

Annex B

Church Buildings Report PM 2384
 Leeds, Richmond Hill, All Saints
 (646373)

ChurchCare



16,000 buildings. One resource
 Church Buildings Council


PART 1 : Summary



Exterior view of south elevation from churchyard on north side (worship area is to the left).

Parish: Leeds	Dedication: All Saints	Diocese: West Yorks & the Dales	County: West Yorkshire
Benefice & Archdeaconry: Leeds All Saints with Osmondthorpe; Leeds		Local Authority: Leeds City Council	
Address: Cross Aysgarth Mount, Leeds, LS9 9AD		NGR: SE6 316 335	Listing: Unlisted
Other designations (CA, SAM, SSSI, SINC, TPO etc.): None known			
Local population: Parish - 2192		Indices of Multiple Deprivation Rank: 12,249 out of 12,660 [CUF]	
Key message from the Church Buildings Council	A building of local historic interest designed by the Diocesan architect, Peter Hill. Of low architectural significance with contents of low aesthetic value.		




<p>Ground plan, form and constituent parts</p> 	<p>[Orientated north-south] L-plan building. Hall with kitchen and bathroom geographically E-W with worship area adjoining east end, aligned north-south. Liturgical orientation used hereon in unless otherwise stated. Vestry to SW.</p>
<p>Other buildings or pieces of land</p>	<p>None</p>
<p>Dimensions</p>	<p>Not taken</p>
<p>Building materials</p>	<p><i>Exterior:</i> Stone, welsh slate roof tiles <i>Interior:</i> Worship space: ceiling- plasterboard and wood; walls - exposed breeze block and plastered and painted at west end; floors - carpet; Lobby: walls – plastered and painted white; floors – clay tiles; Hall: ceiling - plasterboard, metal struts; walls: plastered and painted.</p>
<p>State of repair based on latest Quinquennial Inspection Report</p>	<p>Report by: Robert A Craggs, Architect of Calls Architecture Ltd Date: 26 August 2010 Summary: Fabric in fair condition, though hall and social facilities need refurbishment. Ridge and hip-tiles in severe needs of repointing. Several items previously recommended for attention remain outstanding. Item requiring immediate attention include clearing and repairing gutters and flat roof over toilets and kitchen, reposition insulation to ceiling and clear vegetation from paving. During Quinquennium to address roof tiles and repointing and redecorating.</p>
<p>Heritage at Risk Register</p>	<p>Not on national Heritage at Risk Register.</p>
<p>Additional site visit notes</p>	<p>Seems in fair condition. Recent works to make safe electrics and to reduce vegetation growth in churchyard. Kitchen and hall would merit updating.</p>
<p>Energy use / services / WCs / access</p>	<p>Kitchen and WCs in attached hall. Gas fired boiler with hot air blowers.</p>
<p>Evidence of burials within church</p>	<p>None known.</p>
<p>Brief summary of history: The church was designed by Diocesan architect Peter Edmund Benson Hill of Hill Mawson Partnership in the 1970s to replace the original Victorian church which had fallen into poor repair and was demolished on the completion of the new build structure (PM 213, 1971). The church room was added to a 1920s church hall, which had been updated in the 1950s. The new church was opened in 1980.</p>	
<p>Assessment of significance: The church is of little townscape value and is a building of low architectural significance. It is of local historic interest, and was designed by a local architect. Contents are of low significance, though those that were relocated from the original church are of local historic interest. The organ is worthy of relocation.</p>	
<p>Assessment of sustainability and potential for change: The building is in reasonable condition and has a kitchen and WCs. The building could continue in use though natural light levels could be enhanced and facilities upgraded. There is good parking availability and potential for extension. The context of the site has changed since the original church was built, terrace housing having been replaced by industrial units. Although this has led to challenges in attracting a regular congregation, there are benefits to its location which is also adjacent to the A64. However there is not currently direct access from it.</p>	








PART 2 : Detailed assessment and significance

L, M & H refer to Low, Moderate & High significance




GENERAL DESCRIPTION	
	
<p>From Cross Aysgarth Mount the single storey structure poses a long windowless stone elevation with slightly varying rooflines. The L-shaped building has three main parts. A lower gabled section to the geographical west is the hall building, with a doorway and central round-headed window in the elevation facing the road junction. A stone cross finial marks the apex. Then a slightly higher gabled section has a round-arched gateway in the centre which opens into a passageway leading to the lobby. Extending geographically north from here is the worship space. In addition to the north side of the hall is a flat-roofed extension containing kitchen and WCs.</p> <p>From the carpark and churchyard, the worship area can be appreciated in full. Its design has a barn-like quality. The stone has been nicely dressed. The liturgical east (geographical north) elevation is windowless and has two buttresses. The only windows are French doors in the liturgical north elevation. The lobby area in the join between the hall and the worship area is lit and accessed through French windows with an additional side window, both with security bars.</p>	<p>Exterior</p>
<p>Summary of significance / any potential issues Though of good quality materials, and not unattractive, this is a building of low architectural significance.</p>	<p>L</p>
<p>The worship space is entered through glazed wood doors from the lobby area which sits between the worship space and the church hall.</p> <p>The liturgical west end of the worship area has a curved wall, and a curtain on a curved rail divides the main seated area from an informal narthex area laid out with casual seating and a children's 'corner'. Pendant lights are suspended from a low sound absorbing ceiling.</p> <p>Within the main worship area the ceiling rises up to a central square timber box beam formation. Lighting, in the form of floodlights, are attached to this. There is a window in the north wall and a vestry in the south-west corner. Light falls on the altar from a rooflight in the hipped gable. A shallow curved stone step projects around the altar and the carpet floor is cut away to a stone circle around the font.</p> <p>From the lobby there is access to the churchyard and carpark to the north, a passageway leading south through to the street side, access to the hall via three steps, as well as a ramp to the WCs, kitchen and former choir vestry.</p>	<p>Interior</p>
<p>Summary of significance / any potential issues The interior is nicely designed and well maintained. The worship area has an interesting plan with centralised square section and</p>	<p>L</p>





curved end wall. It is however overall of low architectural significance.



FURNISHINGS AND FITTINGS		
<p>Altar</p> 	<p>Beech table c.1980. Thought to have been redesigned from the old altar of All Saints. Could it have been designed by Hill for the new build? Embroidered altar frontal.</p>	<p>L</p>
<p>Pulpit</p>	<p>None</p>	
<p>Lectern</p> 	<p>Wooden priest's desk used as lectern.</p>	<p>L</p>
<p>Font</p> 	<p>Circular stone drum with flat wood cover with iron scrollwork. The cover relocated from the old church.</p>	<p>L</p>
<p>Reredos</p> 	<p>Formed by curtain hung on wall with wooden carved crucifix with plaster figure fixed in front.</p>	<p>L</p>
<p>Seating</p>	<p>Upholstered beech seats</p>	<p>L</p>
<p>Communion rails</p>	<p>Two sections either side of the altar, in same design as altar table</p>	<p>L</p>
<p>Bells</p>	<p>None</p>	
<p>Organ</p> 	<p>2 manual organ by Wood of Huddersfield, c.1980. Not historically interesting but not a bad instrument and worthy of relocation.</p>	<p>L</p>





Monuments	None	
War memorials	A chalice is inscribed in memory of lives lost in WWII.	L
Stained glass	A semi-circular panel above the lobby door, installed c.1985 commissioned by a previous incumbent.	L
		
Communion plate	Various including: chalice and paten dated 1898 inscribed All Saints Church and signed Pratt & Sons; chalice and paten dated 1893 inscribed in memory of Sarah Lumb, and another chalice (with paten) inscribed in memory of those who lost lives in war between 1939 and 1945.	L
		
Registers	Those before 1948 are stored in archives	
Miscellanea	<ul style="list-style-type: none"> • Banner relocated from former church, embroidered with an image of the original building. • Small stations of the cross – metal on wood grounds – fixed to north wall. • Priests' desks. • Processional crosses and wooden candleholders relocated from old church. 	L
		
Summary of significance / any potential issues. A number of items have been relocated from the original church and these are of local historic interest.		L

LOCATION AND SETTING		
Geographic location	All Saints is in the Richmond Hill area of Leeds, to the east of the city centre, south of York Road (A64). The church is on a cul-de-sac within an industrial estate with a primary school to the south-east, factory units to south-west and retail units to north.	L
		
<i>Map of the area from English Heritage (OS Licence number 100019088)</i>		
Townscape or landscape setting / context	Cross Aysgrath Mount is to the south and Pontefract Lane to the west, and a single-track access to the east. Retail buildings and a car park about the site to the north side. The car park is laid on the site of the former church and some of the old churchyard walls remain. The former vicarage, now privately owned, is to the west of the church. Vegetation adds some character to the site. The site slopes slightly towards the geographical east.	L
		




<p>Churchyard</p> 	<p>Grassed churchyard with no burials. Bordered by shrubs and trees. Bound by modern brick wall to north and original stone walls to east. Paving slabs to paths around geographic north side leading to tarmac driveway.</p>	<p>L</p>
<p>Access/egress to site</p> 	<p>Pedestrian access from Cross Aysgrath Mount with single metal gate across a passageway. Vehicular access to a small car park to north-west from Pontefract Lane through double metal gates.</p>	
<p>Parking on/off site, street</p>	<p>Yes</p>	
<p>Identified risk of flooding</p>	<p>Not in an area identified as being at risk (Environment Agency)</p>	
<p>Summary of significance / any potential issues. The building has low street presence. The presence of the former churchyard walls is of some local heritage interest.</p>		<p>L</p>

ARCHAEOLOGY, ECOLOGY AND HISTORY		
<p>Archaeology</p>	<p>There are no known archaeological records for the site.</p>	<p>L</p>
<p>Archaeological implications of alternative use and human remains considerations</p>	<p>Heritage Environment Records for the surrounding 500 metres identify two 19th century textile mills, a pottery and the listed former public library and baths on York Road.</p> <p>The site has no known human remains and the former church stood to the north of the current building on a different footprint.</p>	<p>L</p>
<p>More detailed history incl. historical associations, people & events</p>  <p>Images of the old church</p>	<p>The original stone church of All Saints, Leeds was built 1849-51 by Mallinson and Healey. The decision was made to replace it in light of the need for major repair to the spire. The Council for the Care of Churches produced a pastoral measure report in 1971 (PM 213) in which it expressed its concerns over the proposed demolition.</p>  <p>The new church was designed by Diocesan architect Peter Edmund Benson Hill of Hill Mawson Partnership in the 1970s. The new worship area was added to a 1920s church hall, which had been updated in the 1950s. The old Victorian church was demolished following the completion of the new building, which opened in 1980 and was consecrated on 25 February 1980.</p>	<p>L</p>
<p>Ecology incl.</p>	<p>None known</p>	<p>L</p>



designations, protected species, TPO etc.		
Summary of significance / any potential issues. The story of the church as a replacement of a now lost Victorian church is of local historic interest. Archaeological potential on the site is low.		L

PLANNING AND AMENITY ISSUES	
Local plan	Relevant documents can be found at http://www.leeds.gov.uk/council/Pages/Planning-Policy-and-Local-Development-Framework.aspx

OTHER CHURCHES NEARBY	
<p>Osmondthorpe, St Phillip. Unlisted red brick church building in the inter-war period. Designed by F L Charlton 1932-3 and the first suburban church completed under Bishop Burroughs' Church Forward Movement [Pevsner]. Early Christian style. Internally - reinforced concrete round arches span the nave. Oak fittings, some by Robert Thompson, Mouseman of Kilburn. Located about one mile east of All Saints.</p>	
<p>Leeds, St Hilda's Cross Green. Grade II. 1876-81 by J T Micklethwaite in Gothic Revival style. Red brick with stone dressings, steeply pitched slate roof. Aisled nave with clerestory, lancets and simple Geometrical traceried windows. Slim circular turret on N side at junction of chancel and nave, with conical spirelet. Bellcote over W end. N porch. The interior is decorated with painted carved wood. Arcades on octagonal piers. Plain beams across aisles added 1903, rood-beam with cross and figures above added 1904, both by W H Reynard, painted and decorated 1912 - 1917. Woodwork from 1920s by W H Wood including rood-screen, reredos, font cover. East window 1891-1902 possibly by Kempe. 2/3rds mile south.</p>	
<p>Leeds, St Saviour. Grade I listed stone church in Gothic Revival style. Built 1842-5 by John Macduff Derick. Aisled nave, chancel, transepts, north porch with crossing tower. Internally an arcade with octagonal piers. Chapel by Bodley, 1890. Reredos by Temple Moore, 1921. 5 light east window designed by Pugin. Used as a recording studio, occasional services. Half a mile to south-west of All Saints.</p>	

RECORDS AND REFERENCES
<ul style="list-style-type: none"> • QIR: August, 2010 by Robert A Craggs, architect of Calls Architecture Ltd. • Leeds City Council (www.leeds.gov.uk) • Environment Agency flood maps (www.environment-agency.gov.uk/homeandleisure/37837.aspx) • Heritage Gateway (www.heritagegateway.org.uk) • http://www.allsaintswithstphilips.org.uk/ • http://www.leodis.net/default.aspx

The Council's advice is not binding on the DAC or Chancellor and any changes would be subject to the granting of a faculty and consultation.

Compiled by Catherine Townsend 13th August 2015 after a visit to the site on 10th August 2015.

In the event of closure Part 3 (Statutory Advisory Committee advice on change) will be attached.



IMAGE SHEET



North elevation



East elevation



South elevation



West elevation



Interior view east



Interior view west





Font



Stained glass



Miscellanea



Organ



Communion plate



Church hall



PART 3 : Statutory Advisory Committee advice on change

CHANGE TO THE CHURCHYARD AND CURTILAGE
Constraints: <ul style="list-style-type: none"> • None.
Access: Scope for change, potential impact and possible mitigation: <ul style="list-style-type: none"> • Good existing pedestrian and vehicular access.
Development: Scope for change, potential impact and possible mitigation: <ul style="list-style-type: none"> • Good scope for development, with impact on setting of church mitigated by sensitivity in design and materials.

CHANGE TO THE EXTERIOR (ADDITION / ALTERATION)
Constraints: <ul style="list-style-type: none"> • Built of good quality materials; not unattractive.
Scope for change, potential impact and possible mitigation: <ul style="list-style-type: none"> • Good scope for alteration, with impact on church building mitigated by sensitivity in design and materials.

CHANGE TO THE INTERIOR (SUB-DIVISION / UNIFIED FLOORS etc.)
Constraints: <ul style="list-style-type: none"> • Interior nicely designed.
Scope for change, potential impact and possible mitigation: <ul style="list-style-type: none"> • Good scope for alteration, with impact on church building mitigated by sensitivity in design and materials.

CHANGE TO THE CONTENTS (REMOVAL / RELOCATION)
Constraints: <ul style="list-style-type: none"> • Contents relocated from previous church such as banner and prayer-desk have local historic significance. • Organ merits relocation.
Scope for change, potential impact and possible mitigation: <ul style="list-style-type: none"> • Good. Organ and contents of local historic interest should be preserved by relocation if possible. A photographic survey of the building should be made prior to any removal of contents and deposited in the diocesan archive.

PROVISIONAL CONCLUSIONS:
A well-built and well-detailed building, but one of low architectural significance and little historical interest. Being in relatively good condition, with facilities, parking and good pedestrian and vehicular access, it offers good scope for conversion to alternative use. The organ merits relocation, as do some other contents of local historical interest.



For office use

<i>elements > aspects V</i>	Landscape/ townscape	Churtyard	Church	Contents	Overall High- moderate- low
Statutory and non- statutory designations/ planning considerations	Low	Low	Low	Low	Low
Historic interest	Low	Low	Low-Moderate	Low-Moderate	Low- Moderate
Archaeological interest/sensitivity	Low	Low	Low	Low	Low
Architectural / aesthetic quality	Low	Low	Low	Low	Low
Overall High-moderate-low	Low	Low	Low	Low	Low

Low
Low to Moderate
Moderate
Moderate to High
High

The information, for which the Committee gives no warranty, was (to the Committee's knowledge and belief) correct as at the date given on the document and is based on secondary sources and personal observation only.

The Committee's advice as outlined in this document has been offered to the commissioning body [Church Commissioners or Churches Conservation Trust] and should not be taken to indicate that listed building consent and / or planning permission will be granted for the alterations discussed.

Date compiled	7 November 2016
Updated	



STATUTORY ADVISORY COMMITTEE

on closed and closing churches advising the Church Commissioners
and the Churches Conservation Trust on behalf of the

Church Buildings Council

Emma Cosgrif
Case Officer, Closed Churches Division
Church Commissioners for England

emma.cosgrif@churchofengland.org
(by email)

Our Ref:
Your Ref: RC46/185

5 December 2016

Dear Emma

Leeds, Richmond Hill, All Saints (Diocese of Leeds)

Your request for the Council's early information and advice on Leeds, Richmond Hill, All Saints was considered by the Statutory Advisory Committee at a meeting held on 23 November 2016.

The Committee endorsed Part 3 of the Pastoral Measure Report, advising that All Saints' church, though well-built and well-detailed, is a building of low architectural significance and little townscape value. The building and its contents are of local historical significance.

The Committee advised that, as a building in relatively good condition with facilities, parking and good pedestrian and vehicular access, the church offers good scope for conversion to alternative use. However, if it is not possible to find a new use for the building, the Committee would be unlikely to oppose demolition. The organ, and any contents of local significance, should be preserved by relocation.

Yours sincerely



Tom Ashley
Church Buildings Officer

cc Jeremy Tipping, Closed Churches Team Manager

Cathedral and Church Buildings Division, Archbishops' Council,
Church House, Great Smith Street, London SW1P 3AZ

Direct line: 020 7898 1871 thomas.ashley@churchofengland.org

www.churchcare.co.uk