

Supporting Documentation

Great Saughall All Saints – Internal doors and porch window

Note to parish

This bundle includes all the supporting documentation to your faculty application as required under Rule 5.5 of the Faculty Jurisdiction (Amendment) Rules 2019.

List of documentation

Item	Description	Page
<i>Overview</i>		
1	Schedule of Works or Proposals from the Petition for Faculty logged 24 November 2021	2
2	Statement of Significance dated 24 November 2021	3
3	Statement of Needs dated 24 November 2021	5
<i>Proposals</i>		
4	Cover note dated 8 November 2021, and Schedule of Work and Specification of Graham Holland dated November 2021 and drawing numbers 6001.7.1 and 6001.7.2 dated November 2021 and 6001.7.3 dated September 2021 all of Graham Holland Associates received 29 November 2021	7
5	Photographs of porch window received 29 November 2021	17
<i>Correspondence</i>		
7	Correspondence between DAC office and others dating from 17 November 2021 to 01 February 2022	18

Caroline Hilton, DAC Secretary



6 June 2023

We petition the Court for a faculty to authorise the following-

Please describe the works or other proposals for which a faculty is sought in the way recommended by the Diocesan Advisory Committee in its Notification of Advice.

SCHEDULE OF WORKS OR PROPOSALS

Proposal.

The proposed scheme is to reconstruct the internal doors to the church and thereby providing and improved seal around the door frame, thus preventing draughts and reducing heat loss. At a later date, a replacement of the existing fixed glazing in the porch window wall may be considered and replaced with an opening glazed panel.

Justification.

The upgrade of these doors, which incidentally will contain much of the repurposed existing doors, is considered necessary not just to provide better insulation, but to improve access not only for mobility scooters but also to improve height clearance as the present design is problematical during funerals when coffins are borne aloft. This project is also coincidental with a scheme to remove the pews, replace with stackable chairs , and to repair, resand and reseal the existing parquet floor blocks. This is all considered vital for the continued use of our church building for both religious and secular events. Making it a major hub for community use in the village.

Copies of the Standard Information Form and any drawings, plans, specifications, photographs or other documents showing the proposals must be provided with this petition.

Ref: 2021-067556

Church: Great Saughall: All Saints

Dioceses: Chester

Archdeaconry: Chester

Created by: Mr David Small (24/11/2021)

Contact Tel: 01244 881172

Statement of Significance

1) Section 1. Brief history and description of the church building(s), contents, churchyard and settings

All Saints, Great Saughall is a Grade II listed building of Ruabon brick, first used for worship in 1896 and consecrated in 1901. It was extended a little over a decade later with the addition of a chancel, sanctuary, organ chamber, vestry and spire and was consecrated by the Bishop of Chester in January 1911. In 2000, a large part of the north side was re-ordered to provide a meeting room, kitchen, disabled friendly toilet and an amount of higher level storage space.

The church itself is in generally good condition structurally and as a result of a previous Quinquennial Report most of the emphasis was on the pressing need for re-tiling the roof, the associated cleaning and re-painting of gutters and re-pointing of higher level brickwork. This work (including total roof insulation) was completed in 2012. New main heating boilers were installed in 2010 and a new kitchen boiler in 2011. More recently, black bespoke wrought iron handrails have been installed at the chancel steps, the whole building has been re-wired at a cost of £18,000 and a new sound system was installed. In 2019 a digital screen and sound bar was installed above the pulpit, thus enhancing the quality of service presentation. By 2020 the new kitchen extension and refurbishment, complete with a secondary egress and storage area was also completed.

The graveyard extends to three sides of the building and is still in use. However at the present rate of about 5 burials per annum, it will be only available for another year or two. A Garden of Remembrance has been created and this is available for the interment of cremated remains for the foreseeable future. Existing gravestones have been checked, and where necessary, made safe on a regular basis. Graveyard maintenance is carried out fortnightly in the summer months.

2) Section 2: The significance of the church (including its contents and churchyard) in terms of:

i) its special architectural and historical interest

ii) Any significant features of artistic or archaeological interest

Pevsner

ALL SAINTS, Church Road. 1894-6 by J Medland Taylor and 1909-10 by Isaac Taylor (E end and N aisle). Of hot Ruabon brick, inside and out, with a slight diaper. Medland Taylor crotchets include the circular window of the S transept with Perpendicular tracery (cf . his earlier St Anne, Denton, SE Lanc.), The placing of the E window of the polygonal apse just a little higher than the other windows, and the prolongation of the nave roof over the south porch. The S transept is longer but lower than the N one. The rectangular central tower carries a green-slatted spire with very low broaches and little louvered openings, very Douglas-like. The N arcade, now partitioned off, is of brick with no capitals, just blocks of stone flush with the piers. Good furnishings, including the opus sectile REREDOS by Powells. PAINTING on the apse by Herman Saloman. Some good mid-C20 STAINED GLASS including a window on the N by AV Holloway, 1964.

Other information

Statutory Listing of Church: Grade II

Statutory designation for structures & objects within churchyard, Scheduled monuments, Tree

Preservation orders, Protected Species or any other designations : None

Conservation Area or County Wildlife Site (or equivalent, or SSSI): No

3) Assessment of the impact of the proposals on the significance defined in Section 2

The effect of the proposed works on the interior of the church is expected to be minimal as

- a) The existing doors are being retained and reconstructed to provide a better seal.
- b) The existing porch window is being utilised and reglazed with an opening facility to allow air pressure release in the porch.

No other alterations are in prospect with this scheme.

Ref: 2021-067556

Church: Great Saughall: All Saints

Diocese: Chester

Archdeaconry: Chester

Created by: Mr David Small (24/11/2021)

Contact Tel: 01244 881172

Statement of Needs

General information

Saughall is a small rural village with a population of 3009 at the 2011 census. It lies just over three miles west of Chester at the edge of the Wirral with ready access to the motorway network being near the end of the M56 Motorway and the North Wales Expressway. The village amenities include a General Store and Post Office, Pharmacy, 2 Public Houses and a small range of shops including hairdressers and a takeaway. There are playing fields which are host to Saughall Colts and a soft play area for children. There is also a village hall known as the Vernon Institute.

The current congregation is a predominantly older one with a few younger families attending from time to time. Only a few attendees live outside the parish. Saughall is widely regarded as a 'rural' village parish with a distinct identity

All Saints, Great Saughall is a Grade II listed building built of Ruabon brick, and was first used for worship in 1896 and consecrated in 1901. It was then extended a little over a decade later with the addition of a chancel, sanctuary, organ chamber and spire and was consecrated by the Bishop of Chester in January 1911. In 2000, a large part of the north side was re-ordered to provide a meeting room, kitchen, and a disabled friendly toilet along with some higher level storage space.

The church is generally in good condition structurally and as a result of a previous Quinquennial Report most of the emphasis was on the pressing need for re-tiling the roof, the associated cleaning and re-painting of the gutters and re-pointing of high level brickwork. This work (including total roof insulation) was completed in 2012. New main heating boilers were installed in 2010 and a new kitchen boiler in 2011. More recently, bespoke black wrought iron rails have been installed at the chancel steps, and the whole building re-wired at a cost of £18,000 and a new sound system installed.

In 2019 a digital screen and sound bar was installed above the pulpit, enhancing both audio quality and service presentation. By 2020 a kitchen extension and refurbishment, complete with a secondary egress and storage area was completed.

At 2.15pm on Wednesdays there is a 'Cuppa and Play' service for pre-school children and their carers. Once a month, on a Friday at 3.30pm; 'Kids Ark' provides worship and activities for primary school children and their parents.

There are regular joint services with the other two local churches and a monthly family service on each third Sunday at 9.30am. There is also a fortnightly communion held at 10.30am on Wednesday morning. Special services include the festivals of Christmas, Easter, Mothering Sunday and Harvest.

The nearby Saughall All Saints Primary school hold services in church at least once a term.

There is a monthly ' Soup and a Pud ' event held in the meeting room every second Monday in the month giving villagers a great opportunity to meet, relax and chat over some home produced fare.

The ' Prayer Circle ' is a group of like minded local people from the three local churches committed to responding to any particular prayer request from anyone within our community or beyond.

What is needed?

The scheme includes the reconstruction of the internal doors between the porch and the main body of the church plus the fitting of a reglazed opener window in the south wall of the porch

The proposal

The main object of the scheme is to reconstruct the internal doors to church to provide a good seal all round, and to prevent draughts and hence heat loss in church. Associated with this, to permit release of possible pressure in the porch, will be the replacement of the fixed glazing in the existing window with an opening glazed panel.

Justification

Heat retention in church with consequent saving on fuel bills.

Our Ref: GDH/JD/6001

8th November 2021

Mr. David Small, email: chestersmall@gmail.com.
c.c. John Hallas, email jbhallas@hotmail.co.uk

Dear David,

GT. SAUGHALL, ALL SAINTS; SOUTH PORCH & DOORS

I attach detail proposals for reconstruction & resetting the doors and providing an opening-light to the existing window.

Along with your statements of 'significance' & 'need', this documentation should be sufficient for your Faculty application.

Meanwhile, I will seek quotations for you.

Yours sincerely,

Graham Holland

Att'd
spec.
dwgs. 7.1 – 3
20-04-15 photos Saughall

Reply to: info@grahamhollandassociates.co.uk

Our ref: **GDH/JD/6001.7**

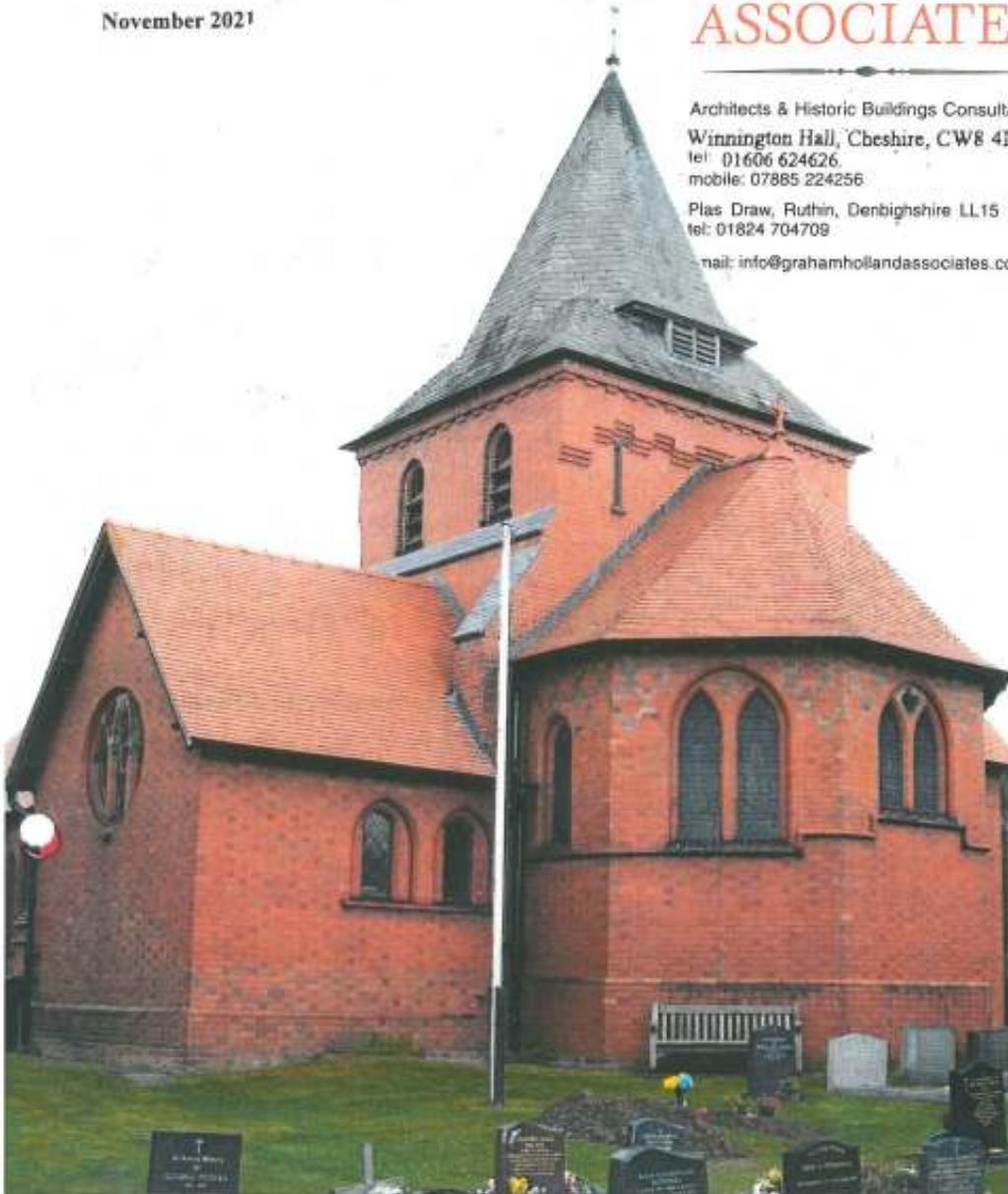
November 2021

GRAHAM HOLLAND ASSOCIATES

Architects & Historic Buildings Consultants
Winnington Hall, Cheshire, CW8 4DU
tel: 01606 624626
mobile: 07885 224256

Plas Draw, Ruthin, Denbighshire LL15 1RT
tel: 01824 704709

email: info@grahamhollandassociates.co.uk



GT. SAUGHALL, ALL SAINTS;

WINDOW OPENER & INTERNAL DOORS

Schedule of Work and Specification

Graham D. Holland, DipArch DipArchCons RIBA A.A.B.C.,
Associates: Nigel H. Lea, BA(Hons)Arch DipArch RIBA, Carl S. Thorgaard, BA(Hons) DipArch RIBA.

The Employer will be

The Vicar, Churchwardens and P.C.C. c/o Point of Contact
Mr. David Small, 10, Darlington Crescent, Gt. Saughall, CH1 6DB.
Email: chestersmall@gmail.com. Telephone: 01244 881172.

And

Mr. John Hallas, 24, Earholm Close, Gt. Saughall, SH1 6AH.
Email: jbhallas@hotmail.co.uk. Telephone: Tel: 01244 881317.

The Architect will be Graham Holland, Graham Holland Associates,

Winnington Hall, Northwich, Cheshire, CW8 4DU. Tel: 01606 624626.

And at

Plas Draw, Ruthin, Denbighshire, LL15 1RT, Tel: 01824 704709.

Mobile: 07885 224256.

Email: info@grahamhollandassociates.co.uk.

The Project Comprises Two sections of work:

- 1, Reglazing the south porch window & fitting an opener.
- 2, Reconstructing the internal doors.

Drawings The cover shows the church from the south east

7.1 Existing elevations & plans

7.2 Proposed plan, elevations, details of joinery & ironmongery

7.3 Window details;

photographs

Access Externally open to view, internally by arrangement with the Employer.

Location Central in Gt. Saughall village, west of Chester at Post Code CH1 6EP.

Pricing A detailed priced schedule per area including rates will be required before order and subsequently for each valuation, the two sections of work are to be priced separately.

CDM On these works the Construction (Design and Management) Regulations should not require notification. The contractor is to include for carrying out all duties of the Principal Contractor, as defined in the Regulations.

A statement of compliance with CDM Regulations is to be provided, covering such matters as knowledge, resources, management structure etc., to enable the client to be satisfied that the Principal Contractor is competent to carry out the work in accordance with the regulations.

Conditions and Site Work Risks

	Risk Level
The Contractor must visit the site prior to tendering to acquaint himself of all aspects and details of the works and restrictions of the site.	Note
The site is exposed – winds – assess and take precautions.	High
Off street parking to the west accessed from Parkway off Lodge Lane see dwg. 1.	Med
Public access, history of local vandalism – need for a high degree of security on site.	Med
Narrow and busy access roads – traffic hazards – especially to the adjacent school	High
Slippery surfaces and limited working space.	H
Working at low level.	H
Silican dust from pointing during raking out.	M
Use of lead and contact with lead oxide – protective clothing & gloves.	H
Sharp edges with steelwork, glass and fixings – do.	H
Working adjacent to fragile furnishings and windows.	H
Dust will be generated by the works; protection required.	H
Working with heavy materials and lifting gear, use proper gear.	H
Access to the south doors must be maintained for Sunday use and protected at all times.	H
No Sunday working will be permitted.	Note
The church will continue to be used during the works.	Note
There is a supply of electricity and water for the use of the Contractor free of charge.	Note
The Contractor may use the churches lavatory with the agreement of the employer and subject to strict cleanliness.	Note

SCHEDULE OF WORK**GENERALLY to both sections of work:**

A.	Preparation	Provide and maintain all necessary plant, equipment, tools and materials for the proper execution of the works in accordance with these preliminaries, preambles and general specification and all current British Standards, Codes of Practice and Legislation and to comply with all Health and Safety requirements.
B.	Protection	Protect all areas, including windows, brickwork, finishes & fitting adjacent to the works from damage during the works. Make good and remove after completion.
C.		The Contractor is to report and make good any damage caused, without delay and to the satisfaction of the Architect. Any new materials or fixings damaged during the works are to be replaced by the Contractor.
D.		Dust will be generated during the works; this must not be allowed to cause damage – sheet up all areas internally and remove on completion and at end of each working week.
E.	Completion	To each section of work, clear all debris, plant and equipment and leave the areas of work clean tidy and free from defect.
F.	Generally	Workmanship and materials are to be as described.
G.	Mortar	For pointing and bedding is to be 1 part 3:5 N hydraulic lime-graded to 1 part sand and 1 part stone dust; provide sample area for approval by the Architect before general work.
H.	Assess	The proposed works on site before tender.
I.	Setting out	Is to be from the existing structure.
J.	Area of work	To the south west porch, south window & internal north doors.
	GLAZING	The south window; include for all preambles.
K.	Record	Pattern of leading & details for replicating.
L.	Take out	Glazing with care for reuse & dissemble.
M.		Clean the glass with deionised water & soft brushes.
N.		Securely board up while unglazed.
O.	Hopper	Provide & frame galvanised Z section galvanised mild steel opening hopper.
P.		Complete with sheet glazed internal side panels, opening restraint & mesh bird guard; to be fitted cast brass spring catch.
Q.	Reglaze	The opening & new hopper with existing glass with new lead comes to match the existing.
R.		Refit all to the existing opening & point-up with NHL 3.5 mortar.
S.	Clean	On completion & ensure opener is fully functional.\

TOTAL 'Glazing' TO TENDER

			£	p
	INTERNAL DOORS	Removing & reconstructing the existing in new position, include for all preambles.		
A.	Record	Existing before works.		
B.	Take off	The existing doors, note floor springs & head pin hinges.		
C.		Take down to workshop to adaption & protect during work.		
D.	Take out	Carefully remove the existing frame, over-panel & pelmet complete without damage to the brickwork surround & ermove all fixings.		
E.	Clean & point	To the brickwork where the existing frame & panel removed. Repoint & finish the jointing to match the existing.		
F.	Cut out	The floor hinges & plates & clear; fill voids with brick & mortar.		
G.	Floor	Provide & lay clay tiles to match the existing floor and to be finished level; grout to joints.		
H.	New timberwork	The existing doors & frame are of 'pitch pine' new work is to be in similar timber to Architect's approval.		
I.	New frame	Take necessary templates of the opening, form provide new rebated frame fitted to the brickwork reveals & arch; to be secured with palated stainless steel screws into pvc plugs into the joints at 4 brick c-c.		
J.		Bed up to brickwork with suitable resin, rebated from the faces 20mm.		
K.	Prepare existing doors	Take out the existing glazing. Strip the existing finishes to natural timberwork.		
L.	Adapt doors	Trim slides as required to fit the slightly reduced width of opening & make good where existing hinges removed; rebate top rail for glazing.		
M.		Provide & frame in matching timber new arched head sections to each leaf as detailed.		
N.		Splice & glue to existing & reinforce the joints with 12mm. threaded stainless steel dowels resin-bedded. Glaze new & existing panels with 4mm. clear toughened glass bed & bead fix as existing door detail.		
O.		Rout out for & insert black plastic strip 12mm. wide & 3mm. deep.		
P.	Ironmongery	Hang each leaf on 1½ pairs 150mm. brass washered stainless steel butt hinges.		
Q.		Include provisional sum of £500 (five hundred pounds) to supply to site of ironmongery; add for profit, to:	500	00
R.		Provide & fit stainless steel door closers & 'retaining open' stays to each leaf, fixing to brickwork as above; bar handles to both sides of each leaf, floor & top keeps; all as noted on the drawing.		
S.	Finishing	Clean down & prepare the existing timberwork & apply three coats of semi-matt 'Sadolins' stain/varnish to the existing & new timberwork; colour finish to be as near clear natural, as agreed sample following trials to "match" the new timbers to the existing.		
T.	Contingency	Include the sum of £250 (two hundred and fifty pounds) for sundry repair works as directed to be expended in part or whole.	250	00
TOTAL 'Doors' TO TENDER				



Gt. Saughall, All Saints 6001

New doors

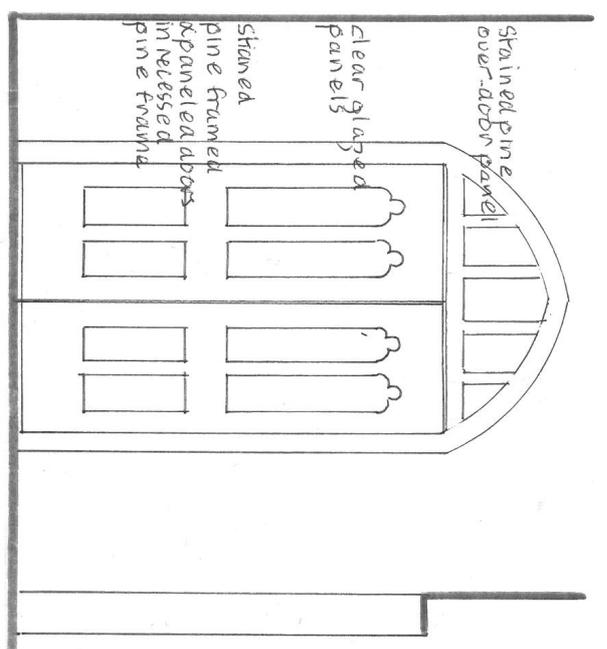
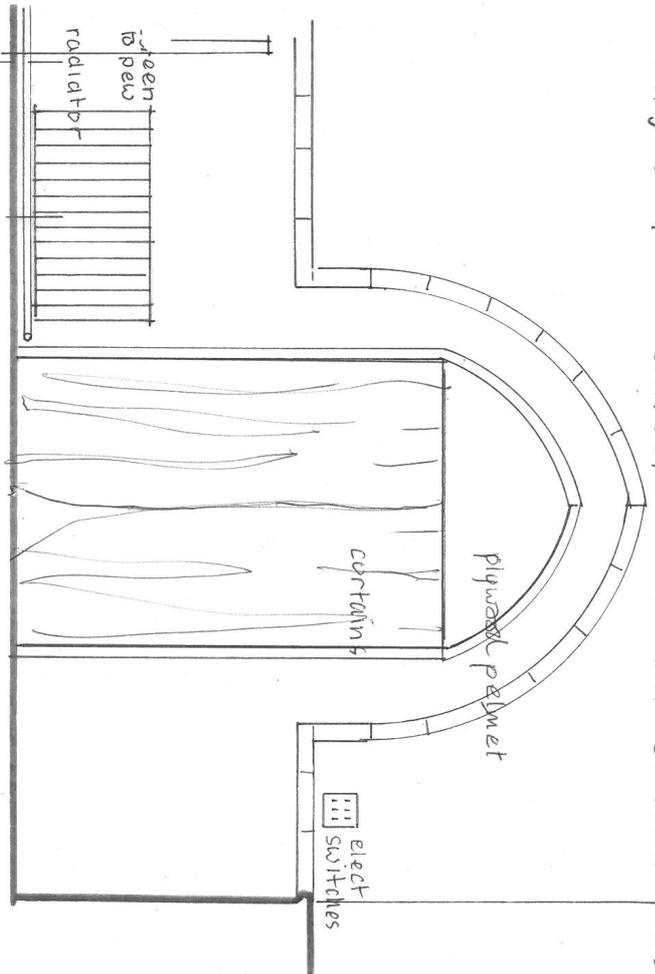
Photographs as existing

The existing doors



View from the nave

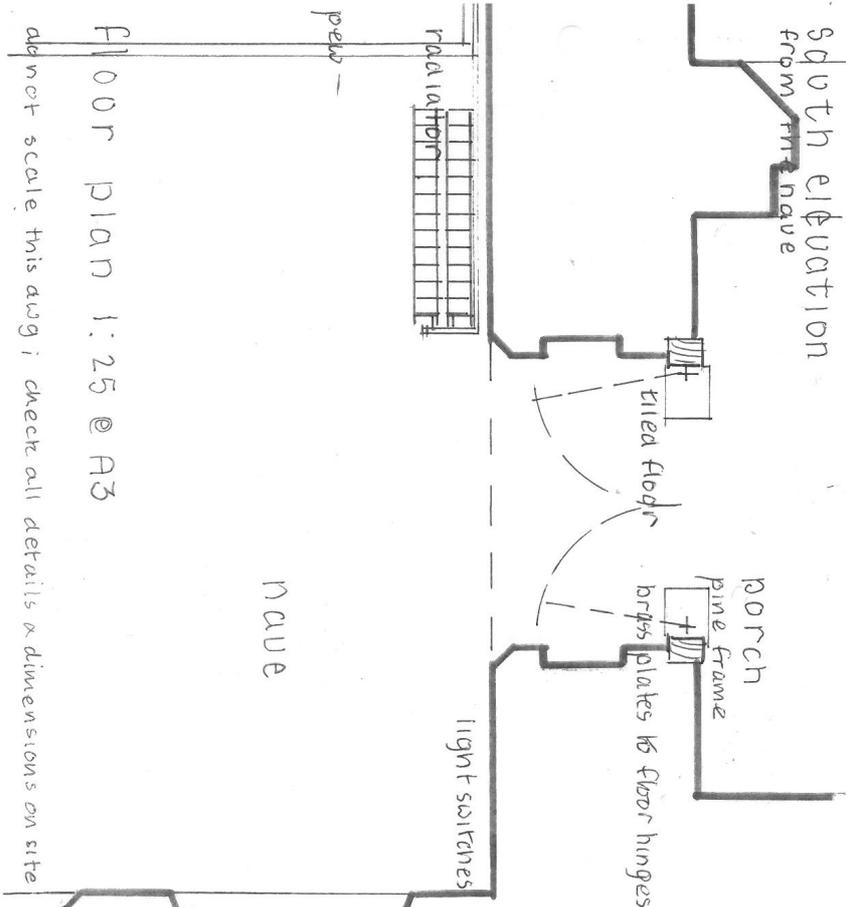
Baughall, All Saints; South entrance doors as existing March '20, dwg no 6001-7-1
 rev Nov '21



North elevation from the porch

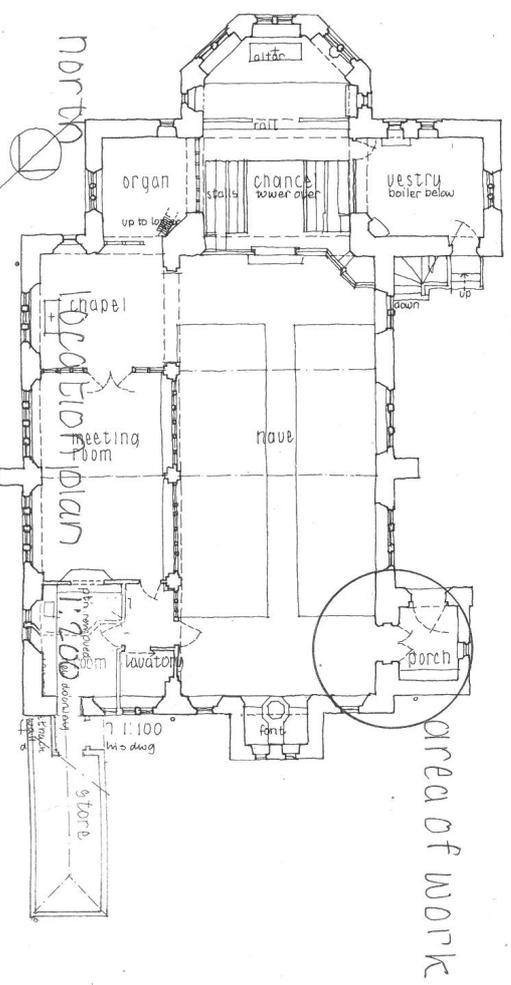


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FLOOR PLAN 1:25 @ A3

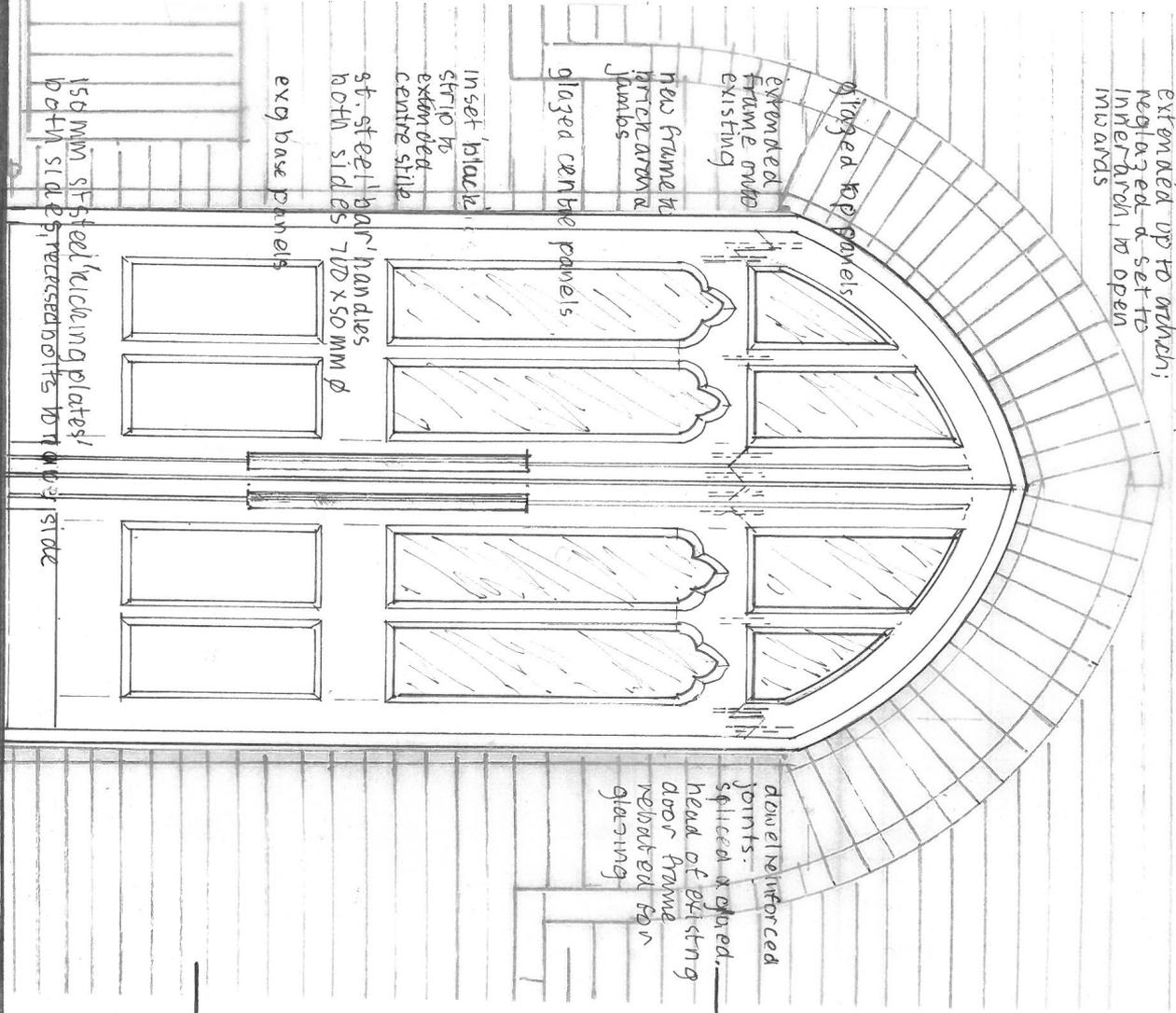
do not scale this dwg; check all details & dimensions on site



North

St. Jouan Hall, All Saints; South Entrance doors as proposed Nov '21 DWG No 6001.7.2

existing doors to be met,
 extended up to arch;
 re-glazed & set to
 inward to open

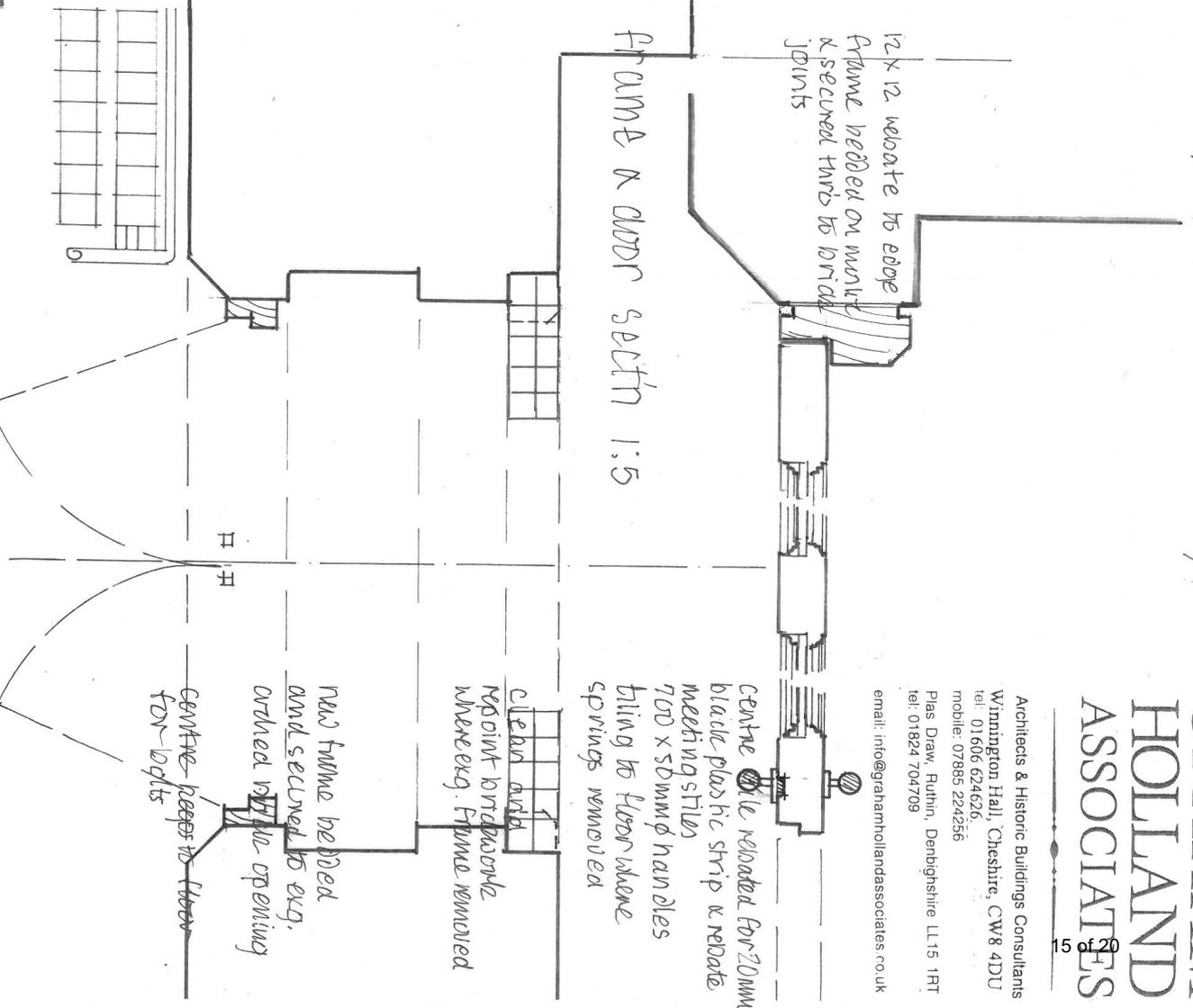


dowel reinforced
 joints.
 spliced & glued.
 head of existing
 door frame
 retained for
 glazing

INTERNAL ELEVATION 1:12.5 @ A4

do not scale this drawing check all details & dimensions on site

DETAILED PLAN 1:12.5



centre stile rebated for 20mm
 black plastic strip & rebate
 meeting stile
 700 x 50mm Ø handles
 being to floor where
 springs removed

new frame bedded
 and secured to egg,
 arch & in the opening
 centre keeps to floor
 for logs

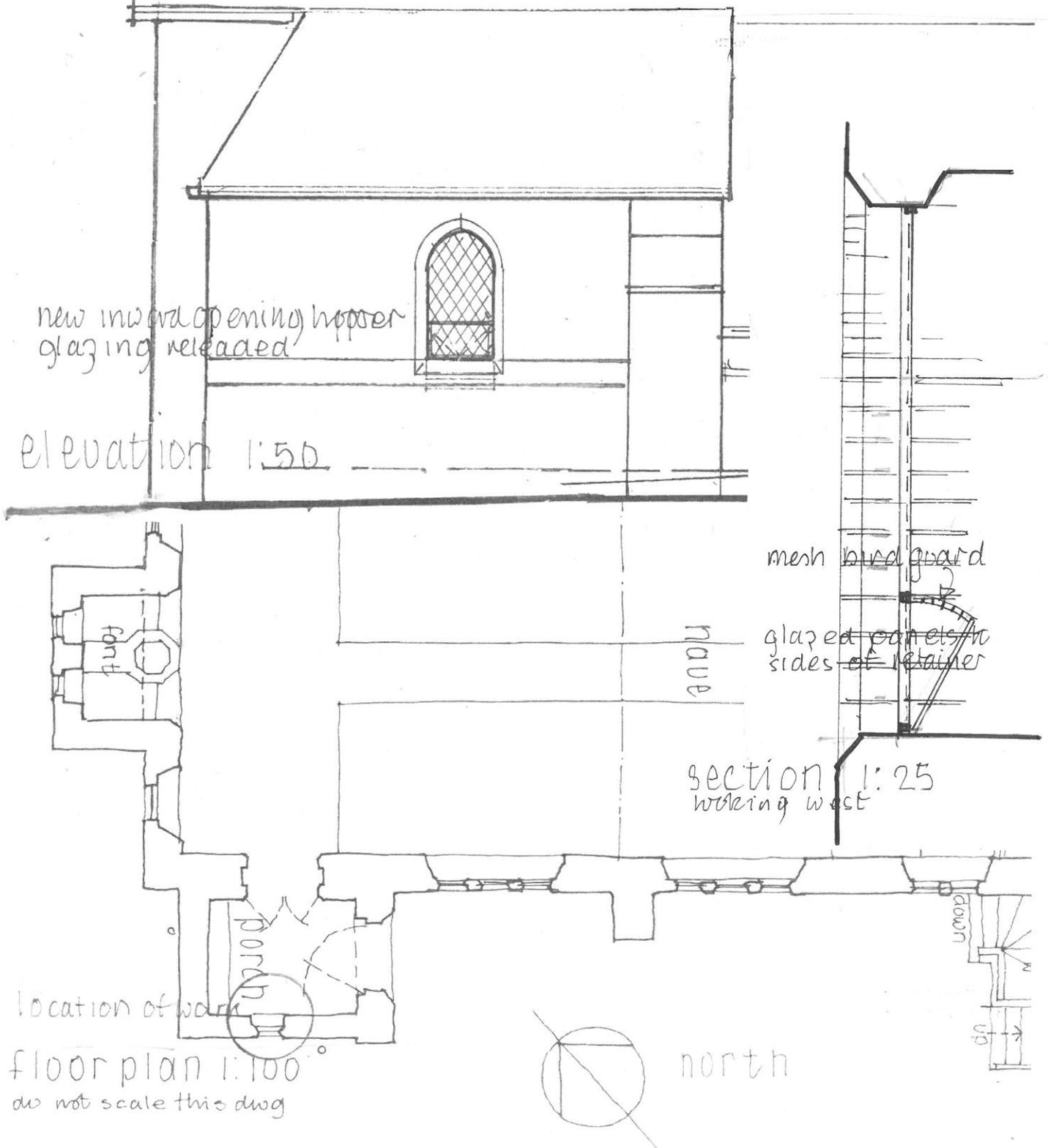
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Architects & Historic Buildings Consultants
 Warrington Hall, Cheshire, CW8 4DU
 tel: 01606 624626
 mobile: 07885 224256
 Plas Draw, Ruthin, Denbighshire LL15 1RT
 tel: 01824 704709
 email: info@grahamhollandassociates.co.uk

Saughall, All saints ref 6001-7.3
 WINDOW to porch. Sept 21
 to be read in conjunction with the schedule x spec.

GRAHAM
 HOLLAND
 ASSOCIATES

Architects & Historic Buildings Consultants
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 tel: 01606 624626
 mobile: 07885 224256
 Plas Draw, Ruthin, Denbighshire LL15 1RT
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 email: info@grahamhollandassociates.co.uk





Great Saughall All Saints – Replacement internal doors - Correspondence with parish and others

- [Attachments in blue are included within the proposals section](#)
- *Attachments in black italics are superseded and not included within the application*

Date	Message
<p>17/11/2021</p> <p>To: Katy Purvis From: David Small</p> <p>With attachment</p>	<p>My name is David Small, Churchwarden at All Saints. As part of a project to upgrade our porch and front door we are planning initially to install an inward opening hopper window. Please could you advise us regarding the forms / application process.? My colleague, and one of our ex Wardens, John Hallas has wondered if you could also supply us with an example of previous faculty literature for All Saints for our reference. I have looked through our files and drawn a blank. I attach a diagram c/o Graham Holland Associates</p> <p>4) Drawing number 6001.7.3 dated September 2021 all of Graham Holland Associates</p>
<p>17/11/2021</p> <p>To: David Small From: Katy Purvis</p>	<p>Is this an entirely new window opening or a replacement of an existing window? Either will probably need a faculty application, but I wasn't sure exactly what is proposed.</p> <p>You will need to apply for a faculty via the online faculty system. You can register here, https://facultyonline.churchofengland.org/Secure/Register.aspx?returnurl=%2fDefault.aspx</p> <p>We need to approve you before you can start a new application. I think this will require a full faculty, so on starting an application you will need to scroll to end of the List A items and tick 'none of the above' and then do the same for the list of List B items, which will create a new faculty application. You will need to provide the drawing and specification, and some photos. If you have any problems uploading these, I can do it for you, as long as I have the files to upload. The standard information form should be prepopulated so you shouldn't have to fill much in on that. Once you've filled in the available forms, you need to submit the application so that I can move it on for you to access the statements of needs and significance and petition.</p> <p>The next DAC meeting is 15 December, with a cut off of 1st December</p> <p>I've attached the supporting documents from the floodlight application. We structure these slightly differently now, but the information in the statement of needs and significance should help you. If you'd like to see examples from other parishes that conform to the new format, you can see them here https://chester.anglican.org/support-services/churches/faculties/public-notices.php, however I must stress this is how we present your proposals, not how you are expected to</p>

	present it to us. You only need to fill in the forms online and we do the rest.
29/11/2021 To: Katy Purvis From: David Small	Good morning. Hope Storm Anwen didnt affect you too much. Our power stayed on, though there are lots of trees and fences down. The church building seems unscathed. Re the faculty forms, etc. it would appear likely that there may be more discussions over the project proposals. My colleague John is also away for a few days, and I think it would be helpful to get his input on things
29/11/2021 To: David Small From: Katy Purvis	We're all fine here thank you. Have you any details of the works to the door? I've attached what the DAC saw last year, have the plans changed? It doesn't matter if you are not completely sure yet, it is still worth asking for DAC advice as that might help you make the next decision. Don't worry about the forms that need filling in yet, the technical detail is the crucial part, so if you and John could get back to me on that by the end of the week, that would be fine
29/11/2021 To: Katy Purvis From: David Small With attachments	Please find attached Saughall porch November 2021 and 2 porch window pictures. 4) Cover note dated 8 November 2021, and Schedule of Work and Specification of Graham Holland dated November 2021 and drawing numbers 6001.7.1 and 6001.7.2 dated November 2021 and 6001.7.3 dated September 2021 all of Graham Holland Associates 5) Photographs of porch window
30/11/2021 To: David Small From: Katy Purvis	I've uploaded these to the application now, you just need to complete the petition, statement of needs and significance, but there's no rush, you don't need to do that by the time of the meeting, we are just asking for informal advice to help you decide whether to go ahead with this proposal
20/12/2021 To: David Small From: Katy Purvis	I am writing to let you know the that at its meeting of 15 December 2021 the DAC considered the application to for the replacement porch doors and alteration of the porch window and resolved, subject to submission of your formal application, to recommend the scheme with the following proviso a. The works to be under the direction and subject to the inspection of the Church Architect This means that when you have completed the remaining forms online, Caroline will be able to raise the Notification of Advice, which will allow you to generate the public notice. If you have any queries please do let me know.
27/01/2022 To: David Smalls From: Katy Purvis	I am just writing to remind you that you need to complete this application on the online faculty system, so that we can progress your permission for the works
01/02/2022 To: Katy Purvis	Hope alls well. Lovely day out there. I omitted to send the following in my previous email. John and I have completed and in places updated

From: David Small	the Statement of Significance and Needs. However I'm unsure how to attach to the Faculty online. Could you assist please.
With attachments	2) Statement of Significance dated 24 November 2021 3) Statement of Needs dated 24 November 2021