

St Paul's Church, Camden Square

Stakeholder Engagement Phase 0

September 2019



Images: <https://posp.co.uk/st-pauls-church/>

Issued by Stet: Elizabeth Parker, Naomi Ferguson & Victoria Maynard

This report takes into account the particular instructions and requirements of our client. It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

Executive Summary

- **Background:** St Paul's Church has served the local community for 170 years. The chapel, hall and gardens are in constant use supporting a thriving congregation and several community groups. The Parish Office hosts clergy, staff and volunteers from across the Parish, while the parsonage provides accommodation for our pastoral assistants. However, the poor state of the current building (built in 1956) limits our ability to serve the community and threatens the continuity of our church in the future. The current building cannot be repaired and urgently needs to be replaced.
- **The project:** The project is still at a very early stage and the Clergy and staff at St Paul's have been reaching out to individuals and groups- including the congregation, neighbours and others in the wider community- to gather ideas and shape the vision for the future.
- **Activities:** Between April 2019 and July 2019, a range of activities and events were run to listen to the community. This included a focus group with community representatives, a survey (available on-line and paper copies), a summer party and exhibition at St Paul's and a stall and exhibition in Camden Square during the Camden New Town Community Festival. These events and activities were advertised using social media, newsletters, posters and the St Paul's website.
- **Feedback- Groups in need:** People fed back that they were excited that a new building could better serve the needs of the community. Key people or groups in need that were identified included Young People (aged 10-13 and 14-18), older people, Pre-school and young children (aged 0-7) and community groups/ everyone. This is an area that requires further investigation to quantify and evidence existing a) needs and b) provision.
- **Feedback- Likes, dislikes and improvements:** Amongst the people who contributed to this first round of engagement, there was overall consensus that the hall and gardens are significant assets to the community. They would like to retain the garden, the size and scale of hall, a functioning chapel (but improved) the large wooden beams in the hall and the stained glass window in the chapel. They would like the future design to have improved facilities e.g. Toilets, storage etc. and a better connection between the internal and external spaces. Some people would like the future building to look more like a church, and others are happy with how it is now.
- **Feedback- Hopes and concerns:** People highlighted that they hope that the new building better serves the community for both religious and secular activities; with improved facilities for a wide range of community events and worship. The quality of the architecture is critically important and they were worried that the new building would be too big, ugly or insensitive to the site. There were also hopes that the new building would be self-funding and financially viable, without being over- ambitious; that the project was driven by a sense of community and church. Hopes and concerns were raised about additional uses (e.g. some people supported accommodation on the site, others did not), construction disturbance for residents and current users of the building and inertia as it was not possible for everyone to agree and gain support from all stakeholders.

Community Brief

Analysis of the feedback from this initial round of engagement suggests the following accommodation is important to include in the outline community brief:

- Retain the Chapel (bigger than currently)
- Retain the Hall (same/similar size and scale as current, retaining the 'light airy' feel)
- Retain the garden (same/similar size and scale as current, retaining the diversity of external spaces but with improved facilities and connections to the square/ building)
- Improved heating, storage and toilets
- Include multi-purpose rooms

Some feedback suggested that a café, wedding venue and/or residential accommodation (e.g. supported care for older people, for church staff, social housing and for sale/rent to generate income) however others disagreed. This is an area for further investigation and reflection.

In terms of the architecture, the following are priorities:

- High quality design - aesthetically, functionally and environmentally.
- Retain the stained glass window from the Chapel, and if possible the wooden beams from hall in the new building

Some feedback suggested that the new building should look more like a church, others disagreed. This is an area for further investigation and reflection.

This outline brief will need to be reflected back to stakeholders to verify and refine the scope.

What is a project brief?

The **Project Brief** is a written statement that can vary from a single page to a multiple volume set of documents. The **Project Brief** describes the requirements that need to be reconciled and accommodated, and is used as the basis for the design, and subsequently constructed as a building or other structure.

There are four key areas of investigation that form part of the early stages of the project: the core client brief, the community or wider stakeholder brief, the technical input and the financial viability matrix. The different requirements come together iteratively to form the **Project Brief**.

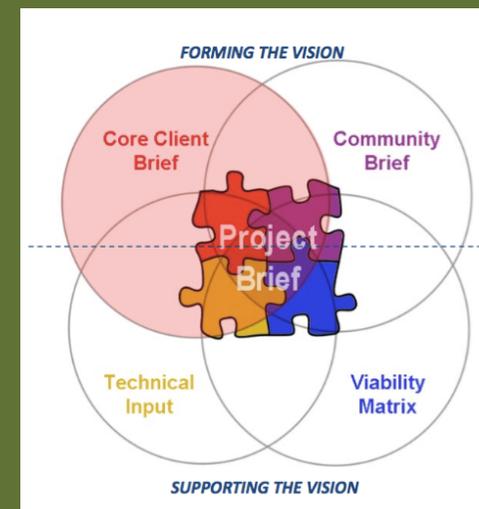


Image: David Clare, Habitat for Humanity

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Background

- St Paul's Church, Camden Square is located in the Parish of Old St Pancras. Within the Parish, St Paul's works as a Team with three other churches: St Michael's Church, Camden Town, St Mary's Church, Somers Town, and St Pancras Old Church.
- St Paul's Church supports a thriving community; providing the local area with a small and peaceful chapel, community spaces, a large hall, a kitchen and two spacious gardens. St Paul's is also used as the Parish office.
- In 1849 an impressive gothic revival church designed by Ordish and Johnson to house congregations of 1,200 was located on the site. However, following bomb damage during World War II the original church was demolished and a new community hall and connecting chapel replaced was built to replace it in 1956.
- After over 50 years of service, the building has reached the end of its useable lifespan. A Quinquennial Inspection(QI) report in 2017 noted significant structural problems, the degraded condition of the roof and a failing drainage system. A QI is a mandatory five-yearly inspection of the church building which is required by church law.
- The dilapidated state of the building poses a significant risk to the continuity of worship and community spaces that St Paul's provides.
- Team Rector, Fr James Elston and his team are exploring the feasibility of different options available- e.g. repair, rebuild, moving site etc. An essential part of this review is to engage with key stakeholders.

About this document Purpose

- This document details the stakeholder engagement activities and findings for RIBA stage Strategic Definition (0).
- This report covers the time period April-August 2019. This report was prepared by consultants Elizabeth Parker, Naomi Ferguson and Victoria Maynard.

The purpose of stakeholder engagement on the St Paul's project is:

1. to **listen** to current and future users of the building and local residents to understand their ideas and requirements... *in order that the building meets their needs;*
2. to maintain and **build strong relationships** with local residents and other stakeholders ... *in order to develop a sense of shared ownership and pride, building the foundations for future engagement.*
3. to ensure that all key stakeholders are kept **informed** about the progress of the project ... *in order that changes and decisions are clearly and transparently communicated.*



Methods of Engagement

A wide range of methods of engagement were used at St Pauls in order to coordinate with the various stakeholders using the most suitable approaches:

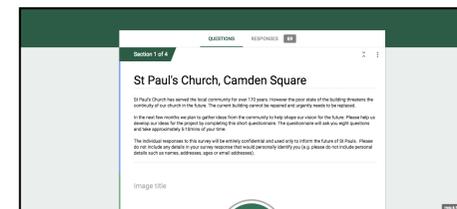
- to **listen** to current and future users of the building and local residents in Stage 0 we undertook surveys, focus-groups and feedback posters at church and community events.
- to maintain and **build strong relationships** with local residents and other stakeholders we reached out via email and telephone and door-to-door distribution of newsletters.
- to ensure that all key stakeholders were kept **informed** about the progress of the project we maintained an up-to date website page on the Parish website, used social media, church newsletters, posters and letters (for local residents) and had an exhibition.



Posters, newsletters and website



Focus groups/Feedback Posters



Survey

List of Activities

To Listen activities included:

- Focus group with key informants* 16-Jun-19
- Exhibition and Feedback posters at St Paul's Church Summer Party* 30-Jun-19
- Exhibition and Feedback posters at Camden New Town Community Festival* 14-Jul-19
- On-line survey* Jun-Jul 2019

To maintain and build strong relationships activities included:

- Emails Jun-19
- Door-to-door distribution of newsletters Jun&Aug19

Keeping informed activities included:

- Up-to date website page on the Parish website Mar-Aug 2019
- Social media Mar-Aug 2019
- Church newsletters Mar-Aug 2019



*Feedback from the *to listen* activities documented in this report

Focus group with key informant findings

Focus Group: Process

On 16th June 2019 five key informants attended a focus group meeting at St Paul's Church facilitated by Victoria Maynard and Father Guy Willis.

Attendees included representatives from:

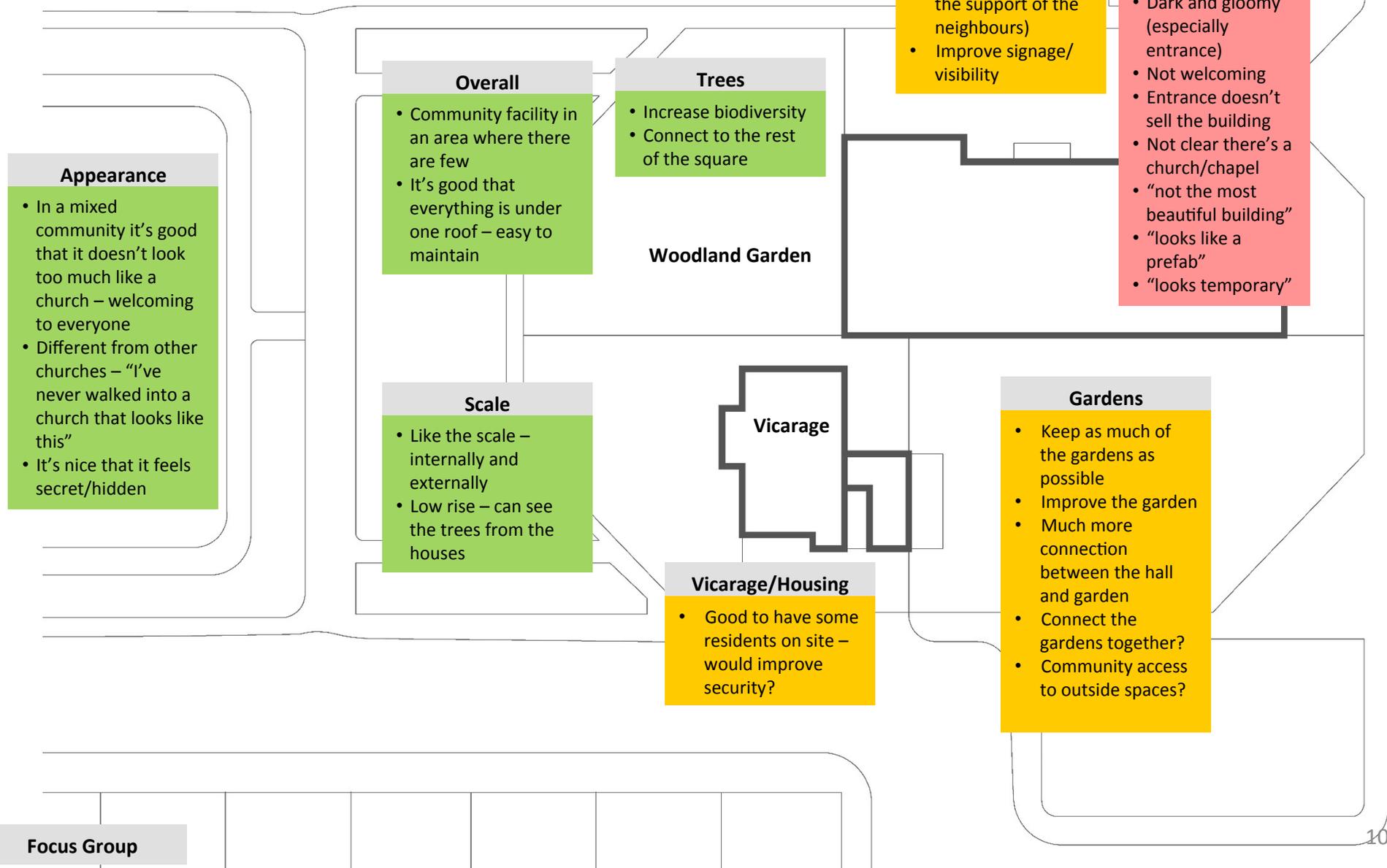
- Neighbourhood associations
- Community groups
- Building users.

Focus group participants were asked:

- Their opinions on the existing buildings and site (likes, dislikes, suggested improvements)
- What groups in the community are in need and what activities, facilities or services could be provided to support them
- Their hopes and concerns for the future of St Paul's.

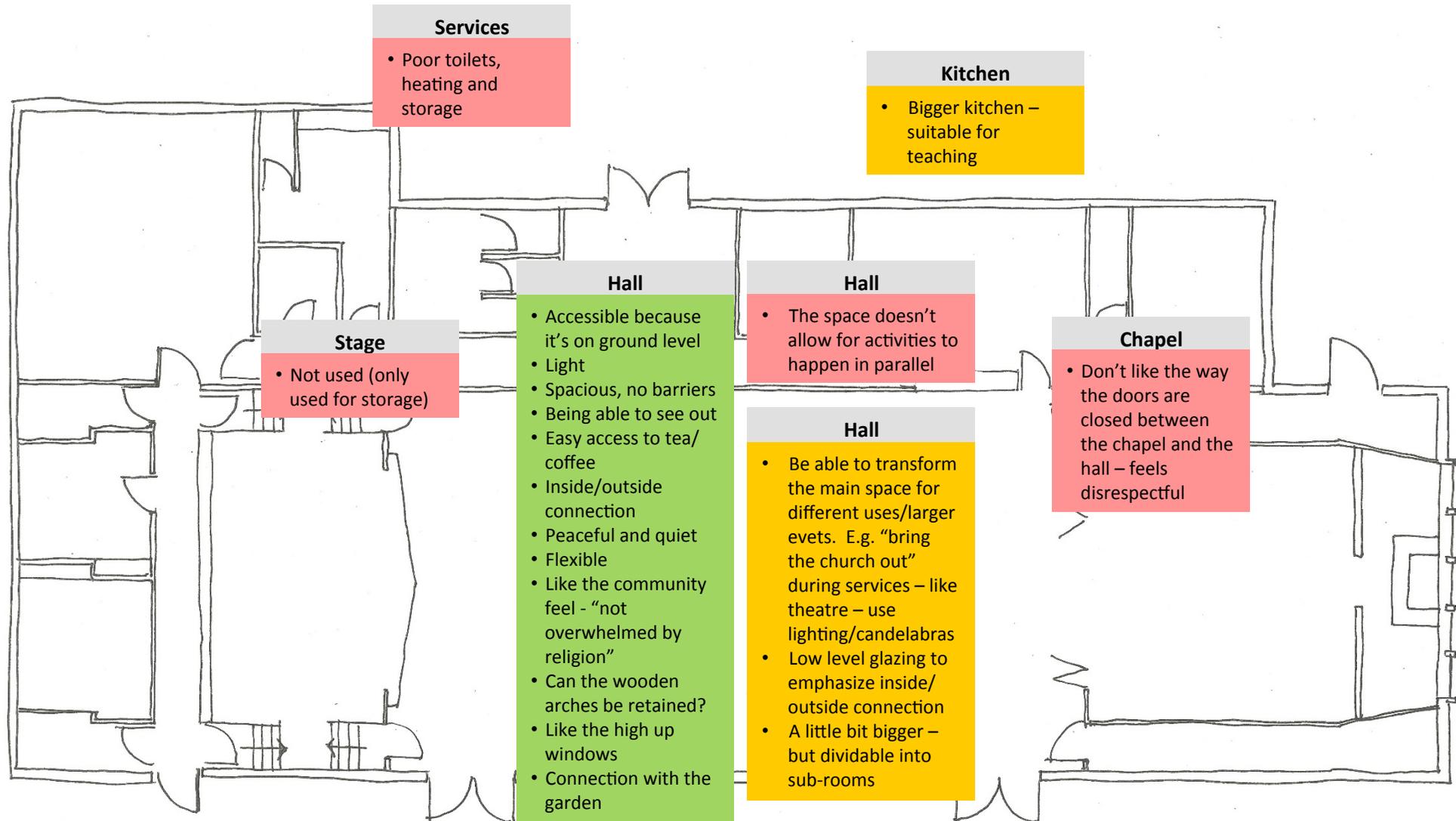
What do you think about the existing site?

Likes, dislikes, suggestions for improvement



What do you think about the existing building?

Likes, dislikes, suggestions for improvement



What groups are in need?

What activities/facilities/services could St Paul's provide?

Other comments

Does the area need a nursery?

Irish Centre provides free meeting space to community groups and a bar

Storage for the equipment for groups (e.g. tai chi, cheerleading). Some locked/private, some not.

Existing food bank is very well used/oversubscribed

Nurseries and youth clubs need dedicated (not shared) space

There are lots of needs in the area. More work is needed to identify them.

Young children

Playground (the playcentre in the square often looks closed)

Young people (13-18)

Place to go/meet friends/drop-in
Youth club, table football etc

Music/recording studio
Performance space

Kitchen for learning to cook

Older people

Lunch club
Talks and social events

Small amount of housing

People who use the food bank

Food bank

Cooked meals (could use produce from the garden)

Camden New Town Festival

Space
Tea/coffee
Toilets

Everyone

Wi-Fi, meeting rooms
Spaces for hosting local groups (e.g. ballet, slimming world)
Space for art exhibitions

Hopes and concerns for the future of St Paul's?

We want a building that is bold, ambitious,
stunningly beautiful, sympathetic to its surroundings
Energy efficient (comfort, running costs)
Exemplar green building

Pioneering centre for "green health"
Garden building/retreat
Tree house, kiln, pizza oven
Storage
Roof garden?

Existing groups hope to continue

More open access to gardens
Make more of the relationship
between the hall and gardens

Vibrant community asset
Bring people together
Host local history talks etc.

Bigger congregation

That it falls down

That it closes and is completely replaced with housing.
Loss of social diversity.
We have plenty of housing and only one church hall.

New development is too large, too commercial
Increased building footprint, loss of garden
Overlooking
Doesn't maintain character of square

Conflict – can't please everyone

Noise and disruption of development

What to do during construction?
Where should existing groups go?

Increased traffic

Summary

In general the focus group attendees were pleased to be involved, supportive of the project, and had lots of ideas.

There was overall consensus that the hall and gardens are significant assets to the community. It is seen as an advantage that the building doesn't look too much like a church.

Participants felt that:

- The gardens should be retained as much as possible
- The light, space and feel of the hall is good – but it needs much more connection with the garden, and more flexibility to allow for different types and sizes of events.

There was excitement that a new building could better serve the needs of the community and also be an architectural exemplar of community/church/green building while retaining the character of the square.

There were differing views on the appropriate level of development on the site. Some felt previous proposals were “overdeveloped” and “too commercial”. Some thought the existing building is the right size, while others thought it under-used the potential of the site.

More work could be done to identify the activities/services/facilities which the community need.

St Paul's Summer Party findings (Exhibition and feedback posters)

St Paul's Summer Party: Process

On 30th June 2019 St Paul's Church hosted a summer party for their congregation, the wider parish and local residents. Around 50-60 people attended throughout the afternoon.

An exhibition setting out the background and aims of the redevelopment project and initial findings from the on-line survey and focus group was set up. Elizabeth Parker and Victoria Maynard facilitated a 'drop-in' discussion session around feedback posters.



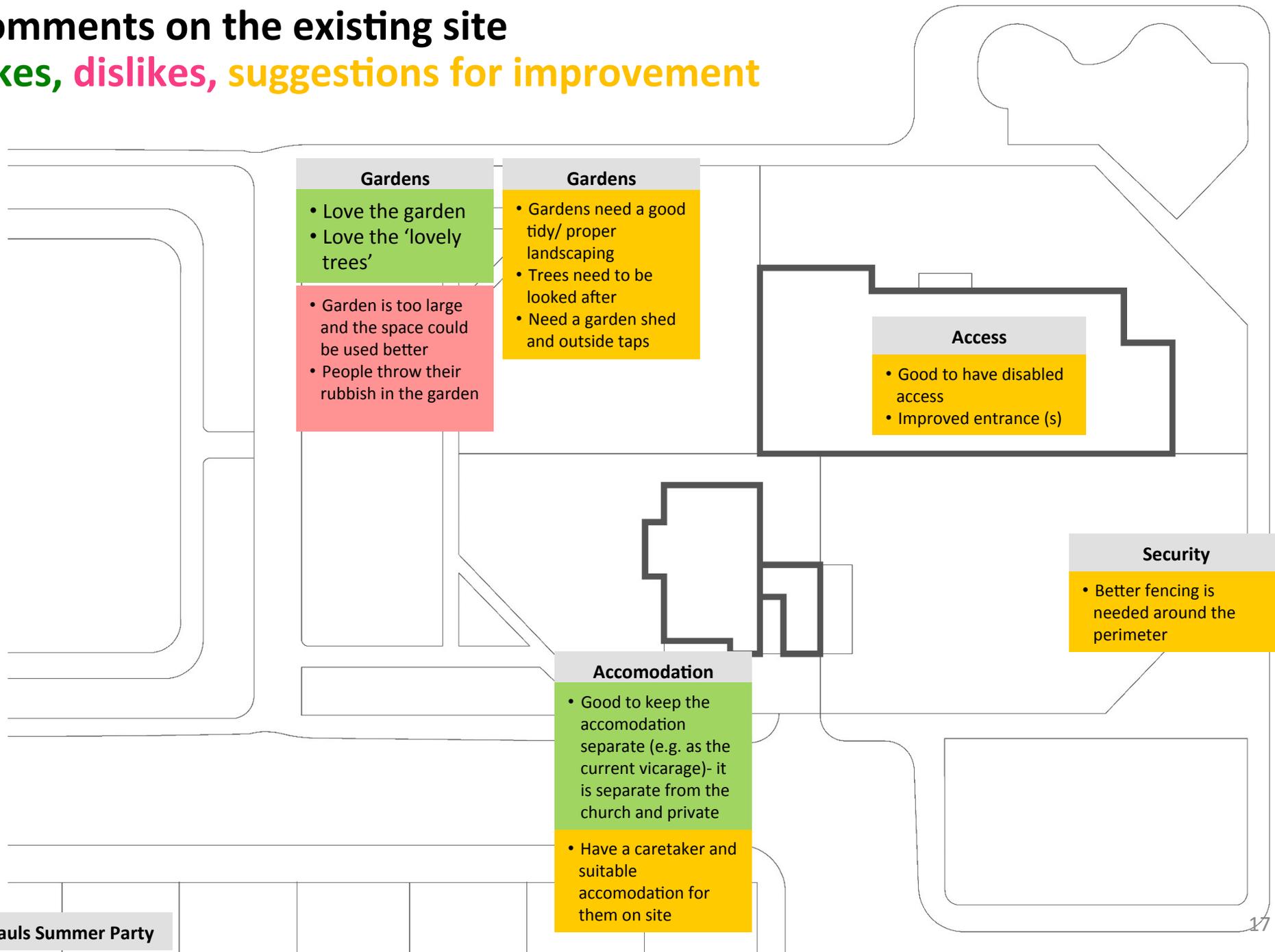
Printed surveys were available for those who had not yet had the opportunity to complete the survey on-line.

During the drop-in people were asked:

- Their opinions on the existing buildings and site (likes, dislikes, suggested improvements)
- What groups in the community are in need and what activities, facilities or services could be provided to support them
- Their hopes and concerns for the future of St Paul's.

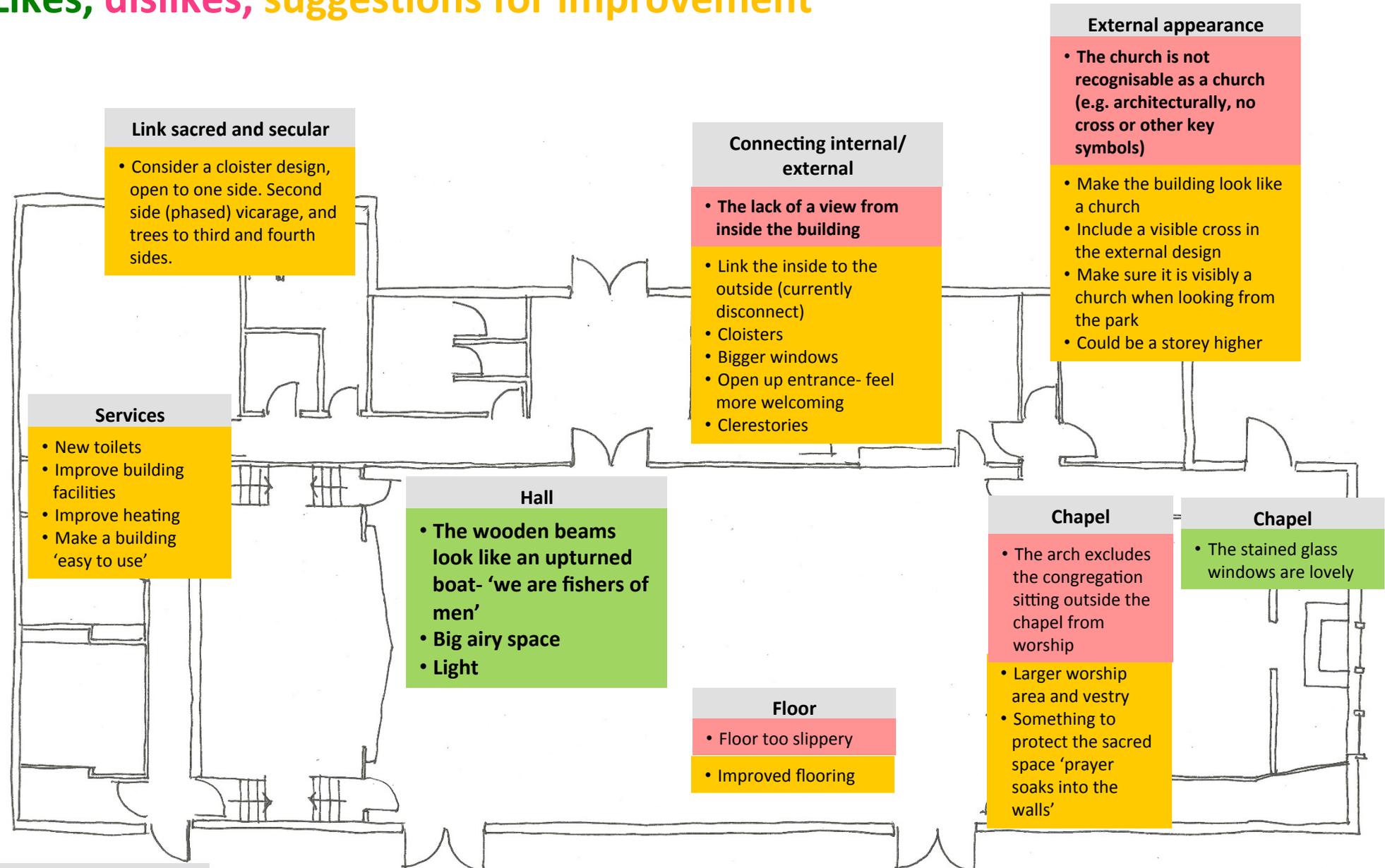
Comments on the existing site

Likes, dislikes, suggestions for improvement



Comments on the existing building

Likes, dislikes, suggestions for improvement



What groups are in need?

What activities/facilities/services could St Paul's provide?

Other comments

Older people

A residential care home

Lunch club
Card and board games
Refreshments

Young people (13-18)

Youth services

Children

Supporting with educational needs
Courses to complement schools, eg drama and literature

People with autism and/or
learning disabilities

A welcome space for people to come together
on 'equal terms'. Not different or special, just ordinary.

We need good homes for older people-
affordable, quality care that they can trust.

There has been a demise in local youth
services in Camden. There are no places for
them.

Community groups

A space for hire (meeting and
activity space)

Carers

A space to come and relax with or
without their cared for

Hopes and concerns for the future of St Paul's?

A beautiful new space for worship

Be an example of good design
Be a busy community hub

That it lacks architectural merit

Be self-funding and financially viable
Be an appropriate size in relation to the rest of the square

That it closes down
That it loses its presence in the community (during and after construction)

Be a beacon of sustainability
Offer more community activities
Have rooms for private hire
Be somewhere we all feel welcome
Have a garden that is just as big and beautiful

That it is ugly
That it is too visually dominant or large
That it is under utilized
That it will not continue as a place of worship
That it will become about profit over community

Flexible space for worship and community use and commercial opportunity, possibly a café or wedding venue*

'Country house in London'*

Be familiar to the congregation, feel that St Pauls is continuing as a better version*

Have a couple of flats- maybe older people*

Please note: hopes and concerns are listed in priority order from respondents on the day. Approximately 10 people voted, which is a small sample size and is not statistically representative of attendees at the event. All hopes and concerns indicated with an asterisk (*) were added during the consultation event and were not voted on.

Summary

There were high levels of support amongst attendees for the redevelopment of St Pauls. There was a sense that it was long over due and would be much welcomed. The current building does not support worship- the chapel is too small to accommodate everyone, leaving some people feeling excluded.

Attendees felt that:

- The gardens should be retained as much as possible
- The light, space and feel of the hall is important. For many the most important feature was the wooden beams in the hall- it would be good to retain them if possible. The stained glass window was also noted for its architectural merit
- There should be a greater connection of the inside-outside.

- It is a disadvantage that the building doesn't look much like a church. Attendees would like the new development to better articulate the church element through its architectural design and/or imagery (e.g. the cross).

Attendees highlighted concerns around the quality of the buildings design- that it would lack architectural merit, be ugly or too visually dominating or large. They hoped that it would be an example of good design, a beacon of sustainability and provide a beautiful space for worship.

Attendees discussed the possibility of including a commercial element to fund the construction and identified a care home, a café, a wedding venue/ rooms for private hire and housing as possible opportunities to explore. They highlighted a concern about profit over community, and were keen that the driver of the project remained community focussed.

**Camden New Town Community
Festival findings
(Exhibition and feedback posters)**

Camden New Town Community Festival: Process

On 14th July 2019 Camden New Town Community Festival was held in Camden Square. In order to reach out to the wider community, St Paul's manned a stall. The event was well attended throughout the afternoon.

An exhibition setting out the background and aims of the redevelopment project and initial findings from the on-line survey and focus group was set up. Fr Guy, Judy Powell, Elizabeth Parker and Victoria Maynard facilitated a 'drop-in' discussion session around feedback posters.

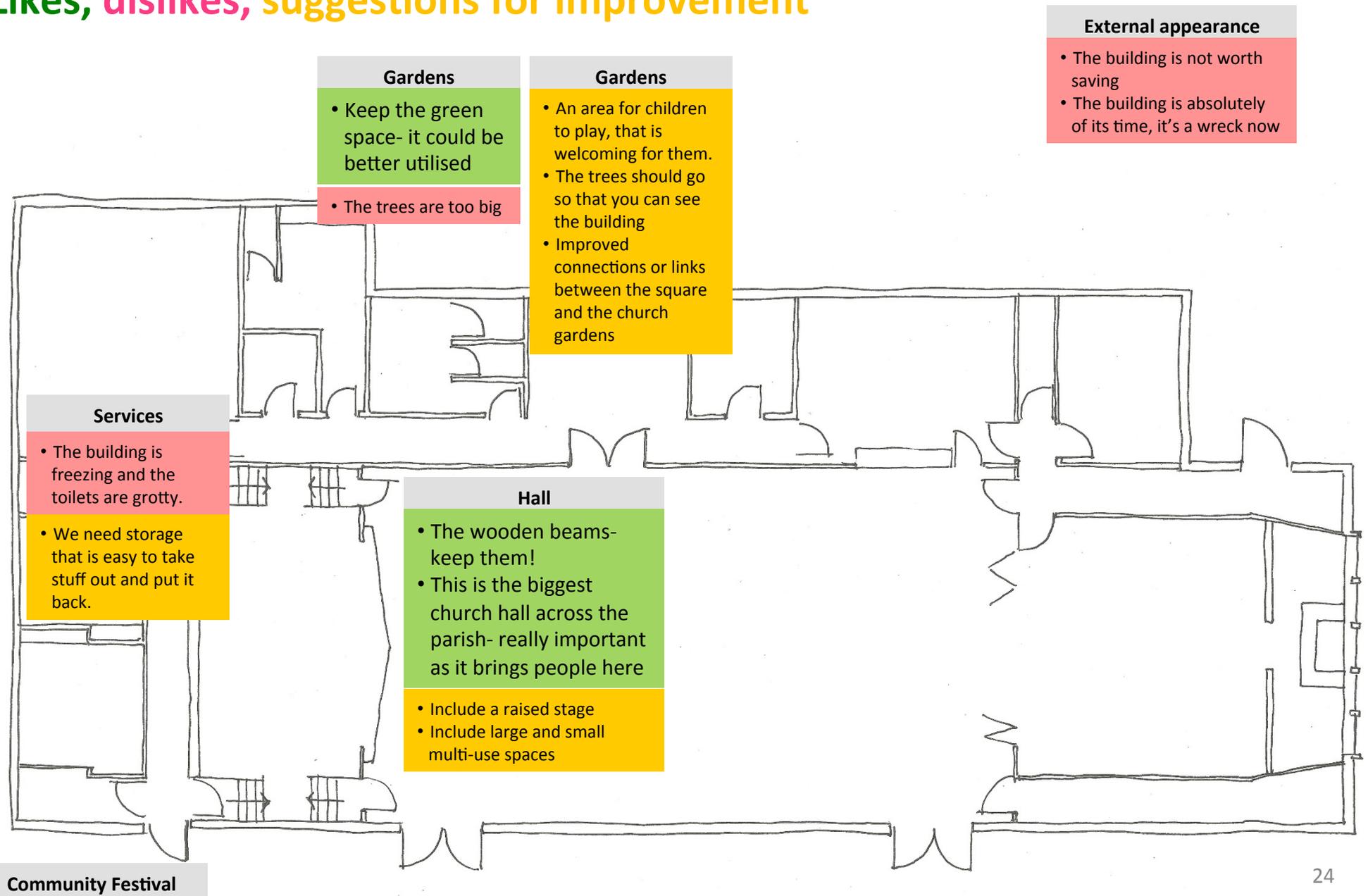
During the drop-in people were asked:

- Their opinions on the existing buildings and site (likes, dislikes, suggested improvements)
- What groups in the community are in need and what activities, facilities or services could be provided to support them
- Their hopes and concerns for the future of St Paul's.



Comments on the existing building and garden

Likes, dislikes, suggestions for improvement



What groups are in need?

What activities/facilities/services could St Paul's provide?

Other comments

Young children

Need an under 5's group

25-50 year olds

'Unconnected people'-
opportunities to meet others.

Everyone

Music groups/activities
'Social prescribing', to help people who are lonely
Interfaith activities e.g. events, dinners etc

It will be important to quantify the needs of old people- e.g. look at what Kentish Town Community Centre is already providing- where are the gaps.

There are lots of community spaces already in the area- need to make sure St Pauls doesn't duplicate

Hopes and concerns for the future of St Paul's?

Mix of social housing and community space
Has a coffee shop, there is a 'social need'

I don't want private housing, only the rich can buy this
Land used for social housing

Building is 'place making' and unique. Says 'I'm here'
Award winning building

We don't want an iconic building (better to blend in)

The building is for religious groups (clear focus)
The hall is a community space
Keep St Paul's for the community
The community space is not 'specialist'
'A missionary hub'

Building is sustainable e.g. collect rainwater, allotments etc.

Noise and disruption of development

Low rise building
Build around the outside of the site, with a central courtyard
The new building should be like a terrace 'talk to the terraces'
Maybe have a tower (like the old church)
The new building relates to the square
The new building matches the height of the existing surrounding buildings

Not scattered/small building

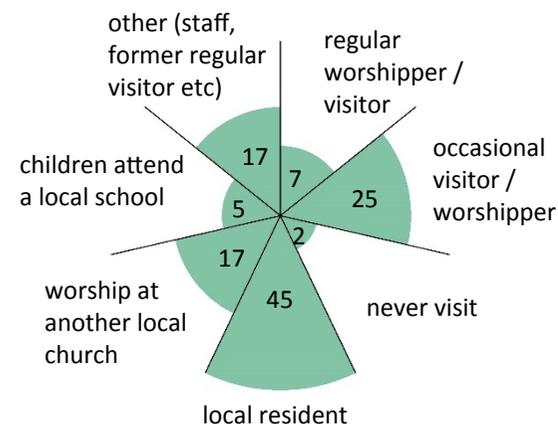
Survey

(on-line and printed copies)

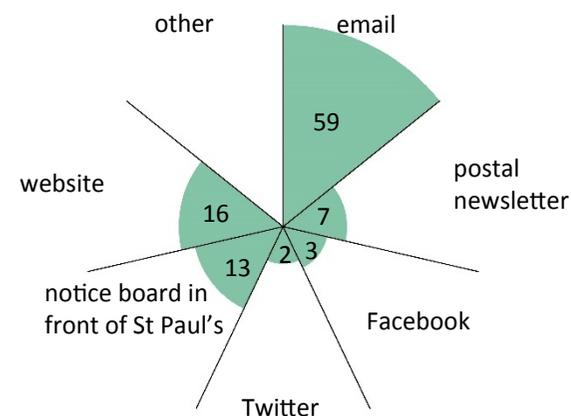
Survey: Process

- The survey ran from the 23rd of May to the 11th of July 2019.
- The survey could be accessed online and paper copies were also available from the parish office. Seventy responses were received, these represented a wide range of stakeholders (see diagram, right top).
- The survey was widely promoted. For example posters were displayed on the large church notice board facing Cantelowes Road and on the fences around the church; newsletters were distributed door-to-door for immediate residents in Camden Square; the survey was promoted within the Parish and the newsletter and survey link was included on the St Paul's website and promoted via social media.

Respondents' connection to St Paul's (more than one category may apply):



Respondents' preferred media for receiving information about the project in the future:



Survey: Process

The individual responses to this questionnaire will be entirely confidential, please share your thoughts freely.

I. About St Paul's Church, Camden Square and you:

1. What is your connection with St Paul's Church in Camden Square? (Please circle any of the following that apply)	I regularly worship or attend events at St Pauls	I occasionally worship or attend events at St Pauls	I never worship or attend events at St Pauls	I am a local resident	I worship at another local Church	I/my children go to a local school	Other.. (please specify)
2. What would be the best way of keeping you informed about future activities happening at St Paul's Church? (Please circle a maximum of 3 options)	Email	Newsletter by post	Facebook	Twitter	Notice board in front of St Pauls	Website	Other.. (please specify)

3. My favourite things about St Paul's Church are... (Please complete in your own words – for example these can be about: the buildings or outside spaces, the activities which happen, feelings you have when you are there, how the building is managed – e.g. opening hours).	1..... 2..... 3.....
4. What I think could be improved about St Paul's Church is... (Please complete in your own words – for example these can be about: the buildings or outside spaces, the activities which happen, feelings you have when you are there, how the building is managed – e.g. opening hours).	1..... 2..... 3.....

- The survey was anonymous.
- Respondents were asked about their:
 - connection to St Paul's
 - favourite things about St Paul's
 - opinion on what could be improved
 - hopes and fears for the future of St Paul's
 - ideas on groups in need of support in the local community and what St Paul's could provide.



II. About the future of St Pauls Camden Square:

5. What are your biggest hopes for the future of St Paul's? What would you like to see?	1..... 2..... 3.....
6. What are your biggest fears for the future of St Paul's? What are you worried or concerned about?	1..... 2..... 3.....
7a. Which groups in the community are most in need of additional facilities or support? (Please be as specific as possible, these can be organised groups, for example 'The Scouts' or they can be un-organised groups for example 'Young people aged 11-14')	
7b. What activities, services or facilities could St Paul's provide to support them? (Please give details)	1..... 2.....
8. Do you have any other feedback or comments to share about the future of St Pauls?	

Many thanks for sharing your thoughts with us.

Comments on the existing site

Likes, dislikes, suggestions for improvement

* Numbers after comments reflect the number of times the comment was expressed

Site in general

- Whole site in need of aesthetic improvement 2
- Don't lose what makes the site distinctive - be wary of making it too "smart" 1

Connections

- the church could be better joined onto the park in a more flowing and pleasing manner 1
- Improve connection of building to garden 1

Gardens

- The outside spaces (in general) 34
- Environmental benefit - positive contribution to local ecosystems 6
- The wild area 4
- the peaceful atmosphere 3
- Its beauty 3
- Its generous size 3
- Its a safe space for children 1
- Community Garden Project 1

Gardens

- General improvement – revamp and tidy 14
- Renew fence for safety and security 3
- Make garden more beautiful 2
- Retain wild area 1
- Improve maintenance 1
- There used to be a lot of concrete where there could be grass instead 1

Playground

- Play equipment in the space between the church and the Square 1

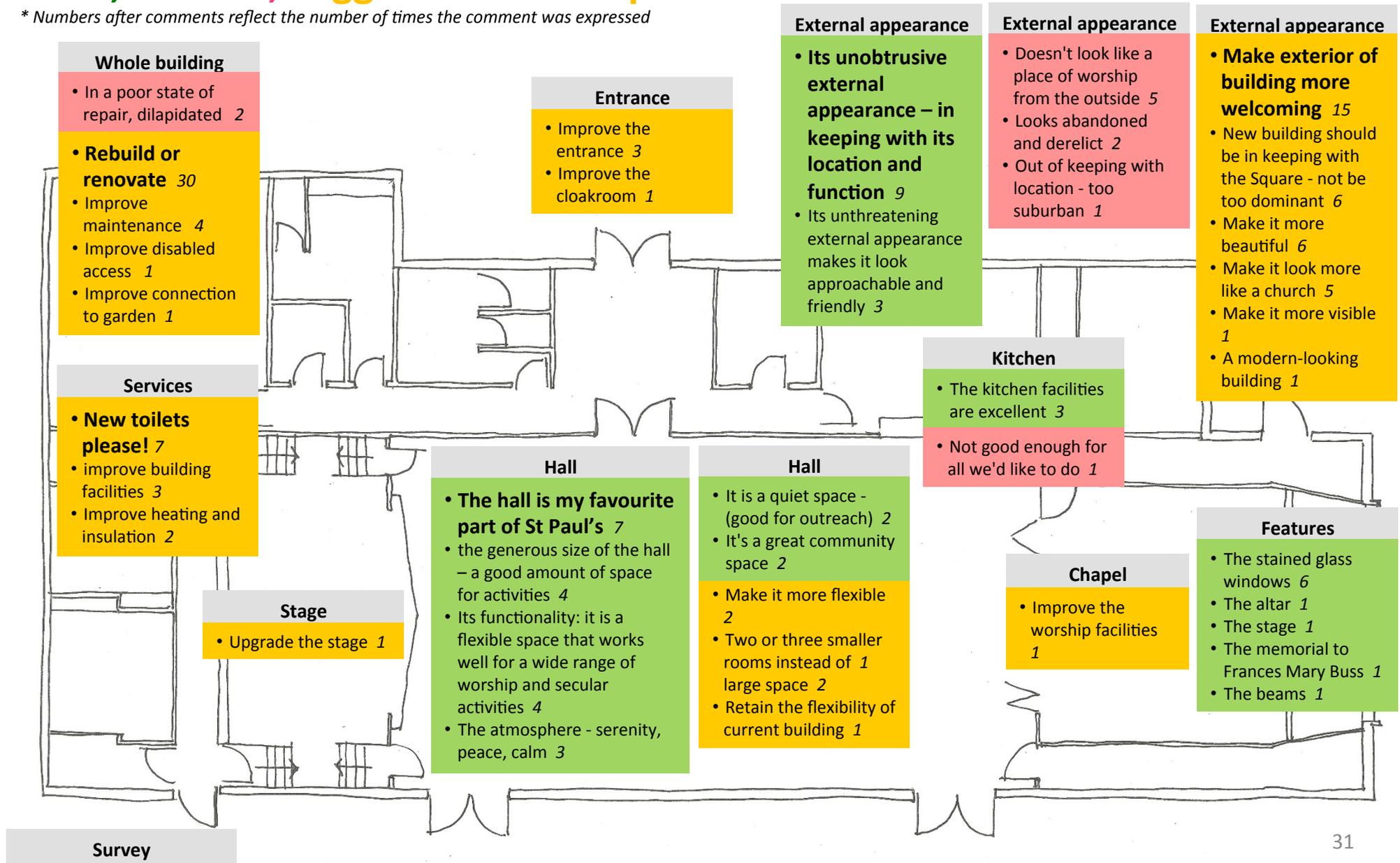
Transport

- Add parking facilities 1
- Use the land just south for a Santander cycle hire scheme dock to alleviate bus congestion on Camden Road and York Way. 1

Comments on the existing building

Likes, dislikes, suggestions for improvement

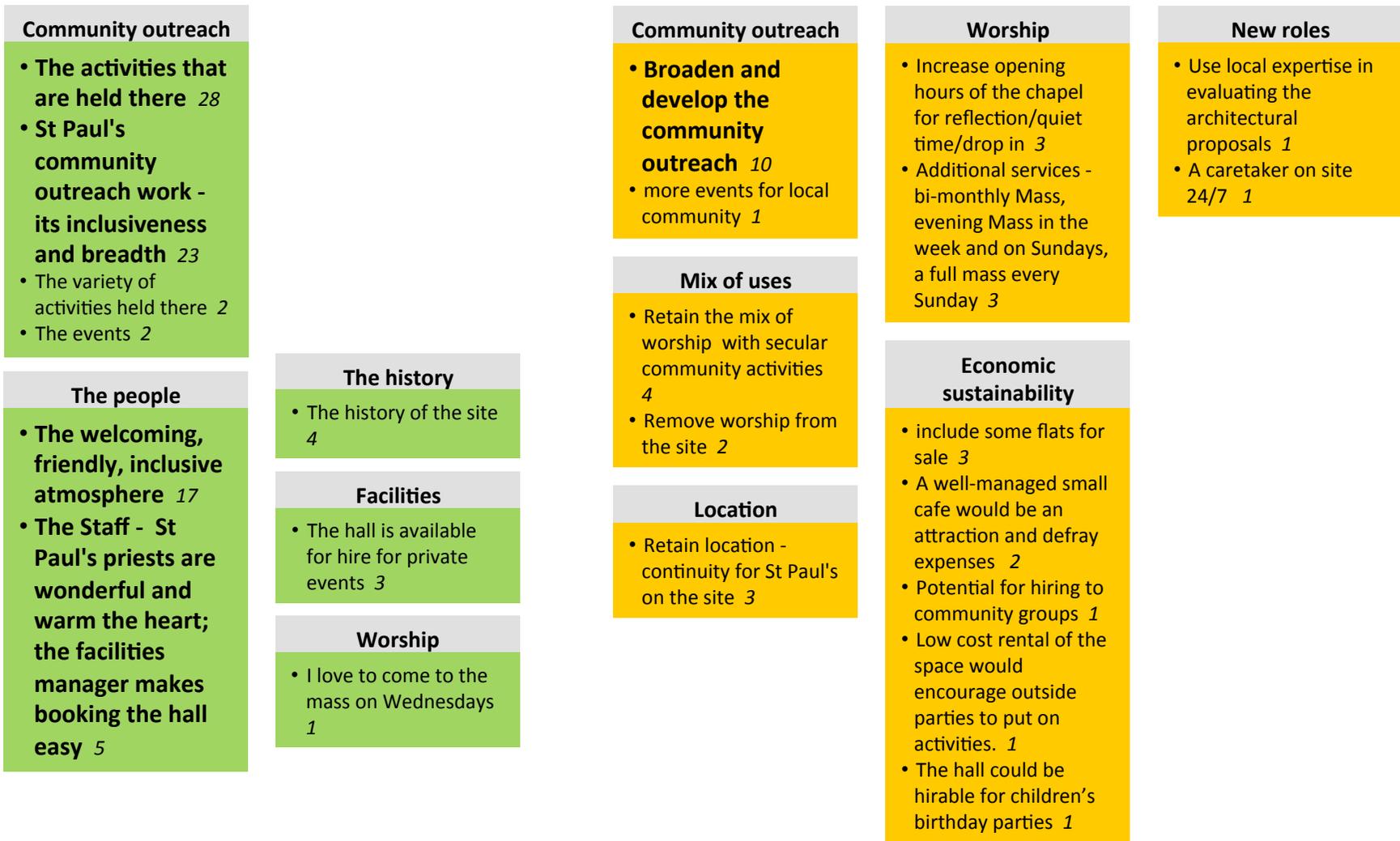
* Numbers after comments reflect the number of times the comment was expressed



General comments on St Paul's (not linked to a specific place)

Likes, dislikes, suggestions for improvement

* Numbers after comments reflect the number of times the comment was expressed



What groups are in need in the local community?

What activities/facilities/services could St Paul's provide?

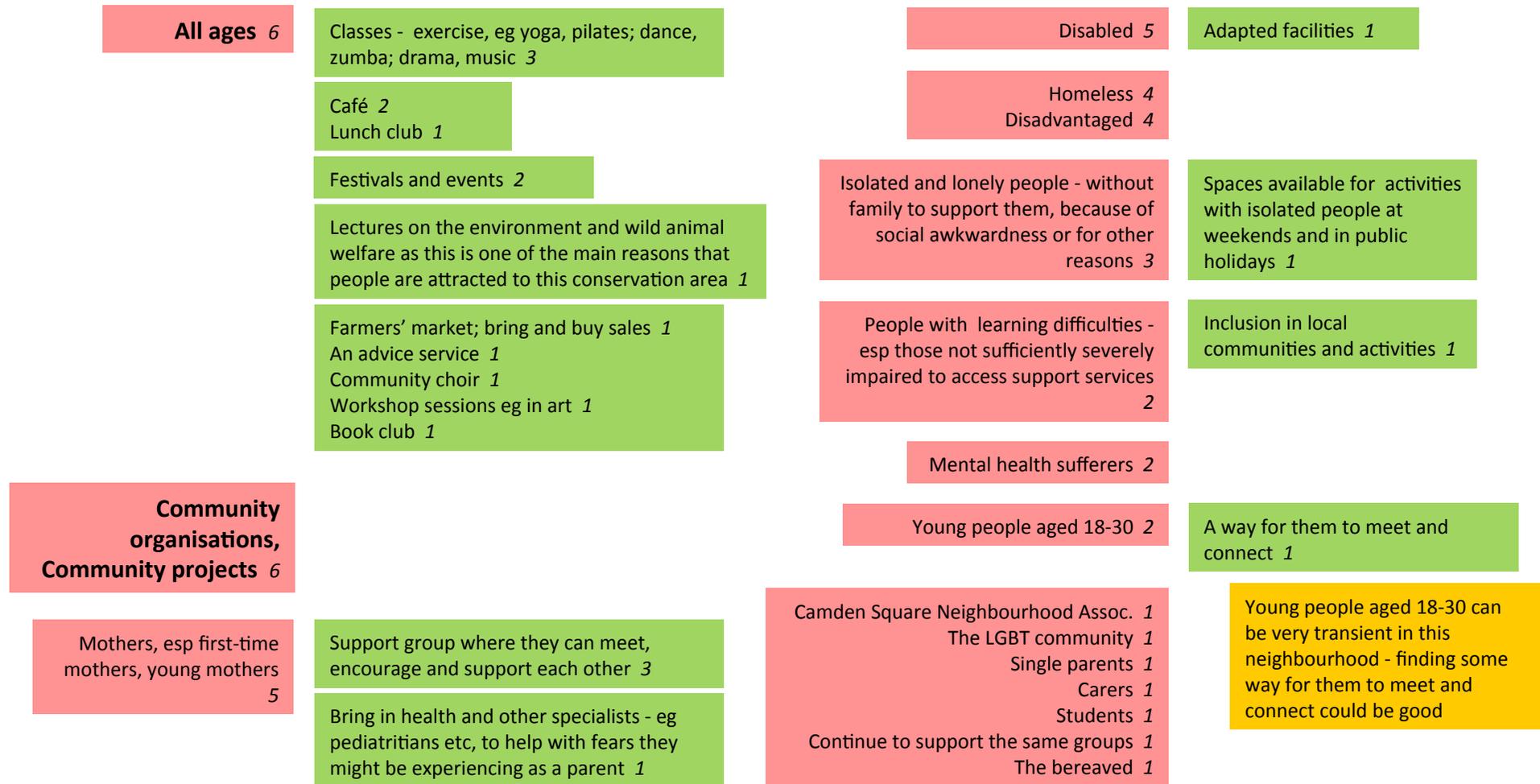
Other comments

<p>Over the last 20 years the number of children living around Camden Square has actually decreased significantly</p>	<p>Young People, children, aged about 10-14 23</p>	<p>Classes – dance, music, martial arts, drama 5</p> <p>Conversation and support and a safe place to explore faith and feelings 3</p> <p>After school groups 2 Cubs/ Scouts/ Guides 1</p> <p>Youth and older peoples' club: young and older people cook and eat together, once every three months 1</p> <p>Club about nature, food and health: kids learn to cultivate food in St Paul's' own garden and then learn how to cook what they've grown 1</p>
<p>I do not think there is a need for more activity for the very young as a nursery is about to open at the site of Rochester Square Temple.</p>	<p>Older people, aged 60+, isolated elderly 22</p>	<p>Lunch club 1 Gentle exercise sessions 1</p> <p>Youth and older peoples' club, see above 1</p> <p>Community hub with spaces that can be flexibly expanded or divided up for different types of activities etc, access to a decent kitchen; sufficient toilet and washing facilities 1</p> <p>treatment sessions - eg massage 1</p>
	<p>Pre-school aged children 7</p>	<p>Baby/toddler groups such as Zip Zap, Monkey Music, etc. 1 Ballet or other dance classes 1 Messy Church 1</p>

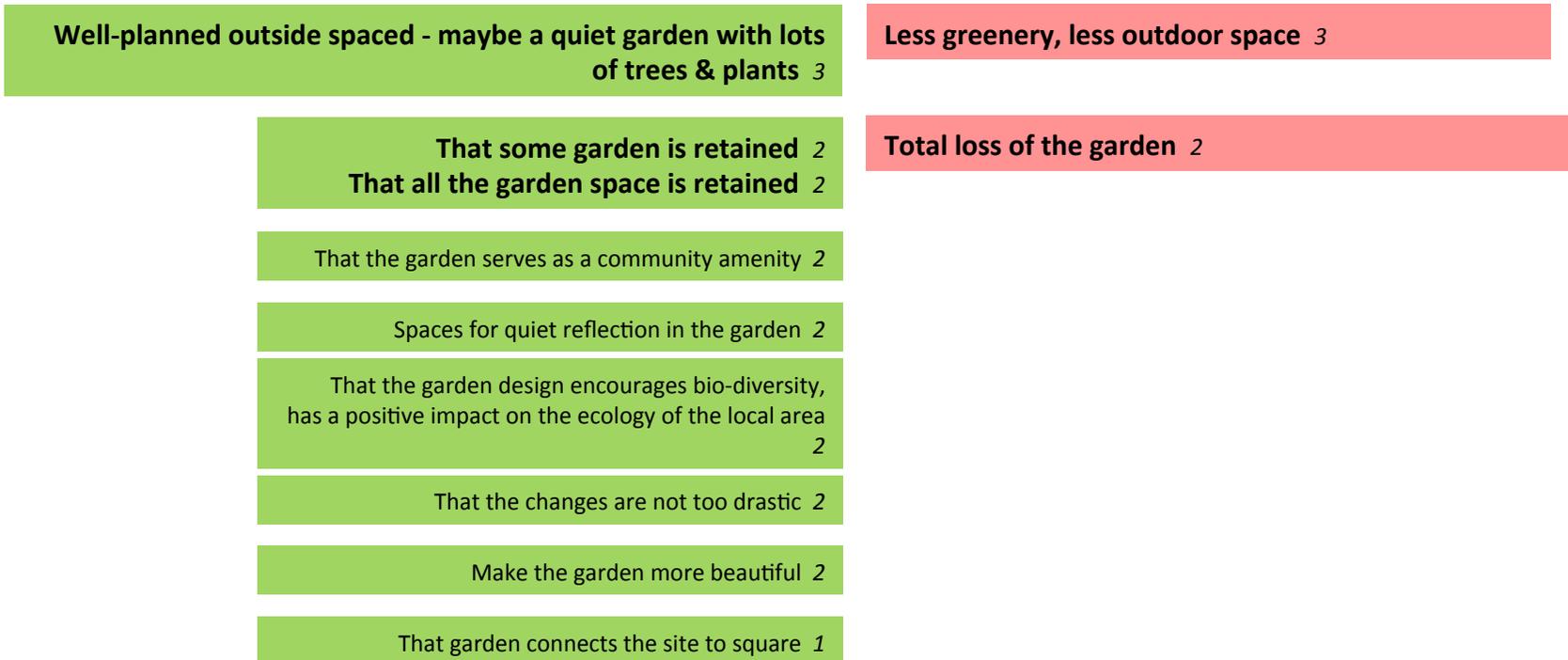
What groups are in need in the local community?

What activities/facilities/services could St Paul's provide?

Other comments



Hopes and concerns for the future of St Paul's: relating to the site



Hopes and concerns for the future of St Paul's: relating to the building

A building that better serves the community for both religious and secular activities; improved facilities for events 12

That a new building is built 11

A building of innovative, high quality architectural design, built with high quality materials 10

That the new building is beautiful inside and out 9

Discreet appearance, in keeping with the architecture of Camden Sq. 8

A modern building 5

New building not too high - max 3 storeys 3

New building same size as existing 3

That the scheme includes a café 3

A beautiful, peaceful, healthy, worship space 3

That it looks like a church 2

New building acts as a local landmark 2

A beacon of environmental sustainability, an exemplar of low carbon design 2

That the scheme includes a residential element:-

Supported living accommodation for the elderly 2

Some housing eg for church workers 1

Some residential accommodation to generate income 1

That an architectural competition is held 1

Rooms for hire 1

Include parish offices 1

That a new chapel would represent the past, present and future 1

Slightly larger central space 1

Renovation of the existing structure not extra development 1

Flexible space for community activities and events 1

That the occupation of the site is over-intensive; building is too big 8

The building deteriorates further, falls apart 6

An insensitive building design out of keeping with the surroundings 6

New building over-dominant in appearance 6

A mixed-use scheme that includes housing 5

That the new building is ugly / unattractive 4

That the new building has no architectural merit 3

A modern design 2

A high building 2

Loss of the serene atmosphere of the building 2

That a new space won't be suitable for rehearsing our group 1

Hopes and concerns for the future of St Paul's: intangible aspects

That the mix of religious and secular activities continues 11

A thriving, warm and inclusive Community Hub 9
A thriving, growing worshipping community 9

That the community outreach continues 8
More community activities 8

A facility that is self funding and sustainable 6

Somewhere all feel welcome, where we make more effort to connect with each other 3

Affordable for community groups to hire 3
building in 24/7 use 3
More events for the local community 2

A church with a rather different theology to the one the parish espouses! We can't find a local church that works for us, as only the extremes of High Anglicanism and HTB evangelicalism are represented locally 2

A safe & secure place for community groups for all ages 1
An income surplus that is used to subsidise community activities and providing opportunities for vulnerable local businesses 1
worship area that is open as much as possible 1
that the development is driven by social and spiritual needs 1

Total loss of St Paul's; St Paul's does not continue;
The land sold off to property developers 20

That over-ambition, or financial concerns, drive the project;
Commercial development and speculators get involved in the project and the church loses control 11

That the project is hampered and unable to realize its full potential - because of a failure to raise funds, to gain support, because of resistance to change 10

St Paul's replaced with luxury flats 7

Loss of community activities; the church to lose its presence in the community 6

That the project is financially unviable or the centre is not financially sustainable in the long term 4
Impact and duration of construction work - on local residents (noise), on elderly users of St Paul's 4

Loss of congregation; that the church withers away 3
That the spaces will no longer be affordable for community groups to hire 3

Loss of the current mix activities on the site 1
The continuation of religious worship on the site – I'd like it to cease 1
Impact on the area of additional cars from increased footfall and from housing if included in the scheme 1

Any other comments

The project

- **I am really pleased that a redevelopment is in the pipeline; Good luck with this vital project** 9
- **St Paul's is an integral part of our community** 4
- **I really hope that the project isn't hampered and unable to realize its full potential - because the church fails to raise funds, fails to gain support, or because of resistance to change in the local community** 3
- **This is long overdue!** 3
- St Paul's provides a friendly and open service for the community - both religious and non-religious 2

The building

- **A new building should not be too dominant in relation to the rest of the square** 4
- The design should be sensitive to the surroundings 3
- Looking forward to having a building that better serves the community for both religious and secular activities; improved facilities for events 2
- Aim to get The Stirling Prize for the quality of the architecture. Get a really decent architect 1

Community engagement

- We look forward to working with the church and its consultants to deliver a successful consultation process 2
- Please share with us a report with the outcome of this survey and the next steps going forward 1
- Effective communication with local residents about the project is really important – through a contacts list and also through the neighbourhood association 1

Mix of uses

- Continue with the mix of religious and secular activities on the site 2
- I hope the community outreach programme continues to grow and to reach more people 2
- There are lots of local churches and it seems to me that much would be gained from consolidating communities with shared theologies (eg yourselves, St Benets, St Silas) and making space for some more diversity. Could this be a space where your parish can work, rather than worship? Where faith can be found in action and community? 1
- There are enough churches in the area what about some social housing? 1
- I'm in favour of change so long as a church is retained in the scheme 1

The site

- I have mobility problems so I haven't been up to the area around the church for a while, but I remember there was a lot of concrete where there could be grass instead, and the church could be better joined onto the park in a more flowing and pleasing manner. 1

Funding

- The last project relied on developer funding, resulting in two extremely large projects being proposed which had no chance of obtaining approval by locals or the Council and damaged the reputation of the Church. In order to succeed this time, the church needs to be less ambitious and secure some funding - be that Church funds, Council funds or public subscriptions etc. 1

Summary

- There was a high level of engagement with the survey, with 70 responses received, roughly two thirds of which were from local residents.
- In general St Paul's was seen as a valuable resource and an important part of the community. Its friendly, welcoming atmosphere was particularly noted.
- The community outreach work at St Paul's was highly valued and many expressed the wish that it would continue to grow. Similarly, there was hope expressed for the worshipping community at St Paul's to thrive and grow. The combination of these two types of activity on the site was broadly seen as beneficial and a model to conserve into the future.
- The gardens on the site are well-liked and valued, both for the uses they are put to – as a quiet haven, a place for reflection, a safe place for children to play, the community gardening project – and for the part they play in the local area – the view of them from the square but also their role in local ecosystems. It was seen as important that green space is not lost in the redevelopment. Suggestions included improving the connection between the building and the garden and the garden and the square.
- The quality of the design of the building was seen as important by many respondents – principally that it should be of high quality –aesthetically, functionally, environmentally - and sensitive to the surrounding context. Suggestions included running an architectural competition and setting a goal to win the Stirling Prize.
- Also reflecting this issue of *quality*, respondents noted serious concerns about the size and scale of a new building in relation to the rest of Camden Square –they were keen that it was not over-dominant, too high, too big, or that too much was fit on the site.
- There was recognition too of the value and urgency of this project in ensuring the future of St Paul's on the site, and in achieving a building that is fit for purpose. While many respondents did not differentiate between renovation or rebuilding, there was widespread awareness expressed of the very poor state of repair of the building.
- At the same time, a significant number expressed concern that the project could be blocked by objections to proposals, by funding difficulties or because the project is financially unviable.
- There were many ideas put forward of groups in need of support in the local community, principally children, especially those aged 10-14; the elderly, with emphasis on those who are isolated; and people of all ages. Although respondents did not always have clear ideas of what to provide for the groups, there were a lot of activities suggested for children and older people, including some innovative ideas such as an intergenerational group in which growing vegetables in the garden would be combined with cookery workshops and shared meals.

Conclusions

Amongst the people who contributed to this first round of engagement, there was overall consensus that the hall and gardens are significant assets to the community. There were a large number of aspects that they liked, some that they didn't and some key areas for improvement.

Existing Building: Likes, dislikes and improvements

- **Garden:** Respondents liked the gardens and wanted to retain them as much as possible. They liked the positive contribution to local eco-systems, the wild-area, the peace, the trees and the beauty. Suggestions for improvements included a shed, outdoor taps, a play area for children, improved connections between the church garden and the square, and a revamp/ tidy.
- **External appearance:** There was mixed feedback about the external appearance of the church. Some respondents liked that it was not highly visible as a church, they felt this made it more of a community building that welcomed everyone. Others fed back that they would like it to look more visible as a Christian place of worship. Suggestions for improvement included improving the entrance (accessibility and signage), making it more welcoming; then depending on the perspective of the respondent, making it look more or less like a church.
- **Facilities:** Respondents identified the poor state of the existing building, in particular the heating/cooling challenges, the 'grotty' toilets and the inadequate storage. Suggestions for improvements included toilets, lockable/rentable storage, a bigger kitchen, insulation and improved heating.
- **Features:** Respondents identified the wooden beams in the hall and the stained glass window in the Chapel as their favourite features of the building. They would like to retain them if possible.
- **Chapel:** Respondents didn't like how the arch excluded the congregation sitting in the hall. They would like improved worship facilities- larger chapel and vestry.
- **Hall:** The size and scale of the hall is valued, people like how light, generous, functional and airy it is. There was mixed feedback on the usefulness of the stage. They would like a future building to have such a hall, perhaps with additional multi-purpose smaller rooms if possible so activities could happen in parallel.
- **Internal/External Connections:** Respondents disliked how the building is not well connected to the garden. Suggestions for improvements included linking the inside to the outside, making the most of the gardens and 'inviting' them into the hall.

Amongst the people who contributed to this first round of engagement, there was excitement that a new building could better serve the needs of the community.

Groups in the community in need

- **Young People (aged 10-13 and 14-18):** Suggested activities included a youth club, music/recording studio, performance space, kitchen for learning to cook, classes, groups/clubs, nature and faith-based learning.
- **Older people:** Suggested activities included a lunch club, exercise, youth-older peoples club, talks and social events, board games/ cards and a residential care home.
- **Pre-school aged children (aged 0-7):** Suggested activities included baby/toddler groups, ballet, courses, supporting with educational needs and messy church.
- **Community groups/everyone:** Classes/ groups/activities, Interfaith activities, a space for hire (meeting and activity), art exhibitions, festivals and events, lectures, farmers market, advice service, choir, book club
- **Other groups:** Included people with autism and/or learning difficulties and/or other disabilities, people who use food banks, carers, first time parents (mothers), homeless, isolated people, especially those 18-50 who can be quite transient.

This is an area that requires further investigation to quantify and evidence existing a) needs and b) provision. For example respondents identified that the number of young people living around Camden Square has decreased significantly in recent years, but there has also been a reduction in youth services. Other local community facilities include the Irish Centre, Kentish Town Community Centre, a new nursery that is due to open soon at the site of Rochester Square Temple

Amongst the people who contributed to this first round of engagement, there was appetite for change. Respondents identified the poor state of the building: 'it is a wreck now' and spoke of their hopes for the future.

Hopes and concerns for the future of St Paul's

- **Uses:** A key hope for many respondents is that the new building better serves the community for both religious and secular activities; with improved facilities for a wide range of community events and worship. This would support a thriving, warm and inclusive community hub and a growing worshipping community. The concerns reflect this; a primary concern is that St Paul's will end up closing and the land sold to property developers. Leading to a loss of community and worship space, and congregation. St Paul's possibly replaced with luxury flats.
- **Architecture:** The quality of the architecture is critically important. The new building should be innovative, well-designed, high quality materials (inside and out), environmentally sustainable and beautiful. Some respondents were keen that the building was 'place making', but a large number of respondents were keen it was discreet, and in keeping with the architecture of the Square. The scale of the new building is also important, with views ranging from keeping it one storey- to a maximum of three (match the height of the existing surrounding buildings). The concerns reflect this; people are worried that the new building will be ugly, lacks architectural merit, be too big, an insensitive design or the site will be over developed and the garden lost.
- **Funding:** People hope that the new building will be self-funding, financially viable and sustainable. The concerns reflect this; that the project will not be viable or financially sustainable long term. However, in the short-medium term, linked to this is a concern that the over-ambition or financial concerns drive the project, and not a sense of community or church.
- **Additional uses:** People hope that alongside church and community activities, further uses for the site could include residential (e.g. supported care for older people, for church staff, social housing and for sale/rent to generate income); a café or a wedding venue. In this instance the hopes do not mirror the concerns; people are worried about the site being a mixed-use development containing housing, especially private housing.
- **Construction disturbance:** There is concern about the impact and duration of the construction works, both on residents (noise, increased site traffic etc.) and on existing users of St Paul's (where will they go).
- **Conflict:** People expressed concern that the building will continue to deteriorate further and eventually fall apart (become unsafe for use). But that the project will be hampered because of a failure to raise funds, gain support due to resistance to change.

Appendix A: Newsletter



St Paul's Church

Parish of Old St Pancras

Project Newsletter 1 – May 2019

St Paul's Church has served the local community for 170 years. Our chapel, hall and gardens are in constant use supporting a thriving congregation and several community groups. The Parish Office hosts clergy, staff and volunteers from across the Parish, while the parsonage provides accommodation for our pastoral assistants. However, the poor state of the current building (built in 1956) limits our ability to serve the community and threatens the continuity of our church in the future.

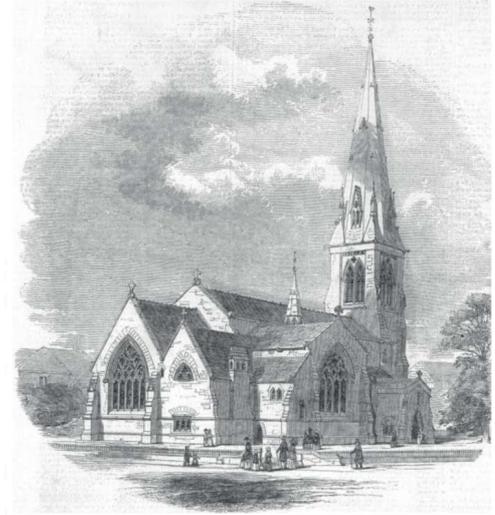
The current building cannot be repaired and urgently needs to be replaced. We hope to rebuild a new community building and chapel, revamp the garden, and replace the church offices and living accommodation. Modern and welcoming new facilities will enable us to meet the needs of current and future generations and help and inspire us to do more.

In the next few months we plan to gather ideas from the community to help shape our vision for the future. We hope to engage with a range of individuals and groups including members of our congregation, our neighbours, and others involved with our wider community. We want to find out what people think of the existing buildings and activities at St Paul's Church, and what people would like to happen here in the future.

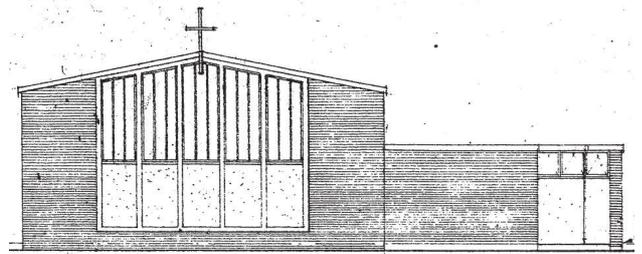
Please help us to develop our ideas for the project by completing a short survey. You can pick up a paper copy from the Parish Office or complete it online at <https://bit.ly/2WSq1nd>. The survey will be open until 11th July 2019. We also have a project webpage, posp.co.uk/st-pauls-church/future, where you can find out more and sign up to our mailing list to be kept up to date with the project and future events and activities. And - a date for your diary - on Sunday 30th June we'll be holding our Summer Festival (Festival Mass at 11:30am followed by a garden party from 12:30 to 3pm).

We look forward to hearing from you, and to working together to develop our vision for the future of St Paul's.

Father James Elston



A Neo-Gothic church on the site was destroyed in WW2



In 1956 today's church and community hall was built



A thriving congregation and community groups use the space today



Sixty years on, and the building urgently needs to be replaced

Appendix B: Poster

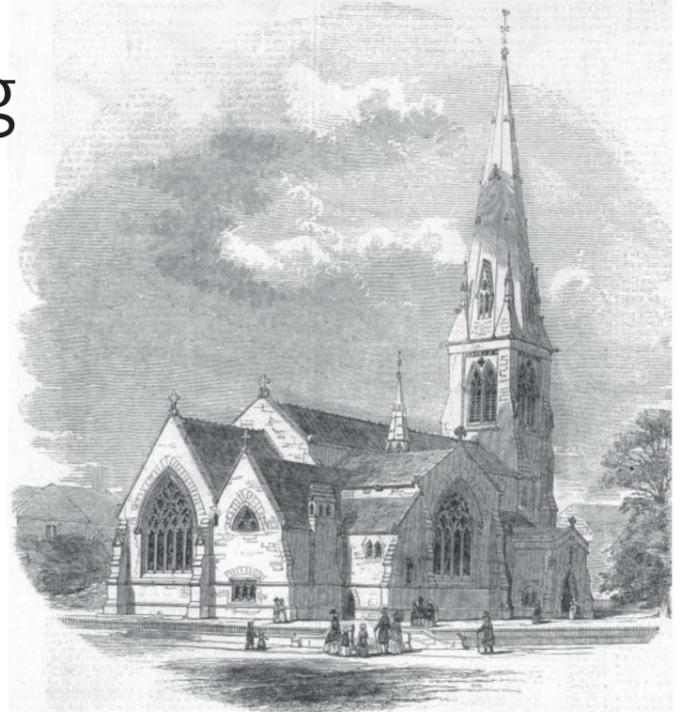


St Paul's Church

Parish of Old St Pancras

St Paul's needs a new building Be part of the conversation

We want to find out what people think of the existing buildings and activities at St Paul's Church, and what people would like to happen here in the future.



A Neo-Gothic church on the site was destroyed in WW2

Visit our website

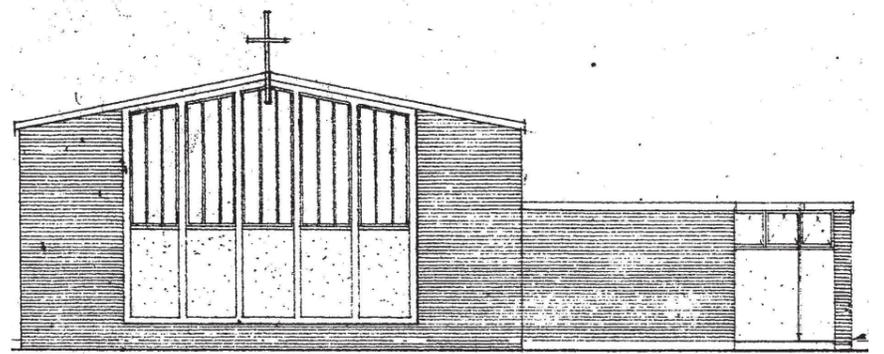
posp.co.uk/st-pauls-church/future

Complete our survey

at <https://bit.ly/2WSq1nd>

or on paper, available from the Parish Office

The survey will close on 11th July 2019



In 1956 today's church and community hall was built

Come to our festival

on Sunday 30th June

Festival Mass, 11:30am, followed by

Garden Party 12:30-3pm



Sixty years on, and the building urgently needs to be replaced

posp.co.uk/st-pauls-church/future

Appendix C: Survey Template



St Paul's Church

QUESTIONNAIRE: St Paul's Church, Camden Square

May 2019

St Paul's Church has served the local community for over 170 years. However the poor state of the building threatens the continuity of our church in the future. The current building cannot be repaired and urgently needs to be replaced. In the next few months we plan to gather ideas from the community to help shape our vision for the future.

*Please help us develop our ideas for the project by completing this short questionnaire (either this paper copy or on-line at <https://bit.ly/2WSq1nd>) before the **11th July 2019**. The individual responses to this survey will be entirely confidential and used only to inform the future of St Pauls. Please do not include any details in your survey response that would personally identify you (e.g. please do not include personal details such as names, addresses, ages or email addresses).*

I. About St Paul's Church, Camden Square and you:

<p>1. What is your connection with St Paul's Church in Camden Square?</p> <p>(Please circle any of the following that apply)</p>	<p>I regularly worship or attend events at St Pauls</p>	<p>I occasionally worship or attend events at St Pauls</p>	<p>I never worship or attend events at St Pauls</p>	<p>I am a local resident</p>	<p>I worship at another local Church</p>	<p>I/my children go to a local school</p>	<p>Other.. (please specify)</p>
<p>2. What would be the best way of keeping you informed about future activities happening at St Paul's Church?</p> <p>(Please circle a maximum of 3 options)</p>	<p>Email</p>	<p>Newsletter by post</p>	<p>Facebook</p>	<p>Twitter</p>	<p>Notice board in front of St Pauls</p>	<p>Website</p>	<p>Other.. (please specify)</p>

<p>3. My favourite things about St Paul's Church are...</p> <p>(Please complete in your own words – for example these can be about: the buildings or outside spaces, the activities which happen there, feelings you have when you are there, how the building is managed – e.g. opening hours).</p>	<p>1.....</p> <p>2.....</p> <p>3.....</p>
<p>4. What I think could be improved about St Paul's Church is...</p> <p>(Please complete in your own words – for example these can be about: the buildings or outside spaces, the activities which happen there, feelings you have when you are there, how the building is managed – e.g. opening hours).</p>	<p>1.....</p> <p>2.....</p> <p>3.....</p>

II. About the future of St Pauls Camden Square:

<p>5. What are your biggest hopes for the future of St Paul's? What would you like to see?</p>	<p>1..... 2..... 3.....</p>
<p>6. What are your biggest fears for the future of St Paul's? What are you worried or concerned about?</p>	<p>1..... 2..... 3.....</p>

<p>7a. Which groups in the local community are most in need of additional facilities or support? s (Please be as specific as possible, these can be organised groups, for example 'The Scouts' or they can be un-organised groups for example 'Young people aged 11-14')</p>	
<p>7b. What activities, services or facilities could St Paul's provide to support them? (Please give details)</p>	<p>1..... 2.....</p>

<p>8. Do you have any other feedback or comments to share about the future of St Paul's?</p>	
--	--

Many thanks for sharing your thoughts with us. We would really like to keep you updated about the developments at St Paul's and the activities we run. Please sign up to our mailing list here: <https://posp.co.uk/st-pauls-church/>

Appendix D: Exhibition

ABOUT THE PROJECT

St Paul's today

St Paul's Church has served the local community for 170 years. Our chapel, hall and gardens are in constant use supporting a thriving congregation and several community groups. The Parish Office hosts clergy, staff and volunteers from across the Parish, while the parsonage provides accommodation for our pastoral assistants. However, the poor state of the current building limits our ability to serve the community and threatens the continuity of our church in the future.

Life of the Church

The church is a small but thriving community with an average of 75 people of all ages using the building and gardens for Church activities each week. These activities include: Twice weekly mass - Weekly Silent Prayer Group - Messy Church (monthly) - Youth Club (monthly) - Weekly Coffee Morning - Community Garden Outreach Project in partnership with St Pancras Hospital -

Additionally, an average of 250 people from the local community use the building each week, attending activities such as: Ballet Classes - Orchestra rehearsals - Slimming Clubs - Tai Ji classes - Youth drama group - Diabetic cookery classes - Annual events such as neighbourhood festivals -



A thriving congregation and community groups use the site today

The future

The aim of the project is to ensure that St Paul's can continue to meet the needs of the community it serves.

To make this happen, we hope to:

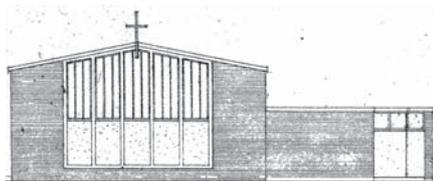
- rebuild the community spaces and chapel and revamp the garden
- create additional spaces to support the functioning of the Parish, including offices and accommodation for pastoral assistants.

Stakeholder engagement

It is vitally important to us to gather feedback from as many people as possible who currently - or might in the future - have a connection to St Paul's. There'll be newsletters, posters and a website page to keep everyone informed, while we'll be gathering ideas, suggestions and concerns through surveys, focus groups, workshops and events. We'll use the information we collect to refine the Project Brief - the document that sets out the requirements for the building design.



A Neo-Gothic church on the site was destroyed in WW2



In 1956 today's church and community hall was built



60 years on, and the building urgently needs to be replaced



A brief history

1849 - A Neo-Gothic style church is built, forming the centrepiece of the square.

1956 - Following bomb damage to the church, a new community hall, chapel and parsonage are built.

2003 - St Paul's becomes part of the new Parish of Old St Pancras.

2008 - John Kerr Associates is commissioned to design a church and housing scheme on the site. The designs cause disquiet and plans are put on hold.

2011 - the criticisms of the 2008 plans are used to design a new mixed-use scheme, unveiled in May '11.

2017 - The building is found to have significant structural problems.

2018 - Fr Elston proposes a new project to meet the needs of the community by rebuilding this much needed community hall and chapel.

2019 - Consultation begins on the new project.



FEEDBACK: Focus Groups

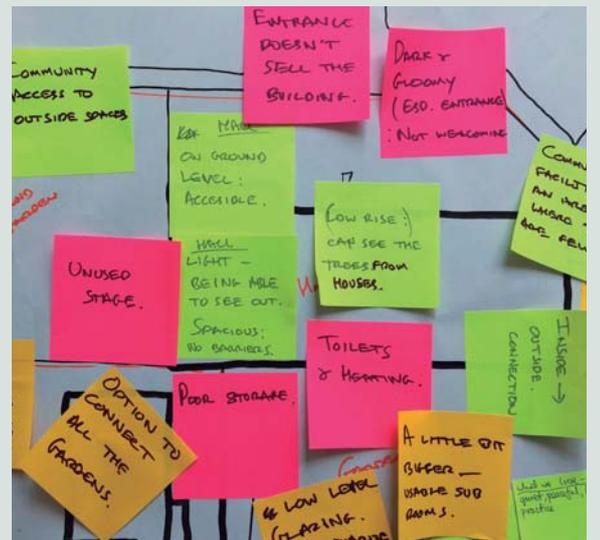
Sessions held on 16-06-19

About the focus groups

On 16th June 2019 five key informants attended a focus group meeting at St Paul's Church. Attendees included representatives from neighbourhood associations, community groups and building users.

They were asked:

- Their opinions on the existing buildings and site (likes, dislikes, suggested improvements)
- What groups in the community are in need and what activities, facilities or services could be provided to support them
- Their hopes and concerns for the future of St Paul's.



Headline findings

- Dreary, hidden, uninviting
- The hall and gardens are significant community assets
- Trees/gardens should be retained as much as possible
- Can there be more community access to the gardens?

the site

the building

- Good that it doesn't look like a church
 - welcoming to everyone
- The light, space and feel of the hall is good
- The hall needs much more connection with the garden, and more flexibility to allow for different types and sizes of events
- The kitchen, toilets, heating and storage need to be improved

- young children need a playground (the play centre in the square is locked)
- young people need somewhere to go, meet friends, have fun, learn new skills
- older people need lunch/social clubs and activities
- the whole community could use spaces for meetings, groups, exhibitions, performances, parties
- food bank/cooked meals for those in need

groups in need

hopes and concerns

- that the new building is bold, ambitious, beautiful and sympathetic to its neighbours and surroundings
- it should be an exemplar of community/church/green building
- it could be a pioneering centre of "green health"
- it brings people together, and serves as a vibrant community asset
- that the centre falls down/closes and/or is replaced by housing
- that the new development is too large/too commercial and not in keeping with the square



FEEDBACK:

Survey

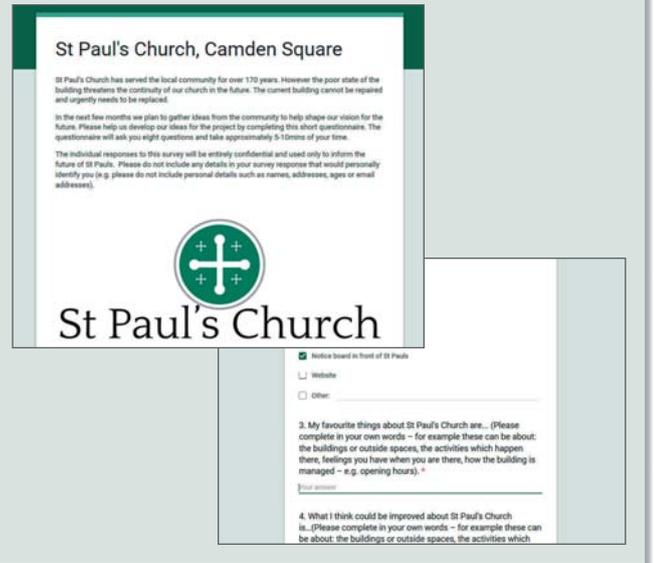
Initial responses to 11-06-19

About the survey

Launched on 23rd May and running till 11th July, this anonymous survey asks respondents about their:

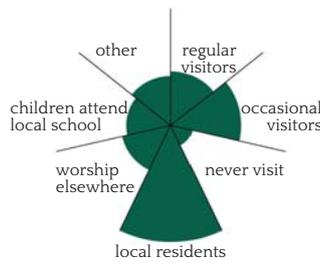
- connection to St Paul's
- favourite things about St Paul's
- opinion on what could be improved
- hopes and fears for the future of St Paul's
- ideas on groups in need of additional support in the local community and what St Paul's could provide to support them.

You still have time to fill in the survey - online at <https://bit.ly/2WSq1nd>, via the project webpage (see below), or on a paper copy from the parish office.

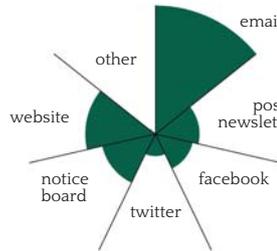


Initial responses

What is your connection to St Paul's?



How would you like to receive updates?



"an oasis in the centre of Camden."

"being able to attend services that are very local to my home"

"I was made to feel very welcome, it is very comforting to know that you are there"

"the countryside feel...it's own grounds with a woodland orchard"

"the space for the community: excellent size hall with a garden."

the site

the building

"the space needs to be more flexible...two or three smaller rooms might be useful, plus, they could be rented out."

"the exterior of the building...the facilities need updating"

"the existing buildings are horrible, they don't say 'welcome' they don't say 'faith', they feel suburban and out of context."

"the building is in quite a dilapidated state and the toilets are horrendous!"

"after school groups for the youths. Facilities for the disabled."

"first time mothers - a support group"

"young People 11-14. A lunch club for the older residents."

"people with visible and invisible disabilities also LGBT folk ,the homeless and older folk"

"youth and older people peoples' club"

groups in need

hopes and concerns

"an opportunity to create something new, special and amazing"

"a warm inclusive community hub"

"it looking and feeling on the outside as wonderful as it feels inside"

"that St Paul's will get worse than it is, even fall apart"

"disruption of the construction work"

"that the church fails to generate funds and support"

