

St Benet and All Saints

Design and Access Statement

The Area

The church lies in a pleasant residential area close to the local primary school (which has strong ties to the church) and at what seems to be a highpoint of the hill. The surrounding properties are Victorian. It lies almost equidistant between Tufnell Park and Kentish Town tube-stations.

St Benet's Church

Originally the church was built as a tin mission church in 1881. 1877 saw the beginning of mission work in the area as it was then poor. Another mission house of the area was Lyndhurst Hall .

By 1885 the church was formally rebuilt but only the nave was completed by Peacock. In 1909 the unfinished church was completed by a chancel by Bodley and Gardiner however by the 1920s it was noticed that the nave was suffering from subsidence and this was demolished in 1927 and so this section was rebuilt in 1928 by Cecil Hare.

Despite distinct differences in the style of nave and chancel the overall scale and open space and the airy clear-glass windows give the main space of the building a simple grandeur that is also welcoming.

The other spaces are to the north and south of this great space and are by contrast darker by virtue of painted ceilings and smaller windows. Unfortunately the present decorative state of these spaces makes them appear very down-at-heel and much of this is due to the fact that the brickwork has been painted with a paint that has not allowed damp in the wall to escape and as a consequence it has come away leaving a pock-marked finish.

The Proposals

The church is free standing except on the east side where it abuts the church house. On the south side are gardens which are administered by Camden council. On the north side is the church hall which is used by a nursery. Between the church and the church hall is a narrow passageway which leads both to the vestry and to the rear of the church house. This passage is closed off at one point by a gateway. The previous gate to this opening is unknown but presently it is a sheet of plywood on hinges.

The proposal is to remove this panel and replace it with a ledged and braced door which is the more humble sort of door traditionally used for gates and in out-houses and which seems appropriate here where the church doors themselves are grander.

The door would be painted burgundy as the entrance doors to the church on Lupton Street.

Listing Statement

CAMDEN TQ2985NW LUPTON STREET 798-1/32/1084 Church of St Benet and All Saints II Church. Chancel with vestries and south chapel of 1908; nave of 1928; architect Cecil G Hare. Multi-coloured stock brick with stone dressings. Slated roof with south-eastern bellcote. Aisleless 6-bay nave flanked by western single storey porticoes, small north-east chapel, chancel with southern chapel and vestries. EXTERIOR: tall, narrow west end with projecting central bay having 4-light tracery window flanked by flat buttresses and surmounted by a brick pediment. Double stone sill bands extend around parapets of flanking rectangular porticoes having pointed arch entrances approached by steps. North and south facades with alternate bays projecting and having 3-light buttress flanked windows and pediments similar to west end. Chancel with 2 large traceried lancets to east wall; 2 further lancets to south wall and 1 to the north wall. INTERIOR: has concrete barrel vault to nave and painted coffered ceiling to chancel with northern organ loft. Walls of painted brick with stone dressings. Nave bays alternately wide and narrow; wide bays have tall 3-light windows under gables cutting into the barrel vault. At ground floor level, continuous round-arched arcaded shallow niches containing cast metal Stations of the Cross in the wide bays and small 2-light windows with early C20 stained glass in the narrow bays. One wide southern bay converted to a pulpit. Fittings include a rood beam and brown-veined marble pedestal font with wrought-iron cover.

Photographs



Passageway with existing gate



Top of existing gate



Church entrance door in burgundy