

ROCK PROJECT SCHEDULE OF WORKS BEING COMMISSIONED: OCTOBER 2023

Below are lists of all the Rock project works planned between October 2023 and June 2024. The items are grouped together under different phases of the project (not necessarily in priority or chronological order!)



PHASE 1 (Refurbishment of the Interior)

- Remove the pews and install a level oak wooden floor throughout the Nave, former choir vestry and toilets.
- Widening of single doorway leading from former choir vestry and toilets into church (north transept) into a double-width doorway
- Installation of new double-width oak framed door with full glazing – includes automatic opening and closing
- Relocating those wall memorials that need to be removed because of the widened doorway
- Reshape and re-carpet the Dais (stage) and Chancel, raising the floor level in the Memorial Chapel and South Transept (tech area) to match
- Removal of pulpit which is in poor state of repair and replacement with ramp and rail to make chancel area accessible to all (NB Removal of pulpit awaiting final confirmation from Diocese)
- Painting of all existing painted walls and ceiling (repairing damaged plaster where required)
- Installation of oak kitchen units (at rear of church) together with a moveable servery
- Installation of oak cupboards in chancel area and in Remembrance Chapel
- Fitting of new carpet for raised dais, chancel and Remembrance Chapel
- Fitting of new carpet for staircase leading to gallery
- Replace the old blown-air heating burner unit in the crypt with a more efficient model and renovate the ductwork and grilles
- Install high-efficiency infrared heating under the balcony
- Renewal of all electrical wiring
- Install bright controllable warm white LED 'house' lighting
- Add new wiring infrastructure for performance lighting
- Update and improve the Audio-Visual systems including a new Projector and control desk
- Clean the organ
- Clean and tidy the gallery and add a safety rail
- Cleaning and necessary repairs in crypt
- Cleaning and necessary repairs to wall memorials
- Necessary repair works to existing stonework and roof
- Improvement of existing crawl-ways between ceiling and rooves
- Purchase new chairs for flexible seating
- Purchase tables and other furniture as required and affordable

Note: No changes are planned to the clergy vestry which will probably be used for storage / Cont.

PHASE 1 B (Modifications to the former Choir vestry, toilets and rear door)

- Widening the stone external doorway into former choir vestry for accessibility, including an automatic partially glazed oak door
- Remodelling the toilets to maximise accessibility throughout the former vestry area
- Providing a repositioned sink in the vestry for flowers and cleaning
- Raising and widening the existing tarmac pathway leading to the new accessible doorway
- Improvements to Grade 2 Listed Dr Oliver tomb (close to former choir vestry door)

PHASE 2 (Planned Welcome Centre Extension and Churchyard Landscaping)

The following are elements from Phase 2 are being brought forward as part of the current scheme:

- Purchase of additional land for extending the All Saints car park (but not the work required to turn that land into car parking spaces – that will need to wait for full start on Phase 2)
- Refurbishing the 2 existing external Victorian ‘Narnia’ lampstands
- Bringing in a new high capacity 3-phase electrical supply into the church building
- Refurbishing the Car park gates
- Driving 8 foundation piles into the ground near the Clergy vestry as ‘a meaningful start’ to secure permanent planning permission for the planned phase 2 future extension before the January 2024 cut-off date.

Additional Works

- Contractors will be working under licence in the car park at the end of October to carry out remedial works due to the damage caused by our resident Badgers.
- Works are also currently underway to increase the capacity of the internal rain gutters within the roof spaces as rainfall is expected to significantly increase in intensity in the years to come.

ANTICIPATED COSTS 2023 – 2024

Building Contract with Ellis (includes £75k contingency)	£1,183,000
Elements outside of main contract	£36,000
Remaining Fees & Expenses	£127,500
Purchase of land for car park extension	£10,000
Furniture & Equipment	£80,000
VAT	£277,000
ASW Staff Finance Team Costs	£18,000
2024 Repayment of MCA Loan	£55,000
TOTAL	£1,786,500