



St MARY with St ALBAN
 PARISH CHURCH of TEDDINGTON

THE CHURCH OF ST. MARY WITH ST. ALBAN, TEDDINGTON.
 A PROPOSAL FOR A NORTH EXTENSION TO THE CHURCH.

2. DESIGN AND ACCESS STATEMENT.

<p>1.0.0.</p>	<p>Introduction. The Parochial Church Council of the Church of St. Mary with St. Alban, Ferry Road, Teddington, wishes to make better provision for the needs and welfare of the growing congregation by constructing a small, single-storey extension to the north side of the existing Church.</p> <p>Amongst other concerns, is the need to provide accessible lavatory accommodation as close to the worship area as practicable. At present, there is no lavatory accommodation close to the Church and members of the congregation, including the Children's Church, have to cross the increasingly busy Ferry Road and walk to the Church Hall in Langham Road. This is potentially dangerous and also takes a great deal of time and organisation, thereby eroding the benefits of family worship.</p> <p>In addition to providing better space for the choir and clergy, thus releasing space within the existing nave and aisles for worship, the PCC wish to create a flexible and hospitable meeting space which can be available for Bible Study, debate, discussion, Choir Practice etc. It is envisaged that the extension should also include a small area for services and equipment (a small boiler room, to enable the existing boiler to be re-located from its inaccessible position within the second stage of the tower; a cleaner's cupboard and a flower-arranging unit).</p>
<p>2.0.0 2.1.0. 2.2.0.</p>	<p>General Description. <u>Proposal:</u> The creation of a small single-storey extension, which is deferential to the existing Church, to accommodate a meeting room, choir vestry, lavatories and supporting facilities.</p> <p><u>Background:</u> The present church stands upon the site of a small chapel which was held by the Abbot of Westminster in the C10. The existing fabric early C16 onwards, mainly C18 (1753-4 chancel, and 1764 tower) and C19.</p> <p>Tudor brick to south aisle with dark vitrified headers forming draper, with stone dressings to C19 Tudor Gothic C18 nave, north aisle and tower of brown brick; chancel of yellow brick. C18 battlemented west tower in 3 stages, with round arches. North aisle also 3-round arched windows, the centre breaking forward and pedimented. Three-light perpendicular window to east end. Monuments to Peg Woffington, Henry Fitcroft, and John Walters founder of <i>The Times</i>.</p> <p>In 1753-4, during the term of the Rev'd Stephen Hales as perpetual curate (c.1709-61), the church was rebuilt as "a miniature copy of John James's design at Twickenham with one of those sweet battlemented towers of which provincial Georgian church-builders were so fond" (The Buildings of England) - the latter was originally surmounted by a wooden cupola. Like its Twickenham counterpart, the N elevation has the three central bays breaking forward and pediment, but although the attribution to James of the Teddington church appears to be spurious and is not confirmed by Colvin.</p> <p>Alterations carried out in 1833 by Raymond Willshire (1785-1857) when the chancel was extended by 17' in revived Tudor gothic, a vestry was built at the E end of the N aisle and Gothic piers and plastered pointed tunnel vaults were introduced.</p> <p>St Mary's was closed in 1889 and abandoned, but kept from falling into decay and was rededicated and brought back into use as a chapel-of-ease in 1938. By 1973 the parish was unable to keep both St. Mary's Church, which had been used as a Chapel of Ease, and the lofty new Victorian Church of St. Alban in repair; when it was discovered that major repairs were required to the roof of St Alban's, the congregation moved back to St Mary's. The last service at St Alban's was held in 1975</p>

and it was eventually made redundant in 1977 when St Mary's became Teddington's parish church again. A period of dereliction followed during which the fittings were lost and much damage done. In 1992 the building was repaired thanks to income provided by an enabling development at the W end of the site and a grant from English Heritage and from 1993 onwards has been slowly adapted to serve as the Landmark Arts Centre.

Refer also to the memorial brass to John Goodyere (d.1506) and his wife.

Monuments to and graves of judge Sir Orlando Bridgman (1609-1674), the actress Peg Woffington (1720?-1760 - her wall tablet designates her a 'spinster', with no reference to her theatrical career) architect Henry Flitcroft (1697-1769) and John Walter (?1739-1812), founder of 'The Times'. Thomas Traherne (c.1637-1674), poet and writer, was domestic chaplain to Bridgman and resided briefly at his villa during the final year of the lives of both men, outliving his employer only by three months. He was buried in the church "under the reading Desk in the church, just entering into the Chancel he had no stone laid over him" (Bodl. Oxf., MS Wood F 45, fol. 40 - information from Oxford Dictionary of National Biography). Also a monument to W.T. Stratton (d.1814) by Sir Richard Westmacott.

2.3.0. Design Intent.

It is intended that the extension will be of modest scale and form which does not aim to match the existing church nor to compete with the historic fabric.

The extension is envisaged as a modest, modern building, which will complement the Church of St. Mary with St. Alban.

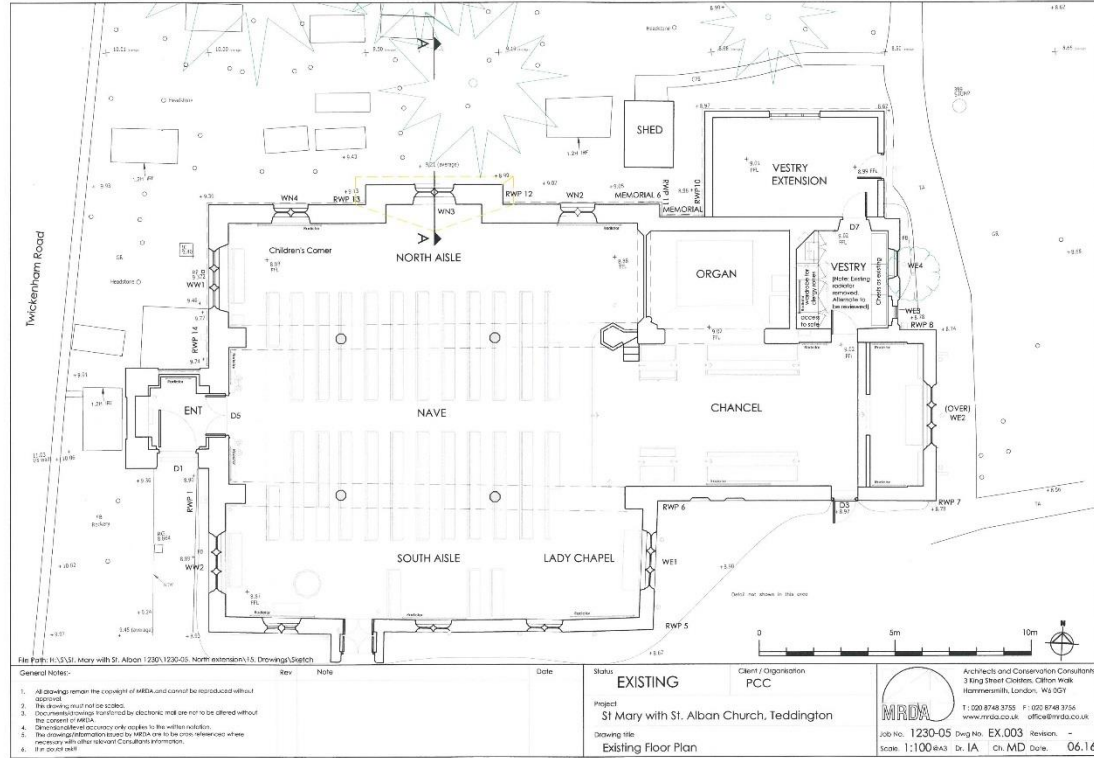
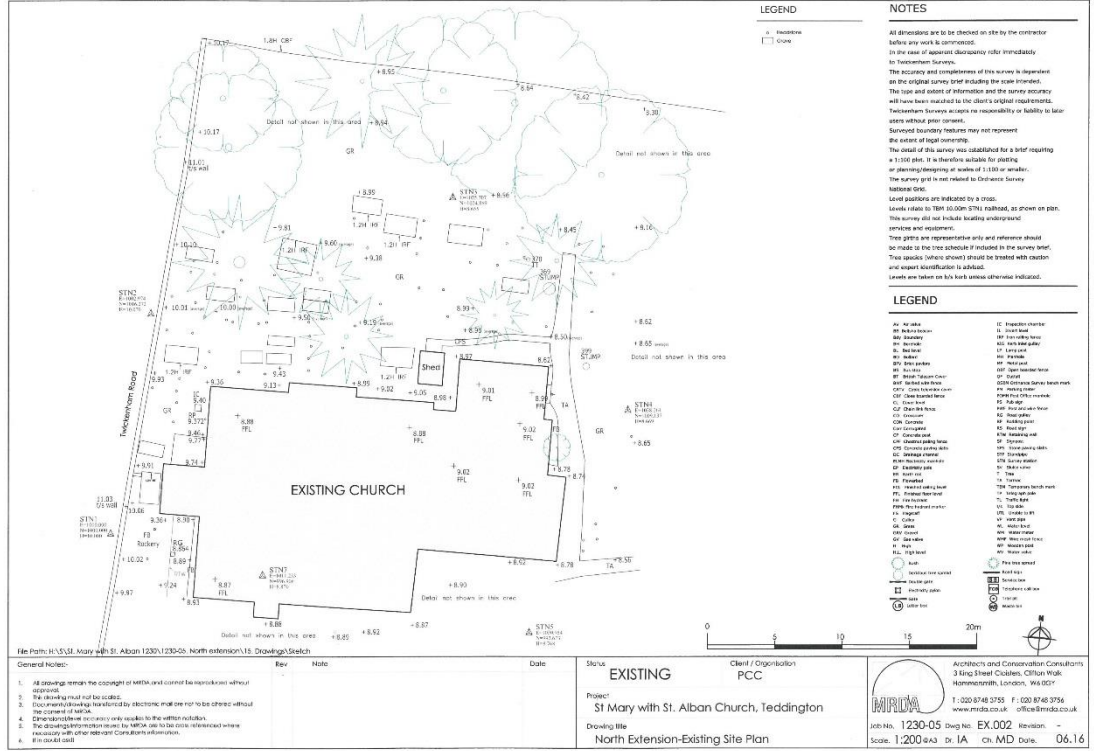
3.0.0. Evolution and Development.

3.1.0. Recent works to the Church have included the following:

- Works to re-new the roof coverings to the north porch using zinc sheet following the theft of lead;
- the installation of new glazed, oak framed doors to the west entrance (inner doors), the south entrance (inner doors), and to the Clergy Vestry with security measures (essential works following a break-in and theft);
- Minor re-ordering works to increase circulation space at the west end of the nave and side aisles for members of the congregation using wheelchairs and/or buggies.
- The introduction of a moveable projection screen together with works to up-grade the sound system and hearing loop within the Church.

All of the above works were authorised by Faculty awarded by the Chancellor of the Diocese of London. The works to the north porch were also the subject of discussion with the Borough of Richmond-upon-Thames.

3.2.0. Plans of the Church.



3.3.0. Significance.

The Church of St. Mary with St. Alban is protected as a Grade II* Listed Building. The evolution and history of the Church are summarised above and are described in detail in the supporting Heritage Statement, prepared by Built Heritage.

4.0.0	<p><u>Description of construction and use of materials.</u></p> <p>The present Church is built in hand-made clay bricks which reflect the history and development of the church. In addition to London stock bricks there are earlier, purple bricks and a section of brickwork which is pointed with black mortar, of Victorian vintage. There is some diaper work in the south wall of the south aisle.</p> <p>Dressings to door and window openings are in red brick to the tower and south aisle south wall; while many window openings have dressings in oolitic limestone, from the Stoke Ground mines.</p> <p>The roof to the chancel, nave, north and south aisles are of hand-made clay tiles.</p>
4.2.0.	<p><u>Condition of the fabric.</u></p> <p>In accordance with the provisions of the Ecclesiastical Exemption legislation, the Church of St. Mary with St. Alban has been the subject of inspection every 5 years (The Quinquennial Inspection). The last inspection was undertaken in 2013. A copy is available if required. The Inspecting Architect is Margaret Davies RIBA, AABC, FRSA.</p> <p>The Church is in good order and is carefully maintained by the Church Wardens and the Fabric Committee.</p> <p>The Church is also a member of the Diocesan Gutter Maintenance scheme, under which a main term contractor inspects and repairs roofs and rain water disposal.</p>
4.3.0.	<p><u>The use of the building.</u></p> <p>The Church of St. Mary with St. Alban supports an active and growing congregation. It is used for Anglican worship.</p>
5.0.0.	<p><u>Proposals</u></p> <p>The proposal is to construct a small single storey extension to the north of the Church to provide improved facilities and lavatory accommodation as described above.</p> <p>The congregation is continuing to grow: there are now more services held on Sundays to accommodate family worship, traditional worship and your worship.</p> <p>Lack of space within the tiny Church is a matter of concern. In parallel, there is a need to provide welfare and amenity facilities (lavatories; tea-making space; storage and presentation space; services).</p>
6.0.0.	<p><u>Design and impact statement</u></p> <p>It is proposed that the extension will be subservient to the existing Church.</p> <p>A framed building is proposed, with an engineered walling system to provide high levels of insulation all to be finished in lime render, constructed upon a ground slab which is to be supported on threaded piles to minimise intervention into the historic burial ground, and the root ball of the adjacent ancient yew tree (reference T9)</p> <p>The roof is to be low-profile, finished in zinc sheet, with a glazed walk-in gutter between the existing north wall of the north aisle and the new build. This is to minimise the impact of the proposed building upon the existing fabric and also to provide additional source of natural light within the extension.</p> <p>The design is intended to be minimal and restrained, using materials which are sympathetic to the original. The height of the proposed extension is restricted in deference to the scale of the north aisle.</p> <p>Materials for construction have been selected to be true to their era and to provide a user-friendly building with low carbon footprint which will create a discrete addition to the scale and beauty of the historic building.</p>
7.0.0.	<p><u>Drawings.</u></p> <p>Drawings have been submitted as pdfs in digital format.</p>

8.0.0.	<p><u>Access Statement.</u></p> <p>The Church may be accessed via a level path, running along the south side of the Churchyard to either the south entrance porch or via the west entrance at the base of the tower.</p> <p>The path extends to the south west corner of the churchyard, where it rises to meet the pavement of Twickenham Road.</p> <p>There is level access to the Church from the Church yard and there is also level access to the nave and aisles within the Church.</p> <p>The Chancel is accessed via a step at the east end of the nave, while the Sanctuary is also raised above the Chancel floor by a single step.</p> <p>The two main entrance doors – at the south porch and at the west door – consist of glazed, double leaf doors.</p> <p>Circulation space within the Church is limited.</p> <p>At present there are no lavatory or welfare facilities at the Church. The disabled, adult and child members of the congregation have to leave the Church, cross Ferry Road and walk along Langham Road to access lavatory facilities in St. Mary's Parish Hall.</p>
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