

4. DESIGN PROPOSAL



Original cluster of roof forms



Sketch of a cluster of roof forms at the east end of the church



Diagram showing relationship of new roof ridges to the main hall

4.1 Overview

This proposal rebuilds the 2005 St Mary's Centre as the new home for Mary's, making a small two-storey extension on the same site.

The new building provides a separate entrance for Mary's, together with dedicated accommodation. It will be primarily for use by Mary's, but is fully integrated into the rest of the church building to bring flexibility.

The St Mary Centre is a small radial building with an emphatic entrance, which provides level access to the church hall as well as a small counselling room and disabled wc. The scale of the door misleadingly suggests a main entrance, and the plan provides little accommodation. We are therefore proposing to re-build on this site, limiting change to the listed fabric.

4.2 A Cluster of Forms

The 1871 church, with its tall pitching slate roof to the nave and chancel, was designed as a tall, central volume around which have been clustered more recent additions - the aisles, lady chapel, ambulatory and church hall. They form a dynamic group, adapting to the geometries of the site and reflecting the way that parish needs have changed over time.

We are proposing an addition which sits amongst this cluster. The new building continues the steep pitch of the church hall sitting to the north, forming two more roofs to make a central foyer with the larger spaces to the south.

The continuation of the roof form brings a coherence to the various additions, and draws together these forms around the nave.

In plan, these two volumes step around the existing trees in front of the building, and reconcile the site geometries to make a dynamic form that opens and moves as you pass by.



Model photograph

4.3 Design Development

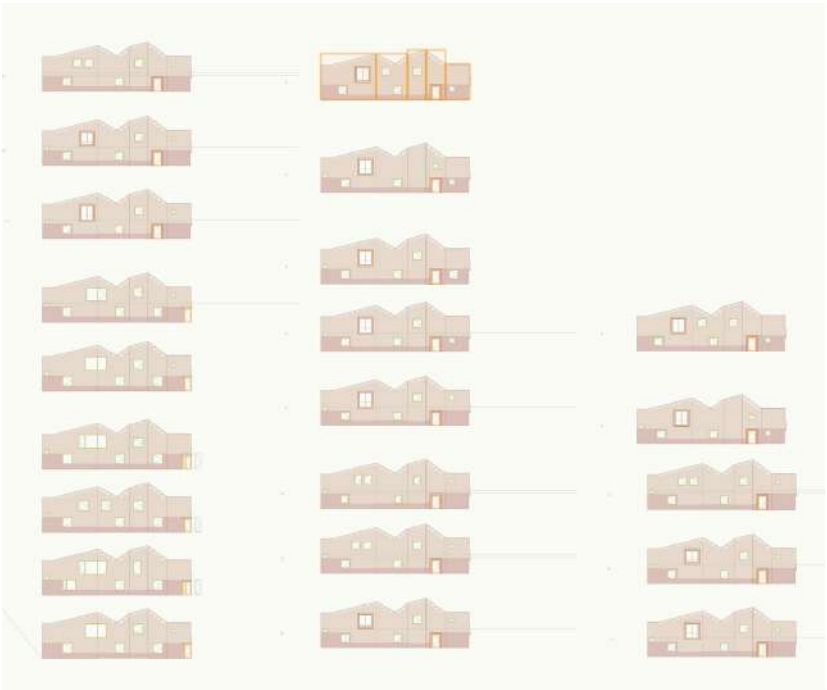
Following comments made at Pre-App and at Design Review, we have modified the design to reduce the height of the entrance opening and review the approach to thresholds and layout.



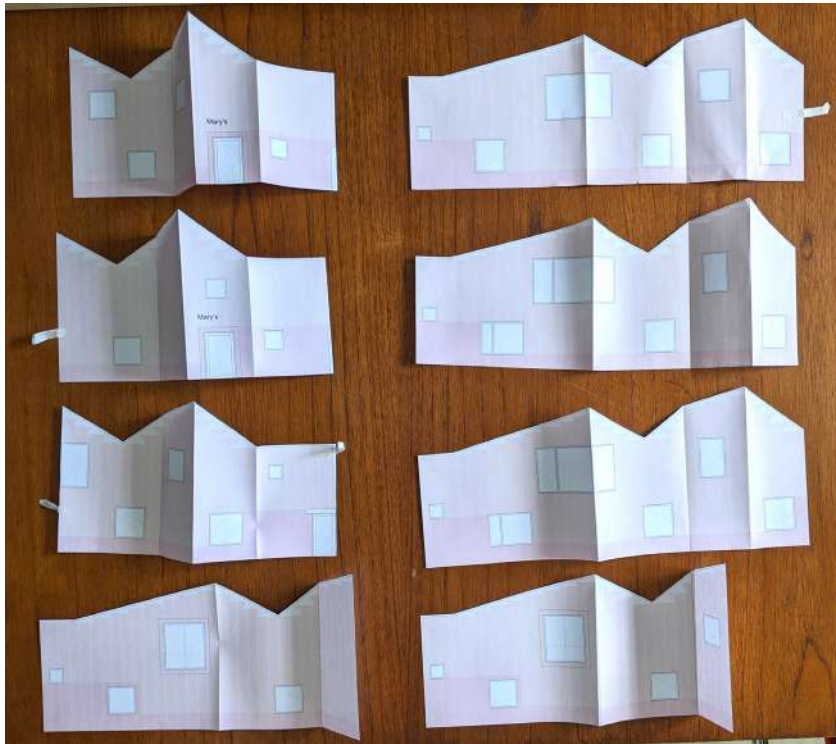
Model presented at Pre-App and Design Review

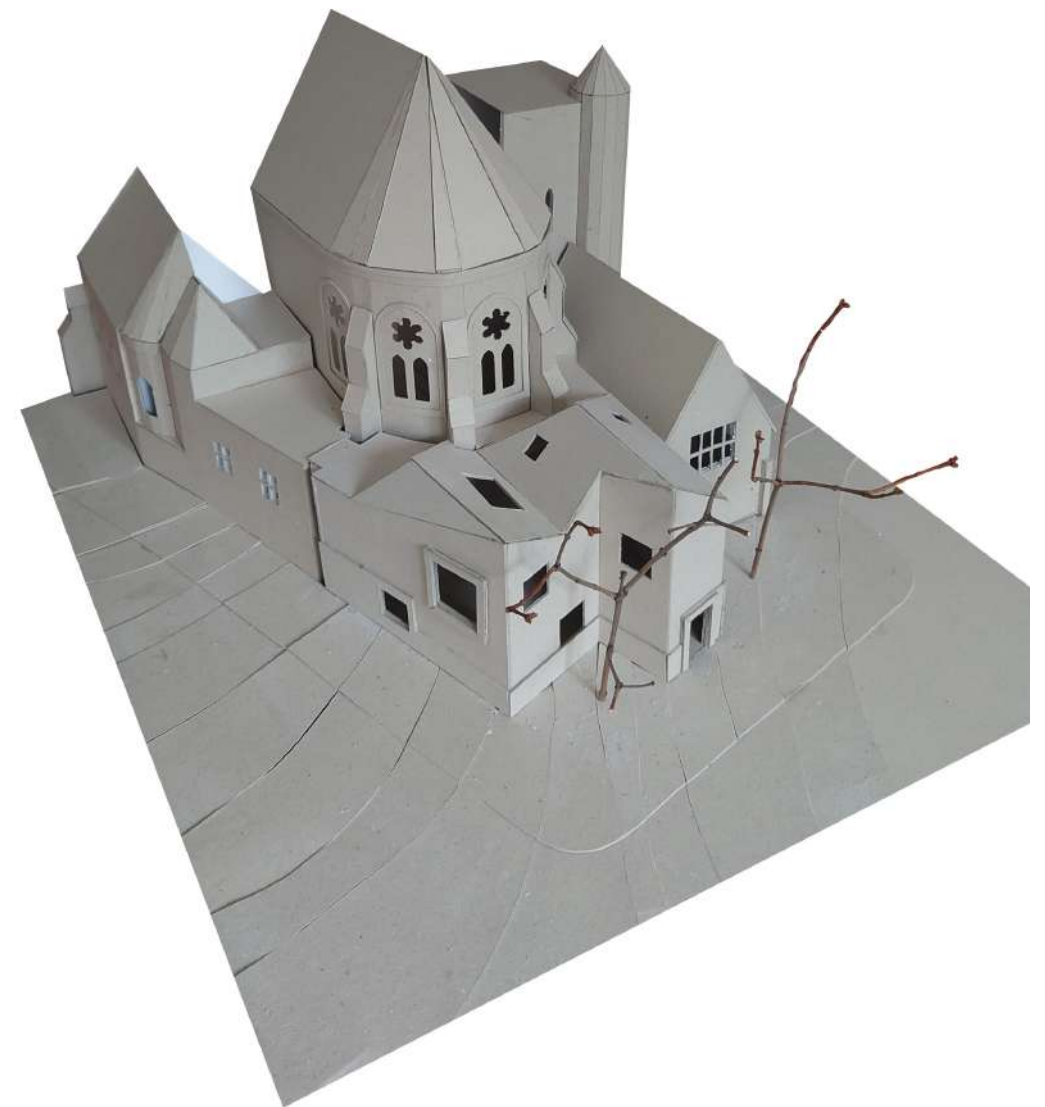


Model reflecting design developments following Pre-App and Design Review



Design development studies following Pre-App and Design Review





Model photographs

Mary's, Primrose Hill



View of proposal from Primrose Hill Road

4.3 Layout

The new extension has its own door to provide a separate entrance for Mary's, and is entered from Primrose Hill Road.

Following comments made at Design Review, the height of the door has been reduced to make a more discreet entrance, subservient to the church doors.

The entrance opens into a foyer with the office to one side. The office will provide a place for Mary's staff to work and meet. It will have secure storage for sensitive files and through its positioning and placement of windows, allow staff to oversee comings and goings without the formality of a reception desk.

In ambience, it will be light and welcoming, with informal and comfortable furnishing.

Across the foyer from the office is the door to the church hall. The main door to the hall is via the church, and the entrance from Mary's provides level access. The hall will be refurbished, with a new kitchenette in a cupboard to provide a place to make hot drinks.

Also on the ground floor is a disabled wc with a shower. A lift and stair lead to the first floor.

On the first floor, a generous landing opens into the main activity room and the counselling room.

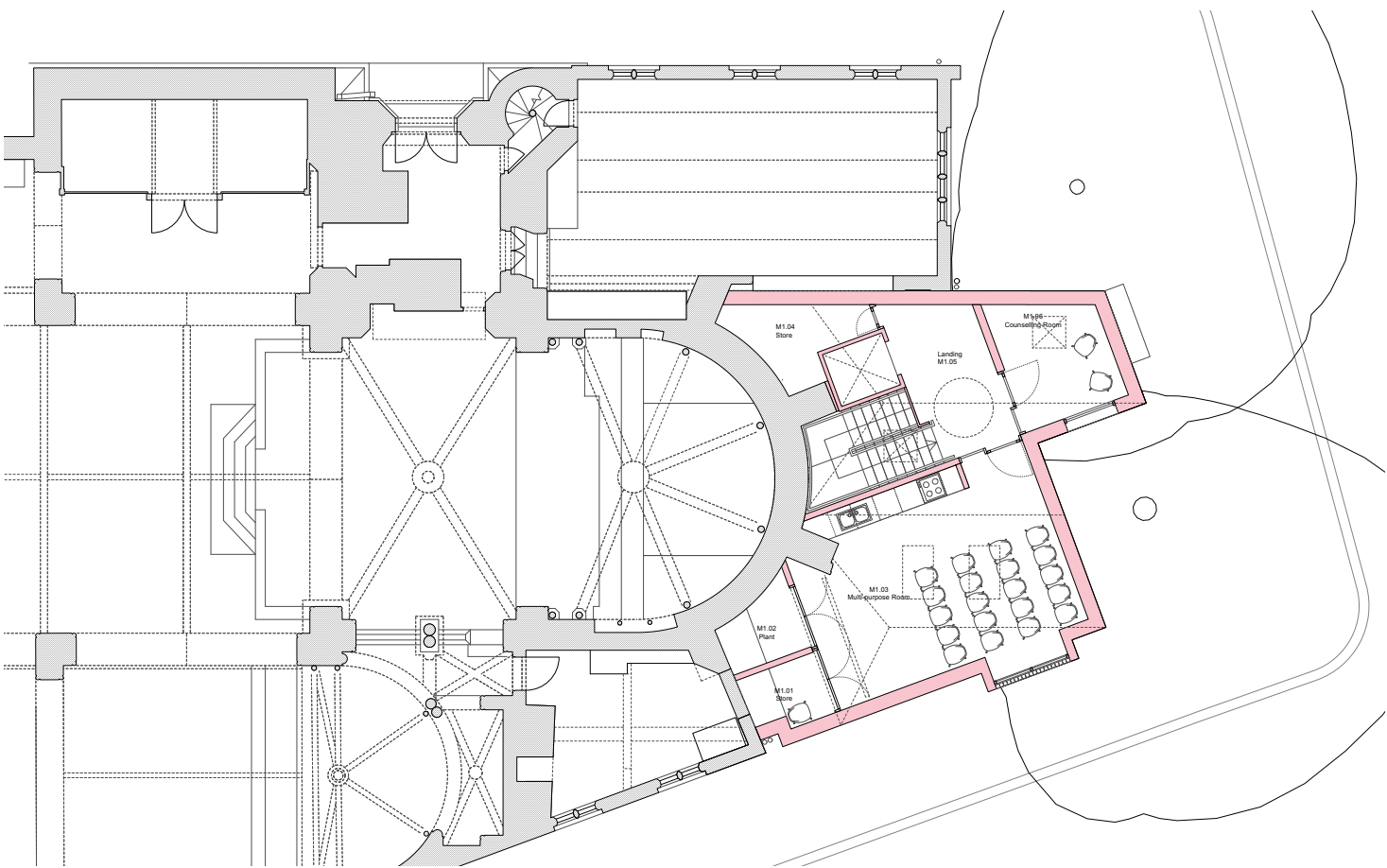
The counselling room will be used for one-to-one mentoring sessions and small group interventions. It will be comfortably furnished, with a daybed for young people to rest if needed.

The activity room will be used primarily for group sessions for young people, including structured activities like cooking and sport, and social events such as watching a sports game. In addition, it will be used for teaching and training sessions. It will have a kitchen counter to one side, AV provision, and a large store for stacking furniture and for gym equipment.

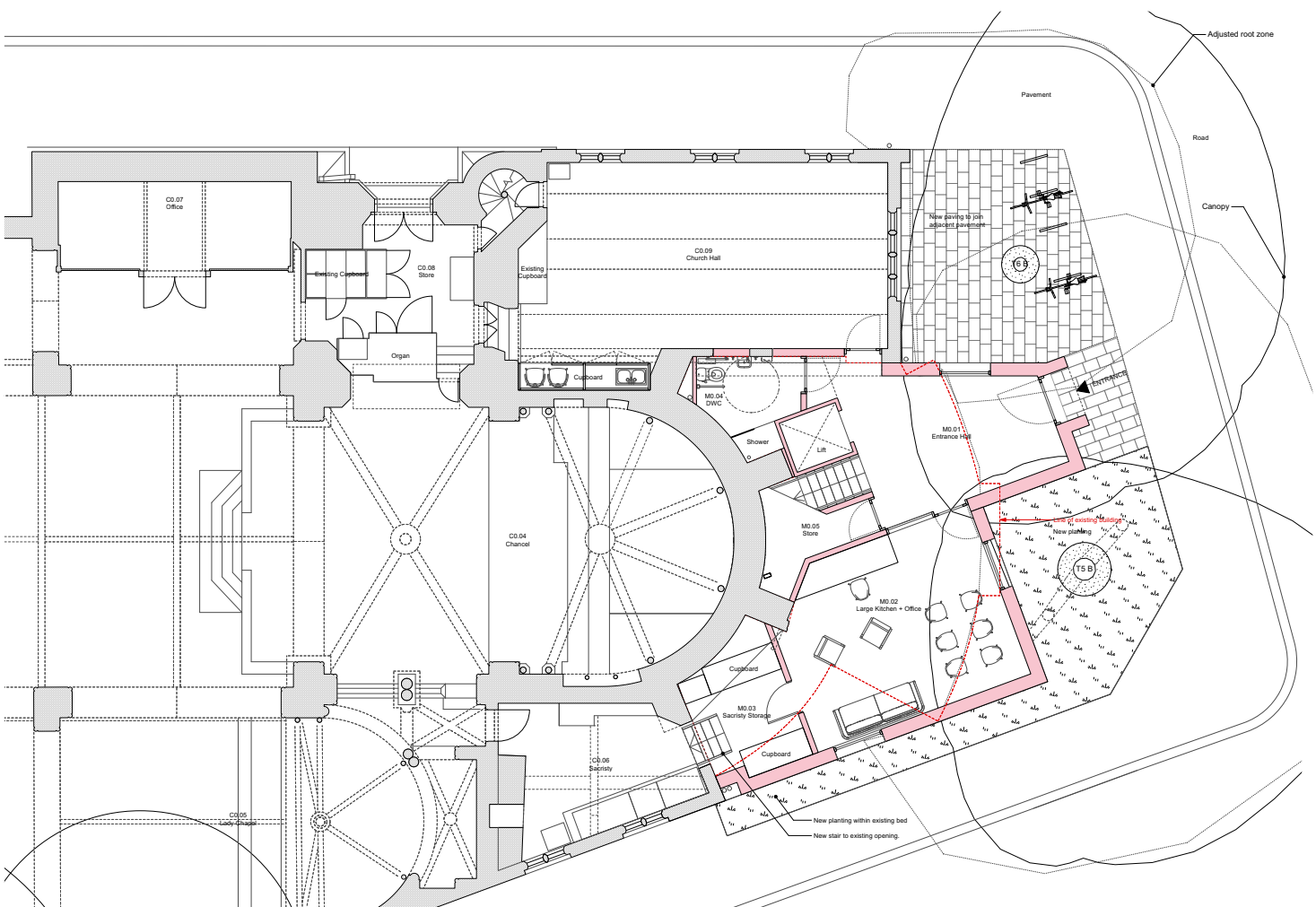
The office and large room will have generous windows and also internal glass screens to make the building feel open and connected.

Windows will be generous and inviting, showing the life and activity within Mary's, and providing a beacon on the street of parish life.

First floor plan



Ground floor plan



4.4 Materials

The walls will be made of brick, using a soft red brick, matched to the texture and colour of the church brickwork. Mortar will be lime-based mortar, colour matched to the church pointing.

Brick course detailing will pick up string courses and plinths in the stonework of the brick church, and varied brick coursing will add interest to the facade and bring an intrinsic material quality. Bricks from the existing building will be re-used where possible.

Large windows will provide generous light into the spaces as well as views in and out, giving animation and a sense of life. Windows and doors will have high-quality metal frames.

The pitched roof of the new extension will be in high-quality pigmented metal / copper sheet, in reference to the copper roofing of the south aisle and tower turret and to the rainwater goods on the church. Metal rainwater goods will match the roofing. The same pigmented metal will form reveals around the entrance door and main activity room window, also providing some solar shading.

Paving around the building will generally be york stone to match the surrounding street paving, with the threshold marked in clay quarry paving, making a connection to inside.

Within the building, we will use a palette of warm and colourful natural materials to create inviting and high quality spaces. On the ground floor, the use of terracotta coloured clay tiles will create a material link with the quarry tiles within the nave of the church.



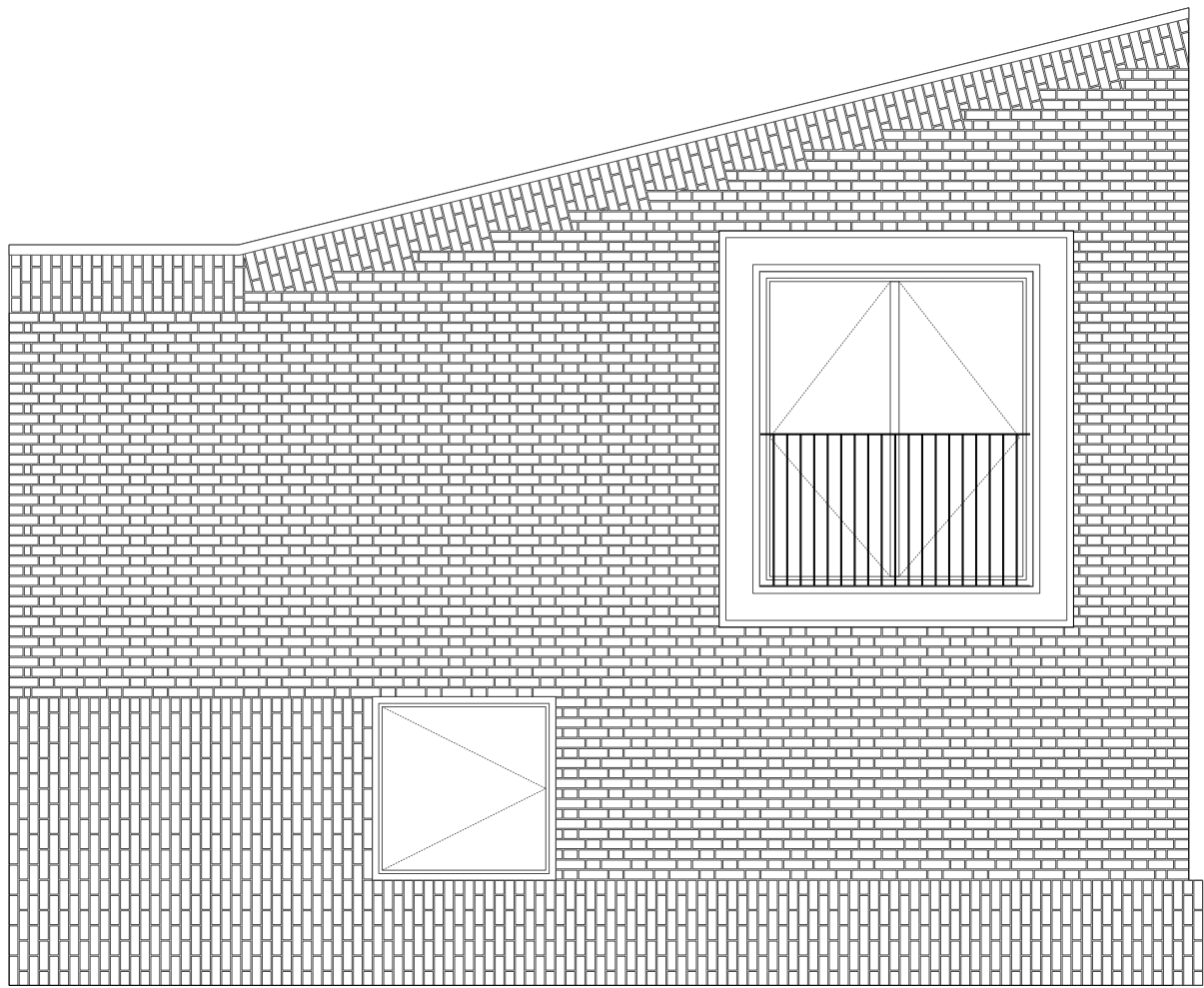
Soft red brick on the existing church
Mary's, Primrose Hill



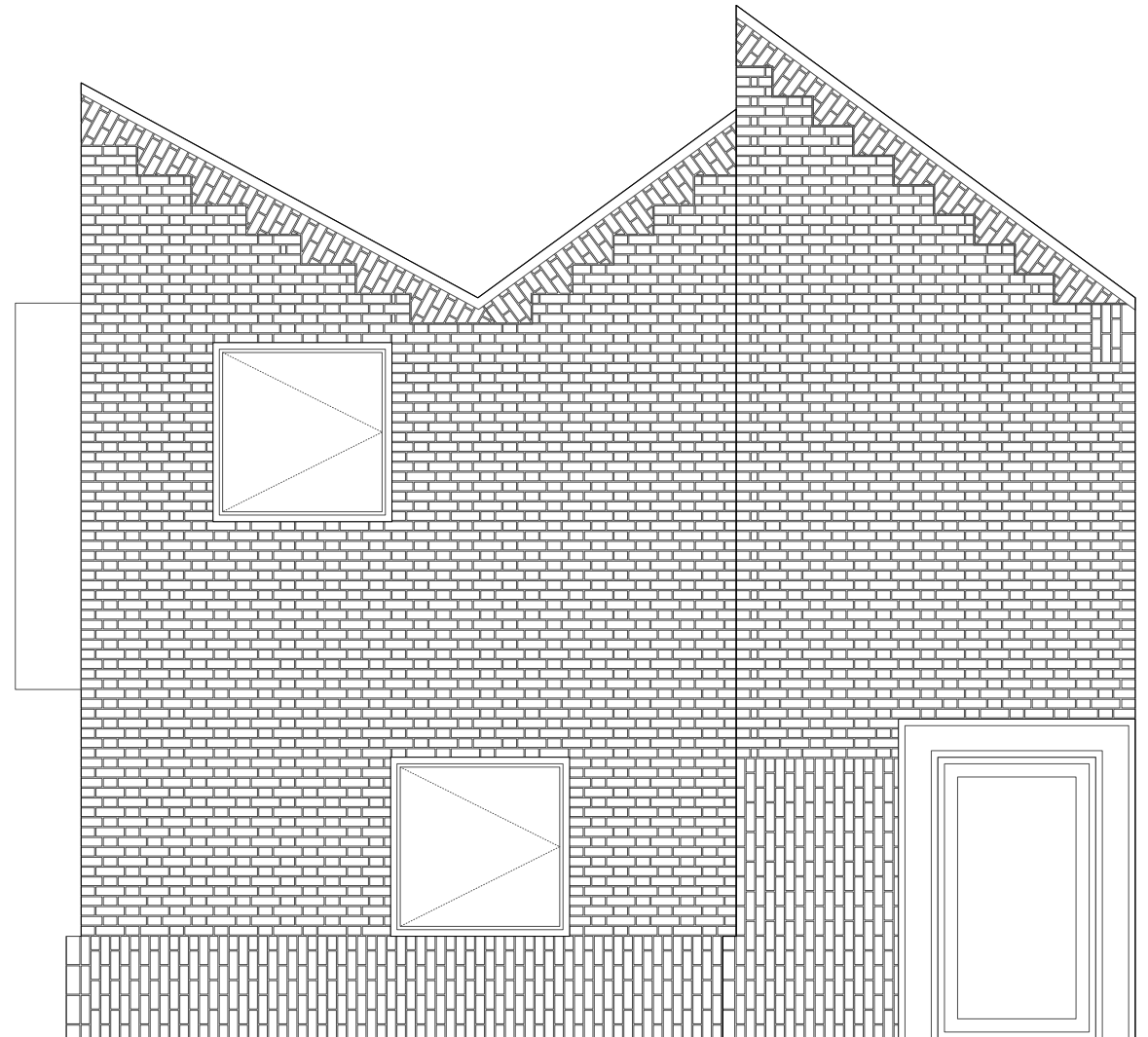
Material palette: external



Material palette: internal



South facade detail



East facade detail

4.5 Internal spaces

Our intention for this building is that it should feel comfortable and uplifting, the opposite of an institutional space.

Materials will be colourful and warm, chosen to provide texture and to animate the spaces.

The spaces will be naturally lit and ventilated, with opening windows, and windows carefully placed to connect spaces to views both outside the building and inside it, through glazed screens.



View of the foyer towards the office



Glazed screen and curtain provides different levels of privacy at Maggie's Cardiff

Mary's, Primrose Hill



The large classroom at St Mary Magdalene is full of light and provides a practical but characterful space for activities.



The counselling room will have some of the warmth of the small private space at Maggie's Cardiff

Dow Jones Architects



Warm coloured quarry tiles, ceramic splash back and painted boarding at Pickeridge Farm



View of the main activity room

4.6 Sustainability

Overview

The building has been designed to perform very highly in terms of sustainability. The key measures employed are:

- Highly insulated and airtight building envelope
- Mechanical ventilation with heat-recovery
- Passive nighttime cooling
- Retention of on site trees
- Re-use of existing foundations

Energy

The building has been designed to achieve an energy rating of A.

This has been achieved by using simple passive principles and by employing the Mayor of London's Energy Hierarchy:

1. Using less energy (Be Lean)
2. Supplying energy efficiently (Be Clean)
3. Using renewable energy (Be Green)

We will also enable occupants of the building to monitor their energy use (Be Seen) though monitoring devices.

Further details of the energy strategy can be found in the Energy Statement.

Heat and ventilation

The building will be heated by an air-source heat pump, with the heat delivered via underfloor heating. The building will benefit from the PV panels proposed for the church roof, and already consented under a separate application. All of the spaces will be mechanically ventilated with heat recovery.

Embodied energy and materials

As a result of re-using existing foundations for 75% of our building, we are able to keep our embodied carbon levels very low.

Our proposed building will have a timber framed structure, in order to keep the mass of the building down to enable a two storey building to sit on the

existing foundations.

This has the additional advantage of being able to accommodate high levels of insulation and airtightness very easily. The walls will achieve an U-value of 0.11W/m²K. The windows will be triple glazed.

We will aim for Passivehaus levels of airtightness, and achieve this by lining the interior of the building with airtight sheathing.

The exterior of the building will be clad with a soft, red brick slip. The use of brick slips will keep the mass of the building down and also reduce embodied carbon further as they have reduced firing times compared to a regular brick. The brick will be sourced from an UK-based supplier.

Lighting

The large windows and skylights will provide a good daylight factor to all spaces in order to reduce demand for artificial lighting. The skylights in particular will offer uniform light to the spaces and make up for the shading from the trees on the site. The building will use low-energy LED lighting throughout, with an efficacy of at least 110 lumens / watt. All lighting will be controlled with absence detection to reduce energy waste.

Trees and planting

The two trees on the site will be retained due to their ecological benefit and their positive impact on the streetscape of the conservation area.

The form of the building has been designed in order to give the trees at least enough space as the existing St Mary's Centre. In order to minimise impact on the trees' roots, we will reuse the mini-pile foundations of the existing St Mary's Centre, and only add new foundations in the small areas where we are expanding beyond the footprint of the existing building.

The planting area to the south of the site will be retained, and expanded around the base of the southern tree.



Slimline Daikin Altherma 3 Monobloc 8kW air source heat pump



The trees on the site bring important ecological benefit and contributing to the streetscape

4.7 Landscaping

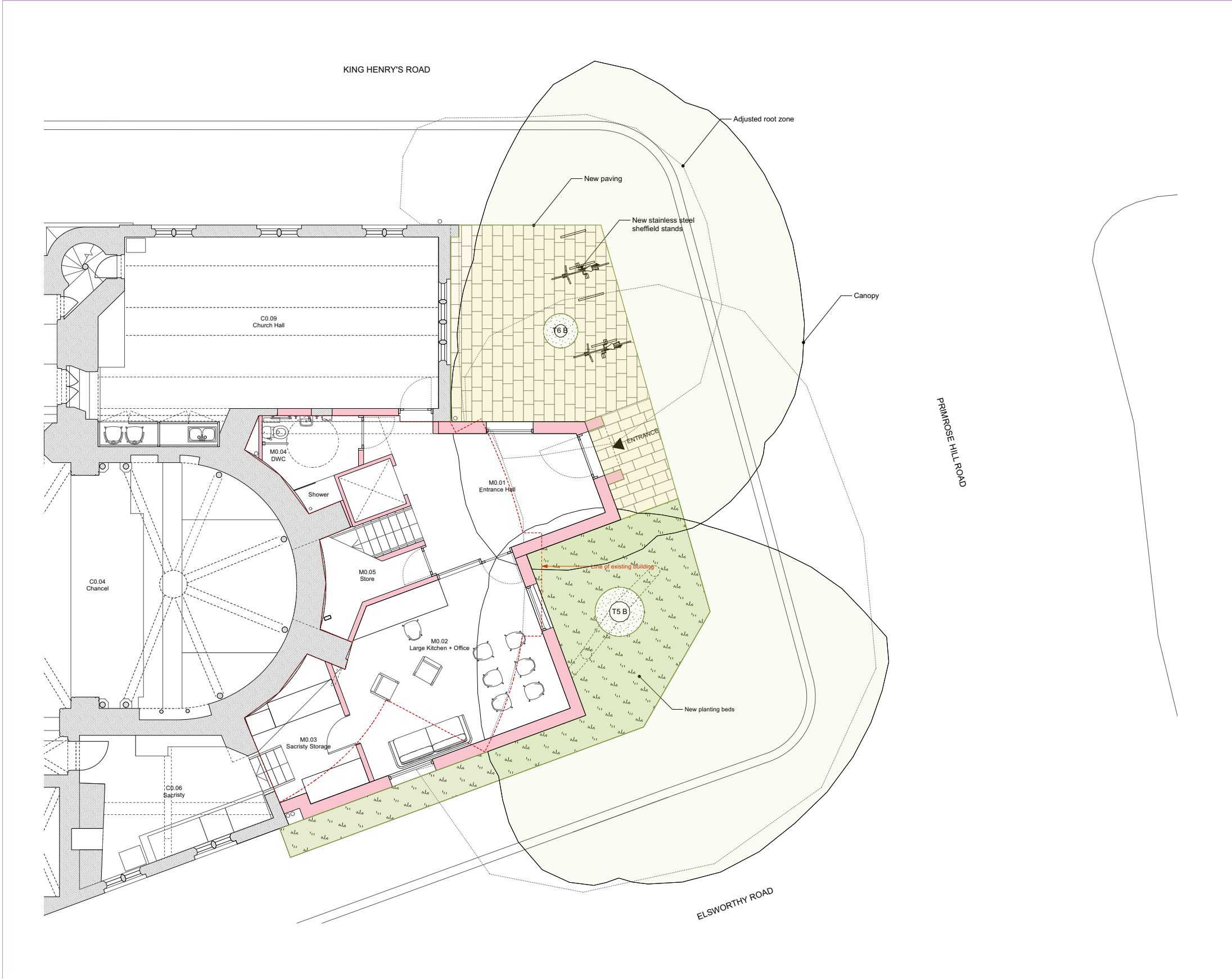
There is a small amount of external space around the new extension, defined by the presence of two existing trees: a catalpa and a purple crab apple. The extension follows the line of the existing building to step around these trees, creating a small courtyard to either side.

The courtyard to the north of the building will be largely paved, providing a place for car parking, and making an important urban threshold to the church. The courtyard to the south will be largely filled with soft landscaping, with a variety of plants. The planting around the church generally is maintained to a high standard.

The rooms in the new extension overlook the trees, and the view of the seasonal life of the trees will be an important factor.

The new extension will re-use the existing piled foundations, avoiding further disturbance to the trees. Where our building sits beyond the line of the existing foundations, we will use additional screw piles to support the extension of the existing concrete slab. The proposed piles are the same distance from the tree trunks as the existing ones. The pile locations along the edge of the slab are not fixed, and will be positioned on site to avoid any roots in the ground.

The crowns of both trees are currently overhanging the road. They will be pruned to prevent them from being struck by vehicles, and to fit around our new building. The Construction Management Plan will follow strict methodologies for tree protection. An arboriculturalist tree report accompanies this application.



4.8 Access

Physical access

The new extension provides full physical access to both storeys.

It will be designed to comply with Part M of the building regulations. The ground floor of the new building will be set at the same level as the floor of the main hall, allowing level access between the two.

The main entrance to the new building will be level with the external paving that will connect to the pavement. The doors will open automatically.

A new enclosed platform lift will give wheelchair access to the first floor. All rooms will have space for a 1500mm diameter turning-circle.

The new building will include a disabled WC for use by users of the new building and main hall.

Physical access to the listed building will be improved, with a stair lift from the church hall into the church. Currently, people using wheelchairs need to exit the building and re-enter from the street to move between the church, the church hall and the St Mary’s Centre.

The stone steps to the transept door of the church will also be reinstated with handrails, to improve general access to the church.

Cultural access

The new extension is also designed to be culturally and socially accessible. It will be legible and welcoming, not relying on signage for navigation but by being open and well laid out.

Connection to the church

There is a 850mm change of level between the church interior floor level, and than of the hall and current St Mary’s Centre, with a flight of stairs on each side. We are proposing to install a stair lift in the hall to assist cross circulation.



Existing steps to sacristy (south of chancel)



Existing steps to nave from Church Hall (north of chancel)



Missing steps to north transept door

4.9 Internal Impact on the listed building

The new extension has been designed with a view to reducing impact on the listed fabric. Impacts have been considered in depth.

Area

The proposal occupies the site of the 2005 St Mary’s Centre, so physical disruption is contained within the same area.

Height

The roof of the new extension has been carefully designed to not visible from the interior of the church through the chancel windows.

Sacristy

The sacristy storage area will be enlarged and improved. This necessitates the removal of the small area of 1904 sacristy wall, which was discussed at Design Review and considered acceptable.

Holiday’s ‘Crucifixion’

Currently, Henry Holiday *opus sectile* ‘Crucifixion’ is displayed on the wall of the St Mary Centre entrance. Holiday made the Crucifixion for his house in Hampstead, and it was given to St Mary’s on his death. It was moved into the St Mary Centre from the transept in 2005, and we are proposing to move it back into the nave where it will be more visible.

Connection to the church

The new extension maintains a connection into the church on both sides. The office will connect into the vestry, and the church hall into the nave. This is important for ongoing circulation and future flexibility.

The through-route is used on Sundays as a processional route for the choir. Disabled access to the church hall and disabled wc are accessed from both the church and the St Mary’s Centre. Both these routes will be maintained for flexibility.

In parallel, we have considered the impacts of the proposal in the long term. Its design allows flexible re-use so that, if Mary’s move out at some stage, all the spaces could be used by the parish in different ways for other parish activities. These include classes, events, parish work and venue hire.

In terms of design, Dow Jones Architects are also working with the parish to provide a thread of continuity in detailing and material language to any works within the church.

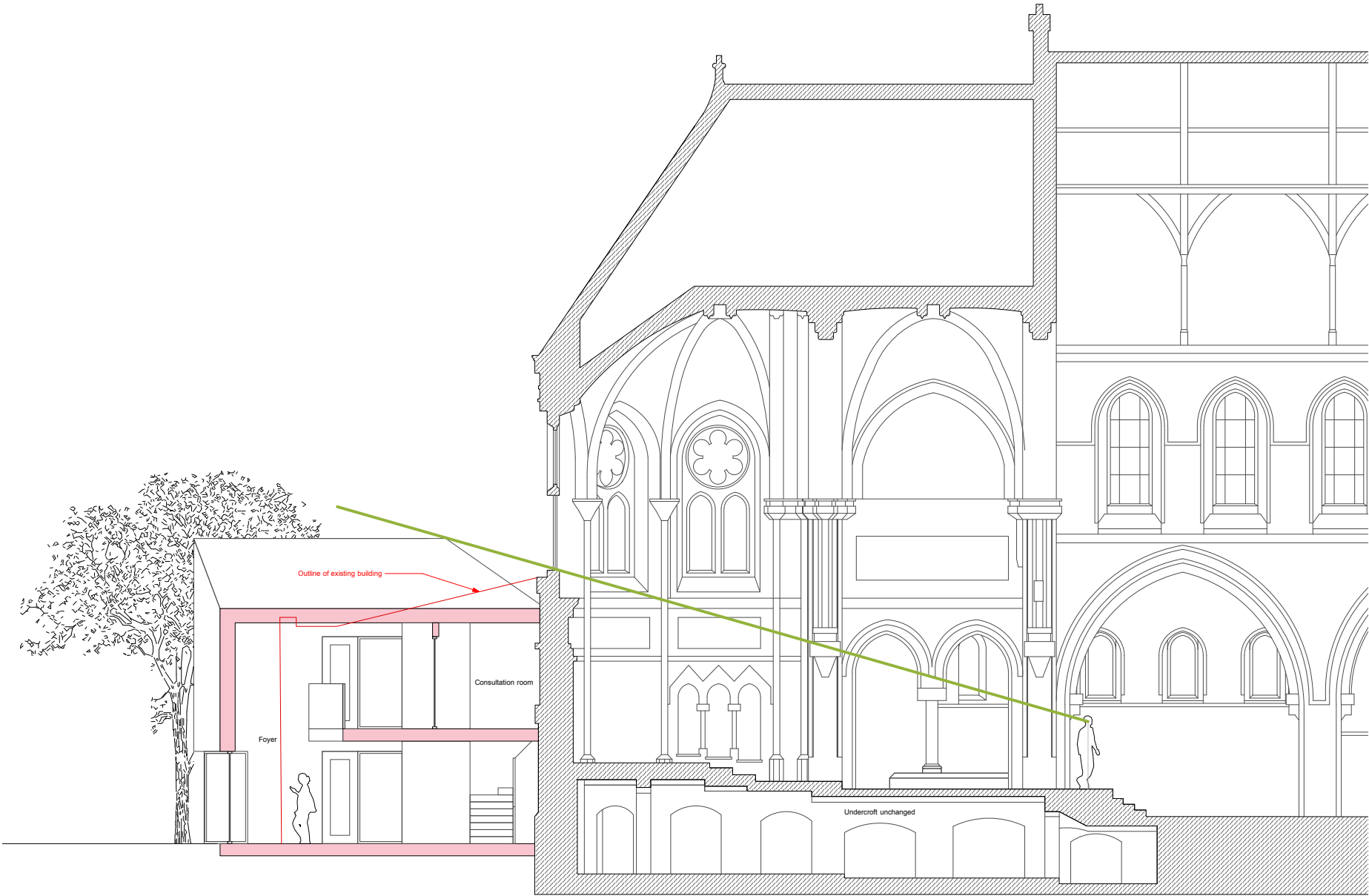


Diagram showing relationship of new roof hips to chancel windows, and the outline of the existing building



Holiday ‘Crucifixion’

4.10 External Impact on the Listed Building

Limiting change

While the St Mary Centre brings valuable level access to the hall, the building as a whole has a disproportionate impact on the church. Little accommodation is provided, and the scale of the door is confusing.

This proposal redevelops the site of the St Mary Centre but uses the available site to create more generous spaces.

By limiting change to the areas already altered in the construction of the 2005 St Mary’s Centre, the new extension aims to limit physical impacts on the listed fabric.

Roof

While the upper storey of this proposal increases the height from the street, the new roof pitches down towards the chancel, and adjoins it at a lower level than the existing 2005 roof. The physical impacts of this proposal are therefore no greater than the 2005 changes.

View of chancel

Seen from close-by, the height of the proposal will conceal more of the chancel than the 2005 extension, although this will not be the case from across the road.

However, the clear design language of this proposal brings a new coherence which will improve the overall impression of the east end of the church.

The Design Review panel noted:

“The panel considers that, although the proposed extension conceals more of the apse than the building it will replace, it promises to be of a higher quality design than the existing extension and adds to the setting of the historic building. As one of a number of accretions which have been added to the original structure, it remains subservient to the building behind but also adds greater sequence and stronger hierarchy to the overall architecture.”



Section and plan of the existing 2005 extension



Section and plan of this proposal

4.11 Associated alterations

War Memorial

We are proposing to remove the damaged 1921 war memorial from the south-east corner of the site.

The war memorial is not listed, and Historic England noted that this is because the memorial has been compromised by being heavily altered. The original cross was replaced by a figure in 1988.

A new war memorial has been created on the south side of the church.

North transept steps

The door to the north transept is unusable because the external steps have been removed. As a result, the door appears unwelcoming and neglected.

This application includes a proposal to re-instate the steps with a flight of stone steps sitting within the recess. They would not impact on the pavement.



North transept entrance



War Memorial, with detail above

4.12 Impact on Notable Views

The new proposal rebuilds the existing extension with a building of higher quality and a stronger, more sympathetic, contemporary design, improving the presence of the church on Primrose Hill Road.

The form of this proposal has been designed with thought to its wider urban context, including to the four notable views relating to St Mary identified in the Conservation Area assessment.

We have carefully considered the impact on these views in the design of this proposal, as shown in the diagrams opposite.

Looking south along Primrose Hill Road from outside of the Conservation Area towards Primrose Hill, the extension will be visible along side the church hall, but will not reduce the visibility of the hill. It will replace the existing building behind the existing trees, and between the building and the street there will be enhanced soft landscaping.

From the south, the visibility of the proposed building will again be similar to that of the existing building, as shown on the images opposite.

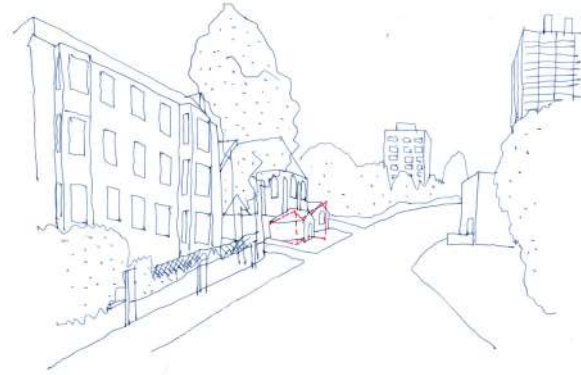
From both directions, the proposed building does not impact on the character of Primrose Hill Road as a tree-lined avenue.



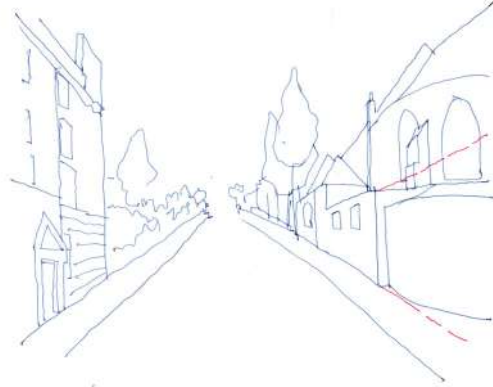
Existing view along Primrose Hill Road



View 1 to the west on King Henry's Road, with proposal dotted in red



View 2 to the north west along Primrose Hill Road, with proposal dotted in red



View 3 to the west along Elsworthy Road, with proposal dotted in red



View 4 showing no change to the west along King Henry's Road

4.13 Summary

This proposal rebuilds the 2005 St Mary's Centre as the new home for Mary's Youthwork, and builds a small two-storey extension on the same site.

This approach has the benefit of re-developing a recent addition to the building without impacting further on the listed fabric, and also provides high quality spaces which respond to the ambitions of Mary's brief.

Our design responds to the site constraints and, through redevelopment, improves the relationship of the current east end of the church with the listed building and with the street, as well as providing valuable spaces.

As noted at Design Review, this proposal will be of very high quality.

St Mary's is a church with a varied and rich history, both socially and architecturally. The architectural progression of the parish, from the Boys' Home, to the Iron Church, Manning's 1871 church and its series of extensions, reflects the developing focus of parish activities on local social need and benefit.

The new extension responds to the architecture of the church through its use of form and material, presenting the contemporary face of social ministry in the church today.

The new extension will support the client's work helping disadvantaged young people in the same way that the founding of the parish in the 1860s set out to do. It is a reflection of the current and urgent social need which the parish faces, and is a confident expression of the life of the parish, and of its thriving social outreach work which continues to be the centre of parish life today.



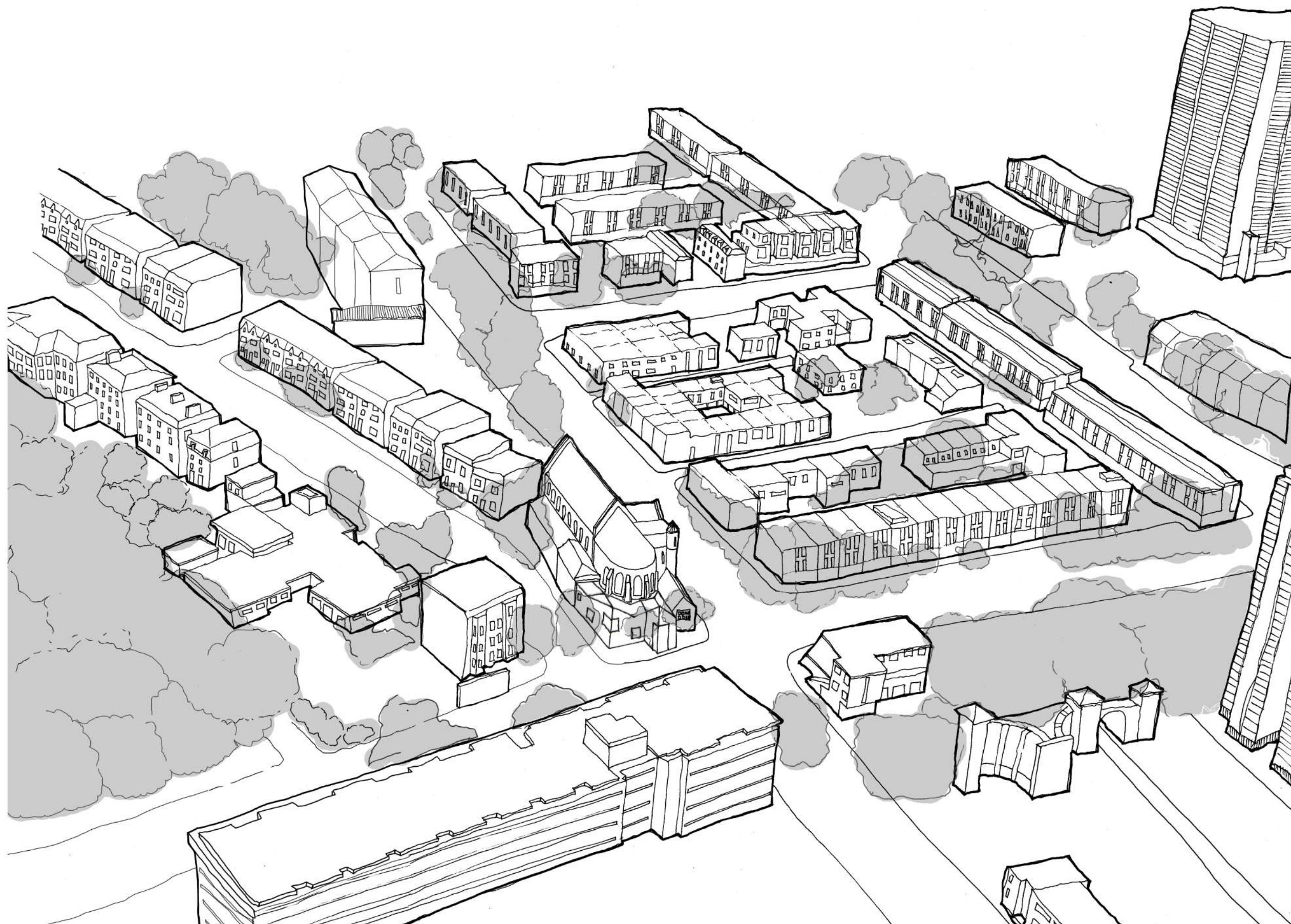


Illustration showing our proposal to the east of the church, and the varied streetscene which forms the site context.