

Diocesan Advisory Committee for the Care of Churches

Secretary Ian Dodd
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The Diocese of
Canterbury



THE CHURCH
OF ENGLAND

The Reverend Ian Parrish
The Vicarage
Priory Road
Maidstone
Kent ME15 6NL

07 October 2015

Dear Ian

CONFIRMATION OF DAC ADVICE MAIDSTONE, ALL SAINTS – NAVE FLOOR REPAIRS

I am writing to inform you that the Standing Committee of the DAC has agreed the Committee's formal advice on the above proposals, which is set out in the enclosed notification of advice. Please read the document carefully to note any comments, which the Committee may have made, or any conditions which may be linked to the Committee's decision. **Please take care to ensure that these documents are not lost or mislaid. We are increasingly finding that PCCs are submitting alternative copies of papers not bearing the DAC stamp and this is resulting in delays in the processing of faculty casework.**

In addition to the notification you will find enclosed stamped copies of the paperwork seen by the DAC and upon which the Committee's advice is based.

A copy of the notification has been sent direct to the Diocesan Registry (tel: 020 7593 5110) who will send you within the next few days a copy of the faculty petition and public notices.

Please do not hesitate to contact the Diocesan Registry or me if you have any questions.

Best wishes

Ian

DAC/2015/127

Form 2
(Rule 3.6)
Diocesan Advisory Committee
Notification of Advice



The Diocese of
Canterbury



This notification constitutes advice only and does not give you permission to carry out the works or other proposals to which it relates. A faculty must be obtained from the court before the works or proposals may lawfully be carried out.

In the diocese of Canterbury

Parish of Maidstone, All Saints with St Philip and St Stephen, Tovil

Church of Maidstone, All Saints

The church is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990.

The listing is grade I

At a meeting of the Standing Committee of the Diocesan Advisory Committee

The following works or other proposals were considered:

Repairs to some sections of floor boarding and joists, the temporary removal of a single pew at the east end of the nave, the disposal of wood already removed as part of the repair process and the re-routing of an audio speaker cable and central heating pipe. All in accordance with a Statement of Need, a plan of the church and a letter from Simon Marks dated 24 September 2015.

The Committee **recommends** the works or proposals for approval by the court.

This advice does not constitute authority for carrying out the works or proposals and a faculty is required.

In the opinion of the Committee the work or part of the work proposed is not likely to affect—

- the character of the church as a building of special architectural or historic interest
- the archaeological importance of the church
- archaeological remains existing within the church or its curtilage

Because of the nature of the proposals, consultation has not been held with any of the statutory consultees.

This advice is valid for 24 months from the date given below.

Signed:

Date:

7/10/15

Secretary to the Diocesan Advisory Committee



ALL SAINTS with St. PHILIP Maidstone and St. STEPHEN, Tovil

Web Site www.maidstoneallsaints.co.uk

Central E-mail admin@maidstoneallsaints.freereserve.co.uk

Mollie Neaves, Churchwarden. e-mail mneaves@btinternet.com

Statement of Need for the Main Nave Floor in All Saints Church, Maidstone

The Vicar, Churchwardens and PCC wish to apply for a confirmatory faculty following on from works which have been done without the proper permission and we were subsequently advised to apply by the Commissary General at the Commissary Court. Consequential on these works are some outstanding requests included in the statement below.

The wooden nave floor has for some years been a concern to the quinquennial architect. The untreated wood and the lack of any ventilation make it vulnerable to rot and beetle infestation in the dark void under this floor. Historically (more than six years ago) the flooring to the east of the north side nave floor was replaced after someone put their foot through it and these further two sections are a symptom of this greater malaise. The size of the nave at All Saints makes it prohibitively expensive to replace the whole affected flooring area, although if money was no object this would be the most desirable way forward. In time, the PCC may look for grants towards this, however for the time being they are being replaced piece meal when a section of the flooring becomes a health and safety issue.

- 1) In 2010 the floor boarding and joints on the east end of the north side of the nave marked mauve on the plan were replaced following decay, which resulted in the organ console falling through the floor boards. The decaying floor boards are noted in the Quinquennial report and the architect notes this needs to be addressed. The floor boarding was then stained to match the floor boarding (blue on the plan) on the east end of the south side. There were no pews on this area. The PCC request a confirmatory faculty for this area's floor boarding to be replaced and stained.
- 2) The foremost pew to the east on the north side was one that was moved and moved back on a number of occasions for different services (pew 5). It eventually became unsafe for it to remain in its original location and is currently stored at the west end of the church. The PCC would like to apply for a confirmatory faculty for this pew to be moved. Furthermore, the PCC would like permission for this pew to remain removed for a further period of 18 months so a proper evaluation of the pew itself and of the space at the front of the church can be undertaken.
- 3) The floor adjacent (westward) to this east on the north side floor area (red on the plan) then showed some visible signs of decay (holes) and felt spongy underfoot. It was decided that this area also needed to be replaced and undertook its replacement when the works nearing completion were halted and the court hearing took place. The PCC would like a confirmatory faculty for the works that have been done and further permission for the works to be completed and the wood stained to match the earlier work.
- 4) Furthermore, this area does have three pews on (pews 6, 7 and 8). The PCC would like a faculty to re-remove these pews to complete these works and then be replaced. At this stage we are not seeking to have the pews either permanently or temporarily removed but only for the limited time to complete the work so a full evaluation of the space can be undertaken and a further faculty application submitted in due time.
- 5) The wood removed from this area remains stored by an exit in the south east corner of the church. The architect has examined this and found it to be badly infested by beetle and rot and none of it reusable. The PCC would like to apply to have this wood removed and disposed of.
- 6) The audio speaker cable was attached to the underside of one of these pews and the opportunity was taken to place this cable out of sight in a conduit under the floor boarding. Re-routing this wire (which doesn't carry any mains electricity) has removed the risk of it being pulled, played with and tripped over. The PCC would like to apply for a confirmatory faculty for this work.

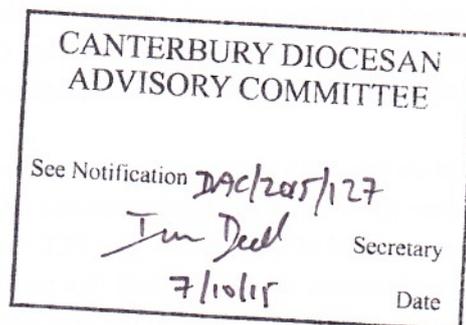
- 7) A central heating pipe was surface routed through an aisle side pew end to feed a radiator on the pillar at the opposite end of the pew. On removing the pew, regrettably, a hole larger than needed was cut in the pew end. However, the structural integrity of the pew has not been affected and the pew is now back in its original position with the other pews. The pipe re-routed under the floor removed any trip hazard and made the space usable if the pews in future were to be removed. The PCC would like a confirmatory faculty to re-route the central heating pipe under the floor.

Attached: The letter from Simon Marks, RIBA AADC of Purcell

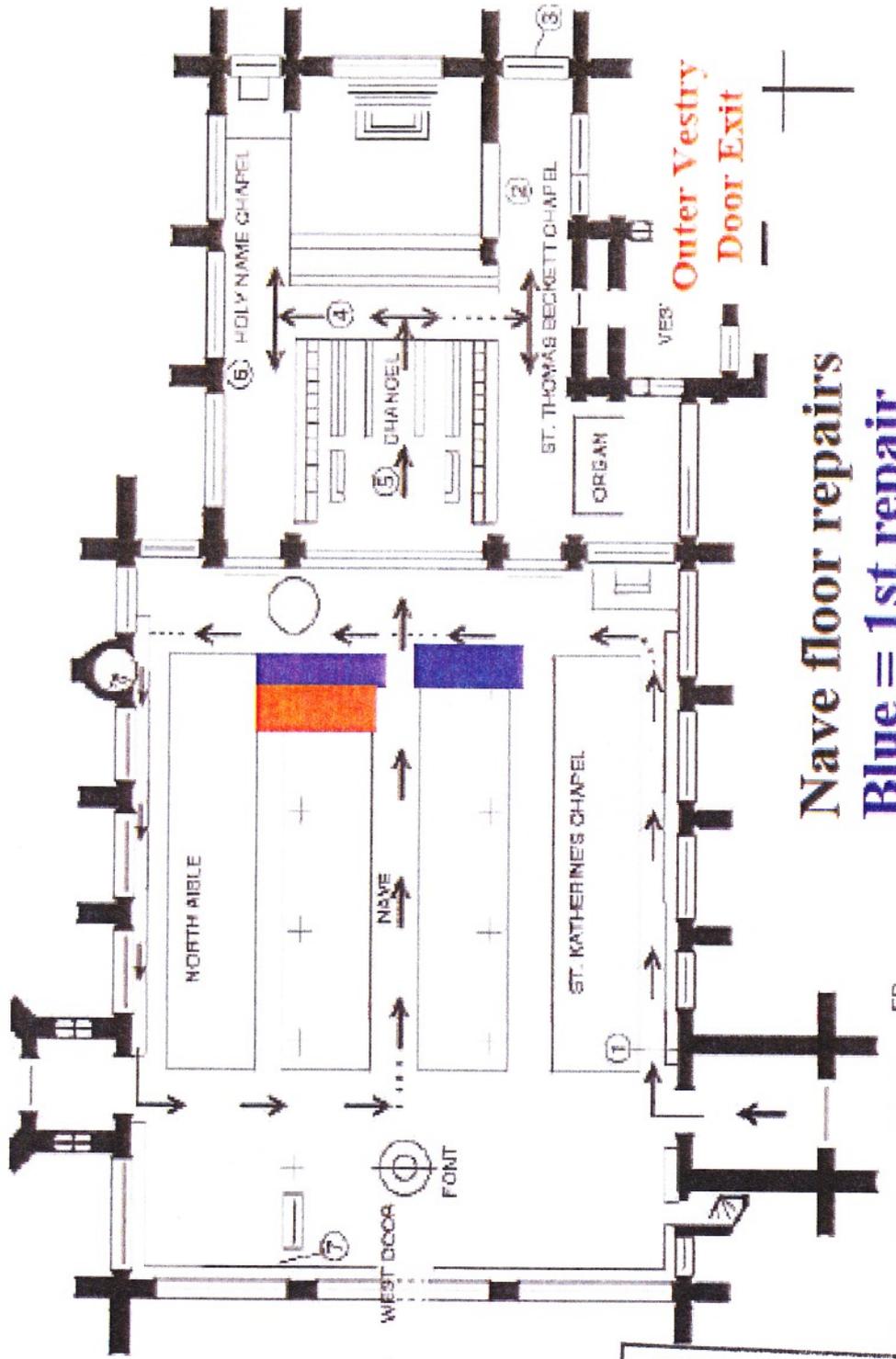
Floor Plan of All Saints Church Areas colour coded in Purple, Blue and Red.

The Revd. Ian Parrish, Priest in Charge, Lionel Marchant and Mollie Neaves
Churchwardens.

Priest in Charge: The Revd. Ian Parrish, All Saints Vicarage, Priory Road, Maidstone, Kent ME15 6NL 01622 756002



North Porch Exit



West Door Exit

Outer Vestry Door Exit

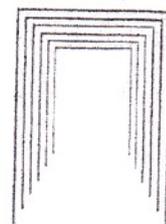
Tower Door Exit

Nave floor repairs
Blue = 1st repair
Mauve = 2nd repair
Red = 3rd repair

CANTERBURY DIOCESAN
 ADVISORY COMMITTEE

See Notification DAc/2015/127

Tom Dull Secretary
 7/10/15 Date



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CANTERBURY DIOCESAN
ADVISORY COMMITTEE
See Notification *DAC 2015/127*
Ian Dodd Secretary
7/10/15 Date

24 September 2015

Mr I Dodd
Church Buildings Officer
DAC (Diocese of Canterbury)
First Floor, The Old Palace
The Precincts
Canterbury
Kent
CT1 2EE

VIA EMAIL ONLY
iododd@propcant.org

Dear Ian Dodd

All Saints Church, Maidstone - Floors
Repairs to the Floor

Further to my letter of 9 July 2015, I understand that you would like to regularise the repair works at All Saints, Maidstone in terms of the faculty permissions. The current situation is that three areas of the floor have been repaired where the existing sleeper supports have rotted away and in some cases the floor boards has been replaced as well, as they were also found to be defective. There was concern within the PCC that health and safety issues would arise and the floor needed to be repaired urgently.

In the third floor repair, the opportunity has been taken to re-route and existing audio speaker cable via the floor void in conduit. In addition the opportunity was taken to reroute a central heating pipe under the floor to eliminate a potential trip hazard. I feel this is an appropriate response.

I have inspected the floor and agree that repairs are required. I am satisfied with the methods used for the repairs which have been carried out and I am aware that the third floor repair will be stained to match the stain used on the first and second floor repairs. In a previous visit I have inspected the bearers and boards; considered to be unsuitable for reuse and removed, and agree that they are beyond repair. The boards and joists removed had suffered from beetle infestation and wet rot; and the timber fragments that had survived are not in my opinion of any historic significance and may be disposed of.

The repair work is satisfactory. I trust that this letter will enable the faculty application to be considered.

Yours sincerely,

Simon Marks RIBA AABC
Associate
On behalf of Purcell®
E: simon.marks@purcelluk.com

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