



ALL SAINTS CHURCH, WESTON, BATH

Faculty Application Oct 2022 - Refurbishment, extension and landscaping works

This document contains a **project overview** and visual **summary of proposals** (p1) for works at All Saints Weston followed by a **schedule of works** (p15) for each of the elements of the submission, cross referenced to key supporting documents and the current position regarding approvals. The schedule also lists issues raised by the DAC and Amenity societies along with the Parish's response and actions following the issues raised. Finally, there is also an **index of documentation** (p29) with descriptions and filenames for all the supporting documents, reports, photographs and drawings.

Project Overview and Summary of Proposals

1. Over the last thousand years of its history, All Saints Weston has undergone at least three major building projects to facilitate growth and adapt the church to the changing needs of its local community. We hope and pray that in the following proposals you will share our excitement about our vision to invest in mission and build again for the future.
2. Known as the ROCK project (Reimagining Our Church for the Kingdom), the proposals outlined below represent nine years of careful consideration by a huge team of church members, architects, archaeologists, planning officers and consultants. The project aims to upgrade the historic church building and churchyard in several key areas that will serve many generations to come and ensure All Saints remains firmly in its place at the heart of community life in Weston.
3. Although hospitable buildings are clearly essential for church growth, the document [03.Statement of need](#) argues the case for three principle drivers for this project:
 1. To promote the church as an attractive historic venue which is open and available for wider community use
 2. To make the church more flexible and practical for use, particularly by families with young children
 3. To make the church more accessible and inclusive for wheelchair users and those with disabilities

4. With these needs in mind and having assessed the needs and currently available space (see document [64.Space Audit](#)), 3 main areas of development are proposed:
 1. Refurbishing and upgrading the interior of the existing church building
 2. Adding a carefully proportioned single-story extension to act as a welcome centre with foyer, flexible meeting room, full-size kitchen and toilets
 3. Upgrading the access, pathways, landscaping and lighting in the churchyard

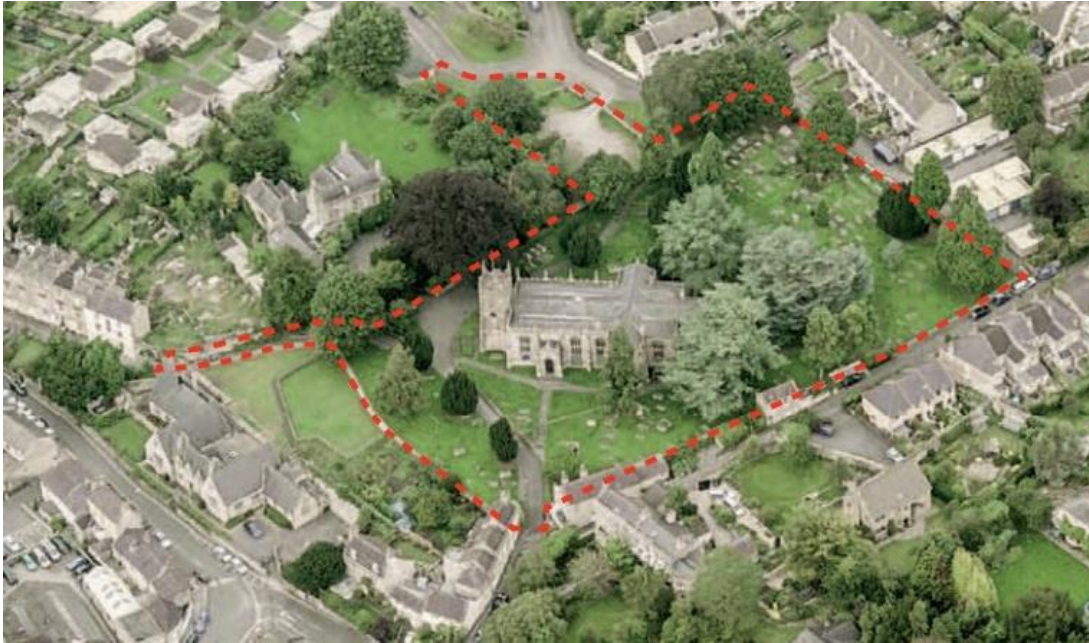
5. All Saints Church is a grade II listed building, with many significant historical features and over 600 monuments both inside and outside the walls that require sensitive consideration (see document [02.Statement of Significance](#)). The ROCK team has sought advice from both the Diocesan Advisory Committee and Local planning authorities throughout the evolution of the design process and has undertaken a large number of surveys and expert investigations in response. The plans submitted with this application consist of primary proposals requiring approval in order to proceed and some secondary matters (such as the final positioning of the AV control desk) which may be deferred for later faculty submission.

6. Local Authority planning permission for the *'Erection of single storey extension to church with associated landscaping works'* was granted on 22nd January 2021 by Bath and North East Somerset Local Planning Authority, subject to 29 conditions being fulfilled during the project lifecycle. (See Document [58.Planning Application Approval Decision](#)). The local planning authority has deferred to the Chancellor for permissions regarding proposed changes to the interior of the building and the proposed relocation of monuments in the churchyard. *(Please note the acronyms **WAS** or **ASW** are sometimes used interchangeably for Weston, All Saints.)*

Context and site location

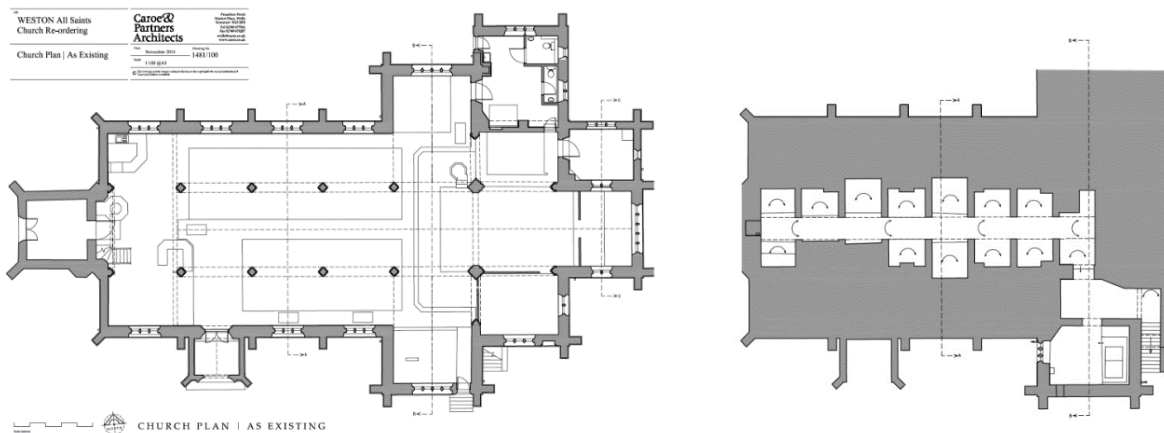
7. All Saints Weston is the Anglican Parish church of Weston Village on the outskirts of Bath. It is a thriving Christian community with a membership of around 300, growing youth and children's work, strong community engagement and healthy links with local schools, particularly Weston All Saints Primary (WASPS) which is a church school with over 600 pupils. The building sits in an elevated position between residential housing on three sides and Weston High Street with its shops and cafés below. The church is part of the Bath Citywide Conservation Area and the City of Bath World Heritage Site inscribed by UNESCO in 1987. For further details of the site location, a description of the building and its history and its context within the community of Weston, please see section 2.1 of Document [11.Design and Access Statement](#) by Brownhill Hayward Brown Architects (BHB)





View of the site location

8. Although the tower dates back to medieval times, the current nave was designed by Architect John Pinch in 1830. The chancel was extended and the transepts, vestries and war memorial chapel added in the years between 1893 and 1921. The church is deemed to be of moderate-high significance in respect of its aesthetic qualities as well as its historical and communal value.
9. The churchyard, with its 57 trees and over 500 monuments (16 listed) is an important open space serving as a buffer between newer development on its north side and the historic core of Weston on the south. It is deemed to be of high significance on evidential, historical, aesthetic and communal value (see Document [02.Statement of Significance](#)).
10. The current floorplan of the church and also the crypt can be found in document [09.Plans showing evolution of WAS and existing plan and context](#). The crypt only spans a small portion of the footprint beneath the church and consists of a central corridor with side chambers, some occupied by tombs. The rest is filled with rubble.



A detailed comprehensive plan of the existing site including the churchyard, rectory, car park and the All Saints centre is shown in BHB drawing [36-286-05 Site Plan](#)

11. The following visualisations depict the key concepts of the main project development areas:



12a Internal reordering

- Nave floor raised and levelled, with a wooden surface and underfloor heating
- Pews removed and replaced with chairs for flexible seating
- Enlarged north transept entrance
- Dais remodelled for accessibility
- Additional storage for equipment security and improved aesthetics
- High efficiency boilers to replace inefficient blown-air system
- Rationalisation of fixed and removable items throughout the church
- Addition of wood-framed folding glass screen to provide break-out meeting space under the gallery
- Addition of internal trap door crypt access
- Lighting system upgraded with LEDs etc.
- AV system upgraded
- Cleaned and decorated throughout



12b Single-storey extension

(Known during the project developments as the 'Welcome Centre' or the 'Chapterhouse')

- Accessible for all
- Welcoming foyer and church access
- Ground source heating
- Flexible meeting space
- Full sized Kitchen
- Storage cupboards
- Male, female and disabled toilets.
- Sited at the north-eastern corner of the church to minimise aesthetic disruption whilst providing accessibility from the car park and disabled spaces.



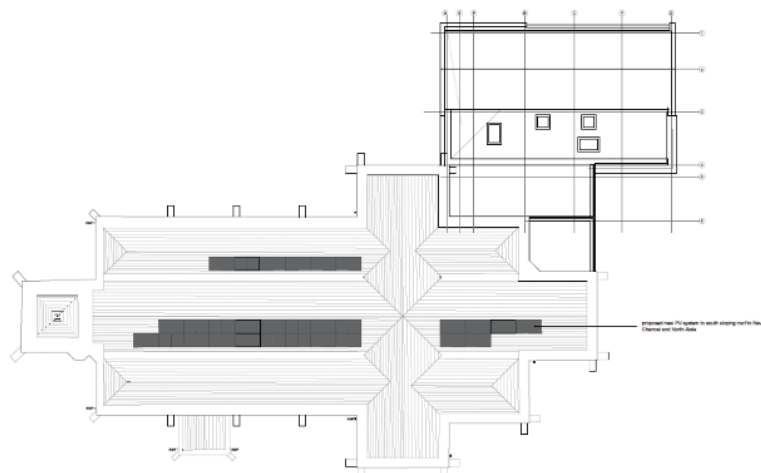


12c Churchyard Landscaping and external works

- Improved paths and access, particularly to the new extension
- 40 Headstones, ledgers and monuments (including listed 'Dr Oliver' monument) to be relocated
- 8 trees removed for the works replaced with 11 new specimens
- New exterior lighting to be installed in keeping with environmental and wildlife recommendations
- Create a low retaining wall to the North and East side of the Welcome centre extension
- Enhanced access and parking arrangements for disabled drivers.
- Car park extension (beyond the churchyard curtilage)



12d Additionally, in line with the recommendations of report [62.Sustainable Energy Solutions for All Saints Weston](#), as well as ground source heating for the Welcome Centre, a new Photovoltaic PV solar panel system is proposed on the south sloping roofs of the Nave, Chancel and North Aisle which is hidden from all angles except from above.



Proposed overall layout schematic



13. The key to the layout plan above is as follow:

- A) Upgraded safety lighting to paths and car park
- B) New accessible pathway from the disabled spaces and car park link path
- C) Surrounding monuments and church yard area made safe and tidy
- D) Accessible entrance for all into a spacious welcome foyer
- E) Sweetland Organ (to be retained and refurbished in due course)
- F) Memorial Chapel with new cupboard
- G) Nave floor raised and levelled with underfloor heating and flexible seating
- H) Gallery made safe with a screen beneath to provide additional separate meeting space, and storage.
- I) Space beneath the gallery to include
 - a. Folding glazed screen to provide additional separate meeting space
 - b. Storable Drinks servery / Tea Bar to complement the full-sized kitchen in the extension
 - c. Storage unit with wooden doors

Summary of design considerations and rationale.

Internal Reordering

14. The vision for All Saints Weston is to share the love of Jesus Christ with the whole community, with people of all ages and different backgrounds feeling welcomed and valued together. All our facilities need to reflect that vision by enabling people to meet together, worship and grow together safely and comfortably. Transforming the interior of All Saints is a priority to make the building accessible, inspirational and attractive to newcomers. The existing layout is currently only usable for 'pewed' events and the aim is to allow more flexible use for daily activities throughout the week. The church and community would benefit from providing suitable facilities for younger families who would value creche facilities adjacent, enough toilets and catering facilities for larger

events and safe and open access for those with impaired mobility. See documents [03.Statement of Need](#) and [36.Access and Accessibility Statement](#).



Existing view to Chancel



Existing view to tower end

15. Photographs of the existing sanctuary including the views above can be seen in Document [08.Interior photos WAS](#). Some internal reordering of the chancel and sub-gallery took place in the 1990s but the church has largely remained unchanged since. The [Statement of Significance](#) details all features and furniture of the building which have been considered carefully during the design process.

Pew removal and reordering of existing furniture

16. In response to the proposed internal reordering a [Heritage Impact Assessment Report](#) (Document 45) completed in 2018 concluded: *'Overall the impact is moderate-negligible on a building of moderate-high significance and will therefore lead to less than substantial harm with the exception of removing the pews which will alter the interior.'*
17. During consultations with the public and church members some have questioned the need to remove the pews, but over time as other churches including the Abbey and Cathedral have demonstrated the aesthetics and value of flexible space the vast majority of respondents are now in favour of their removal.
18. To see questions raised during several years of consultations during the evolution of the ROCK project and responses including proposals for the interior please see Documents 55 & 56: ['ROCK FAQ booklet 1 2016'](#) and ['ROCK FAQ booklet 2 2018'](#).
19. A general arrangement plan-view of the church showing the positions of all furniture and items and which might be retained, moved or removed under the proposals is shown in BHB drawing [36-268-120B](#). All items are also listed in document [34.Inventory of existing fixed and movable Items WAS](#) with corresponding photographs in document [35.Photos – Furniture and other inventory items](#). The inventory details the significance of each item and proposed retention, removal or relocation.
20. Out of 69 line items in the inventory, only 4 of the 42 requiring removal and disposal under the proposals are deemed to be moderate or high significance:
- Item 3: The Georgian Pew Platforms
 - Item 29: The Stone Pulpit
 - Item 40: Choir Stall
 - Item 58: Choir Stall
21. Under the most recent proposals regarding the flooring the structure of the **Georgian pew platforms** will be retained and strengthened to provide the basis for the new raised floor throughout the nave.



See BHB Drawing [36-286-360A Existing Church Floor Proposals](#) for full details of the floor design

22. **The Pulpit** is almost never used for services or preaching and the stonework has degraded over time with damage to the RH side. Under the proposals a disabled access ramp would be situated in the current pulpit position.



Although it is deemed to be moderate-high significance and consideration was given to moving or storing it, in 2018 the DAC delegation “*expressed no major concerns regarding the removal of pews or platforms nor the removal of the pulpit*”. This petition therefore proposes its removal and disposal.

The 2 Choir Stalls, one located in the chapel and the other in the south transept were retained and relocated during the 1990 reordering project. The others have been stored in the crypt. Being straight backed and particularly uncomfortable, over time they have not been used for anything except for storage purposes. Given the higher value of these pews, including those in the crypt, the proposal is to remove and sell them with the proceeds assisting the costs of renovation.



Floor levelling in the Nave

23. Drawing [36-286-360A Existing Church Floor Proposals](#) shows the proposals for installing new flooring in the church to make it accessible and allow underfloor heating. The floor final level datum is dictated by the existing floor level in the aisles. The floor surface beneath the present carpet will be retained with the new floor build-up secured on top. The existing aisle surfaces are presently covered in carpet, but investigations have not yet revealed the presence of any ledger stones or items of significance underneath. The original floor surfaces are a combination of wood (floorboards and parquet flooring) concrete and flagstones. There is a small amount of tiling in front of and behind the Victorian communion rail at the far end. In the 1990 re-ordering, there are no references to decorative tile work in the chancel by petitioners for the faculty, objectors to the faculty, or by the DAC at that time. Following DAC delegation recommendations, the floor datum will be continuous throughout the nave of the church and Welcome Centre extension.



24. **The proposed wooden floor** surface is 20mm thick Engineered Character Grade Oak Flooring (5mm European Oak on 15mm Multi-Layer Plywood). The robust structural properties make them ideal for installation in conjunction with under-floor heating systems. See BHB drawing [36-286-361B](#) for details of the proposed floor surface configuration complete with movement joints. For further discussion of design considerations and response to Amenity society concerns please see section 1.1 of the Schedule of Works below.

Chancel and Dais.

25. Apart from re-carpeting, the Chancel remains largely unchanged by the proposals, except for the addition of table height storage for housing fan coil units and sacristy items – see [BHB Drawing 36-286-353](#). The proposals also add a suitable cupboard for the church safe and other items in the adjacent memorial Chapel.
26. The Dais would be remodelled for accessibility by wheelchair users, with ramp access located at the site of the existing pulpit. See BHB drawing [36-268-125B](#)
27. Both the Dais and Chancel area would be carpeted with Bespoke 10 row Axminster carpet of a neutral appropriate colour and moth resistant recycled underlay by AngloRecycling Technologies Ltd. Similar approaches to carpeting in the Chancel and Dais may be seen at St. Luke's and also St. Swithin's in Bath.

Heating and energy

28. It is proposed that the existing old blown hot air system in the church will be removed and replaced by a high efficiency gas (hydrogen ready) boiler system supplying hot water to an underfloor heating circuit in the Nave, supplemented when necessary by trench heating located under grilles around the perimeter, along with discrete fan coil units in the Dais, Chancel and under the Gallery pews. Although ground source heating and other renewable solutions for the Nave were investigated as part of the M&E report, the capital costs, aesthetics and effectiveness of heating the main church with a Ground or Air source systems were prohibitive. Ground source heating will be used for the new Welcome centre extension. The installation of photovoltaic panels on the south facing parts of the roof is also proposed. Please see the comprehensive energy strategy report [62: Sustainable Energy Solutions for All Saints Weston](#) which includes full analysis of options, costings and recommendations.

Lighting

29. The full proposed lighting specification compiled by the company *Enlightened Lighting* can be found in document [63: Lighting Specification ASW V1](#). The system will feature efficient LED up and downlighters, (accessible for maintenance) with spotlighting for events and installations. There will be an AV control console situated in the gallery at the back of the church, with ten button scene recall stations mounted at the North and South Transept Entrances

Chairs

30. After a consultation and trials of available chair options based on various factors including comfort, longevity, cost, acoustics, appearance and ease of storage the chosen chair proposed is the *Alpha SB2M* – similar to that used in Christchurch, Clevedon. The chairs are available in a Highland waterproof fabric and various colours to complement the oak floor finish. They are stackable to 25 high and also available with arms and linkages. The fabric chair was finally selected in preference to wooden alternatives particularly because of the improved acoustic response recommended in the audio-acoustic report.

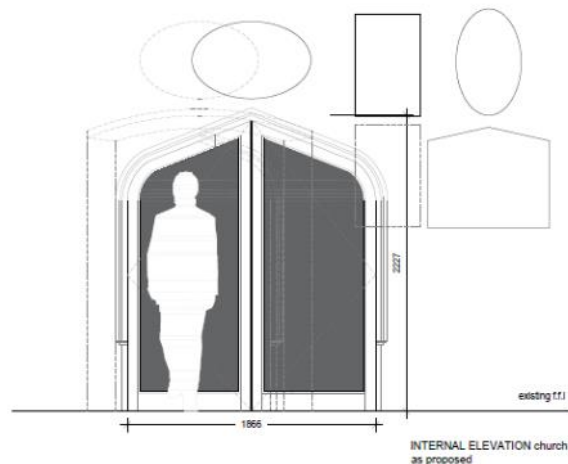


North Transept

31. The current single wooden door will be remodelled for full access replaced with automatically opening wooden framed glass doors to the welcome centre and foyer.

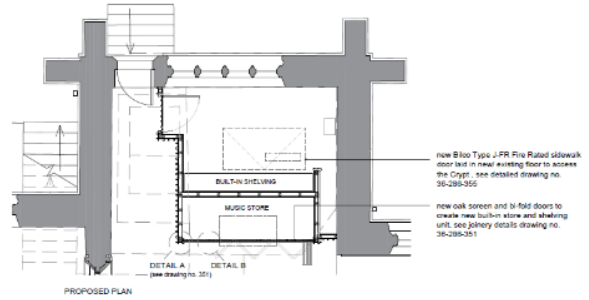


BHB Drawing [36-286-356D](#) shows the existing elevation and proposed door alteration details, including the necessary relocation of two of the existing memorials just adjacent to their present positions.



South Transept

32. Carpeted with Music store designed in such a way as to retain accessibility to the wall memorials around the periphery. In addition, a floor laid 'sidewalk' doorway to be included for easier access to the crypt. See Schedule of Works and BHB Drawing [36-286-352D](#) for full details.



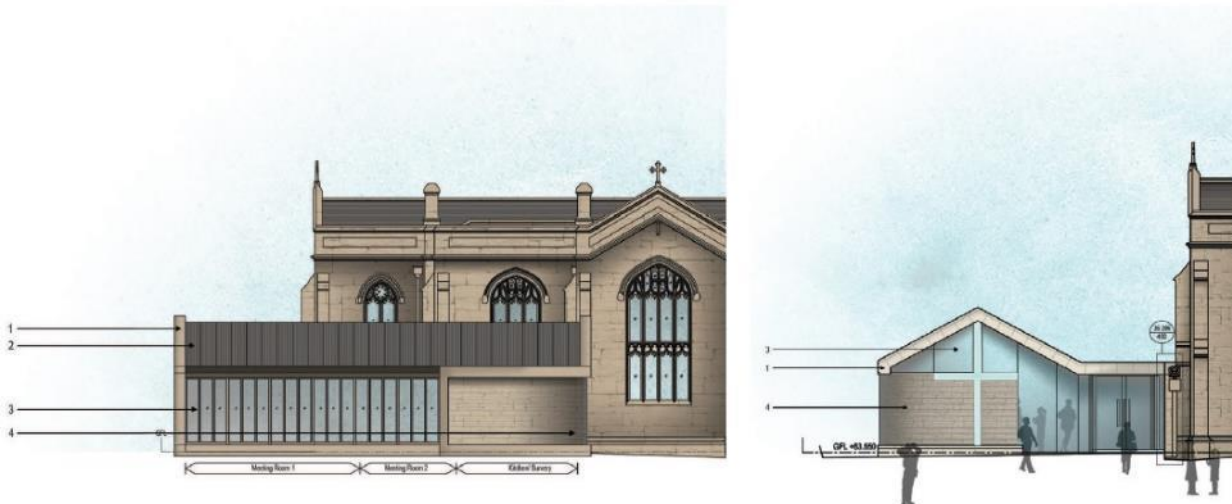
Under-Gallery

33. The new levelled floor with wooden surface will extend all the way to the back of the nave under the gallery. The proposals include the addition of: (a) a new movable wooden tea bar servery which can be rolled away into a low-height cupboard when necessary, (b) a wooden storage cupboard and (c) wood framed glass sliding doors to create separate break-out meeting space when required. Please note the initially proposed full height oak timber screening has now been removed following concerns expressed by the DAC and the amenity societies about restricted access to the memorials. Chairs not regularly in use will be stored on trolleys. For full details of the proposed glazed screen see BHB drawing [36-286-354C](#)



Single Storey Extension – The Welcome Centre.

34. A full description of the Welcome centre extension can be found in document [11.Design and Access statement](#) submitted to Bath and North East Somerset, granted conditional planning approval in January 2021.



35. BHB Drawing [36-268-125B](#) shows the General Arrangement of the overall proposal (updated to the latest specification following planning acceptance). BHB Drawing [36-286-109](#) shows the parts of the existing vestry and North Transept wall that will be replaced by the extension. Since planning permission was received in January 2021, some work on the internal configuration of spaces and facilities within the Welcome centre has taken place, however the local authority has no concerns over the internal arrangements so no further internal local authority planning amendments are necessary. The only amendment being submitted to the planning authority is the raising of the floor datum by approx. 150mm to allow the floor levels to be consistent throughout the church and welcome centre following DAC delegation recommendations.

36. The extension includes:

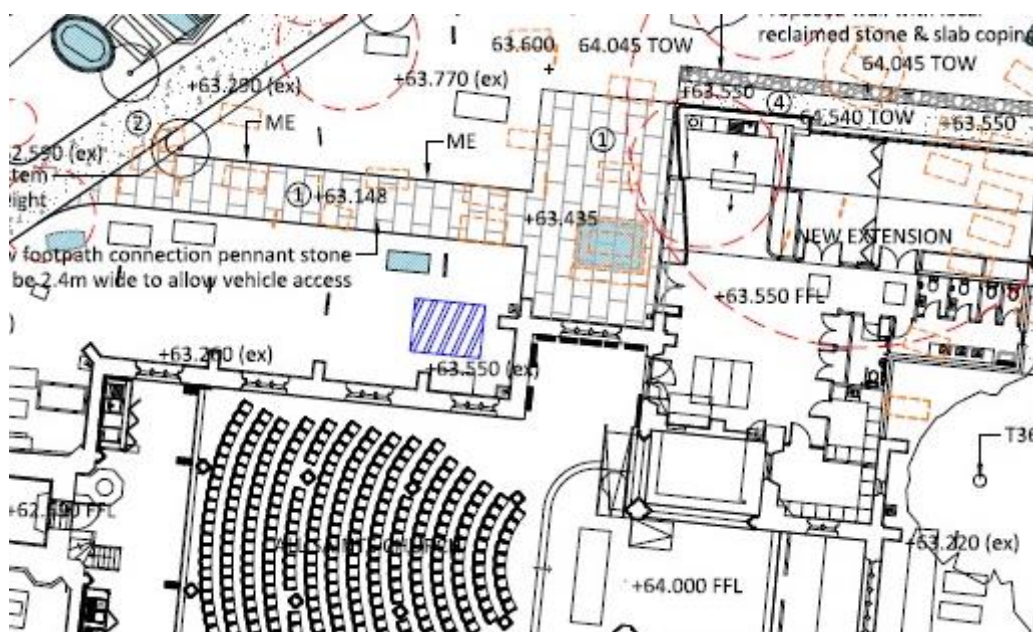
- Entrance and gathering space open to the kitchen and servery area
- A large meeting room that can be subdivided into two meeting rooms.
- Male, female and disabled toilets with baby change area
- Flower arrangers' room and cleaners store.
- Vestry accommodation
- Access door to the main body of the church.
- Ground source heating

Memorials

40. A Condition Survey and Appraisal report by Odgers conservation for all the monuments may be found in document [46.Monuments Condition Survey and Appraisal](#). Two Archaeological surveys conducted in 2019 and 2021 of the proposed extension area showed that the burials that are present have been subject to very little in the way of historic disturbance, and excavations revealed a less crowded burial space than anticipated (see documents [41.Archaeology Report 2019](#) and [42.Archaeology Report 2021](#)).
41. LTS Drawing [LTS_085\(08\)103_T1_Existing Ledgers and Memorials to be retained or removed](#) details all the memorials that are affected by the proposed works, including those needing relocation due to proposed landscaping, access paths or emergency vehicle access.
42. A total of 19 stone memorials need to be relocated to make way for the extension. One of these commemorating Dr Oliver, the inventor of the Bath Bun is listed and has had particular attention during the design process:

Dr Oliver Memorial Solution

43. The positioning of the main access doors to the welcome centre is crucial for the design goals and particularly the accessibility of the project. In its current position the Dr Oliver memorial would prevent access to the Welcome Centre so the team have worked hard to come up with a proposed 2 part solution that both honours its place and significance:
 - a. The memorial stonework will be relocated just a few metres to a more prominent position, refurbished and made safer for the public to appreciate. (See blue hatching below) and [Document No 63 Report - Dr Oliver Memorial September 2022](#) and BHB Drawing [36-286-371_ Dr Oliver's Tomb Proposed](#) for full details of the refurbished monument.
 - b. In addition, a new appropriately sized engraved ledger stone can be incorporated into the paved area in front of the Welcome centre to mark the original position without causing a trip or slip hazard.



Car Park Extension

44. One of the planning permission conditions was the enlargement of existing car park (which falls outside the curtilage of the churchyard) for which land has been purchased. The LTS drawing [LTS_085\(08\)102_T1_Landscape Site Plan North Side Incl Car Park](#) shows the details of the planned additional car parking spaces.

Schedule of Works

The following pages show the schedule of each of the elements of the submission, cross referenced to key supporting documents and the current position with regards to approvals. The schedule also lists issues raised by the DAC and Amenity societies along with the Parish’s response to the issues raised. The scope of works is broken down as follows;

1. Internal Reordering

- 1.1. Floor works and heating – Nave, north and south aisles and transepts
- 1.2. Alterations to Dais, Chancel and Remembrance Chapel
- 1.3. Built in storage
- 1.4. Formation of meeting room beneath balcony
- 1.5. Alteration to entrance door into worship space
- 1.6. Formation of access to Crypt
- 1.7. Removal of nave pews and replacement with chairs
- 1.8. Internal repair and redecoration
- 1.9. Fixed and removable furnishings

2. Extension to Church – The Welcome Centre

3. External Works to Churchyard

- 3.1. External groundworks and access/lighting
- 3.2. Tree works
- 3.3. Works to churchyard memorials including that of Dr Oliver
- 3.4. Car park and extension to car park
- 3.5. Heating and Services to the Welcome Centre

INTERNAL REORDERING

Proposed Works
1.1. Floor Works and Heating: Nave, North and South Aisles and Transepts <ul style="list-style-type: none"> • Creation of a unified engineered wood flooring with a single level throughout the nave and north transept leading into and from the welcome centre. • Underfloor heating beneath the wooden floor
Supporting Documents (Note; see BHB Document Register for drawings)
<ul style="list-style-type: none"> • BHB Flooring Report • BHB Drawing Nos. - 120,125,126,360,361 • SFK Drawing no – 1005 • Method Drawing Nos. – 5600, 5601 • Statement of Need • Statement of Significance • Report on Flooring • Sustainable Energy Solutions for All Saints Weston
Position as regards approvals (Local Authority Planning Permission & Diocese Faculty)
Faculty permission sought
DAC Views

- Noted that flooring proposals were evolving at June 22 meeting
- Requested report on investigation and reasoning behind final proposal
- Raised concerns with regards to any (concealed) ledger stones and requests more information on the existing floor finishes and reasoning behind replacing

Amenity Society Views

CBC

- Would prefer a solid timber floor to engineered wood flooring
- Raised concerns with regards to any (concealed) ledger stones and requested a report if any are found

SPAB

- Raised concerns with regards to any (concealed) ledger stones and requested more information on the existing floor finishes and reasoning behind replacing
- Requested greater justification for removal of all pew platforms

Georgian

- Raised concerns with regards to any (concealed) ledger stones
- Concerned re. Impact on crypt if boiler etc is located there

Parish Response

The wish for the building to have much greater flexibility requires the removal of the nave pews which are affixed to pew platforms which are higher than the levels in the aisles. The wish for the building to be open for most of the week leads to the efficacy of an underfloor heating system. The wish for full accessibility throughout the church and welcome centre requires a unified floor level. Those decisions/aspirations lead inevitably to the need for a new floor.

We are keen to incorporate heat sources which do not further add to the extensive fittings within the church and a scheme has been developed of underfloor heating with boost trench heating. We have undertaken extensive investigation of the sub floor – these findings are included in our report on the flooring prepared by our architects in response to the consultation feedback, this document also discussed the design evolution and the final scheme which is revised as part of our submission.

Four flooring finishes (stone, wood, carpet, vinyl) were considered using the following criteria: aesthetics; cost; compatibility with underfloor heating; acoustics; maintenance). Engineered wood was chosen because of its longevity and suitability for use with underfloor heating systems.

Sample investigations have not revealed any ledger stones in the aisles in the nave, but a definitive survey has not been possible as this would mean taking up the whole of the carpet. If any are found during the construction, then careful thought will be given to their protection.

The new flooring scheme retains the existing aisles stones in-situ (and any Ledger stones although none are believed to be present). It also retains the principal pew platform structure, replacing the floorboards with engineered floorboards, specifically designed to be used in conjunction with underfloor heating. This finish will extend over the complete floor area of the Nave and aisles to unify the timber floor finish.

Our M&E Consultants have undertaken a full energy / sustainability audit. See document Sustainable Energy Solutions for All Saints Church document. Although we would have liked to have installed sustainable energy sources for the full energy requirements of the church and welcome centre, the capital cost of a ground source heat pump for the church was too great. Other sustainable energy solutions for the church were not suitable. We are therefore seeking to replace the existing time expired gas burner (already located within the crypt beneath the south transept) with a new much more efficient gas boiler. This could be replaced in this scheme with a

new, more efficient gas boiler capable of conversion at a later date to hydrogen or other technology that may have developed by 2035.
Action Required
Faculty Determination

Proposed Works
<p>1.2. Alterations to the Dais, Chancel and Remembrance Chapel</p> <ul style="list-style-type: none"> • Replacement of existing carpet • Two low level fitted storage units for sacristy items, books and safe (see section 3 Storage)
Supporting Documents (Note; see BHB Document Register for drawings)
<ul style="list-style-type: none"> • BHB Drawing Nos.- 120,125,126,360,361 • Statement of Need • Statement of Significance
Position as regards approvals (Local Authority Planning Permission & Diocese Faculty)
Faculty permission sought
DAC Views
DAC Would expect to see further developed proposal if decorative tiling is found on the original chancel floor.
Amenity Society Views
<p>CBC</p> <ul style="list-style-type: none"> • Requested further information on the concealed chancel floor and if decorative tilework is found on the original chancel floor, CBC would prefer it not to be covered; • Did not support carpeting of the Chancel <p>SPA</p> <ul style="list-style-type: none"> • Does not support carpeting within the Chancel <p>Georgian</p> <ul style="list-style-type: none"> • Does not support carpeting of the Chancel
Parish Response
<p>Our intention is simply to remove the existing timber dais and extend this to create a larger space for performance and musicians which are central to our worship. The existing chancel and remembrance chapels are to remain largely unchanged (apart from new fitted storage units). There is a small amount of plain tiling towards the far end of the chancel and in the Sanctuary part of the chancel. Investigations show that this has been covered over with some kind of screed which has then been covered over by the raised carpeted platform. In the controversial 1990 re-ordering, there are no references to decorative tile work in the chancel by petitioners for the faculty, objectors to the faculty or the DAC at that time. Choir stalls were removed at that time (and subsequently) along with the Chancel Screen – all elements remain in storage in the crypt. We wish to maximise performance space and there is no current intent to reinstate any of these stored furnishings. Reverting to the original floor level would invalidate the unified area across dais and chancel.</p> <p>Currently the whole of the nave and chancel is carpeted following the modest re-ordering in 1990 so as regards the chancel area, we are proposing like-for-like ie carpet for carpet.</p>
Action Required
Faculty Determination

Proposed Works
1.3. .Built in Storage <ul style="list-style-type: none"> • Low level storage unit at West end South side (NB modified proposal since DAC meeting July 2022) • Low level concealed drinks servery at West end North side (NB modified proposal since DAC meeting July 2022) • Timber screen to hide/protect music and other expensive equipment in south transept • Purpose built low level unit on either side of screen in Remembrance Chapel for sacristy elements, fan coil heaters and safe
Supporting Documents (Note; see BHB Document Register for drawings)
<ul style="list-style-type: none"> • BHB Drawing Nos.- 120,125,350,351,352,353,359 • Statement of Need • Statement of Significance
Position as regards approvals (Local Authority Planning Permission & Diocese Faculty)
Faculty permission sought
DAC Views
<ul style="list-style-type: none"> • Objection to full height screens at west end for chair storage and drinks servery due to concealment of wall memorials • Practicality of servery design queried • Space audit recommended to show space needed for services and events • A survey of all internal memorials that may be affected by the scheme should be undertaken
Amenity Society Views
CBC <ul style="list-style-type: none"> • Recommends a space audit to determine scale of storage • Objection to full height screens at west end due to concealment of wall memorials SPAB <ul style="list-style-type: none"> • Objection to full height screens at west end due to concealment of wall memorials Georgian <ul style="list-style-type: none"> • Raised concern with potential concealment of memorials
Parish Response
<p>We were keen to ensure that suitable storage is provided within the church as we are keen to have an open unified space, free of clutter. Our intention is to have a flexible space with approximately half to two thirds of our (300 – 400) chairs set out generally, with suitable storage for the remaining chairs. We had wanted these concealed and felt that the west end of the aisles under the balcony was the least impactful position and that the memorials would still be visible when the doors were open if needed. However in response to the DAC and amenity comments/objections, we have removed chair storage from this area and revised the drinks unit to match the low level storage on the other on the south side. We have shown an area where the stacked chairs on trollies could be located.</p> <p>We still wish to maximise lower level storage across the church and are showing storage units on either side of the screen between the chancel and Remembrance Chapel which will replace existing adhoc and unsightly storage units and equipment. We also require a screen wall and storage to the south transept to replace the current open storage and ad-hoc screens to the music equipment store. This unit is largely freestanding and positioned away from memorials. We acknowledge it will hinder views of the bottom of the south transept window and a small number of memorials within the South Transept, however we feel there is a significant need for storage</p>

and the ability to keep any “clutter” concealed and to protect valuable portable equipment from theft and damage)
Action Required
Faculty Determination

Proposed Works
1.4. Formation of Meeting Room beneath the balcony by introducing a glazed folding screen.
Supporting Documents (Note; see BHB Document Register for drawings)
<ul style="list-style-type: none"> • BHB Drawing Nos. - 120,125,350,351,354,359 • SFK Drawing no - 1033 • Statement of Need • Statement of Significance
Position as regards approvals (Local Authority Planning Permission & Diocese Faculty)
Faculty permission sought
DAC Views
No objection but drawings appear to conflict. Practicality of servery design queried
Amenity Society Views
<ul style="list-style-type: none"> • CBC No objection to glazed screen or servery proposal • SPAB No Specific comments • Georgian No Specific comments
Parish Response
We want to create a space with facilities to house groups as part of services but also an area that can be used separately with stand-alone tea and coffee facilities. The screen is designed to open fully across the nave to permit seating for larger services, funerals etc. The technical details on BHB drawing 36/286-354 show our intention. We have redesigned the tea and coffee facility to maintain the symmetry beneath the balcony and expose memorials following comments received. The servery table needs to be moveable we are happy with its design which is now a freestanding table that can be wheeled into position to serve out from the north west corner.
Action Required
Faculty Determination

Proposed Works
1.5. Alterations to entrance door into worship space by increasing the width and introducing glazed double doors replacing single wooden door.
Supporting Documents (Note; see BHB Document Register for drawings)
<ul style="list-style-type: none"> • BHB Drawing Nos.- 120,125,356 • Statement of Need • Statement of Significance
Position as regards approvals (Local Authority Planning Permission & Diocese Faculty)
Faculty permission sought
DAC Views
No Specific comments
Amenity Society Views

<ul style="list-style-type: none"> • CBC No Specific comments • SPAB No Specific comments • Georgian No Specific comments
Parish Response
<p>This linkage is key to ensure a good link from the new main entrance and Welcome Centre into the worship space. The structural opening will be enlarged and new glazed timber doors installed. The existing solid door prevents views into the church and is relatively narrow for disabled entrance. The proposal seeks to ensure that visitors to the Welcome Centre can at least see the worship area and gain level access for worship.</p>
Action Required
Faculty Determination

Proposed Works
1.6. Formation of access to the Crypt via trapdoor
Supporting Documents (Note; see BHB Document Register for drawings)
<ul style="list-style-type: none"> • BHB Drawing Nos.- 120,125,355 • SFK Drawing no - 1005 • Statement of Need • Statement of Significance
Position as regards approvals (Local Authority Planning Permission & Diocese Faculty)
Faculty permission sought
DAC Views
No Specific comments
Amenity Society Views
<ul style="list-style-type: none"> • CBC No Specific comments • SPAB No Specific comments • Georgian No Specific comments
Parish Response
<p>Our Crypt is used for extensive storage, this includes various large elements which are difficult and cumbersome to move down the existing steps and the various right angles of corridors within the crypt. We have included a large hatch within the floor of the south transept to permit installation of a temporary hoist to lift or raise larger materials.</p>
Action Required
Faculty Determination

Proposed Works
1.7. Removal of nave pews and replacement with chairs
Supporting Documents (Note; see BHB Document Register for drawings)
<ul style="list-style-type: none"> • BHB Drawing Nos.- 120,125 • Statement of Need • Statement of Significance • Proposed chair
Position as regards approvals (Local Authority Planning Permission & Diocese Faculty)

Faculty permission sought
DAC Views
Require confirmation of chair type and finish
Amenity Society Views
<p>CBC</p> <ul style="list-style-type: none"> • Requested clarification on the significance of the pews • Require confirmation of chair type and finish <p>SPAB</p> <ul style="list-style-type: none"> • Concerns on wholesale removal of pews and effect on character of interior • Would not support the breaking up of any pews to make furniture • Details of any new chairs should be provided – these should not be upholstered <p>Georgian</p> <ul style="list-style-type: none"> • Concerns on wholesale removal of pews and effect on character of interior • If the decision is made to remove all pews they would not object to removal of the pew platforms
Parish Response
<p>Our intention is to have a unified floor finish which is better suited to our needs for worship and community use than the current formal arrangement of pews. We will use the church for a variety of different events as noted in our Statement of Need, which might include dinners, services for local schools, as well as concerts and performances in different areas of the church.</p> <p>In order to maximise the flexibility of the nave and aisles we wish to remove all the nave pews (of low significance) – they are relatively simple in design and common across a number of churches. We acknowledge that as a group they make a major contribution to the visual aesthetics of the church interior – however they are not suitable for our ongoing use in our pattern of worship or the wider potential usage of the church building which we intend.</p> <p>We are retaining the removed Chancel furnishings in storage and these are not intended to be incorporated into this scheme. The Georgian gallery pews are largely unaffected.</p> <p>The choice of chairs had to take into account: Aesthetics; cost; stackability; acoustics; weight; durability; linkability; stability; option for arms. We are proposing the Alpha High Stacking Chair, which is a lightweight, stackable chair (stacks 25). It has a chrome metal framework and fabric seat and backrest. The colour is yet to be finally chosen.</p> <p>We recognise that the amenity societies prefer all wooden chairs. However, We have opted for a fabric finish rather than an all-wood finish, primarily on acoustic grounds. With the removal of the carpet in the nave as well as the pews, there will be greater acoustic challenges, especially with amplified music. Our acoustic engineers have done modelling and their conclusion is: <i>‘Following careful analysis and calculations it was agreed that no additional acoustic treatment [in the church] should be needed on the condition that All Saints’ plan to remove the carpet and pews, replace the pews with individual padded seating, and replace the existing floor is carried out.</i></p>
Action Required
Faculty Determination on removal of chairs and choice of chair
Proposed Works
1.8. Internal Repair and Redecoration

Supporting Documents (Note; see BHB Document Register for drawings)
BHB Drawing Nos.- 120,125
Position as regards approvals (Local Authority Planning Permission & Diocese Faculty)
Faculty permission sought
DAC Views
No specific comment
Amenity Society Views
CBC No specific comment SPAB No specific comment Georgian No specific comment
Parish Response
Our intention is to undertake in situ repairs on a like for like basis to the plastered ceilings, ceiling ribs and walls. Existing panelling will be repaired if needed on a like for like basis. The internal redecoration to plastered walls will be in a matching colour to the existing with a compatible paint. No significant works are proposed to the ceiling ribs, wall panelling or joinery in the church.
Action Required
Faculty Determination if required

Proposed Works
1.9. Fixed and Removable Furnishings
Supporting Documents (Note; see BHB Document Register for drawings)
<ul style="list-style-type: none"> • BHB Drawing Nos.- 120,125, • Statement of Need • Statement of Significance • Inventory of existing fixed and removable items in Church • Photos of existing fixed and removeable items
Position as regards approvals (Local Authority Planning Permission & Diocese Faculty)
Faculty permission sought
DAC Views
2021 No comment 2018 'No major concerns in the removal of the pulpit'
Amenity Society Views
CBC Need to establish the significance of the pulpit to justify removal SPAB State it would be a shame to remove the pulpit. The C18 th plain wooden chest should be retained. Georgian No specific comment
Parish Response

We have compiled an inventory of items and stated their significance, together with our view to dispose or retain on site. This includes some significant furnishings including the pulpit which we wish to remove. The font is also mentioned – this will stay in its current position as part of this scheme (we enquire whether it should be removed to the new entrance – this is not our current intent and would be a separate application). The significance of these fittings is discussed in the statement of significance and heritage impact assessment.

The document includes a large number of relatively modern fittings and loose furnishings which we wish to remove. We confirm we will retain the C18th Chest if required to do so.

Action Required

Faculty Determination

Proposed Works – to the exterior of the church

1.10. Installation of Photovoltaic panels to the south pitches of the church roof

Supporting Documents (Note; see BHB Document Register for drawings)

- BHB Drawing Nos.- 121,126, 201,203
- Method Consulting Drawing Nos. – 9002
- Sustainable Energy Solutions for All Saints Weston

Position as regards approvals (Local Authority Planning Permission & Diocese Faculty)

- Separate Planning Application required
- Faculty permission sought

DAC Views

Requests an energy strategy and details of fixings of photovoltaic panels

Amenity Society Views

CBC Encourages sustainability, request an energy strategy
 SPAB Requests an energy strategy, suggests adjacent (highly visible) roof pitches should be considered on church centre
 Georgian Requests an energy strategy and confirmation of their visual impact.

Parish Response

As part of our sustainability audit it has been determined that the installation of photovoltaic panels to the south pitch of the roofs of the church would be a contribution to reducing the carbon footprint of the church and possibly slightly reduce the long-term energy costs of the church. The structural engineer has confirmed that the existing roof structure is adequate to take the implied loadings.

The church roof pitches are particularly shallow. The south pitches are not visible from ground level around the south of the church. The ridge of the north pitch can just be seen from the car park – all photovoltaics to the south will be lower than the ridge. They therefore will not be visible. We note that some of the amenity society responses are made without visit to the site which is set on the hillside above the village (the south slopes are not visible). The pitches on the church centre are highly visible.

These works did not form part of the extant planning permission. We are aware that we will need to submit a separate planning application

Action Required

Faculty Determination
 Submit for planning consent

Welcome Centre (Extension)

Proposed Works
Build extension to form welcome facilities – Welcome Centre
Key Supporting Documents (Note; see BHB Architects Document Register for drawings)
<ul style="list-style-type: none">• BHB Architects Drawing Nos.- 01,50,109,110,112,120,121,125,126,200,201,202,203• LT Landscape Consultants Drawing Nos.- 101,102, 301• SFK Engineering Drawing no – 1000 • Statement of Need• Design & Access Statement Doc• Access& Accessibility Statement Doc• Archaeology Reports• Heritage Impact Assessment Options Appraisal Doc No
Position as regards approvals (Local Authority PP/Diocese Faculty)
<ul style="list-style-type: none">• LA Planning Approval granted - with conditions 22/01/21• Faculty Permission sought
DAC Views
<ul style="list-style-type: none">• Advise creation of a Space Audit to ascertain how much additional space is required• Consider the potential for phasing for the overall scheme
Amenity Society Views
CBC: <ul style="list-style-type: none">• Advise production of a Space Audit to ascertain how much additional space is require• Suggest lifting the planning approved floor level to eliminate ramps SPAB: <ul style="list-style-type: none">• Consider potential for extension elsewhere on site• Remind church of need for archaeological assessment and recording Georgian: <ul style="list-style-type: none">• Church to clarify what other options to the extension were considered by the church
Parish Response

The proposed extension to the church to create a Welcome Centre follows extensive consultation with parish and wider groups. The church wants to provide modern and expected hospitality facilities without reducing the capacity of the church or harming the interior by creating those facilities within the church. The Statement of Need and the Design and Access Statement produced as part of the LA planning application set out clearly the rationale for these facilities. The proposed design has evolved and changed significantly during the design process and after consultation with various bodies and following an audit of the existing accommodation. The Options Appraisal paper makes clear why the extension is required. Essentially, it was found that the area required for the required toilets, kitchen, and meeting areas would significantly reduce the occupancy levels of the church – and the church is not planning for decline. There is no potential for additional accommodation on site. The extension has been scaled down from that originally envisaged.

At the request of the DAC a Space Audit has now been included in the supporting documentation. Various archaeological surveys have been carried out as part of the design development process and at the insistence of the LA. IT is a planning condition that full archaeological assessment and recording will take place during the construction process.

In January 2021 planning permission was granted for the extension (including wider site works) following prolonged discussions with Bath and North East Somerset Council. Project progression and further detailing of the internal reordering has determined that the height and floor level of the Welcome Centre needs to be lifted by approximately 120mm to provide level access throughout – we will seek a minor amendment to the planning approval following receipt of Faculty.

Action Required

- (1) Submit to the LA a minor amendment to Planning Consent to lift the extension by circa 150mm
- (2) Faculty Determination

EXTERNAL GROUNDWORKS

Proposed Works

3.1. External groundworks and access/lighting, including:

- New access pathway (plus hardstanding area) to new entrance and removal of existing pathway on north side of nave
- Relocation of 19 stone memorials including Dr Oliver memorial (Listed)
- Removal of 8 trees (primarily yew trees) and replacement with 11 similar trees
- Creation of new pathway to internment of ashes area
- Replace existing lightning with discreet (bat compliant) safety lighting
- Creation of low retaining wall around perimeter of Welcome Centre
- Enlargement of existing car park (which falls outside the curtilage of the churchyard)

Key Supporting Documents (Note; see BHB Document Register for drawings)

<ul style="list-style-type: none"> • BHB Drawing Nos.- 01,50, • LT Landscape Consultants Drawing Nos. 101, 102, 103, 104, 301, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414 • SFK Engineering Drawing no – 1051 • Method M&E Consulting Drawing Nos. – 6351, 9001 • Statement of Need • Design & Access Statement • Access & Accessibility Statement • Archaeology Reports • Heritage Impact Assessment • Ecology Appraisal • Ecology Assessment Addendum • Landscape and Visual Impact Assessment
Position as regards approvals (Local Authority Planning Permission & Diocese Faculty)
<ul style="list-style-type: none"> • Planning Approval granted with conditions 22/01/21 • Faculty Permission sought
DAC Views
DAC No Specific comments
Amenity Society Views
CBC No Specific comments on overall plan SPAB No Specific comments Georgian No Specific comments
Parish Response
<p>Our external works have sought to accommodate the Welcome Centre within the church yard and include a low retaining wall to maximise retention of marked burials, associated drainage, existing pathways plus improving accessibility. This design has progressed through discussion with the DAC, Planners and community consultation. The principal access into the church for all users under this scheme is through the Welcome Centre which incorporates our welcome area. This is the most accessible route into the church. There is a new path link immediately adjacent to the north elevation of the church leading from the existing path network. The churchyard to the south is unaffected.</p> <p>Discreet way finding, low level lighting is included from this path up to the car park.</p> <p>Paths are extended to the south west corner of the church to provide access to the designated area for burial of cremated remains (ABCR) with bench seating as an area for contemplation. (NB bench seating design not included in this application)</p> <p>All external works are incorporated in the planning consent.</p>
Action Required
(1) Compliance with LA planning conditions (2) Faculty Determination
Proposed Works
3.2. Tree works: 8 trees (mainly yews plus one cedar) are to be removed and replaced with 11 trees
Supporting Documents (Note; see BHB Document Register for drawings)

<ul style="list-style-type: none"> • LT Landscape Consultants Drawing Nos.- 101,102,104,301 • Arboricultural impact Assessment and Tree Survey • Arboricultural Protection Plan • Ecology Appraisal • Ecology Assessment Addendum
Position as regards approvals (Local Authority Planning Permission & Diocese Faculty)
<p>(1) Planning Approval granted with conditions 22/01/21 (2) Faculty Permission sought</p>
DAC Views
DAC No Specific comments on trees
Amenity Society Views
<p>CBC No Specific comments SPAB General concerns re removal of trees in Conservation area Georgian No Specific comments</p>
Parish Response
<p>The scale of the works is informed by the location of the Welcome Centre. This requires the removal of a number of trees (primarily yews – which have not been managed over the years). These trees have been assessed by a specialist arboriculturalist. Suitable Ecological appraisals have also been undertaken and will be updated prior to commencement. Tree protection measures have been incorporated into the scheme to protect adjacent trees during the course of the works.</p>
Action Required
1. Faculty Determination

Proposed Works
<p>3.3. Works to churchyard memorials including Dr.Oliver Memorial (listed structure)</p> <ul style="list-style-type: none"> • Relocation of 40 unlisted memorials • Relocation of Dr Oliver – a listed memorial
Supporting Documents (Note; see BHB Document Register for drawings)
<ul style="list-style-type: none"> • Report on Dr Oliver Memorial by BHB • BHB Drawing Nos.- 01,50, 109, 362 • LT Consultants Drawing Nos.- 101,102,103,414 • Design & Access Statement • Access& Accessibility Statement • Archaeology Reports • Heritage Impact Assessment • Monuments and Condition Survey
Position as regards approvals (Local Authority Planning Permission & Diocese Faculty)
<p>(1) Planning Approval granted with conditions 22/01/21 (Listed Building Consent referred to Diocese for decision) (2) Faculty Permission sought</p>
DAC Views
DAC No specific comment but perhaps the DAC delegation did not appreciate that it had to make a decision as well as the local authority
Amenity Society Views

CBC	Advises against 'separating the marker from the burial'. Advises a change of design and entrance for the welcome centre; 'if the tomb is to be moved' CBC advises on procedure
SPAB	No specific comment
Georgian	No specific comment
Parish Response	
<p>See separate document on Dr Oliver tomb. The monument is in very poor condition and its condition is likely to worsen because of the nearby path. It will be a major obstacle to the new accessible entrance. Other possible entrances were investigated but the various gradients of the site make alternatives impractical. The proposal is for a sensitive rebuilding of the tomb a few feet from the current location and giving it more prominence in the site and more generally in explaining the story of the church and its connection with the history of Weston and Bath. It is not uncommon for headstones and other monuments in churchyards to be moved because of new building works or for other reasons.</p>	
Action Required	
Faculty Determination	

Proposed Works for later submission
Creation of new pathway to internment of ashes area
Replace existing lighting with discreet (bat compliant) safety lighting
Creation of low retaining wall around perimeter of Welcome Centre
NB Enlargement of existing car park falls outside the curtilage of the churchyard

Index of Documentation

All the files uploaded to the faculty portal have the same number and title as listed below.

Filename / Title	Document Drawing Image	Description Please note: ASW = All Saints Weston
01.Summary of proposals with schedule of works and index of documentation	Document incl. Images and Tables	Overarching document containing the Project overview, visual summary of proposals, schedule of works and an index of supporting documentation submitted as part of the faculty application submitted October 2022
02.Statement of Significance	Document incl. photos	Statement of Significance for ASW prepared by Artemis Heritage
03.Statement of Need	Document	Statement of Need for ASW prepared by Artemis Heritage
04.Location Map A	Map	Ordnance Survey plan showing ASW in its context
05.Location Map B	Map	More detailed Ordnance Survey Plan of ASW
06.Exterior Photos A	Photos	Four external photos of ASW
07.Exterior Photos B	Photos	Four external photos of ASW
08.Interior Photos	Photos	Internal photos of ASW
09.Plans showing evolution of ASW and existing plan and context	Plan	Document shows historic evolution of the form of ASW, plus existing plan drawing, aerial view and a plan of the church and churchyard with its 500+ monuments and 40+ trees
10.Build the Future	Brochure	2021 Brochure produced by ROCK Team for congregation and funders summarising the most recent plans and rationale for the project
11.Design & Access Statement	Document plus plans, images, drawings	2019 Statement (updated 2022) prepared by BHB Architects as part of the planning application to the local authority for the extension; See elevations and plans submitted with this Faculty application for the most recent proposals following some modifications as a result of planning consultations.
12.Landscape Design & Access Statement	Document plus plans, images, drawings	2019 Statement (updated 2022) prepared by LT Studio (Landscape Architects) as part of the planning application to the local authority. Some modifications made since then and some matters still subject to conditions by local authority eg external lighting system
ASW documents continue with item 34 on page 33		

Detailed Plans & Drawings		
Brownhill Hayward Brown (BHB) Architectural Drawings		
36-286-000 Drawing & Document Register ReSub Faculty pg1	BHB document	BHB Drawing and Document Register page 1
36-286-000 Drawing & Document Register ReSub Faculty pg2	BHB document	BHB Drawing and Document Register page 2
36-286-05 Site Plan Existing	BHB Drawing	Detailed plan of the existing site
36-286-109A Demolition Plan	BHB Drawing	Details of Vestry and Transept walls to be replaced by the extension
36-286-110C Proposed GA Plan	BHB Drawing	Proposed General arrangement floor plan of the extension
36-286-112B Proposed GA Roof Plan	BHB Drawing	Proposed General arrangement Roof plan of the extension
36-286-120B Existing GA Plan	BHB Drawing	Existing plan of the church showing location of fixed and removeable items
36-286-121 Existing GA Roof Plan	BHB Drawing	Existing roof plan of the church
36-286-125B Proposed GA Plan	BHB Drawing	Proposed General Arrangement of the Church complete with new extension
36-286-126B Proposed GA Roof Plan	BHB Drawing	Proposed General Arrangement of the Church and new extension roof
36-286-200 Existing Elevations-Sheet 1	BHB Drawing	Existing external elevations p1
36-286-201 Existing Elevations-Sheet 2	BHB Drawing	Existing external elevations p2
36-286-202A Proposed Elevations	BHB Drawing	Proposed external elevations p1
36-286-203A Proposed Elevations	BHB Drawing	Proposed external elevations p2
36-286-350E Proposed Store, Tea Bar & Glazed Screen	BHB Drawing	Elevation of Proposed Store, Tea Bar & Glazed Screen
36-286-351C Typical Joinery Details for Screen	BHB Drawing	Joinery details for glazed screen under gallery
36-286-352D Details to Music Store	BHB Drawing	Drawing of Music Store in the South Transept
36-286-353C Details to Cupboard to Chancel	BHB Drawing	Details of proposed Chancel Cupboard
36-286-354C Proposed Glazed Screen	BHB Drawing	Proposed glazed screen under gallery
36-286-355C Floor Hatch Detail to South Transept	BHB Drawing	Floor hatch to crypt in South Transept
36-286-356D Door Alterations	BHB Drawing	North Transept Door widening for entrance to new extension
36-286-359D Details of moveable Servery to Tea Bar	BHB Drawing	Details of movable tea bar / servery
36-286-360A Proposed Internal Floor Details	BHB Drawing	Proposed internal floor details

36-286-361B Proposed Floor Finish Plan	BHB Drawing	Proposed floor finish plan
36-286-365 Existing Internal Floor details	BHB Drawing	Existing Internal floor details
36-286-370 Dr Oliver's Tomb Existing	BHB Drawing	Existing details of Dr Oliver Monument
36-286-371 Dr Oliver's Tomb Proposed	BHB Drawing	Proposed Dr Oliver Monument details
36-286-400A Proposed Internal Elevational Section	BHB Drawing	Proposed internal elevation
36-286-611 Finishes Plan	BHB Drawing	Finishes plan – for extension
LT Studio (LTS) Landscape Drawings / Plans		
LTS_085(08)101_T1_Landscape GA Site Plan	LTS Drawing	General plan showing the church in its setting of churchyard and car park
LTS_085(08)102_T1_Landscape Site Plan North Side Incl Car Park	LTS Drawing	Enlarged general plan showing area to the north of the church building including the car park extension
LTS_085(08)103_T1_Existing Ledgers and Memorials to be retained or removed	LTS Drawing	Plan of the churchyard showing the memorials that will be left in situ and those which will be moved to a new location
LTS_085(08)104_T1_Landscape Call Out Plan for Details 401-414	LTS Drawing	Call out plan for Landscape interface details 401-414 (available on request)
LTS_085(08)301_T1_Landscape Site Plan North Side Extension Area	LTS Drawing	Enlarged landscape plan for the area surrounding the extension
Method Consulting (MET) Mechanical & Electrical Drawings		
1651PAS-MET-00-B1-DR-M-5200 MET_Above Ground Drainage Layout Basement	MET Drawing	Proposed Above Ground Drainage Layout Basement
1651PAS-MET-00-00-DR-M-5201 MET_Above Ground Drainage Layout Ground Floor	MET Drawing	Proposed Above Ground Drainage Layout Ground Floor
1651PAS-MET-00-B1-DR-M-5300 MET_Combined Pipe Services Layout Basement	MET Drawing	Proposed Combined Pipe Services Layout Basement
1651PAS-MET-00-00-DR-M-5301 MET_Combined Pipe Services Layout Ground Floor	MET Drawing	Proposed Combined Pipe Services Layout Ground Floor
1651PAS-MET-00-B1-DR-M-5600 MET_Heating & Cooling Services Layout Basement	MET Drawing	Proposed Heating & Cooling Services Layout Basement
1651PAS-MET-00-00-DR-M-5601 MET_Heating & Cooling Services Layout Ground Floor	MET Drawing	Proposed Heating & Cooling Services Layout Ground Floor

1651PAS-MET-00-B1-DR-E- 6200 MET_Small Power & Data Services Basement	MET Drawing	Proposed Small Power & Data Services Basement
1651PAS-MET-00-00-DR-E- 6201 MET_Small Power & Data Services Ground Floor	MET Drawing	Proposed Small Power & Data Services Ground Floor
1651PAS-MET-00-B1-DR-E- 6300 MET_Lighting Services Layout Basement	MET Drawing	Proposed Lighting Services Layout Basement
1651PAS-MET-00-00-DR-E- 6301 MET_Lighting Services Layout Ground Floor	MET Drawing	Proposed Lighting Services Layout Ground Floor
1651PAS-MET-00-ZZ-DR-M- 6351 MET_External Lighting Layout	MET Drawing	Proposed External Lighting Layout
1651PAS-MET-00-ZZ-DR-M- 9001 MET_External Services Layout	MET Drawing	External Services Layout
1651PAS-MET-00-R2-DR-M- 9002 MET_Combined M&E Services Layout Roof Level	MET Drawing	Proposed Combined M&E Services Layout Roof Level
1651PAS-MET-00-XX-SH-M- 5681 -S2-P02 Proposed heat emitter schedule	MET Document	Proposed Heat Emitter Schedule from M&E Consultant
1651PAS-MET-XX-XX-SH-M- 5781 -S2-P02 Proposed grille and louvre schedule	MET Document	Proposed Grille and Louvre Schedule from M&E Consultant
1651PAS-03-220217 Boreholes	MET Drawing	Plan showing proposed borehole locations for the Extension ground source heat pump system
SFK Consulting Architectural Drawings		
19075-SFK-00-F1-DR-S-1000 T2 Pile Layout	SFK Drawing	Plan of proposed piles beneath the extension
19075-SFK-00-GF-DR-S-1005 T2 Nave Floor Layout	SFK Drawing	Plan of Nave Floor Layout
19075-SFK-00-RL-DR-S-1033 T2 Gallery Beam and Glazed Screen Details	SFK Drawing	Proposed Gallery Beam and Glazed Screen Details
19075-SFK-00-XX-DR-C-1051 T3 Drainage Layout	SFK Drawing	Proposed Drainage layout for Extension
19075-SFK-00-XX-DR-S-1022 T2 Floor Hatch Details	SFK Drawing	Proposed floor hatch to crypt details

Reports and surveys carried out as part of the design and planning process, including assessment of impact of proposals		
34.Inventory of existing fixed and removable items in Church	Document	Schedule of furniture (fixed and removable) and other items in church showing whether they are to stay, be moved to a different location or removed from church plus an indication as to whether or not a faculty is required for any of the proposed changes
35.Photos of existing fixed and removable items	Photos	File containing photos of all items listed on inventory and plan of fixed and removable furniture etc
36.Access and Accessibility Statement	Document	An account of the access and accessibility issues at ASW mainly prepared by an Occupational Therapist and former churchwarden at ASW
37.Arboricultural Impact Assessment & Tree Survey	Document	Report includes a listing of all trees in the churchyard and their condition and an assessment of the impact of the proposed changes together with mitigation measures
38.Arboricultural Protection Plan	Drawing	Arboricultural Protection Plan
39.Ecology Appraisal	Document + images	Ecology Appraisal ie Impact of proposed changes on the ecology
40.Ecology Assessment Addendum	Document	An addendum to the Ecology Appraisal
41.Archaeology Report 2019	Document	A preliminary archaeological assessment of the site, including the digging original holes
42.Archaeology Report 2021	Document	A second archaeological report monitoring excavations carried out by structural engineer
43.Landscape & Visual Impact Assessment	Document + photos	Landscape & Visual Impact Assessment
44.LVIA Appendix 1	Photos	Photos demonstrating nil or minimal visual impact of proposals
45.Heritage Impact Assessment	Document	An assessment of the impact of the proposed works on the heritage of ASW prepared by Artemis Heritage
46.Monuments Condition Survey and Appraisal	Document + plan	A report of a survey on the monuments required to be relocated as a result of the proposals, together with recommendations for the removal and subsequent treatment of the monuments
Consultations		
47.Bath+Wells DAC Visit Report March 2015	Document	Report of first site visit by DAC in 2015
48.Bath+Wells DAC Visit Report February 2018	Document	Report of second site visit by DAC in 2018
49.Letter to Bath+Wells DAC October 2019	Document	Letter to DAC from Weston All Saints seeking guidance following submission of planning application to local authority

50. Response of the Bath+Wells DAC November 2019	Document	2019 Response of DAC to letter and accompanying documentation
51. CBC Advice Letter	Document	Letter following a visit from representatives of CBC (in response to request from DAC)
52. ROCK Options Appraisal	Document	Options Appraisal provided by ASW in response to request from DAC
53. Historic England Letter	Document	Letter from Historic England in response to plans submitted with planning application
54. Vision 2020	Document	Vision booklet produced in 2016 by the ROCK Team as part of major consultation with the congregation
55. ROCK FAQ Booklet 1 - 2016	Document	Frequently Asked Questions booklet produced by the ROCK Team as part of major consultation with the congregation - 2016
56. ROCK FAQ Booklet 2 - 2018	Document	Second Frequently Asked Questions booklet produced by the ROCK Team as part of major consultation with the congregation
Bathnes Planning application		
57. Planning Application Form August 2019	Document	The planning application form submitted to Bathnes in 2019
58. Planning Application - Approval Decision	Document	The decision of Bathnes giving approval together with a listing of the planning conditions
59. PCC Resolution for Faculty Petition	Resolution	PCC Faculty Resolution 31-02-22
New documentation Post February 2022		
60. Fund Raising strategy	Document	Fund-raising strategy
61. Sustainable Energy Solutions for All Saints Weston	Report	A paper showing the development and rationale behind the proposed energy and heating mix
62. All Saints Lighting Specification V1	Document	Proposed internal lighting scheme and specification
64. Space Audit	Document	Paper outlining current seating capacity and arrangements in church together with other requirements of the scheme
65. Dr Oliver Memorial_ September 2022	Report	Report detailing the background and context to the Dr. Oliver memorial monument and the proposed solution
66. Flooring Proposal_ September 2022	Report	Report detailing the investigations of the existing floor and structure and the rationale for selecting the Engineered wood floor finish.
67. 22-0616 SPAB	Correspondence	Correspondence received from the Society for the Protection of Ancient Buildings June 2022
68. 22-0708 CBC	Correspondence	Correspondence received from the Church Buildings Council July 2022
69. 22-0621 Georgian Group	Correspondence	Correspondence received from the Georgian Group June 2022

70.Composite Letter July 2022 + ASW Comments in response to CBC, SPAB & Georgian Society responses	Correspondence	Response to comments from CBC, SPAB and Georgian Society
71.3217886 22-0616 Bath Weston All Saints Delegation Visit Report (July Meeting)	Report	DAC Delegation Visit report

OTHER DOCUMENTATION AVAILABLE

Further background information is available on request, including:

- A. Correspondence, reports, surveys relating to parking and traffic
- B. Reports and documentation relating to the extensive consultations carried out by the Church team leading the project with the congregation and local community
- C. Extensive responses to local authority officers following their comments in the various pre-application inquiries and the planning application
- D. Historical information related to a number of the people listed in memorials inside and outside the church

Any of the above can be made available.