



£3.75M St John's Church Site, Wembley

Client

LHA-ASRA Greater
London Housing Trust

Duration

2009 - 2011

Services

Architect, Landscape
Architect, Planning
Consultant, Sustainability
Adviser

Contract

JCT 05 WCD

Funding

HCA Grant

Sustainability

Code 4 (Housing), Code
6 (Vicarage), BREEAM
'Excellent' (Community
Centre)

calfordseaden was commissioned on this award-winning inner city regeneration scheme to design a mixed use development on a former church hall site within the bounds of a Grade II Listed church which had been suffering from misuse.

To re-knit the urban structure and provide a strong sense of ownership for residents and users, 8 family houses were part of the concept alongside 20 flats, a new vicarage and multi-use community centre. The group of buildings was given room to 'breathe' through the creation of a wide street that doubles as a usable space, a new courtyard (parvis to the church) and a replanted private and secure garden. The design goes beyond the brief to include an internal street linking the church and community centre, providing a semi-public space for events, displays, break out or simply meeting and greeting.

Flint and stone form part of the palette of materials for the elevations to reflect the church's architecture and create an appropriate setting. To minimise lifecycle costs and long-term maintenance, the project team undertook a 'fabric first' approach, incorporating sustainability into the design including low maintenance, high quality materials, passive measures and on site generation of electricity. The new vicarage is a net-zero carbon house that incorporates a number of self-generating eco features including a rainwater harvesting system, ground source heat pumps, a whole-house ventilation system and photovoltaic panels to help combat fuel poverty.

Our designers, the client and church representatives held a consultation event to demonstrate the proposals to neighbours and the church with the use of drawings, CGIs and 3D models.

Awards: The Code Level 6 vicarage won a unique BREEAM award for 'Best Dwelling Assessed under Code for Sustainable Homes' in 2012.

TESTIMONIAL

William Cornall, Group Director of Development and Assets said: "Identifying good quality sites for much needed affordable housing is always a real challenge in London. However, by working creatively this development clearly demonstrates what can be achieved even in these times of constrained Government funding. The outcome is that the Church has a stunning new Vicarage and people in the Wembley area have some urgently needed affordable accommodation."

