

MARY'S at St Mary's, Elsworthy Road, London NW3 3DJ

Design & Access Statement

DOW JONES ARCHITECTS

CONTENTS

1	<u>Introduction</u> Project overview Dow Jones Architects Mary's Parish	4	<u>Design Proposal</u> Overview A Cluster of Forms Layout Materials Internal Spaces Landscaping Access Internal Impacts on the Listed Building Associated Alterations External Impacts on the Listed Building Impact on Notable Views Summary	<u>Team</u> <u>Mary's</u> Mary-Jane Roberts, Mary's CEO Jason Allen OBE, Mary's Director of Youthwork <u>Parish</u> Rev. Preb. Marjorie Brown, vicar Rev. Mark Wakefield, assistant priest Roddy Monroe, church warden <u>Project Supporters</u> Andrew Marr, patron of Mary's The Rt Rev. and Rt Hon Dame Sarah Mullally, Bishop of London Sir Simon Jenkins Francoise Findlay, Elsworthy Road Residents' Association Martin Sheppard, publisher, historian and campaigner Christopher Kitching, historian
2.	<u>Place</u> Location Planning History Listing Heritage Statement Conservation Area Trees Archeology Description of the Church Constraints	5	<u>Consultation</u> Statutory Consultation Project Stakeholders Letters of Support	<u>Consultant Team</u> Dow Jones Architects Iceni - Planning Consultant Momentum - Structural Engineers CC BE - Services Engineer Pierce Hill - Cost Consultant
3.	<u>Client's Requirements</u> Mary's Brief Spatial Implications of the Brief Activities in the Church Current Use of the Building Options Appraisal	6	<u>Proposal drawings</u> <u>Appendices:</u> M&E Drawings Structural Drawings Existing drawings	

1. INTRODUCTION

Project Overview

This Design and Access Statement has been prepared to support a Full Planning Application to the London Borough of Camden, and describes our proposal to make a new space for Mary's at St Mary the Virgin, Primrose Hill.

Mary's is a charity dedicated to young people. Mary's mentors and counsels young people aged 10-25 at risk of exclusion, gang exploitation and serious youth violence.

Mary's appointed Dow Jones Architects in 2020 to review the spaces in which the charity works and deliver its service.

Dow Jones Architects developed a series of options, looking at the church as a whole, and have worked with the charity to design an appropriate new space for the important work of the charity at this busy church.

Following an extensive options appraisal, this proposal rebuilds the 2008 St Mary's Centre to the east of St Mary's Church, creating a small new building to house Mary's, alongside the other parish activities.



St Mary's
Primrose
Hill



Dow Jones Architects

Dow Jones Architects was established in 2000, earning a reputation as one of the UK's leading architectural practices. This is a design-led practice with a reputation for producing well-crafted, conceptually clear architecture.

The work of the practice has been published and exhibited extensively, and many of the projects have won numerous awards. In 2020, the practice won the BD Public Buildings Architect of the Year.

The practice is experienced at delivering carefully detailed buildings which respond to complex and sensitive cultural and historic settings. All projects are informed by a sensitive approach to place and use, with an attention to sustainability in its broadest sense.

The practice's work in adapting and refurbishing listed churches include the following projects:

- the redevelopment of the crypt at Hawksmoor's Grade 1 listed Christ Church Spitalfields,
- the conservation and extension of GE Street's Grade 1 listed St Mary Magdalene, Paddington, for a new heritage and community centre,
- the redevelopment of grade 2* listed St Mary-at-Lambeth (adjacent to Lambeth Palace) to create the Garden Museum,
- The conservation of Grade I listed Bevis Marks Synagogue in the City of London, together with a new heritage and learning centre (on site).

Awards for these church projects include:

- The King of Prussia Medal and RICS Social Impact Award, and shortlisting for the AJ Award and RIBA MacEwen Award for social impact, for St Mary Magdalene,
- AJ Retrofit Award and Civic Trust Award, and shortlisting for the AJ Award, AR New into Old and Selwyn Goldsmith Award, for the Garden Museum, Lambeth,
- AJ Retrofit Award, and shortlisting for the RICS Awards, Wood Awards and RICS Presidents Award, for Christ Church Spitalfields.

Mary's, Primrose Hill



Crypt redevelopment at Christ Church Spitalfields

'A sensitive and appropriate response to Street's architecture, contextual but eschewing any hint of pastiche ... It links the church and adjacent school in a highly sensitive way and will be a significant work of architecture in its own right by a leading young practice of our own day.'

Kenneth Powell, November 2015, St Mary Magdalene

'This is an exciting and innovative project, and will set a benchmark for new work in the historic environment.'

English Heritage, 2015, the Garden Museum

'Dow Jones combine a tactile and intellectual reverence for the old with a sharp-tipped exploration of the new.'

Christopher Woodward, Director of the Garden Museum

'Other shortlisted firms had completed larger refurbishment projects than had Dow Jones, but none had established so clear a philosophy about the way new work might relate to old.'

Refurbishment Architect of the Year Award citation



New Heritage and Community Centre at G.E.Street's St Mary Magdalene



New education and cafe spaces at the Garden Museum

Our Work

Mary's director of Youthwork, Jason Allen, set up Mary's 15 years ago, when he was 19, to help people like him who hadn't been supported by social services. Jason was awarded a BEM for services to children in the 2021 New Year Honours.

Mary's mentors over 250 young people a year within our Core Program and supports a further 1000 young people through groupwork, mental health work and activities. We work in schools, pupil referral units, housing estates and prisons. Our recent data shows that 73% of the young people we serve have experienced Adverse Childhood Events and 74% of the young people we work with have been able to stay in education.

We are proud to host the only knife amnesty bin in Camden, which stands just outside our church. 413 knives were surrendered in the year to February 2021. Of 300 grantees under the Young Londoners Fund, we are one of a handful to be funded directly by the Mayor's Office for Policing and Crime, working in concert with the Mayor's Violence Reduction Unit.

In 2020/21, Mary's mentored 298 young people. Our inclusion criteria for a young person entering our Core Program are that they are between the ages of 12-18 and at risk of school exclusion, at risk of violence, or at risk of involvement in the criminal justice system. Our mentoring aims to improve a young person's ability to cope and therefore develop themselves. Our work has the outcomes of building emotional skills and life skills which increase a young person's ability to stay in education, re-enter learning or otherwise fulfil their potential.

Mary's is a Foundation Partner for the Marcus Rashford life skills program for young people, Thrive. Mary's is recognised as a national leader in youth violence knowledge and is working with the National Youth Agency on course development. We are grantees of the National Lottery for our safety work.

It is Mary's belief that a foundation for successful mentoring is to face head-on the realities of the safety concerns of gang violence, control by others and

constraints that exist. Mary's intervened in 52 incidents in the year 2021/21 which required mediation, of which 20 involved a risk to life. We undertook 29 prison visits.

The challenges we face are stark: 15 individual young people who were mentees in our youth violence programme have died. But we are dedicated to our young people and work to keep them safe. We are the only charity to operate an on-call model for mentees all days of the year.

Our Space

St Mary's is the home and centre of our intensive one-to-one mentoring. Our church is an extremely rare and valuable kind of space, because it is a neutral safe space in a borough dominated by gang territory.

Currently, however, we compete for space within the busy church building. We frequently have to adapt and make do with whatever is available at the last minute. Sensitive counselling takes place seated in a pew, speaking in low voices so as not to be overheard. Evening sport moves between the hall and the nave to make space for a booked event. The size of the kitchen limits the size of our cooking sessions. The staff and youthworkers are squeezed into a tiny office with no space for team meetings.

This proposal will un-cap current levels of operation with dedicated spaces for our work. The 1:1 mentoring room will provide a safe and private space for counselling.

The multipurpose space will provide us with a space for groups of up to 6 young people in group mentoring, or class mental health programmes where two youthworkers lead a 30-person class. We can also use this space for small group training to share skills, promote the third sector and statutory sector competencies and knowledge for this vulnerable group of young people.

Finally, the new office will provide our staff with a proper place to work and to welcome young people.



Young people at Mary's, alongside the knife amnesty bin

Our Growing Vision

Over the past few years our youthwork provision has increased substantially in response to a rise in referrals from secondary schools, referrals from work on the streets, and from youth offending. The backdrop to this is an increase in young people's mental health issues, financial hardship, knife-crime, large reductions in youth provision (see London's Lost Youth Services annual report) and increasing strength of crime groups. We anticipate that the trend of increased referrals will continue in coming years. Our team has 4 full time and 9 part time staff.

This growth means we are now in urgent need of increased space for youth workers, meeting rooms, and therapy space in which we can undertake to host highly sensitive mentoring, group courses, and school support for young people.

Many benefits will accrue from increasing the space: the reach of the charity's work will increase to more young people allowing us to take all urgent referrals. The building would allow for training of other youthworkers and those working with young people on the Mary's Courses which we have developed. The workforce development that Mary's pioneers will impact on the youthwork sector. Our team would be able to carry out more gang mediations, obviating risks of injury and death; more still would be given access to safe spaces; meetings would be more effective and shorter, thus freeing more staff time; administration

and data management would be improved.

Ultimately, more young people will be taken out of environments in which they can be drawn into crime, violence and other anti-social behaviours.

Our Governance

The Trustees of Mary's are responsible for overseeing Mary's operations and administration.

There are close links between the parish and the charity. Three of the charity trustees are from the congregation and the Vicar of the church is a permanent appointee to the charity's board of trustees.

This proposed building is responding to need in the local area, demonstrable in the volume of individuals and organisations asking for our services and the funding they attract. A pronounced and critical need for vulnerable young people exists. We are the specialist service for the area and an important component of local safety. Having this building, which has been carefully designed for our needs, in consultation with the church, will transform the service we are able to deliver.

Mary Jane Roberts CEO, Mary's

Parish

1. Parish Overview

St Mary's is a thriving and busy parish, with nearly 300 people on the current electoral roll and an average Sunday attendance of about 140. The Church community is diverse, welcoming, and we are officially an 'Inclusive Church'.

We are seen as a beacon or sanctuary for community need, recently hosting vigils for the victims of knife crime, and Mary's sits at the forefront of our community work.

We hold memorial services for local people and organise a Christingle service on Christmas Eve that annually attracts over 400 people from the local community.

We are a church that likes to say yes, whether it is to a request for an unusual event such as a fencing party, a beer tasting or provision of a green room for a film production company.

2. St Mary's Community

Young people

'We reduce violence. We save lives' is the strapline of our radical, lifesaving youth work charitable arm, Mary's. The group has been operating since 2006, and is central to our prioritised commitment to social justice. Our youth workers mentor young people who are at severe risk of violence, kidnap and death.

The homeless

Every year we provide shelter and food for the homeless on Monday nights from November to January, through our partnership with the Camden Churches Cold Weather Shelter scheme and the C4WS charity. On these evenings, the church is transformed into a shelter for homeless guests and supported by efforts of a large group of local volunteers (not just congregation members). This service is now returning following the Pandemic.

Young parents and older people

'Carers and Sharers', our weekly drop-in for parents with young children, is extremely popular and provides a meeting places for those with a small support network. We operate the Primrose Tea Rooms to support older members of the community, providing a place to nurture friendships and tackle social isolation leading to many positives outcomes.

Community groups

Open for hire, the church is utilised by a wide spectrum of local groups, from Alcoholics Anonymous to local choirs. Individuals can also hire the church for private functions.

Artists and performers

With its excellent acoustics and musical tradition, St Mary's is often used as a performance space by musicians, actors and other artists.

Brewing

In the crypt of our church, we provide space for St Mary's Brewery, a microbrewery founded by two of our churchwardens in 2016. St Mary's Brewery has a threefold aim: to make great beer, to bring the community together, and to raise money for the church's work with vulnerable young people.

Earth stewardship

Our newest initiative, St Mary's lay-led Earth Stewardship Assembly meets monthly to audit the church's carbon footprint and to compile a list of actions we can take to safeguard the environment and raise awareness of green issues. The assembly includes a cross-section of the congregation from primary school to retired people.

3. Renewal Project 2022

The Parish has developed a renewal plan, Keep St Mary's Standing, to create a renewable future for the church and the local community.

Its main aims are:

1. Increasing capacity: To allow us to do more and reach more with better resources.
2. Developing facilities: Becoming better equipped and resourced to respond to local needs.
3. Improved awareness: Impacting more people locally.
4. Better facilities including improving the kitchen the staff offices, meeting and counselling spaces, and storage.
5. Improved energy efficiency, including installation of solar panels (planning permission granted).
6. Fabric repairs to the listed church.

Reverend Prebendary Marjorie Brown, Vicar of St Mary's



The church is regularly used for community events



St Mary's Brewery in the crypt raises funds for Mary's



The Primrose Hill lecture series, one of many cultural events which takes place in the church

2. PLACE

2.1 Location

The Parish Church of St Mary-the-Virgin, Elsworthy Road, London NW3 3DJ

St Mary the Virgin is located on Primrose Hill Road, between Elsworthy Road and King Henry's Road in the London Borough of Camden. The proposed extension to the church sits to the site of the existing St Mary's Centre, to the east of the site.

2.2 Planning History

The church has had a range of permissions granted for work over the last forty years, which are listed below. NB Permissions for works to the trees on the site have not been listed here.

- 8702778 (1987) Application to extend the church to the west, forming a parish room and kitchenette. Riley & Glanfield Architects.
- 2005/1620/P. Application to demolish the ambulatory, and construct the St Mary's Centre to the east. MRDA Architects.
- 2007:2007/1324/P. Application for revised landscaping to the east of the church, adjacent to the St Mary's Centre. MRDA Architects.
- : 2020/0964/P, dated 25 February 2020, application to install 87 photovoltaic cells to the main roof of the nave on behalf of the parish council, refused. MRDA Architects.
- APP/X5210/W/20/3259869: Installation of 58 photovoltaic solar panels on nave roof (south elevation) and associated supporting equipment granted at appeal. MRDA Architects.

2.3 Listing

The church is Grade 2 listed.

The war memorial within the grounds is not listed, and a Faculty for its removal has been granted.

2.4 Heritage Statement

Please refer to the accompanying Heritage Statement which describes the building history and significance in more detail.

2.5 Conservation Area

The church sits on the edge of the London Borough of Camden Elsworthy Road Conservation Area. The characterisation of the Conservation Area is as predominately residential, with large detached and semi-detached villas from the 19th century and early 20th century in a variety of styles and materials.

There are significant views notes in the Conservation Area assessment which relate to the church and its setting. These are discussed in more detail on p61.

2.6 Trees

Please refer to the accompanying tree survey by Rootcause. There are two trees impacted by this proposal, an Indian Bean Tree in good condition, and protected by a Tree Protection Order, and a purple crab apple tree in fair condition.

The anticipated life for both trees is 20-40 years. Both trees are designated B1,2, meaning that their condition is impaired (B1) and that they enjoy a higher rating through their grouping (B2).

These trees contribute to the characterisation of Primrose Hill Road as a tree-lined avenue.

A third small tree, a small maple (C1), will be moved to another location within the church garden.

2.7 Archaeology

There is limited archeological potential on the site. The site has not been used for burials and the area was pasture land until it was developed in the 19th century. The proposal does not extend significantly beyond the footprint of the existing church or the existing St Mary's Centre, which disturbed the ground across the proposed site.



2. 8 Setting

The Conservation Area is largely made of large villas, but the immediate setting of the church, outside the Conservation Area, is very varied.

To the north of the church, across King Henry's Road, are a series of modernist low-rise streets that form part of the Chalcots Estate. These are flat roofed dwellings built of painted brick and with black timber cladding.

Facing the church to the east, on Primrose Hill Road, are six storey red-brick modernist flats designed as ribbon buildings with bands of expressed string courses and glazing. Alongside is a small terrace made of dark brick, with shops at street level, stepping back as a ziggurat to two storeys of flats above.

To the south of the church, on the corner of Elsworthy Road, is a large Edwardian block of flats made of brick and stucco, with a tall mansard roof.

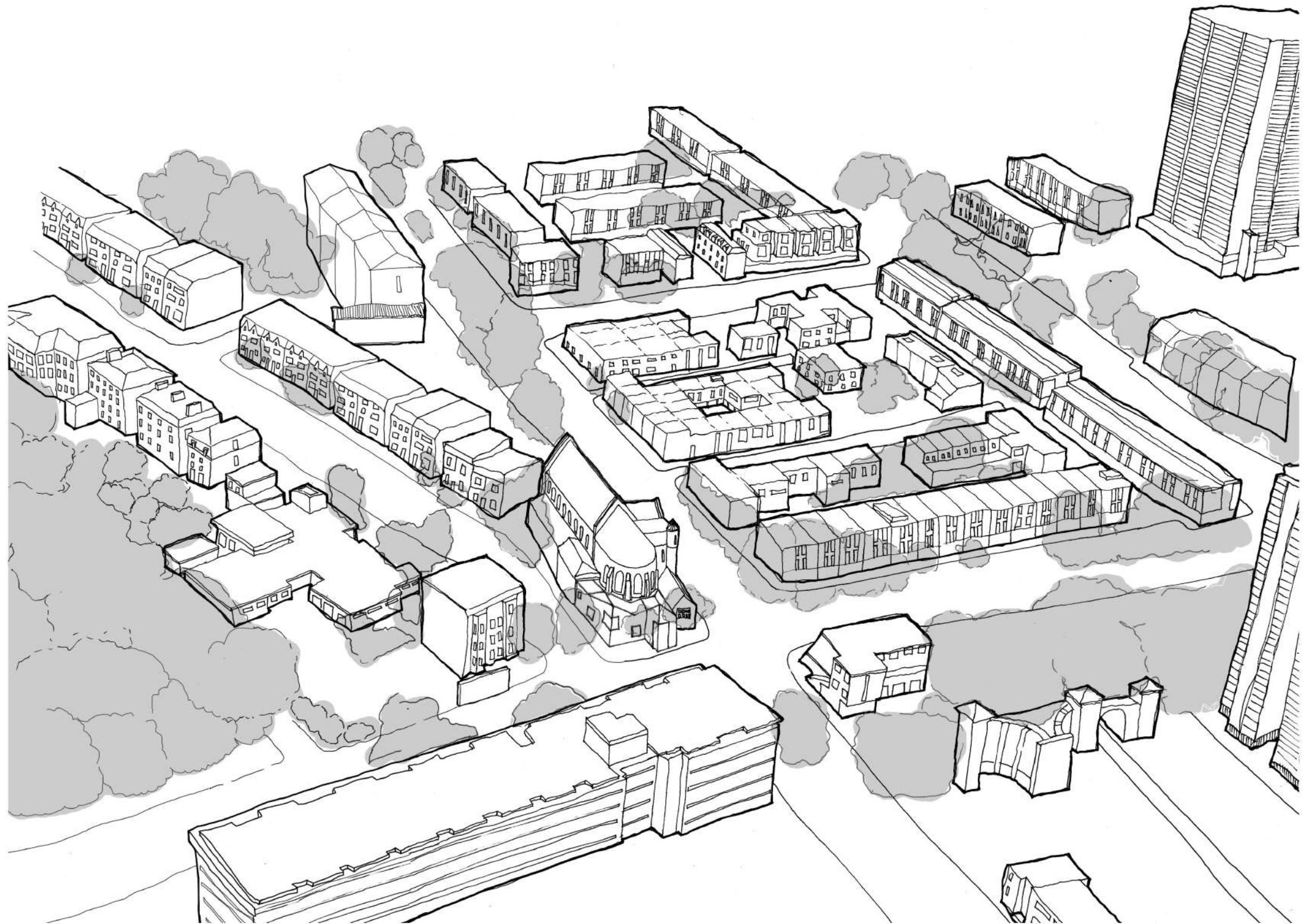


Illustration showing our proposal to the east of the church, and the varied streetscene which forms the site context.

2.9. Description of the Church

2.9.1 Victorian exterior

The 1871 Manning church is built loosely in the French Gothic style, with a sharply pitched roof to the nave, transept and chancel, and tall Gothic arched windows with plate tracery sitting between the chancel buttresses. The church is built of soft red brick with Bath stone dressings. The roof is made of Welsh slate. The north aisle, which was re-built following subsidence, is heavily buttressed.

2.9.2 Nave and Aisles

The nave is tall and simple, with large clerestory windows. The ceiling has large exposed roof trusses with a series of wooden tie-beams. The floor of the nave is timber boarded with red and black quarry tiles to the central and side aisles and along the west end. The aisles are more intimate, with shallower pitched roof and small windows. Windows to the chancel, west end and aisles are stained glass, and the clerestory windows are clear. The lady chapel is more decorated, with a mosaic floor. The interior is still painted white, following Percy Dearmer's intervention in 1903. More recently, the nave ceiling has been painted blue with pink trusses.

2.9.3 Chancel

The chancel is raised above the nave with York stone steps and floor, without chancel rails. The altar sits within the vaulted semi-circular apse, with a large reredos designed by George Frederick Bodley. Simple timber choir stall are placed to either side, with the organ loft to the north side at high level.

2.9.4 Sacristy

The sacristy sits to the south of the chancel, and is made up of a room with part of the ambulatory as a storage area. It connects into the St Mary's Centre. The ambulatory store was re-roofed with a flat roof as part of the construction of the St Mary's Centre, with its eaves raised to form a parapet.



The reredos



View towards the west



West end of the church



The vestry and ambulatory store



East end of the church and the St Mary's Centre

2.9.5 Church Hall

The church hall was built in the early 20th century to the north of the chancel. Its steep-pitched roof form sits on the same axis as the main church. The brick and stone details match the wider church. Internally the church hall is a large room with a tall ceiling that goes partly into the pitch of the roof.

2.9.6 Undercroft

The undercroft sits below the chancel and is accessed by a spiral staircase in the transept tower. It is used by the St Mary's Brewery, to house the organ blower, for services distribution and for storage. It is built as a series of brick arches and columns, which rest on inverted arch foundations. There is a concrete slab in between the inverted arches. The ceiling above is a concrete slab, probably retrofitted, and an early use of structural concrete. The first reinforced concrete building in the UK using Portland cement was built in 1854. It became increasingly used during the second half of the 19th century.

2.9.7 West end building

The single-storey building at the east end has little street presence externally. On the north side, on King Henry's Road, it presents a small blank red brick wall to the right of the entrance; on the south side, it is set back and concealed behind a shed. Internally, the accommodation of kitchen and wcs in the west end are serviceable but in need of upgrading.



The brewery in the undercroft



The church hall



The west end kitchen

2.9.8 St Mary's Centre

The St Mary's Centre constructed at the east end in 2005 accommodates a disabled WC, kitchenette and a small consultation room. It connects to both the choir vestry and the sacristy.

Internally, the walls are plastered and painted; the floors are tiled. There is some evidence of the original fabric in a short section of the external wall of the apse, and five stone steps leading up to the sacristy. The external wall has, however, been painted with a modern paint. The entrance space is top lit by a pitched skylight, which has a sloping ridge. This spans between the east face of the apse and the façade of the St Mary's Centre. Externally, the ridge of this skylight collides with the stone dressing to the main east window of the chancel and its brick sill and supporting stone band.

The façade is built of a soft red brick, which is a good colour match to the church and has some moulded details, string-courses and a corbelled parapet. These loosely replicate some of the details of the demolished ambulatory. The main entrance door is glazed with a low-quality door. It has a Romanesque arched head and a bulls-eye window, which have no relationship with the architecture of the Victorian church.

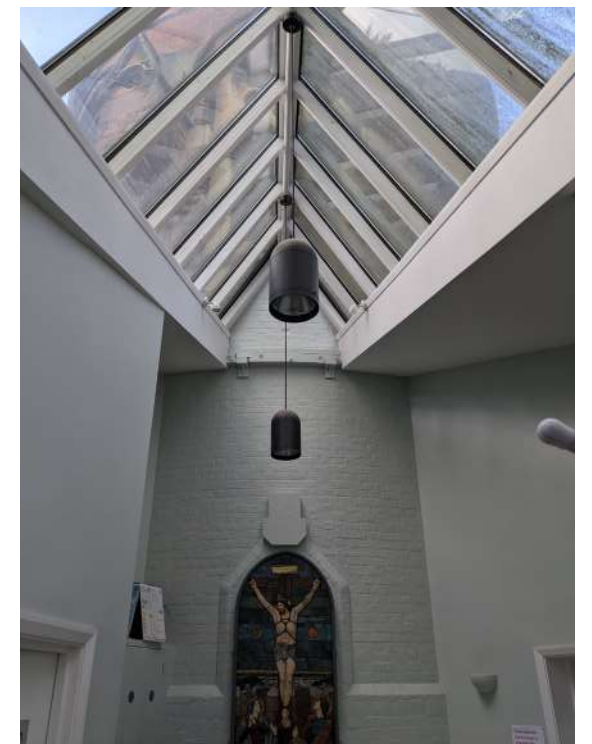
The scale of the door leads to some confusion as it is often mistaken for the main entrance to the church. The extension has a dominant presence but offers little accommodation.

In terms of access, the St Mary's Centre provides level access to the church hall, as well as to a new disabled wc. However, there is no connection to the rest of the church, which has a floor level 800mm higher.

The building is in need of refurbishment, requiring internal decoration, repair to the leaking skylight, and works to repair cracks to the facade. It is difficult for the church or Mary's to justify this investment, as the building in its current form does not meet their needs.



Entrance to the St Mary's Centre

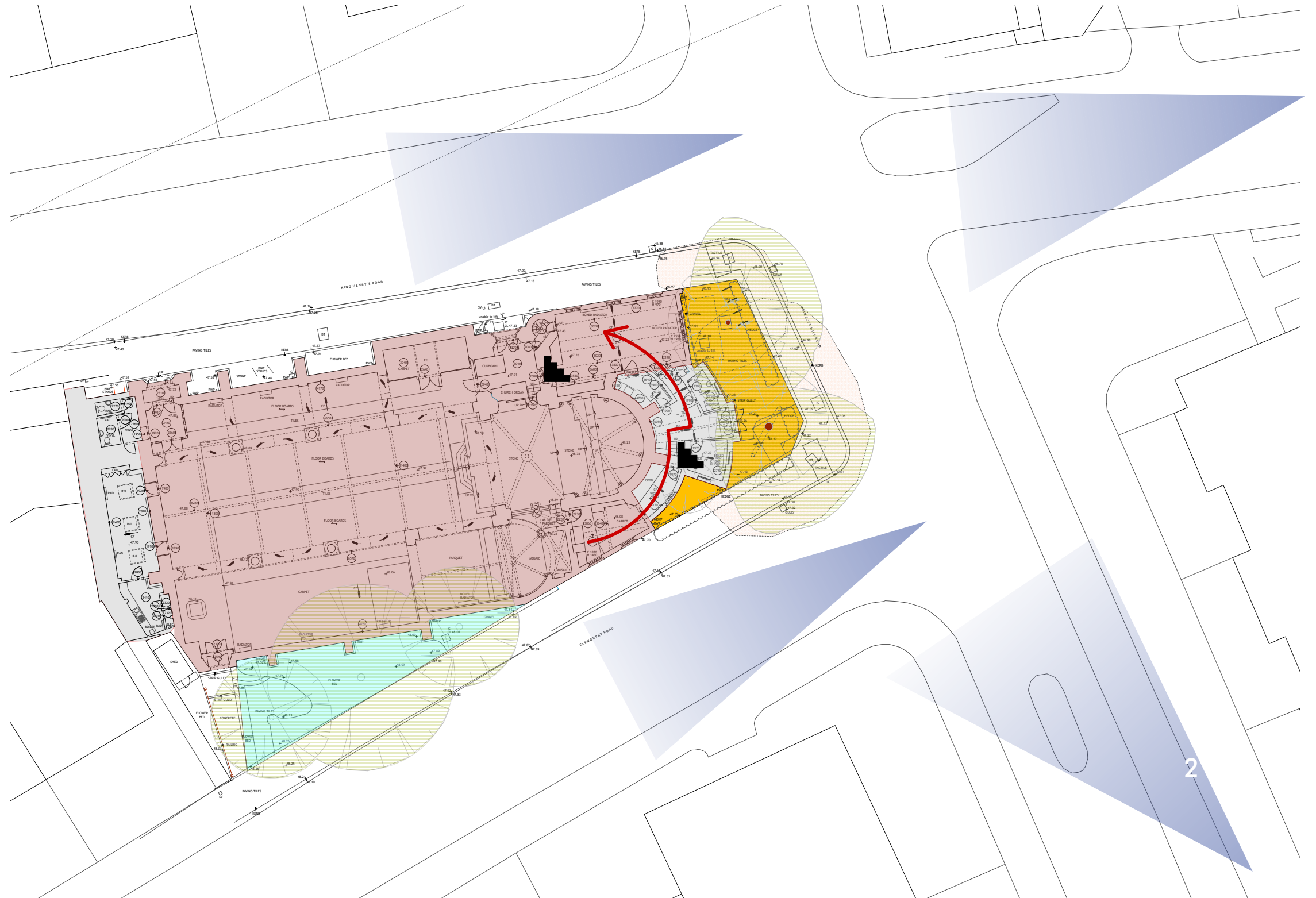


St Mary's Centre lobby

2.10 Constraints

The site poses a number of constraints which have influenced the design development of the proposal. They are summarised as follows:

- The historic parts of the listed church are shown in pink; our design response has been based on avoiding impact on these parts;
- The 20th-century additions shown in grey are areas where the listed building has already been adapted, and therefore are more suitable for re-development.
- There is very little area available to develop outside the church. This is identified in yellow.
- There is a change in level between the church and the church hall and the St Mary's Centre, which limits flow. This is indicated by the steps icon.
- The existing trees, with their canopies shown in pale green and their likely root zones shown in orange, limit development at the east end and to the south.
- The memorial garden to the south of the church, where ashes are interred, shown in blue, limits development to the south.
- The ambulatory route from the sacristy through the St Mary's Centre to the main hall is shown by the red line; this access route needs to be maintained.
- There are four key views in the Conservation Area Assessment, shown by the blue triangles. They are:
 - 1) The views of the Church of St Mary the Virgin to the west along King Henry's Road.
 - 2) The views of the Church of St Mary the Virgin to the north-west along Primrose Hill Road.
 - 3) The view west along Elsworthy Road.
 - 4) The view west along King Henry's Road.



3. CLIENT'S REQUIREMENTS

3.1 Mary's: Brief

Ambitions

- Identity
- Professionalism
- Sense of pride
- To feel established
- To have a public face
- To be welcoming to all.

Quality

- The scheme should be of a very high design quality that sits well alongside the church and within the wider streetscape.
- The new building should meet high environmental standards in terms of embodied energy and operational energy consumption.
- The building should be physically and culturally accessible to the greatest possible extent.

Facilities

- A welcoming and generous entrance, visible from the street.
- A multi-purpose room with a large screen, kitchen facilities and storage. Typically, the young people spend 4 hours or so in the multi-use space at a time. Activities include using sports equipment, watching sport or a film, and cooking sessions.
- An comfortable and welcoming office with a fixed desk, space for up to five people to work flexibly from laptops, and space for young people to sit.
- A dedicated counselling room for regular one to one mentoring sessions.
- Storage for gym equipment (table tennis table if possible, boxing equipment, gym mats), kitchen cookery equipment, paper documents, coats, electronic equipment.
- Disabled access to all spaces.
- Disabled toilet with shower.
- The church hall, which will continue to be rented out by the church, needs to be able to operate independently.

Who is the new extension for?

The new building will provide spaces dedicated to Mary's work, with an office for youthworkers, a flexible room for group work, a counselling room, and a disabled wc.

Why dedicated space?

This project creates for the first time a dedicated home to this crucial service, putting young people first. It will provide safe, welcoming spaces and appropriate facilities for the young people it serves.

Providing dedicated space for youthwork will also allow other parish activities to develop in the church, removing pressure from the nave and office, allowing both to flourish.

Why its own identity?

Providing dedicated space for Mary's, with its own identity, will allow it to focus on its work, instead of being fitted in around other activities. Having its own clearly identifiable entrance will allow people to find and access this important service, under the umbrella of the church.

What services does Mary's provide?

The centre offers advice sessions, counselling, mediation between gangs and young people at risk, and offers other services such as football sessions. It also works in schools and pupil referral units. The charity employs 10 caseworkers and offers a 24/7 level of care and advice to young people up to the age of 24.

Supporting the work of Mary's has become a priority for the parish. Its work has expanded over fifteen years to reach a growing number of vulnerable young people and children. Their needs are becoming increasingly urgent as the long-lasting impacts of the pandemic become clear.

Why should Mary's stay in the church?

Mary's thrives on its connection to the church, which operates as a neutral space for gang mediation. This is central to the work of the organisation. The young people Mary's serve feel safe using the church

building, and this is a primary reason not to move the organisation away from the church.

However, Mary's has no dedicated space in the church. St Mary's is a busy parish, and the church building is much-used. On a daily basis, Mary's uses whatever space is available, with only a small desk as its only permanent working area. Private conversations and counselling take place in the church pews, within earshot of others. Group activities are relocated around the building according to whatever other parish events are taking place. These are often re-arranged or cancelled at the last minute.

Mary's staff also benefit from being in the church. Staff enjoy the support of being part of the parish and based in the church.

Keeping Mary's in the church building is important for the local community as a whole. Parish members support Mary's through volunteering, raising money through the undercroft brewery, and joint activities.

Keeping a physical connection on both sides will allow the choir and liturgical teams to use the new space in a flexible way.

How will the spaces be used?

At the core of Mary's brief is the desire that spaces should be uplifting and welcoming, with high-quality but durable finishes, and lots of natural light.

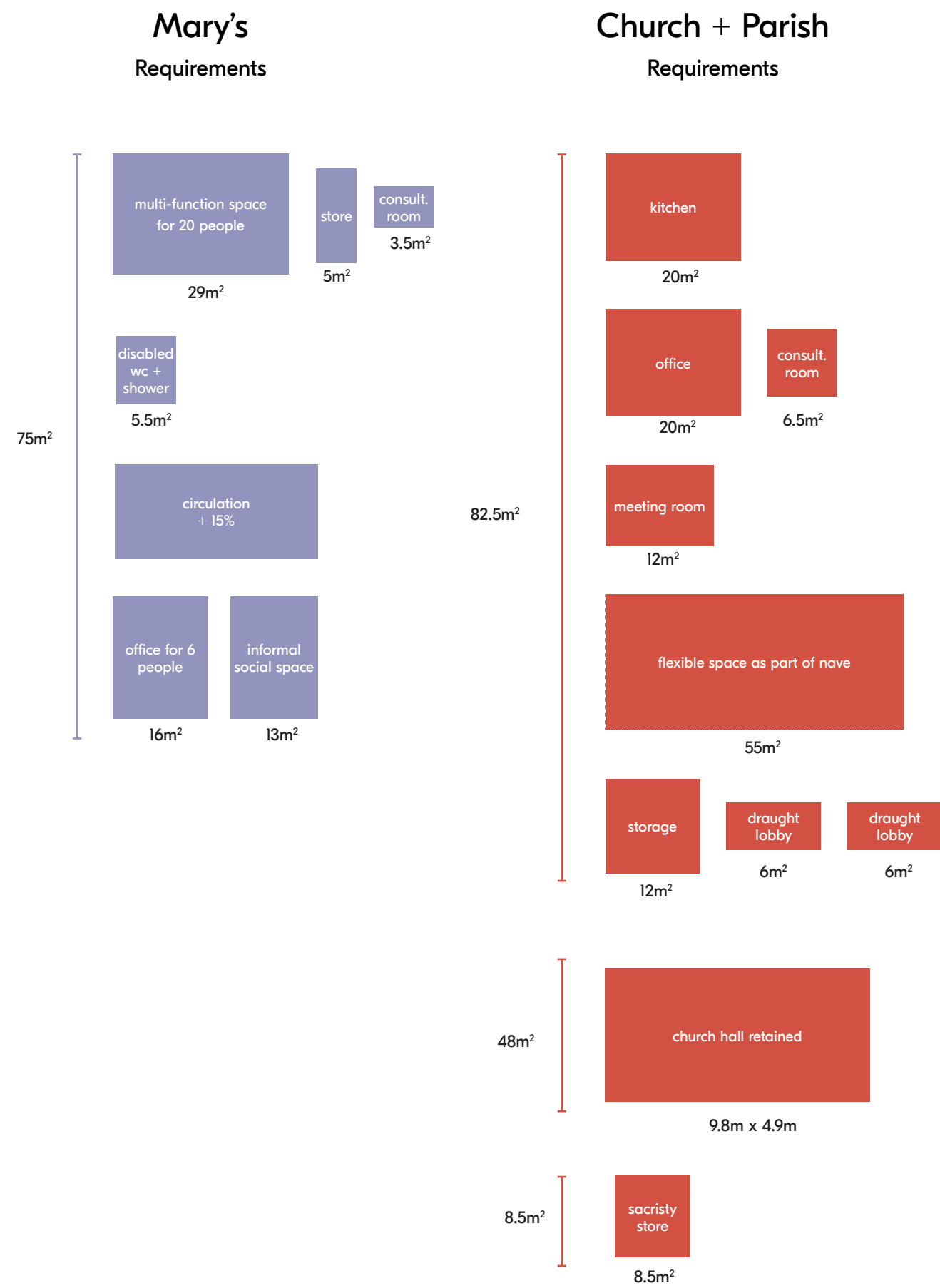
The new spaces will accommodate large group activities as well as private counselling, and an office for the youth-work team. Group activities will include cooking, gymnastics and weights, watching films and sport. There will be a kitchen for cooking together.

The counselling rooms will be used for one-to-one mentoring. There will be a day bed in case someone needs to rest. Mary's youth-workers provide vital connection to young people who are in prison, so this might be the first place someone comes to on release.

The office will provide space for the team to work. It will also provide a friendly environment for young people to be welcomed.



3.2 Spatial implications of the brief



Sample Week 1

Week 1		Nave	Chapel	Blue carpet	Kitchen	Parish room	Sacritsy	Church Hall	Office	Counselling	Brewery
Monday	7 to 10						x		x		x
	10 to 1	Church Lunches		Church Lunches			x	Les Petit Bellots	x		x
	1 to 4						x		x		x
	4 to 7				Coding Club		x	Children's Music Club	x		x
	7 to 12	Primrose Hill Choir		Primrose Hill Choir	Cold Weather Shelter		x	Cold Weather Shelter	x		x
Tuesday	7 to 10						x		x	Psychologist	x
	10 to 1				Meetings		x	Creative Movements	Mary's Office		x
	1 to 4	Primrose Tea Rooms		Primrose Tea Rooms			x			Reactive Work	x
	4 to 7	Detached Preparation		Detached Preparation	Meetings		x	Alcoholics Anonymous	x		x
	7 to 12	Clubs		Clubs			x	1-2-1 Football	x	Reactive Work	x
Wednesday	7 to 10						x		x		x
	10 to 1	Meetings		Monkey Music			x	Slimming World	Mary's Office	Music Recording	x
	1 to 4	Detached Preparation		Literary Festival Committee Meeting (monthly)			x	Pupil Referral Unit		Reactive Work	x
	4 to 7	Children's Choir		Children's Choi Meetings			x	Youthwork Fitness	x		x
	7 to 12	Beer Tasting		Beer Tasting	Bar		x		x	Reactive Work	x
Thursday	7 to 10	Nursery		Nursery			x	Pilates	x		x
	10 to 1	Meetings					x	Les Petit Bellots	Mary's Office	Youth Drop-In	x
	1 to 4	Holy Communion								Reactive Work	x
	4 to 7	Detached Preparation			Meetings		x	After School Art Club		Spiritual Counselling	x
	7 to 12						x	Sewing Group	x	Reactive Work	x
Friday	7 to 10	Pilates		Pilates			x		x	Changing Room	x
	10 to 1	Yoga		Yoga	Meetings		x	Youth Drop -in	Mary's Office		x
	1 to 4	Committee Meetings		Committee Meetings			x			Reactive Work	x
	4 to 7	Detached Preparation		Clubs			x	After School Club		Psychologist	x
	7 to 12						x		x	Reactive Work	x
Saturday	7 to 10	Private Hire		Private Hire			x	Private Hire	x		Farmer's market -
	10 to 1	Vintage Home Show (4 times per year)					x		x		
	1 to 4	Private Hire		Private Hire			x		x		
	4 to 7						x		x		
	7 to 12						x		x		x
Sunday	7 to 10	Holy Communion						Robing	x		x
	10 to 1	Eucharist			Sunday School			Informal Eucharist	x		x
	1 to 4	Eucharist						Choir Rehearsal	x		x
	4 to 7				Bar		x		x		x
	7 to 12						x		x		x

Services + Parish Events	
External events (hire)	
Mary's Youthwork	
Public Opening Times	
Non-Public Spaces	x

Sample Week 2

Week 2		Nave	Chapel	Blue carpet	Kitchen	Parish room	Sacritsy	Church Hall	Office	Counselling	Brewery
Monday	7 to 10						x		x		x
	10 to 1	Church Lunches		Church Lunches			x	Les Petit Bellots	x		x
	1 to 4						x		x		x
	4 to 7	Detached Preparation					x	Children's Music Club	x	Spiritual Counselling	x
	7 to 12	Primrose Hill Choir		Primrose Hill Choir	Cold Weather Shelter		x	Cold Weather Shelter	x		x
Tuesday	7 to 10						x		x		x
	10 to 1				Meetings		x	Creative Movements	Mary's Office	Music Recording	x
	1 to 4	Primrose Tea Rooms		Primrose Tea Rooms			x			Reactive Work	x
	4 to 7	Clubs		Clubs	Meetings		x	Alcoholics Anonymous	x	Psychologist	x
	7 to 12				Book Club (monthly)		x		x	Reactive Work	x
Wednesday	7 to 10						x		x		x
	10 to 1	Meetings		Monkey Music			x	Slimming World	Mary's Office	Music Recording	x
	1 to 4	Church Lunches		Church Lunches			x	Pupil Referral Unit		Reactive Work	x
	4 to 7	Children's Choir		Children's Choi Meetings			x	Youthwork Fitness	Detached Preparation		x
	7 to 12						x	French Group	x	Reactive Work	x
Thursday	7 to 10	Nursery		Nursery			x	Pilates	x		x
	10 to 1	Meetings					x	Les Petit Bellots	Mary's Office	Youth Drop-In	x
	1 to 4	Holy Communion								Reactive Work	x
	4 to 7	Detached Preparation			Meetings		x	After School Art Club			x
	7 to 12	Presentations		Presentations	Bar		x	Sewing Group	x	Reactive Work	x
Friday	7 to 10	Pilates		Pilates			x		x	Changing Room	x
	10 to 1	Yoga		Yoga	Meetings		x	Youth Drop -in	Mary's Office		x
	1 to 4	Committee Meetings		Committee Meetings			x			Reactive Work	x
	4 to 7	Detached Preparation		Clubs			x	After School Club		Psychologist	x
	7 to 12				Young Women's Cooking Group		x		x	Reactive Work	x
Saturday	7 to 10	Private Hire		Private Hire			x	Private Hire	x		Farmer's market -
	10 to 1	Literary Festival (6x a year)					x		x		
	1 to 4						x		x		
	4 to 7	London Classical Choir Concert (monthly)					x		x		
	7 to 12	Private Hire		Private Hire			x		x		x
Sunday	7 to 10	Holy Communion						Robing	x		x
	10 to 1	Informal Eucharist			Sunday School			Informal Eucharist	x		x
	1 to 4	Parish Eurcharist						Choir Rehearsal	x		x
	4 to 7				Bar		x		x		x
	7 to 12	Film screening (x times per year)					x		x		x

Services + Parish Events	
External events (hire)	
Mary's Youthwork	
Public Opening Times	
Non-Public Spaces	x

3.4 Current Use of the Building

St Mary's is a busy church, and the building is used by a wide variety of groups for different purposes on a regular basis.

Our design work began with looking at how the church building as a whole is used to better understand the building and brief.

West end extension kitchen, parish office and wcs

The kitchen is used for parish refreshments, and is very small. Mary's cooking sessions are sometimes held here, but the lack of space makes this difficult. Access to a kitchen for all building users is essential.

The small office is the parish office for 2-3 staff.

Nave blue carpet

This area in the nave is used for children during services, for refreshments after services, for meetings and for exercise classes. It provides a welcome informal space within the nave and is much used.

Nave, chancel, lady chapel and baptistry

These are used for services every day. The congregation is typically 10-15 people on weekdays and 150 on Sundays.

The nave is used frequently for other events, from classes, youthwork, talks and performances, to fairs and other events.

The sacristy is used daily by the liturgical team.

Church Hall

This is used daily for classes, after school care, parties and Mary's youthwork.

In addition, the choir rehearse here during the week, and robe up and warm up before services. Choir vestments and the music library are kept here. There are around 15 choir members.

St Mary's Centre

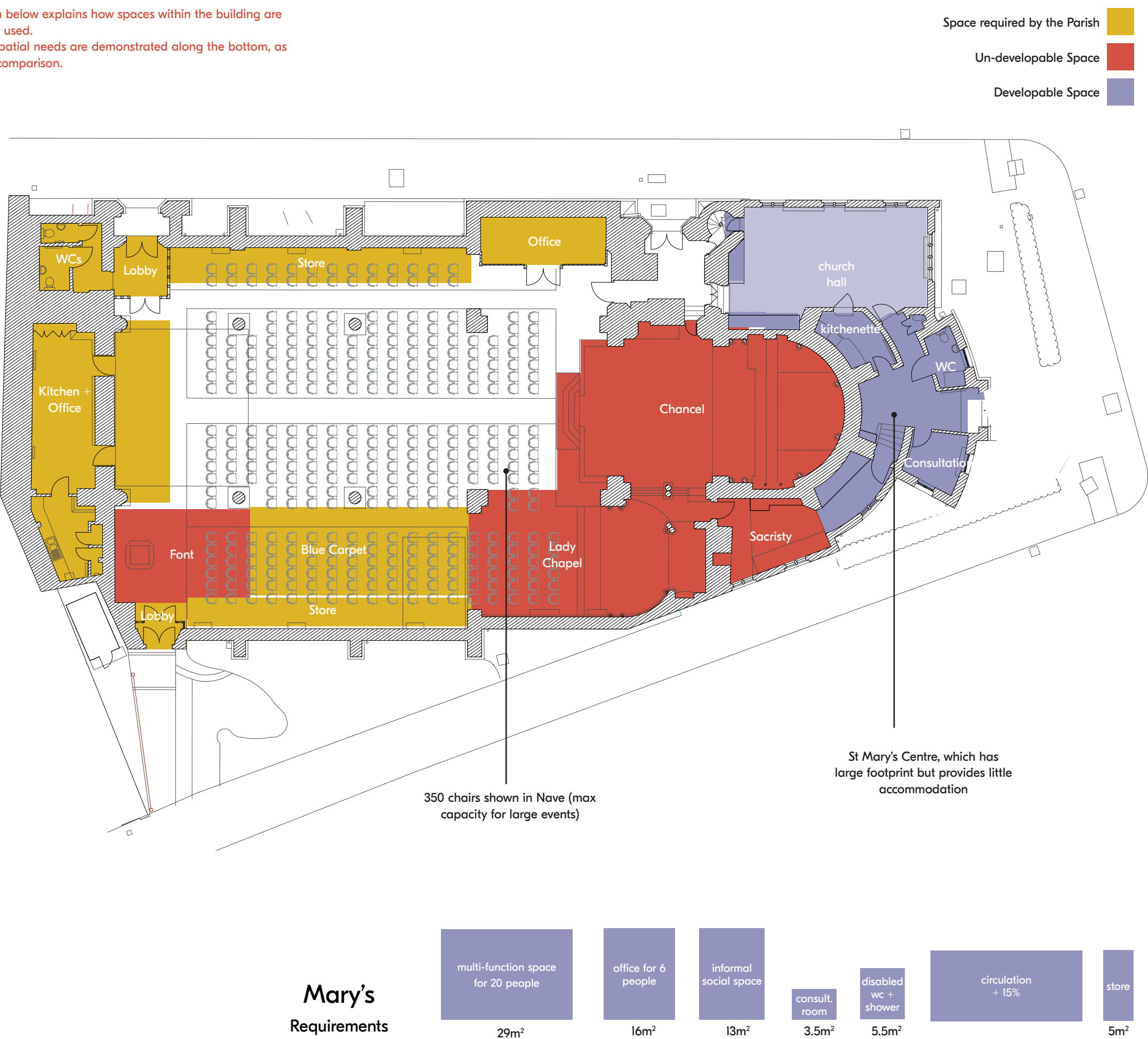
The consultation room is used for parish one-to-one ministry. The kitchenette supports events in the church hall.

The only disabled wc in the building is located here, and the entrance provides access to the consultation room and hall, but there is no level connection to the church.

Undercroft

The church brewery is based here. The undercroft is also used for other storage. Access via the spiral staircase only is severely limited.

The plan below explains how spaces within the building are currently used.
Mary's spatial needs are demonstrated along the bottom, as a scale comparison.



3.5 Options Appraisal

This design has emerged as the result of an extensive options appraisal process, exploring different potential locations for development and flexible use across the site as a whole.

We first looked at ways to deliver the brief within the existing building envelope of the church, then at modifying parts of the east end and the undercroft.

The options also identified and responded to the site constraints.

Six options were explored in detail, and are described in detail in the appendix of this document.

The proposal we are making today has developed out of and been informed by this options process.

