



**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.

**9. VISION & STATEMENT OF NEED.**

9.0.0.	<b>Extending to Grow: Building and Extension to Bring Faith and Friendship to all.</b>
9.1.0.	<p><b>The Vision for the Church of St. Mary with St. Alban.</b></p> <p>The vision for our church is retain the beauty and character of the building while bringing our facilities in line with the changing and expanding needs of the congregation and community. We want to celebrate the history and heritage of our space, to enable to church to be full of joy and devotion at all times, to better serve our current community and to meet the demands of an even wider community who we cannot currently reach due to lack of space and facilities.</p>
9.2.0.	<p><b>St. Mary with St. Alban Church: Brief History and Significance</b></p> <p>The Parish Church of St. Mary with St. Alban is situated to the south of the River Thames in the conservation area known as Teddington Lock, within the Royal Borough of Richmond upon Thames.</p> <p>While the first written reference to a church in Teddington dates from 1217, when the Abbot of Westminster was asked to present a chaplain for Teddington to the Bishop of London, the earliest part of the current building (the south aisle) dates from the sixteenth century. The nave and chancel were built in the eighteenth century, during which time many improvements were carried out to the existing church which was proving too small for the growing village. The tower you see today was reconstructed in the nineteenth century.</p> <p>At the end of the nineteenth century the introduction of the railway network around London changed the character of the village of Teddington. The local population grew rapidly and a new church, across the road from St Mary's, was constructed. The vast new church building, which can still be seen today, was dedicated to St. Alban in 1888 and St. Mary's Church was closed and left to decay.</p> <p>In 1938 St. Mary's Church was re-opened as a Chapel of Ease. The expected growth in Church attendance had not materialised and in 1977 St. Alban's Church was closed and converted to form an Arts Centre, while the original St. Mary's Church returned to its role as the centre of worship for Teddington and the Parish was renamed St. Mary with St. Alban. Over the past 35 years the congregation of St. Mary with St. Alban and its community involvement has grown steadily which has meant that the existing site can no longer meet the Church's ambition and the demand from its attendees.</p> <p>The church's heritage significance is manifold:</p> <ul style="list-style-type: none"> <li>- It is the oldest place of public worship in Teddington which has functioned almost continuously since the establishment of a separate Parish in 1217.</li> <li>- The building's organic growth over time means that it represents a range of key architectural styles, namely Tudor, Palladian, Georgian Gothick and High Victorian</li> <li>- Its history serves as testament to social changes within the parish, from a small hamlet in the medieval period requiring a small chapel, to a rapidly increasing genteel population in 18<sup>th</sup> century semi-rural Teddington which needed an expanded church, to a boom in population in the 19<sup>th</sup> century which saw the church being superseded by another and its consequent closure and neglect, to its current community which sees it delivering a once-again thriving role in the 20<sup>th</sup> and 21<sup>st</sup> centuries. The development and fortunes of the church match the development and fortunes of Teddington itself and help tell the story of the parish.</li> <li>- Due to the building of the vast St Albans nearby, it has resisted the fate of many old village churches within London which were rebuilt in the late 19<sup>th</sup> century. It therefore preserves the appearance and feel of a local village church serving a Middlesex village.</li> <li>- The church is associated with an unusually large number of key individuals of national significance, some of whom are commemorated within the building's 40 inscriptions and</li> </ul>

	<p>monuments dating from the 16<sup>th</sup> century onwards. These individuals include Sir Orlando Bridgeman (c.1606-1674, Lord Keeper of the Great Seal to Charles I), Thomas Traherne (c.1620-1674, one of the great mystical writers of the Church), Stephen Hales (1677-1761, Curate, internationally-recognised scientist), Peg Woffington (1720-1760, actress), John Walter (1739-1812, founder of <i>The Times</i> newspaper), Queen Adelaide (became Queen in 1830 alongside King William IV), Richard Doddridge Blackmore (1825-1900, author of <i>Lorna Doone</i>) and Noel Coward (1899-1987, playwright and performer).</p>
9.3.0.	<p><b>The Present Congregation, Services and Other Activities</b>  In the 2011 census, the population of Teddington was 10,330 having grown 7.5% over 10 years with a particular growth in the number of young families. In the last 5 years the size and structure of the congregation has reflected this change. In April 2017 there were 452 names on the Electoral Roll (an increase of 21% from 2014) and more than 100 children on the Sunday School register.</p> <p>A vibrant programme of services is held in the church throughout the week to meet the needs of the flourishing and wide-ranging congregation.</p>
9.4.0.	<p><b>Sunday Services</b>  On Sunday, the long standing 8am and 10am Parish Eucharist (with Sunday School) were added to in 2012 with the introduction of a 9am All Age Service to meet the needs of young families in particular. The introduction of the 9am service has not detracted at all from other services and has been successful at drawing in additional families who might not otherwise come. The burgeoning Children's Church (Sunday School) meetings are held in the near-by St. Mary's Parish Hall. The congregation begins worship together after which the children are chaperoned across the main road to the hall, returning to the church in time for Communion.</p> <p>Sunday attendance is substantial and growing, with the following average attendance:</p> <p>8am – 10 adults  9am – 40 adults, 40 children  10am – 100 adults, 30 children  Total – 150 adults, 70 children (c. 7,800 adult, 3,640 children Sunday visits to the church per annum).</p>
9.5.0.	<p><b>Other regular services</b>  Weekly mid-week Eucharist  Weekly Toddler Service, called Church Mice attended by approx. 20 families.  Bi-monthly Choral Evensong – attended by 90-100 people.  A monthly service of Wholeness and Healing attended by a modest but growing group.  Occasional Ecumenical services – attended by 80-90 people.  Festival Services – heavily attended by e.g. 150 people.  School services – most local schools visit throughout the year in addition to the church school, particularly around Harvest, Christmas, Christingle, but also at other times.  Morning and Evening Prayer are said most weekdays</p>
9.6.0.	<p><b>Easter and Christmas</b>  A heavily attended programme of Lent and Holy week services including the Maunday Thursday Vigil, 3 hour Good Friday Liturgy, a Dawn celebration on Easter Sunday with breakfast and a main Parish Communion.</p> <p>School and community carol services throughout Advent, major evening Advent services with orchestra and augmented choir, 3 Christmas Eve Crib services, Midnight Mass, Christmas Day and New Year's Day. Between Christmas Eve and Christmas Day, 1,800 people cross the threshold.</p>
9.7.0.	<p><b>Festival Services and Community Services</b>  All festival services tend to be heavily attended by not only the typical congregation but also uniformed organisations, occasional visitors, guest choirs and occasionally community groups.</p> <p>Mothering Sunday  Sea or River Sunday  Termly Child Led Sundays  Education Sunday  Christian Aid Sunday  Harvest</p>

9.8.0.	<p><b>Life events</b></p> <p>On the majority of Sundays there is also a Baptism following the 10am service, with others taking place at other times. In the last year there were 53 baptisms held in the church, 8 weddings and 38 funerals. Such events are, of course, key to the community and to the role the church plays within its community. They are also times when the church is extremely busy, with 250+ plus people, and which it can struggle to accommodate within its existing structure.</p>
9.9.0.	<p><b>Other Activities which are held in the Church.</b></p> <p>Alongside prayer and worship, the church is frequently the venue for many other activities. The following is from the church calendar in 2017 and gives a sense of the volume and range of activity:</p> <ul style="list-style-type: none"> <li>- concerts</li> <li>- lectures</li> <li>- open debates</li> <li>- choral workshops</li> <li>- children’s holiday drama club performance</li> <li>- Pentecost week long prayer stations interactive experience</li> <li>- Bi-annual flower festival</li> <li>- churchyard teas</li> <li>- special sporting event celebrations</li> <li>- fundraising</li> <li>- children’s tours of the church</li> <li>- children’s workshops</li> <li>- school and pre-school educational visits</li> </ul>
9.10.0.	<p><b>Hire of Church Facilities</b></p> <p>The church has a Parish hall which is located a few minutes away and across a very busy road from the church. The hall is used for a huge range of community activities and is utilised to capacity almost every day by a nursery, children’s groups, dance and fitness groups, craft and discussion groups, support meetings, Scouts and Guides, birthday parties and more. In addition it’s used as a base by local annual Fair organisers. The community in Teddington and the role of the church within it, is thriving and expanding in many ways.</p>
9.11.0.	<p><b>Public Access to the Church and Churchyard</b></p> <p>The Church yard is open to the public at all times. The path which runs along the south side of the Church has been adopted by many local people as their chosen route to the local bus stops, the river and to work. The Church is normally open from 9 a.m. to 5 p.m. every day for all to enjoy and contemplate. The recent introduction of internal glazed doors into the main west entrance lobby and the small south entrance lobby, enable visual access to be available throughout daylight hours.</p>
9.12.0.	<p><b>Why we wish to extend the church, what we want to do and ‘why now’?</b></p> <p><b>Why</b></p> <p>We have described the significance of the church and its growing use within the expanding congregation and wider community. We welcome and embrace this growth and interest, but:</p> <ul style="list-style-type: none"> <li>- There are currently no toilets at the church and only one old and poorly-situated sink.</li> <li>- There is no space for meetings, group work or contemplation away from, but close to the single space of the church building.</li> <li>- Although the nearby St Mary’s Parish hall has good facilities, it is situated across a busy road and it is already fully-booked so we cannot expand our activities any further. For example, at present the Children’s Church meets in the Parish Hall, but this arrangement involves chaperoning children, many of whom are under 5 years of age, across the busy Ferry Road. This is time-consuming and is also potentially dangerous.</li> <li>- We recognise the national trend towards an ageing population and we do not feel it is appropriate to ask our visitors and worshippers, of all ages, to navigate a busy road during services should they need to use the facilities in the Parish Hall.</li> <li>- We also want to create space close to the Church so that our activities can take place in both adjacent to and indeed within the beautiful contemplative space of the religious building. We feel that our workshops, talks, Bible Study sessions etc. will have greater meaning, poignancy</li> </ul>

and resonance if they can within and besides the naturally inspiring religious and historic building itself.

- We are struggling to meet demand and to provide facilities that are expected as a minimum for the people we serve. The Parish Hall is fully booked, many services are full to capacity and we simply need more space to provide the service we wish to our congregation and community. Both our ambition and local demand means that we could accommodate a larger variety of activities and meetings than we are able to at the moment. This could include more activities for local school groups on the history and iconography of their local church, addiction or grief support, exhibitions and choral workshops.
- New enhanced facilities would provide not only vastly better comfort for regular worshippers, visitors, choir and clergy alike but it would also enable even greater spiritual outreach to the community. Our church is very special, but the time it is possible for anyone to spend in it is significantly curtailed by its lack of amenities. We wish to change that and enable the church to be as full of joy and devotion at all times, as it is on Sunday mornings

9.13.0. **What**  
 The facilities we wish to provide are detailed in the plan below and comprise the following:  
 [floor plan of existing church and new extension]

**1. Lavatory Accommodation.**  
 At present there is no lavatory accommodation at the Church. Although the lavatory accommodation in the near-by Parish Hall is usually open, restricted ‘comfort access’ means that our meetings are frequently very short or are continually subject to interruption. Lack of a lavatory is particularly problematic for major services such as Advent, Christmas or Easter, parade services, as well as baptisms, weddings and funerals, where there are many visitors who may have travelled for some time or many more people who are less familiar with the church. The proposal includes two lavatories, one universally accessible.

**2. A multi-purpose space to accommodate 20 – 25 people.**  
 At present it is just possible to accommodate our growing congregation within the Church. However, there is no room in which we can easily hold small meetings, re-locate the Children’s Church so that children do not have to cross a busy road to attend, hold bible study classes, set up a crèche or other informal gatherings. This space would include kitchen facilities (below) and would incorporate two large window panels with views out into the Churchyard.

**3. Kitchen Facilities.**  
 We wish to be able to offer some hospitality to people attending the Church. We do not plan to create a full kitchen facility, but need to be able to offer hot and cold drinks, soup and sandwiches for minimal catering after services or as part of a special event.

**4. Choir Vestry/Second Multi-purpose Space**  
 The current Choir Vestry is a cold, drafty 19<sup>th</sup> century building which is not fit for purpose. It is not comfortable and it does not provide the facilities needed for a modern-day Choir. The Choir performs or practices at least twice per week and is a key part of our worship. The scheme involves demolishing the old Choir Vestry and installing a new one which meets 21<sup>st</sup>-century requirements. Moreover, this space will be divided from the larger multi-purpose space by a folding ‘concertina’ door so that one large space can be created which will be able to accommodate school groups, community organisations and larger groups of adult learners for workshops, talks and contemplative sessions alongside the sacred space of the Church, from which these sessions will take their inspiration.

**5. Improved Storage and facilities for the following:**  
**(a) Clergy robes and the choir robes** as well as linen, banners, candles, etc.  
**(b) Music, musical instruments**  
**(c) Flower Arrangers’ equipment and work space**  
**(d) Storage for chairs, foldable tables** stored on trolleys for ease of setting out and putting away.

**5. Provision of better access.** Our Church is tiny. The Parochial Church Council wishes to make it easier for all members of the congregation to join in our worship and communal activities and to be able to do so in a civilised and comfortable manner. We want to make better use of the worship area in the Church

	<p>by using the north aisle in a more flexible manner. This will involve elegant, movable seating in one area (where there are already dated movable seats) close to the extension which will enable people to flow from the historic building into the new space and beyond into the Churchyard so that, when opportunity arises, we make the best of all our resources.</p>
9.14.0.	<p><b>Why now?</b>  Our congregation is growing and we cannot currently meet demand. We want to be able to respond to the needs of all our people - from the very young through to those of mature years. This issue was identified in 2014 and is now becoming critical. With a growing local family population we need to be able to provide a place for the Children’s Church which is close to the main service held in the Church and with a growing older population we wish to provide facilities which treat people with the dignity they deserve.</p>
9.15.0.	<p><b>How can we be trusted to deliver this significant project?</b></p> <ul style="list-style-type: none"> <li>- We are used to delivering change, sensitively and intuitively as need arises. (9am Sunday Services, courses such as Lent Courses on the Bible in Art, the provision of a Homeless Night Shelter and Memory Cafes for older members of our community etc.).</li> <li>- We have a good track record in delivering large events and projects: In 2017 our ‘Teddington 800’ festival was a 6 month celebration of the 800<sup>th</sup> year of Teddington becoming a parish, with 25 activities such as a lecture, poetry day, history exhibition, play, ball, sports day, flower festival, River blessing, with around 350 volunteers and an estimated 4000 attendees.</li> <li>- We have a loyal congregation who offer significant amounts of voluntary support, be this in running committees, events and activities, or assisting at the Night Shelter. We are fortunate to engage and estimated 120 volunteers with significant experience, expertise, passion and goodwill amongst them</li> <li>- We are being careful to consult all members of the congregation and community on the proposed scheme, seeking their advice and views via Q&amp;A sessions, presentations, local articles, conversations with nearby residents, community groups, historical groups and local councillors.</li> </ul>
9.16.0.	<p><b>Cost of the Project</b>  The cost of the capital build and fit-out is estimated at £650,000 (some public activities will be at additional cost). The church has significant reserves of around £250,000 thanks to generous legacies plus a careful and successful investment strategy. Despite these excellent reserves, a minimum of £400,000 will need to be fundraised for.</p>