



BISHOP HANNINGTON MEMORIAL CHURCH



STATEMENT OF SIGNIFICANCE

FOR REPLACEMENT OF METAL WINDOW FRAMES AND OVERHAUL OF GLAZING

Lee Evans Partnership LLP
Chartered Architects & Town Planners
St Johns Lane, Canterbury, Kent CT1 2QQ

Tel: 01227 784444 Fax: 01227 819102
e-mail: architects@lee-evans.co.uk

January 2020
Rev C 3.1.2020

1.00 Introduction

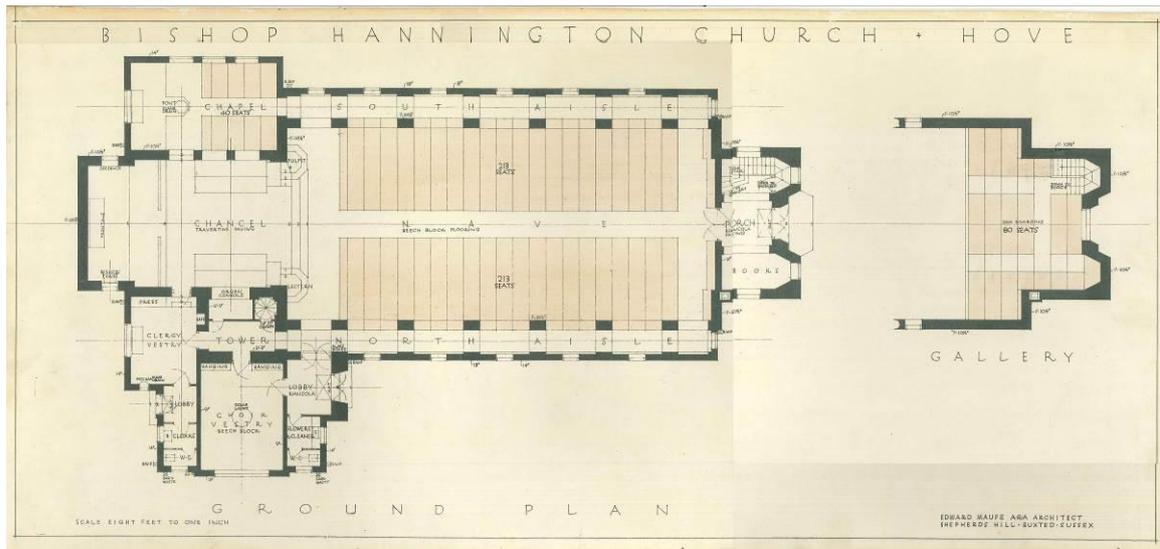
This statement summarizes the existing information known about the Church and is prepared to inform the discussions on the future use of the building. The statement sets out the main phases of the building and its development as well as the evolution of its interior fittings. Whilst there is an overview of the history of the whole Church, it pays particular attention to the area of the Church in question, this being the refurbishment of the decayed metal-framed windows to the main body of the church.

1.01 How to use this statement

The purpose of this statement is to inform all the stakeholders of the architectural and historical significance of the physical fabric of the Church, including its religious context both in the past and currently. It should be used as a reference document to assess the heritage values of different parts of the existing building and should be read alongside the Statement of Need prepared by the Church.

2.0 Analysis of the Fabric and Its History

- 2.01 Bishop Hannington Memorial Church is a Grade II Listed church in Hove. The Church is located on Nevill Avenue at the junction with Holmes Avenue. The Church is on a corner site, with an entrance at the west end and a tall bell tower at the north-east corner. A sandy yellow stock brick is the main building material, although the main Church roof is laid with pantiles. This roof has a shallow pitch, while the large tower has a similar but steeper roof topped with a cross.
- 2.02 The origins of the Church come from local housing development in the area during the 1930's creating the need for a new church. During this period a new Cathedral at Guildford was being planned. A team, led by Sir Edward Maufe, were commissioned by the Church Authorities to design the Cathedral, but to help with the 'build-ability' of the design, it was proposed to try it out on a smaller parish church first. The new Church in Hove (Bishop Hannington Memorial Church) was selected for this trial. Bishop Hannington Church was also a product of the Bishop of Chichester's Sussex Church Builders Scheme running at this time. Bishop Hannington Church was to initially start from a new building in Holmes Avenue, which is now the Church Hall.
- 2.03 Construction of the Church was started in 1938 and completed and consecrated on 2nd November 1941. The main body of the Church consists of a chancel, an organ bay in the tower and a chapel in the south-east corner. The nave has 5½ bays with aisles on each side. The main entrance at the west end is set into a tall pointed arch faced with decorative brickwork. Above this is a deeply recessed arched window, and there are two similar but smaller windows in the adjacent north and south faces. The west gallery and low aisles barely impinge on the central space of the nave, which is plain white; the only colour comes from the pale blue roof. With the main fittings in the fabric, the pulpit and reading desk are located either side of the chancel arch. The floor of the chancel is laid with travertine, a rock which resembles both limestone and marble.



Edward Maufe's original plan of the Church

- 2.04 The building was extended in 1981-2 with the addition of 3 teaching rooms, a Parish Office and a large kitchen and hall.
- 2.05 In 1985 the chancel was re-ordered, the choir stalls were removed and the Travertine marble carpeted over as the marble did not extend to the choir stalls. In the nave, the original pew seats were replaced by more comfortable upholstered ones.
- 2.06 In 2013 the 1982 office and kitchen extension was refurbished, altered and further extended to provide better meeting room, toilet and kitchen facilities, a new entrance foyer, underfloor heating and movable walls to enable the hall to be sub-divided.

3.00 Significance

3.1.1 Levels of Significance

The assessment of the significance of the building is far from an exact science and all it can be based on is the specialist knowledge of the building type and the comparison with similar buildings elsewhere. A different group of stakeholders may view the building as having distinct and special meanings to them. By convention, significance is graded on a relative scale, which is based on trying to categorize the building and the elements within the building in their levels of importance. It is the custom to provide an overall assessment of the significance of the building as an whole, in the following categories ranked from the lowest to highest :-

- 1 Local
- 2 Regional
- 3 National
- 4 International

The analysis can be further refined by considering the value of each constituent part of the building and how it contributes to the character of the whole, using the following categories :-

- 1 **Exceptional:**
An element of outstanding interest.
- 2 **Considerable:**
An element of special interest which makes an important contribution to the importance of the building.
- 3 **Some:**
An element of lesser interest or one which is partly altered or adapted.
- 4 **Little:**
An element which contributes minimally to the overall significance of the building.
- 5 **Negative or Intrusive:**
An element which detracts from the value and the interest of the building and directly threatens it.

3.1.2 Statutory Designations

Bishop Hannington Memorial Church is a Grade II Listed Building and this indicates that the entire building and/or its internal fittings are judged of considerable interest and of regional and national significance. It is relatively unusual for a building dating from the 1930s to be Listed and to date, only the finest and most significant buildings have gained this status, as buildings from this period are relatively common and not normally considered that special. The Listing is attached at the rear of this Statement.

3.2.1 Historic Significance

The Church was built to provide a new parish church following new housing development in the 1930's and therefore the Church is contemporary with much of the local building stock. Since the building is relatively modern its historic significance is limited.

3.3.1 Architectural Significance

The Church is of considerable regional or even national architectural significance, because it was one of Edward Maufe's projects used to trial ideas and construction methods used later in Guildford Cathedral.

Bishop Hannington is not the only Church by Sir Edward Maufe in which he experimented with architectural ideas later used in the Cathedral. There is also St Thomas the Apostle, Boston Road, Hanwell, London (1934) and All Saints Weston, Esher, Surrey (1939) which are similar in style and contemporary with the construction of Bishop Hannington. It is thought that all these churches were in some part a testing process before the construction of Guildford Cathedral. Therefore, the architectural significance of the building needs to be balanced against these other examples of the architect's work.

3.4.1 The exterior

The exterior of the original 1938 Church is of considerable importance as it reflects the same style as other churches built by Sir Edward Maufe in this period.

The Church is contemporary with the development of the area and therefore has some local and regional significance as part of urban design from the early-mid 20th Century.

The 1982 extension has hidden much of the northern elevation. It was done sympathetically, kept to a single storey, and used a similar slim brick to the original which all helps to harmonise it with the main Church. However, the extension does not match the quality of window detailing used by Edward Maufe. His windows use leaded lights with a rippled glass in metal frames with reconstituted stone surrounds on all sides and are architecturally interesting examples of quality detailing of the period.

The 2013 alterations extended the building using brickwork and some new windows to match the original 1938 church vestry area closely and some of the 1938 windows were re-located and re-furbished. A new raised and fully-glazed entrance atrium was also created, in a more contemporary idiom.

Comparing Bishop Hannington Church with the other churches designed by Edward Maufe, the detailing is generally simpler in Hove. It could be argued that the quality of the exterior of Bishop Hannington is not the best example of Sir Edward Maufe's work, St Thomas the Apostle, Hanwell (1934) has more refinements in stonework and brick detailing.



External wall treatment and brick detailing

3.4.2 The interior and fixtures and fittings

The interior of the Church has the characteristics of Maufe's work in the 1930s - arcades are pointed and everything is deliberately unostentatious and low key. The west gallery and low aisles barely impinge on the central space of the nave, which is plain white; the only colour comes from the pale blue roof. Maufe incorporated the main fittings in the fabric, with the pulpit and reading desk either side of the chancel arch. The only monument in the chancel is the recently installed monument to Bishop Hannington which was moved to the Church in 2014.



View of the nave interior looking west showing the tall lancet windows above low level arcading.

3.5.1 Community significance

The name of the Church carries some local significance in the community. The Church is named after James Hannington who was born at Hurstpierpoint, a few miles north of Brighton and Hove. James Hannington was part of the Brighton family which owned the long-established Hannington's department store in Brighton. He was ordained into the priesthood in 1874, and served as the curate of St George's Church in Hurstpierpoint until volunteering for missionary work in east Africa in 1882. Although he had to return to Britain in 1883 because of illness, he went back to Uganda in 1884 and was ordained as Bishop of Eastern Equatorial Africa on 24 June 1884. It was in Equatorial Africa in October 1885 when he was killed. The Diocese of Chichester decided to build the Church in the martyred Bishop's memory.

The Church is also a local landmark at the junction of two major local roads. Its distinctive bell tower rises above the sea of two storey suburban housing in the local environ and together with the nearby windmill can be seen from some distance away.

This also means that the Church has been present within the area to serve the local needs of its worshippers. It continues to act not only as a focal point not only for religious worship, but also as a community venue. The building's location makes an ideal setting for further community work with groups.

4.00 Proposals

The proposal for which this Statement of Significance has been prepared is to address the poor condition of the 1938 metal framed windows in the main body of the church. These windows have painted steel frames, within which are located small panes of tinted and rippled glass in lead comes. Many of the windows have become badly decayed and let in water, the inner lead come assemblies have become warped and the opening lights, many of which have not been used for many years, also let in moisture.

The condition of the windows is such that continued repair has become impractical, especially when one considers their great size and their location, which is very much in a maritime climate. It is therefore intended to instigate a programme of part replacement and part overhaul, the intention being to replace the steel frames like-for-like with new, whilst salvaging, repairing and reinstating the glass and, where possible, lead comes.

It is intended to try to match the existing metal profiles as closely as possible and to use new ironmongery by Smith Wallis Ltd, which matches the original fittings very closely. Whilst these works will, inevitably, result in the loss of the original steel outer frames, the replacements will be virtually indistinguishable from the originals and it is hoped that these works will retain up to 90% of the original glass and lead inner frames. The result will mean that the windows are guaranteed a long and continued service life (as the steel frames will be properly galvanized before painting), will be weather-tight and will have improved draught-proofing, without in any way compromising the appearance. Any replacement glass will be very carefully sourced to match the original glass as closely as possible. It is intended that a tinted Reamy glass is used and samples will be carefully inspected and the best possible match agreed. It is felt that, whilst a close match, new glass will still be readily distinguishable from the original, thus enabling the history of the windows to be properly "read".

There will be two departures from the original design which we feel do not in any way compromise the appearance and these are as follows: Firstly, it is not intended to reinstate the opening facility to the top sections of the existing high level windows as these have not been opened in many years (certainly not for the last 47 years and probably for longer- these upper opening sections were formally opened using a rope and pulley but these items had gone by 1969). These will have fixed inner frames to suit the sizes of the existing glass and to preserve the appearance. The opening sections at the bottom of the windows will be maintained in working condition and will be opened using a pole, as they were until recently. Secondly, as the particular steel profile of the original window is now obsolete and will have to be replicated we have been advised that it is essential to manufacture the new frames each in five sections, with coupling members along the horizontals. This will result in a barely-detectable change when viewed from any normal position.

It was agreed with Chichester Diocesan Advisory Committee in 2016 that a trial single window should be taken out and the frame replaced and glass overhauled and reinstated. It was intended that this approach would reveal any particular difficulties that might become manifest and which could be allowed for in any subsequent repairs, thus allowing for future work to be fine-tuned and a very accurate cost estimate obtained, which will enable the rest of the windows to be properly budgeted. The window that was selected was the eastern-most lancet window above the low-level arcading in the south side of the nave. The work to this window was carried out in the spring of 2017 and was entirely successful. Some difficulty was found in removing the perimeter glass as the putty had become extremely hard and there was a small number of breakages but even so around 90% of the original glass and lead was successfully retained. The contractor was able to source a very good replacement for the glass.

Following the successful outcome of the trial window replacement the next step will be to replace a further seven windows, all of which are on the main (seaward facing) south elevation and which are showing considerable signs of advanced decay. The windows to be replaced are the four remaining south nave lancets, the two south chancel lancets and the south facing lancet leading to the balcony. At the same time we wish to overhaul the north gallery lancet (which, being north-facing has different climatic conditions) to repair minor damage and make it properly secure.



Typical lancet windows (those shown are in the north side of the nave).



Close-up of the bottom section of a lancet window, showing the low-level opening lights (operated by pole) which we intend to replicate. The high-level opening lights (long disused, and not in the photo) will not be replicated.



Typical condition of the lancet windows showing decayed steel frame and leaking and buckled lead came sub-frames.



A window showing the glass in lead comes which we intend to conserve and reinstate, with any necessary replacement glass carefully sourced (note-the window shown is a low-level one from elsewhere in the church and, as such, the ironmongery shown is not an example of that we intend to replicate.



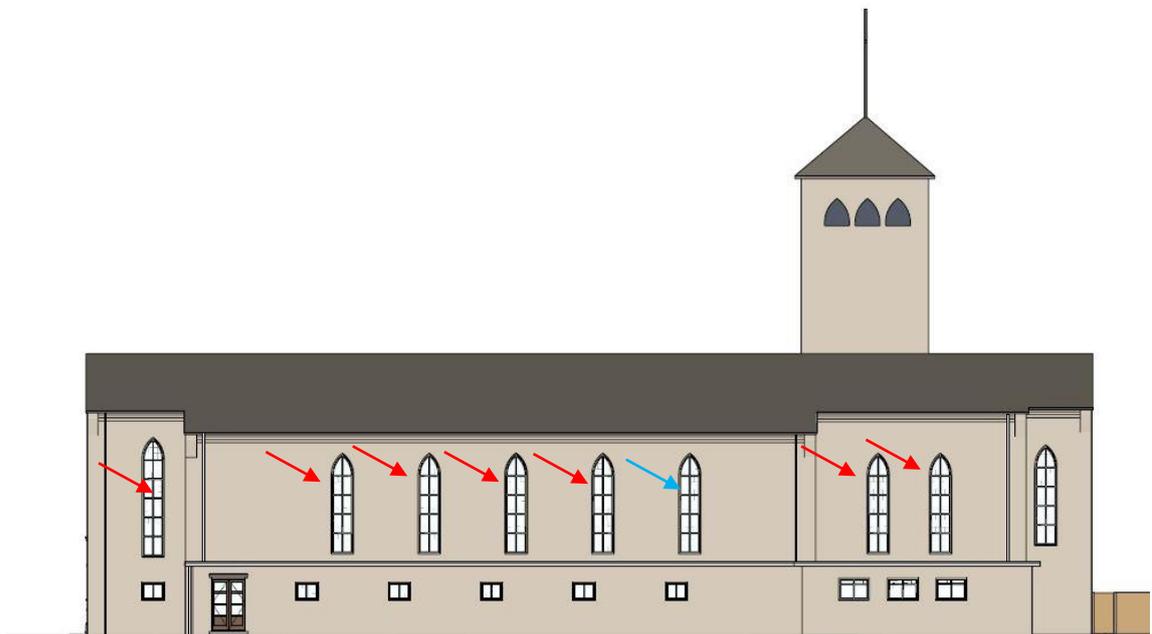
View of the south (arcade) wall of the nave from the north before any work was carried out. The trial window that was replaced was the left-hand (easternmost) one of the group of five. We now propose to replace the remaining four.



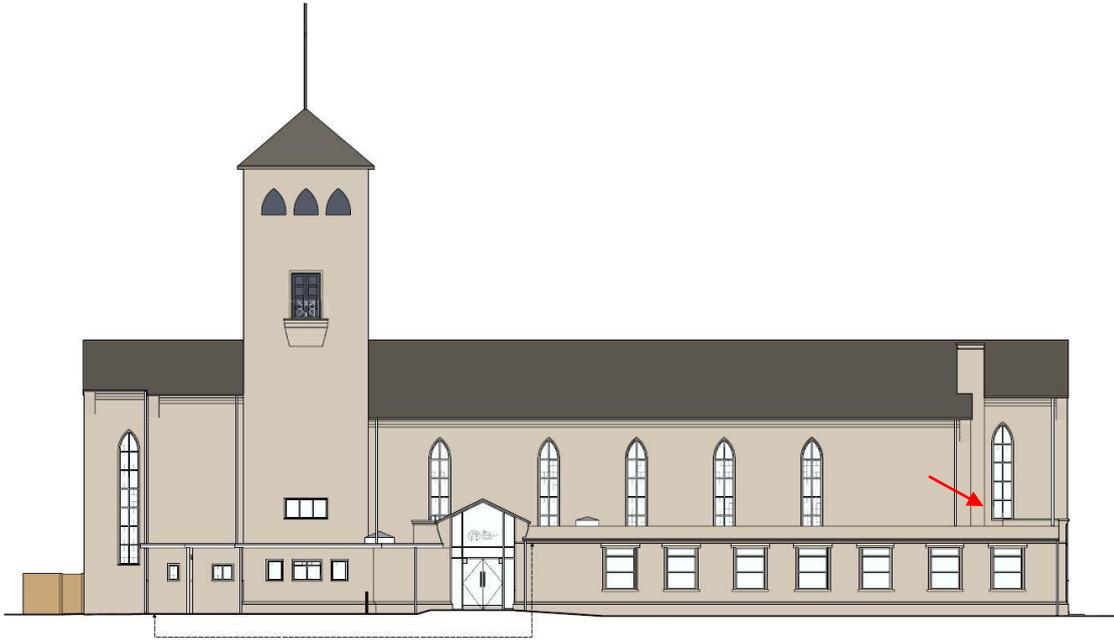
External view showing the single lancet window that was replaced in 2017 (the right-hand window) with an original window to the left. The new window is to all intents and purposes identical with the old except for the profile of the opening sections (the bottom two panels) which are of necessity slightly different- this is because we used the only profiles that are available. We now wish to replace the remaining south nave and chancel windows in an identical manner.



Internal view showing the two windows in the previous picture, the trial replacement being on the left. As can be seen, the only difference is the profile of the two bottom opening lights.



Indicative south elevation. Trial window already replaced indicated in blue. Windows now proposed to be replaced indicated in red.



Indicative north elevation. Window to be overhauled indicated in red.



Photo (left) showing the north gallery window. The bottom opening lights require overhaul. As the decay is much lighter than on the south side we intend to remove the glass and lead comes, which have become buckled (and there is one broken pane) and reinstate after stripping, rust-proofing and painting the metal frame, which will also need repair to the ironmongery to make it secure.

4.00 Conclusion

The windows are, arguably, of Historical significance and they certainly contribute greatly to the appearance of the church. However, their condition and standard method of manufacture lend themselves readily to replacement like-for-like, whilst enabling the glass (which is rather more special and which is a major part of the window fabric) to be kept. The proposed works would be by far the most cost-effective solution to a continued (and expensive) maintenance issue without in any way detracting from the appearance of this excellent mid-Twentieth Century church.

Lee Evans Partnership LLP
January 2020

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: BISHOP HANNINGTON MEMORIAL CHURCH

List Entry Number: 1298638

Location

BISHOP HANNINGTON MEMORIAL CHURCH, HOLMES AVENUE

The building may lie within the boundary of more than one authority.

County:

District: The City of Brighton and Hove

District Type: Unitary Authority

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 02-Nov-1992

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 365549

Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List Entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

HOVE

TQ20NE HOLMES AVENUE, West Blatchington
579-1/3/177 (East side)
Bishop Hannington Memorial Church

II

Parish church. 1938-9 by Edward Maufe. Day centre addition 1970s.

Brown brick laid in stretcher bond, stepped brick cornice, hipped panile roofs, flat roof to day centre, pyramid roof to tower.

Plan: chancel, north-east organ bay, south-east Lady chapel, tower over crossing, 5-and-a-half bay nave with low single-storey aisles, west end gallery and entrance; day centre addition on north front in similar style.

Tall 3-stage tower with 2 and three 4-centred arch openings with wooden louvres to bell-stage, double doors on to wrought-iron balcony on north front of second stage, entrance to north aisle and nave via day centre addition which masks much of north front. 5 pointed arch metal windows with divided tracery lighting nave, similar on south front, west end with recessed pointed arch opening with ornamental brickwork. West window, west door flanked by small 2-light windows, double doors with painted lead lintel inscribed "In this place I will give peace saith the Lord". Datestone to left of entrance inscribed "To the Glory of God this stone was laid by the Lord Bishop of Chichester the 26th day of November 1938 in memory of James Hannington 1st Bishop of East Equitorial Africa".

Above it is a smaller stone with a martyr's crown in relief and the words "29 Oct 1885 Uganda". South front with low single storey aisle with 2-light windows.

Interior: roughcast. Unmoulded 4-centred chancel arch. Pitched roof to centre of nave rising from flat ceiling with square cross-shaped panels thought to be for ventilation, exposed acoustic panels between pale blue stained wooden rafter and purlin roof stencilled in silver with motifs representing the bishop-martyr's crown, stars and wavy lines for the sea. Chancel roof rendered with painted panels forming a 'tester' over the altar table. Original light fittings of paper or cloth in the form of a martyr's crown. West gallery with exposed acoustic panels. Identical pulpit-podiums of sculptural simplicity at east end of nave. Unmoulded pointed arch openings to aisle bays, also to aisle window recesses and supporting the flat roof of the aisle.

Chancel floor of travertine marble, nave of Sussex beech cut on the quarter. East end wall with large tempera painting by Augustus Lunn, the result of a competition, representing Christ preparing his followers to preach the gospel. Bishop Hannington, to whom the church is dedicated, was murdered by Masai tribesmen in 1885 while on his journey to Uganda to set up the first bishopric of East Equatorial Africa; hence the frequent use of the martyr's crown motif.

A simple and gracious interior with some good detailing, including brasswork to doors and star-shaped window catches in the Lady Chapel, by Maufe, who was concurrently engaged on designs for Guildford Cathedral.

Listing NGR: TQ2773606371

Selected Sources

Legacy Record - This information may be included in the List Entry Details.
