

IN THE CONSISTORY COURT
of the DIOCESE OF LIVERPOOL

Re St James in the City, Liverpool

JUDGMENT

Introduction

1. The church of St James in the City, Toxteth, Liverpool, is a Grade II* listed building, constructed in the Georgian period in 1774. It sits under the shadow of the famous Anglican cathedral in Upper Parliament Street positioned on the hill at the edge of the city centre, but with an outlook over the River Mersey, and has been a prominent landmark for over two and a half centuries. Although a thriving centre of worship for a diverse community of churchgoers for much of this time, sadly in the early 1970s dwindling congregations, neglect and poverty in the area together with a lack of any local regeneration led to the closure of the church in 1974 as it was declared redundant, with it vesting in the redundant churches' fund two years later. St James then became the responsibility of the Churches Conservation Trust, (CCT) but further decline, including fabric decay and vandalism over the following decades diminished the church's prospect of any meaningful restoration, despite its listed status, and it remained a sad and empty shell.



Fig 1 Aerial view of St James 2010 (C19th chancel extension on right)

2. In 2010, however, a trust was established by the Diocese of Liverpool and the then Bishop to encourage the planting of a new church congregation, largely catering for the significant student population in the city, using the derelict building and considering ways in which it could be refurbished and reused, along with the surrounding area by way of community regeneration. The trustees considered a variety of potential projects in conjunction with the local authority and developers, and sought to raise funds, principally by means of heritage lottery applications. The schemes were ambitious and included not only some internal refurbishment, but also substantial community use of the church land with student accommodation, offices, shops and other schemes contemplated. Regrettably applications for funding were unsuccessful and it appeared that the restoration of St James was becoming a forlorn hope.

3. Running alongside the refurbishment proposals, however, was a strong and inspired ministry which worked with a growing congregation, largely students, and over the following ten years substantial growth in church membership was experienced, bucking the national trend of ageing and dwindling congregations. By 2018 there were over 200 members, with an average Sunday attendance of 150, spread over two services, and numerous groups meeting during the week for study and fellowship, all within the structure of the near derelict church. An internal marquee was erected and mobile heating was provided, allowing worship throughout the entire year.

4. Because of the congregation growth and the success of the ministry, the church was identified as a prime candidate for the Liverpool Next Generation funding from the Church Commissioners, and administered by the Diocese of Liverpool, which was intended to provide substantial resources for existing churches where an opportunity was seen to regenerate buildings, communities and congregations, with a particular emphasis on young people, considered to be the missing generation.

5. With the availability of potential significant funding, plans for re-ordering were drawn up in the summer of last year on the appointment of specialist architects and early consultation was undertaken through the auspices of the DAC. The works comprised reordering to the west end of the church, removing the existing balcony and providing two levels of additional floor space with new eco-friendly heating and lighting systems, together with toilet and kitchen facilities. However, although there was no final specification, the intention was to restore the nave, in addition, as the principal space for worship, in terms of floor covering and finishes, whilst the chancel was to remain largely untouched. The DAC provided its recommendation which was for the grant of a faculty in relation to the main works and pending approval by this court negotiations were continued by the petitioners with various agencies, including other external funders and potential contractors in respect of the final cost and additional funding. The total expenditure is expected to be in the region of three quarters of a million pounds. Clearly this is a substantial project.

6. Because there was some urgency to the commencement, with the hope that post-lockdown and the return of students to the city in September the works will be completed by

this date, and in the light of some objection from the amenity societies consulted (which I shall elaborate below) I agreed with the archdeacon and the vicar (Rev Jude Padfield) that I would visit the church and inspect the fabric, to have a better understanding of the likely impact of the reordering. I attended on 18th March in the company of my deputy chancellor, District Judge Knifton, as it was not then clear whether I would be able to give the final determination within the timeframe requested.

7. Whilst the petition was not formally opposed, (and the amenity societies were afforded an opportunity to become parties opponent but chose not to), a hearing was unnecessary, and I was prepared to deal with the matter on the basis of the written submissions, which included communications from the Georgian Group (the principal objector) the Church Buildings Council, (CBC), the Victorian Society, Historic England, and the Ancient Monuments Society. The petitioners, mainly through the project architect, Mr Daniel Thorpe, provided responses to the objections raised.

8. Subsequently, and because time was pressing for the completion of contractual formalities, I indicated through the OFS that the faculty would be granted with specified conditions, and I now provide this judgment to explain my reasoning.

The architectural and historical significance of St James in the City

9. I have described the recent 20th and 21st century downturn in the fortunes of the church and its descent into dereliction. However, following its establishment in the latter part of the 18th century, the church provided a busy focal point for a worshipping community which was culturally diverse in ethnicity because of the association with maritime trade, merchants, and those who had connections to the slave trade. (The church records may reveal the identities of liberated former slaves who were probably in the service of wealthier employers who were part of the earlier congregations.¹)

10. In 2003, and when the church was vested in the CCT, a detailed statement of significance was prepared, which provides a useful reference document, confirming the architect to be Cuthbert Bisbrown, who did not have a particular reputation for church building, but who had conceived St James as part of an estate development scheme to complement adjoining streets and properties. This may well have been the reason for its simple design. It was described by Frank Kelsall and Neil Barton in their document in this way:

¹ The provenance of some of the monuments relating to benefactors may have to be addressed in the future in the context of Black Lives Matter concerns.

In its original form the church comprised a simple brick box with a west tower. Entrance to the building was by two doors at the east end, which led directly into lobbies containing the stairs to the gallery which encircled the whole building, save for a small sanctuary in the centre of the east wall. There was a further staircase serving the galleries within the west tower. The galleries are of timber but they rest on cast-iron columns of quatrefoil section.

11. In a similar vein, Rebecca Burrows, in her publication *Historic England: Major Parish Churches* said:

“The simplicity and design of St James’ is of considerable interest. Many Georgian churches were more elaborate than St James’, even when built under budgetary constraints. The pared-back, modest appearance of St James’, especially of the original Georgian nave, is effective and noteworthy. The use of cast iron pillars to support the upper gallery level is particularly interesting. It is undoubtedly an early, and possibly the earliest surviving example of the use of cast-iron pillars in this way. It is of interest that the columns are cast with an ecclesiastical quatrefoil section and make a valuable contribution to the restrained aesthetic of the building as a whole.”

12. Thus the focus of the building lay in its simplicity and in the absence of any frills, ornate fittings or carvings, on the basis that the “restrained aesthetic” allowed for worship which was not detracted from by glorious splendour seen in more lavish medieval and romanesque/gothic designs and subsequent Victorian architecture. The 2003 statement of significance described the intrinsic qualities of the church making it an admirable example of ecclesiastical building by subscription, intended to be “*neither a civic monument nor an expression of showy patronage*”. It was not to everyone’s liking, however, with Pevsner remarking that the design was “*certainly elementary for a builder*”, and the 20th century historian Quentin Hughes describing the church, other than the iron columns, as an “*otherwise dull building*”.

13. The main features when constructed were the substantive three balconies, including the featured west gallery adjacent to the tower facing the chancel and the cast-iron columns.² There were a number of alterations carried out, however, during the 19th century, making the interior slightly less simple, most notably with the replacement of the flat ceiling which would have provided limited space above the galleries, and a completely new roof with vaulted timber trusses which still exist at the present time. It is to be noted that these were Victorian additions and not part of the Georgian design.

² The galleries, two tiered at the west, wrapped around the interior of the building save for above the small sanctuary which was later enlarged when the new chancel was constructed.



Fig 2. View from sanctuary towards western gallery (c1900) showing roof trusses (upper west gallery now removed)

14. Further, alterations were made to the staircases to the gallery and to the chancel in the late 19th century, following the installation of the East End window designed by Henry Holiday.



Fig 3. Henry Holiday sanctuary window

15. The pews were also removed and replaced with bench seating . Thus reordering for St James has been a fluid affair over two centuries. The internal layout remained much the same for the 20th century until the descent into dereliction and the eventual closure in the early part of the 1970s. When the church was recommissioned it was a rather sparse shell, where the newly formed congregation was allowed to erect a marquee for meeting and worship.

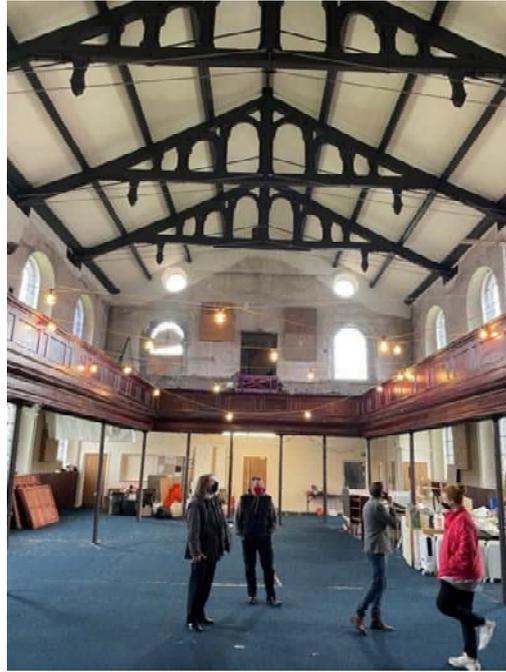


Fig 4. Interior of St James 2021 showing western gallery (after some recent repairs). Picture taken on recent site visit

16. There are a number of monuments which are listed in the 2010 conservation plan. Although some are described as fairly ordinary, they are considered to be of interest as reflective of the people who lived in the area, their occupations, and their associations with the culture and history of the time. In particular there are families who had connections with the West Indies, and maritime trade, including, undoubtedly, merchants who had profited from the slave trade. Whilst all the monuments are to be protected, sensitivity will be required in relation to some of these for reasons already stated. They comprise memorials mainly set into the north and south walls, although there are some which will be covered by the proposed internal structure to the west gallery. I note the indication of the architect that these will be removed and repositioned appropriately, or if this cannot be achieved they will be preserved and restored for public inspection in a suitable place.

The need for the reordering

17. It would be somewhat trite to observe that a thriving congregation could not continue to meet in a semi derelict building, inside a marquee with portable heating for any significant length of time. In this respect it might be thought that the need is self-proving. However, it is still necessary where the petitioners are custodians of a heritage represented by a grade II* listed building, even one which has been reordered on several occasions over three centuries, that

internal changes involving the prominent features which have led to the listing, are subject to scrutiny.

18. The statement of need prepared on their behalf by Cassidy and Ashton, the architects and project managers, is extensive and detailed, and summarises the three objectives which the church would hope to meet to fulfil the LNG vision and to justify the extensive funding which would be advanced:

- “(i) Making a step-change in functional ministry space by creating more floor space, installing a lift, improving vertical circulation, repairing the existing ground floor and upgrading the heating and electrical systems. The lack of floor space has been holding back growth at St James.
- (ii) Facilitating growth by multiplying their youth, families and young adults’ connections through LNG via University and School’s Missional Chaplains.
- (iii) Enabling the planting of a third resource church from people within St James in the City and another resource church operating within the Missing Generation initiative, St Barnabas Penny Lane.”

19. It would appear that the absence of space heating is a primary driver for the changes, on the basis that there would be little point in structural re-ordering if the numerous groups which met within the building had no appropriate heating, and were always dependent on portable heaters. This would make little sense economically or environmentally. Further, beyond the main nave area where the tent is erected, there is said to be little space for ancillary activities, such as children’s learning during services, study groups and other smaller gatherings. Throughout the week there are several activities, some of which are community/secular which would hope to use the church building on the lifting of pandemic restrictions, including food banks, where storage and space is presently at a premium. Because of the success of congregation growth, and unusually for Sunday worship in the 21st century, St James will have three services, as before,, and flexibility is sought in relation to the way in which they are ordered. It is summarised in this way at paragraph 2.2 of the statement of need:

“...With the proposed scheme, the building will be much more welcoming with worship and ancillary space fit-for-purpose. The expected growth in people attending on a Sunday (to circa 400 by 2025) can be accommodated much more easily and in more comfort with effective heating and lighting.

The large Monday night gathering can ensure Alpha guests have a dedicated space for a sit-down meal and their content. At the same time, the student group can meet on a separate floor together with a Newcomers group and/or another discipleship group without the current space restrictions. The flexible arrangement will mean the space can be adjusted for the group’s sizes and multiple bits of content can meet at the same time.

Other courses will be done on a larger scale as well: the Marriage Course requires separate tables for each couple to eat a meal and discuss without being overheard. In 2019 we hosted the course with 10 couples with not much extra space available; the new floor space would enable at least 30 couples to attend. Other courses such as the Pre-Marriage course and the Parenting course will also be achievable.

Additional space, especially for storage, would also benefit the emergency foodbank. A large amount of space is required to parcel up the packages and to store the food between delivery and distribution.

Other large events will also become possible with effective heating and lighting in the church. Youth events (both on a Sunday and a regular midweek group), training and equipping for congregation

members (e.g. around leading a group, justice initiatives, small group leaders' meetings, training and rehearsals for worship groups and tech. teams etc.), and other interest groups evolving out of local need and interest.

St James also has significant heritage as a former slave-trader church. We will be able to host local schoolchildren exploring slavery and local history to see the memorials and hear about what links St James had to the slave trade and how modern-day slavery can be overcome."

20. The petitioners therefore identify four areas of need which cannot be achieved within the current building which is described as "*not fit for purpose*", namely a step change space, a welcoming and accessible entrance, a large and flexible worship space, and additional meeting, prayer and activity space. Clearly the key is maximising space for multiple activities.

21. It is also said that consideration has been given to extension to the existing structure, that is building outwards, as opposed to using the internal space. Indeed, when various heritage lottery grants were sought several years ago this was considered to be the way forward. However the absence of substantial awards, which would have been associated with community development, and the failure to achieve any lottery funding, has meant that the cost would be prohibitive even with the LNG initiative, and the present scheme is suggested as innovative yet sensible.

The nature of the proposed works

22. I have summarised the scheme at paragraph 5 above. The full specification is not included within the OFS papers, and I do not believe that it is necessary to consider this, as much of it will be functional, and associated with repair and restoration of existing fabric. The major changes represented by the balcony alteration are those which are the most controversial, and they are depicted in a number of photographs and plans. Essentially the open nature of the western gallery in front of the tower will be lost and replaced with the structure of an internal two-storey "hub" or "pod", the upper and carved section of which will overhang the gallery frontage, which is to be retained. This is best depicted in the following image from the concept visuals:



Fig 5. New internal layout showing floating balcony from the nave

23. By comparing this image with Fig 4 above, it can be noticed at once that the gallery is no longer usable as an integral part of the main worship space within the nave but is now enclosed in front of the tower, and also that the two arched windows at the west end are now enclosed, although they will remain, and be incorporated within the new meeting areas. The structure does not extend completely to roof level, and although not shown in this image there is a limited line of sight to the two upper circular windows beyond the ceiling of the structure, when standing in the chancel. All the columns are retained, although two will be incorporated into the lower part of the reordered structure in and around the kitchen and the staircase. The crown of thorns design shown in the image, I understand, will no longer be used, and therefore the curved wall will be plain. All galleries will have timber fascia to match existing and therefore an integrity of the three sided internal galleries will remain.

24. Because I was unsure as to the degree of overhang relative to the extra space, which I am told was necessary to accommodate additional space within the upper room and which will make a significant difference to the number who can meet there, I asked the architect, Mr Thorpe, to provide some elaboration. He forwarded the following image.³

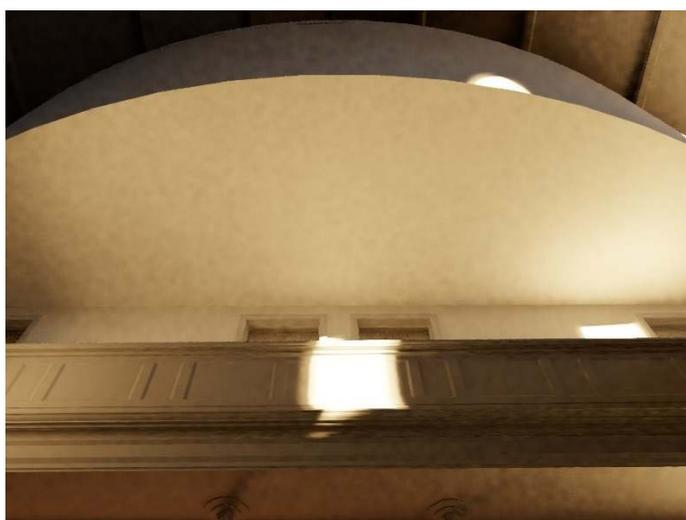


Fig 6. Concept image showing projection of upper tier beyond existing balcony

25. Mr Thorpe also provided clarification in the form of a detailed plan. This had not been included in the original OFS documentation.

³ I am conscious that neither this nor the plan referred to will have been seen by the Georgian Group, but I am satisfied that they have a sufficient understanding of the impact, and that this is unlikely to alter any view which they have expressed previously. Further it is neither proportionate nor expedient to invite further representations in the light of their intention not to become parties opponent.

The nature of the comments / objections from consultees

26. At the early consultation stage, as I have indicated above, the Georgian Group was the only heritage body to voice any significant concerns. It is worth briefly summarising the responses of the other amenity societies and heritage bodies. Mr Hughes of the Victorian Society deferred to the Georgian Group, as the architectural and historic features were not Victorian. The Church Buildings Council made the following observations upon which the petitioners rely:

“The Council noted that the proposals to develop the west end of the church will leave largely intact the most significant elements of the building. These are widely agreed to be its simplicity of character, the innovative cast-iron columns that support the gallery and the gallery itself. The Council supports the proposal to leave the north and south galleries and all the supporting columns in place. The west end proposals are designed to minimise impact in the building, while providing significant additional facilities. The Council felt that on the whole this responded well to the building, in particular where the elegance and simplicity of the building is followed in the design. Had it been consulted earlier the Council would have expressed a preference for a straight, not curved, wall to the 2nd floor room, as being more in keeping with the straight lines of the building.”

27. The Ancient Monuments Society, again as I have already indicated, were keen to ensure that 18th and 19th century monuments were safeguarded during any work. However, they made the following comment:

“Given the effectively gutted state of the building, the camping in tents inside forced on the present congregation, the fact that the present initiative represents the Best Last Hope for the building and the three successive refusals of grant aid from NLHF, we are prepared to accept that this radical approach is a worthy price to pay to save the building. And indeed to realise the brave ambition of the PCC.”

28. The petitioners also draw comfort from the comments of Historic England in their communication with the DAC on 18 December 2020:

“The designs of the new floors have been carefully considered, the first floor level will sit behind the retained timber balustrade to the western gallery, helping preserve the composition of the three galleries floating above the nave which is positive. The new second floor will sit above the first floor and project out into the nave with a curved front wall. Whilst a large visual change, the simple clean lines allow it to sit comfortably within the body of the church reflecting the curves of the chancel arch and window heads. It will still be possible to view, though to a lesser degree, the decorative trusses of the roof structure at the western end. We feel this minor visual impact is outweighed by the benefits of providing the new facilities whilst managing to retain the openness and large space characteristic of church buildings. Proposals also include repairs to the ground floor, an upgrading of the heating and electrical services and creation of an entrance lobby. This lobby aims to provide an enhanced welcoming access to the building and will lead to toilets and a foyer café which in turn benefits from improved kitchen facilities. Through siting these proposals to the west end and sitting behind the leading edge of the gallery above preserves the open character of the nave and retains the focus on the significant east end with the pulpit and chancel. It is considered therefore to have minimal impact on the buildings significance and how it is experienced.

.....The proposals whilst initially seeming dramatic, in truth provide a light touch, modern addition that we consider successfully integrates into the building, providing the facilities needed and preserving the character, appearance and significance of the church.”

29. The Georgian Group were the most concerned, and provided a response by email to the DAC secretary on 4th January of this year. After acknowledging that the proposals would create more space within the western gallery, in which the upper section had been described as a mid-to-late 19th century “relatively short lived” addition, the core of Mr Roberts’ objection in his email letter is contained in the following paragraphs:

“The proposed works will have a detrimental impact on the historic planform and proportions of the church’s simple late 18C interior. Whilst the design of the new floors may deliver the needs of the congregation, the proposed interventions will have a detrimental impact on the character of the internal space, especially when viewed from the nave. These changes are harmful and will result in the loss of significant historic fabric including the western gallery and the tower staircase.

The new second floor will sit above the first floor and project out into the nave with a curved front wall. The design is visually intrusive and will harm the views towards the decorative trusses of the roof structure at the western end of the nave.

The committee were of the opinion that the proposed Crown of Thorns sculpture on the second floor would sit uncomfortably alongside the roof timbers and would be visually disruptive. The Committee therefore recommended that the proposed sculpture be deleted from the scheme.”

30. Of course, the Crown of Thorns sculpture is no longer to be incorporated. Thus the crux of the objections of the Georgian Group appears to be the second tier of the internal structure above the west end balcony. In this respect, whilst this chimes with the CBC preference, their concern is about the projecting balcony and curved wall, and goes far further. The author of the response raises questions as to how the present scheme might have differed from that drawn up a few years earlier when application was made for Heritage lottery funding and is concerned as to uncertainty surrounding the plans for the chancel. He concludes with this comment:

“The committee would welcome a scheme that would enable the use of this important Georgian church for generations to come. However the present proposals would be damaging to the historic fabric and significance of this grade II* place of worship and have not been adequately justified.....”

The impact of the reordering, and determination of the “Duffield questions”

31. I make no apology for setting out in more detail than I would usually do in a determination, extracts from the various observations of the amenity societies and heritage bodies to demonstrate that there is a lack of agreement as to the impact of the proposed works, with the majority being generally in favour, (and some in complimentary terms), whilst the Georgian Group stands alone in objecting. They may have a sound basis for so doing as this is a

Georgian church and grade II* listed, because it is a fine example of the simplistic architecture of the time containing very significant features which would justify preservation for the most part.

32. I remind myself of the approach which must be taken when considering a faculty grant in the circumstances. If changes to a listed church building are to be authorised, a series of questions should be addressed, commended as an approach by the Court of Arches in **Re St Alkmund, Duffield [2013] Fam 158**, and which is now followed almost invariably.

- (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] 7PD 21 26-8**, and the review of the case law by Chancellor Bussell QC in **In re St Mary’s White Waltham (no2) [2010] PTSR 1689** at para 11). Questions 3, 4 and 5 below do not then 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, 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.*

33. If these questions are addressed, there is a framework provided within which any harm caused by the building alterations may be assessed against the benefits which are achieved by those alterations. Essentially this involves a balancing exercise.

34. I concentrate for the most part on the two floor west end structure and in particular the curved wall of the upper tier. It is plain that the balance of the proposals, including the provision of environmentally sound economic internal space heating and improved kitchen and toilet facilities have little or no impact on the historic and architectural aspects, and in any event are essential components of a re-ordering if this church building is to have any meaningful use.

35. In my judgment, whilst dramatic and innovative, and breaking up the contiguity of three sides of galleries which have existed since the church was constructed (albeit in relation to the west end with two levels) the proposed structure is not visually intrusive, as suggested by the Georgian Group, if this is to imply that it is a strident design totally out of keeping with the historic layout. There is no doubt that the closure of the west gallery is going to provide a major alteration and that any projection of the upper section over the balcony edge will be easily noticeable, but the proposed design, whilst eliminating the gallery in terms of its function as an area for the congregation to participate in general worship and integrated into the nave, nevertheless does not detract from the main features of the internal space which seem to me to be the striking roof trusses and the focus towards the decorative window within the sanctuary (east end) with the retained north and south galleries. In addition, the (preserved and renovated) frontage of the gallery provides a relatively pleasing aspect of continuity around the three sides. The aspect for the church will continue to be forward facing rather than to the rear. The structure does not extend as far as the pitched roof, and although there is some restriction of view any who choose to view the circular upper windows from any position other than on the chancel (on the raised step), it is not lost altogether. Further, the curving of the upper section has evoked mixed responses, largely on the basis of subjective aesthetic appreciation, but it seems to me that if a projection is required for the purposes of space, the softening of the wall which faces the nave by the creation of a curve mitigates what would otherwise be quite a striking geometric design, potentially blocking off the arched windows on either side.

36. Nevertheless, I do accept that the loss of the Georgian layout, with the effective elimination of the west gallery in its present form, is bound to give rise to harm to the historic and internal architectural aspect of this church. In my judgment the harm is significant but for the reasons set out above, not serious. In any event, it is clear that whilst there are conflicting views as to the aesthetic effect of the reordering, clear and convincing justification has been provided by the petitioners for the alteration of the only available space within the building in circumstances where the only possible alternative would be an unaffordable extension or separate building, still leaving substantial refurbishment required if this historic church is to be put back into use.

37. I am in no doubt that there is a compelling case provided for benefit from the provision of multi-use and flexible internal space for a thriving mission based church at St James in the city as it is presently best described. It is difficult to conceive of any way in which the present plans to move forward in that mission, as well as providing an enabling facility for church members' participation, and the community in the furtherance of social justice and interaction could be promoted without such a structure. It seems to me that these radical proposals provide an opportunity for a church which would otherwise be redundant and descend further into ruin, to become an established centre for ministry, mission and community benefit with the maximisation of its internal space. The plans enable much of the Georgian layout to be retained even if there is no longer a western gallery. The shape of the nave with its focus towards a more elaborate chancel than was originally constructed fulfils, in my judgment, the spirit of the original design and retains simplicity.

38. Furthermore, this is a church which has been marked by major changes over the centuries and has adapted as different needs have arisen. If the proposed works are carried out there is no reason why an iconic Georgian church cannot now survive for some significant time into the future, serving the Christian and wider community.

Conclusion

39. In the circumstances I am prepared to grant the faculty sought. When dealing with this matter in short form I indicated that the conditions which I was likely to impose. I confirm those conditions now as follows:

- (i) Time for the completion of the works is set at six months from the date of faculty grant.
- (ii) All in-situ memorials must be retained, save for those which will be covered by the new construction to the west gallery, (two in total) which can be removed and either re-sited, or retained in a suitable place of storage which is available for public access upon request.
- (iii) Photographs of the internal layout prior to construction which includes the open and unaltered west gallery shall be taken and displayed in a prominent place in the lobby area together with a suitable explanation of the history/heritage relating to the original design in the 18th century with 19th-century adaptations, as a reference for any interested enquirer on the history of the building.
- (iv) An assurance as to the amount of final funding available and the agreed final contract price, together with the contingency that has been set aside, as well as the sources of all funding will be supplied to the DAC prior to the commencement of any works.

40. I should add a brief footnote about the chancel. There are no proposed alterations to the chancel, and I understand that the works will simply refurbish the area, which for the most part will not be integrated into the worship area. Mr Roberts from the Georgian Group makes a valid observation, it seems to me, that some clarity may be necessary in respect of future proposals. I do not make any time condition in respect of further applications for faculty approval, if any significant works are planned, but agree that it would be sensible for consideration to be given sooner, rather than later as to how the chancel and sanctuary area might be improved to complement the overall internal reordering.

His Honour Judge Graham Wood QC

Chancellor of the Diocese of Liverpool

12th April 2020

