verdancy of the site broadly reflect the character and appearance of Sub-Area 5 (the village core), although its contribution is limited by the substantial early 20th century and later alterations which have obscured its previous uses, and the enclosure of the site by dense planting (and gravestones to the west) largely screen the building from the public realm. Only glimpsed views are possible from the churchyard and the Common, and only the plain and altered rear elevation addresses the former. Whilst views from the private realm are also important (from within the site itself) the lack of public access since the closure of the building limits an appreciation and understanding of the contribution made by the front east elevation in particular.

6.0. IMPACT ASSESSMENT

- 6.1. A scheme for the proposed redevelopment of Church House has been prepared by architects Alan Cox Associates. The proposals involve the demolition of the existing locally listed building and the provision of a replacement building for use as a church and community hall designed in a traditional idiom with associated landscaping.
- 6.2. The proposals may have an impact on the significance and settings of the following heritage assets:
- The significance of the locally listed subject site;
 - The character and appearance of the Monken Hadley Conservation Area;
 - The settings of nearby heritage assets, including the Grade II* listed Church of St Mary.
- 6.3. Based on the above detailed assessments in Sections 2 to 5 and in accordance with the Historic England guidance *Setting of Heritage Assets* (December 2017), the following Impact Assessment appraises the effects of the proposed development, whether beneficial or harmful, on the significance of the identified heritage assets or on the ability to appreciate it (Step 3) and explores ways to maximise enhancement and avoid or minimise harm (Step 4) (ref. Appendix 2 for details).
- 6.4. For the purposes of assessing the likely impact to result from the proposals and the subsequent impact on the settings of the identified heritage assets, established criteria have been employed. If the proposed development will enhance heritage values or the ability to appreciate them, then the impact on heritage significance within the view will be deemed **positive**; however, if they fail to sustain heritage values or impair their appreciation then the impact will be deemed **negative**. If the proposals preserve the heritage values then the impact will be deemed **neutral**.
- 6.5. Within the three categories there are four different levels that can be given to identify the intensity of impact:
- **“negligible”** – impacts considered to cause no material change.
 - **“minimal”** – impacts considered to make a small difference to one’s ability to understand and appreciate the heritage value of an asset. A minor impact may also be defined as involving receptors of low sensitivity exposed to intrusion, obstruction or change of low to medium magnitudes for short periods of time.
 - **“moderate”** – impacts considered to make an appreciable difference to the ability to understand or appreciate the heritage value of an asset.
 - **“substantial”** – impacts considered to cause a fundamental change in the appreciation of the resource.
- 6.6. The proposed demolition of Church House will result in the loss of a locally listed building within a Conservation Area (to which it is considered to make a limited positive contribution). The proposal will therefore likely result in “less than substantial” harm to the character and appearance of the Conservation Area and “substantial” harm to the significance of the locally listed building. There is considered to be no harm caused to the Grade II* listed church and locally listed rectory as a result of the proposed demolition given the neutral contribution the subject site makes to their settings. According to the tests set out in Section 16 of the NPPF (refer to Section 7 of this Heritage Statement), the

significance of the locally listed building must be taken into account and a balanced judgement is required having regard to the scale of any harm weighed against that significance.

- 6.7. The building is not statutorily listed and is not considered to be curtilage listed; as set out in Section 5 of this Heritage Statement, it is considered to possess low architectural interest and low to medium historic interest, which was acknowledged by Historic England in its listing assessment made in 2019. Any local heritage interest the building possesses is unable to be appreciated and understood given the closure due to its unsafe condition. As set out in the structural report (AMA Consulting Engineers, June 2023), the building is considered to be unsafe and is considered to be beyond reasonable economic repair – the cost of refurbishing the building and making it safe through stabilisation works would exceed the cost providing a replacement building.
- 6.8. Any harm caused by the loss of the existing locally listed building is considered highly likely to be substantially outweighed by the public benefits of providing a replacement building of high-quality contextual design. These benefits are set out in a document produced by St Mary's Church (https://www.monkenhadley.church/venue_1/restoration-project) and include an extensive list of community groups that would utilise and benefit from a community building that is fully accessible and functional. These groups include the Monken Hadley Cricket Club, a local charity supporting the elderly, yoga classes, a local theatre group, art groups, book club, choirs, the Barnet Classic Car Club, toddler groups and for providing additional facilities for the local school. Aside from the church uses, the number of users that will benefit from Church House is extensive across the local community – not currently possible given the condition and facilities of the existing building.
- 6.9. The design of the proposed replacement building is also considered to offer some mitigation for the loss of the existing locally listed building. It has been designed in a traditional idiom to reflect the Georgian architectural language which contributes positively to this part of the Monken Hadley Conservation Area. A traditional idiom which re-interprets the language and detailing of the existing locally listed building is considered to be appropriate in this case given the sensitive location adjacent to the churchyard and nearby Grade II* listed Church of St Mary, as well as taking into account glimpsed views from the neighbouring Common. There is precedent for contemporary buildings using a traditional idiom within the village core which sustain the character and appearance of the Conservation Area.
- 6.10. The footprint of the proposed building will match that consented in 2019 and 2023 to extend the existing building, only it will be moved 1m away from the boundary with the churchyard to enable the rear emergency exit to be fully accessible and for maintenance. The hipped roof form, ridge height and eaves height will match that of the existing building, although chimneystacks have been reinstated to add interest to the roofscape. The proposed form differs from the consented 2-storey extension to the south, and now provides a single-storey element with a hipped roof, which reduces the overall scale and sustains the existing form as experienced in views from the church path between Hadley Green Road and Camlet Way. The 2-storey north element will match the subordinate form, height and detailing consented in 2019 and 2023. The proportionality of the elevational treatment of the front east elevation (storey heights and window openings) reflects that of the existing building, offering an architecturally literate re-interpretation comprising a symmetrical main block of 5 bays with a central entrance. Detailing such as the brick storey band and gauged arches to the openings will be retained, whilst a plinth has been incorporated to provide additional articulation. The use of timber sash windows, 6-panelled timber

doors and cast iron downpipes all present a high-quality traditional idiom that is considered to sustain the character and appearance of the Conservation Area and the setting of the listed church. The provision of additional window openings to the rear west elevation will be barely perceptible from within the churchyard given the existing dense evergreen tree planting.

- 6.11. Every effort will be made to re-use as much brickwork and clay tiles from the existing building as possible; these will be concentrated on the east and west elevations in order to sustain the contribution made by the site to the character and appearance of the Conservation Area and settings of nearby heritage assets. Any additional brickwork required will be second-hand from an architectural salvage yard to match the existing. By re-using the materials and obtaining second hand brickwork, and reflecting the existing form of the building, there will therefore unlikely be any perceptible change in glimpsed views through the trees from the Common to the east and from the locally listed rectory to the south. The use of brickwork as opposed to painted render on the south and west elevations is considered to soften the appearance of the building within the setting of the church as experienced from within the churchyard and church path, and so will minimise its visual impact. Any new brickwork will be used on the north and south elements, which will reinforce their appearance as subordinate additions to the main classical symmetrical block.
- 6.12. The moving of the building away from the churchyard boundary provides the opportunity to improve the boundary treatment from its existing somewhat poor-quality and untidy appearance. This includes the removal of the chain link fence and timber fencing panels, and the provision of cast iron railings, which will be supported on a brick retaining wall. The wall will not be visible from within the churchyard, but the railings will provide a more defined and historically correct boundary to the churchyard. With the increased set back of the proposed building and the use of exposed re-used historic/second-hand brickwork rather than white-painted render, the railings and proposed mixed shrub planting to the south will provide additional softening of the building in glimpsed views from the churchyard. The existing planting and yews along the boundary will be retained. The proposals therefore offer some enhancement to the churchyard setting of the Grade II* listed church, whilst the landscaping will ensure that the proposed replacement building will have very minimal visual impact within this aspect of the setting of the church.
- 6.13. **The Setting of Heritage Assets (Historic England 2017)** (ref. Appendix 2) has been used in both the design development and to assess the impact of the proposal on the settings of nearby heritage assets. The assessment has demonstrated that the proposals have sought to avoid any harm to the significance and settings of identified nearby statutorily listed buildings and locally listed buildings (Step 4) by nature of providing a contextual building which reflects the prevailing architectural language, detailing, palette of materials, height and scale of the existing building and local context. The design and detailing complement the architectural language of the Conservation Area and sustain architectural and visual interest on the subject site without detracting from the setting of the Grade II* listed church in glimpsed from the churchyard, pedestrian path and Common. Indeed, the proposed building is considered to sit more comfortably in glimpsed from the churchyard given the increased set back from the boundary, the use of red brickwork (mostly re-used or second-hand) and the provision of cast iron railings to the churchyard boundary. There will be no perceptible change when glimpsed from the Common given the re-used brickwork and traditional design, form and elevational treatment which reflect the existing

building. The appropriate height, massing and scale with the proposed boundary treatment to the churchyard will sustain the settings of all identified heritage assets.

- 6.14. **The National Design Guide (Ministry of Housing and Local Government, January 2021)** sets out ten characteristics for good design and has been used for the development of the design and its assessment in this report. Of particular relevance here are **Context (1)**: understanding the history of the area, the settings of heritage assets and the context of the site (appropriate form, appearance, scale, details and materials) in order that the proposal relates well to its surroundings; **Identity (2)**: reinforcing a coherent and distinctive identity (appropriate scale, height, materials and consideration of views) that relates well to the history and context of the site; and **Built Form (3)**: designing an appropriate building type, form and scale to create coherent form of development which relates well the site and its context (ref. Appendix 3 for details). The proposed replacement building is considered to respond positively to its enclosed location within the Conservation Area. The appropriate height, scale, mass, materiality and articulation of the elevations with traditional detailing will provide contextual architectural and visual interest on the site that will sit comfortably as a glimpsed backdrop to the east of the churchyard within the wider setting of the Grade II* listed church and locally listed rectory.
- 6.15. **The Building in Context Toolkit (2001)** was formulated by English Heritage and CABI/Design Council to stimulate a high standard of design for development taking place in historically sensitive contexts (ref. Appendix 4). It is considered that the proposals have taken full account of the eight principles, particularly in understanding the significance of the subject site and its contribution to the settings of nearby heritage assets and to the character and appearance of the Conservation Area (Principle 1), understanding the history and development of the site and its wider context (Principle 2), ensuring the character and identity of the proposed building will be appropriate to its context (Principle 3), designing a building which will sit happily in the pattern of existing development (Principle 4), respecting views within the Conservation Area (from the churchyard and Common in particular) (Principle 5), adopting an appropriate height and scale in relation to the context by reflecting the existing height and form of the building (Principle 6), and using high-quality traditional materials, including many reclaimed from the existing building and second-hand bricks and tiles to match (Principle 7).
- 6.16. **Overall the proposals are considered to have a minimal and neutral impact on the character and appearance of the Monken Hadley Conservation Area and on the settings of nearby heritage assets, particularly the Grade II* listed St Mary's Church.** The existing locally listed building is unsafe and has been assessed as beyond reasonable economic repair. Any perceived harm from the loss of a non-designated heritage asset (of comparatively low heritage significance) is considered to be substantially outweighed by the public benefits offered by the scheme, principally in the re-establishment of a high-quality, contextually designed and fully accessible community facility on the site which will be used by both the church and wider community. The proposed replacement building has been designed in a traditional Georgian idiom, reflecting the proportions and form of the existing building and re-using as many of the historic materials as possible to sustain the character and appearance of the Conservation Area. The high-quality and architecturally literate elevational treatment and detailing will sustain the architectural and visual interest of the site and its contribution to the character and appearance of the Conservation Area. The building will sit comfortably as a backdrop on the eastern edge of the churchyard behind the proposed cast iron railings, causing minimal if any perceptible change from an experience of the character and appearance of the Conservation Area and the setting of the listed church.

7.0. POLICY COMPLIANCE AND JUSTIFICATION STATEMENT

7.1. Barnet Local Plan, Development Management Policies (2012)

7.1.1. Policy DM01 deals with protecting Barnet's character and amenity:

- a. *All development should represent high quality design which demonstrates high levels of environmental awareness and contributes to climate change mitigation and adaptation.*
- b. *Development proposals should be based on an understanding of local characteristics. Proposals should preserve or enhance local character and respect the appearance, scale, mass, height and pattern of surrounding buildings, spaces and streets.*

This Heritage Statement has assessed in detail the local context in terms of the character and appearance of the Conservation Area and the settings of heritage assets. The proposals have been designed and assessed in this Heritage Statement using the *National Design Guide* and the *Building in Context Toolkit*, which are intended to guide the design process so that new development sits comfortably within the character of the local area and within the settings of heritage assets.

The proposed replacement building has been designed in a traditional idiom which re-interprets the language and detailing of the existing locally listed building. This is considered to be appropriate in this case given the sensitive location adjacent to the churchyard and nearby Grade II* listed Church of St Mary, as well as taking into account the positive contribution made by 18th and early 19th century architecture within the village core sub-area of the Conservation Area. The hipped roof form, ridge height and eaves height will match that of the existing building, to sustain the existing bulk, scale and mass, although chimneystacks have been reinstated to add interest to the roofscape. The proportionality of the elevational treatment of the front east elevation (storey heights and window openings) reflects that of the existing building, offering an architecturally literate re-interpretation comprising a symmetrical main block of 5 bays with a central entrance. Detailing such as the storey band and gauged arches to the openings will be retained, whilst the use of timber sash windows, 6-panelled timber doors and cast iron downpipes all present a high-quality traditional idiom that is considered to sustain the character and appearance of the Conservation Area and the setting of the listed church. Every effort will be made to re-use as much brickwork and clay tiles from the existing building as possible; these will be concentrated on the east and west elevations in order to sustain the contribution made by the site to the character and appearance of the Conservation Area and settings of nearby heritage assets. Any new brickwork will be used on the north and south elements, which will reinforce their appearance as subordinate additions to the main classical symmetrical block.

The proposed replacement building provides high-quality architecture which will sustain the architectural and visual interest of the site and its positive contribution to the character and quality of the local context and therefore complies with Policy DM01, and therefore also with Policy CS5 of the Barnet Core Strategy which seeks to ensure that development in Barnet respects local context and distinctive local character, creating buildings and places of high quality design.

7.1.2. **Policy DM06** deals with heritage and conservation:

- a. All heritage assets will be protected in line with their significance. All development will have regard to the local historic context.
- b. Development proposals must preserve or enhance the character and appearance of 16 Conservation Areas in Barnet.
- c. Proposals involving or affecting Barnet's heritage assets set out in Table 7.2 should demonstrate the following:
 - the significance of the heritage asset
 - the impact of the proposal on the significance of the heritage asset
 - the impact of the proposal on the setting of the heritage asset
 - how the significance and/or setting of a heritage asset can be better revealed
 - the opportunities to mitigate or adapt to climate change
 - how the benefits outweigh any harm caused to the heritage asset.
- d. There will be a presumption in favour of retaining all 1,600 Locally Listed Buildings in Barnet and any buildings which makes a positive contribution to the character or appearance of the 16 Conservation Areas.

This Heritage Statement has set out in detail the significance of the locally listed subject site, which is considered to be limited by the extensive alterations made throughout its lifetime and now somewhat unexceptional form and appearance. It is considered to make a limited positive contribution to the character and appearance of the Monken Hadley Conservation Area by nature of its materiality, age and form, and the verdancy of the site which broadly reflect the character and appearance of Sub-Area 5 (the village core), although its contribution is limited by the substantial early 20th century and later alterations which have obscured its previous uses, and the enclosure of the site by dense planting which largely screens the building from the public realm.

Any local heritage interest the building possesses is unable to be appreciated and understood given the closure due to its unsafe condition. As set out in the structural report, the building is considered to be unsafe and is considered to be beyond reasonable economic repair. Any harm caused by the demolition of the existing locally listed building is considered highly likely to be substantially outweighed by the public benefits of providing a replacement building of high-quality contextual design that is fully accessible to all users. Aside from the church uses, the number of users that will benefit from Church House is extensive across the local community – not currently possible given the condition and facilities of the existing building.

There is considered overall to be a minimal and neutral impact on the character and appearance of the Conservation Area and on the settings of nearby heritage assets, particularly the Grade II* listed Church of St Mary the Virgin. The existing building can only be glimpsed from within the churchyard looking away from the church given the density of planting and gravestones, and where glimpsed from the church path is not particularly sympathetic, making an overall neutral contribution to its setting. With the increased set back of the proposed building by 1 metre and the use of exposed re-used historic/second-hand brickwork rather than white-painted render, the proposed cast iron railings and proposed mixed shrub planting to the south, the proposals will provide additional softening of the building in glimpsed views from the churchyard and will enable the replacement building to sit more comfortably as a backdrop with no detrimental visual impact. There will be no perceptible change when glimpsed through the trees from the Common given the re-used brickwork and traditional design, form and elevational treatment which reflect the existing building. The appropriate height, massing and scale with the proposed boundary treatment to the churchyard will sustain the settings of all identified heritage assets and the character and appearance of the Conservation Area. Furthermore, the traditional idiom design

which re-interprets the language and detailing of the existing locally listed building is considered to reflect the built form which characterises this part of the Conservation Area and will sustain the architectural and visual interest of the subject site. The verdancy of the subject site which contributes positively to the character and appearance of the Conservation Area will be sustained and enhanced.

Overall, the proposals are considered to comply with Policy DM06, and therefore also with **Policy CS5** of the Barnet Core Strategy which provides for the protection and enhancement of Barnet's heritage.

7.2. London Plan (2021)

7.2.1. The London Plan 2021 is the Spatial Development Strategy for Greater London. It sets out a framework for how London will develop over the next 20-25 years and the Mayor's vision for Good Growth.

7.2.2. **Policy D3** deals with design and local character. The form and character of London's buildings and spaces must be appropriate for their location, fit for purpose, respond to changing needs of Londoners, be inclusive, and make the best use the city's finite supply of land. Developments that show a clear understanding of, and relationship with, the distinctive features of a place are more likely to be successful (3.3.7).

D Development proposals should:

Form and layout

1) enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to existing and emerging street hierarchy, building types, forms and proportions

Quality and character

11) respond to the existing character of a place by identifying the special and valued features and characteristics that are unique to the locality and respect, enhance and utilise the heritage assets and architectural features that contribute towards the local character

The proposed replacement building has been designed to the highest standard in order to integrate fully into the surrounding built environment by adopting a high-quality traditional idiom design which reflects the local context and offers an architecturally literate re-interpretation of the Georgian language and detailing of the existing building. The proposed building will provide high-quality architecture which will provide a fully accessible community building, sustain interest to the character of the built environment in this part of the borough, sustain the settings of identified nearby designated and non-designated heritage assets, respond positively to existing buildings and the wider context, respect the historic pattern of development within the historic core, and will contribute positively to the character and distinctiveness of the local area. **The proposal therefore complies with Policy D3.**

7.2.4. **Policy HC1** deals with heritage, conservation and growth.

C Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.

The proposals have been based on a detailed understanding of the heritage significance of the subject site, the history and development of the local area, and the character and appearance of the Conservation Area. The proposals recognise the heritage and setting values of Church House and the limited positive contribution the building makes to the character and appearance of the Conservation Area. As set out in the structural report, the building is considered to be unsafe and is considered to be beyond reasonable economic repair. Any harm to the character and appearance of the Conservation Area caused by the loss of the existing locally listed building is considered highly likely to be substantially outweighed by the public benefits of providing a replacement building of high-quality contextual design. Aside from the church uses, the number of users that will benefit from Church House is extensive across the local community – not currently possible given the condition and facilities of the existing building. The proposed replacement building is of a high-quality and architecturally literate traditional design which will complement the architectural language of this part of the Conservation Area and will be comfortable within the local context whilst having minimal visual impact within the settings of nearby heritage assets. The proposed scale, materials (many of which will be re-used) and architectural detailing will sustain the character and appearance of the Conservation Area and the settings of other nearby heritage assets. **The proposals therefore comply with Policy HC1 of the London Plan.**

7.3. The National Planning Policy Framework (December 2023)

- 7.3.1. The National Planning Policy Framework (NPPF) was updated in December 2023 and provides a full statement of the Government’s planning policies.
- 7.3.2. The NPPF contains a presumption in favour of sustainable development sympathetic to the conservation of designated heritage. The government’s definition of sustainable development is one that incorporates all the relevant policies of the Framework, including the protection and enhancement of the historic environment.
- 7.3.3. Relevant NPPF Policies are found in Section 12 “Achieving Well-Designed Places” and Section 16 “Conserving and Enhancing the Historic Environment”.
- 7.3.4. Paragraph 131 states that “*Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities*”. Section 12 goes on to outline the core expectations for good design and the importance of engagement between stakeholders relating to design:

Paragraph 135. Planning policies and decisions should ensure that developments:

- *a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- *b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- *c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- *d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*

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Paragraph 139. Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:

- a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or
- b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

The tenets of these paragraphs support the importance of good design in relation to conserving and enhancing the historic environment in Section 16:

Paragraph 203. In determining applications, local planning authorities should take account of:

- c) the desirability of new development making a positive contribution to local character and distinctiveness.

This Heritage Statement has assessed in detail how the design of the proposals has successfully addressed the character and appearance of the Monken Hadley Conservation Area and the significance and settings of nearby heritage assets. The proposals are considered to reflect local design policies (above 7.1.1) and have been designed and assessed in this Heritage Statement using not only the *National Design Guide*, but also the *Building in Context Toolkit*, which are intended to guide the design process so that new development sits comfortably within the character of the local area.

As set out above, the proposed replacement building has been designed in a traditional idiom which re-interprets the language and detailing of the existing locally listed building. The hipped roof form, ridge height and eaves height will match that of the existing building, to sustain the existing bulk, scale and mass, although chimneystacks have been reinstated to add interest to the roofscape. The proportionality of the elevational treatment of the front east elevation (storey heights and window openings) reflects that of the existing building, offering an architecturally literate re-interpretation comprising a symmetrical main block of 5 bays with a central entrance. Detailing such as the storey band and gauged arches to the openings will be retained, whilst the use of timber sash windows, 6-panelled timber doors and cast iron downpipes all present a high-quality traditional idiom that is considered to sustain the character and appearance of the Conservation Area and the setting of the listed church. The proposed replacement building will provide a fully accessible community building, the design of which is considered to have taken full account of the local character and distinctiveness, is sympathetic to the local character and history, and is of a high-quality contextual design which will sustain and reinforce the sense of place and character of the area. **Therefore, the proposals comply with Section 12 of the NPPF 'Achieving Well-Designed Places'.**

- 7.3.5. Section 16 deals with Conserving and Enhancing the Historic Environment. Paragraph 195 states that heritage assets “*irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations*”.

Paragraph 206. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;

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- *b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

Paragraph 208. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

It is considered that the proposals would not cause “substantial harm” (nor indeed “less than substantial harm” to the character and appearance of the Monken Hadley Conservation Area, or to the settings of the identified nearby statutorily listed buildings – in particular the Grade II* listed Church of St Mary the Virgin. With the increased set back of the proposed building by 1 metre and the use of exposed re-used historic/second-hand brickwork rather than white-painted render, the proposed cast iron railings and proposed mixed shrub planting to the south, the proposals will provide additional softening of the building in glimpsed views from the churchyard and will enable the replacement building to sit more comfortably as a backdrop to the setting of the church. There will be no perceptible change when glimpsed through the trees from the Common given the re-used brickwork and traditional design, form and elevational treatment which reflect the existing building. The appropriate height, massing and scale with the proposed boundary treatment to the churchyard will sustain the settings of all identified heritage assets and the character and appearance of the Conservation Area. Furthermore, the traditional idiom design which re-interprets the language and detailing of the existing locally listed building is considered to reflect the built form which characterises this part of the Conservation Area and will sustain the architectural and visual interest of the subject site. There is therefore considered to be an overall neutral impact on the significance of all designated heritage assets affected by the proposed development.

Paragraph 209. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

The significance of the locally listed building subject site and its contribution to the settings of other nearby locally listed buildings have been assessed in detail in this Heritage Statement. The locally listed Church House is considered to possess low architectural and artistic interest, and low to medium historic interest. The heritage values of the building have been severely compromised by the substantial and invasive alterations made throughout its lifetime, which have removed all evidence of any 18th and 19th century uses as a stable or residential dwelling. The compromised heritage significance has been acknowledged by Historic England in the listing assessment made in 2019. Any local heritage interest the building possesses is unable to be appreciated and understood given the closure due to its unsafe condition. As set out in the structural report, the building is considered to be unsafe and is considered to be beyond reasonable economic repair. Any harm as a result of its demolition and replacement is considered highly likely to be substantially outweighed by the public benefits of providing a replacement building of high-quality contextual design that is fully accessible. Aside from the church uses, the number of users that will benefit from Church House is extensive across the local community – not currently possible given the condition and facilities of the existing building.

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Paragraph 211. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

The justification for the loss of the existing locally listed building has been set out above under Paragraph 209. It may well be, however, that given the proposed demolition of the building, the Local Planning Authority will condition a recording exercise of the building prior to its demolition according to Historic England standards. Such a record would be lodged with the appropriate archive in Barnet and the Barnet Museum.

7.4. National Planning Guidance (PPG)

7.4.1. Revised in July 2019, the PPG is an online guidance resource which is updated continuously.

7.4.2. Paragraph: 002 Reference ID: 18a-002-20190723 - What is meant by the conservation and enhancement of the historic environment?

- *The conservation of heritage assets in a manner appropriate to their significance is a core planning principle...Conservation is an active process of maintenance and managing change. It requires a flexible and thoughtful approach to get the best out of assets...In the case of buildings, generally the risks of neglect and decay of heritage assets are best addressed through ensuring that they remain in active use that is consistent with their conservation. Ensuring such heritage assets remain used and valued is likely to require sympathetic changes to be made from time to time.*

The proposals recognise that the conservation of heritage assets must be in a manner appropriate to its determined significance and that heritage assets are an irreplaceable resource. Equally important is the definition of 'conservation' as the 'active process of maintenance and managing change'. This is implicit in the provision of a high quality contextual replacement building within a Conservation Area and within the settings of a number of heritage assets which will sustain their significance, character and appearance.

7.4.3. Paragraph: 008 Reference ID: 18a-008-20190723 - How can proposals avoid or minimise harm to the significance of a heritage asset?

- *Understanding the significance of a heritage asset and its setting from an early stage in the design process can help to inform the development of proposals which avoid or minimise harm. Analysis of relevant information can generate a clear understanding of the affected asset, the heritage interests represented in it, and their relative importance.*

A detailed significance assessment has been undertaken as part of this application and its findings incorporated into the scheme. Visual inspection of Church House and its context informed constraints and opportunities and there was a conscious effort to minimize the impact of the proposed works on the character and appearance of the Conservation Area and the settings of any nearby heritage assets, particularly the Grade II* listed church.

8.0. CONCLUSION

- 8.1. The proposals have been designed to minimise or avoid any harm to the character and appearance of the Monken Hadley Conservation Area and to the settings of any other nearby heritage assets, in particular the Grade II* listed Church of St Mary the Virgin. The locally listed Church House is considered to possess low architectural and artistic interest, and low to medium historic interest. The heritage values of the building have been severely compromised by the substantial and invasive alterations made throughout its lifetime, which have removed all evidence of any 18th and 19th century uses as a stable or residential dwelling. Church House is considered to make a limited positive contribution to the character and appearance of the Monken Hadley Conservation Area.
- 8.2. Whilst the proposed demolition of the existing building will result in the loss of a locally listed building (thereby having a **substantial and negative impact on the locally listed Church House**), as well as cause some “less than substantial” harm to the character and appearance of the Conservation Area, structural engineers have concluded that the building is considered to be beyond reasonable economic repair and it has been closed since September 2023. Any perceived harm from the loss of the non-designated heritage asset is considered to be outweighed by the substantial public benefits offered by the scheme, principally in the re-establishment of a high-quality, contextually designed and fully accessible community facility on the site which will be used by both the church and wider community.
- 8.3. This Heritage Statement has been written in accordance with the latest Historic England Guidance, particularly relating to the structure and content of assessments of heritage significance (October 2019). The impact assessment evaluated the proposals according to the ten characteristics of the Government’s National Design Guide (January 2021), in particular Characteristics 1 (context), 2 (identity), 3 (built form) and 5 (nature). The proposed scheme has also been assessed against the eight principles of the *Building in Context Toolkit*. The proposed replacement building has been designed in a traditional Georgian idiom, reflecting the proportions and form of the existing building and re-using as many of the historic materials as possible to sustain the character and appearance of the Conservation Area. The high-quality and architecturally literate elevational treatment and detailing will sustain the architectural and visual interest of the site and its contribution to the character and appearance of the Conservation Area. The building will sit comfortably as a backdrop on the eastern edge of the churchyard in limited views from the Grade II* listed church; the proposed materiality (re-used and second hand brickwork and tiles) and set back from the boundary of 1 metre, the provision of cast iron railings and shrub-planting to the south will enable the building to blend comfortably and discreetly. There is therefore considered to be a **minimal and neutral impact on the character and appearance of the Monken Hadley Conservation Area, and on the significance of the Grade II* listed Church of St Mary**
- 8.4. The applicant has recognised the importance of performing investigations and analysis necessary for the assessment of the effects of the proposed works on the special interest of the identified heritage assets. This approach has been beneficial with regard to the process of acknowledging the best practice guidance as outlined in the NPPF and in local policies. It is considered that the information provided in this Heritage Statement is proportionate to the significance of the subject site. It sets out an appropriate level of detail sufficient to understand the potential heritage implications of the proposals in accordance with the proportionate approach advocated by Paragraph 200 of the NPPF.

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- 8.5. The proposal is considered to sustain an appreciation and understanding of the character and appearance of the Conservation Area and settings of nearby statutorily and locally listed buildings by sustaining those elements that have been identified as contributing positively to their special interest. It is therefore concluded that the proposed works satisfy the relevant clauses of the NPPF. These are consistent with the spirit of local, regional and national planning policies and conservation principles.

APPENDIX 1: HISTORIC ENGLAND LISTING REPORT (AUGUST 2019)

Historic England

Advice Report

07 August 2019

Case Name: Church House, Monken Hadley**Case Number: 1464706****Background**

Historic England has been asked to consider Church House, Camlet Way, Monken Hadley, LB Barnet for listing. Planning permission was granted on 27 June 2019 for a scheme to renovate the building to include the demolition of the two end extensions and insertion of a first floor (19/1703/FUL).

Asset(s) under Assessment

Facts about the asset(s) can be found in the Annex(es) to this report.

Annex	List Entry Number	Name	Heritage Category	HE Recommendation
1	1465211	Church House, Monken Hadley	Listing	Do not add to List

Visits

Date	Visit Type
10 June 2019	Full inspection

Context

The building is located on the eastern edge of the churchyard of the Grade II* listed Church of St Mary the Virgin (National Heritage List for England 1078819). To the west of Church House are the Grade II listed Beacon House and Grove Cottage (NHLE 1188832) and The Grove (NHLE 1359039). Church House is within the Monken Hadley Conservation Area but is not locally listed. It is also within the boundary of the Register of Historic Battlefields entry for the Battle of Barnet (1471).

Assessment**CONSULTATION**

The applicant, PCC and their representatives, local planning authority and the Greater London Historic Environment Record were all consulted.

No substantive comments were received.

DISCUSSION

All buildings are assessed for listing against the criteria of special architectural or historic interest, as set out in the DCMS Principles of Selection for Listed Buildings (November 2018). Generally, most buildings dating from before 1700 that retain a significant proportion of their original fabric are likely to be regarded as of special interest. Those dating from 1700 to 1850 which contain a significant proportion of original fabric are also likely to be regarded as of special interest but greater selectivity is needed. Between 1850 and 1945, because of the greatly increased number of buildings erected and the much larger numbers that have survived, progressively greater selection is necessary.

Additional guidance is provided by the Historic England Listing Selection Guide for Vernacular Houses (December 2017). This states that considerations for listing will include regional and local characteristics; rates of survival; alteration; proportion of survival; plan form, room use and circulation; and fixtures, fittings and decoration. Stables are briefly covered in the Selection Guide for Agricultural Buildings (December 2017) which notes that they are normally two-storey buildings with a hay loft above and a central door between two windows along one side. Those attached to wealthy households could attain high levels of design and finish.

Church House, Monken Hadley, is an interesting building with C18 origins and a history of adaptation. It is believed to have been built as a stable block for the Grade II-listed Beacon House in the late C18 and according to local tradition converted, not long after, to a dwelling to accommodate priests exiled following the French Revolution. This, however, must be open to some doubt since the rector to whom this work is attributed died three years before the outbreak of the revolution and its origin as a stable block is uncertain. Regardless of its original function, the building was seemingly converted for domestic use, probably in the early C19 and was then converted again to its current use as a church hall in 1912.

The physical evidence for its origin as a stable is the presence of the timber bressummer across most of the central bay of the east elevation (assumed to originally frame a cart entrance) and the insertion of a pair of sash windows and surrounding brickwork (along with the lack of fenestration on the western elevation). However, the brick pier which separates these windows matches the original brickwork suggesting that rather than a single cart shed opening there were two openings separated by the pier. The remainder of the sash window openings on the east elevation appear to be original suggesting an original function for the building other than as a stable block, but it is possible that the openings were added later to enable domestic use. An historic photograph shows that a central stack was present until removed during the building's conversion to a church hall, along with the truncation of the two end stacks. This conversion had a major impact on the building with the removal of the first floor except at the northern end, removal of all internal partitions and stairs, insertion of an internal timber frame (presumably to attempt to remedy structural failings illustrated by the presence of a number of tie rod plates and apparent in the current bowed western wall), and replacement of the original roof and addition of a dormer on the western slope. The late-C19 northern outshut was also altered and the southern outshut later truncated.

The building as it survives today, therefore, consists of a late-C18 brick envelope which has itself been altered, probably in the early C19 and again subsequently, with an early-C20 roof and interior. The interior offers little indication of its original function or later domestic use and retains no original fittings. The internal timber frame has been unsympathetically installed since it cuts across window openings but its detailing does give the hall space a distinctive character. Overall, the building, although essentially retaining its external C18 character and of some interest for its enigmatic adaptive history, lacks sufficient original fabric to meet the criteria for listing. In addition the early C20 conversion to a church hall included a somewhat crude intervention to the interior and removed virtually all evidence of the late-C18/early-C19 domestic interior. For these reasons the building lacks special interest in a national context. It is acknowledged that Church House has a close historical relationship to the Grade II* listed Church of St Mary the Virgin and, possibly, the Grade II listed Beacon House, but this does not compensate for the lack of special interest.

CONCLUSION

After examining all the available records and other relevant information and having carefully considered the architectural and historic interest of this case, the criteria for listing are not fulfilled.

REASONS FOR DESIGNATION DECISION

Church House, Monken Hadley, LB Barnet, an C18 building, possibly originally built as a stable block, later converted to domestic use and again in the early C20 to a church hall, is not recommended for listing for the following principal reasons:

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Degree of architectural interest:

* although of some interest as a late-C18 building, possibly originating as a stable block to the nearby Grade II-listed Beacon House, as a result of its subsequent conversion shortly after to domestic use and then latterly as a church hall, the building lacks sufficient surviving C18 fabric to merit special interest in a national context;

* it has lost all trace of its original plan form and interior and the conversion to a church hall involved rather crude interventions in the fabric.

Degree of historical interest:

* the local tradition that the building was converted to domestic use to house refugee priests from the French Revolution is currently unsubstantiated.

Countersigning comments:

Agreed. The building has had an interesting evolution but this is not well evidenced in its fabric, which reveals little of its historic uses. Its early fabric does not survive sufficiently well and its later fabric is not of sufficient interest to merit listing. PM 29 July 2019

Second Countersigning comments:

Agreed. It is acknowledged that Church House has C18 origins but the alterations of the C19 and C20 have caused the loss of historic fabric and form and the building no longer retains a significant proportion of its original fabric. It does not meet the criteria for statutory listing. SG 7/8/19

APPENDIX 2: NATIONAL GUIDANCE (*THE SETTING OF HERITAGE ASSETS*, DECEMBER 2017)

This note gives assistance concerning the assessment of the setting of heritage assets. Historic England recommends the following broad approach to assessment, undertaken as a series of steps that apply proportionately to the complexity of the case, from straightforward to complex:

Step 1: Identify which heritage assets and their settings are affected.

The setting of a heritage asset is 'the surroundings in which a heritage asset is experienced'. Where that experience is capable of being affected by a proposed development (in any way) then the proposed development can be said to affect the setting of that asset. The starting point of the analysis is to identify those heritage assets likely to be affected by the development proposal.

Step 2: Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated.

This assessment of the contribution to significance made by setting will provide the baseline for establishing the effects of a proposed development on significance. We recommend that this assessment should first address the key attributes of the heritage asset itself and then consider:

- the physical surroundings of the asset, including its relationship with other heritage assets
- the asset's intangible associations with its surroundings, and patterns of use
- the contribution made by noises, smells, etc to significance, and
- the way views allow the significance of the asset to be appreciated

Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it.

The wide range of circumstances in which setting may be affected and the range of heritage assets that may be involved precludes a single approach for assessing effects. Different approaches will be required for different circumstances. In general, however, the assessment should address the attributes of the proposed development in terms of its:

- location and siting
- form and appearance
- wider effects
- permanence

Step 4: Explore ways to maximise enhancement and avoid or minimise harm.

Enhancement may be achieved by actions including:

- removing or re-modelling an intrusive building or feature
- replacement of a detrimental feature by a new and more harmonious one
- restoring or revealing a lost historic feature or view
- introducing a wholly new feature that adds to the public appreciation of the asset
- introducing new views (including glimpses or better framed views) that add to the public experience of the asset, or
- improving public access to, or interpretation of, the asset including its setting

Options for reducing the harm arising from development may include the repositioning of a development or its elements, changes to its design, the creation of effective long-term visual or acoustic screening, or management measures secured by planning conditions or legal agreements. For some developments affecting setting, the design of a development may not be capable of sufficient adjustment to avoid or significantly reduce the harm, for example where impacts are caused by fundamental issues such as the proximity, location, scale, prominence or noisiness of a development. In other cases, good design may reduce or remove the harm, or provide enhancement. Here the design quality may be an important consideration in determining the balance of harm and benefit.

Step 5: Make and document the decision and monitor outcomes.

It is good practice to document each stage of the decision-making process in a non-technical and proportionate way, accessible to non-specialists. This should set out clearly how the setting of each heritage asset affected contributes to its significance or to the appreciation of its significance, as well as what the anticipated effect of the development will be, including of any mitigation proposals.

Assessment Step 2 Checklist

The starting point for this stage of the assessment is to consider the significance of the heritage asset itself and then establish the contribution made by its setting. The following is a (non-exhaustive) check-list of potential attributes of a setting that may help to elucidate its contribution to significance. It may be the case that only a limited selection of the attributes listed is likely to be particularly important in terms of any single asset.

The asset's physical surroundings

- Topography
- Aspect
- Other heritage assets (including buildings, structures, landscapes, areas or archaeological remains)
- Definition, scale and 'grain' of surrounding streetscape, landscape and spaces
- Formal design eg hierarchy, layout
- Orientation and aspect
- Historic materials and surfaces
- Green space, trees and vegetation
- Openness, enclosure and boundaries
- Functional relationships and communications
- History and degree of change over time

Experience of the asset

- Surrounding landscape or townscape character
- Views from, towards, through, across and including the asset
- Intentional intervisibility with other historic and natural features
- Visual dominance, prominence or role as focal point
- Noise, vibration and other nuisances
- Tranquillity, remoteness, 'wildness'
- Busyness, bustle, movement and activity
- Scents and smells
- Diurnal changes
- Sense of enclosure, seclusion, intimacy or privacy
- Land use
- Accessibility, permeability and patterns of movement
- Degree of interpretation or promotion to the public
- Rarity of comparable survivals of setting
- Cultural associations
- Celebrated artistic representations
- Traditions

Assessment Step 3 Checklist

The following is a (non-exhaustive) check-list of the potential attributes of a development affecting setting that may help to elucidate its implications for the significance of the heritage asset. It may be that only a limited selection of these is likely to be particularly important in terms of any particular development.

Location and siting of development

- Proximity to asset
- Position in relation to relevant topography and watercourses
- Position in relation to key views to, from and across
- Orientation
- Degree to which location will physically or visually isolate asset

Form and appearance of development

- Prominence, dominance, or conspicuousness
- Competition with or distraction from the asset
- Dimensions, scale and massing
- Proportions
- Visual permeability (extent to which it can be seen through), reflectivity
- Materials (texture, colour, reflectiveness, etc)
- Architectural and landscape style and/or design
- Introduction of movement or activity
- Diurnal or seasonal change

Wider effects of the development

- Change to built surroundings and spaces
- Change to skyline, silhouette
- Noise, odour, vibration, dust, etc
- Lighting effects and 'light spill'
- Change to general character (eg urbanising or industrialising)
- Changes to public access, use or amenity
- Changes to land use, land cover, tree cover
- Changes to communications/accessibility/permeability, including traffic, road junctions and car-parking, etc
- Changes to ownership arrangements (fragmentation/permitted development/etc)
- Economic viability

Permanence of the development

- Anticipated lifetime/temporariness
- Recurrence
- Reversibility

APPENDIX 3: NATIONAL DESIGN GUIDE CHARACTERISTICS (EXCERPTS)

1. Context is the location of the development and the attributes of its immediate, local and regional surroundings.

C1 Understand and relate well to the site, its local and wider context

Well-designed new development responds positively to the features of the site itself and the surrounding context beyond the site boundary. It enhances positive qualities and improves negative ones. Some features are physical, including:

- the existing built development, including layout, form, scale, appearance, details, and materials;
- local heritage – see below – and local character;
- landform, topography, geography and ground conditions;
- landscape character, drainage and flood risk, biodiversity and ecology;
- access, movement and accessibility;
- environment – including landscape and visual impact, microclimate, flood risk, noise, air and water quality;
- views inwards and outwards;
- the pattern of uses and activities, including community facilities and local services; and
- how it functions.

Well-designed new development is integrated into its wider surroundings, physically, socially and visually. It is carefully sited and designed, and is demonstrably based on an understanding of the existing situation, including:

- the landscape character and how places or developments sit within the landscape, to influence the siting of new development and how natural features are retained or incorporated into it;
- patterns of built form, including local precedents for routes and spaces and the built form around them, to inform the layout, form and scale;
- the architecture prevalent in the area, including the local vernacular and other precedents that contribute to local character, to inform the form, scale, appearance, details and materials of new development.

C2 Value heritage, local history and culture

When determining how a site may be developed, it is important to understand the history of how the place has evolved. The local sense of place and identity are shaped by local history, culture and heritage, and how these have influenced the built environment and wider landscape.

Well-designed places and buildings are influenced positively by:

- the history and heritage of the site, its surroundings and the wider area, including cultural influences;
- the significance and setting of heritage assets and any other specific features that merit conserving and enhancing;
- the local vernacular, including historical building typologies such as the terrace, town house, mews, villa or mansion block, the treatment of façades, characteristic materials and details

2. The identity or character of a place comes from the way that buildings, streets and spaces, landscape and infrastructure combine together and how people experience them. It is not just about the buildings or how a place looks, but how it engages with all of the senses.

I1 Respond to existing local character and identity

Well-designed new development is influenced by:

- an appreciation and understanding of vernacular, local or regional character, including existing built form, landscape and local architectural precedents;
- the characteristics of the existing built form;
- the elements of a place or local places that make it distinctive; and
- other features of the context that are particular to the area – see Context .

This includes considering:

- the composition of street scenes, individual buildings and their elements;
- the height, scale, massing and relationships between buildings;
- views, vistas and landmarks;
- the scale and proportions of buildings;
- façade design, such as the degree of symmetry, variety, the pattern and proportions of windows and doors, and their details;
- the scale and proportions of streets and spaces;
- hard landscape and street furniture;
- soft landscape, landscape setting and backdrop;
- nature and wildlife, including water;
- light, shade, sunshine and shadows; and
- colours, textures, shapes and patterns.

I2 Well-designed, high quality and attractive

Well-designed places contribute to local distinctiveness. This may include:

- adopting typical building forms, features, materials and details of an area;
- drawing upon the architectural precedents that are prevalent in the local area, including the proportions of buildings and their openings;
- using local building, landscape or topographical features, materials or planting types;
- introducing built form and appearance that adds new character and difference to places;
- creating a positive and coherent identity that residents and local communities can identify with.

I3 Create character and identity

Design decisions at all levels and scales shape the character of a new place or building. Character starts to be determined by the siting of development in the wider landscape, then by the layout – the pattern of streets, landscape and spaces, the movement network and the arrangement of development blocks. It continues to be created by the form, scale, design, materials and details of buildings and landscape. In this way, it creates a coherent identity that everyone can identify with, including all residents and local communities.

3. Built Form is the three-dimensional pattern or arrangement of development blocks, streets, buildings and open spaces. It is the interrelationship between all these elements that creates an attractive place to live, work and visit, rather than their individual characteristics.

B1 Compact form of development

Compact forms of development bring people together to support local public transport, facilities and local services. They make destinations easily accessible by walking or cycling wherever this is practical. This helps to reduce dependency upon the private car.

Well-designed new development makes efficient use of land with an amount and mix of development and open space that optimises density. It also relates well to and enhances the existing character and context.

Built form is determined by good urban design principles that combine layout, form and scale in a way that responds positively to the context. The appropriate density will result from the context, accessibility, the proposed building types, form and character of the development.

B2 Appropriate building types and forms

Well-designed places also use the right mix of building types, forms and scale of buildings and public spaces to create a coherent form of development that people enjoy. They also adopt strategies for parking and amenity that support the overall quality of the place.

The built form of well-designed places relates well to:

- the site, its context and the opportunities they present;
- the proposed identity and character for the development in the wider place;
- the lifestyles of occupants and other users; and
- resource efficiency, climate change mitigation and adaptation.

Built form defines a pattern of streets and development blocks. Streets are places for people as well as for movement. Street types will depend on:

- their width, relating to their use;
- the height of buildings around them, the relationship with street width, and the sense of enclosure that results;
- how built up they are along their length, and the structure of blocks and routes that this creates;
- the relationship between building fronts and backs, with successful streets characterised by buildings facing the street to provide interest, overlooking and active frontages at ground level; and
- establishing an appropriate relationship with the pattern, sizes and proportions of existing streets in the local area.

APPENDIX 4: THE BUILDING IN CONTEXT TOOLKIT

The Building in Context Toolkit grew out of the publication **Building in Context**[™] published by English Heritage and CABE in 2001. The purpose of that publication was to stimulate a high standard of design for development taking place in historically sensitive contexts. The founding and enduring principle is that all successful design solutions depend on allowing time for a thorough site analysis and character appraisal to fully understand context.

The eight Building in Context principles are:

Principle 1

A successful project will start with an assessment of the value of retaining what is there.

Principle 2

A successful project will relate to the geography and history of the place and lie of the land.

Principle 3

A successful project will be informed by its own significance so that its character and identity will be appropriate to its use and context.

Principle 4

A successful project will sit happily in the pattern of existing development and the routes through and around it.

Principle 5

A successful project will respect important views.

Principle 6

A successful project will respect the scale of neighbouring buildings.

Principle 7


A successful project will use materials and building methods which are as high quality as those used in existing buildings.

Principle 8

A successful project will create new views and juxtapositions which add to the variety and texture of the setting.

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MEMBERS CIL FUNDING REQUEST FORM

AREA COMMITTEE – MEMBERS CIL FUNDING REQUEST	
MEMBER	Cllr Val Duschinsky
DATE	28/02/2024
WARD	Mill Hill
cross-ward applications	N/A
SCHEME SUMMARY	
<p>The area to the east of Mill Hill Park playground has long been troublesome due to its extremely wet nature, making it un-usable for significant periods during the year.</p> <p>Greenspaces officers have developed a scheme in conjunction with the Friends of Mill Hill Park whereby the area is transformed into a ‘playable landscape’; a combination of landscape features engaging for children and planting to support wildlife and mitigate the wet conditions.</p> <p>The intention is to work with rather than against the seasonally wet landscape while providing children an alternative to formal play features. These features include a willow tunnel, boulders, earth mounds, and tree trunks to encourage free and imaginative play. This informal style of play has been shown to support cognitive and physical development in children.</p> <p>Planting willow species with wet tolerant annual wildflowers will offer food sources and habitat to a wide range of wildlife, adding a significant biodiversity benefit to the surrounding area.</p> <p>The landscape features should make the area more visually appealing, and provision has been made to screen off the car park with natural hedging, leading to a more natural feel for the area. New and restored water-permeable crushed stone paths should allow use of the area throughout the year.</p> <p>The following estimate for the main works was received from the Greenspaces approved contractor. This is to be supplemented by additional works, the costs of those being estimated by Greenspaces Officers based on either agreed rates or the cost of similar work completed elsewhere in the borough over the previous year:</p>	
 LAUREL BANK FARM, ST JAMES ROAD, GOFFS OAK, HERTS, EN7 6TR Telephone: 01707 872099 Bob Bush: 07958 630319 Email: bws@bwservices.uk.com	
<p>27th February 2024 London Borough of Barnet For the attention of Richard Young Greenspaces Development Officer Email: Richard.Young@barnet.gov.uk</p>	

ESTIMATE

MILL HILL

NATURAL PLAY AREA

- To supply labour and equipment to supply and install a live Willow Tunnel approximately 50m in length.
- To supply labour and equipment to install 130m of new footpath through the tunnel with wooden edging boards, 100mm of Mot type 1 covered with a layer of 10mm of granite dust.
- To top up the surface on approximately 70m of connecting paths with type 1 and granite dust.
- To supply labour, equipment and materials to build three earth mounds, 1no. 5m x 5m x 1.5m, 2no. 3m x 3m x 1m and cover with soil and seed.
- To supply and install two deadwood tree trunks to be used as seats or benches.
- To supply and install 25m timber edging to the play area to retain the woodchip.
- To supply and install 4 Large stone boulders to the play area.

ALL FOR THE SUM OF £15,800.00 PLUS V.A.T.



Item	Cost	Comment
Willow tunnel 130m new crushed stone footpaths 70m restored footpaths 3x landscaped earth mounds 2x oak trunks Restored timber edging 4x stone boulders	£15,800	Price quoted by Greenspaces term contractor, attached above.
50m hedging to screen car park	£1,475	Price per metre from term contractor

Removal and disposal of defunct play equipment	£4,400	Price estimated by Greenspaces Officer from a similar, recent job
Children's Wendy House and bench to supplement picnic area	£4,850	Price estimated by Greenspaces Officer from recent similar installations
Plant 4x specimen willow trees with two years after care	£2,800	Scheduled rate provided by Arboricultural Officer
Plant area 50m2 with wildflowers	£850	Price per square metre from term contractor
Sub-total	(£30,175)	
10% Contingency	£3,017	
5% Project Management Cost	£1,508	
TOTAL	£34,700	
Funding Request (£)	£34,700	
CIL Eligibility	<p>There have been major housing developments within the Mill Hill area, including blocks of flats, which have led to increasing demand for the Council to provide improved children's outdoor play and recreational facilities.</p> <p>The scheme has the support of the Friends of Mill Hill Park.</p>	
Area Committee priorities	<p>Barnet Corporate Plan 2023 to 2026:</p> <p>Place – become a borough of fun; a place to enjoy ourselves, where people can meet, experience arts, culture, events, sports and hobbies that reflect our diverse communities.</p> <p>People – create a more family friendly borough, giving our children and young people the best possible start in life, with excellent education and support to grow</p> <p>Caring for the planet - improve our local environment, so that residents enjoy clean air and waterways and reduced flooding from extreme weather</p> <p>Caring for the planet - look after our precious parks and green spaces in ways to attract and support a wide range of wildlife, and to make them happy places to have fun, relax and improve our health and wellbeing</p>	
Who will deliver the scheme	Richard Young, Greenspaces Development Officer	
Community Grants (if applicable please confirm this is included with the application)	N/A	
Feasibility Study only	N/A	

BUDGET & DELIVERY	
Itemised budget provided by Greenspaces– see above.	
Quotes provided with the application	Quote for principal works provided above
Timescale for delivery	Weather dependent – works should commence late May 2024 when the ground is dry
Council Service Delivery	Matthew Gunyon, Head of Greenspaces matthew.gunyon@barnet.gov.uk
Dependencies/Risks	Weather conditions may cause a delay to commencement. New areas to be monitored for anti-social behaviour
VALUE FOR MONEY	
The project will be delivered by already appointed term contractors with Barnet Council who have won competitive tenders, ensuring good value-for-money.	
The nature of playable landscape features ensures ongoing maintenance will be minimal, with health and environmental benefits enjoyed	
No ongoing revenue costs	No ongoing revenue costs, pruning of live features to be undertaken by local volunteers
COMMUNITY BENEFITS	
Benefits described in ‘Scheme Summary’ above. In short: Amenity value of to all park users Play value to local children Environmental value to wildlife	
Lead Officer Review – if required	
Lead Officer	
Date	
Assessment & Recommendations	

Area Committee – Neighbourhood CIL Funding Application Form

Title	East Barnet Festival
Raised by (Councillor):	Edith David
Ward:	East Barnet
Member Request:	
Funding Requested (£):	£5000
<p>In consultation with (e.g. named Officer):</p> <ul style="list-style-type: none"> • Is within the parameters outlined in CIL statutory and regulatory definitions • Falls within the CIL Funding Priorities agreed by the relevant Area Committee • Links to priorities in any existing Council policy or strategy and/or whether any insight and intelligence may support the application • The scheme has considered any potential impact on the Council's Strategic portfolio including those considered for strategic CIL funding • The scheme has no ongoing incremental revenue costs to the Council • That the scheme budget is forecast accurately • That the scheme deliverability has been assessed to ensure it can be resourced and successfully implemented • That the scheme outcomes and benefits have been assessed including benefits for the wider community and/or including those with protected characteristics under the Equalities Act 2010 	

<p>And Area Lead Officer (NAME), on (DATE):</p>	
<p>Any additional information (please list any documents here to be published with the agenda, or circulated to the Committee):</p>	<p>East Barnet community festival has existed for 25 years, only being cancelled once due to weather and during Covid. It is billed as the largest free festival in North London and has grown in popularity and attendance over the years running over three days due to the endeavours of the trustees and their voluntary efforts to make it happen.</p> <p>Last year it was cancelled due to lack of funding and this year now hangs in the balance due to the increased costs of all items and contractors associated with the festival. Their main sponsor Hadley Trust will be looking at increasing their contribution next year and has put £15000 into the pot this year. However, there is still a shortfall which is why there is this application for £5000 to contribute to the overall costs of £58000 for the festival to take place this year.</p> <p>There will also be a charge for the first time for the classic car show on the Sunday which is hugely popular and attracts both individual entrants and car clubs to what they report is the highlight of their year,</p> <p>The highest increases although prices have increased across the board is for the music stage and the sound tech. The fund requested would be used to cover the increases in the cost for the Music stage and the sound tech.</p> <p>Music has always been an integral part of the festival giving local talent the opportunity to perform. The big top tent hosts an array of various local theatre and dance schools.</p>

	<p>Accounts for previous years are available upon request. Post covid, the festival in 2022 used up previous reserves as already contractor prices had risen and have now risen further. Some of the items we are obliged to fund are:</p> <ul style="list-style-type: none">• Security• First Aid• Bins• Skips• Coning of surrounding roads• Toilets• Cleaning• Marquees.• Tables• Chairs• Fire extinguishers• Park hire• Stage• Insurance• Sound Tech• Fencing and tape• Litter picking <p>Our income sources are:</p> <ul style="list-style-type: none">• Local business sponsorship• Hadley trust• Council (£1000)• Fairground• Advertising• Stalls• Food outlets
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- The bar
- The tea tent.

It is therefore hoped that for this year in order for the festival to go ahead on the last weekend in June that the committee will agree to this proposal in order for the much-loved community event can take place

The event is of great community benefit, when so many people are struggling to make ends meet and can't afford to take a holiday . This is an event that can be enjoyed by all attending free of charge and has activities for all ages including the craft tent for young children , a church service in the big top on the Sunday morning and all the music and car displays and dog show to see free of charge.