

IN THE CONSISTORY COURT OF THE DIOCESE OF SOUTHWARK

IN THE MATTER OF ALL SAINTS' CHURCH, WEST DULWICH

AND IN THE MATTER OF A PETITION BY THE VICAR AND CHURCHWARDENS FOR THE
INSTALLATION OF AN AUMBRY

JUDGMENT

Introduction

1. This is an unopposed petition by the Vicar (Revd David Stephenson) and Churchwardens (Ms Moira Roberts and Mr Peter Hardy) for conversion of the lavabo in the sanctuary for use as an aumbry. I have decided that it is appropriate to direct that a faculty should issue. However since this petition has raised some questions of law, it seems appropriate to give a judgment.
2. For those who are not familiar with these things it may be helpful to begin by saying that a lavabo is a basin (often built into the fabric of the sanctuary) in which the priest washes his hands during the celebration of the Eucharist. It takes its name from Psalm 26 v 6: *Lavabo in innocentia manus meas et circumdabo altare tuum, Domine (I will wash my hands in innocency, O Lord, and so will I go to thine altar)*. An aumbry is a small cupboard in which the sacrament is reserved within a church. The reservation of the sacrament was a controversial issue within the Church of England at the beginning of the twentieth century but those controversies have now largely faded. In *In re St Mary Tyne Dock (No 1)*¹, Hylton-Foster Ch held that an aumbry was lawful². In this Diocese, the consent of the Diocesan Bishop is required where a faculty proposes arrangements whereby for the first time the sacrament is reserved within a church; however the sacrament has been reserved for many years at All Saints', West Dulwich.
3. All Saints' is a large Tractarian Gothic church designed by George Fellowes Prynne which was completed in about 1891. It was his first, and many believe his best, major work. Sadly the building was seriously damaged in the Second World War and then suffered a very serious fire in 2000. After the fire, it was restored in a way sympathetic to the original design but was also extended and re-ordered in a contemporary style.
4. It is listed at Grade I. It may well be that it continues to deserve that listing, but the listing description does appear to pre-date the fire.
5. The east end is formed of a semi-circular apse containing seven lofty windows above an ambulatory.
6. The apse would originally have contained the Holy Table (which I am sure would have been described as the High Altar) but although the apse now contains some staging, the Holy Table itself has been moved further into the body of the church (into what would have been the chancel). Set into the wall of the ambulatory on the southern side is seating for the priest, deacon and sub-deacon and a lavabo in a niche. The Statement of Significance, which has been prepared by Tim Gough MA (Cantab) DipArch RIBA MAPM RmAPS AABC of Austin Winkley Associates, who is the Church's Inspecting Architect, describes the significance of the lavabo, which is part of the original Fellowes Prynne design, as being high. It also says that no harm is caused by the proposal (ie an enhancement occurs). I attach a copy of the

¹ [1954] P 369 at pp 377 – 379.

² Following the judgment of Ashworth Ch in *St Mary the Virgin, Swanley* (unreported).

Statement of Significance to this judgment. It contains some very helpful pictures, as well as text, which will help an understanding of this judgment.

7. The proposal is to use the lavabo and the niche in which it is set to provide an aumbry, in which it is intended that the sacrament should be reserved. At present, the sacrament is reserved unobtrusively in the Lady Chapel. The Petitioners would like the aumbry both to be more visible and to be directly related to the body of the church, where the main Eucharist on Sunday is celebrated. To use the niche also gives the opportunity to design something which will be of intrinsic merit. The aumbry will be made of oak, with carving to recall feathered wings. It will be surmounted by a candle in a oak stand and will be framed within the existing stone surround of the lavabo. The design has been informed by a passage in Rowan Williams on *Christian Theology* (2000) in which he recalls the cherubim flanking the ark in the Temple at Jerusalem.
8. After the work has been carried out the lavabo will not be visible (although its existing stone "frame" will be). Nonetheless it will continue to exist behind the aumbry. The works will be fully reversible.
9. The PCC resolved to apply for a faculty at a meeting held on 13 January 2015. There are 16 members of the Council; 15 voted in favour of the resolution and one abstained.
10. The DAC had considered the proposal at a meeting on 9 December 2014. It recommended the proposal subject to two provisos, namely:
 - that a glass sheath be provided for the candle; and
 - information about the aumbry be provided for visitors.
11. The DAC is required to give its advice in Form 2 contained in the 2013 Rules. Accordingly it is required to state whether, in its opinion, the works will or will not be likely to affect the character of the church as a building of special architectural or historic interest. If it thinks that the proposal is likely to affect the character of the building, it will go on to advise that English Heritage³, the local planning authority and any relevant heritage body is consulted. In the present case, the DAC advised that in its opinion, the works would not be likely to affect the character of the church as a building of special architectural or historic interest⁴. Accordingly, in their view, no particular requirement for consultation arose under rule 8.3 of the Faculty jurisdiction Rules 2013 (SI 2013 No 1916). That rule provides as follows:

Special notice to English Heritage, amenity societies and the local planning authority

(1) Subject to paragraph (2), the chancellor must direct that the following bodies be given special notice if a petition relates to works in respect of which Schedule 1 provides for them to be consulted—

(a) English Heritage;

(b) any national amenity society which has an interest in the church or the works;

(c) the local planning authority.

(2) Special notice is not required to be given to a body referred to in paragraph (1) if it appears to the chancellor that the body has previously been consulted on the works in question and has indicated that it has no objection or no comment to make.

Schedule 1 provides that any national amenity society with an interest in the works is to be consulted where the works *involve alteration ... of a listed building of any grade to such an*

³ Now Historic England.

⁴ On the merits of the works, the DAC recommended the works for approval by the Court.

extent as would be likely to affect its character as a building of special architectural or historic interest. English Heritage are to be consulted in these circumstances in the case of buildings which are Grade I or Grade II*. The requirement to consult the local planning authority only arises in respect of external works⁵.

12. On 16 February 2015, the Petitioners presented a petition in respect of the proposals to the Court.
13. In accordance with rule 5.2, the proposals were advertised by notices displayed on the noticeboard within and without the church from 25 January 2015 and 22 February 2015. There were no objections.
14. On 23 March 2015, I gave directions. I said this:

The Statement of Significance records that the significance of the lavabo is high. However it goes on to say that no harm will be caused by the conversion because it will enhance the building.

This may be the case. However, differing from the DAC, it seems to me that that the conversion is likely to affect the character of the church as a building of special architectural or historic interest. The fact that the alteration is beneficial does not mean that it is inconsequential. It cannot be the case that works only affect the character of a listed building if they adversely affect it: this would involve a pre-judgment and would have the practical effect that the local planning authority, English Heritage and relevant amenity societies would not have the opportunity of commenting. As I make these directions, I have no way of knowing whether any of these bodies disagrees with the assessment of the church's architect (who wrote the Statement of Significance).

I suspect that that the reason the DAC have expressed the view that they have done because they agree with the church's architect that the end result will be beneficial rather than consider that the change is insignificant. If this is so, we disagree about the correct interpretation of the faculty rules. If they did take the view that the change was insignificant per se, then I would disagree more fundamentally with them; and it would appear that they were differing with the Statement of Significance.

This might seem to the Petitioners to be a rather arid legal issue, but the substance is whether the local planning authority, English Heritage, the Victorian Society and the Society for the Protection of Ancient Buildings should be consulted. I think – independently of what the rules provide – that this is an appropriate case where they should be consulted. This is, as I have said, a modest proposal but it does affect a feature of a grade 1 listed building, which is of high significance: something of high significance in a building of high significance.

15. Accordingly I directed that the local authority, English Heritage, the Victorian Society and the Society for the Protection of Ancient Buildings be given special notice, and for the proposal to be advertised on the Diocesan Website.
16. The Victorian Society responded as follows:

We concur with the Chancellor in considering that the proposed installation of an aumbry at All Saints West Dulwich in place of the existing lavabo will, by altering a significant feature

⁵ Thus it appears that the DAC are required to advise consultation with the local planning authority in circumstances where the Chancellor is not obliged to require it. As I understand it, the position as regards local planning authorities will be brought into line with that of national amenity societies in the new faculty jurisdiction rules which are proposed to come into effect in 2016.

of the grade I-listed church, affect its character as a building of special architectural and historic interest. However, we do not object in principle to the repurposing of the niche in this way to put it to new use; it appears that this would be a reversible change; and it also appears that the aumbry has been designed with care to be a rich and attractive object in its own right that will be an enrichment to the building. We therefore do not wish to raise any objection to the granting of a faculty in this case.

17. The Society for the Protection of Ancient Buildings deferred to the views of the Victorian Society. There were no other responses.

Consideration

18. As set out above, the Statement of Significance records that the significance of the lavabo is high. However it goes on to say that no harm will be caused by the conversion because it will **enhance** the building.
19. I think that the Victorian Society either agrees or considers that any harm that arises from the proposal will be modest; because it does not object and refers to the aumbry to be an enrichment to the building.
20. I do not know what view the DAC take as to whether there be any harm that arises from the proposal, but if they considered that there would be any harm, they evidently considered that any harm is outweighed by the enhancement that the proposal will bring about and/or the need for it. This emerges from the fact that the DAC recommended the proposal to me.
21. It is evidently relevant that there are no objections to the proposal.
22. Against this background I turn to consider “the Duffield questions”, that is the questions that, following *In re St Alkmund, Duffield*⁶, the Court of Arches suggests are appropriately asked in cases where proposals would potentially affect a listed building. These are seven⁷ in number, as follows:
- (1) *What is the special architectural interest of the church, and especially the character of that special interest?*
 - (2) *What is the special historic interest of the church, and especially the character of that special interest?*
 - (3) *Would the proposals, if implemented, result in harm to the significance of the church as a building of special architectural or historic interest?*
 - (4) *If the answer to question (3) is “no”, the ordinary presumption in faculty proceedings “in favour of things as they stand” is applicable, and can be rebutted more or less readily, depending on the particular nature of the proposals: see Peek v Trower (1881) 7 PD 21 , 26–28, and the review of the case law by Bursell QC, Ch in In re St Mary's Churchyard, White Waltham (No 2) [2010] Fam 146 , para 11. Questions 3, 4 and 5 do not arise.*
 - (5) *If the answer to question (1) is “yes”, how serious would the harm be?*
 - (6) *How clear and convincing is the justification for carrying out the proposals?*

⁶ [2013 Fam 158.

⁷ As articulated at paragraph 87 of the judgment, there are five questions but before addressing those questions it is necessary first to ask questions 1 and 2 which I have identified; namely questions seeking to identify the special architectural and historic character of the church.

(7) *Bearing in mind that there is a strong presumption against proposals which will adversely affect the special character of a listed building (see In re St Luke the Evangelist, Maidstone [1995] Fam 1, 8), will any resulting public benefit (including matters such as liturgical freedom, pastoral well being, opportunities for mission, and putting the church to viable uses that are consistent with its role as a place of worship and mission) outweigh the harm? In answering question (5), the more serious the harm, the greater will be the level of benefit needed before the proposals should be permitted. This will particularly be the case if the harm is to a building which is listed Grade I or II*, where serious harm should only exceptionally be allowed.*

23. I turn to consider each question.

(1) *What is the special architectural interest of the church, and especially the character of that special interest?*

24. It is an outstanding example of a late Tractarian Gothic church which has been imaginatively restored to use following a disastrous fire.

(2) *What is the special historic interest of the church, and especially the character of that special interest?*

25. Its historic interest seems to me it being an outstanding example of a late Tractarian Gothic church. In time no doubt its restoration will become an historic feature, but that has not yet happened.

(3) *Would the proposals, if implemented, result in harm to the significance of the church as a building of special architectural or historic interest?*

26. I think that the answer to this is "Yes". A number of points arise to which I should refer to as forming the background to this conclusion.

27. The first is that I can see an argument that in the scale of things what is proposed is not very significant; plainly, for example, it will not destroy the character of the existing building. Thus one argument for saying that no harm would result from the proposal is that, in the scale of things, the change is effectively *de minimis*. However the lavabo is prominent at the east end of the church and makes a positive contribution to the architectural design. It is described in the Statement of Significance as being of high significance. I do not think that altering things so that the lavabo is not visible can be described as not involving harm because it does not involve the greatest degree of harm.

28. The second is that when making a judgment about changes of this kind it is natural to make an **overall** judgment. *Duffield* makes clear that essentially this is the correct approach. In the present case, the Statement of Significance says that no harm is caused because what is proposed will be an enhancement. Nonetheless the lavabo **itself** will not be enhanced; the enhancement comes from the hiding of something that is already there and its replacement by something which Mr Gough thinks is better. In a case like this, I think that even though it may ultimately be the judgment overall that there is benefit, it is helpful first to seek clearly to identify any harm arising. Thus in *Duffield* the Court of Arches seems to recognise that there was some harm to the special architectural character of the church before going on to hold that overall there was benefit⁸.

29. In the present case I think that there is harm from the loss of the lavabo. I am not altogether convinced that the new aumbry will be so good it can be said that overall there is a benefit, but that is Mr Gough's judgment from which the Victorian Society did not positively dissent.

⁸ See para 57 and the reference in paragraph 60 to the **overall** special architectural interest of the church.

In these circumstances I am prepared to defer to Mr Gough's judgment and to conclude that, overall, there is no harm to the special architectural character of the church. However, I think that there must be some harm to the special historic character of the church because an historic feature is essentially lost.

30. In principle, one should, I think, reach an overall judgment, i.e. determining whether overall there is benefit or harm to the character of the listed building. However the Court of Arches in *Duffield* declined to follow this path. Having held that there was harm in that case to the special historic character of the church, it said

*If one asks the composite question, will there be a loss to the character of the building as one of special architectural and historic interest, the answer must be "yes", unless the view were taken that the architectural gain outweighs the loss of historic interest (which is a fine judgment which we do not feel qualified to make, nor do we feel it necessary to do so)*⁹.

31. Like the Court of Arches, I do not think that in this case I need to engage with difficult judgments of this sort.

(4) *If the answer to question (3) is "no", the ordinary presumption in faculty proceedings "in favour of things as they stand" is applicable, and can be rebutted more or less readily, depending on the particular nature of the proposals: see Peek v Trower (1881) 7 PD 21, 26–28, and the review of the case law by Bursell QC, Ch in In re St Mary's Churchyard, White Waltham (No 2) [2010] Fam 146, para 11. Questions [5], [6] and [7] do not arise.*

32. The answer to question 3 is not "No".

(5) *If the answer to question (1) is "yes", how serious would the harm be?*

33. No one has suggested to me that the harm be great. The glory of Fellowes Prynne's church would remain and although a significant feature will have been lost, overall there is **benefit** to the architectural character of the church. It seems natural to me at this stage to introduce the fact that the proposal will be fully reversible, a matter which evidently makes a proposal more acceptable than it otherwise would be. *In re St Magdalene, Reigate*, I expressed the view that reversibility goes to the assessment of harm, so that the harm resulting from reversible proposals is less than it would be otherwise. However, in *Duffield* the Court of Arches doubted this and said *Another way of approaching the matter, which we prefer, is to treat the reversibility as a factor when it comes in at the final stage of weighing the balance. If proposals are readily reversible ... [as they were in that case], then this makes it easier for petitioners with a clear and convincing case to discharge the burden of proof that lies on them to justify the harm to the special character of the listed building.* This seems to suggest that reversibility is a positive benefit; if so, I am afraid I do not understand how. But even if I cannot pray reversibility in aid at this stage, this seems to me to be a case where the harm would not be great.

(6) *How clear and convincing is the justification for carrying out the proposals?*

34. There seems to me to be clear and convincing justification for carrying out the proposals.

(7) *Bearing in mind that there is a strong presumption against proposals which will adversely affect the special character of a listed building (see In re St Luke the Evangelist, Maidstone [1995] Fam 1, 8), will any resulting public benefit (including matters such as liturgical*

⁹ See paragraph 60.

freedom, pastoral well being, opportunities for mission, and putting the church to viable uses that are consistent with its role as a place of worship and mission) outweigh the harm? In answering question (5), the more serious the harm, the greater will be the level of benefit needed before the proposals should be permitted. This will particularly be the case if the harm is to a building which is listed Grade I or II, where serious harm should only exceptionally be allowed.*

35. I am of the view that the resulting public benefit does outweigh the harm (which is not great). It seems to me that the harm is serious in the sense that it is significant but not serious in the sense that it begins to approach the threshold at which harm should only exceptionally be allowed. This is, I accept, a “back to front” way of seeking to identify the level of harm but it does seem a fair reflection of the advice I have received to the effect that this proposal is fully acceptable and my own conclusion that the harm is not great. It counts in favour of the proposal that it is fully reversible.
36. Accordingly, I direct that a faculty shall issue. They shall be conditions imposed on the faculty that a glass sheath be provided for the candle; and that information about the aumbry be provided for visitors.
37. Finally, I shall mention two matters.
38. I hope that from my Directions the DAC will see why I differed from them and took the preliminary view that the proposals were likely to affect the character of the building as a building of special architectural or historic interest. It is worth adding that, although I concluded that there was overall benefit to the architectural character of the building, this does not in my view affect the correctness of my initial judgment as to the effect of the works. Even if, at a preliminary stage, I had formed an entirely positive overall view of the effect of the works in their entirety, I would still have been of the view that they were likely to affect the character of the building to such an extent as would be likely to affect its character as a building of special architectural or historic interest. Works which may reasonably be regarded as neutral (in the sense of being neither harmful or an improvement) or positive may still require to be consulted on as likely to affect the character of a listed building. The character **changes** in either case.
39. Second, since the petition was made for the aumbry, the Court has received a further petition from the Parish in respect of
- (i) metal handrails to two internal staircases to the north and south sides of the building;
 - (ii) a wooden handrail to external steps at the south eastern end of the Church called “the Bishop’s staircase”.
40. Since similar issues arise in that case as in the present, it seems appropriate to comment on them here.
41. In the Statement of Significance, Mr Gough identifies the significance of all three staircases as high. I am not quite sure from the material before me what parts of the church the internal staircases connect; I would have thought that as internal features their significance might not be high; I do think that the rather grand external staircase has a high significance. He considers that the effect of the proposed works on the internal staircases will be low and on the external staircases low. The DAC has, as in the case of the aumbry, certified that in their judgment the works are not likely to affect the character of the church as a building of special architectural or historic interest. Again, I disagree. I can see that there might be an argument as to the internal works on which I might defer to the DAC, and I am sure that the external handrails will be well designed. But I find it hard to conclude that the provision of handrails

to a prominent external staircase which is of high significance is not likely to affect the character of the building to such an extent as would be likely to affect its character as a building of special architectural or historic interest.

42. These are not necessarily easy judgments (this is a less obvious case than the aumbry). But if for example, I were (say) Historic England or the Victorian Society and I thought that poor quality handrails had been installed on this highly significant staircase without my being consulted, I would feel aggrieved. I would be less aggrieved if I thought that the new handrails were excellent, but I might still wish that I had been consulted. It is not sensibly possible to make judgments about how good or bad the handrails are in advance of consultation: what I think the rules are trying to identify is whether the proposals will be likely to have a significant effect on the listed building – good, bad or neutral.
43. Accordingly in this case also there will need to be special notice to Historic England, the local planning authority, the Victorian Society and the Society for the Protection of Ancient Buildings; and the proposals will need to be advertised on the Diocesan Website.
44. Needless to say, although I have differed with the DAC on my interpretation of the Rules in these two cases, I remain enormously grateful for the time and effort they devote to their task. I hope this judgment will help them understand why I formed the views that I have done. Of course I have not differed from the DAC as to the merits of the installation of the aumbry.



PHILIP PETCHEY
Chancellor

23 July 2015

SOUTHWARK D.A.C.
RECOMMENDED

- 6 JAN 2015

P. Stoll
SECRETARY

All Saints' Church, West Dulwich
Statement of Significance and Needs
New Aumbry
November 2014



view of All Saints' Church from the west

Contents – Statement of Significance

Section 0 – general data	2
Section 1 – Brief history and description of the church, contents, churchyard and setting	2
Section 2: The significance of the church	12
Section 3: Assessment of the impact of the proposal on the significance	15

Statement of Need

Section 0 – General Information.....	16
Section 1 - What the church needs.....	16
Section 2: Why this is needed and why this is needed now?	16
Section 3: The proposal(s)	16
Section 4: Justification	16

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Statement of Significance

- 6 JAN 2015

Section 0 – general data

Church and address:	All Saints' Church, Rosendale Road/Lovelace Road, West Dulwich, London SE21 8JY
Parish:	West Dulwich, All Saints
Deanery:	Lambeth South
Archdeaconry:	Lambeth
Diocese:	Southwark
Local Planning Authority	London Borough of Lambeth
UPRN:	200000478639

The building is listed under the planning acts as Grade I (a building of exceptional interest).

The church is not within a Conservation Area.

This document has been prepared by the inspecting architect, Tim Gough MA(Cantab) DipArch RIBA MAPM RmAPS AABC of Austin Winkley & Associates (tim@austinwinkley.co.uk; tel 020 7820 9929)

Section 1 – Brief history and description of the church, contents, churchyard and setting

All Saints is a Grade 1 listed very large and grand late Tractarian Gothic church built originally in 1887 to 1891 to the designs of George Halford Fellowes Prynne, an experienced church architect: it was his first (and many believe his best) major work. The building was seriously damaged in the Second World War and subsequently restored. In 2000 a disastrous fire destroyed all the interior fabric including the windows and statues depicting 16 Saints and left only the main walls and basement crypt. The church was again rebuilt, restored sympathetic to its original design but extended and reordered in a contemporary style to the designs of Paul Sharrock of Thomas Ford & Partners, the church's architects.

The church, which was originally designed to serve a congregation of 1000, was not completed as planned because of lack of funds. The first Vicar, The Rev. James Beeby spent 10 years until 1897 in tireless fund-raising efforts in the parish to raise monies for the building. The Nave eventually had only 5 of its intended 8 bays and a baptistery, campanile and fleche were not built: the west end had a temporary finish which served until 2000. It is this west end that now has a striking contemporary design.

All Saints is built on an eastwards sloping site on the side of Knights hill and towers over the Dulwich valley. It was built in open fields in the centre of the parish with substantial blocks of Victorian housing to its south and east. The subsequent development of London has filled up the open fields with Victorian and 1950's blocks of flats, and houses of every decade up to the 1970's. A vicarage of 1929 abuts the church to the south and social housing of 1975 filled up a triangular portion of church land to the north. There are no significant commercial facilities in the parish, not even a pub, and only two small ranges of shops to supply the needs of the residents in the 3000 or so dwelling units. There are two maintained and two private schools.

The church is built of red brick with stone coursework and interior window framing and arches for the main bays: the work after the fire to provide a completed west end is in red brick with substantial portions of Portland stone and glass walling. The church is sited between Lovelace road to the west and the busier Rosendale Road to the east; there is a mainly grassed area between Lovelace Road and the main west door; a south side path links the two roads and provides an alternative principal pedestrian access. Rosendale road runs close to the building and the social housing on Church Point is close on the north side. A small area where some

- 6 JAN 2015

cremated remains are interred is against the east wall of the church. The formal boundaries of the site are a mixture of shrubs, wire fencing and on the west side an iron railing fence with main gates.

One enters the church through large glass doors into an open top-lit Narthex and thence through further large glass doors into a wide nave with two side aisles. At the eastern end is a substantial chancel now not marked off from the nave. On the left is a Lady Chapel and to the right via a passage are vestries. At the upper level immediately inside the nave is an eastern facing choir gallery which is to be the site of a full pipe organ which will be the last substantial part of the rebuilding. Below the nave and occupying the same ground area is a semi – basement with a café area and kitchen, large hall and ancillary rooms. The principal impression in the nave is of great light from high clerestory windows and a very large east window in front of which is a large cross made from two fire – blackened timbers from the old roof. The lost stone pulpit and marble font have been replaced by an award winning carved wooden suite of altar, ambo, font, credence table and east –end candle sticks.

The rebuilding plans were deliberately intended to produce a structure, with easy disabled access, available for flexible forms of worship and for widespread community use with Concerts (in the nave), Meetings, Cubs, Brownies, Functions, events such as Quiz Nights, Pilates etc. and to house on weekdays a Children's Nursery. A special community room in the crypt is a base for a new community outreach programme. The management of the facilities is designed to make up for the lack of public facilities in the parish.

Construction details:

- 1 *Walls* are generally of red brick, now of various ages and qualities, dressed with Portland Stone and with a Portland stone feature wall to the west (entrance) end
- 2 *Windows* are a mixture of traditional leaded lights in stone surrounds (from the original building) and modern double glazed metal framed windows
- 3 *Main Roofs* are of lead
- 4 *Subsidiary roofs* are also largely of lead, with one or two slate roofs (eg to the ambulatory to the
- 5 *Rainwater goods* are comprised of lead valley gutters, cast iron gutters, hoppers, downpipes (some with swan-necks) and modern purpose-made shaped gutters in coated metal (probably steel)
- 6 *Floors* are a mixture of finishes across this very large building, including stone and timber floors in the entrance and nave, with other smaller areas of quarry tile, mosaic, timber flooring etc
- 7 *Fittings and other internal features* see description above

- 6 JAN 2015



Interior facing east

- 6 JAN 2015



Chancel looking east

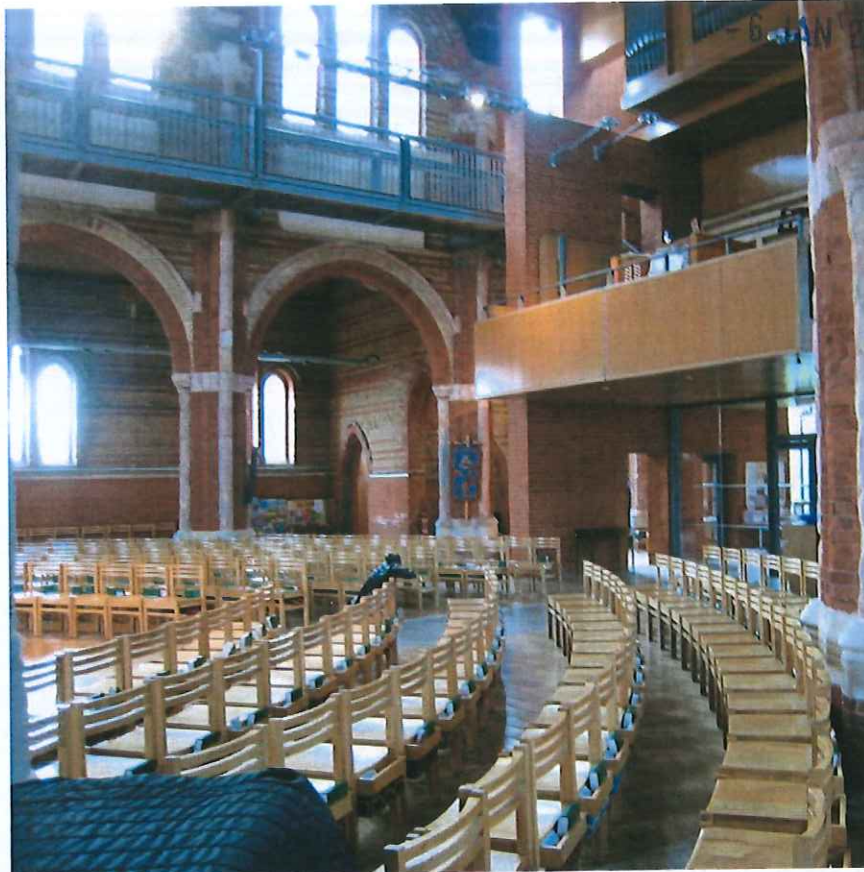


Existing niche (lavabo)

- 6 JAN 2015



Existing niche (close up)



Interior facing west



Lady Chapel, North East Corner

- 6 JAN 2015

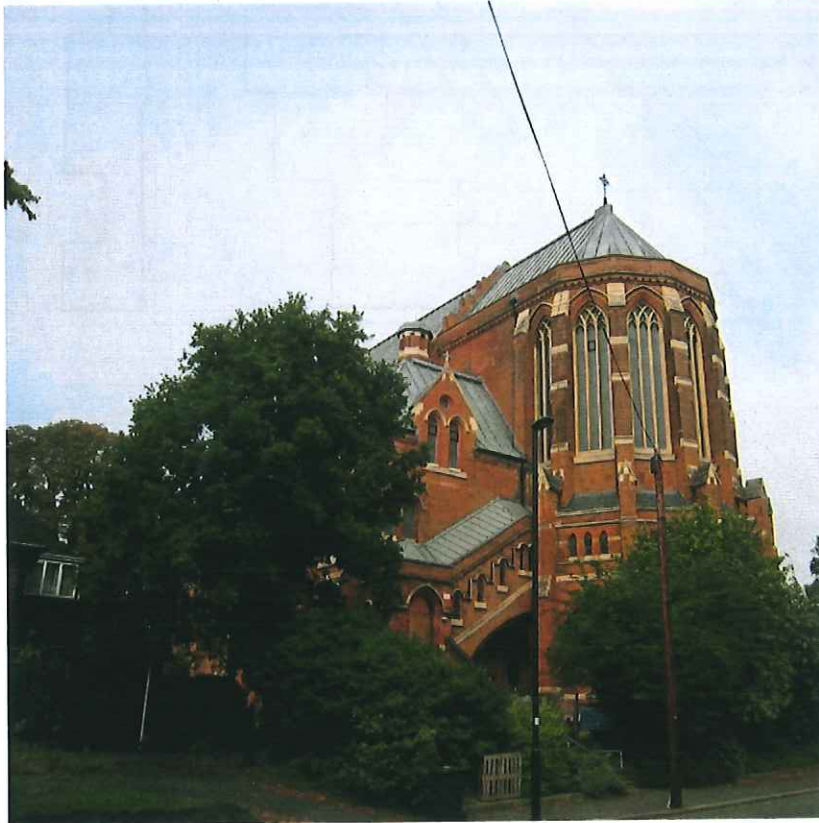


View from the north west.

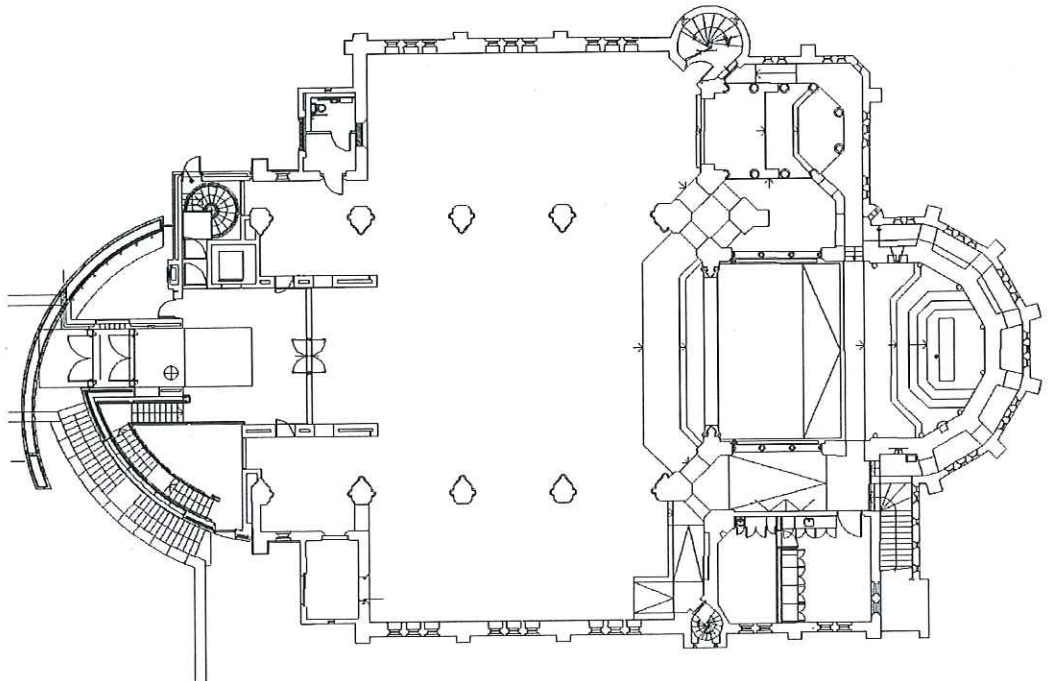


View from the north east

- 6 JAN 2015



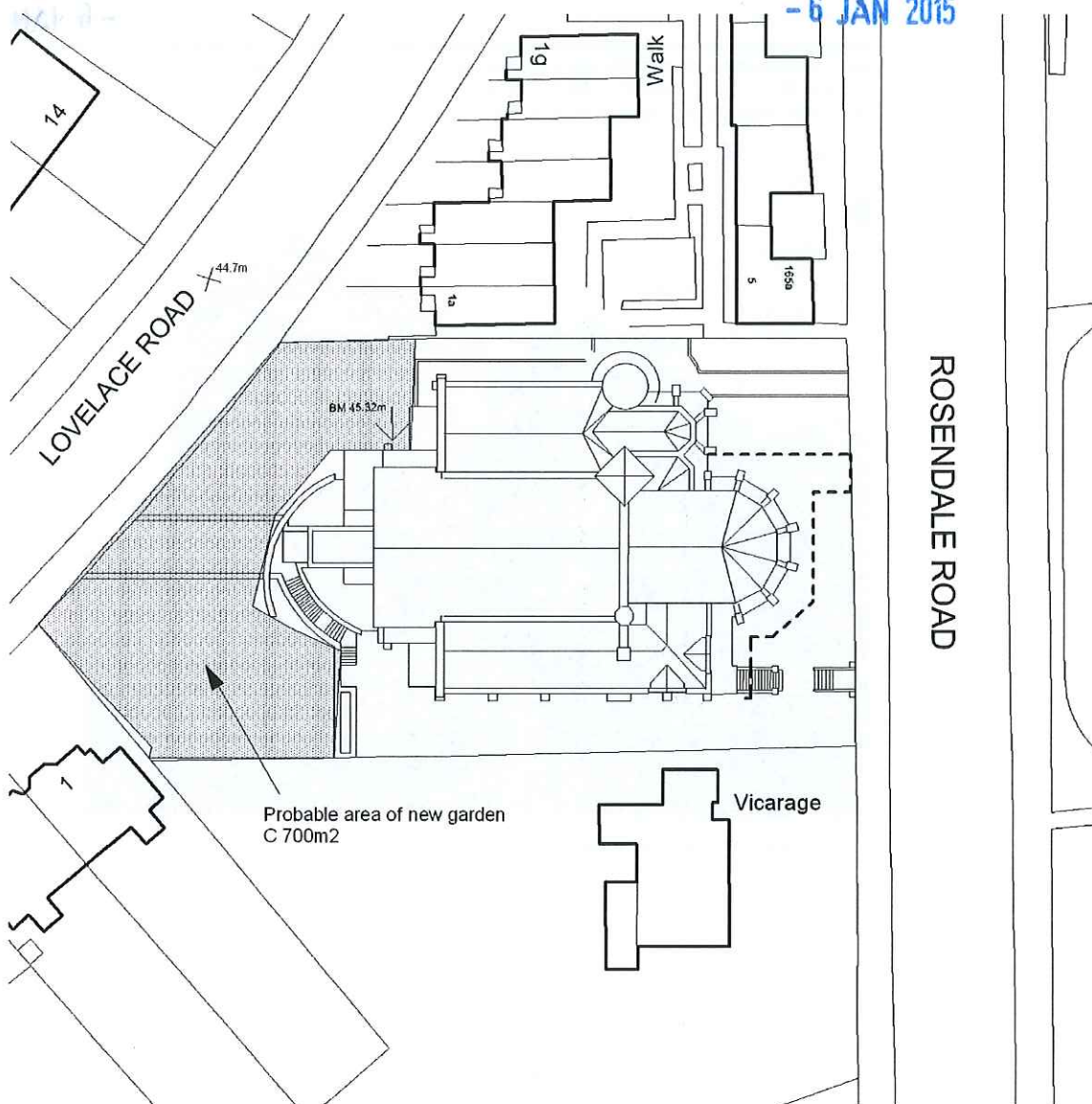
View from the south east



Plan of the church as of 2014

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Site Plan

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Location Map

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Section 2: The significance of the church

- 6 JAN 2015

The significance of the church (including its contents and churchyard) in terms of:

- i) Its special architectural and historical interest
 - ii) Any significant features of artistic or archaeological interest
- (This section has also been prepared by the inspecting architect.)

The following general assessment covers architectural, historic, artistic and archaeological interest

Feature	assessment
All Saints' West Dulwich - the complete church and churchyard	High
Exterior generally	High
Exterior – nave, chancel, aisles, vestries (1890s)	High
Exterior – west end (2005)	Moderate-High
Roof finishes (leadwork. 2005s)	Moderate
Roof finishes (flat roofing)	Low
Interior generally	High

Key:

High – important at national to international levels

Moderate-High – important at regional or sometimes higher

Moderate – usually of local value but of regional significance for group or other value (e.g. vernacular architecture)

Low-Moderate – of local value

Low – adds little or nothing to the value of a site or detracts from it

All Saint's West Dulwich is a Grade I listed church, large parts of which were designed by George Halford Fellowes Prynne; the exterior is particularly dramatic, and the interior, altered by Thomas Ford and Partners after the fire in 2000, is a fine piece of design combining 1890s complexity with 2005 clarity..

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Section 2b: The significance of the parts of the church affected by the current proposals

16 JAN 2015

The parts of the building which will be affected by the proposals are:

- The existing small lavabo niche to the south east side of the chancel apse

This part of the church dates from Fellowes Prynnes' original building from the 1890s, and it's significance is high. Below are images:



Chancel looking east



Existing niche (lavabo)

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Existing niche (close up)

Section 3: Assessment of the impact of the proposal on the significance 6 JAN 2015

[Note: in the assessment below, we have firstly assess the impact – ie what difference it makes to the existing situation; and then we have assessed the harm, taking into account the quality of the alteration relative to the existing situation.]

Lavabo Niche to chancel (assessed significance: high)

Proposal: installation of new aumbry

Our assessment of the impact of these works is that the impact is high, and that no harm is caused (ie an enhancement occurs)

Statement of Needs – Aumbry

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Section 0 – General Information

- 6 JAN 2015

For details of the church see page 2 above.

The church building is used in conventional manner as a place of public worship.

Section 1 - What the church needs

This section briefly explains the needs (not the proposals)

The needs are:

- to provide an appropriate location for the reserved sacrament

The existing location, in a small and hidden aumbry in the Lady Chapel, is not appropriate in terms of either location or appearance. It is hidden from view even from within part of the Lady Chapel, and certainly from outside the Lady Chapel and as the Lady Chapel is approached. It is too small to contain even a very small ciborium and flask. The church does not have a separate place for storing the oils: this is what the existing small aumbry in the Lady Chapel will be used for once the new aumbry is installed.

Importantly, for the worship at All Saints', the existing aumbry bears no relation to the church's Eucharistic gathering.

Section 2: Why this is needed and why this is needed now?

This section justifies the proposals by explaining why they cannot be met without making changes. Included here is anything which may have prompted the proposal(s)

The works are needed now because the existing arrangements for reservation of the sacrament are not appropriate.

Section 3: The proposal(s)

This section states what is being proposed in order to meet the needs set out in Section 1

The works involve:

- installation of base, doors and top to the lower part of the niche to form a aumbry
- installation of base to the upper part of the niche to form a location for the candle

The works are fully reversible.

The works are described on the attached drawing.

The works are to be carried out in high quality materials and by a craftsman/sculptor.

Section 4: Justification

This section justifies the proposal(s) if they are likely to harm the significance outlined in the Statement of Significance, explaining how the proposal(s) would result in public benefits which outweigh such harm.

As noted above on page 15, the assessed impact is high, and no harm will be caused.

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Austin Winkley & Associates November 2014