

5. CONSULTATION

This proposal has been developed in close consultation with project stakeholders.

5.1 Statutory Consultees

London Borough of Camden

2021/4963/PRE

This project was submitted to the London Borough of Camden under pre-app. A meeting was held on site on 31st January 2022, and a letter received with comments from officers summarising the relevant policies. Concerns were raised relating to the impact of the proposal on the listed building.

Design Review Panel

The proposal was reviewed by the London Borough of Camden's Design Review Panel on 09.09.22. A site meeting was held followed by a presentation and discussion. The proposal was supported by the panel.

Comments were made relating to the positioning of the entrance and handling of threshold, spatial efficiency, and use of material which have resulted in changes incorporated into this proposal.

Victorian Society

The Victorian Society have reviewed the proposal. Caseworker James Hughes replied as follows in December 2021:

'As you know, the Society's Southern Buildings Committee considered this proposal at its previous meeting. ...it was discussed in some detail. Ultimately the Committee felt that what is proposed is acceptable. While there will be matters of detail to resolve (there were comments, for instance, relating to rainwater run off and maintenance arising from the junction of the new roofs and the church), these are not considered appropriate for the Society to get involved in, and we are more than happy to leave them to you and your team, and the other advisors you will be working with.

That being the case, we simply wish you the best of luck with this worthy project.'

Council for British Archeology

The CBA have reviewed the proposal, and caseworker Alison Edwards replied as follows in November 2021:

'We are happy to support the comments made by the Victorian Society and your local conservation advisers.'

Diocesan Advisory Committee

As a church, the proposal is subject to Ecclesiastical Exemption in place of Listed Building Consent. A site visit was arranged for a full meeting of the DAC to review the proposals in November 2021. The DAC has expressed support with the following comments:

'When discussed at the DAC meeting the following points were made:

- The proposal could be commended and would meet the important requirements of the charity.
- The stained glass work by Henry Holiday that is in the current St Mary's Centre should be relocated to a prominent position within the church or the new extension.
- There was a concern that the charity's work could expand to the point where they will need to move out of the new extension within a relatively short space of time.
- There was also a concern that other needed internal reordering work could be neglected as a result of the extension being built.

Overall the response to the proposal was favourable and no objections were raised.'

The comments made have been discussed at length with Mary's and the PCC. The DAC have recommended the proposal for approval for Faculty.

5.2 Project Stakeholders

Mary's trustees and staff

We have worked closely with Mary's to develop the proposal, meeting in workshops and other presentations. A presentation was made to all Mary's staff, trustees and stakeholders in May 2022 to present this proposal in detail.

St Mary the Virgin PCC

We have worked closely with the PCC and presented the proposal at key stages of its development. The PCC is fully supportive of this proposal.

Parish and community members

Open meetings were held on 16th and 19th June 2022 to consult the wider parish and community.

Project Champions

The project is supported by wider project champions. Letters of support are included in this report.



Public consultation meetings held in June 2022

5.3 Letters of Support

As Patron of Mary's, an organisation working with disadvantaged young people in North London, many of them involved in violent gangs, I have come to know Jason and his team as quite exceptional and exceedingly brave. Their direct intervention, dogged determination to stay in touch with people being ignored by the rest of society, and tireless work have, I am absolutely sure, saved many lives.

London, like much of the rest of Britain, is suffering from an epidemic of violent gang-based crime as disenchanted youths battle for territory and drugs business. Many are now excluded from school and find themselves with nowhere to go save the streets. Many are entirely terrified by what that means and understand the likelihood of being seriously injured is high. A majority are desperate to get out but have no means of doing so.

Mary's works with them, offering safe places, sports and other activities, and patient conversation about their problems. Jason's team is always available to be called and frequently put themselves in harm's way. They are the nearest thing that this part of London has to genuine local heroes.

Andrew Marr
Patron of Mary's



The Rt Revd & Rt Hon Dame Sarah Mullally
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The Old Deanery
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21 July 2022

Regeneration and Planning
Supporting Communities
5 Pancras Square
London N1C 4AG

Dear Sir/Madam

Project Support letter for work at St Mary the Virgin, Primrose Hill

I am delighted to support the improvements to the East End of St Mary the Virgin, Primrose Hill, to allow for more space for their youthwork. This church has shown exceptional dedication to improving the lives of young men and women who have encountered violence, hardship and trauma.

The proposed space will provide a dedicated area for groupwork and counselling which will enable this important work to be carried out more sensitively without intrusion from the other valuable programmes and services taking place in the Church at the same time.

I commend this application and give it my whole-hearted support.

With all good wishes

The Rt Revd & Rt Hon Dame Sarah Mullally DBE
Bishop of London

Sir Simon Jenkins FSA FRSL
30 Holland St
W8 4LT

11.08.22

Dear Sir/Madam,

I lived most of my life in Primrose Hill and have written extensively on its history and buildings. The development of St Mary's church as a centre of communal care has been a model of what should be the diverse use of these buildings today. It is one of the most successful examples of any I know in London. Every effort should be made to help it expand its work of outreach and social concern.

On a separate issue, St Mary's is a characteristic church of the 1870s, amended over the years. Its somewhat plain exterior could only be enhanced by a sensitive extension. The proposal, which I understand is to be in red brick, manages to be both modern and yet in keeping with the materials and proportions of the existing structure. I particularly like the pitching of the roofs. Certainly overall this would be a rare successful addition to a Victorian building.

I strongly support this proposal.

Yours faithfully
Simon Jenkins

I am a long-standing member of the local community and have been involved in a voluntary capacity with various organizations that provide assistance or advice in the area. These include the Elsworthy Residents Association, Citizens Advice Bureau, Family Practitioner Council, Regents Park/Primrose Hill Safer Parks' Committee. My own children were members of the youth club as it was then at St Mary's and it provided valuable experiences for them. The present Mary's has evolved into something very different and I have supported Jason Allen and his team from the outset. Together they provide a unique place of security and support for some young people who struggle to find a comfortable, safe environment. They do this despite antiquated, constrained surroundings and I will do all that I can to ensure this is remedied by upgrading the premises.

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Regeneration and Planning

Supporting Communities

5 Pancras Square

London NIC 4AG

5 August 2022

Dear Sir/Madam,

Project Support Letter for Work at St Mary the Virgin Primrose Hill

As a very active member of the local community, and the leading historian of the area, I strongly endorse the plans for improvements at the East End of St Mary the Virgin Primrose Hill. St Mary’s is an outstanding example of a church making a major contribution to the community it is in. Its charitable outreach to those threatened by drugs, gang violence and knife crime has been hugely successful in providing a safety net to those who have been failed by other agencies.

The planned space will provide a very necessary space for groupwork and counselling. It will establish Mary’s charity in its own centre in the church and allow highly sensitive meetings with young men and women to held in a private room, rather than in the nave of the church.

Mary’s is a quite exceptional charity and deserves everyone’s support. I strongly commend this application and give it my full support.

Best wishes,

Martin Sheppard

From Dr Christopher Kitching, CBE, FSA, FRHistS, Chairman of the Trustees [patrons] of the Parish Church of St Mary the Virgin Primrose Hill and the parish’s Honorary Archivist.

I am pleased to confirm that the Design and Access statement above gives a useful summary of the history and development of St Mary’s Church – the site, the building and its uses. Further detail is supplied in my recent book, *St Mary the Virgin Primrose Hill: A Church and its People 1872-2022*, which was written to mark the Church’s 150th anniversary. The following extracts draw attention to how difficult the church’s small, cramped site has been to develop in order to meet today’s needs.

The last half century, at St Mary’s as elsewhere, has seen a shift in attitudes towards the use of church space. Right up to the 1970s St Mary’s was regarded as an inviolable sanctuary where nothing other than worship and church-related business should take place, and where the staging of secular entertainments (and to some even the provision of refreshments) was seen as irreverent or improper. The development of an alternative vision, whereby the building’s whole space might be dedicated to both church and community use, was severely constrained by the simple fact that Manning’s footprint for the building ... occupied very nearly the entire site donated by Eton College, with the exception of small gardens on the east and south sides and the apparently unusable strip of land at the west end that separated the church from the adjacent houses in Elsworthy Road. Whereas many other churches of the period were set in grounds spacious enough to allow for extensions and adaptations, and not a few had the space for a church hall, and car parking, that was never true of St Mary’s, where there were not even public WC facilities let alone an office, kitchen or meeting room. (p.255)

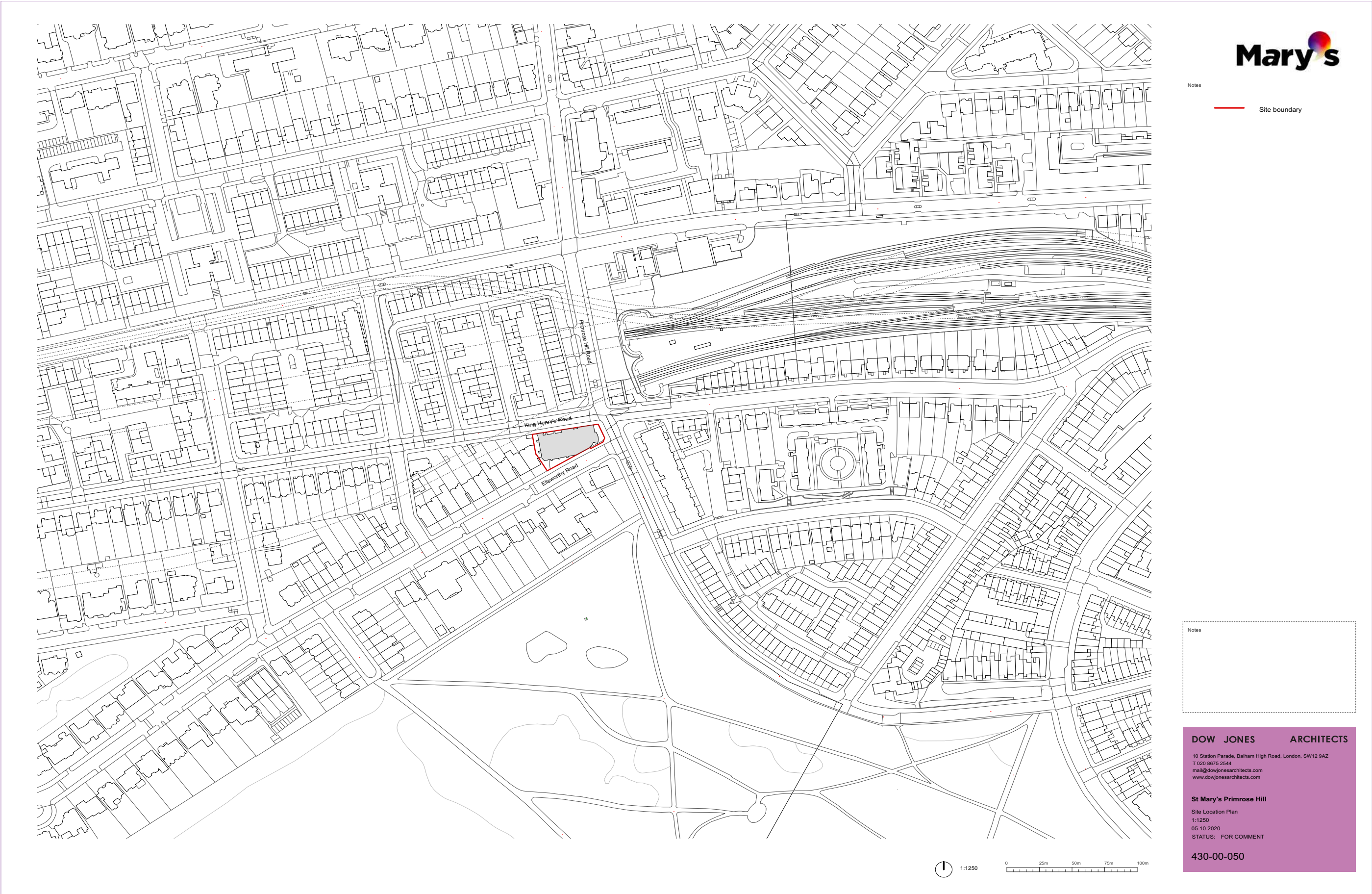
[The 1988 extension at the west end]:
The PCC and congregation undertook a ... radical re-think of the use of the building. Attention was ... focussed on the small strip of land between the west end of the church and the boundary of the neighbouring properties. Long overrun by weeds and scrub ..., it was not an immediately promising prospect ... : the site was narrow and tapering, and would only be able to accommodate small rooms. Nor could any extension rise above the height of a single room without offending the neighbours, who were already uneasy about even a low-rise extension. Perhaps most challenging of all ... , Manning’s original west wall [had] to be breached ... The extension provided a ‘Parish Room’ for social gatherings and small meetings, an adjacent kitchen – the most awkward part of the plan, on account of its constricted, tapering shape ... a small room for flower-arranging, and two WCs . (p.256)

[The 2007 extension at the east end]: created (on the site of the old choir vestry, ambulatory and part of the garden at the east end of the church) the St Mary’s Centre, designed by Margaret Davies. Like the earlier extension at the west end, this has proved transformative for parish life. The Centre comprises a Community Room with supporting facilities including improved WC arrangements, and a kitchen to make the Centre self-sufficient for catering. A small room for counselling and one-to-one meetings was also funded, through the estate of the late Christina Barth, a former member of the congregation. The suspended ceiling of the old vestry was taken down, revealing a fine cross-beamed roof, and a new floor was fitted. The new room provided much improved meeting space, including a more pleasant environment for choir practices, with dedicated storage for both music and choir robes. But its most important use is for outreach activities such as youth work and hosting the Cold Weather Shelter. (p. 259)

The current proposals seem to me to create much needed additional space, especially for Mary’s, and importantly without impinging on the worship space of the church interior or compromising the church’s famed (and listed) art work and windows in any way.

Christopher Kitching
23 August 2022

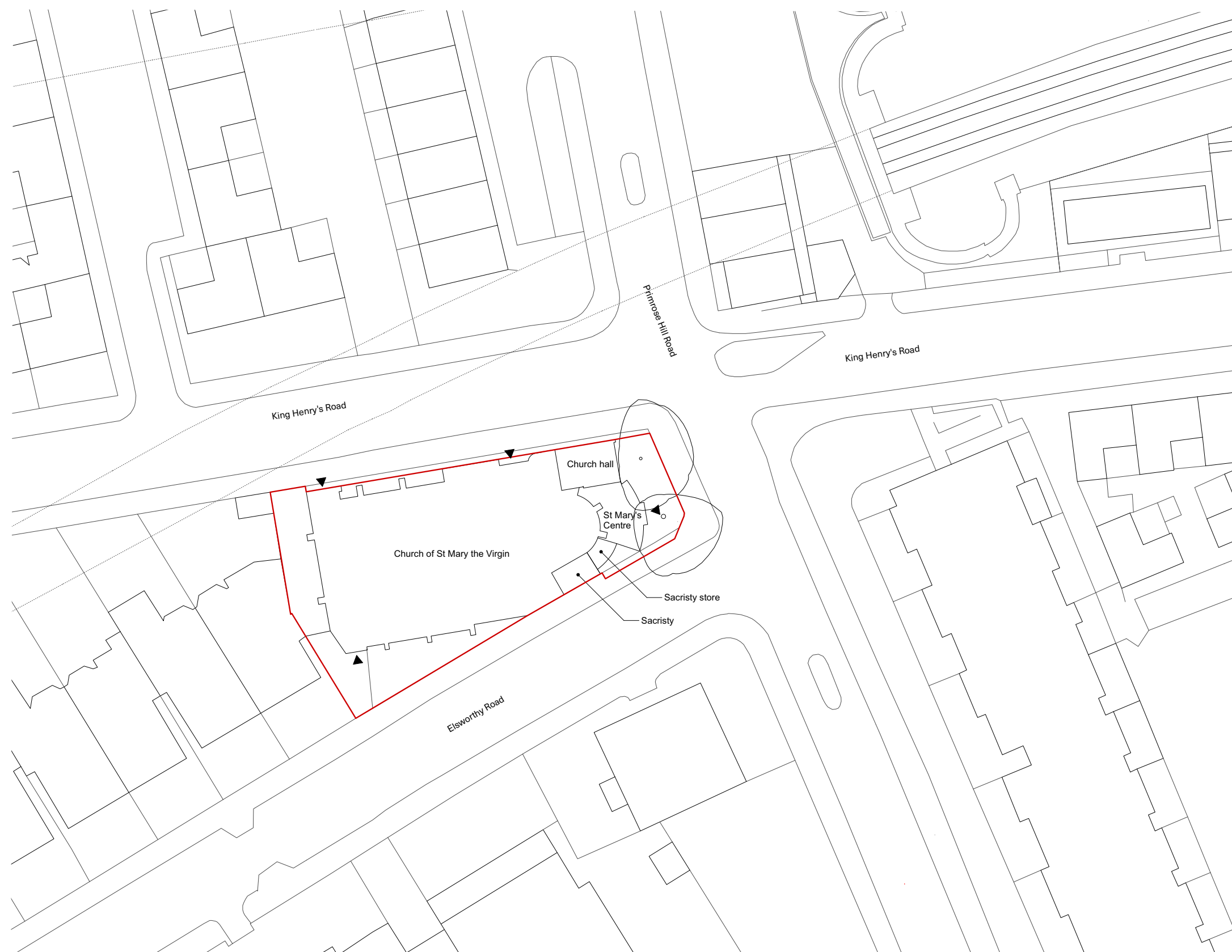
6: PROPOSAL DRAWINGS



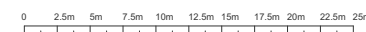
Notes



— Site boundary



1:250



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St Mary's Primrose Hill

Site Plan
1:250
05.10.2020
STATUS: FOR COMMENT

430-00-055



Existing wall

New wall

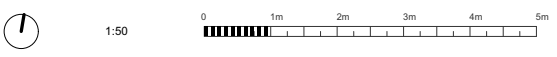
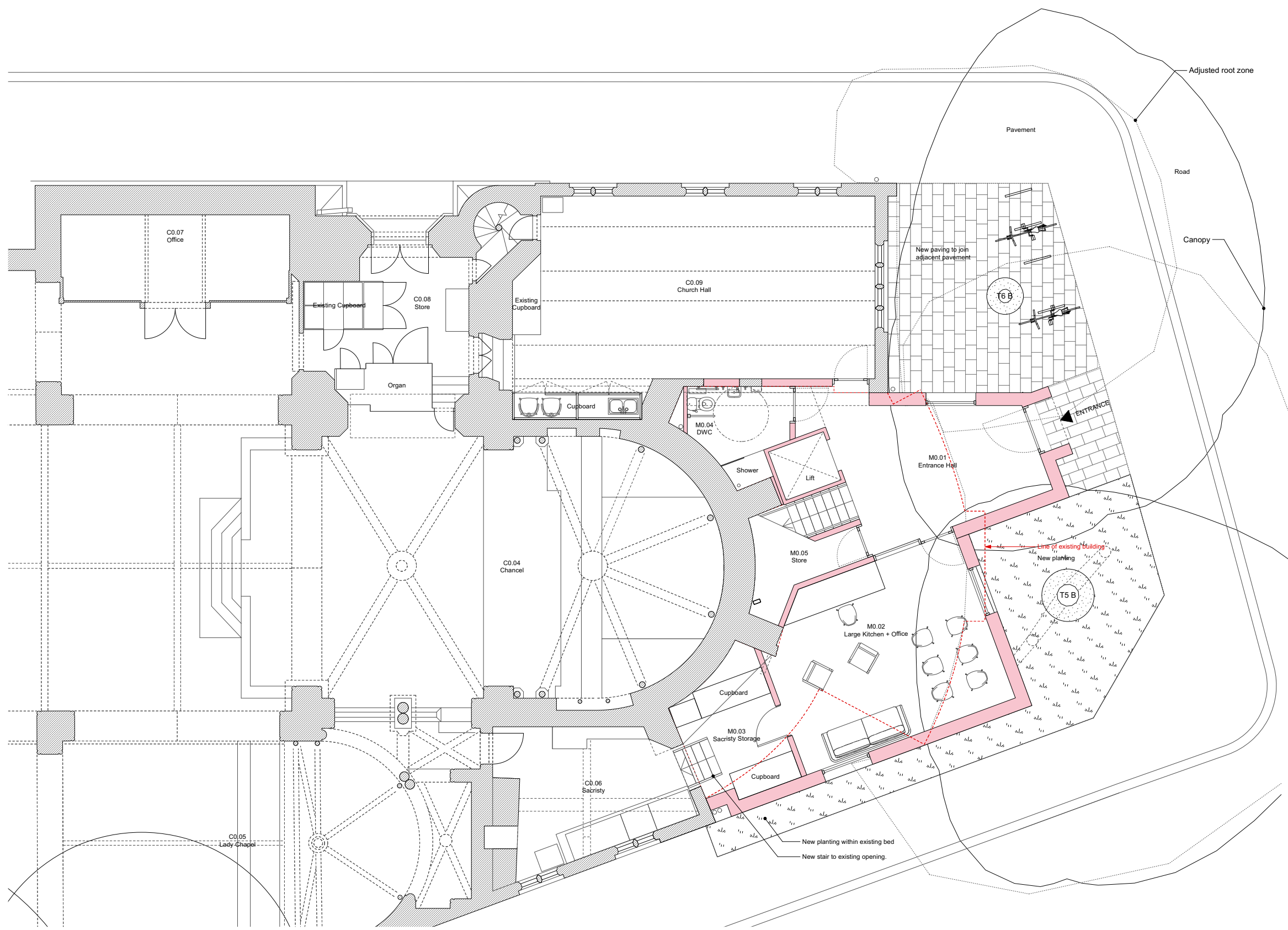


430-00-101 P1



Notes

- Existing wall
- New wall



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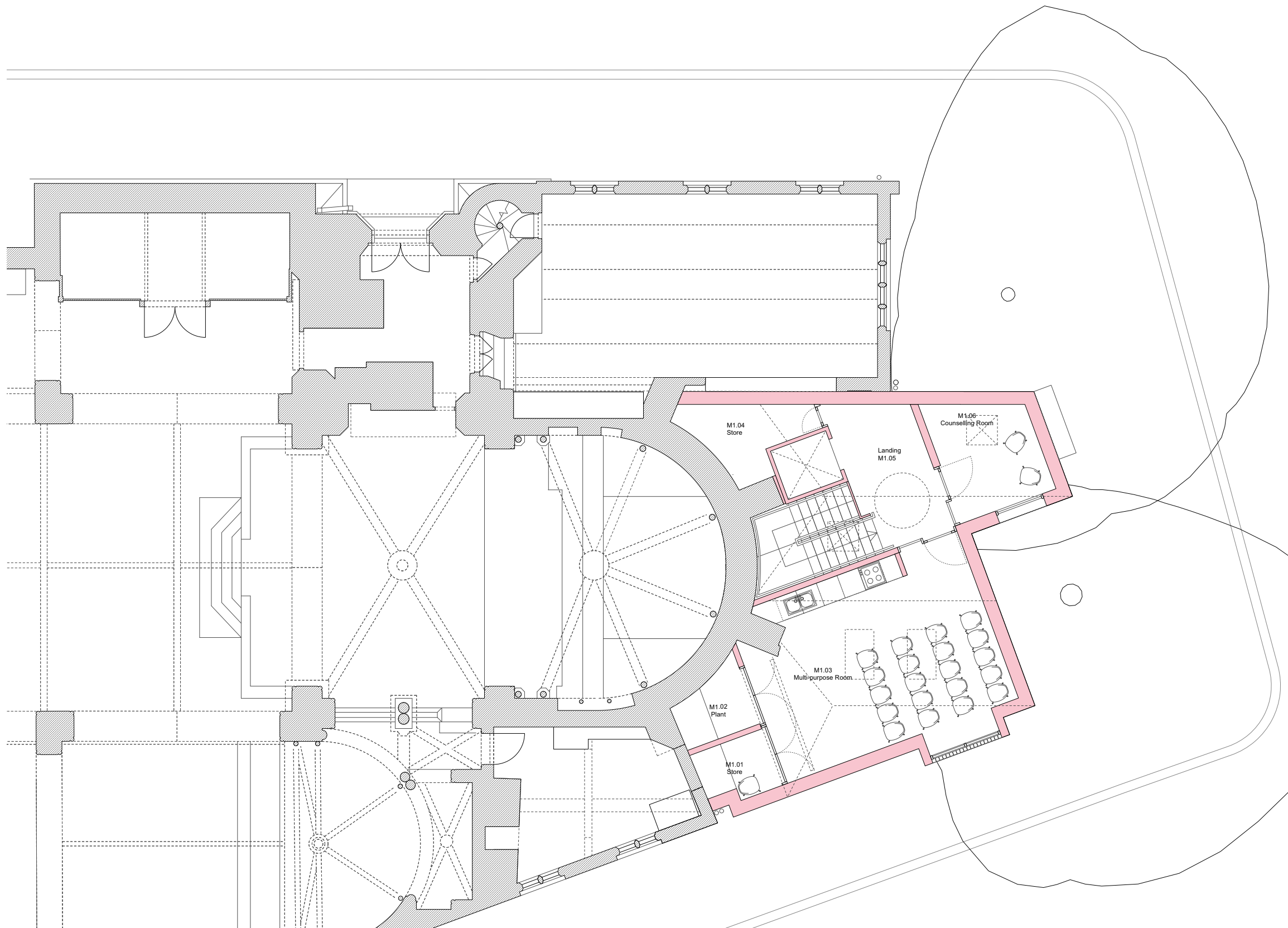
Mary's Youthwork, Primrose Hill

Proposed ground floor plans
1:50 @A1
05.10.22
STATUS: PLANNING

430-00-100 P1

Notes

- Existing wall
- New wall



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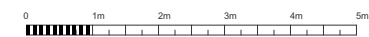
St Mary's Primrose Hill

First Floor Plan Proposed
1:50 @ A1
05.10.2022
STATUS: PLANNING

430-00-110 P1

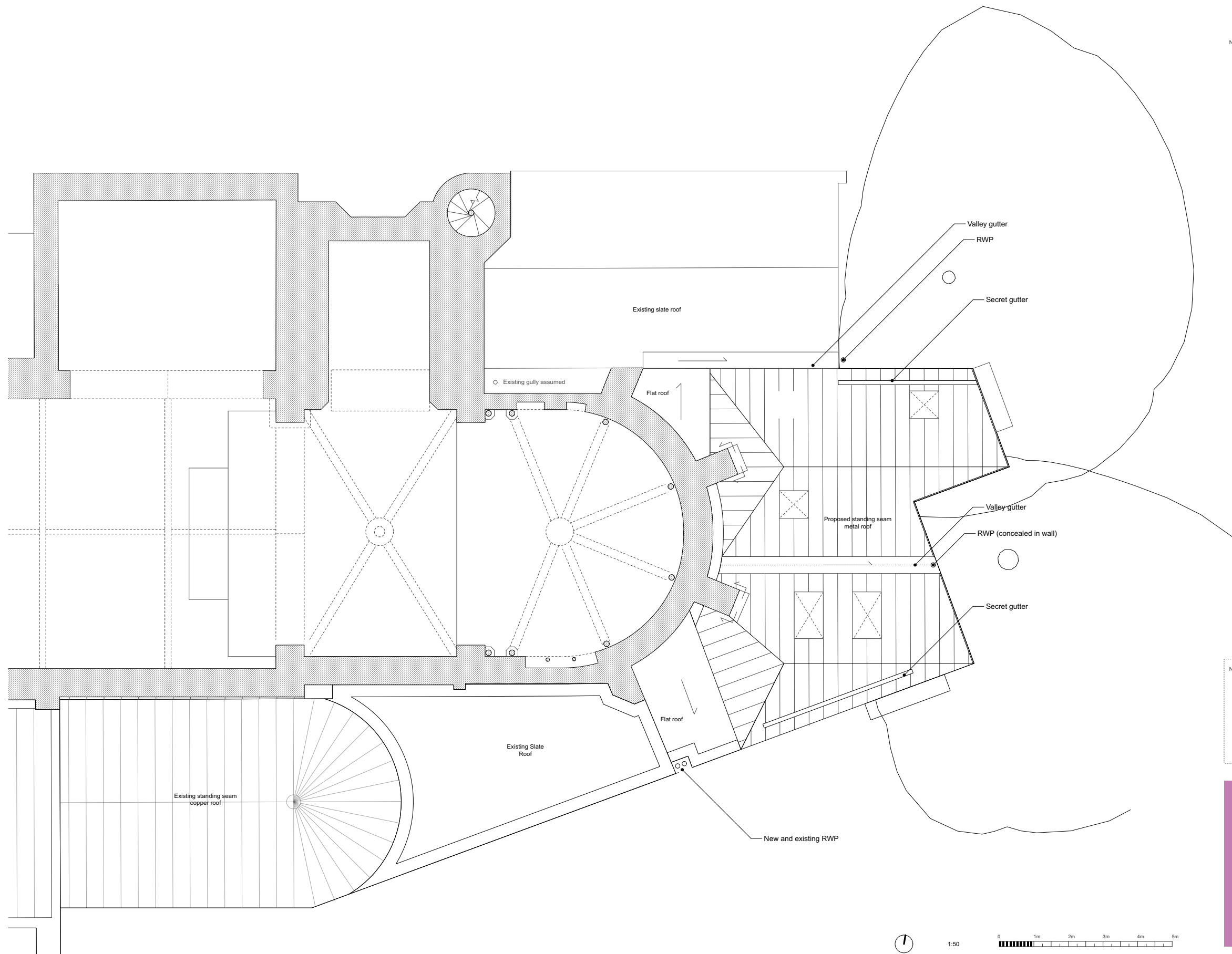


1:50



Notes

- Existing wall
- New wall



Notes

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St Mary's Primrose Hill

Roof Plan Proposed
1:50 @ A1
05.10.2022
STATUS: PLANNING

430-00-120 P1



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Mary's Primrose Hill

South Elevation Proposed
1:100 @A1
05.10.2022
STATUS: PLANNING

430-00-201 P1



Lady chapel & sacristy

Metal coping

Contrasting brick coursing at eaves

Brick plinth

Composite timber/aluminium windows, with external solar shading shutters concealed in wall

Soft red brick facade

Main entrance

Projecting reveal to door made of standing seam metal, to match roof

Existing main hall

Notes

0 1m 2m 3m 4m 5m 6m 7m 8m 9m 10m

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Mary's Primrose Hill

East Elevation Proposed
1:100 @A1
05.10.2022
STATUS: PLANNING

430-00-211 P1



Oak clad secure bike store between
buttresses for use by Mary's and the parish
Oak clad secure bike store between
buttresses for use by Mary's and the parish
Reinstated steps to transept door.
Bath stone with painted steel handrails.

Notes

0 1m 2m 3m 4m 5m 6m 7m 8m 9m 10m

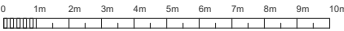
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Mary's Primrose Hill

North Elevation Proposed
1:100 @A1
05.10.2022
STATUS: PLANNING

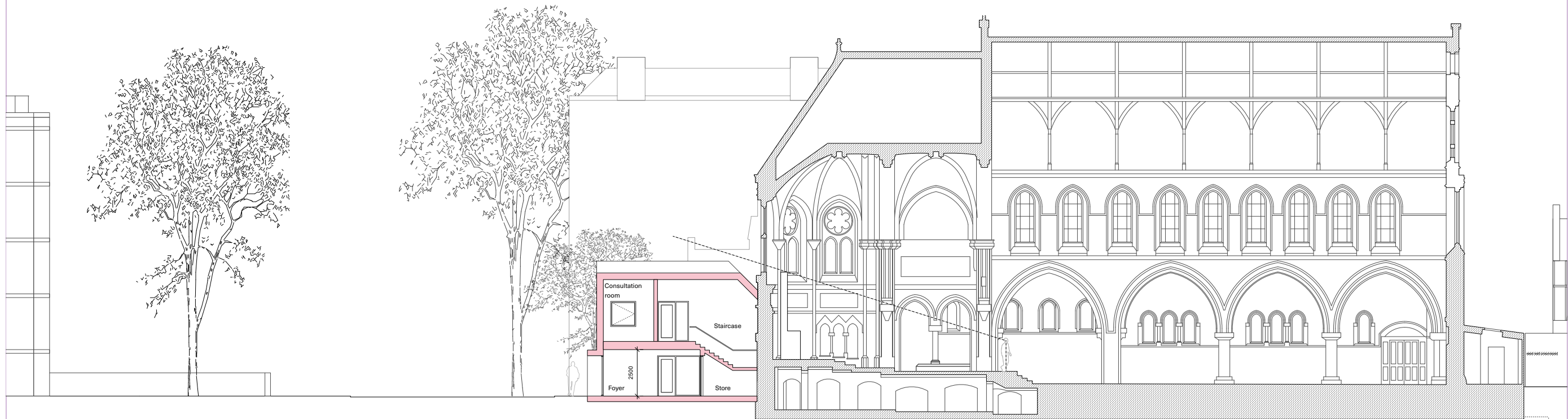
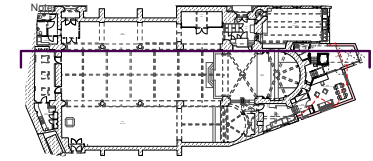
430-00-221 P1



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Mary's Primrose Hill
West Elevation Proposed
1:100 @A1
05.10.2022
STATUS: PLANNING

430-00-231 P1



Notes

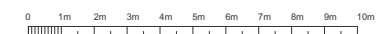
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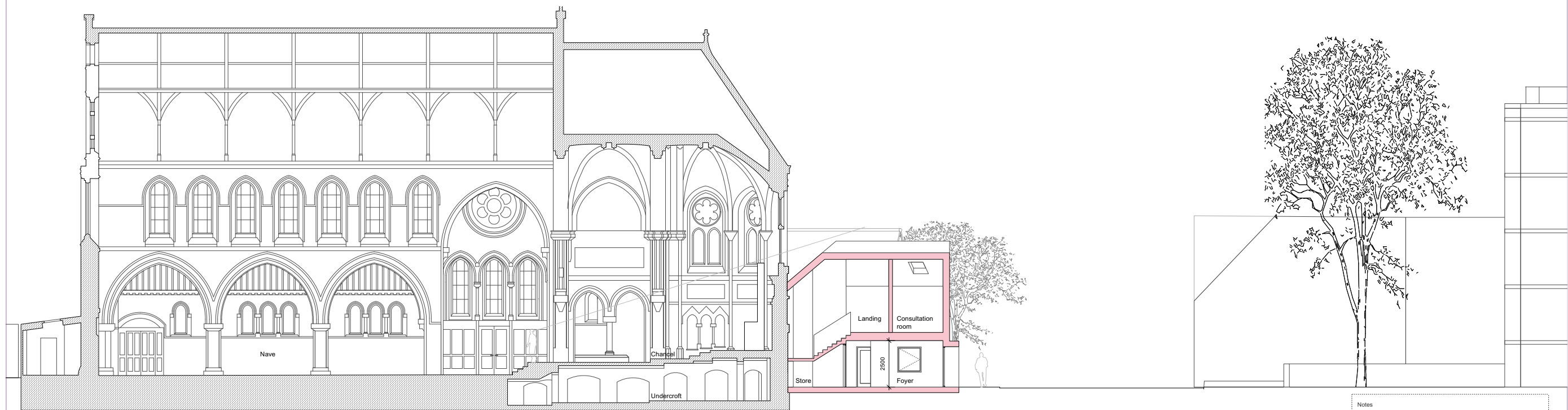
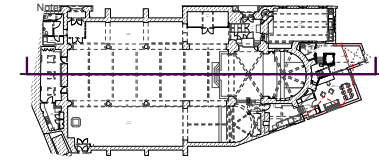
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Mary's Primrose Hill

Section AA Proposed
1:100 @A1
05.10.2022
STATUS: PLANNING

430-00-301 P1





Notes

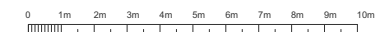
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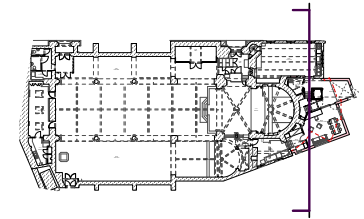
Mary's Primrose Hill

Section BB Proposed
1:100 @A1
05.10.2022
STATUS: PLANNING

430-00-321 P1



Notes



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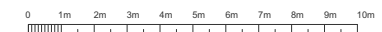
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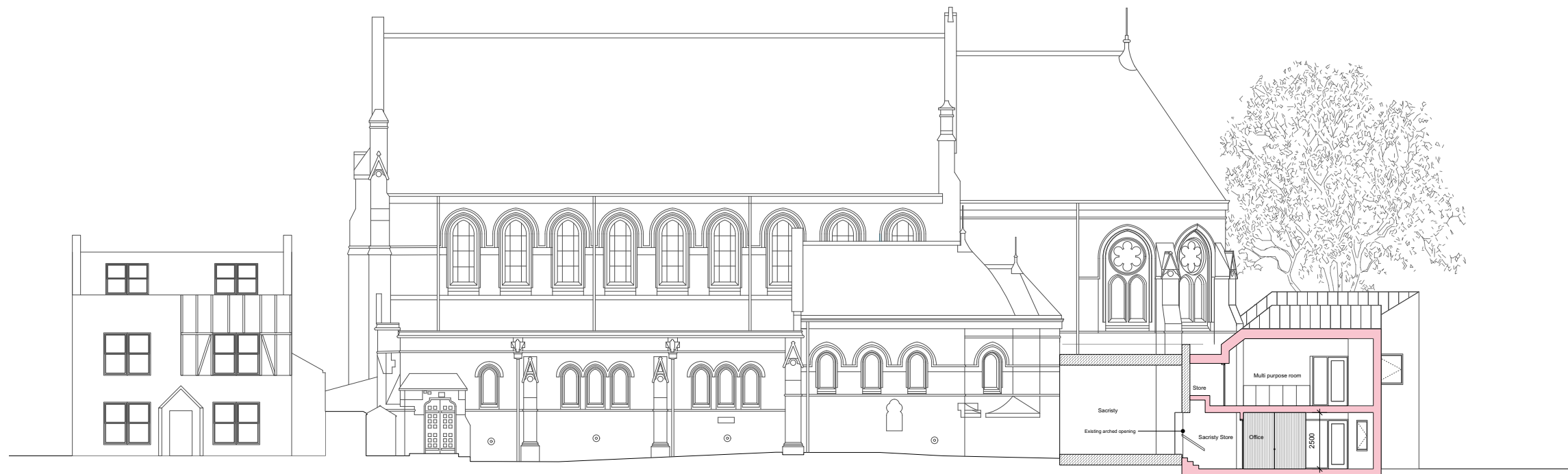
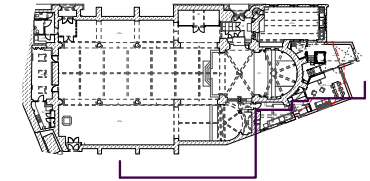
Mary's Primrose Hill

Section CC Proposed
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01.06.2022
STATUS: Planning

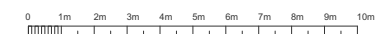
430-00-331 P1



Notes



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Mary's Primrose Hill

Section EE Proposed
1:100 @A1
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STATUS: PLANNING

430-00-351 P1