

Neutral Citation Number: [2021] ECC Der 1

IN THE CONSISTORY COURT OF THE DIOCESE OF DERBY

Re: All Saints', Ockbrook

1. By a petition dated 12 May 2020, the Reverend Tim Sumpter, Anne Anderson and Michael Allwood seek a faculty for re-ordering works to All Saints', Ockbrook. It is proposed: (1) To install an internal ramp to the west door to provide disabled access; (2) To remove the inner doors to the Nave; (3) To fill-in the central part of the balcony, increase the height of the balcony balustrade to comply with current regulations, remove stairs on the north side and widen the stairs on the south side to comply with current building regulations; (4) To fit a glazed screen across the Nave to the front of the balcony, to include new central glazed doors into the Nave; (5) To install a new kitchen, toilet facilities (including disabled-access facility) and meeting room under the balcony; (6) To remove the pews from the Nave and balcony and replace with high-quality stackable wooden chairs; (7) To re-site the font to the north-west corner of the Nave; (8) To remove the pulpit; (9) To convert the existing toilet into a boiler room; (10) To provide a new emergency exit through the north-east wall of the Nave into the old boiler room and to provide storage in this space; (11) To replace the heating system with under-floor heating and new lighting throughout the church; (12) To refurbish the meeting room under the tower; (13) Redecoration of the Nave, Chancel and associated areas. Reference is made to plans drawn up by the church architect. These works, it is said, are intended to facilitate greater use of the church by the community of Ockbrook.

2. All Saints' is a Grade II* listed building. The oldest part of the church is the tower, dating from the late 12th century which is topped by an early 14th century broached stone spire. The remainder of the church is 19th century. The chancel was rebuilt in 1803; the north aisle was built in 1814 and the nave was re-built in 1835 with a gallery at the west end. The re-built nave internally incorporates the south aisle, the spaces being delineated by tall thin cast iron columns. Plans in the Lambeth Palace Library show a gallery spanning the entire

width of the west wall of the nave. I have seen photographs which were initially said to date from 1943 showing such a west gallery with the organ at its centre. The photographs must, in reality, be older, as the organ was moved from the gallery in 1928 as is recorded on a plaque in the chancel. Today the gallery (it is referred to as a balcony in the petition) is in two parts. It is not known when the division took place, although it seems reasonable to assume that it took place when the organ was moved.

3. The nave has three tall windows on its north side and three tall windows on its south side. At the east end of the north aisle is a plain brick wall which returns to join the chancel. Outside, at this point, between the nave wall and the west wall of the organ chamber and vestry, is a storage area which was previously a boiler room. To the east of the vestry, there is a single WC. Within the nave, in the north-east corner, there is Norman circular stone font which was re-installed in 1963 after 150 years in the vicarage garden and a late 19th century octagonal timber pulpit with polished marble columnettes. It was originally located to the south of the chancel, but was moved and rotated and is now on the north side. The pulpit was given by Edward Elsie in 1897 to mark the Diamond Jubilee of Queen Victoria. The pews in the nave are of pine and were installed in the 1890s to replace earlier box pews. The church is lit by 8 pendant light fittings in the nave and fluorescent strip lights in the chancel.

4. The works proposed have been under consideration for some time and there has been widespread consultation with local residents, with the amenity societies and with Historic England. The parish have set out their reasons for seeking authorisation for the works in a detailed and comprehensive Statement of Need. There are objections to some aspects of the proposals from the amenity societies (The Ancient Monuments Society, the Georgian Group and the Victorian Society have all written letters) and Historic England, which has written three letters of representation, although none of these bodies has become a party opponent and they have filed Forms 5A asking that I take their objections into consideration. Comments have also been made by the Church Buildings Council in a report dated 8 April 2020 following a site visit. I will record their comments and objections when I consider each of the proposed works in turn. The proposals are recommended by the

Diocesan Advisory Committee, subject to a Written Scheme of Investigation being submitted prior to the commencement of works and the choice of chair being subject to DAC approval.

5. I have also had the advantage of a virtual visit to the church. Due to restrictions on movement, as a result of the coronavirus pandemic, it was not possible to visit in person, but I was given a video tour of the church and I had the opportunity to see all of the relevant areas.
6. I am told that the works are estimated to cost £350,000 of which £300,00 has been raised so far. The works are supported by the PCC which approved the proposals by 9 votes to 0 at a meeting on 9 December 2018 (There are 16 members of the PCC.)
7. Given the number of items of work proposed, I propose first to set out the evidence provided in support of each, in turn, together, where relevant, with the objections raised. I will then review the applicable legal principles before determining whether the proposed works should be permitted.
8. To install an internal ramp to the west door to provide disabled access. On entering the church through the west door there is a large step down, which is a barrier to wheelchair access. There is currently a wooden ramp, but it is proposed that this should be replaced with a permanent ramp with a handrail. The construction will be such as to allow for the removal of the new ramp without damage to the historic fabric of the building should the need arise. There are no objections to this work.
9. To remove the inner doors to the Nave. There are currently hardwood doors set in a wooden frame in the tower arch. They are thought to date from the twentieth century. It is proposed to remove and dispose of these doors expanding the lobby space through which access is gained to the main body of the church and the new facilities under the gallery. Historic England questions the removal of these door which are described as being of good quality

and contribute to the overall character of the church. It is suggested that they might be adapted rather than removed.

10. To fill-in the central part of the balcony, increase the height of the balcony balustrade to comply with current regulations, remove stairs on the north side and widen the stairs on the south side to comply with current building regulations. The proposal is to level the gallery, to remove the existing steps and to join the two galleries at the front which will restore the appearance as shown in the early twentieth century photographs and the 1835 plan at Lambeth Palace. The existing paired stairs to the galleries are steeper and narrower than current standards and a new single stairway will be in accordance with current standards thereby improving access and making the gallery more useable as both meeting and a seating area. The existing timber panelling to the front of the galleries will be retained and joined using a matching timber panelled section. The height of the gallery plinth will be reduced slightly to improve sightlines, while a minimally detailed structural glass guard with metal handrail will be added for safety. A glazed enclosure at the top of the stairs is proposed for fire safety reasons.

11. Historic England and the Georgian Society have raised objections to this aspect of the proposals. The Georgian Society questions the need to alter the double gallery arrangement, however this appears to be on the basis that the double galleries are original. They observe that twin galleries are unusual and rare. They believe that the significance of the galleries in Ockbrook has been underestimated. Historic England object on the basis that the proposed changes would be harmful to the historic fabric of the building. They consider that the cumulative impact of the proposed alterations to the galleries would have a harmful impact on these important architectural features both in terms of physical impact to the fabric and aesthetic impact on the architectural composition, resulting in harm to the overall significance of the church. They do not believe that there is a clear and convincing justification for the proposed level of intervention. They are particularly concerned by the design of the enclosures beneath the gallery.

12. The parish's response is that the works are necessary to provide modern flexible facilities both for worship and for community use, in particular, the creation of spaces which can be used independently of each other. Adaption of other parts of the building such as the tower, chancel and organ chamber have been considered, but ruled out due to their impact. The galleries and the area beneath them are therefore the most practical location for new facilities and additional meeting space. It is recognised that this will lead to some loss of historic fabric, but the galleries are currently not used or indeed useable. Retention of the existing gallery structures was considered, but they have been found to be too complex for adaption. I observe that this may be as a result of previous alterations.
13. My ability to view the galleries during my virtual visit was limited, but photographs have subsequently been provided to me of the ends of the galleries at the centre, closest to the entrance door. I am no expert, but the ends do appear to be constructed of tongue and groove boards whereas the fronts of the galleries are made of larger panels. This would again appear to be consistent with alterations in the 1920s.
14. To fit a glazed screen across the Nave to the front of the balcony, to include new central glazed doors into the Nave This is to separate the entrance and meeting area from the nave.
15. As I have already observed, Historic England and the Georgian Group object to the works proposed to the galleries.
16. To install a new kitchen, toilet facilities (including disabled-access facility) and meeting room under the balcony Beneath the gallery, on the north side, it is proposed to install accessible WC facilities and a kitchen area. The central space will become a lobby area. Under the southern portion of the gallery, a meeting room will be created. The floor in this section of the building is a nineteenth century suspended wooden floor which will enable services to be routed in and out of the area without the need for excavation and minimal disruption to historic fabric. The existing drainage runs on the north side of the nave. The kitchen facilities are intended for the provision of hot and cold drinks, cold food and re-heating of pre-prepared food. It is not intended that it will be used for food preparation.

17. Those who object to the works to the galleries do not oppose these works and their question is accurately summarised in the report of the CBC which asks whether the galleries could remain in their current form and still have the proposed facilities located beneath them. The parish's response to this is based on fire safety and accessibility. On my reading of the proposals, the answer is probably yes, but such an answer fails to recognise that the real problem with retaining the galleries in their current form is that they are effectively unusable.
18. To remove the pews from the Nave and balcony and replace with high-quality stackable wooden chairs This is a key element of the re-ordering. The parish considers that fixed pews are a major hindrance to flexible use of the building. It is proposed to remove all the pews and replace them with high-quality chairs, some of which will be stackable, to maximise space and seating capacity.
19. The Church Buildings Council is content with this proposal. Historic England does not object, provided the pews are replaced by stackable benches or wooden chairs. While the Victorian Society considers the loss of the pews would have a major effect on the character and appearance of the interior, it would not object to their removal if good quality new seating was introduced in their stead, of timber construction and entirely un-upholstered.
20. Again, it should be remembered that the current pews are not the original early nineteenth century furnishings. In 1835, there were box pews and a three-tier pulpit.
21. In the light of the objections, during my virtual visit, I asked whether consideration had been given to the type of seating which would replace the pews. I was shown a lightweight upholstered chair produced by Alpha Furniture Ltd. As a result, I asked the parish to review the CBC ChurchCare guidelines on chairs and, given that the petition refers to stackable wooden chairs, to provide further details.

22. Notwithstanding the objections and the wording of the petition, I am told that the parish has a strong preference for a chair with at least an upholstered seat, while an addition of upholstered back would, in the parish's view, add further to the comfort and support provided, especially for the more elderly members of the congregation. I am told that they have consulted widely with the congregation and the desire for a fully upholstered chair was expressed by almost everyone, especially the older members of the church family. I am told that the parish cannot envisage how some form of upholstery on the chairs will alter the environmental aesthetics of the building. They comment that the pews currently have upholstered (removeable cushion) seating, so they consider that they are requesting permission to replace one form of seat upholstery with another. They have not decided on the colour of the woodwork and the colour/texture of the chair upholstery. They do not believe that upholstered chairs will have any impact on the acoustics of the nave, since the church is fitted with a modern and comprehensive audio system.
23. To re-site the font to the north-west corner of the Nave The font is currently positioned in the north east corner of the nave. This is not its original location. A new door is proposed in the north east wall of the nave which will necessitate moving the font and it is proposed that it should be moved to the north west corner of the nave. There are no objections to this proposal.
24. To remove the pulpit It is proposed to remove and dispose of the pulpit. The pulpit is a large free-standing wooden pulpit which is currently positioned close to the north east wall of the nave. I am told that it was given by Edward Elsie of Hopwood Hall in 1897 to commemorate the Jubilee of Queen Victoria. The pulpit is not in its original location, having previously been on the south side of the chancel, where it replaced a three tier pulpit. In appearance, it is unlike any of the other furnishings in the church. I am told that it is rarely used and occupies a significant amount of space that could be better used.
25. This is the most controversial aspect of the proposed re-ordering. Historic England considers that the removal of the pulpit would be harmful. The Ancient Monuments Society objects to the removal of the pulpit as an item marking the Diamond Jubilee of Queen

Victoria. The Victorian Society also objects. Its comment is that the pulpit is a handsome and imposing piece which contributes positively to the character and appearance of the interior. It has historical interest as a commemorative piece celebrating the Diamond Jubilee of Queen Victoria. The CBC notes that the pulpit is a substantial and significant furnishing and asks that a fuller analysis be made of its significance and a stronger case be made for its removal.

26. The parish's response is that efforts have been made to unearth further information about the pulpit, but they have been unsuccessful. It is said that it is the amount of space which the pulpit takes up which gives rise to the desire to remove it. It is said that if this is the only stumbling block to the approval of the faculty, the church is willing to retain the pulpit, although this would partially compromise the flexibility with which the nave will be able to be used in the future.

27. No evidence has been produced of any efforts to trace and consult descendants of Mr Elsie.

28. To convert the existing toilet into a boiler room The boiler is currently located in the tower room and in order to increase the space, it is proposed to move it to the modern WC extension to the east of the organ chamber/vestry. This space is large enough to facilitate the installation of alternative heating methods such as air source/ground source heat pumps when the gas boiler needs to be replaced. There are no objections to this aspect of the proposal.

29. To provide a new emergency exit through the north-east wall of the Nave into the old boiler room and to provide storage in this space There is a need to provide a secondary point of access/escape, if the building is to be used to its current capacity for public events. The proposal is to create a new doorway in the north east wall of the nave. This will lead into a new entrance lobby which will occupy the site of a former boiler room which is currently used for storage. The new lobby will include a cupboard for storage of chairs and tables. The proposed lobby will replicate the current storeroom in that the roof of the storage cupboard will be kept at a lower level to avoid interfering with light entering the chancel

through the chancel window, although the roof of the lobby itself will be higher. An alternative means of access involving re-opening a door in the south wall of the chancel was considered, but is felt to be impractical. These works are also unopposed.

30. To replace heating system with under floor heating It is proposed to install a lightweight underfloor heating system in the nave. Rather than replacing the existing floor an insulated cassette system will be laid over the top of the existing floorboards of the nave and the brick paving of the eastern part of the tower floor. This will have the effect of raising the floor level by 50mm which will aid access to the chancel. This system, I am told, will give a significantly faster response than a floor slab based system which will assist in the flexible use of the building. The heating in the chancel will be provided by fan assisted radiators which will replace the existing radiators. The majority of the floor is currently carpeted. Once the new heating system has been laid it will be covered by a new wooden floor covering, carpet or vinyl depending on the area.
31. The Church Buildings Council report suggests that the architect should specify the proposed floor surface(s) which would be best for the heating. I do not believe that this has been done, but it is clearly important that both the material and colours should be suitable.
32. To install new lighting throughout the church No detail has been provided of the proposed new lighting. I asked for specifications, but was told that the lighting proposals are purposefully vague. Three companies have been approached, all with specific experience of church lighting. There is an outline proposal, but the specific plan will depend on the final agreed structural changes to the nave. It will also be influenced by the cost of the scheme, which is dependent on how ambitious it is. Any scheme will be designed to complement the new nave arrangements in a sympathetic and appropriate way and will be an improvement on the current, rather inadequate, lighting.
33. To refurbish the meeting room under the tower The boiler and related items are being removed. Once the boiler has been removed, this room will be refurbished. I understand this to mean making good and redecorating. There is no objection to this proposal

34. Redecoration of the Nave, Chancel and associated areas. Once the works are completed, the church is to be redecorated. I am told that there is no proposal to make any changes of colour and the paints will be specified by the church architect.

35. While these works together form a comprehensive proposal for re-ordering All Saints', they do need to be considered both individually and as a whole. Clearly only some aspects of the proposals are the subject of objections and the nature and strength of those objections also varies.

36. In considering whether to permit the works, given that All Saints' is a Grade II* listed building, I am to be guided by the framework set out in *Re St Alkmund, Duffield* [2013] Fam 158. The questions, set out in paragraph 87 of the judgment, to be addressed are:

- (1) Would the proposals, if implemented, result in harm to the significance of the church as a building of special architectural or historic interest?
- (2) If the answer to question (1) 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.
- (3) If the answer to question (1) is "yes", how serious would the harm be?
- (4) How clear and convincing is the justification for carrying out the proposals?
- (5) 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.

37. In my judgment, it is undoubtedly the case that, taken as a whole, these proposals, if implemented, will result in harm to the significance of All Saints', Ockbrook, a grade II* listed building, as a building of special architectural and historic interest. That being so, the question is how serious that harm would be. In my judgment, the nature of the works proposed is such that it would be wrong to consider that harm as a whole, but rather the different elements of the works should be considered separately. The effect of some would be quite minor and require only a little justification. Other proposals could give rise to more serious harm and the justification will need to be more compelling. Equally, the public benefit from some proposals will be obvious, while with other proposals it will be less so.
38. I propose to consider those aspect of the proposals where the harm, in my judgment, would be minor, first, before addressing those aspects which would give rise to a more serious risk of harm.
39. In my judgement, the harm which would be caused by the installation of the West Door ramp; moving the font to the North-West corner of the church; converting the existing WC to a boiler room and refurbishing the meeting room in the tower is minor and I am satisfied that good justification has been provided for all of these proposals. Subject to a condition that the colours remain the same, I am satisfied that there will be no harm caused by the proposed redecoration. I will therefore grant a faculty for these works.
40. I am also satisfied that the installation of underfloor heating will cause only minor harm, but provide a significant public benefit. I am concerned, however, that while I have a drawing showing the general types of floor coverings proposed, no detail is given as to materials or colours. This is a Grade II* listed building, so I will make it a condition of granting a faculty for the underfloor heating that the specification of the floor coverings, in particular the colours, must be approved in advance by the DAC.
41. The construction of a new emergency exit through the north-east wall of the nave into the old boiler room and the provision of a storage area will clearly cause significant damage to the fabric of the building. It is, however, a brick wall and it is less than two hundred years

old. The need for a secondary means of access is accepted. I am satisfied that the public benefit will substantially outweigh the harm and the possible alternatives have rightly been rejected. Planning Permission for the external works was granted by Erewash Borough Council on 3 February 2020. I will therefore grant a faculty for this aspect of the works, although I echo the observations of the Church Buildings Council that there should be careful investigation and understanding of the construction of the wall before the work is undertaken.

42. The removal of the pews is not opposed by those consulted provided that they are replaced with high quality wooden and un-upholstered seating. The parish, however, wishes to purchase upholstered chairs and I have recorded their reasons above. The DAC proposes a condition that the choice of chairs should be subject to approval by the DAC. In my judgment the proviso proposed by the objectors is reasonable and the petition suggests agreement to it. The current proposal to install upholstered chairs is a change to the petition which I am not willing to allow. If those consulted had understood that upholstered chairs were being proposed, their stance might well have been different. I am willing to permit the removal of the pews. They are not original and not of any special merit. I am satisfied that their removal will cause only minor harm provided that they are replaced with un-upholstered wooden chairs or benches which are stained either to match the woodwork in the chancel or the current pews. I will permit both chairs and benches which should be stackable. If benches are used, then removeable runners of a suitable colour, as is presently the case, may be installed. I would recommend consideration of the Theo chair and the Theo pew produced by Trinity Church Furniture. Subject to these conditions, I will make the final choice of chair subject to approval by the DAC.

43. The removal of the inner doors to the nave; filling in the central part of the gallery; removing the north stairs and widening the south stairs; increasing the height of the balustrade; fitting a glazed screen and doors beneath the gallery; and installing a new kitchen, WCs and meeting room under the gallery effectively form one single aspect of the proposals and, in my judgment, must be considered together. The most significant part of the works is the removal of most of the historic structure of the balcony. Specialist

investigations have been carried out to see whether this could be preserved, but the construction method is insufficiently certain. As I have noted, those who object would prefer the galleries to be retained as they are with the new facilities installed underneath. This approach would preserve the historic fabric, but the galleries themselves would remain unusable. I do not think this is satisfactory and it is certainly not beneficial. The attraction of the proposed works is that not only will it appear that the balcony has been restored to the original 1835 design, but the areas above and below will be far more useable by the church and the community of Ockbrook than they are at present. The vast majority of the fabric which will be lost is not visible.

44. Concerns are also raised by the objectors on the basis that the double gallery arrangement is rare and unusual, and should be preserved. I am satisfied, however, based on the photographs and plans provided, that it is more likely than not that the double gallery arrangement is not original, but rather an alteration carried out in the 1920s when the organ was moved from the west end to its current position. This would also explain the addition, at some point in the twentieth century, of the inner doors.
45. I am also satisfied that it is important that the internal areas of the church are not only capable of being used independently, but that they can be used in that way safely. I accept that the doors to the nave and the enclosure at the top of the stairs are required for fire safety. I am satisfied that the existing doors between the tower and the nave should be removed. They are not unattractive, but they are large and heavy and will be of no benefit. The harm caused by their loss will, in my judgment, be minor.
46. For these reasons I am satisfied that while the harm to the building will be moderate, there is a clear and convincing justification for the proposed works and the public benefit of these works will certainly outweigh the harm which will be caused. I will therefore grant a faculty for these works on condition that a photographic and written record is made of the construction of the galleries when they are disassembled.

47. The removal of the pulpit is opposed by all of the objectors. In addition to the principles set out in *Re St Alkmund, Duffield*, I remind myself that Canon F6 states: “In every church and chapel there shall be provided convenient desks for the reading of Prayers and God’s word, and, unless it be not required, a decent pulpit for the sermon, to be set in a convenient place; which place, in case of any dispute, shall be determined by the Ordinary.” The words “unless it be not required” do not appear in its predecessor, Canon 83 of 1603. There is, in my judgement, an expectation that there will be a pulpit in a church and some compelling justification would be needed to show that it is “not required”. In my judgment it is also significant that this particular pulpit was given to commemorate the Diamond Jubilee of Queen Victoria in 1897.
48. The justification put forward by the parish is that the pulpit is little used and takes up too much space. It would, it is said, restrict the flexible use of the nave, although no specific examples are given. It is also said that it is of a style unlike any other of the church’s furnishings.
49. There are cases where parishes have been permitted to remove their pulpit such as *Re Holy Trinity, Mapperley* [2020] ECC Der 1. It was said that the pulpit there had been unused for some years. In that case Bullimore Ch. described the pulpit as “not an item of intrinsic worth or merit”. The building is unlisted. In his judgment Bullimore Ch. observed that “had the pulpit been part of the fixtures or furnishings in a C19th church and was of at least some artistic merit, then in the absence of some greater justification for getting rid of it, the decision might very well have gone the other way.” If the pulpit at Ockbrook were of no intrinsic worth or merit, I might have been willing to accede to the request to permit its disposal. In reality, the opposite is true: this pulpit is a significant piece. It is accurately described as High Victoriana and may not be to everyone’s taste today, but it is not of no intrinsic worth or merit. I agree with the observation of George QC Ch., which is quoted in *Re St Alkmund, Duffield, supra*, who observed in *Re St John the Evangelist, Blackheath* (1998) 5 Ecc LJ 217 at para 13(3): “It is part of the joy and interest of listed buildings, and in particular churches, that they include accretions, many of which are not entirely consonant with what was there before. If the accretion has merit, then normally it should not be removed, even in the interests of historical or architectural purity.” In addition, this pulpit was given to commemorate an important event

and no efforts appear to have been made to find out what the descendants of Mr Elsie might think of the proposal to dispose of it.

50. For these reasons, even if it is large and little used, the parish has not, in my judgment, sufficiently justified its removal. I am satisfied too that disposing of the pulpit would constitute serious harm to the interior of this church, but that the public benefit, if any, would be small. I will not, therefore, grant a faculty for its disposal. I did ask during my virtual visit whether, if I were not to grant a faculty for its disposal, the parish would want to move the pulpit, since it is located close to the new access point in the north-east wall. I was told that the parish would like to move it to the south-west corner of the nave. I am not satisfied that this is a properly considered answer and there is no supporting justification or explanation as to why that is an appropriate location. I remain willing to authorise the relocation of the pulpit, but any request must reflect the fact that Canon F5 envisages the location of the pulpit in a convenient place for preaching.
51. The proposals for new lighting are lacking in any detail and, as a result, I am not satisfied that any meaningful consultation can have taken place. I am particularly surprised to see plans, which relate to works for which a faculty is sought, described as purposefully vague by a church architect. In the absence of any specifications, I cannot properly authorise works to a Grade II* listed building. I will not, therefore, grant a faculty for new lighting, even though it is clearly needed. The parish will have to submit proper plans and consult with the amenity societies before submitting a new petition for any replacement of the lighting in the church.
52. In summary and in conclusion, I will grant a faculty for works (1) To install an internal ramp to the west door to provide disabled access; (2) To remove the inner doors to the Nave; (3) To fill-in the central part of the balcony, increase the height of the balcony balustrade to comply with current regulations, remove stairs on the north side and widen the stairs on the south side to comply with current building regulations; (4) To fit a glazed screen across the Nave to the front of the balcony, to include new central glazed doors into the Nave; (5) To install a new kitchen, toilet facilities (including disabled-access facility)

and meeting room under the balcony; (6) To remove the pews from the Nave and balcony and replace with high-quality stackable wooden chairs or benches; (7) To re-site the font to the north-west corner of the Nave; (8) To convert the existing toilet into a boiler room; (9) To provide a new emergency exit through the north-east wall of the Nave into the old boiler room and to provide storage in this space; (10) To replace the heating system with under floor heating; (11) To refurbish the meeting room under the tower; (12) Redecoration of the Nave, Chancel and associated areas, subject to the following conditions: (a) a Written Scheme of Investigation being submitted prior to the commencement of works; (b) a suitable written and photographic record being made of the gallery construction; (c) the chairs or benches replacing the pews shall be of wood and entirely un-upholstered (although runners are permitted) and must be stained to match either the chancel woodwork or the existing pews, the final choice of chair being subject to approval by the DAC ; (d) the redecoration shall be in like colours and the type of paint shall be specified by the architect; and (e) the specification of the colours and materials to be used for the floor coverings must be approved in advance by the DAC.

53. I decline to grant a faculty for the removal of the pulpit and for new lighting for the reasons given above.

Timothy Clarke

Chancellor

28th January 2021 (S. Thomas Aquinas)