

Buildings Project Update



Final Progress Update – No. 15: Installation of the new WC and new North Aisle Storage

This is the last update, finally!! The new toilet and associated cupboards look superb, I hope you'll agree, and the toilet should be in use by the time that you read this.

What's left to be done at the time of writing? There's still some plumbing to be finished and a few of the necessary fixtures, e.g. paper towel and soap dispensers, to be installed. As I predicted in last month's update, the contractors were not finished by the end of May. They asked for two more weeks to finish all of the final details requested by the architects.

The electricians have finished and the inside of the toilet is now beautifully bright with movement sensor activated lighting. A great deal of effort has been made to ensure that the toilet is suitable for people in wheelchairs and is also dementia friendly. It will be interesting to hear what everyone thinks when you've had a chance to look in.

The question I've been asked most in recent days is "how noisy is it?" We've tested the flush quite extensively and, with the door closed, the flush cannot be heard in the church even if standing in the south-west corner. There is a small amount of noise from water movement in the pipes as the basin is used, for example, and these pipes are to be wrapped in suitable material to attempt to reduce this further. However, it is worth bearing in mind that we already hear water movement in the heating pipes.

We gain more storage space with all of the new cupboards that have been so expertly made by Bakers of Danbury. The left hand cupboard next to the toilet in the above photo. will be for the microphones, battery chargers and emergency torches. The children's corner toys will be stored in the cupboards with double doors in the middle, two are shown in the photo., and the bookshelves shown above are for the children's corner also. The church banners will be kept in the far right hand of the new cupboards, this is not shown above.

The new under-pew storage at the east end of the north aisle, the north chapel end, is finished and we are now awaiting the new folding chairs on new, low trolleys so that these can be stored here. The existing folding chairs will be moved to the Parish Rooms to replace many of the plastic chairs kept in the small, upstairs hall.

The last parts of this phase of the work will be to make good outside where grass banks and tarmac along the south roadway have been damaged by the contractor's compound and the movement of so many builders' vehicles and to move the children's corner back to the south-west corner. I hope that the latter will take place before the end of June. What happens then? The next phase of the work needs to be decided on and planned subject to the outcome of the recent Gift Day.

As usual, if you have any questions as the work finishes please do not hesitate to ask me, Graham Cottam or Mike Felgate. I'm signing off now from these updates, there won't be any new installation work to report on for a while. I hope that you have found them helpful and thank you for reading them.

Steve Hasler: 9th June 2018

Progress Update: Installation of the New WC and North Aisle Storage

The hoarding came down on Wednesday 2nd May as I'm sure you'll have seen. The majority of the joinery work on the toilet and cupboards in the south-west corner has been completed, as shown in the photo on the left. However, there's still a few week's work to be done before the toilet is ready to be handed over and used. The current target for the handover is the end of May, although I think the contractors may need one more week to get everything done.

The electricians have started and the cabling to the various lights, switches, sockets and the hot water heater and extractor fan has been laid. The cabling for the emergency alarm that is required to be fitted inside a disabled access WC is also in place. Before all these items can be made live, however, a new distribution board needs to be installed and everything connected up.

Laying the floor tiling in the WC was not without a few problems. The tiles are laid on lime mortar and that is on top of the limestone on which the church is built. Lime extracts moisture from anything it touches very effectively and the bedding on which the floor tiles were laid dried out before it set! The relevant tiles have now been re-laid and grouted allowing the plumbing work to start in w/c 14th May. The tilers will also be fitting the splash-back behind the basin in due course.



The plumbers have run the pipework required but now need to connect up the new heating radiator, the hand-wash basin and the toilet itself. Then the joiners can install the grab rails, toilet paper dispenser, paper towel dispenser, soap dispenser etc., install the sound insulation above the ceiling after the electricians have completed their work and then finish the roof to the WC. They will also fix the screen that will be in front of the door to the WC. This is what is leaning against the WC in the photo. At some time during May, the joinery will be stained to match the colour of the servery. All-in-all it's quite a lot to be done over the next 3-4 weeks. I hope, by the time that you read this, we'll be very nearly at the finish line and that the contractors are taking away all of their equipment, taking down their compound on the south side of the church and leaving site.

While the other trades are working in the south west corner, Bakers' joiners will be constructing the new under-pew storage at the east end, (the north chapel end,) of the north aisle. This will store new foldable chairs on new trolleys among other things and the top will be used to display the information about the north aisle brasses, for flower displays and, eventually, to display information about the Audley Tomb when it is in its new location in place of the servants' pews.

No doubt you will have noticed that the children's corner hasn't yet moved back to the south-west corner and that many of the pews in the north aisle still cannot be used. In early May, a good-sized working party (thank you to all who helped) moved some of the pews back into their normal locations but we decided not to move the children's corner because of the large amount of work still to be done on the toilet and cupboards. We expect to move the children's corner in early June.

As usual, if you have any questions on the ongoing work, please do not hesitate to ask me, Graham Cottam or Mike Felgate.

Steve Hasler

9th May 2018

Progress Update No 13: Installation of the New WC



The construction of the new WC has progressed well, the walls have been fully constructed and much of the pipework is now in place. Ducts through the south wall for the extractor fan and a separate vent have been created and if you look carefully on the outside of the south wall between the south porch and the west end of the church, you'll see where these come out.

The cupboards to go along the west wall have all been delivered and they have been placed in their approximate positions. In order to position them finally and correctly, there is a lot of detailed work to do to fit them alongside walls that are not vertical, on a floor that is not level and against corners that are not perfectly right-angled. Those are the challenges when working in an ancient building such as ours. Thankfully, Bakers' chief joiner on site (Rob) is an expert, highly experienced in this work with an exceptional attention to detail and a LOT of patience. The target is to remove the hoarding in the week commencing 30th April as long as Rob doesn't encounter extremely difficult problems.



I mentioned in my last update that we had agreed the fixtures and fittings in the WC making them as easy to use and as dementia friendly as possible. In fact there's much more to consider than just the colour of the toilet seat, which needs to contrast with the

white porcelain to meet Alzheimer's Society guidance, and the button or handle that will be used to flush the toilet. On this latter point I reported last month that we have specified a handle but it will be a button of some sort, due to the way that we've asked for the toilet to be installed to minimise noise, and we are seeking to make this as easy and obvious to use as possible. Other important items include clear signage and a door handle that will be simple to open and lock and we're now considering these with our architects.

Once the hoarding has been removed, our next task will be to move the children's area back to the south-west corner of the church and place the pews, stored in the south porch and against the north wall, back to their proper places. This will allow Bakers' to construct the new under-pew storage at the front of the north aisle, against the north wall; the Faculty approval to proceed with this was achieved in mid March. The target date for completion of all of the work is mid-May.



Another major event in March was the presentation of a grant cheque for £25,000 by Friends of Essex Churches Trust. This is the largest grant that FoECT have given to date for an improvement project in a church building and reflects the great work done by our grant making team led by Chris Knight.

Finally, I am aware that a few people have commented that the church has not been quite as warm this winter as last year. Unfortunately, during the building work we have lost the output of the one, large heater that is inside the contractor's hoarding and the output of many of the other heaters has been reduced by the necessity to store furniture, moved from the south-west corner, in front of them. We also have 2 ducts to the outside world, as noted above, through which cold air can enter. These will be enclosed fully inside the WC when it is completed and a new radiator is being installed in the WC. Normal service will be resumed next winter!

As usual, if you have any questions on the ongoing work, please do not hesitate to ask me, Graham Cottam or Mike Felgate.

Steve Hasler: 7th April 2018

Progress Update No. 12: Installation of the New WC



As predicted in the last update, we started to use the servery after the 10.00a.m. service on Sunday 17th February. The new water supply was finally connected in week commencing 11th February and the new dishwasher and the boiling water tap, the Quooker, were then tested and brought into use as quickly as possible. There are still a couple of items to be resolved, including sealing the stainless steel sink fully to the slate worktop. We have also raised a concern about the quality of the tarmac finish at the Museum Street entrance to the churchyard, which Affinity Water have not finished satisfactorily.



Inside the boarded-off work area, the stonemasons finished in w/c 26th February when all of the work on the floor had been completed. Before they finished, they re-built the font and it is now in its new position and turned through 90 degrees, see photo, on right. The joiners are now working on site and the walls for the new WC are under construction. The pipework for the sink, WC and new heating radiator is in place and the sound-proofing in the walls will be installed next. The progress being made can be seen in the photo, on the left. Despite the bad weather in late February good progress has continued, our workmen were able to get to St Mary's everyday throughout the period of snow and freezing temperatures.

The specification for the fixtures and fittings in the WC has been agreed and these are now on order. We have specified that these should be dementia-friendly and so, for example, the toilet will have a normal flush handle instead an infra-red unit like those that seem to be so popular in public buildings these days.

The rest of the joinery has been manufactured in Bakers' workshop in Danbury and good progress was being made when I visited with our architect on Tuesday 20th February. The joinery will be delivered to St Mary's on Friday 16th March and installation on site will start soon afterwards. The target is to have progressed the work in the south-west corner sufficiently to remove the hoarding, re-locate the children's corner back to the south-west corner and bring the pews alongside the north wall back into use in week commencing 16th April. Subject to Faculty approval this will allow Bakers to install the new storage at the front of the north aisle in the second half of April. There will then be quite a lot of clearing up and making good to be done, e.g. where Bakers' compound has been on the south side of the church, and we expect that Bakers will have finished completely by mid-May.

As usual, if you have any questions on the ongoing work, please do not hesitate to ask me, Graham Cottam or Mike Felgate.

Steve Hasler: 12th March 2018

Progress Update No. 11: Installation of the New WC – From March Parish Magazine

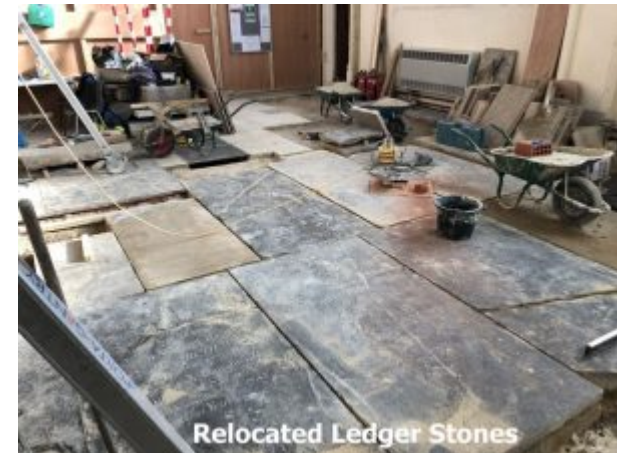


Water, water, we should soon have water! As I write this update Affinity Water have put out their road signs to inform everyone that they will be digging up Museum Street, to connect the servery and the WC, on Monday 12th February. On the same day, the existing tap outside of the South Chapel and the water supply to the boiler room will be connected to the new water supply. On the following day, the dishwasher in the

servery will be commissioned and the hot water tap and hot water heater can be turned on. By the time you read this, I'm hoping that this is history and that we started to use the servery after the 10 a.m. service from Sunday 18th February onwards.

Secondly, I hope you like the finish of the roadway and the grass bank at the west end of the church. This is now completely finished and although space is quite tight, it is still possible to park on the tarmac so that other cars can be driven through.

Progress has been impressive inside the boarded-off work area. The 11 ledger stones that needed to be relocated have all been moved and re-laid, see photo on right. There are two more ledger stones to lay, these came from the north west corner, and this should be done before the end of February. Most of the York stones, which will be under the new cupboards against the west wall, have also been laid. The pipework for the WC is through the wall of the church and the foundation for the WC and font, in its new position, have both been laid. The second photo shows our Architect standing in the trench where the font foundation has now been laid; the brickwork which forms the bottom of the WC walls can be seen in the background. All of the digging inside the church has already been completed and the Archaeologist has signed off and finished her work. Thankfully, we found nothing of archaeological interest, which has allowed the rapid progress.



Interestingly, when the floor stones in the vicinity of the new position for the font were lifted, we uncovered another previous location of the font. When we put the font in its new position, this will be the fourth location for it in the south west corner. The church history indicates that it has been in the north chapel, the south chapel and near to the west door. We have a very mobile font!

I noted in my last update that at their meeting on 10th January the PCC approved the modification of the front 3 pews alongside the north wall into low level storage which can be used for the folding chairs, the foldable benches used by the Junior Choir and the carpets used by Tinies. The Diocesan Advisory Committee (DAC), the technical committee whose positive recommendation we need to be able to apply for a Faculty, has already provided this required recommendation. The Faculty is the formal approval to install this new storage and the first step in this process is to make the details of the proposed work available for public consultation for 28 days. These documents are available to view in the Parish Office and some drawings are on display inside the church. The documents in the Parish Office are available to view until the end of Monday 12th March.

As usual, if you have any questions on the ongoing work, please do not hesitate to ask me, Graham Cottam or Mike Felgate.

Steve Hasler
10th February 2018

Progress Update – from the February 2018 Parish Magazine

The contractors are back, I'm certain you'll have noticed!

SP Bardwell, the groundworks contractors, re-started on Monday 8th January laying new tarmac from Church Path up to and across the west door and repairing various areas of tarmac along the pathway which runs to the south of the church. They also rebuilt the grass bank at the west end of the church, which has eroded away over the last 10-15 years. The new grass will be protected by York stones and oak posts. As you'll have worked out and seen, it will not be possible to park on the grass anymore, this approach has been taken to avoid re-erosion of the bank and to protect the new pipework and tomb that is under the grass close to the tarmac path.

Affinity Water informed us in December that they plan to connect us to the new water supply in mid-February. SP Bardwell will return at that time to fill in the final holes in the churchyard, which cannot be done until the water is connected because the new

pipework needs to be flushed with chlorinated water two or three days before Affinity arrive. All being well, we should be able to start to use the servery in February.

Bakers also returned on 8th January to start to install the WC. By the end of their first week on site, they had installed their hoarding, lifted 5 ledger stones and lifted the font from its current position. You may have noticed that the font is on a trolley alongside the north aisle at present. It is in two pieces: it's supposed to come apart like this; it has not been damaged!! Back in Danbury in their Joinery Workshop, Bakers have started to manufacture the WC door and walls.

Bakers' work programme shows that the font should be placed in its new position, which is about 6' further east and rotated through 90°, during February, and the ledger stones should all have been moved and the floor re-laid by then also. However, all of these timings can be thrown out if we find anything under the floor that requires archaeological investigation. All being well, however, the work should finish by mid-May and the WC should be usable as soon as Bakers hand it over to us.

Much of the furniture that was in the south west corner of St Mary's is now in other places in the church temporarily. This includes furniture that will be sold or disposed of, such as the bookshelves previously used for Bray Library, which are stored for the time being near to the servant's pews next to the steps that lead to the north chapel. In order to move the Audley Tomb to this position, this whole area needs to be cleared completely. An important step to achieve this is to find storage for those items in this area that we need to keep. At their meeting on 10th January the PCC approved the modification of the front 3 pews alongside the north wall into low level storage which can be used for the folding chairs, the foldable benches used by the Junior Choir and the carpets used by Tinies. The Faculty application for this was submitted the following day and we are hopeful that Bakers will do this work after the WC has been completed before they leave site.

As usual, if you have any questions on the ongoing work, please do not hesitate to ask me, Graham Cottam or Mike Felgate.

Steve Hasler

Buildings Update – January 2018

SERVERY & WELCOME UNITS

- All furniture inside church handed over to us at end October
- Started to use most from Sunday 5th November

- Servery is connected to drains
- Awaiting connection to water supply by Affinity Water: scheduled for mid February (but watch this space!!)

INSTALLATION OF WC

Work started on Monday 8th January 2018

- Installation of hoarding to create work area for Bakers of Danbury, followed by:
- Relocation of a number of ledger stones
- Relocation of font by a few feet in an easterly direction, while turning through 90 degrees
- Installation of WC and associated furniture

Target completion date: mid May

EXCAVATION IN CHURCHYARD

Work restarted on Monday 8th January

- Make good the tarmac and grass bank at west end of the church
- Repair to rainwater drain near disabled parking area
- Make good broken out and sunken tarmac along pathway to south of church
- Excavation to Clergy Vestry for future drainage and water supply

Target completion: by end January

WORK ON TARMAC AND RENOVATION OF GRASS BANK AT WEST END OF CHURCH

- Grass bank has been eroded over last 10 yrs
- Corner of 19th century tomb now exposed
- New drainage pipework needs to be covered
 - Too close to surface
 - Height of tarmac to be raised

Will not be possible to park on the grass once work is completed.

OVERALL TIMING OF THE WORK

Area	Start Date	Est. Finish
WC	Mon 8 th Jan	Mid May
External Works	Mon 8 th Jan	End Jan

Buildings Update November 2017

North West corner

The new Servery, Flower Arrangers' facilities and storage cupboards have been completed and handed over to the Church. We anticipate that the Servery will be connected to water and drainage by the end of November.

Welcome units

The welcome units at the west and south doors have been handed over to the Church and are now in use.

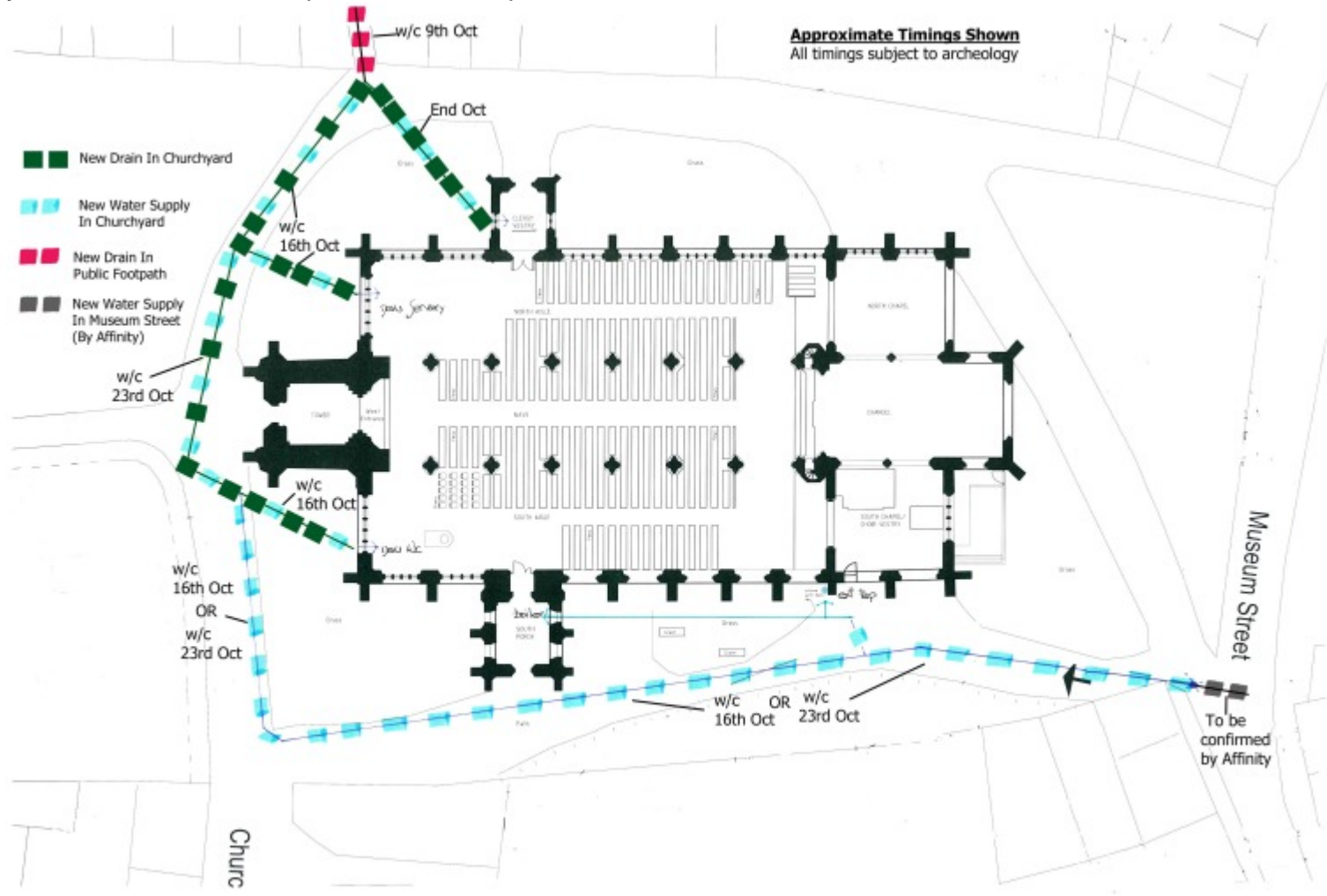
South West corner

The work including the installation of the accessible WC will start in January 2018 to avoid interfering with our Christmas services.

Denis Tindley

Excavation Work in the Churchyard – October 2017

For the first time in its history, St Mary's church in the town is to be connected to the mains drainage. This is part of improvements being made inside the church to install a servery and a fully accessible toilet. The existing water supply, which supplies the heating system and an outside tap, will also be replaced.



This will require new pipes to be laid in trenches along the tarmac paths in the churchyard and across small stretches of grass. The work will start on Monday 9th October to allow pipes to be laid under part of the public footpath that runs from St Mary's churchyard to Castle Street and this footpath will be closed to the public for the whole of the week.

It is hoped that all of the excavation work in the churchyard will be finished by the end of October. A spokesman for St Mary's noted that a number of people drive through the churchyard each day even though the paths are not a part of the public highway. Cars should only be in the churchyard if an occupant is on church business and should be driven at a maximum of 10mph to keep pedestrians safe, including young children. During the work, there will be no access for cars through the churchyard. Special arrangements will be made for funerals and weddings and the church will be open as usual for services, visitors and private prayer.

David Tomlinson, Team Rector, noted, "We're sorry for the disruption these developments are going to cause. If you are walking through the church grounds do stay safe, by taking extra care, especially at night, and respecting any barriers and signage. Whilst the churchyard has been closed for burials since 1857, we are concerned that this work is carried out carefully and respectfully. Therefore, we are pleased that an archaeologist will be overseeing any digging. If he has any concerns, he has the authority to pause the work and investigate further. During this phase, you are still very welcome to come to the church for worship, prayer or reflection."

The new water supply will be run from Museum Street and will be laid by Affinity Water who are responsible for the timing of the work and minimising disruption. St Mary's have assured the Walden Local that they will provide an update as soon as they know when this work will be carried out.

If anyone has any questions or concerns about the work being done they should ring St Mary's Parish Office on 01799 506 024.

Progress Update – September 2017

Unfortunately, the finishing of the new welcome units has been delayed until October, all of the workmen are at Chelmsford Cathedral on the replacement of a part of the roof. So the completion date for this work has changed:

- Served: The snagging items are nearly all completed and the final French polishing will be scheduled shortly
- Welcome units at the west door:

- Hooks need to be fitted to the pull-out units to make them safer in use and the final French polishing will then be completed
 - The leaflet display stands that will be fitted on the welcome unit on both sides are being finished in Bakers' joinery workshop.
-
- Welcome unit at the south door: needs adjustment to fit it to the wall and this should be done in September
 - Existing magazine rack fixed to the north wall will be re-stained and refurbished to match the new cupboards underneath. Timing of this to be defined. Quotation for the work has just been agreed.
 - The Servery is not connected yet to mains water nor mains drainage
 - The current plan is to start to excavate the trench for these services on Mon 9th October
 - This work will take 3-4 weeks and will be overseen by archeologists
 - We hope to have the Servery fully connected and in use by the end of October
 - The planned excavation route is shown on the plan below

As usual, if you have any questions on the ongoing work, please do not hesitate to ask me, Graham Cottam or Mike Felgate.

Steve Hasler
22 September 2017

August 2017

Progress Update : Installation of the North West corner, Welcome units and South West corner.

North West corner

The new Servery, Flower Arrangers' been completed and handed over to the



facilities and storage cupboards have now Church. *Click on photos to enlarge.*



The Servery will be connected to water and drainage by the end of October. The current plan is to start to excavate the trench for these services on Mon 11th September. This work will take 3-4 weeks and will be overseen by archaeologists. We hope to have

the Servery fully connected and in use by the end of October. The planned excavation route is shown on the plan below (click on

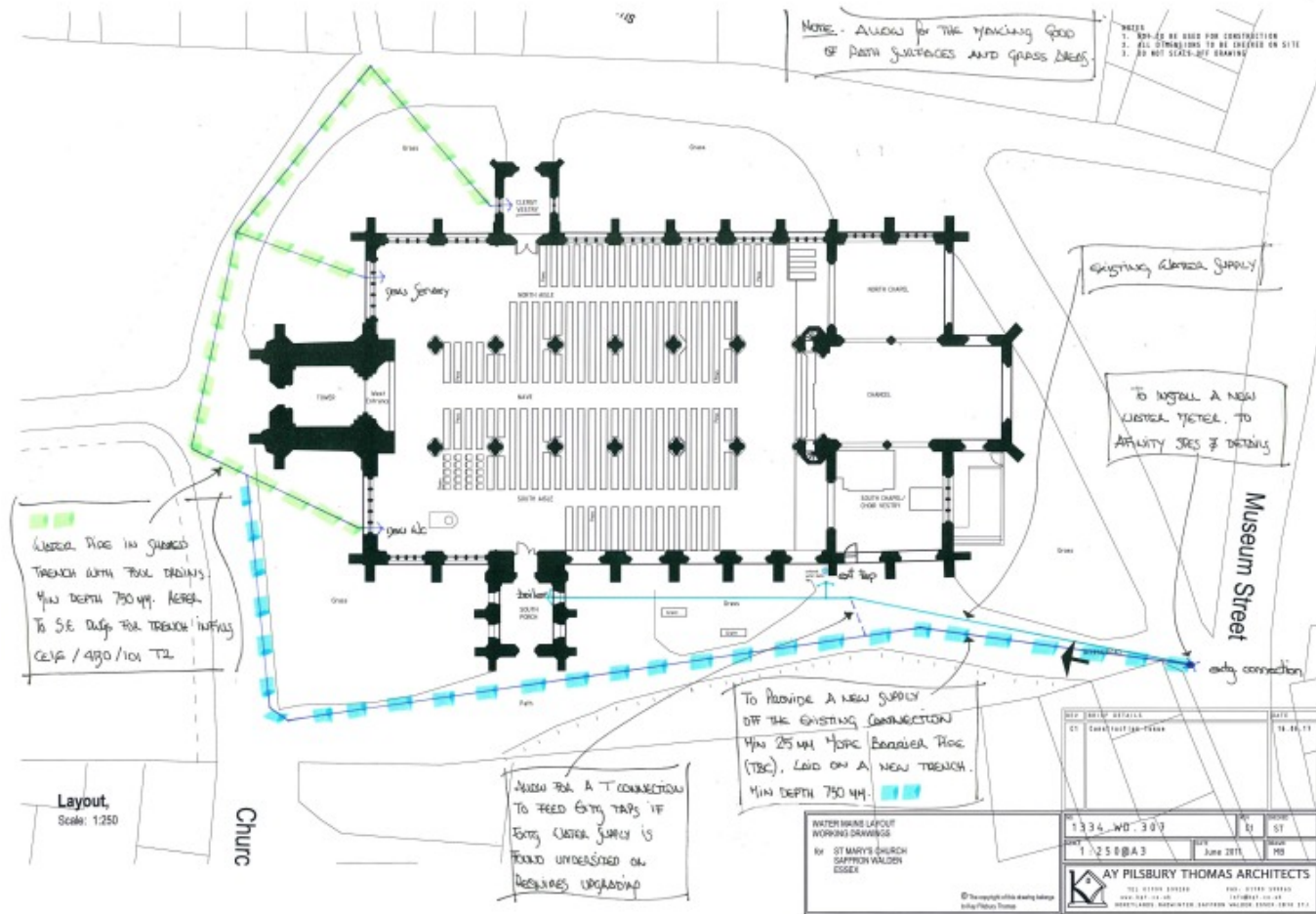


image to enlarge).

Welcome units

The welcome units at the west and south doors are due to be finished during August.

South West corner

It has been decided to delay the installation of the WC, the cupboards in the south west corner and the new Bray Library until January 2018

Bakers' stonemasons are unable to return to St Mary's until late October and following a recommendation from the Churchwardens, the PCC agreed to delay the work until early 2018. The impact of a boarded work area in the south west corner on church activities is too great in the run up to and over Christmas.

24 August 2017

July 2017

Progress Update : Installation of the New Servery

In my update in the July Parish News, I finished by stating "not long after you read this, the current work inside the church will be finished and available for us all to see". Unfortunately, a few days later we came across a few hitches and delays and our contractors are now targeting Thursday 27th July for completion of the Servery and removal of the hoarding. So, what's been going on?

A problem with the locks on nearly all of the doors on the Servery meant that these doors had to be returned to the joinery workshop in Danbury and partially remade. The doors started to be delivered back to the church in w/c 10th July. All of this repair work was done at no cost to us. Secondly, the worktop in the Servery is slate and it needs to be cut, for the sinks and taps, by a specialist company who cannot deliver the worktop to St Mary's until Tuesday 18th July. This is 3-4 weeks later than originally planned.

Good progress is being made on other aspects and the plumbing within the Servery is beginning to take shape and a good amount of the electrical installation has already been completed. By early August, i.e. by the time you read this, the Servery should have been unveiled for us all to see. However, the Servery will not be connected to mains water and drainage at this time.

The applications to connect to our existing water supply at the Museum Street entrance to the churchyard and to excavate part of the footpath from the churchyard to Castle Street are now being processed by Affinity Water and Essex Highways respectively. Subject to the timing of these approvals, we are planning to start the excavation work in the churchyard in mid September. This work will take 3-4 weeks and we hope to be able to start using the Served in the second half of October. The excavation work will involve digging a trench along the roadway to the south and west of the church. More details on this work, and how best to access the church on weekdays when this digging is being done, will be given in the Grapevine and on the display in church before the work starts. We do not expect there to be any restrictions to access the church at weekends.

We have asked the contractors to prioritise the completion of the Served and the dismantling of the hoarding. They still have some final finishing to complete on the welcome units at the west end of the nave, including the installation of leaflet displays against the pillars on either side of the nave. As I write, the new welcome unit at the south door just needs to be stained to match the rest of the new furniture and will be installed in the church in late July or early August. Once this is all done, with the exception of the excavation work, this first phase will be completed.

As before, if you have any questions on the ongoing work, please do not hesitate to ask me, Graham Cottam or Mike Felgate.

Steve Hasler: 11th July

June 2017

Progress Update: Installation of the New Served

June Update of overall timing of all of the work.





The Servery furniture is taking shape behind the boarded-off work area. Most of it has been delivered and it is carefully being installed. At today's date, the full height storage cupboard to the left of the servery is in place and the bottom doors of the servery itself have been hung. Hanging the doors has been a complex activity requiring a great deal of thought and attention to detail. The floor-stones in St Mary's provide, due to their age and nature, an uneven surface and if the carcass of the cabinet holding the hinge side of the door and the upright at the open end of the door are on slightly different levels, the door does not hang straight. This is corrected by lifting one side of the cabinet. However, as there are 5 doors in a row, adjusting each one affects the one next to it. Get the first two doors aligned and the third may need levelling such that it impacts the first two and so on! After a lot of painstaking work, the doors now look very good and the servery is coming together well.

A lot of discussion has been required during the last 2-3 weeks to ensure that we have sufficient electrical supply to the north-west corner to power the equipment to be installed. This includes a dishwasher, an instantaneous electric water heater, a boiling water tap and a refrigerator. Now that a solution has been found the electrical installation can be completed. Next will be the fitting of the slate worktop followed by the plumbing. Bakers estimate the work will be completed by Friday 7th or 14th July, which is 1-2 weeks later than originally planned mainly due to the work required to fit the servery together on our floor as noted above.

Progress has also been made with Anglian Water (AWA) to agree how we will connect into the mains drainage and we have approval to do this without digging up Church Street, which will avoid a lot of disruption to the town. We will connect into the existing drain from the Verger's cottage. Affinity Water (AFW) have informally advised us that we can extend the existing water supply to the church, which feeds the tap outside of the South Chapel, and do not need to run a new supply from Church Street.

We await the formal paperwork to confirm this. Based on all of this we would hope to excavate the trench for the water and drains starting in mid August, subject to an approval needed from Essex Highways to dig up the footpath that leads to Castle Street from the churchyard.

Not long after you read this, the current work inside the church will be finished and available for us all to see. It is estimated that the work in the south-west corner will start at the beginning of September with the hoarding being re-erected there in the second half of August.

As before, if you have any questions, please do not hesitate to ask me, Graham Cottam or Mike Felgate.

Steve Hasler: 11th June 2017

May 2017

Progress Update: Installation of the New Servedy



The floor in the north-west corner of the church, behind the hoarding, has now been completely re-laid and it is ready to receive the new joinery. Existing cracks in a few of the ledger stones opened up as they were moved, this was expected, and these have been refilled. Two of the stones that have been moved used to have brasses in them, many years ago, and these indentations have been re-filled with the stones in their new positions. Bakers, our contractors, have moved York stones that used to be in the north aisle to be against the west wall and the whole floor has been re-laid to a high quality.



Until now, 12th May, all of the progress has been inside the boarded off area in the northwest corner. This week, we've seen the delivery of the new welcome furniture that will be installed on the south side at the top of the steps at the west end of the church. This has been manufactured in Bakers' Joinery Workshop and will now be put together in its final position. As expected one of the biggest challenges is to ensure that the furniture sits level on our flooring, which is definitely not even nor horizontal! The joiner on-site has been taking a lot of care to assess where he needs to

make adjustments and by the time you read this the welcome furniture on both sides of the nave at the back will be in place. If you haven't looked closely, I urge you to do so, the joinery is superb quality, made in England with English oak by local craftsmen!

The new cupboards that will go under the existing magazine display unit against the north wall have also been delivered and these are now being installed. The Served furniture is due to be delivered on Thursday 18th May and so it will have been with us for a few weeks by the time you read this article. Initially, the structural carcass will be put in place and the required electrical and plumbing work carried out, e.g. to install power sockets for the dishwasher, 'fridge and coffee machines. Then the worktop, sinks, doors and shelving will be installed. There's still quite a lot of work to do and we expect all of the work in the north-west corner to finish by the end of June.

Unfortunately, as reported in the May Parish News, the Served will not be connected to the mains drainage and water supply when it is completed. Our Architect and Structural Engineer have been talking to Anglian Water (AWA) and Affinity Water (AFW) to

decide where we will connect to their services. We are seeking to avoid digging in Church Street, which will require permission to close the road and set up diversions in the town. We have been told that this will cost about £10,000 before we start to dig! We are making progress and should have an agreed approach in the next week or two.

As before, if you have any questions, please do not hesitate to ask me, Graham Cottam or Mike Felgate.

Steve Hasler – 12th May 2017

Update on Grants Received May 2017

We gratefully acknowledge grants from these supporters:

All Churches Trust: £3,500

Friends of Essex Churches: £25,000

Friends of St Mary's: £26,000

Laing Trust: £5,000

Garfield Weston Trust: £10,000

Denis Tindley 16th May 2017

March 2017

Progress Update: Installation of the New Servedy

As I write this update, the hoarding is in place in the north west corner of the church and is about to be painted and adorned with displays of Saffron Walden and St Mary's. The work-space that Bakers, our contractors, have screened off is large to enclose the existing and future positions of the ledger stones that are to be moved. Work on the lifting of the first stone will start on Thursday

16th March and by the time you read this “update” quite a few of them should have been moved. Please keep looking at the display in church to see photographs of the work that is being done.

Much of the work that Bakers are progressing at present is the manufacture of the new joinery in their workshop in Danbury. Graham Cottam and Mike Felgate visited the workshop on Monday 6th March and were impressed by the craftsmanship that they saw. Much of the present work is to manufacture the new welcome furniture, which will be installed at the west end of the nave and next to the south, glass door. It is quite likely that these items will be the first that we’ll see installed in St Mary’s possibly in April, or maybe one of the units may have appeared by the time that you read this.

With respect to connecting to the mains drainage and the mains water supply, these applications have now been made to Anglian Water and Affinity Water respectively and we have obtained much more information on the likely timings of these works. As reported in the March Parish News, Anglian Water will take up to 12 weeks to approve the “application to connect” and to tell us where we can link into the mains drainage. Only once this approval has been received can we apply to Essex County Council Highways Department to dig up Church Path and, possibly, Church Street to lay the pipework. This means that we won’t be connected to the drainage and water supply services until the late summer or early autumn and the new servery will be in place for a few months before we can connect it up and fully use it. However, any excavation work in Church Street will require the road to be closed and will be highly disruptive to the traffic flow in the town. For this reason we’re aiming to have this work done in August during the school holidays, although we are entirely dependent on the speed with which the various authorities process our applications. I’m sure that it is disappointing to read that we’ll have to wait a few more months before the servery can be used but I hope you’ll agree that, having started this project in 2009, another few months are justified by considering the impact on the wider community.

As mentioned earlier, there is now much more information on display at the back of church and we will strive to keep this as current as possible. As ever, if you have any questions, please do not hesitate to ask me, Graham Cottam or Mike Felgate.

Steve Hasler

Mid May 2017 – summary of work done on servery and cupboards in north west corner and improved welcome areas

[Mid May update – progress on site to date](#)

- All of the floor stones in the North West corner have been re-laid (see photo)
- Existing cracks and in-fills in the ledger stones, where brasses would have been in the past, have been restored in their new positions
- Water and waste pipes have been installed through the west wall of the church
- Electrical conduit has been laid under the floor to allow power to be supplied to the new welcome unit which will be on the north side, at the top of the steps, at the west end of the church

Mid May update on progress on joinery to date □ The following items are being installed:

- Welcome unit on the south side at the west end of the church – a superb piece of joinery (see photo)
- The new cupboards under the magazine display on the North wall (see photo)
- The Welcome Unit on the north side at the west end will be installed later in May
- The joinery for the Servedy starts to be delivered on Thu 18th May
- Fitting out of the electrics and plumbing can then Start

Mid May update – connecting the water & waste

- The approvals to connect required from Affinity Water and Anglian Water are being progressed
- Various options where we might connect, which avoid excavating in Church Street, are being considered by our Structural Engineer
- Cost to close Church Street and divert traffic would be over £10,000!
- What is being discussed is where we connect, NOT whether we can

□ This means that the new Servery will not be connected until late summer or early autumn

February 2017

Work on the West End of St Mary's Church:

The PCC at its December meeting unanimously approved the appointment of Bakers of Danbury as contractors. Diocesan approval was given early in January.

The work will be carried out in 3 phases:

1. North west corner – servery and flower arrangers' cupboard
2. West and South doors – welcomers' furniture
3. South west corner – accessible WC, children's area and Bray library

Work on the first two phases has now commenced with works on the north west corner. We expect all three phases to be completed by the end of November 2017

Access for services will be maintained at all times, and details of the work being undertaken will be posted on boards in the church

Audley Tomb

The Conservators' report states that: "the monument to Thomas Audley is of outstanding national importance on several different levels: due to the importance of Thomas Audley's place in history; due to it being a known work of Cornelius Harman; as a work of art in its own right; and due to its association with Audley End House."

The report emphasises that conservation work needs to be carried out in any case, and that relocation to the east end of the north aisle is feasible. The report will be fed into discussions on the Saffron Walden Project with interested heritage bodies in the town.

Fund Raising

Thank you for your generosity. We have submitted a number of grant applications and will continue to organise a number of fund raising events. Please support these events and give generously. To make a donation please use one of the yellow envelopes from the pews and mark it 'Building Fund' and place it in the blue safe at the west door, or click the donate button on the right..



or [download this form](#).

If you are a UK taxpayer, we can claim Gift Aid of 25p in every £1 you donate, whether as a single gift or by standing order.

Please continue to pray for the success of our building project

God our Father, we give You thanks for our church building and the way it speaks of You. We thank You for the generosity and care of past generations, who have maintained and improved it. Please help us to be wise stewards of this great building, so that it may continue to reflect Your glory and provide a warm welcome, appropriate to this day and age, for all who come through its doors. We pray for the successful completion of our building and heating projects, to Your praise and glory, through Jesus Christ our Lord. Amen.

Do talk to any of the Buildings Project Team if you want to comment or discuss further: Graham Cottam, Mike Felgate, Bron Ferland, Paula Griffiths, Steve Hasler, Diana Hoy, Denis Tindley, or David Tomlinson.

Further detail on the Installation of the New Servedy and WC

The work on the next phase of our Heating and Buildings Project starts on Monday 6th March 2017.

Approval was given on 5th January to install the new servedy and cupboards in the northwest corner, the new welcome furniture at the west and south doors and the new accessible WC, cupboards and Bray Library in the southwest corner of St Mary's. The main contractors for the work, Bakers of Danbury, were chosen in November and they will start on Monday 6th March.

Bakers will start in the northwest corner and their first task is to relocate some ledger stones in the floor. During w/c 6th March, they will erect screening around their work area. At the time of writing, we do not know how far the screens will extend towards the

Clergy Vestry, we are meeting with Bakers on 22nd February to understand and agree this. Access inside the screens will be for Bakers' staff and those managing the work from St Mary's, our architects and our project manager (aka our Quantity Surveyor) only. The work in this corner of the church will continue until the middle to end of May.

Activities which currently take place in the north west corner will be relocated, e.g. coffee after the 10 a.m. services, prayer ministry during the first Sunday 10 a.m. Holy Communion service, brass cleaning on a Wednesday morning. Please read the *Grapevine* and noticeboard at the back of church carefully and regularly for more details on this and other changes during the building work.

The overall programme of work will take until approximately November. The new welcome furniture will start to be installed after Easter and the screens will be moved to the south west corner of church for the work on the WC etc. at some point in July or August. From late February, there will be a display in church, updated frequently, which will give much more information on progress and what is happening next. Please do watch out for this and regular monthly *Parish News* articles.

During the work we will be connecting the church to the mains water supply and the main sewers. This will require a trench to be excavated in the roadway around the west end of church down to the nearest connection point. We believe this to be in Church Path or Church Street, however this needs to be confirmed by Anglian Water, which takes 10-12 weeks. Once we have more information, we will let everyone know when this work will be done, it is unlikely to take place before the second half of May, and what it will mean for access to the church and parish rooms during the week.

Finally, we do not intend to move any services from the church, all will take place as normal with the contractors stopping work or working quietly. However, the contractors will use the roadway down the south side of church for their vehicles during the week and they will have a storage compound in this area also. We are not planning for there to be work at weekends and the church should be fully accessible then. By the time that you read this, there should be much more information on display at the back of church. Also, if you have any questions, please do not hesitate to ask me, Graham Cottam or Mike Felgate.

Steve Hasler: 10th February 2017

Removal of some pews at the back of the church and their replacement with chairs



8 half-pews, 4 in the north west corner and 4 in the south west corner of St Mary's have been removed and replaced with 40 oak chairs to give increased flexibility in the use of the space, e.g. the chairs in the south west corner can be turned to face the font for baptisms, whereas the existing pews face the wrong way. We have also removed 2 half-pews on the south side of the nave, in front of the heater on that side, to create a space within the main body of the congregation for users of wheelchairs and motorised buggies.

The 40 new chairs, at a cost of £220 each, have been sponsored by members of the congregation in memory of loved ones and each bears a plaque to indicate this. The chairs are made of oak with seagrass seats as per this illustration.