



St James's Church
Piccadilly

THE CROWN
ESTATE

THE WREN PROJECT



A black and white photograph of the interior of St James's Church Piccadilly. The church features a high, vaulted ceiling with intricate architectural details. Large, multi-paned stained glass windows are visible in the background, allowing light to filter into the space. The pews are arranged in a traditional layout, and a balcony is visible on the left side. The overall atmosphere is one of historical grandeur and architectural beauty.

**'I THINK THAT IT MAY BE FOUND
BEAUTIFUL AND CONVENIENT'**

Sir Christopher Wren, 1708

St James's Church Piccadilly has been at the heart of the community since 1684. Generations of Londoners and international visitors have found a place here, attending services, concerts, meeting in its unique courtyard, enjoying the green space of the garden. Following the bombing of 1940, the church was re built. In the decades since, the church has developed a reputation for being creative, engaged and inclusive, rooted in its Christian faith as part of the Anglican Communion but welcoming to people of all faiths and none. It's time now to restore and rejuvenate the whole site; celebrating London's 17th century inheritance fit for 21st century work.

OUR HISTORY

Christopher Wren rebuilt London after the Great Fire of 1666. And although not given to boasting, he regarded St James's as one of his best churches. In his 1708 report to Parliament, Wren wrote of St James's: 'I think that it may be found beautiful and convenient'. St James's became the prototype for many urban churches both in the United Kingdom and abroad. Old North Church Boston, built in 1723, was the first church in North America to be modelled directly on St James's, light and airy, with a gallery supported by fluted square pillars.

By the late 17th-century St James's had become a fashionable place to be seen and was much admired by contemporary writers. John Evelyn wrote extravagantly after visiting the church in 1684 'There is no altar anywhere in England, nor has there been any abroad more handsomely adorned'. The object of his praise was the reredos, surrounding the Altar, which is considered one of the finest works by the

world-famous wood carver Grinling Gibbons. The font and organ case are also masterpieces by Gibbons, making a trio of incomparable and irreplaceable 17th century artworks that are unique to St James's Church.

William Blake, the giant of 18th century English poetry, was baptised here, as was Ottobah Cugoana, the first African freed slave to argue for the total abolition of the slave trade. One of Great Britain's Prime Ministers, William Pitt the Elder, was baptised here and George Frederic Handel worshipped here.

James Gillray, the innovative political cartoonist, and James Christie the auctioneer are buried here as is Francis White, founder of the famous coffee house and Tom d'Urfey, the writer of bawdy songs, as well as Juan Famenias Floris, the founder of the world-famous Jermyn Street perfumer, Floris. The radical women artists Mary Beale and Mary Delany have their resting place here too and the church continues its ministry amongst artists today with its Rector being chaplain to the Royal Academy of Arts, commissioning and encouraging young artists. St James's also hosts art works of the very best of contemporary art, most recently sculpture by the world-famous Emily Young.



'THERE IS NO ALTAR ANYWHERE IN
ENGLAND, NOR HAS THERE BEEN
ANY ABROAD MORE HANDSOMELY
ADORNED'

John Evelyn, 1684



THE WREN PROJECT HAS TAKEN A FRESH LOOK AT THE SITE AS A WHOLE.

With the historic building at the centre of all proposals, the scheme balances the recognition of our inheritance with a holistic approach that provides new pedestrian routes North-South, and East-West through the site, greatly improving the public connection between Jermyn Street and Piccadilly. New historic views will be opened for the first time and the green setting of the church will be reinvigorated and secured for the future. Necessary support facilities are provided for the church's many projects, activities, events, and outreach, which cement its place not only as the defining architectural landmark for the parish but as the acknowledged central community hub for the St James's area. Because currently large parts of the site are inaccessible, a key principle for us has been to develop a scheme where someone using a wheelchair can access all parts of the site, without having to ask for help.

NEW HISTORIC VIEWS

The church's site looks "closed" from the east and from the south.

This project addresses these two issues.

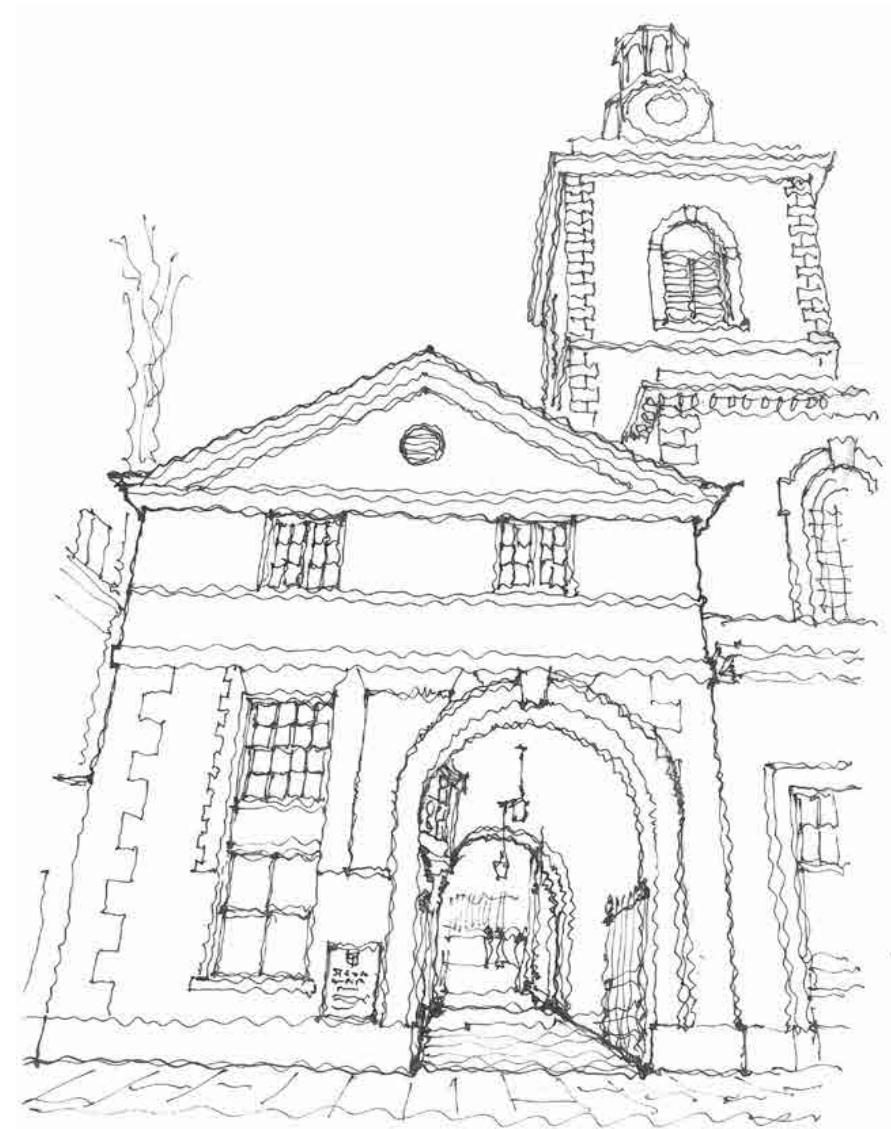
FROM THE EAST

by removing the current vestry link building, added in 1954, between the Rectory and the Church, an elegant new route east-west is proposed, transforming Church Place, which is currently something of a "back alley". The Southwood Fountain and outdoor pulpit will be visible on this east-west axis transforming the view from Church Place.



FROM THE SOUTH

there is currently a “rat run” of pedestrians through the church itself from Jermyn Street up to Piccadilly. This cut-through attracts a huge footfall every day, causing damage to the narthex, and is an unworthy entrance to the light and airy interior that Wren created. The main West Door, the intended main entrance to the church, is currently an unused fire exit. A new Gatehouse archway will provide a significant new walkway between Jermyn Street and Piccadilly and will greatly enhance the pedestrian flow of the area.





NEW FACILITIES FOR THE COMMUNITY

The recent restoration of the Piccadilly gates and the provision of a new ramp into the courtyard have proved highly successful in attracting people for “dwell time” on a road (Piccadilly) that doesn’t have many such spaces. Our scheme seeks to improve this public amenity for visitors to Piccadilly. As visitors glimpse the church from Jermyn Street or step inside the gates off Piccadilly, we want them to see much more clearly that there is a beautiful historic church, with a welcome desk, box office and information about the area located in the north vestibule, a quiet prayer oasis inside the church itself, a peaceful garden to visit, a café and a market on certain days in the courtyard.

We have thought about the whole of our site, church, courtyard, garden, and rectory, as a “green site” and while honouring the significance of the 1954 re-landscaping and recognising the historical distinction between the paved churchyard and the green churchyard, we shall augment and manage the planting in both areas, to secure the longevity of a composition of trees, which is so vital a part of St James’s character.

THE CHURCH BUILDING

The current arrangement with the pews fixed to the floor make the many events hosted by the church inflexible and restricted, and the lack of outside access to the east means that fire restrictions keep audience numbers and congregation numbers lower than they could be. Opening the church door to the east onto Church Place, and potentially releasing the pews from the floor, will solve these current issues. It is hoped that careful investigation can be made to see if sight lines can be improved from the gallery seating, enhancing the experience of congregations and audiences alike.

Proposals for careful plaster repair and redecoration are included, achievable following the re-roofing of the church in the early 2000s.

Care will be taken to respect the clean lines of Wren, as well as the restoration work by Sir Albert Richardson following the 1940 bombing. The church has already been completely rewired, allowing a new internal lighting scheme to be developed, which is currently woefully inadequate and increasingly difficult to maintain. The lighting of the building externally can also now be achieved. Careful consideration is being given to restoring Wren's unique 'south door' restoring the direct link between the church and the residents of St James's Square.

The commissioning of a new organ will extend the repertoire of concerts to include organ recitals and concertos (the current Grinling Gibbons organ case has unusable pipes in it). It is also hoped that the soiled brickwork of the north and west sides of the building can be repointed in traditional lime, and the elevations cleaned, to complete the work begun on the south and eastern sides.



A YEAR AT ST JAMES' PICCADILLY

AS A KEY LOCATION IN OUR COMMUNITY,
WE WELCOME THOUSANDS OF VISITORS
AND HOLD HUNDREDS OF EVENTS
THROUGHOUT THE YEAR...

20,000

CHURCH SERVICE ATTENDEES

30,000

CONCERT TICKETS SOLD

5,000

DIFFERENT MUSICIANS PLAY

10,000

PEOPLE COME THROUGH THE
PICCADILLY GATES PER WEEK

14,130

kW HOURS OF ELECTRICITY
GENERATED BY NEW SOLAR PANELS

5,000

COUNSELLING CLIENTS

15,000

PLATES OF HOT FOOD SERVED
TO HOMELESS GUESTS

SOCIAL IMPACT

A new business partner is being engaged to develop two spaces for social enterprise business, giving people who need it a second chance at meaningful employment and training. These areas include a café with Piccadilly frontage in the current Rectory building and a new light pavilion in the Southwood garden, providing unique performance and hospitality space outdoors for events.

Facilities are worse than meagre both for performers and audiences. Toilets, some backstage facilities, and storage facilities are proposed in a basement, extending the current boiler room at the West end of the church. This basement amenity will be greatly improved with proper access and toilets for people with disabilities.

Through the Wren Project we aim to maximise the benefit not only to the church but importantly the community from improved income generating activities, so that we generate social value as well as income. This includes conversations already started with local hotels and restaurants regarding partnerships for employment, apprenticeships, and training programmes.

For decades, St James's has advocated for and actively supported people in the asylum system, or going through homelessness. Lives are transformed by the work of this church, but we want to do more. We believe there has never been a more important time to work collaboratively across faiths and institutions to build a more just and fair society. New facilities will develop this work and deepen our impact.

Together with the increased capacity of the church building to hold concerts and events, with toilet facilities and direct access to the garden, the enhanced facilities provide for us fresh opportunities of engagement, income, and connection to the community we serve.



THE TEAM

The design team, led by Ptolemy Dean working closely with the Rector Lucy Winkett and the church council have developed a thoughtful, appropriate yet innovative scheme.

The Wren Project sets the incomparable legacy of Wren in the context it deserves while at the same time making the other buildings fit for a 21st century church, keen to build on its hard won reputation for thoughtful, inclusive, creative community building, open to all.

Key partners in this thinking have been our neighbours, The Crown Estate, the Royal Academy, St James's Square Trust, St James's Conservation Trust and other valued partners who care about this area of London and its international reach.



PTOLEMY DEAN, ARCHITECT



LUCY WINKETT, RECTOR

St James's Church Piccadilly

WITH £16M TO RAISE, WE NEED YOUR HELP!

St James's, at its heart has always been a place for people of all faiths and none: our neighbours and community, those who work around us, those visiting from overseas. It's a place to celebrate and explore all that it is to be human, taking mind, body and soul seriously in the middle of a city that can feel lonely for many.

We invite you today to play your part not only in securing this historic place for generations to come, but by ensuring that a unique place dedicated to human flourishing and the tolerant, open hearted practice of religion fulfils its purpose like never before. Be part of this moment when together we re-made the heart of St James's.

St James's history has been shaped by people that have imagined the world to be different and worked to make it so. We want your name to be part of that history too. In recognition of your gift, your name will be placed on a specially commissioned acknowledgment aligned to those across the centuries who have helped build who we are today.

The Gillray Gift — £10,000

The Gibbons Gift — £25,000

The Beale Gift — £50,000

The Blake Gift — £75,000

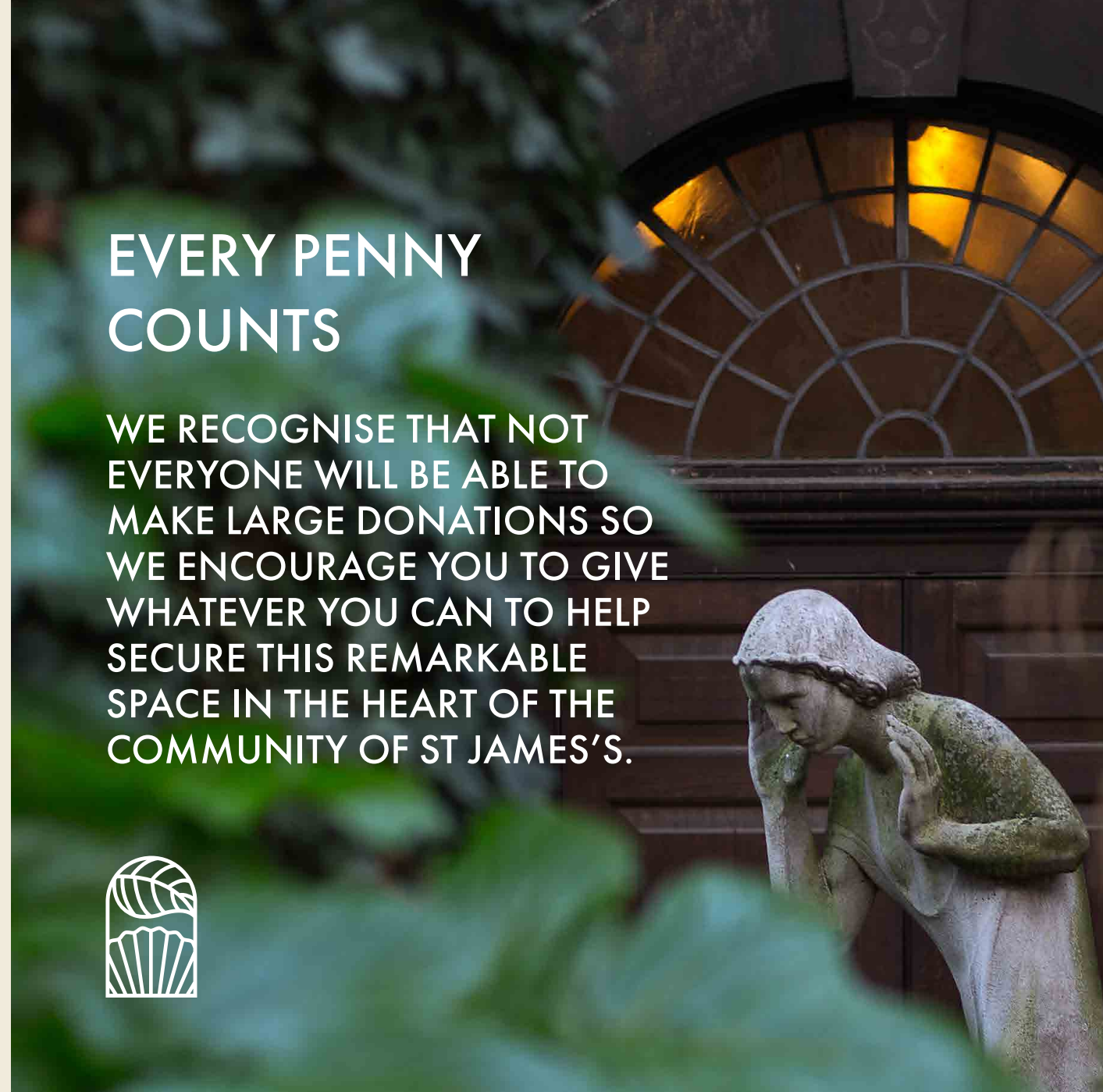
The Cugoano Gift — £100,000

The Wren Gift — £150,000 or more.



EVERY PENNY COUNTS

WE RECOGNISE THAT NOT
EVERYONE WILL BE ABLE TO
MAKE LARGE DONATIONS SO
WE ENCOURAGE YOU TO GIVE
WHATEVER YOU CAN TO HELP
SECURE THIS REMARKABLE
SPACE IN THE HEART OF THE
COMMUNITY OF ST JAMES'S.



HOW YOU CAN DONATE

ONLINE

We value each donation we receive. You can make your donation via our website www.sjp.org.uk/heart

If you would like to discuss a major gift with us, please do reach out to our Director of Development, Brian Willetts: development@sjp.org.uk or call 020 7734 4511 or 07497371202.

AMERICAN FRIENDS OF ST JAMES'S PICCADILLY

The American Friends of St James's Church Piccadilly is an independent non-profit corporation with tax exempt status under section 501(c)(3) of the Internal Revenue Code. Donations are tax deductible as and to the extent permitted under applicable law. If you are a US Citizen and wish to donate

through the American Friend's, please contact: Sir Philip Bobbitt – Chair of the American Friends of St James's Church Piccadilly
C/o_development@sjp.org.uk

BY POST

Please send a cheque made payable to St James's Church Piccadilly, to the following address:

The Revd Lucy Winkett
C/o The Development Department
St James's Church,
197 Piccadilly, London,
W1J 9LL

You can help us even further with an additional 25p in every pound gifted through Gift Aid. We encourage you to Gift Aid your donation and ask if you would complete the form opposite and return it with your cheque.

PAYING DIRECTLY

If you would like to pay directly into the project's bank account, please call 020 7734 4511 or 07497371202.

CHARITY GIFT AID DECLARATION

Boost your donation by 25p of Gift Aid for every £1 you donate.

Gift aid is reclaimed by the charity from the tax you pay for the current tax year. Your address is needed to identify you as a current taxpayer.

☐ I want to Gift Aid my donation of

£

and any I make in future or have made in the past 4 years to:

St James's Church Piccadilly. I am a UK taxpayer and understand that if I pay less income Tax and/or Capital Gains Tax than the amount of Gift Aid claimed on all my donations in that tax year, it is my responsibility to pay any difference.

giftaid it

MY DETAILS

Title:

Surname:

Full home address:

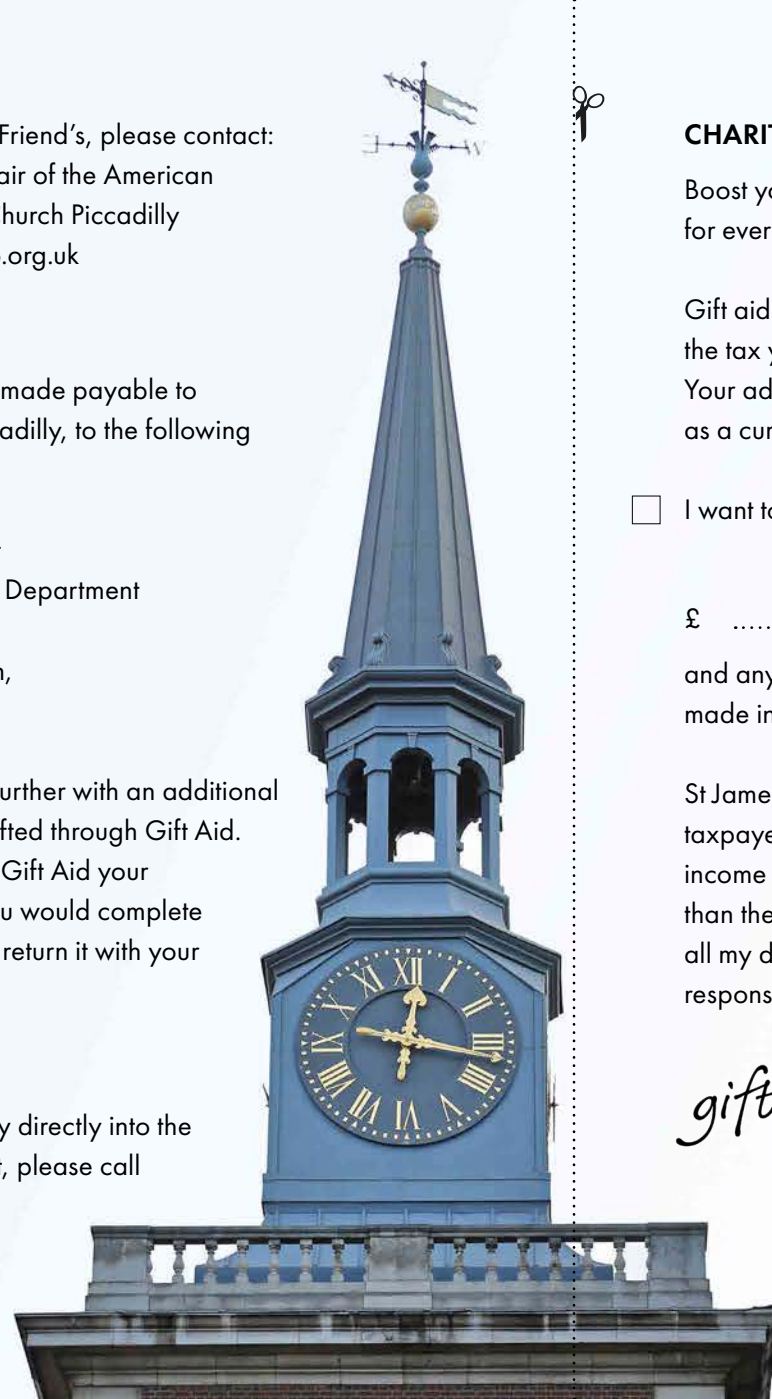
Please notify the charity if you:

- want to cancel this declaration
- change your name or home address
- no longer pay sufficient tax on your income and/or capital gains

If you would like receipt of your donation confirmed please tick this box and make sure you have provided us with your contact details.

If you pay Income Tax at the higher or additional rate and want to receive the additional tax relief due to you, you must include all your Gift Aid donations on your Self-Assessment tax return or ask HM Revenue and Customs to adjust your tax code.

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In 1914 the Rector of St James's was William Temple, later Archbishop of Canterbury. He was famous for saying that the Church was 'the only society that exists for the benefit of those who are not its members'. It is this outward looking vision that has driven our plans in 2021. The priorities of this scheme: celebrating history, deepening social impact, environmental commitments and generous hospitality for all inspired one recent visitor from another faith to say that St James's project represents 'the London I want to live in'.

**JOIN US IN BUILDING A LONDON WE WANT
TO LIVE IN FOR 2021 AND BEYOND.**



**St James's
Church**

197 Piccadilly, London, W1J 9LL

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**ginger
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