

ALL SAINTS CHAPEL

82–83 Margaret Street

Introducing All Saints Chapel

A new art and culture venue in Fitzrovia

Vision for the Chapel

A new cultural and events space in Fitzrovia

We want to create a place where history, creativity and ideas come together. This is an exceptional opportunity to reveal this hidden gem of a space to a wider audience.

This extraordinary former convent chapel combines sumptuous design with a powerful celebration of women in religion. Built in the 1860s, it depicts only women among the saints present at Christ's crucifixion, and most of the saints in its stained glass are female — a remarkable statement of devotion and visibility at a time when women's roles were so constrained.

By working with the character of the building and introducing light, strategic interventions, the space can evolve into a welcoming venue for carefully curated events, performances, exhibitions and informal gathering, gradually growing into a much-loved local cultural hub.

The spaces

- Auditorium
- Bookshop
- Café
- Gallery

Celebrating history

- Referencing the original name of the space as All Saints Chapel.
- Revealing the chapel's history and character.
- Celebrating the building as a unique and atmospheric setting.

Atmosphere & approach

- A rich backdrop to a variety of different events.
- Enhancing the space's historic character through thoughtful design.



The Chapel in 1949



State of the art auditorium

Programme

- **Auditorium**

Theatre, music and performance, film screenings, art installations and other cultural events.

- **Bookshop**

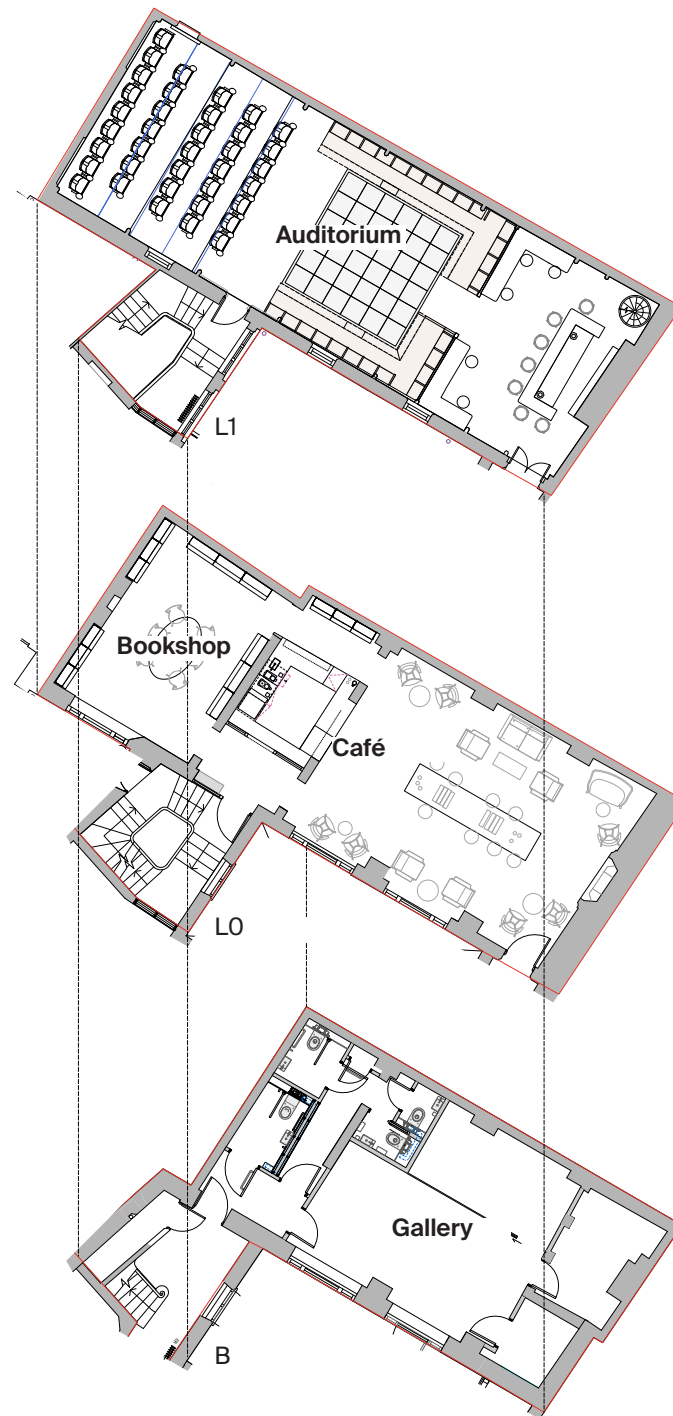
A specialist bookshop focused on mind, matter and reality.

- **Café**

Talks, literary events, discussions and informal gatherings.

- **Gallery**

A space for experimental contemporary art.



Theatre, music and performance

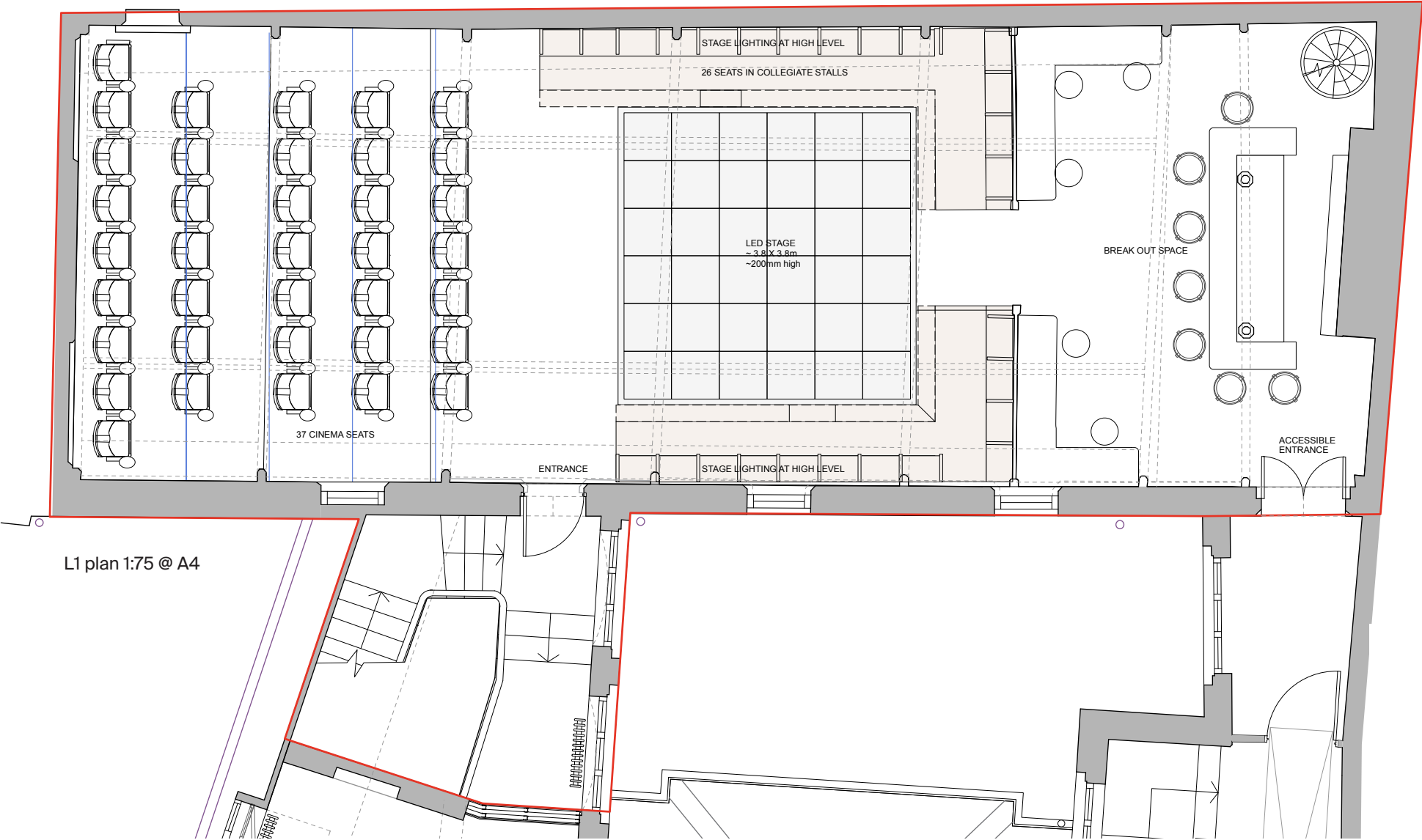


Art installations and exhibitions



The Chapel

Plan at L1

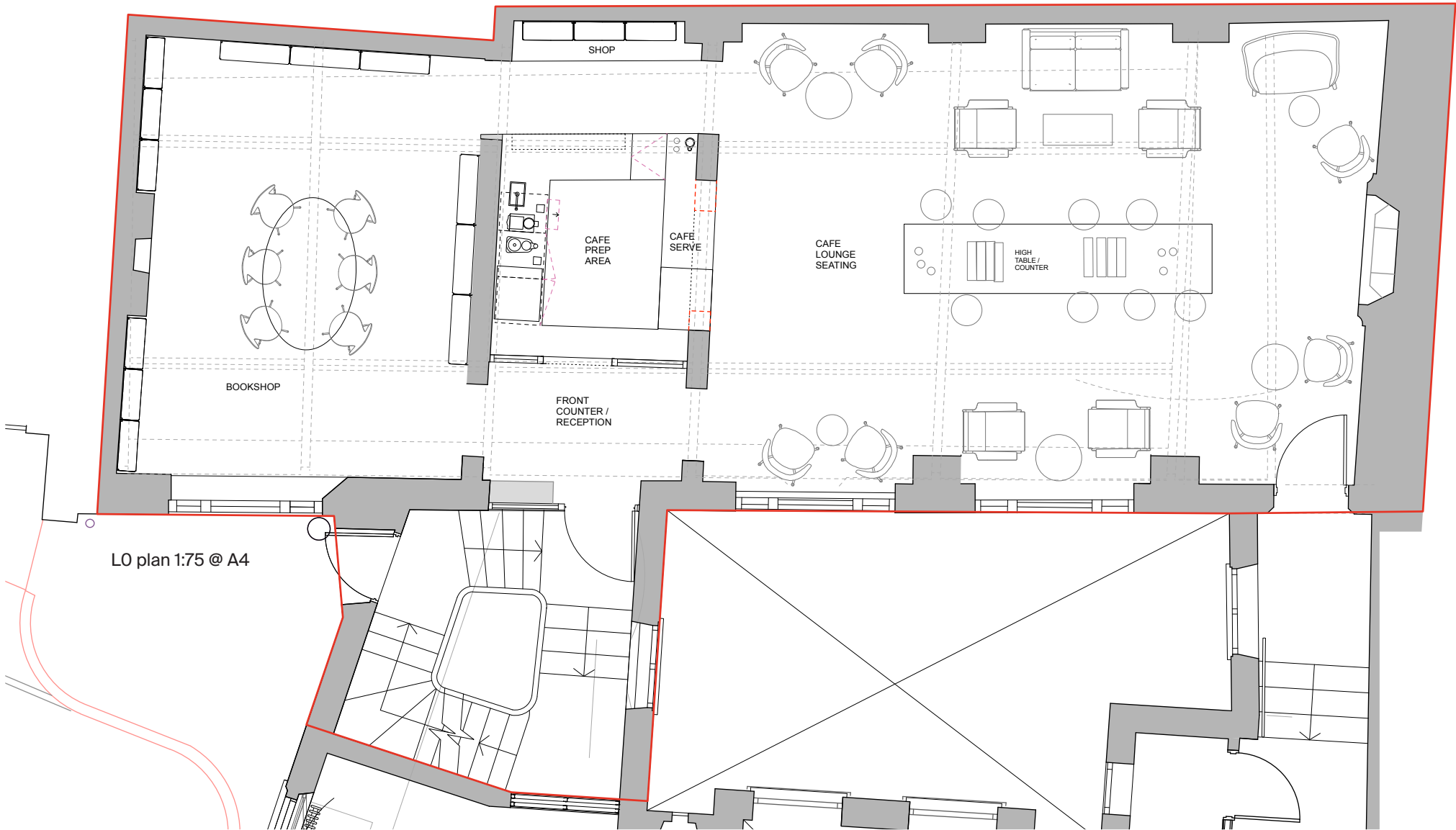


Café and bookshop



Café and Bookshop

Plan at L0



Benefits to Fitzrovia

This proposal creates a high-quality, culturally-led destination that celebrates its setting and is designed for long-term stewardship. By opening the Chapel to the public whilst preserving its character, the project enhances the value, visibility and day-to-day experience of the building and its occupants.

Local community

- Opens a previously hidden historic space to the public.
- Creates a new cultural destination and amenity for Fitzrovia.
- Brings positive cultural activity to the site throughout the week.
- Establishes a long-term commitment to Fitzrovia and its community.

Conservation

- Secures the Chapel's long-term future through sensitive and sustainable use.
- Preserves and celebrates its architecture, history and character.
- Works with the existing fabric of the building through careful, light-touch interventions.
- Allows the Chapel to be enjoyed and appreciated for generations to come.



How the Chapel will operate

1. **Carefully managed capacity** — an intimate venue with capacity managed according to the nature of each event.
2. **Sound management** — acoustic measures and operational controls appropriate to the building and its surroundings.
3. **Arrival & departure** — guests will be actively managed on arrival and departure, with particular attention to quiet and considerate dispersal.
4. **Later presentations** — for late presentations, access will be limited to members, with a reduced maximum capacity of 80 people around performances, screenings and other cultural activity.
5. **Professional management** — experienced staff and clear responsibility for the venue throughout operating hours.
6. **Our neighbours** — an ongoing dialogue with residents and a clear point of contact for the local community.

Who we are

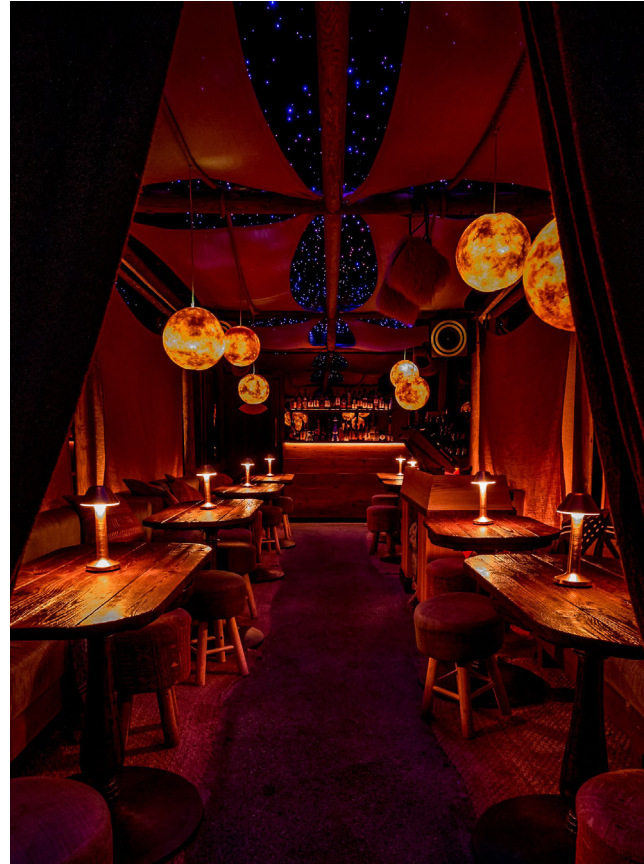
Tassen creates conceptual venues.

We are the team behind 17 Little Portland Street, an independent cultural and hospitality venue just a short walk from the Chapel. The venue brings together music, food and art to create a unique experience and has become an important anchor for our growing community.

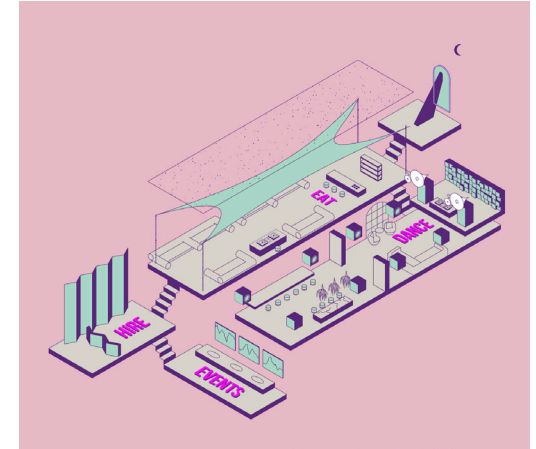
Our vision is to grow a portfolio of hospitality and cultural spaces across London, each grounded in the same core philosophy: characterful environments, thoughtful experiences, genuine service and a quality-led offer. Every site stands on its own, with a clear identity and independent feel.

Current & upcoming projects

- **17 Little Portland Street**
Independent cultural and hospitality venue
Established 2022
- **Tavern & Inn Company**
Restoration and operation of historic pubs
Established 2025
- **Parallax Books**
Bookshop and cultural space
Established 2026
- **Liebling**
Literary café bistro
In planning



The Tent at the End of the Universe, 17 Little Portland Street



17 Little Portland Street

Design and delivery team

Tassen

Client
Tassen

SōHōKō

Architect / Lead Consultant
SoHoKo



Sustainability & MEP
Charles Irving

RLPSurveyors

Cost Consultant
**Robert Lombardelli
Partnership**

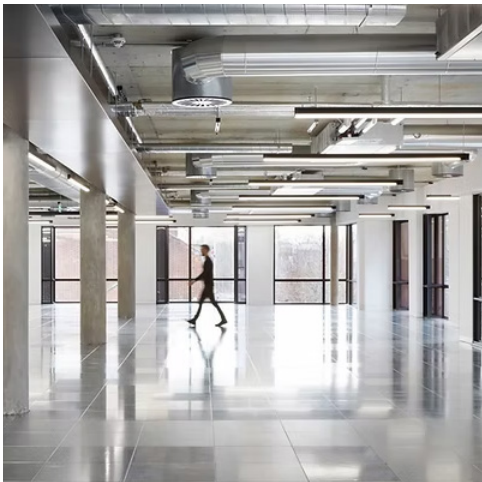
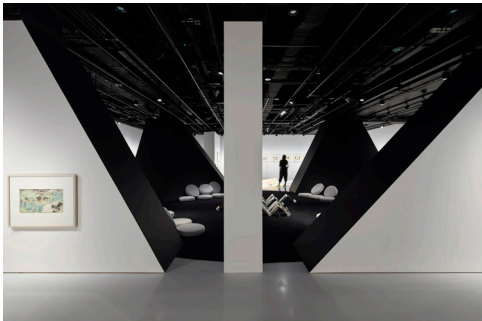


Anderson Acoustics
Acoustic Consultant



JON LOWE
HERITAGE

Jon Lowe Heritage
Heritage Consultant



Tassen

All Saints Chapel

