

Nave

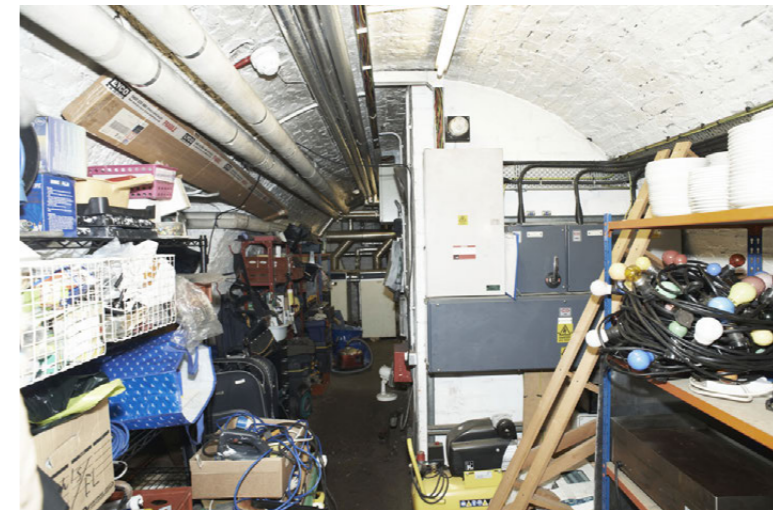


Arrival



Organ

Boiler Room



Workshop and storage

Terrace & Garden



West Lightwell



East Lightwell



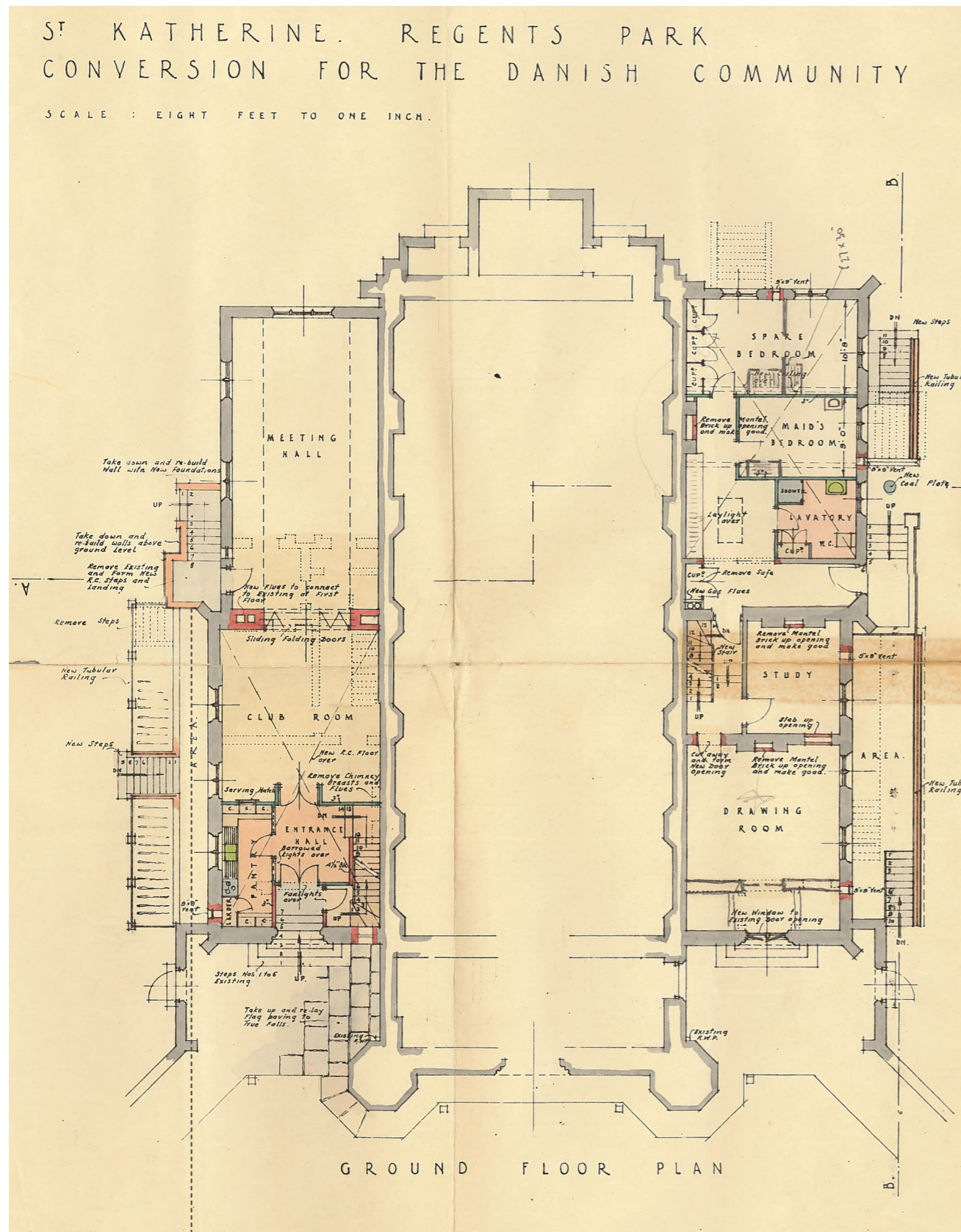
Vicarage Entrance



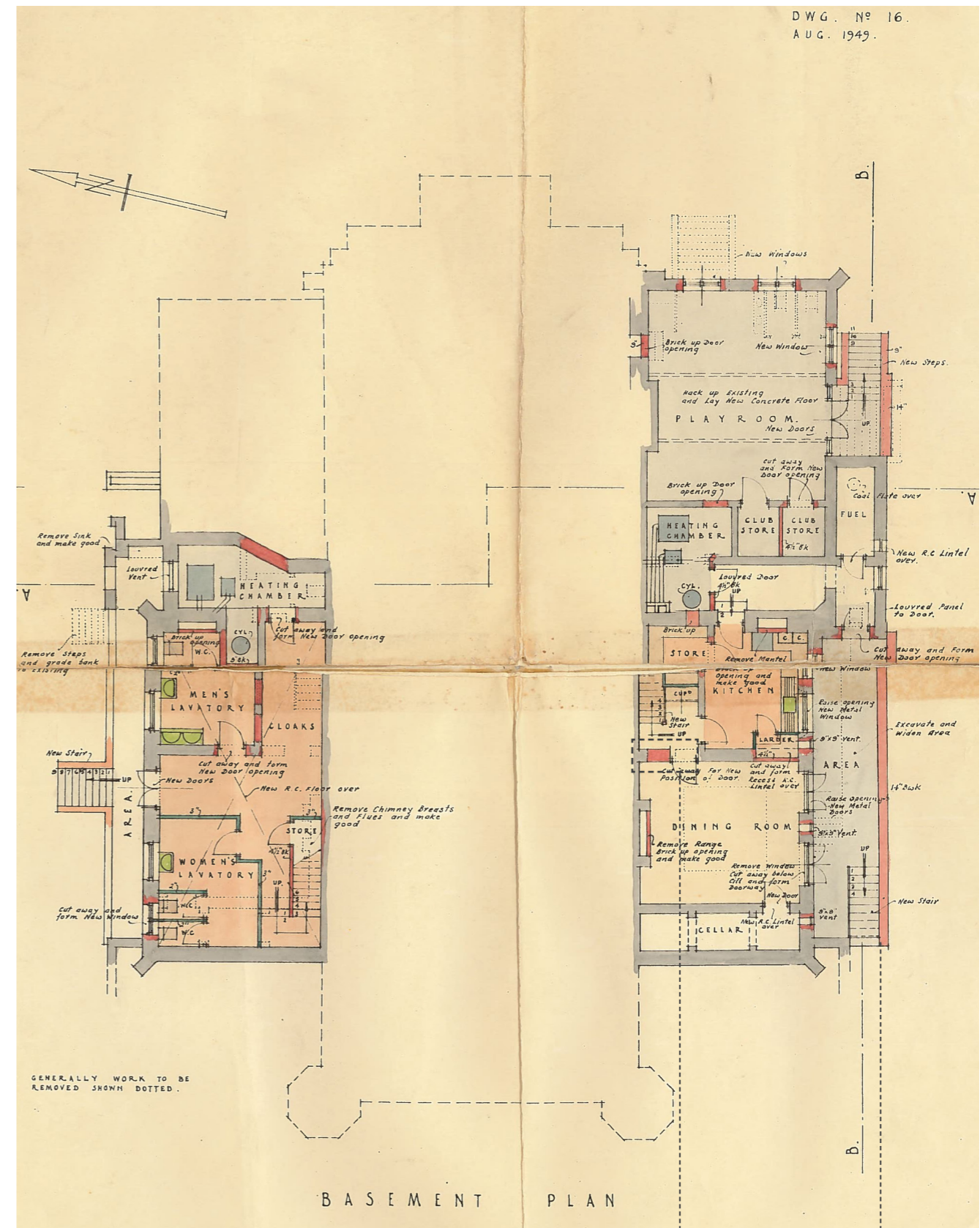
South Garden Lawn

Archive Drawings

Drawings prepared by Croe & Partners, 1949, looking at the conversion of St. Katharine's Church for the Danish Church.

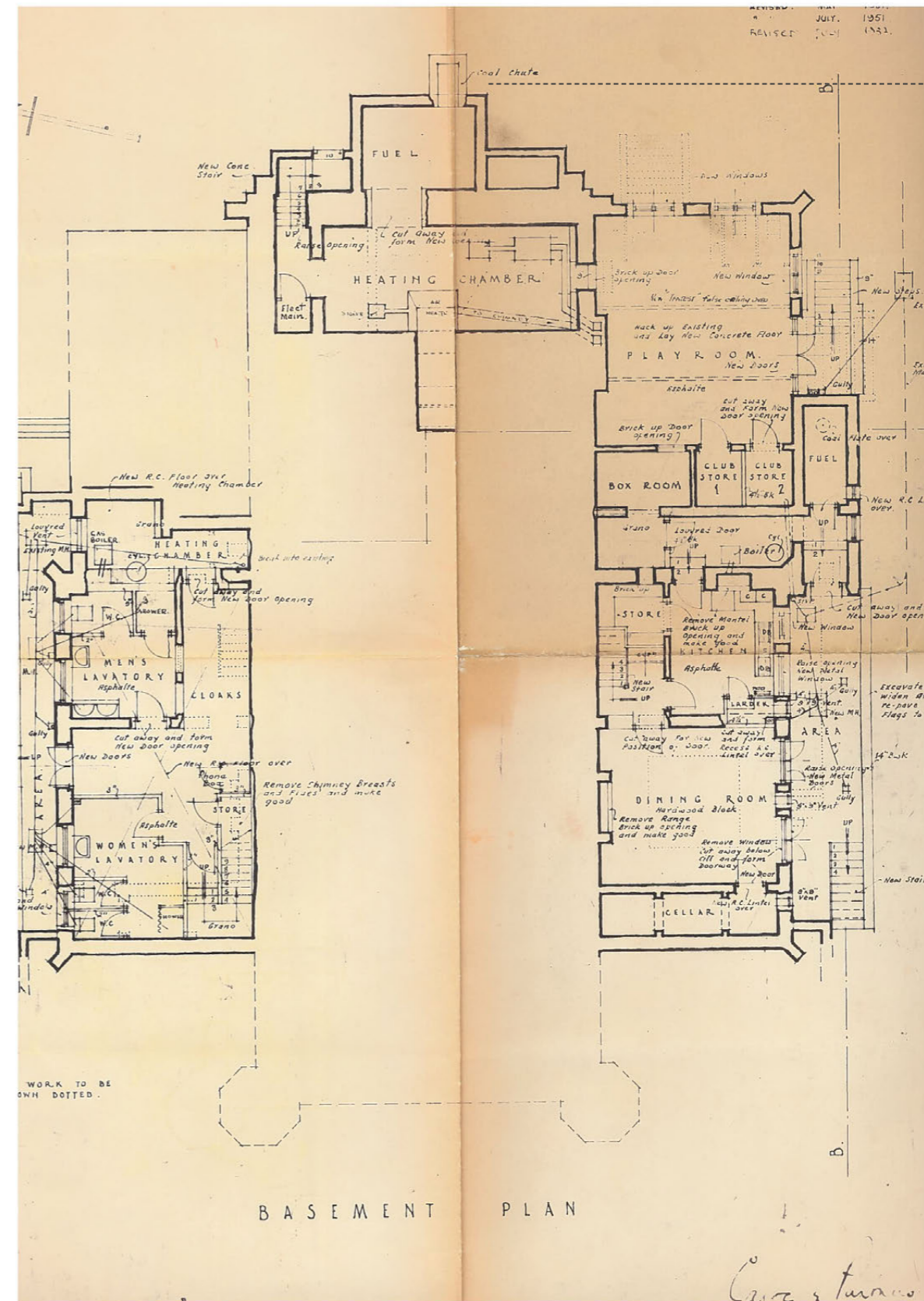
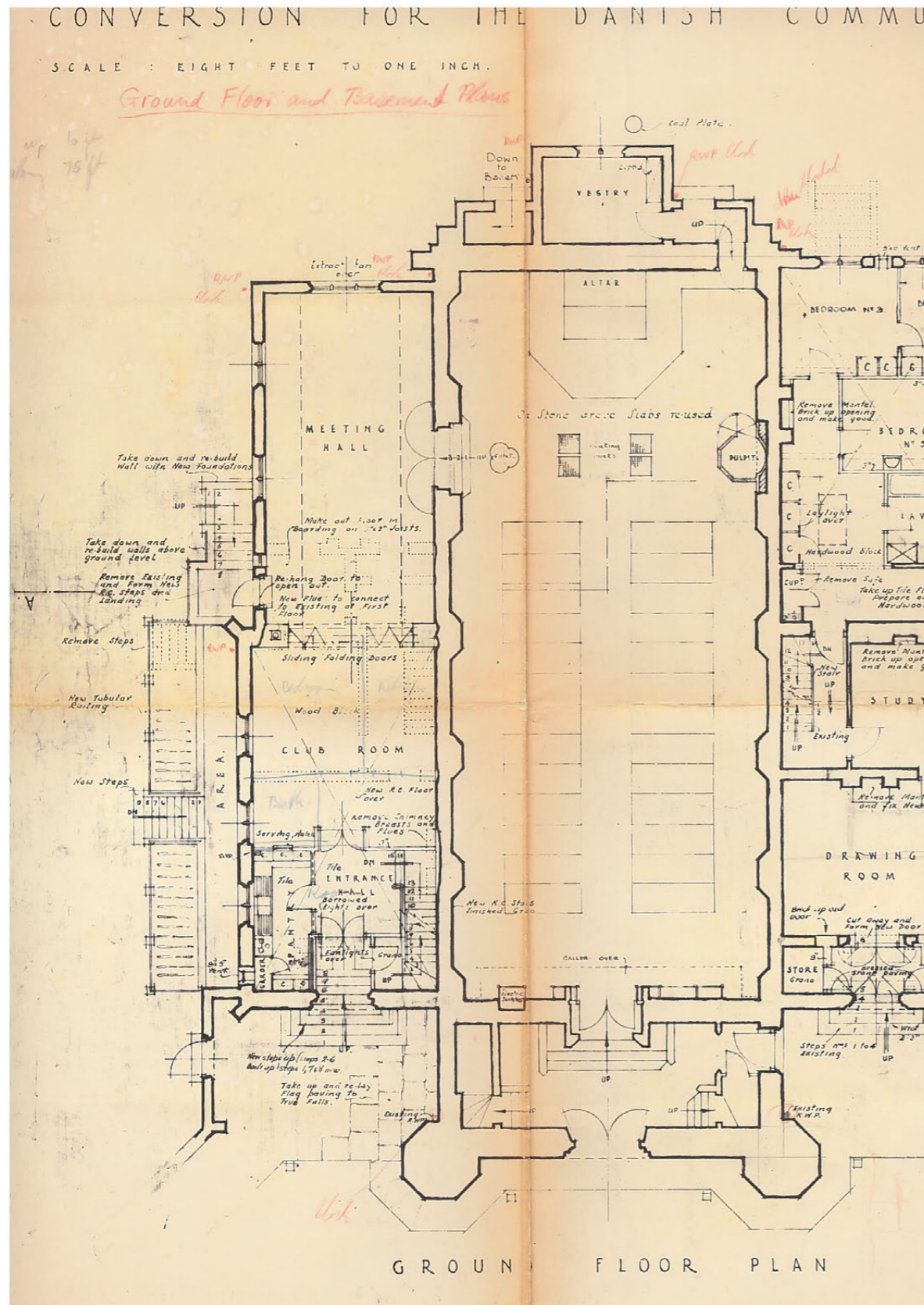


New external steps added



Original opening in living room

Widening of lightwells



Original coal chute now connection for oil tank

4 | EXISTING IN SUMMARY

Current Condition

The Danish Church is in need of a comprehensive and considered internal refurbishment. We intend to upgrade existing facilities and provide a better use of space. This is with the aim to improve the everyday lives of the church's inhabitants and visitors, as well as its essential outreach programmes.

A sustainable, long-term strategy for the church was drawn up following many client consultations over the years. All necessary funding was finally raised in order to achieve this essential development project.

A clear priority is to improve the heating in the Nave, which is unbearably cold for visitors in the winter months. This is coupled with optimising and improving the internal layouts, facilities and finishings in the two wings which flank the Nave, the North Wing and the Vicarage. The Vicarage currently hosts two compact lightwells which connect and provide access to the lower ground levels from the south garden. As the meeting and teaching rooms are improved in these lower levels, a better connection and spill out space could be achieved by extending these lightwells into south-facing sunken terraces.

An Asbestos Management Survey from 2013 and a recent Asbestos Refurbishment and Demolition Survey, 2017, highlighted asbestos on the walls of the boiler room, traces of asbestos in the crawl space of the Nave, and in pipework encasement and radiator board in the Vicarage. This was fully removed under semi-controlled conditions in Autumn 2017.

Summary

Identifying key areas for change

A North Wing

Update required of all facilities and more food storage required;
No accessible WC or disabled access to public hall space;
Incoherent basement space arrangement;
Dated and tired interiors throughout.

B The Nave

The Church Nave is uncomfortably cold for visitors in the colder months;
No disabled access currently to the Nave;
Repaint required to walls.

C The Vicarage

A third bedroom is required for future pastor's families;
Multiple partitioned rooms, materials and floor levels;
Meeting rooms require refurbishment to increase outreach programmes;
More formal entertaining space required;
Lower ground floor level has a lack of daylight and connection to the garden.

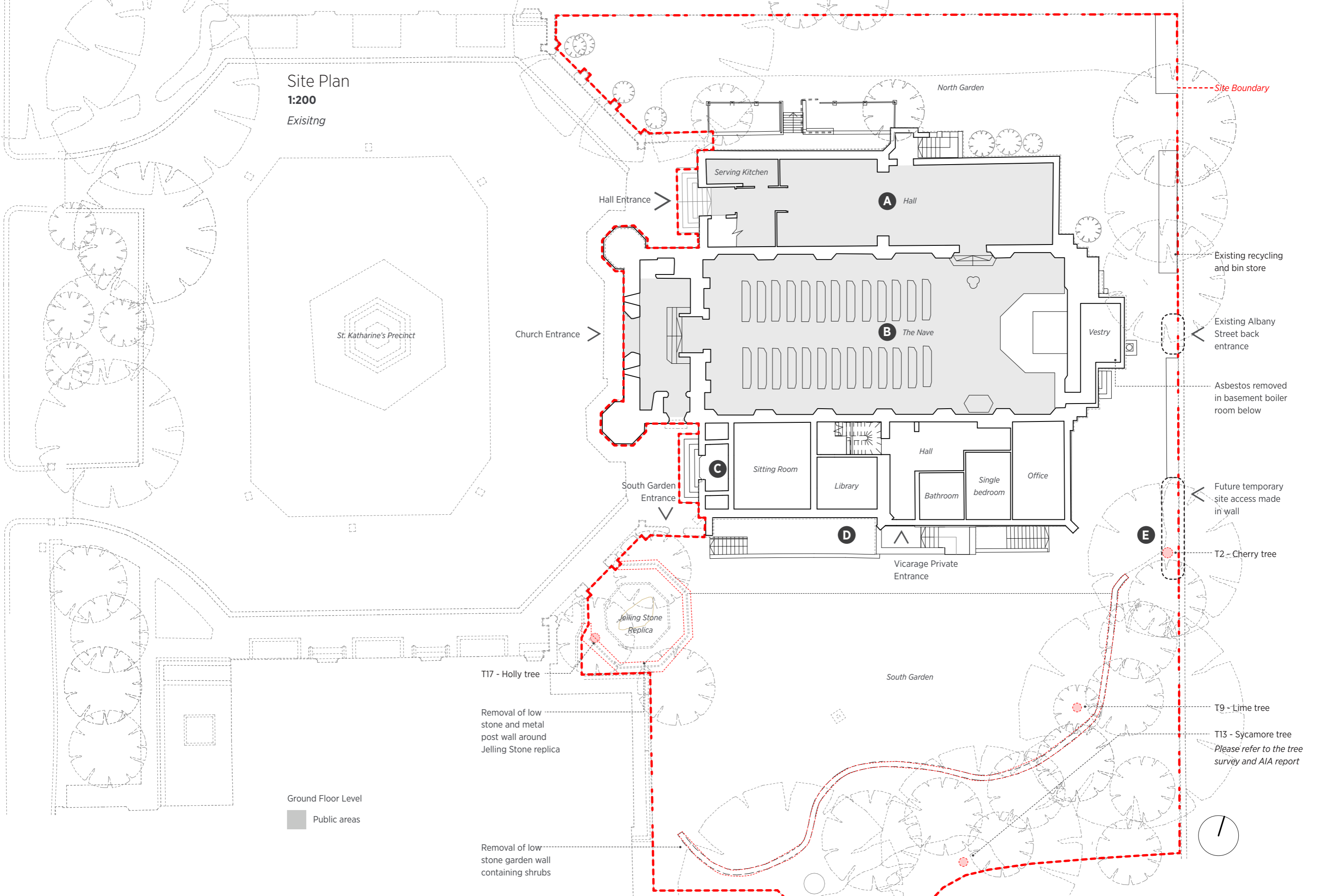
D South Garden

Existing lightwells are small, dark and unwelcoming spaces;
Low-level shrub retaining wall is an inefficient use of space, could potentially create a larger garden space;
Removal of low stone and metal post wall around Jelling Stone - to free garden space;
Removal of cherry tree leaning on back wall with an exposed root, alongside three other trees identified as unhealthy in tree survey.

E East Wall

4m section of back wall to Albany Street requires temporary removal and safe storage of bricks to allow access for ground source heat pump drilling rig and future construction works entrance.

Site Plan
1:200
Existing



5 | PROPOSED IN SUMMARY

Opportunities

Once key areas for change were identified, an outline brief was developed and defined for the project. A concise schedule of accommodation is shown to the right to outline the proposed works.

The plan shows a macro overview of the proposed works and a more detailed description of the proposals is included in later pages.

Summary

Schedule of Accommodation / Works

- A North Wing**

 - 00** Hall - public, multi-functional space; New Entrance Foyer - arrival space and stair; Serving Kitchen & Bar/Counter; Accessible WC; External stairlift connection
 - 01** New Kitchen - hot & prep kitchens; New Shop; WCs; Cloakroom; Back of house storage

- B The Nave**

 - 00** Internal re-painting of walls
 - 01** Lay underfloor heating in crawl space below concrete floor slab to nave; Replace all MEP in boiler room and add GSHP manifold

- C The Vicarage**

 - 01** Addition of a third bedroom and dormer; Rearrangement of bathroom to create an en-suite to the master bedroom
 - 00** Relocate kitchen to ground floor and reinstate wooden trusses in former hall space; New entrance steps to allow walkway below
 - 01** Refurbish meeting and teaching spaces; enhance connection to the terraces and garden

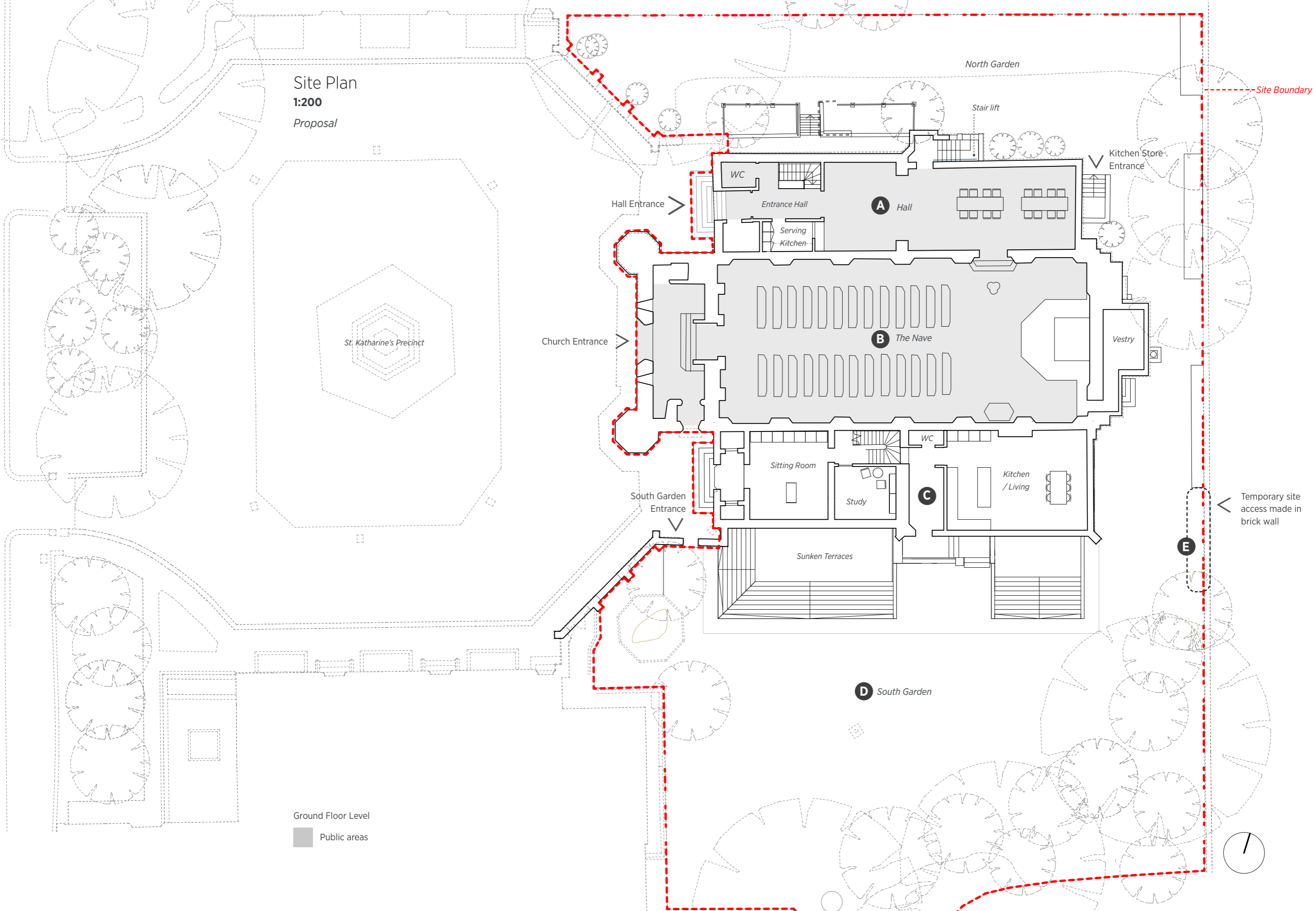
- D South Garden**

 - 00** Remove low level shrub wall to increase usable garden space; remove low fence and stone wall around the Jelling Stone replica; Install vertical ground source heat pumps below ground.
 - 01** Extend lightwells to form south facing sunken terraces and terraced landscaping to mediate level changes

- E East Wall**

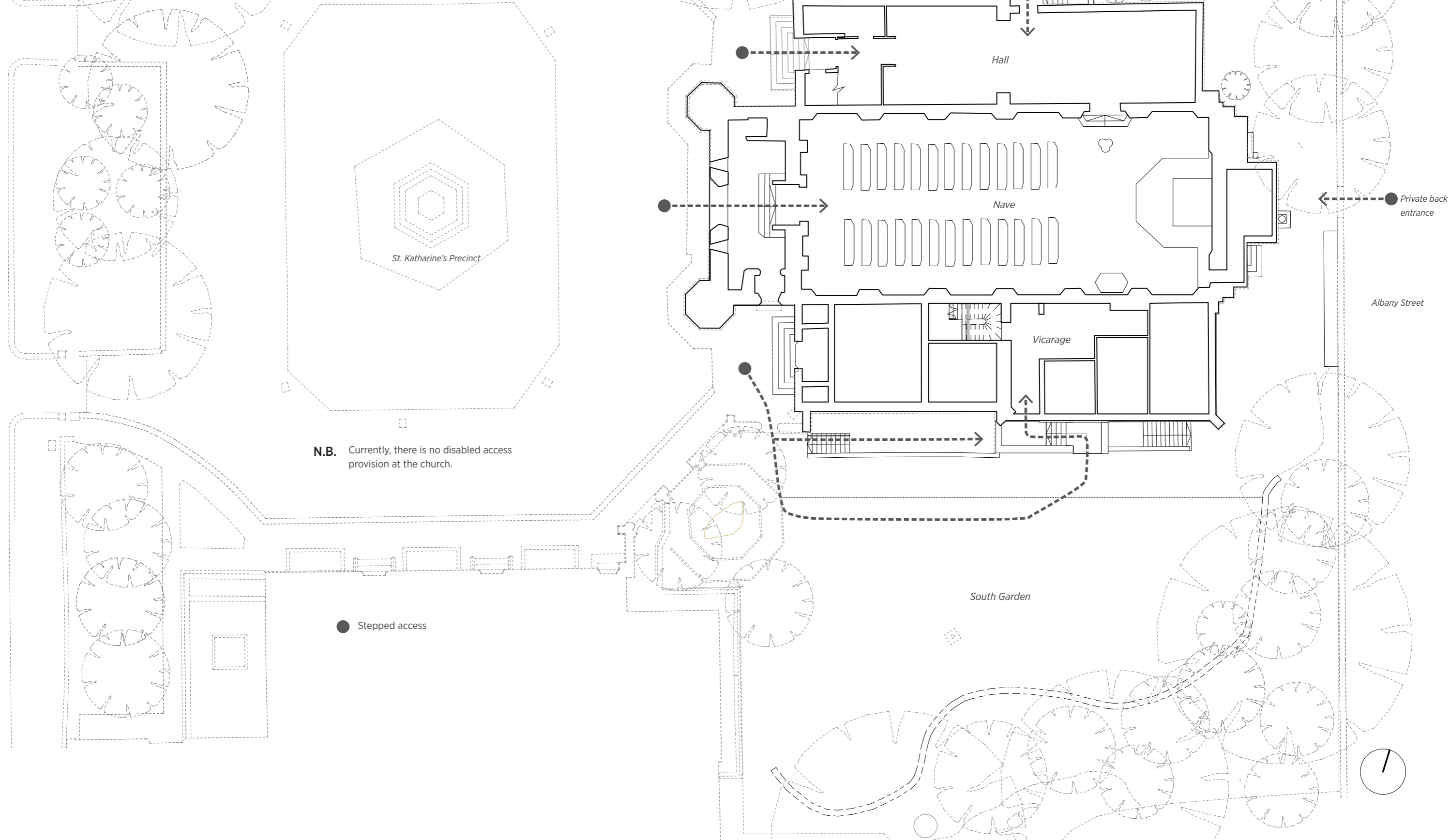
 - 4m section of back wall to Albany Street temporarily removed to allow access for ground source heat pump drilling rig and a construction works entrance.

Site Plan
1:200
Proposal



Access

Existing



N.B. Currently, there is no disabled access provision at the church.

● Stepped access

Proposed

① Introduce discrete stair lift to external stair to access hall level

② Introduce temporary hardwood ramp to meet level change between hall and nave

③ New kitchen delivery route



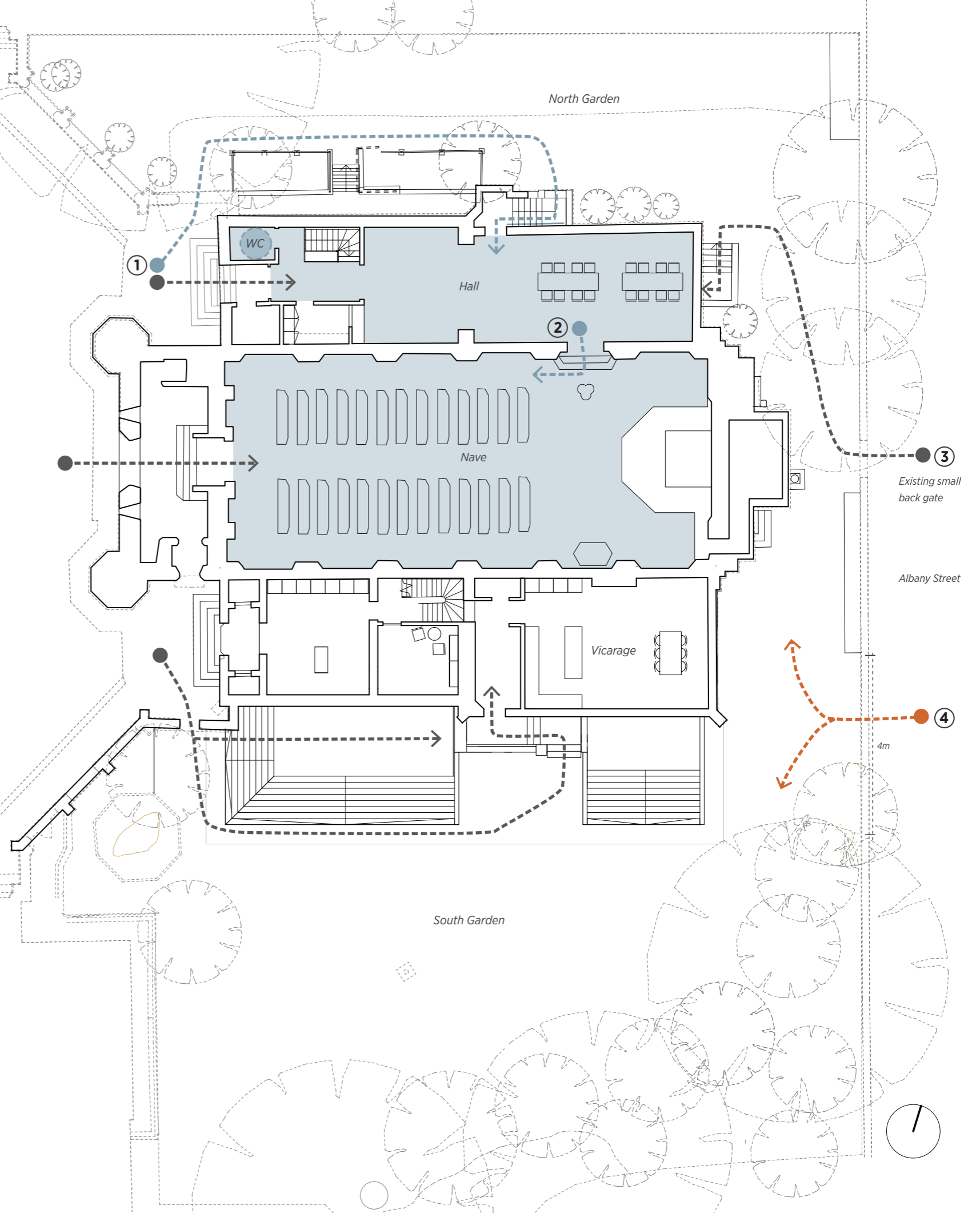
④ Temporary site construction access from Albany Street

N.B. The proposals introduce disabled access to the main public areas of the church, the Hall and the Nave, as well as a new accessible WC. The access strategy was developed with the client and our Building Control Approved Inspector.

● New disabled access routes & areas

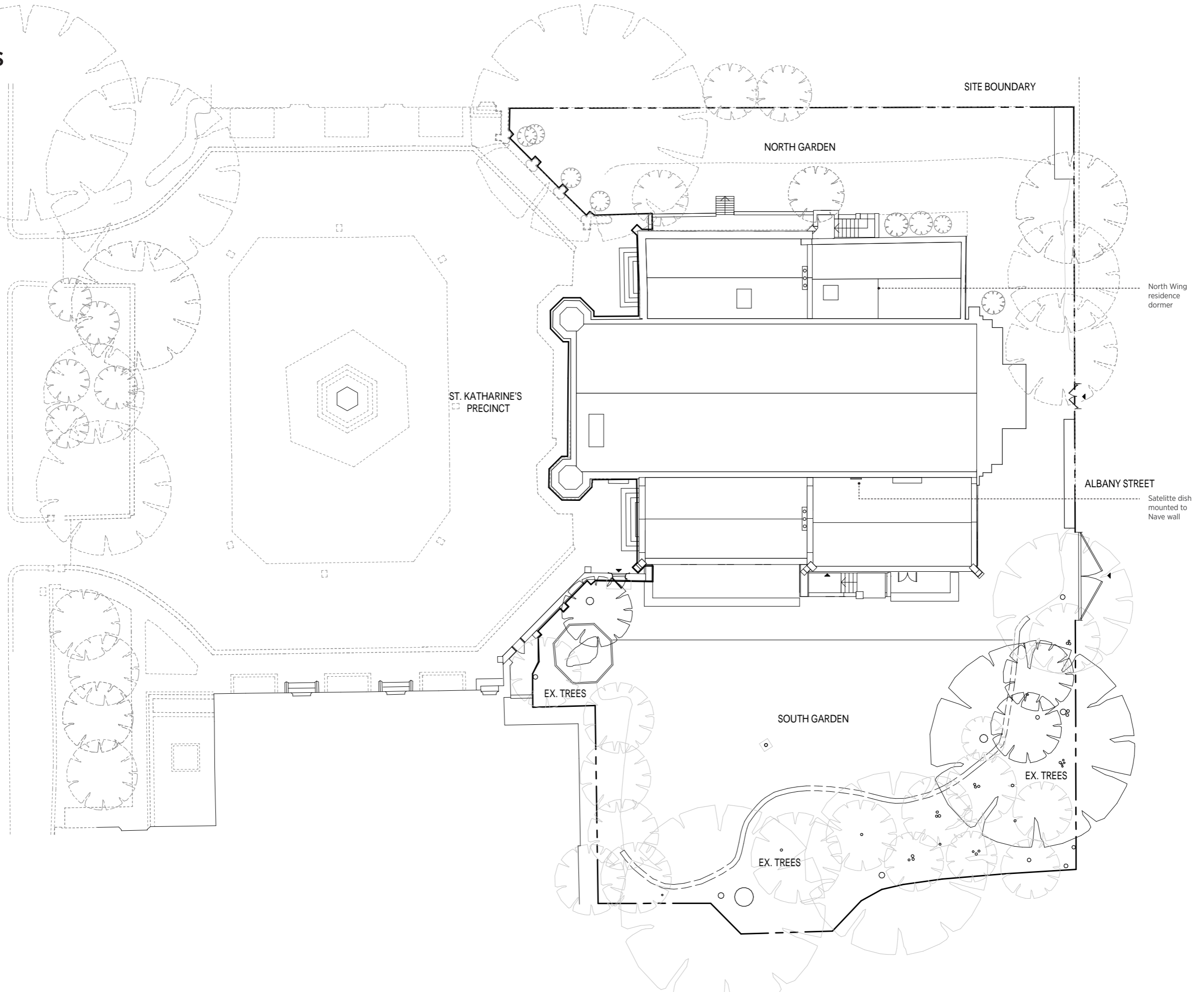
● Site construction access

● Stepped access

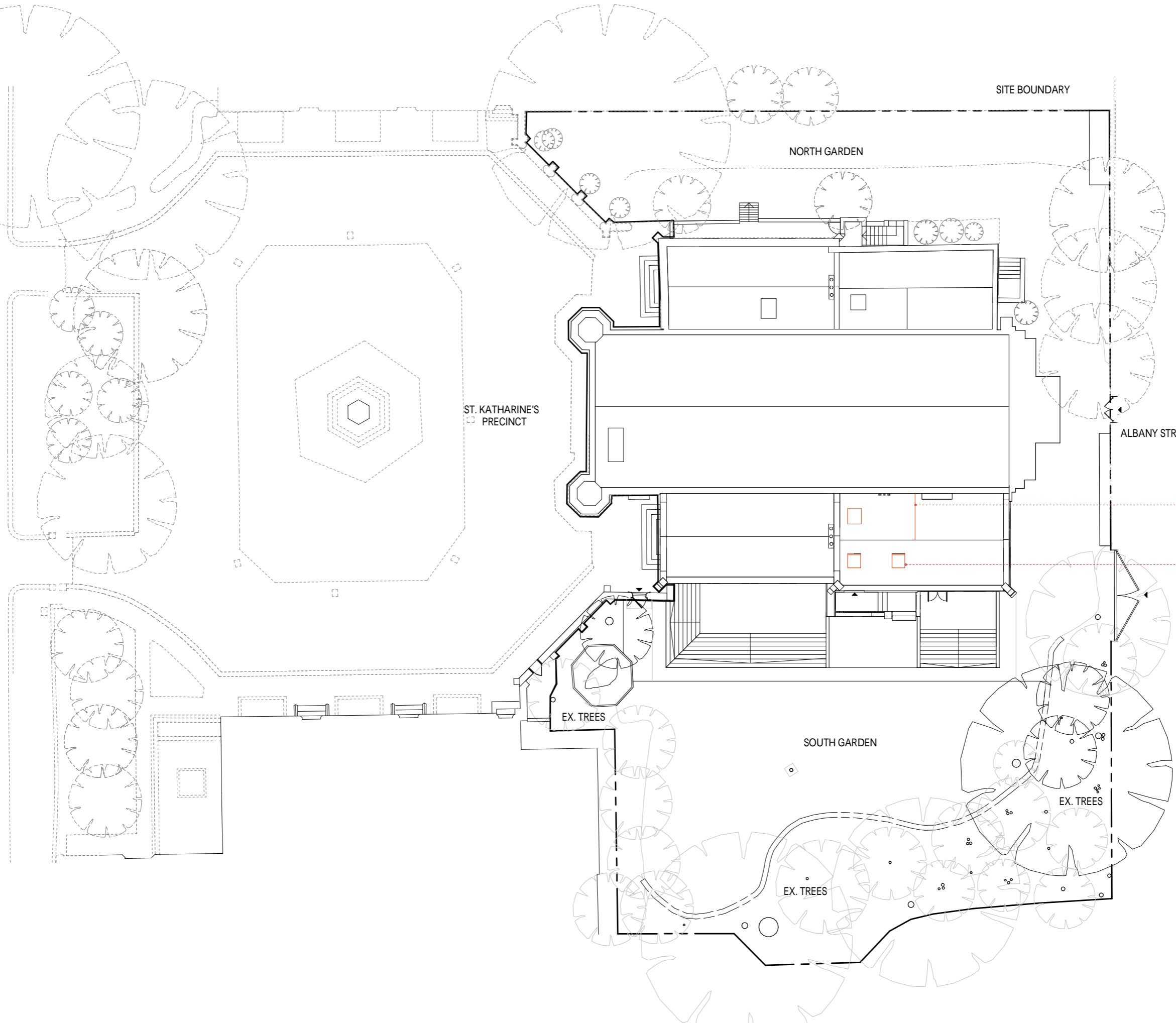


Roof Plans

Existing
1:250



Proposed
1:250



New bedroom dormer
and Ino. skylight, 800 x
1000mm
Relocate existing
satellite dish
2no. heritage rooflights,
800 x 1200mm

6 | JUSTIFICATIONS

Introduction

Against the previous observations, the alterations proposed (and described in detail over subsequent pages) have each been considered carefully, not only for their contribution to the operation and effectiveness of the Danish Church, but also for the risk that they might pose to the character of the Listed building.

The alterations proposed are many, mostly small, and varied. Those which seem to us most significant from a conservation point of view are discussed adjacently.

Please read in conjunction with annotated plans on the opposite page.

Proposed Internal Alterations

- ① Internally, the most significant planned change seems to be a positive one from both a conservation and an architectural point of view: It is proposed to remove various C20 internal partition walls, and a false ceiling, which currently subdivide what was clearly built as a hall, on the east side of the Vicarage, the 1890's extension referred to above. This would not only restore the original volume of the room but would reveal the original ornamented roof trusses and the quatrefoil window at the east end.
- ② Secondly, alterations to various subordinate staircases are proposed. The removal of the staircase which leads down to the Church Hall Kitchen, from one side of the main axis to the other, would confer considerable benefits on the operation of the Kitchen without apparent harm to the character of any interior. It is a later addition made of concrete.
- ③ Meanwhile, in the Vicarage, the graceful early C19 curved timber staircase is of course to be enthusiastically retained. The existing window opening in the enclosing east wall of the stairwell would be extended down to create a connection to the proposed new dormer bedroom. The opening is set above the existing stair's stringer and in line with the existing window opening above. It would appear secondary within the space and hardly affect the character or grace of the curved stair at all.
- ④ Finally, some internal alterations to the joinery are proposed, including the replacement of a hotchpotch of different flooring types with a high quality Danish hardwood flooring. A full floor material survey with the intention of identifying and retaining original flooring.

Proposed External Alterations

- ⑤ The most significant external change would be the extension of the existing Vicarage Lower Terrace further into the South Garden, the softening of the edge of that terrace with steps, and the associated alteration of the existing steps to the Vicarage front door. The retaining wall which would need to be removed does not contribute significantly to the character of either the house nor garden. Its removal and replacement by gentle steps would not only hugely increase the usability of the Terrace but would seem to do so without harm to any aspect of the building's special interest. Meanwhile, the Vicarage steps are not original, having been added in the 1890's when the Vicarage was extended to the east. (The original Poynter entrance faced west and is to be retained). The brick enclosure is retained and internally the steps are removed. Naturally, the proposed new steps are made of high quality stone and the new retaining walls are made of a high quality brick to complement the existing facade.
- ⑥ At the east end of the church, rarely seen by anyone, a new external staircase is proposed to give access to a new Basement Storeroom within existing foundations.
- ⑦ On the north side of the Hall, again visible to few, a discrete stair lift is proposed to allow access to the Hall level. Neither of these seems contentious.
- ⑧ The last significant external change proposed is on the roof of the Vicarage where a new dormer is proposed. This would permit the creation of a much needed third bedroom. The dormer itself, however, would be concealed from view by the existing pitched roof. A similar dormer was added to the Hall roof on the north side of the church.
- ⑨ The remaining external changes would comprise various minor alterations to the location and heights of windows and doors on the N and S facing elevations. These would not affect any architectural symmetries, and again do not seem to us to be particularly contentious with regard to any effect on the character of the buildings.

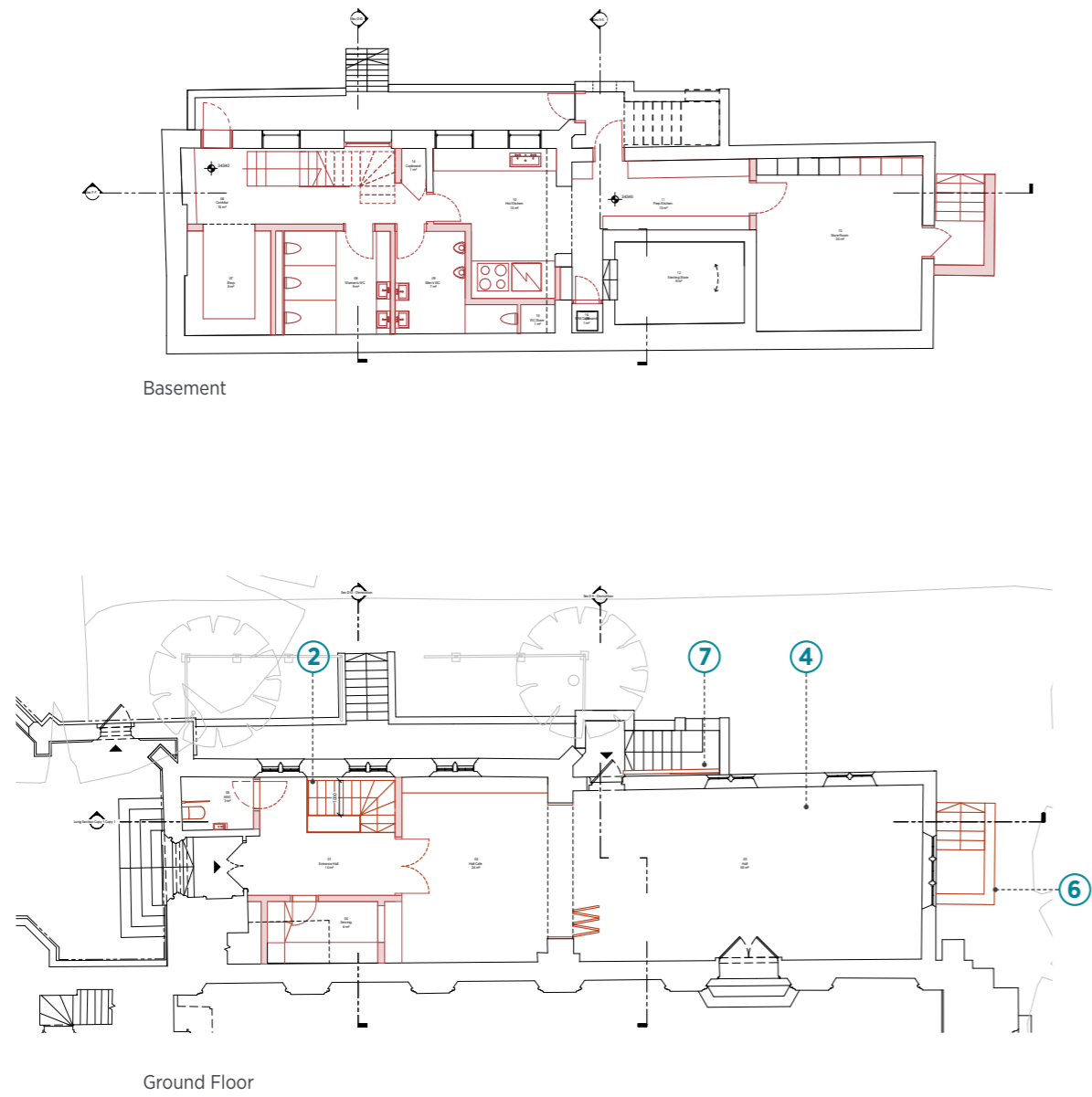
Conclusions

We have taken on board much of the discussions conducted in the pre-application process with Camden Council, Historic England and The Crown Estate as we developed the designs further.

The Danish Church and their architects have given considerable thought to balancing the huge benefits which would accompany these changes, with the desire held by all parties to maintain and enhance the architectural character for which the building was listed. We have consulted the National Planning Policy Framework, the newly adopted Camden Local Plan, the Regent's Park Conservation Area Appraisal and Management Strategy, as well as Historic England's "Conservation Principles, Policies and Guidance" and conclude that the alterations proposed, whilst by no means being insubstantial, do not cause harm to the special architectural and historic interest of the building or its setting.

Justifications prepared by Paul Vonberg, Heritage Consultant and Historic Building Advisor to the project.

North Wing
Annotated Plans



The Vicarage

