

DIOCESAN ADVISORY COMMITTEE

SCHEDULE OF DOCUMENTS

1. **Statement of Needs Rev 0.5** (ASKL_Statement-of-Needs_Enhancement Project Rev 0.5.pdf)
2. **Statement of Significance Rev 0.5** (Statement of Significance Rev 0.5.pdf)
3. **Statement of Significance Rev 0.5 - Appendix 1** (App 1 Statement of Significance Enhancement Project Impacts_Mitigation Rev 0.5.pdf)
4. **Statement of Significance Rev 0.5 - Appendix 2** (App 2 to Statement of Significance – Haythornthwaite Plate references.pdf)
5. **Statement of Significance Rev 0.5 - Appendix 3** (Appendix 3_Plan of the Church_1827.pdf)
6. **Roof Plan - Existing** (0557-012a-Roof Plan - Existing.pdf)
7. **Floor Plans - Existing** (0557-011d-Floor Plans - Existing.pdf)
8. **Site Plan - Existing** (0557-001c-Site Plan - Existing.pdf)
9. **Sections - Existing** (0557-031b-Sections - Existing.pdf)
10. **Existing Path** (0557-170c Existing Path.pdf)
11. **ccs-240726-pew, benches and chairs p.320** (ccs-240726-pew, benches and chairs p.320.pdf)
12. **Floor Plans - Proposed** (0557-111p - Floor Plans - Proposed.pdf)
13. **Roof Plan - Proposed** (0557-112e - Roof Plan - Proposed.pdf)
14. **Elevations - Proposed (Sheet 1)** (0557-121h - Elevations - Proposed (Sheet 1).pdf)
15. **Elevations - Proposed (Sheet 2)** (0557-122g - Elevations - Proposed (Sheet 2).pdf)
16. **Proposed South Aisle Served** (0557-181d - South Aisle Served.pdf)
17. **Kitchen window section** (0557-183b - Kitchen window section.pdf)
18. **Tower Screen Option 3 - Planar Glazing** (0557-182.3c Tower Screen Option 3 - Planar Glazing.pdf)
19. **Sections - Proposed** (0557-131j-Sections - Proposed.pdf)
20. **Seating Arrangement 1 - Arc** (0557-161k-Seating Arrangement 1 - Arc.pdf)
21. **Seating Arrangement 2 - Collegiate** (0557-162k-Seating Arrangement 2 - Collegiate.pdf)
22. **Seating Arrangement 3 - East-facing** (0557-163k-Seating Arrangement 3 - East-facing.pdf)
23. **Seating Arrangement 4 - Concert** (0557-164k-Seating Arrangement 4 - Concert.pdf)
24. **Seating Arrangement 5 - Gathered** (0557-165k-Seating Arrangement 5 - Gathered.pdf)
25. **Ledger Stones - Existing and Proposed** (0557-166a Ledger Stones - Existing and Proposed.pdf)
26. **Proposed Path** (0557-173c Proposed Path.pdf)

TO THE CHANCELLOR OF
THE DIOCESE OF ST ALBANS

20/04/2026

VIEWED by the St Albans Diocesan
Advisory Committee

All Saints Church – Kings Langley

Statement of Needs – Enhancement Project – 2024 Rev 0.5

1. General information

Provide an overview of the parish and the current use of the building.

Our Vision:

A welcoming, open and inclusive church which is energised by faith, open to change, especially in worship & liturgy, and attended by people of all ages who are actively involved in all aspects of a successful and joyful church.

Our Key Priorities:

To attract new worshippers of all ages
To build relationships with the local community
To make the church building inspirational for 21st Century mission and ministry
To improve the financial sustainability of the church

Our Context:

The character of Kings Langley is focussed on community and support, borne out in the activities of other local groups and partners. The population is 6,150. It ranks 11,566 out of 12,382 for overall deprivation (1 being the most deprived). There are a growing number of families with children, teenagers and grown-up children, as well as young and middle-aged people in the village (only 16.8% of the parish are 'older population'). The village is part of the commuter belt. The Church sits physically just off-centre of the village centre and the large, 'closed' churchyard, is a well-used green space.

The current use of our building:

Sundays: 9.30am Parish Eucharist and Sunday school (once a month All Age Eucharist)
11.15am Church in the Wild – monthly
Occasional afternoon/evening services and seasonal services
Tuesdays: 9.30am – 11.30am Free coffee morning and Foodbank
Wednesdays: 11am-11.30am Tiny Tots story time
7.30pm-9pm Bellringing
Fridays: 6.30pm-7.30pm Adult choir practice (Junior choir planned summer 2024 6pm-7pm)
Saturdays: 10am – 1pm Monthly village market (November – March)
Occasional Offices: Annual figures, 10 funerals/memorials, 15 Baptisms, 7 weddings
PCC meetings: 6 times a year
Occasional use by the Men's Group, for meetings, wedding rehearsals etc
Soon to be used monthly by the local history society.

Our Numbers

Electoral Role: 110 (88 in 2019)
Worshipping community c.225 (100 in 2019)
Average Sunday attendance across Sunday services 67 adults and 13 children (48 / 4 in 2019)
Average attendance at Tiny Tots: 20 adults and 20 children (new activity)
Average attendance at coffee morning/foodbank: 20 (new activity)
Church open: every day, 9am – 5pm (from 2018)
Age Profile of those who regularly attended on Sundays: 25% under 18, 5% 18-34, 30% 35-44, 20% 45-74, 20% 75+
Financially, the church has made a loss in five of the last eight years on total income / expenditure, with costs continually increasing.

2. What we need

Briefly explanation of our needs. Append brief for your architect (Appendix 1).

Overview; The primary objectives of the project are threefold:

- Improve the **Welcome** including making the church accessible for all
- Better enable established and emerging **Worship** through a flexible space
- Provide facilities and flexibility for **Wider Community Use** (The diocesan strategy for growing community links can be found [here](#))

2.1 Facilities; To be able to utilise the church independently of the church hall, separate kitchen and toilet facilities are required. This will enable increased utilisation of the building and provide complementary sized spaces. Please refer to Section 4 for an explanation of the need for change and benefits accruing.

2.2 Space; Flexible space is needed in the main church building, as well as specific areas: a welcome/arrival space, a designated space for private prayer/small services, a breakout space for meetings or for a creche during services, and a new more usable ringing chamber.

2.3 Access; A level access to the church main North Entrance door is required for the building to be accessible to all. This access should be to the church floor level at the outside door. A gathering area at the entrance to the churchyard would be beneficial.

<https://www.churchofengland.org/resources/churchcare/advice-and-guidance-church-buildings/accessibility>

2.4 Liturgy;

Due to the fixed pews and the consequent limited space at the chancel arch, there is a need to create better space for leading worship.

The fixed, heavy, dark seating also creates barriers in the space, physically and emotionally. The acoustic is also adversely affected, we find that the sound is soaked up by the closed wooden pews, the wooden flooring, and the carpets; the Longman screen in its present position contains the sound when the choir or soloists sing in the Royal chapel; the fixed choir stalls are set behind the chancel pillars, and could be better angled or positioned depending on the service and number of singers.

Flexible space is needed for various different types of service: a commodious space for the couple, wedding party and minister at weddings, for the coffin at funerals, for the candidate and family at Baptisms, and in which to lead the Liturgy of the Word when using the High altar or for a nave altar to stand when appropriate; clear provision for small services is needed in a side chapel; the ability for the choir to be placed more effectively depending on the type of service; gathering space at the Font is needed and a better relationship between the Font and the rest of the liturgical space.

2.5 Other; There is a need to replace the aged church heating system which is near end of life (Heating Report - 26th Aug 2020). The replacement should address the Church of England objective to attain net zero carbon by 2030, as far as practicable.

The tomb of the First Duke of York is of Historical importance and interest. It is sought to conserve and better present this, together with the provision of interactive display information.

The church requires internal repair to finishes and decoration (Quinquennial Report Sept 2023).

3. The proposals

What we are proposing to do to meet the needs set out in section 2:

3.1 Facilities:

3.1.1; We propose to create a kitchen by utilising the external area between the church and hall, to the south of the church. A serving hatch will be created through the existing church south wall with access to the kitchen from the existing service corridor.

A rooflight will be incorporated to provide natural light to both the kitchen and the existing stained-glass window which will be retained.

3.1.2 The existing toilet facilities will be remodelled to enable access from either the church, or hall independently. The key consideration for safeguarding during operation of the Tiny Tots group and other similar activities, will be met through this arrangement.

3.2 Space:

3.2.1 A welcome space will be created when entering the church through the removal of the Pews in the north aisle. New storage furniture will accommodate welcomers' materials, hymn books etc.

3.2.2 Definition of a private prayer / small service space will be achieved through relocation of the Longman screen to the Lady Chapel. This will enable access to be maintained to the Vestry on the south side whilst the Lady Chapel is in use.

3.2.3 Flexibility of use of the church will be achieved through removal of the existing pews and pew platforms which will also facilitate provision of underfloor heating in these areas.

The choir stalls will be retained and remodelled to be moveable to facilitate different service layouts, functions, and performances.

Floor brasses will be relocated to walls to retain and protect them.

<https://www.churchofengland.org/our-faith/what-we-believe/advent-and-christmas/monumental-brasses>

3.2.4 Provision of a new mezzanine ringing floor / mezzanine level in the belltower will enable ringers to be seen and the space will also double as a private meeting room with a glazed screen to the main church. A small balcony accessed by doors in the glazed screen will enable the mezzanine level to interface with the main church. Access will be created from the existing spiral staircase, utilising the previous doorway which has been infilled.

3.3 Access:

3.3.1 To achieve level access complying with maximum gradients, a curved path is proposed intersecting with the existing line of sight access path. The access will enable level access from Church Lane to the church door, at the level of the existing church floor.

The existing line of sight access will be retained with landings to intersect with the curved level access path, and steps to achieve the required fall over the shorter distance.

This arrangement will enable the existing steps at the church door to be removed.

Good accessibility practice requires, where at all possible, that level access should be provided to the main entrance (which the proposals achieve), rather than 'round the back' as a present (Equal Access To Church Buildings, 2021, link [here](#)). By crossing the main line of sight, the level approach is intended to be delightful, not merely utilitarian; the design allows the wheelchair /pushchair user to approach the north porch on axis.

A gathering area with seating at the entrance to the churchyard is proposed to enable the reception of a vehicle (wedding car or hearse) and gathering of people prior to entering the church.

See section 4.3.1 below for further benefits.

3.4 Liturgy:

3.4.1; Removal of the pews as 3.2.3 to enable flexible arrangements and settings. Provision of leading and assisting seating. Enabling flexibility by making the choir stalls moveable.

3.4.2 Better delineating the Lady Chapel as a private / small group prayer space by retention and relocation of the Longman Screen.

3.4.3 Repositioning the font on the E-W axis in front of the tower first step and N-S axis between the church doors. Raising the font to the tower first step level to enhance leading of services.

3.5 Other:

3.5.1 We propose to renew the church heating with a system with net zero carbon impact, as far as practicable. A Building Services Engineer will be appointed in due course.

3.5.2 The 1st Duke of York tomb will be the subject of conversation and it will be moved forward to allow full access and improved presentation. The encaustic tiles originating from the Priory will be presented around the tomb base, thus protecting them whilst allowing their display as they are presently covered by hessian matting.

There will be an interactive presentation of historical information housed in re-modelled pews from the Tower area.

4. Why do we need it and why do we need it now?

Justify your proposals by explaining why you can't meet your needs without making changes. Also include anything which may have prompted the proposals.

In 1994 a plan for All Saints was written by then churchwarden Jack Mather to provoke debate and action to improve the church. As a result, many things were achieved, including the present disabled access, the digital organ and the mezzanine in the vestry. However, these improvements did not extend to the interior of the church. The issues identified at the time – the unattractive, uncomfortable pews, the patchy, uneven flooring, the tired décor and the lack of circulation space for welcome, worship and other events – all remained unresolved. The changes made were an improvement but left the core issue of the usability and future viability of the church untouched. We need to take the further steps identified a generation ago to realise the potential of the church building for welcome, worship and wider community use, creating more favourable conditions for mission and for the future financial sustainability of the church.

4.1 Facilities;

Increasing numbers of community events, services, church activities and overall use of the building, alongside the increasingly well-used church hall means that independent kitchen facilities are now needed in the church. In particular, the church now runs or hosts several large community events during the year and can only do so by blocking use of the hall by other groups, losing income and missing opportunities for welcome, hospitality and mission.

4.2. Space;

4.2.1 There is no proper area for welcome. This is particularly problematic at community events or at times when there are large congregations/audiences/attendance. There is a jumble of mismatched furniture which is not fit for purpose. The lack of welcome is emphasized by the tired porch, the solid inner door, and the lack of level access and is at odds with our Open church and our Mission and Values.

4.2.2 The Lady Chapel is already used for private prayer and for small services. However, beyond the sanctuary of the chapel there is little to designate or demarcate it as a space with the wider space. Because the Lady Chapel (and the Royal Chapel) are the only flexible spaces within the church, there are increasingly competing and non-complimentary activities seeking to make use of the same space – although the Lady Chapel is increasingly used for private prayer and small services, development is limited by this situation. Because there is no demarcation or designated furniture beyond the sanctuary, the space is often being arranged and re-arranged impacting on the opportunity to create a special place.

4.2.3 In order to achieve flexibility and accessibility across the main church space, the pews and platforms need to be removed. Anything less than this will continue to limit our ability to make the most of the space for community events, church groups and worship and therefore limit our ability to make the church viable financially. Although possible to host large events and concerts it is difficult to do so with the present fixed seating and platforms. The platforms also present a hazard to the very young and to the elderly. The need to install a new, carbon neutral underfloor heating system is also a driver.

4.3 Access;

4.3.1 While there is level access to the Church via the path installed in the 1990s better access is needed for three primary reasons:

- It is insensitive, un-inclusive and against our mission and values, for though needing level access to essentially have to come through the back door, through the bins and service area. All God's people should be able to enter the Church building together through the same door
- Secondly, this current level access brings one into the hall corridor and our proposals aim to enable the church and hall to operate independently. Sending people round to the hall would mean opening up the two spaces both negating the independence of the spaces (important from noise, use, and safeguarding perspectives) but also needlessly drawing attention to the person needing the access
- Thirdly, while the church is open all day, every day, it is not open to all: any visitor needing level access cannot simply visit the church. Again, this is at odds at a really basic level with our mission and values

Gathering facilities will be enhanced by provision of a paved gathering area and seating at the entrance to the churchyard.

4.4 Liturgy:

4.4.1 Sunday worship: Our proposals will help to create better quality, more immersive and more connected worship and allow proper space in which to lead it. Furthermore, the flexibility will allow for different configurations for different seasons and festivals, developing understanding of the Church year. Five plan layouts have been prepared to illustrate this by the Architect.

4.4.2 Occasional Offices:

Funerals – coffins are currently awkwardly placed between the choir stalls. In recent years there have been a number of 'near misses' as coffins are placed on the trestles or removed. Our proposals include a proper space under the chancel arch in which the coffin can be placed with decent space around it and where it can be placed, removed and turned with dignity.

Weddings – need of better space for couples and their supporters to stand and sit. The increasing number of supporters at weddings means this is more needed now than before. Fixed, heavy pews on platforms set the couple awkwardly lower than their guests. The alternative is to conduct the wedding from the altar step but in this case the couple and wedding party are removed from the guests.

Baptisms – the Font is awkwardly located in a thoroughfare on the edge of the worship space, militating against the informal style of services and the frequently very large party sizes. Our proposal brings the Font into relationship with the rest of the liturgical space and the congregation; flexible seating would allow Baptisms to be set up focused on the Font.

4.4.3 Festival services: Large numbers at Christmas, Easter and Remembrance; the flexible arrangements in our proposals will continue to allow for these set ups.

4.5. Other;

Maximising the opportunity to encourage visitors wishing to view the Royal Tomb and its presentation and interpretation.

The Quinquennial inspection report identifies that the church is in need of total re-decoration.

The existing heating system has been identified as being at its end of life by 2025. In enhancing the heating provision, it is an opportunity to address the Church of England's (CofE) 2030 Net Zero Carbon objective (link [here](#) to the CofE roadmap to Net Zero), and as a more intensively used and active church building, ours is a priority for action. We are familiar with the Practical Path to Net Zero Carbon (PPZNC link [here](#)).

PV panels are appropriate as there are limited views because the buildings to the south (oriented perpendicular) screen the view to the roof.

5. Evidence for the need?

Please explain who has been consulted:

DAC: - In October 2020 an initial consultation site visit was held with representatives from All Saints and the DAC. The proposals were outlined and explained through a walk-through of the access and the building. Feedback on the proposals was positive, summed up with the words 'be bold'.

The Congregation: - Consultation via a vision document and survey, November 2020-January 2021. The feedback was overwhelmingly in favour of the outline proposals and the overall vision. There were some specific reservations, but all understood the need.

The Community: - A consultation open day was held in September 2021 in which plans, sketches, vision and historic background were shared. Those attending were invited to leave written comments. The Feedback received was again overwhelmingly positive. Most of the concerns expressed were not to lose the historic 'feel' or to get rid of core history rather than wholesale opposition to the scheme. We are confident our proposals safeguard and enhance the historic space. Other less positive feedback did not have much bearing on the actual proposals.

The response to both local consultations was overwhelmingly favourable, with one detractor submitting a written objection to express opposition to any change whatsoever to the building, and to our outreach and mission activities in general.

There have also been a consistent stream of articles in the local press. A number of local residents have been in touch to express support for the scheme in particular or for the overall direction in which we are moving as a church.

Business plan appended as Appendix 2

6. How the proposal contributes to the need for environmental sustainability?

How is it reducing the carbon footprint, contributing to the Church's commitment to be 'net zero carbon' by 2030?

The new heating system will be designed around the net zero carbon objective, as far as practicable. These proposals sit within the context of engagement with PPZNC, see 4.5 above.

It is likely that this will be in the form of underfloor heating, (justified given the current and proposed level of use of the building), fed from a heat pump (air or ground source) with power generated from a photovoltaic (PV) array on the south aisle roof. The plans show the location for a 35kW air source heat pump; however, we are keen to explore the viability of a ground source solution, which would give better performance. We are also exploring the installation of batteries to work in conjunction with the PV array, and will plan for their installation to maximise the on-site use of self-generated power.

7. What other options to meet the need were considered, taking Point 6 and the impact identified in the Statement of Significance into account?

7.1.1 The need for modernisation was first mooted in the 1990's. More recently since 2020, the PCC has been developing a scheme to meet the needs which has been through several iterations to minimise the impact on items of significance, and maximise the benefits which can be delivered for worship, the wider community, and visitors.

7.1.2 The project philosophy has been to retain, reuse / repurpose or recycle wherever possible.

7.1.3 An initial scheme, in sketch drawings, was prepared by our inspecting architect. That draft was used for initial consultation with DAC, the congregation, and the wider community in separate events. Primary options which have subsequently evolved under the design of Archangel Architects are:

a. Level access; The early scheme could only achieve access at the first step level thus requiring ramps inside the church. This limitation has since been overcome

b. Kitchen; It was not initially thought possible to provide a kitchen to serve the church. This has subsequently been achieved in the latest design

c. Longman screen; Initially located to facilitate the provision of ramps for level changes at the west end of the Nave, thus taking up valuable space, it is now proposed to retain this significant asset as a screen for the Lady Chapel achieving the objective of providing a space for private prayer / small group services

d. Font; The location on the E-W axis of the church near the west end of the Nave is preferred. It had previously been thought to move the Font to a raised welcome area in the North Aisle

7.2.1 Sustainable use of the church building will be maximised through the provision of a flexible space. This will also contribute to the creation of a financially sustainable operation against the background on continually increasing costs.

Appendix 1 – Architect Brief:

Reordering All Saints Church Kings Langley



“All Saints: Church in Our community; community in our church”

Tender Invitation Architect Services – Project Brief

28th Nov, 2022

Architect Appointment Tender Document

1. *Overview*
 - a. *Why are we seeking competitive offers?*
 - b. *How will we evaluate:*
 - i. *Relevant experience*
 - ii. *Design development*
 - iii. *Fee basis*
2. *Project Aims*
 - a. *Improve welcome*
 - b. *More flexible provision for Worship*
 - c. *Wider Community use*
3. *Project needs*
 - a. *Access*
 - b. *Welcome area*
 - c. *Worship*
 - d. *Royal Chapel*
 - e. *Private worship*
 - f. *Tower*
4. *Outline options / design thoughts*
 - a. *Sketch plans*
 - b. *Consultations to date*
 - i. *DAC*
 - ii. *Congregation*
 - iii. *Community*

1. Overview

All Saints Church is situated in the parish of Kings Langley and is part of The Benefice of Langelei – see

<https://beneficeoflangelei.org.uk/allsaints/>

The church is situated in Church Lane, Kings Langley, Hertfordshire, WD4 3EE.

The Parochial Church Council (PCC) are seeking to deliver a reordering project which will improve access and the church building for both worship and community use. A Reordering Committee (RC) has been formed to progress the project, with delegated authority from the PCC.

a. Why are we seeking competitive offers?

The prime drivers for the competitive tender of the Architect appointment are:

- i. Public / Grant funding eg National Lottery HLF - requires the competitive tender / award of principal professional services appointment*
- ii. The RC wishes to demonstrate to the PCC that it has appointed the Architect through a competitive process where both technical capability and value for money can be demonstrated.*

b. How will we evaluate the appointment:

The tender will be assessed on a balanced scorecard, comprising:

- i. Technical Questionnaire - 40%*
- ii. Bid Presentation - 10%*
- iii. Fee Proposal - 50%*

The award will be on the most economically advantageous tender (MEAT) basis, on the sum of the scores from the 3 sections.

2. Project Aims

The project has three specific and interlocking aims: to improve the welcome experience, to make the church building more flexible for worship, to open the church up for wider community use.

a. Improve welcome

Currently the welcome experience is marred by several issues. The main entrance through the North porch. This has two deep steps (three risers), difficult for anyone with any mobility issue to navigate. Those with more serious mobility issues or pushchairs have to use the level access path which brings them through the link corridor entrance to the South. These limitations also make the north porch an awkward gathering and entrance place for the bridal party at weddings and for the pall bearers and immediate family at funerals. There is also no gathering space outside the porch.

We want to be inclusive, open and accessible to all and the North entrance militates against this. The porch itself is also tired and dingy. Once inside the church, the immediate impression is of dark wooden barriers everywhere: pews, pew platforms, the Longman Screen, the pulpit.

There is no commodious space in which to greet people for services or events. Furthermore, those coming in through the South door then have the feeling of coming in through the 'wrong door' as most people are coming in through the North door. The church is also well overdue for redecoration and, particularly at the North door, there is an accumulation of wall tablets and mismatched furniture and shelving.

b. More flexible provision for Worship

The present set up of fixed pews on platforms limits our worshipping life. Having only one arrangement means we cannot adapt the layout for different seasons or types of worship, nor take advantage of the changes in liturgical thinking in recent decades. The aisles walk-ways are narrow hampering processions and other movement around the building. The pews are also uncomfortable and unattractive, feedback we often receive at occasional offices.

There is limited space under the Chancel arch to lead the liturgy of the Word, to marry couples and to conduct parts of the Baptism liturgy. There is also no room here to place a coffin at a funeral; instead, the coffin rests between the choir stalls, which

is a very cramped arrangement. All these activities should ideally be set in a clear liturgical space rather than in available gaps between the current fittings. The choir stalls are also immovable which means that the chancel cannot be easily rearranged for more intimate services or choral worship. The current choir stalls are fixed East-West (the choir faces North and South) but without choir screens, the sound is not well directed and drifts into the chancel chapels.

The side chapels have potential as spaces for more intimate services but the current placement of the Tombs in the Royal Chapel make this a less than ideal space. The Lady Chapel is better, but the patchwork nature of the floor and the lack of dedicated seating undermine its potential. The area is currently well demarcated by the pews of the south aisle and the back of the South choir stalls, but not in a way that indicates it is a place of prayer and reflection, or that invites one into a space apart. There are also British Legion flags laid up in the Lady Chapel Sanctuary. These are at a steep angle clustered around the War Memorials, meaning the Memorials are crowded and the flags cannot be seen properly.

c. Wider Community use

The lack of a good welcome experience and the constrained layout also impact on our ability to open the building for wider community use: both for church run community/social/fundraising/outreach events and for use by outside groups. When running fetes and other outdoor activities the building is a poor option as a wet-weather alternative. Even in good weather, when some stall and attractions are inside, the narrow walkways and pew platforms make for an unsatisfactory venue. We are limited in the range of concerts and entertainments we can hold by the current inflexible arrangement.

The lack of flexibility and the uncomfortable pews also mean it is not a good venue for other groups to hold lectures (e.g. the Local History Society who have done so on some occasions but are more likely now to squeeze into the Library) or rehearsals (e.g. the Community Choir who rehearsed here in autumn 2021 but moved to the Baptist church because of the lack of flexibility) or other gatherings, meetings or events. All this means we are under-realising our opportunities for outreach, inreach, and mission, we are not able to realise the asset of the church building as a venue for hire.

The temperature and 'atmosphere' are often cold and uninviting, because of an aged heating system which is at end of life and needs to be replaced.

3. Project needs

a. Access

Step-free access from Church Lane to the Church building through the North porch. Landscaping of the entrance to provide an area for people to gather outside the church. The Tower ground floor to be accessible too, if possible.

b. Welcome area

A clear and commodious welcome area inside the North door, including new and uniform furniture with provision for storage of hymn books, display of information / welcome / orientation / interpretation and merchandise.

Redecoration of the whole church – including the porch.

c. Worship

Level floor from West end to the Sanctuary – the High Altar area to remain unaltered.

Moveable choir stalls (reusing parts of the existing if possible) which can be re-arranged for worship or removed for other events. Consider the possibility of choir screens for better sound direction either attached to pews, or stand-alone but removable or retractable.

Flexible seating in the Nave and aisles (place for kneelers?

Place to put hymn books, bibles, service sheets?).

Seating for president, ministers and servers at the chancel arch.

Floor design to create an 'axis mundi' at the chancel arch.

Possibility of moving / lowering the Pulpit to create better sightlines and more

logical access into the pulpit from the Chancel rather than the South Aisle.

Moving of Longman screen to create better sightlines and access especially into the Royal Chapel – removal to tower arch has been considered and also possibly to the west end of the Lady Chapel, to better demarcate a space for private prayer.

Relocation of Font to a more prominent and less cramped location – on the Altar-Tower axis considered and in the new welcome area also considered.

d. Royal Chapel

Relocation of Royal tomb further west into chapel – the tomb top is a Mensa; liturgical use to be retained. Possible original top to be investigated, conserved and displayed.

Interpretation of tomb, Queen Victoria stained glass window, palace, friary, church, artefacts.

Demarcation of the chapel whilst opening it up and improving access. Relocation of Longman screen from this location.

Display / reuse of medieval tiles.

Conservation / restoration of tomb.

Investigation of tomb contents.

Rehanging / conservation of royal standard.

Relocation of Verney tomb to west of chapel – create a clearer space around the royal tomb which allows easier investigation by visitors but also enables services to be held in this chapel.

- e.** *Private Prayer/intimate worship*
Demarcation of the Lady Chapel as a place of prayer and reflection.
Possibility of Longman screen being re-used at West of Lady Chapel to create a more separate place of prayer.
Possible Aumbry re-location to the Lady Chapel as focus for prayer.
Seating for this area.
Balance need for private prayer/smaller services with need for flexibility.
- f.** *Tower*
Access into the tower base to be considered.
Mezzanine for Bellringers creating a breakout space below in tower base – meeting room, prayer space, space to hold creche during services. Relocate existing AV console and enhance AV provision.
- g.** *Approach; Preservation and possible relocation of historic artifacts; in a Reuse, Repurpose, Recycle philosophy.*
- h.** *Storage; In a more flexible use church space, storage of chairs needs to be considered, with a dedicated area of sufficient dimensions to accommodate their removal, and storage, identified / provided.*

All Saints Church Kings Langley - Business Plan

Introduction

All Saints' Church has served the village of Kings Langley for over 800 years as the parish church. It is a place of Christian worship holding regular services and is open for quiet contemplation every day.

Our congregation is mostly from within the parish but we have ties further afield from previous members, their families, and friends.

Our aim is to be a welcoming place for worshippers and to be open in every sense to the wider community. To provide a venue for weddings, funerals, baptisms and also for fetes, festivals, concerts, and make our facilities available for religious and secular activities.

In brief our core aims are “Welcome, Worship, and Wider Community use”.

The last time any major restructuring of the church took place was in the Victorian era. In order to achieve our aims, we need to enhance and restore the ancient fabric, to improve access, facilities, reduce the environmental footprint, and to up-grade all services to a modern standard.

(For a more detailed appraisal of the current situation please see “All Saints Kings Langley Reordering Consultation November 2020”).

This business plan is designed to focus on the financial elements of the reordering, considering what finance is available, the estimated costs associated with the reordering, the financial benefits likely to accrue from reordering, and how to raise the necessary funds.

2. Present finances and on-going overheads.

Our core income requires significant fundraising to exceed our core expenditure. Only by exceptional income, grants, gifts, fundraising, do we balance the books. The church accounts show a loss in 5 out of the last 8 years, on total income / expenditure. In 2021 we enjoyed a surplus of £17,000 but this was an exceptional year and normally we do not show a surplus. In 2022 we secured £5k in grant aid for roof repairs.

At best our present financial situation is finely balanced and without investment into the church in terms of reordering, we think it will prove increasingly difficult to reverse this trend.

3. Budget for reordering

Budget figures at present are:

Build cost £ 1,200,000

Contingency £ 240,000

Arch fees £ 28,000 (Design phase 1)

Arch fees £ 44,000 (Design phase 2 incl construct sup.)

Other Prof fees £ 50,000 (M&E, QS, Heritage, Planning)

Survey fees £ 25,000 (GPR, Heritage, Insulation)

All above excl VAT.

Funds in hand at the moment (c £250k) we can get the project to a point where we are ready to appoint a contractor.

4. Questions considered:

1. Is the budget sufficient for needs?

- The current budget is an estimate as of today (2022).
- We will need an addition for inflation but there is a contingency sum already built into the current figures.
- Firmer figures will be available once we have appointed the professional team and they (or the Quantity Surveyors) have started their work. Within the scope of works there are still choices to be made which will affect costs.
- Our preference would be to raise additional funds to allow a 'future facing' pot to put towards further phases such as matters relating to the Church Hall.

2. What financial opportunities will investment allow the church? Weddings, funerals, concerts, floor space, etc.? How will such benefits be accrued? Who will run it?

- The re-ordering will allow growth of existing services such as weddings, funerals, and baptisms, plus providing additional reception space for post service wakes and celebrations. Thereby increasing the income which would otherwise go to alternative commercial venues.
- Fundraising events that are currently not possible with the present layout would become viable.
- An increased number and variety of hirers could also make use of the enhanced facilities. For example, the Community choir, history society, drama groups, and many other local organisations.
- It could extend to business needs such as conferences or meeting space.
- We could also extend to offer a community café.
- Charity evenings, potential film location (e.g. Unique Spaces of London).
- Events such as concerts, lectures, recitals which the present layout severely limits.
- By increasing awareness locally, nationally, and internationally of the history and Royal story connections this will raise the number of visitors and connections.
- Increasing visitor attractions such as guided tours and the sale of appropriate publications and memorabilia.
- Publicise Church tours to feature re-ordering throughout the long history of the church 1200-2023.
- Promote the Royal Connections of the church, and links to other historical attractions in Kings Langley and local areas.
- We will need some management to achieve all the above, and that in turn may need to be paid support, if we are to maximise the benefits to church and community.
- Improve local links to school, U3A, Probus and other groups.
- Our new booking system is now operational and will assist in managing loading.
- Existing infrastructure is scalable for cleaners etc.
- Current utilisation is approximately 5 hours per week of planned activities. There is tremendous scope to increase this.

3. How will the financial investment be justified? Is this just for our own satisfaction?

- Re-ordering has been identified as a necessary project since 1990s
- There is common agreement that is key to the 3 stated aims of the reordering project. Namely welcoming (all), worship (increasing numbers, greater support plus financial stability), and engaging with the wider community
- Preserving our grade 2* listed church for future generations
- All Saints has continually been modernised over the years and it is our responsibility to ensure All Saints is fit to support our mission and vision of ‘church in our community, community in our church’.
- Public consultation showed almost unanimous approval of the re-ordering which is planned to increase opportunities, increase growth of the congregation, and use of the building, which is almost unused currently in the evenings and on a Saturday.
- The growing population of village which will need more community facilities
- The re-ordering will provide new facilities to enable a wide selection of interests to take advantage of and use our church. For example;
 - The Arts, Education, Health, Commercial, Conferences, Festivals, Heritage Welfare.
- There is a growing need for venue space. e.g., Food Bank, Tiny Tots.
- It is not just about financial benefits and covering costs. It is about improving and generating service, community benefits – care, welfare, support, friendships, equity, diversity, inclusion – many of which are not provided now in any proactive way.
- Re-ordering will also allow for “Partnerships” with other bodies large or small and offer our spare facilities etc to attract and serve more people.

4. How will the investment provide a basis for core income to exceed core expenditure going forwards?

- By creating new regular income streams that would not be possible without this activity
- Increased connectivity with community should in turn increase footfall, engagement and income.
- Increased profile and tourism as per the above. (note – cross pollination from Leicester University and Fotheringhay)

5. How are the necessary funds to be raised?

Present plan is to establish two sub groups of three/four persons.

First group to be responsible for small value funds up to £5,000 per event/fundraiser.

Second group to be responsible for chasing large funding bodies over £5,000.

- Agree with the above
 - Consider approaching local businesses for larger donations too
 - Crowd funding
 - Consider high net worth individuals
 - Suggest we only have 1 group going after fund applications (regardless of value), as it's a very specific skillset. (NB. Peter's supplementary doc can help with fund applications)
 - Sale of pews

6. When does fund-raising start?

Given the task ahead and current balances as soon as we can set up the sub groups?

- Set up sub groups asap, plan action for each
- Fundraising once architect is appointed

7. Have the longer-term plans for the church hall and external areas been considered, and how do they fit into this plan?

- Church hall and external areas are considered, but do not fit into this phase of development.
- However, if we raise excess funds, we would propose investing into a longer-term development plan.
- We agree that the church hall requires updating. The shape is inflexible as well as the facilities requiring modernisation.
- Usage of the reordered church may well have a knock-on impact on the bookings of the church hall which will help inform development of the hall.
- External areas are part of a separate plan as part of the Fabric Group.

8. Action plan

1. Please consider this document a draft and do comment
2. Establish the fundraising sub-groups
3. Liaise with FOAS

All Saints Church Kings Langley
Reordering Enhancement Project – Statement of Significance Rev 0.5

Statement of Significance – Major projects

Guidance on completing this form can be found on the ChurchCare website at <http://www.churchcare.co.uk/churches/guidance-advice/statements-of-significance-need>

This document must be accompanied by the Standard Information Form 1A

Section 1: The church in its urban / rural environment.

1.1 Setting of the Church

How does the setting out of the church contribute to its landscape / townscape value and to its significance?

All Saints is in the Parish of Kings Langley, Benefice of Langelei and Diocese of St Albans. It is a Grade II* Listed Building ([link here](#)) in Church Lane, Kings Langley, situated in a Conservation Area.

The Church is set back from the main road behind the Village Garden and suffered for decades by the overgrown state of the latter. The Garden has been transformed recently and is now a pleasant amenity and site of the monthly Village Market, this has reconnected the Church to the Village.

All Saints is not just another medieval church. The very name Kings Langley indicates a royal connection with the village being a convenient resting place for the monarch between London and Berkhamsted Castle. Henry III also identified this area as a good hunting location and established a Hunting Lodge in the valley. This was followed by a grand Palace on a site at the top of Langley Hill and then by a Dominican Friary adjacent, reputed to be the largest in England. Reference is made to the Palace Gardens in Shakespeare's Richard II. Ref British History Online ([link here](#)).

Both Edward I and Edward II are noted as worshipping in All Saints. In 1349 Edward II ruled England from Kings Langley during the Black Death. Edmund de Langley, the First Duke of York was born in the Palace in 1341 and died there in 1402. His tomb was moved from the Friary to All Saints and now rests in in the Royal Chapel.

Many villagers believe that Langley Hill is the site of the famous Nursery Rhyme, 'The Grand Old Duke of York'. Queen Victoria donated a stained-glass window and the Parishioners reciprocated by donating a second. The Church once held the right to fly the Royal Standard and Queen Elizabeth II headed the list for re-casting the bells in 1958.

1.2 The Living Churchyard

What is the significance of the natural heritage of the site?

All the surrounding Churchyards were closed in 1985 with the responsibility for maintenance passing to Dacorum B.C. A group of Village volunteers does additional mowing setting off the trimmed Yew Trees and the Council has renovated the North part of the churchyard.

There has recently been established a Children's Outdoor Church in the wooded area to the East together with a wild flower area.

All Saints Church Kings Langley
Reordering Enhancement Project – Statement of Significance Rev 0.5

1.3 Social History

What is the historic and present use of the church and churchyard by the congregation and wider community? How does this contribute to its significance?

Historically, the church has been used for worship, for social events and public meetings, as well as for the occasional offices and private prayer. In medieval times it is likely that small groups or guilds held services or meetings in the side chapels, both in the South aisle: the Trinity Chapel and the Lady Chapel. It is also likely that the nave of the church, in line with many medieval churches was used as a public space for meeting, buying and selling and community events. Historically, this puts the church at the centre of village life and helps to make it the most significant building in the village surviving from this period.

In recent times, the use of the church had become narrower and was limited to Sunday worship, Friday Choir practice, Wednesday bell ringing practice, the occasional offices and occasional fundraisers and events. However, at present, use is increasing. In addition to the above, the church is now open daily for private prayer and visiting; there is a weekly coffee morning and foodbank; our Tiny Tots group makes use of the church building in the summer; meetings, Wedding preparation, Baptism preparation and Confirmation courses are held in the church; and there are weekday prayer and seasonal services both in the evening for adults and at the weekend for families. There are also increasing numbers of fundraising, social and community events held in and around the church including fetes and an annual beer festival. The growing use of the space increases the church's relevance to and significance in the community. The visitor book shows that visitors from across the country and overseas come to see Edmund's tomb and its setting in All Saints, further highlighting the significance.

Historically, the churchyard was covered with tombs and headstones. There were two main routes through the churchyard: a historic footpath from Watford Road on a diagonal line to Church Lane, which becomes Green Lane and was historically the main route into the village from the south; the other came up from the junction of this path with Church Lane to the North porch. This contributed to the significance of All Saints as the churchyard was a gateway into the village as well as a place of family and village remembrance.

In recent times, the headstones have been cleared in the old churchyard and the second path allowed to grass over, giving the oldest part of the churchyard around the church itself a park-like appearance. It is well used as a green space by walkers and dog walkers and by the church for social, community and fundraising events as well as for our monthly informal outdoor worship 'Church in the Wild'. There is also a wildflower area being developed. It is maintained by Dacorum B.C. whose work is supplemented by a team of volunteer mowers and gardeners from the church and wider community under the supervision of the Churchyard group of the Fabric Committee. There is an area for the burial of ashes of which we carry out about 10 every year. The churchyard is a major asset contributing to the significance of All Saints – providing a setting for the building, green space for well-being and for the environment, a space for remembrance and memories and a space for community events.

All Saints Church Kings Langley
Reordering Enhancement Project – Statement of Significance Rev 0.5

1.4 The church building in general

Provide a description of the church.

The first record of a Church in the Village is in 1121 when the Chenduit Family received an Advowson from Ralph Adlave.

Access to the church is by a path from Church Lane to the North Porch entrance. The North Porch has three steps down to the church floor level. There is a disabled path to the church Hall corridor to the south of the church.

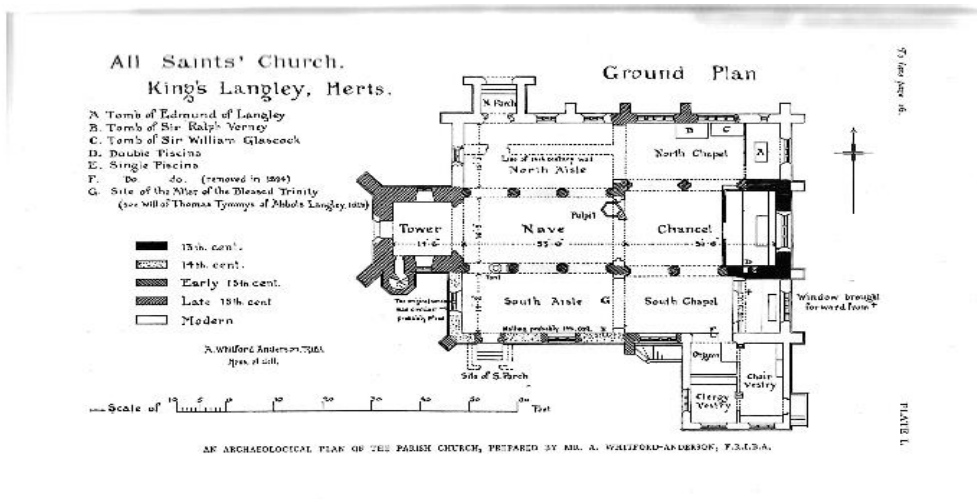
The Nave is only just longer than the C13 Chancel with the C15 South Aisle wider than its counterpart on the C14 North. The Nave has three bays with equilateral arches on plain octagonal columns typical of the early Perpendicular style. In a classic example of the period a soaring arch heralds the start of the C15 Tower. The Tower houses a peal of 8 Bells and a clock which is now automatic.

The history of the church was well researched by a previous incumbent; Rev John Parker Haythornthwaite , M.A. and published in his book – The Parish of Kings Langley: Its Ancient Church and its Historic Associations.

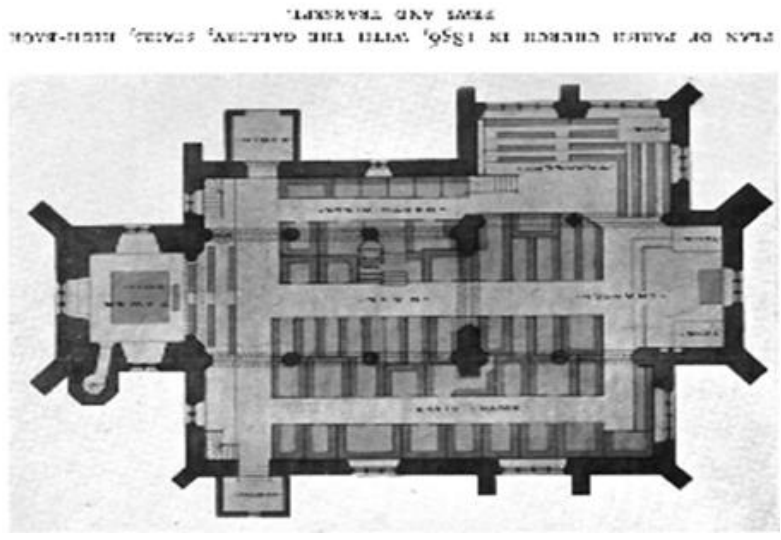
Plans of the church dating from 1827 which predated the eastward expansion of north and south aisles and the other work to the north aisle all underline that the building has changed many times before, see overleaf and Appendices 2 & 3.

All Saints Church Kings Langley
Reordering Enhancement Project – Statement of Significance Rev 0.5

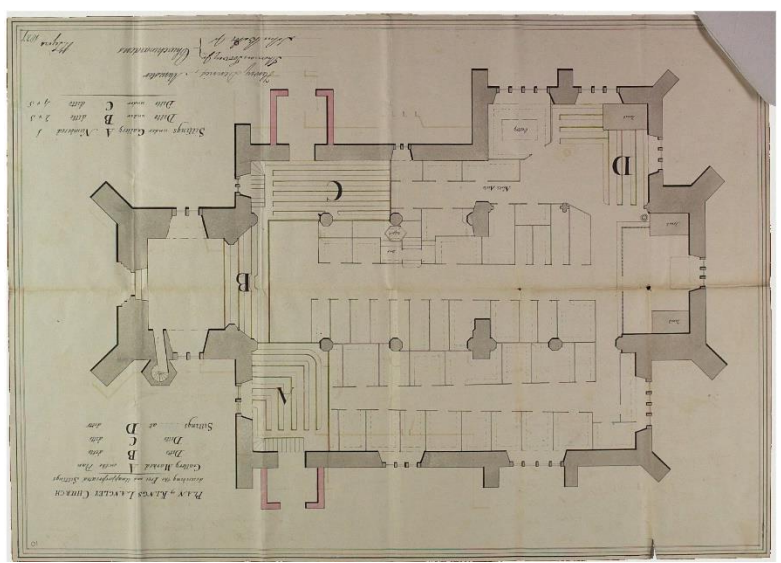
Historic plans of the church from 1924, 1856 & 1827 are included below as well as in App 2 & 3



1924



1856



1827

All Saints Church Kings Langley
Reordering Enhancement Project – Statement of Significance Rev 0.5

1.5 The church building in detail

Assess the significance of either each historical phase of the building or of each area within it. For example, north aisle, south chancel elevation, Norman tower.

The oldest part of the church is the C13 Chancel wall. Using Totternhoe Stone as ashlar and flints for infill with roofs of clay tiles and lead, the late 14th and early 15th Century builders created the basis of our present Church (Plate 1, facing p16 – Haythornthwaite¹).

The Tower built in the 15th Century is of stocky nature with diagonal buttresses, battlements and capped by a Hertfordshire Spike. A typical Perpendicular Window on the West wall has been built over a window of earlier vintage, (why remains a mystery). A tiny, ancient, nailed and strapped oak door gives access to the Tower staircase. The Tower houses a ringing floor, a peal of 8 Bells and a clock first recorded in 1709. There is clear evidence of a blocked doorway from the stair, between ground level and the current ringing chamber.

In 1528 the C14 South Aisle was extended to form a Trinity Chapel. A Single Piscina is located in the wall of the South Aisle.

In 1826 three galleries were built with double staircase to accommodate the Choir boys from the vicar's school, tradesmen and farm labourers. These unsightly structures were removed after 32 years. Ends of iron brackets and graffiti from that period are still visible.

The 19th Century saw more space needed. The C15 North Chapel was extended to house the Royal Tomb, relocated from the Chancel. The C14 North Aisle was extended further North, and a new Porch added. The window in the West wall of the North aisle is of the Decorated period with its two trefoils and one quatrefoil. A new East Window was built to accommodate the new Reredos in the Chancel, and a Choir Vestry added off the Lady Chapel. When the East Window was moved three Lancet windows were found. On the South wall of the Chancel is a classic Early English Double Piscina complete with its wooden shelves, this in turn is built over the jamb of an arch which must therefore be older. Major repairs took place on the Tower and Clerestories.

The 20th Century saw new Choir and Clergy Vestries. The South Aisle was extended to form a Lady Chapel. In 1976 an Octagonal Church Hall was added to the south with toilet, storage and kitchen facilities. This building is clad with flint faced concrete blocks, has single glazed metal windows and a flat roof.

The 21st Century saw the replacement of the defunct pipe organ which enabled the console space to be converted into a cupboard and the space behind converted into a Servers Vestry with stairs to a mezzanine storage area above part of the Choir Vestry. A disabled access path was laid to the Hall door south of the Church and the unisex toilets redesigned with a disabled cubicle. A new Heating system was installed in the Church and an LED Lighting System was provided. The flagpole was reinstated on the Tower roof.

**All Saints Church Kings Langley
Reordering Enhancement Project – Statement of Significance Rev 0.5**

1.6 Contents of the Church

Provide a description of its contents and their significance. It is reasonable to group these if there is a contemporary scheme which is significant as such, for example one could say a complete scheme of 18th-century furnishings, of high significance.

Duke of York's Tomb. Edmund de Langley was the 5th son of Edward III. Born and raised at the Palace. He was an important administrator as Regent in governing England. In 1557 his tomb [possibly not designed for him] is constructed of five courses of Purbeck Marble and Alabaster. The top is a Purbeck Marble Altar Top with three crosses incised. The original top may be in the floor of the Chapel. There are 13 triangular shields, not all directly relating to Edmund. It contains the bodies of Edmund, his first wife Isobel and a further female, possibly Anne de Mortimer. It was moved to the Chancel of the Church in 1574 and then to the North Chapel in 1874. It is of national importance and attracts many international visitors.

Encaustic Tiles Small area of ancient tiles mainly of geometric design, laid in the north chapel aisle; these were removed from the Friary at the same time as Edmund's tomb. One design emblazoning the Lions of England is thought to be very rare and therefore of special interest.

Verney Tomb Ralph Verney was Keeper of the Royal Parks of Kings Langley and Berkhamsted, he married Eleanor Pole in 1487 who was second cousin of Henry VII. He was entombed in 1528, possibly in the Priory Church – damage to the tomb would seem to support this theory. The tomb, originally located at the east end of the North Chapel, was moved west in 1877 to accommodate the relocation of the Glascocke tomb from the Chancel. During this move, no bodies were found within the tomb.

The Tomb has two recumbent effigies and is panelled with cusped shields. It has suffered some damage but is still of special interest. The local family had connections with Claydon House Bucks.

Plate V face p36_North Chapel & Chancel with tombs in 1812



THE NORTH CHAPEL AND CHANCEL OF THE PARISH CHURCH IN 1812, FROM AN OLD ENGRAVING.

PLATE V.

PLATE V.

All Saints Church Kings Langley
Reordering Enhancement Project – Statement of Significance Rev 0.5

The Pulpit Circa 1600 fabricated in black oak in hexagonal shape. Consisting of a carved panelled desk with small Chanticleers and a carved panelled backboard with Tester with two larger Chanticleers. In 1856 it was simplified and the Tester was discovered in an old local malting whilst the large Chanticleers were in the entrance hall of a North Country House. In 1917 they were all happily reunited and form an outstanding, if not fashionable, but an imposing piece of work. The first recorded location was centrally in the northern side of the main Nave, then it was moved against the northern pillar of the Chancel and finally in 1962 to the southern pillar of the Chancel Arch.

Reredos Erected in 1878 in Derby Alabaster designed by Joseph Clark (Diocesan Architect) with finely carved figures in Caen Stone. Covers the full width of the Chancel. The main subject is the Last Supper with surrounding figures of major Saints and Prophets. Thought at the time by some critics to be too good for a mere village church (ref Haythornthwaite p87).

Longman Screen A 14 ft carved Oak Screen in Perpendicular style with a single door opening. Installed in 1878 to the Royal Chapel see App 2 Plate XV. Then moved to the west side of Arch in the North Aisle. A special example of Victorian carving. Inscription on cornice reads 'Chapel of Edmund de Langley Dedicated by Arthur H Longman of Shendish Esquire AD 1878'.

Font An old Font was located at the East end of the North aisle. It was replaced as being considered old fashioned in 1858 by the present font. In 1895 this was repositioned in the Nave east of the tower arch. In 1938 the font was relocated to a Baptistry Area created by removing pews at the west end of the South Aisle.

Pews and Stalls The earliest record is the 1827 plan showing Pews and Benches. In 1859 these were all removed. In 1876 reseating took place and these are the present very simple pitch pine pews throughout the Nave, on raised timber platforms, supported on joists with sleeper walls and approximately 300mm above a beaten chalk floor. In 1894 better quality Choir Stalls were fitted, with later additions of frontal panels. The Tower had oak stalls installed in 1915. With the exception of the Choir and Tower the remaining Pews are of poor quality with some evidence of woodworm (ref cooper brown-2011-ecclsoc pews.pdf page 333 fig 14b – 2665).

Organ Placed in the Tower in 1856. It was moved in 1895 to the east end of the South Aisle. A new organ by Norman Beard replaced it in 1914. This was badly damaged by a roof leak and an electronic Wyvern Organ was purchased in 1980. This in turn was replaced with an Allen Organ in 1998. The pipes and casing of the pipe organ were retained.

Brass Eagle Lectern Purchased 1895. It bears the inscription 'This Lectern was provided for use in All Saints' Church, Kings Langley, by funds collected by a Committee of Churchmen of the Parish, October, 1895.'

The Old Oak Chest 1558 An Order was issued by Thomas Cromwell in 1538 for the safeguarding of Parish Records. It was not until 1558 that the Rev J. Fylton complied by obtaining this Chest which was thought not to be new. Its purpose has been superseded by the use of County Archives.

Clock In the West Tower. Earliest record in Terrier was 1709. Replaced in 1899 with Ellacombe chiming added the next year and adapted to auto-wind in 2005.

Bells There were four Bells and two Handbells in 1552. Fifth Bell in 1709 and in 1732 a treble was added. In 1911, the octave was completed by a gift from Robert Blackwell. All recast in 1958.

All Saints Church Kings Langley
Reordering Enhancement Project – Statement of Significance Rev 0.5

Windows the stained-glass windows are listed clockwise from the Porch Door and are mainly Victorian dedicated to a family member of the congregation.

- 1 The Christian Warrior designed by Thomas Curtis work by Ward and Hughes Soho 1920
- 2 Holy Women at the Sepulchre by Thomas and Esther 1875
3. Clear glass, diamond leaded with Glazier's signature Richard Thomas 1772
4. Queen Victoria and St George paid for by public subscription 1901 by Clayton and Bell
5. Small window with the oldest glass
6. Royal Window presented by Queen Victoria with The Royal Coat of Arms and Plantagenet Shields from the Tomb
7. Great East Window; The Resurrection, the Crucifixion and the Ascension, created in 1895 by Clayton and Bell 1858
8. Clear glass in the Lady Chapel
9. Consider the Lilies by Ward and Hughes Soho 1876
10. Dorcas Lois and Eunice
11. Patience and Mercy by James Powell
12. The two Marys
13. Great West Window with Prophets and Patriarchs by Clayton and Bell
14. Two Marys
15. Music and Singing by James Powell

Royal Proclamation Issued by Charles II on 11th January 1683 to be read publicly and displayed in all Parish Churches. The practice of touching established by Edward III was for people suffering from scrofula to receive the Royal Touch. By Charles II time this had reached 100,000. This proclamation was to properly certify applicants. The practice was abolished by William III.

Brasses and Monuments

In the Royal Chapel is a Brass of John Carter of Gifres [Jeffries Farm Chipperfield] and of one wife with four sons and five daughters and a second wife with five sons and four daughters Died 1588.

In the South aisle is a Brass of an Elizabethan Lady.

The south wall has a Palimpsest on an oak base.

In 1900 a Brass to John Edward Groome, organist and choirmaster, contains a musical extract of his composition, located in the North Aisle, west wall.

Stone Memorial to Mary Elizabeth Crawford died 1793 signed by Bonomi in Westmacott sculp.

The Crypt A stone in the South Aisle says ENTRANCE (no direct entrance beneath) and under the pew platform is a brick-built vault containing 4 members of the Betts family. Their memorial is on the South Wall.

Ledger Stones There are Ledger Stones mainly in the Centre Aisle, the Chancel and the two Chapels. Not all are legible and may have been previously moved.

All Saints Church Kings Langley
Reordering Enhancement Project – Statement of Significance Rev 0.5

1.7 Significance for mission

What are the strengths of the building as it is for worship and mission? What potential for adapted and new uses does the church and its setting already have with little or no change?

The history of the building is a strength for mission and worship. It draws people in locally, nationally and internationally for visiting and history related events. The spiritual history of the fabric and the site adds depth to the experience of prayer and worship.

The aesthetics of the building are also a strength for mission and worship. Despite the need for redecoration, it feels welcoming as a space, it is well lit, has a number of attractive features and overall is a very handsome church.

The capacity is large. Despite the short nave, the large chancel and chapels mean that large numbers of people can be welcomed for worship and for other events which make use of the fixed pews in their current arrangement.

The setting is a strength. We are able to use the North churchyard as flexible space for informal worship, and for large community, fundraising and missional events. This is of course heavily weather dependant. The churchyard is also well maintained and increasing in biodiversity.

Connection to the parish is a strength. The church physically part of the historic centre of the village. It is frequented for quiet prayer and visiting by parishioners. The foodbank is well supported by individuals and by local groups, clubs and organisations. An annual Beer Festival commenced in 2022, the improved flexibility of the building will enable this event to be enhanced.

The only kitchen /catering option at present is to use the kitchen in the church hall. Addition of a small kitchen will enable a café to operate in the main church building independent of the hall facilities. The kitchen servery will be via a serving hatch in the existing south wall. Alternative locations were considered:

- Vestry; not considered suitable as would limit use of Lady Chapel
- Tower; not considered suitable as steps up and would restrict alternative use

There is little to no potential for new uses with little or no change. Over recent years we have metaphorically stretched the building to its limits with large services, community and missional events and with informal worship. We now regularly make use of the side chapels as the only unpewed space in the church for coffee mornings, the foodbank and informal worship. All of these are growing, and further growth is impeded by the lack of flexibility.

All Saints Church Kings Langley
Reordering Enhancement Project – Statement of Significance Rev 0.5

Section 2: The significance of the area affected by the proposal.

2.1 Identify the parts of the church and/or churchyard which will be directly or indirectly affected by your proposal.

The proposed creating of a level path will affect / enhance the entrance, from Church Lane and burials.

The works internally will affect the existing floor, south wall, pews and tower by:

- Provision of a new floor with underfloor heating, retaining ledger stones
- Addition of a church kitchen by utilising the open space directly south of the church
- Creation of a serving hatch from the kitchen, through the south wall
- Removal of the Victorian pews and platforms to create a flexible space
- Reinstatement of a tower mezzanine floor and balcony, with the bellringers relocated from the existing (higher) ringing room
- Provision of a glass screen to the tower

The Royal tomb will be brought forward from its current position to enhance its presentation and allow wheelchair access around. The Verney tomb will be moved further along the north wall to facilitate this.

The Longman Screen and the font will be retained and relocated within the church. The Longman screen will be located in the south aisle chapel and facilitate the creation of a space for private prayer and small services. The font will be relocated in front of the tower at the west end of the Nave.

Please refer to the attached list of items of significance and the impact thereon in Appendix 1.

2.2 Set out the significance of these particular parts.

Please refer to the attached list of items of significance and the impact thereon in Appendix 1.

All Saints Church Kings Langley
Reordering Enhancement Project – Statement of Significance Rev 0.5

Section 3: Assessment of the impact of the proposals

3.1 Describe and assess the impact of your proposal on these parts, and on the whole.

Please refer to the attached significance assessment table which lists items of significance, and the impact thereon, in Appendix 1.

The overall impact on the whole building will be the creation a more accessible and welcoming entrance into a more flexible building which will used more frequently, both for different formats of worship and for a wider range of community events.

In turn, this increased use of the building will bolster the place of the church at the centre of the wider community, and contribute to the financial security of the church going forward.

3.2 Explain how you intend, where possible, to mitigate the impact of the proposed works on the significance of the parts affected and the whole.

The whole scheme has been designed with the intent of retaining and conserving items of significance whilst delivering improved flexibility of the space and increasing utilisation of the building.

Specific points of mitigation are referred to in the attached significance assessment table (App 1).

All Saints Church Kings Langley
Reordering Enhancement Project – Statement of Significance Rev 0.5

Appendices

1. Significance Assessment table
2. Haythornthwaite Plate References
3. Plan of the Church - 1827

Sources consulted

List of the sources consulted:

1. The Parish of Kings Langley: The Ancient Church and its Historic Associations
by Rev J.P. Haythornthwaite M.A.
2. The County Archives Hertford
3. Schedule of Major Works in All Saints Church Kings Langley
by P.R. Sutcliffe FRICS, MCIQB

App 1 Statement of Significance Enhancement Project Impacts_Mitigation Rev 0.5

No	ITEM	ASSESSMENT	SIGNIFICANCE	IMPACT / EFFECT OF PROPOSALS	IMPACT; 0 - Low to 5 - High	MITIGATION / ENHANCEMENT
1	Edmund Tomb	HIGH	Royal connections Ancient 1402 Relocated from Royal Palace circa 1574 for protection Memorial of Local, National, & Int'l. interest, (visitors book ref) Relocated to North (Royal) Chapel 1877 ref Haythornthwaite p64	New position, more prominence Conserved - more impressive Central part of historical story Greater visitor awareness Removal of current raised floor - safer Low risk of damage from moving work by professionals	2	Dismantling, conservation and reconstruction in improved location Professional conservator to be engaged to undertake this work Previously moved from Chancel ref Haythornthwaite p64
2	Encaustic tiles	HIGH	Ancient circa 15th Century Moved from Priory for protection Very rare, one believed to be unique Set in floor - vulnerable	Small effect but will enable display and better protection	1	Relocated to perimeter of Royal Tomb where they can be displayed and will be better protected (to include stone lipping)
3	Pulpit	HIGH	Pulpit early Jacobean prior to 1608 Canon law requiring a pulpit Finely carved black oak Important documented local history	No effect from proposals, retained in current position Has already been relocated 3 times	0	Retained in current position No effect from proposals
4	Verney tomb	HIGH	Royal connection, possibly moved from royal palace/priory Keeper of the Royal Park Ancient - 1528 Local family - Claydon House, Bucks	Small effect from being moved New position to facilitate Royal Tomb relocation Important part of historical story Low risk of damage when moved	2	Dismantling, conservation and reconstruction further west on north wall Moved in 1877, no bodies in tomb - ref Haythornthwaite p143 & App 2 to SoS Professional conservator to be engaged to undertake this work
5	Reredos	MODERATE/HIGH	Unique Derby Alabaster, fine example of carving in Caen stone designed by Joseph Clarke; Diocesan architect in 1878	No effect from proposals	0	No effect from proposals
6	Longman Screen	MODERATE	Fine example of Victorian carving Longmans generous benefactors over two generations - Publishers	Retained to form a screen in South Chapel creating a space for private prayer and small group worship	3	Originally at east end Royal Chapel - 1878 Later relocated further west with modifications to suit current position Improved view into Royal Chapel Doorway retained in current position Brass plaque interpretation provided to explain screen relocation

App 1 Statement of Significance Enhancement Project Impacts_Mitigation Rev 0.5

No	ITEM	ASSESSMENT	SIGNIFICANCE	IMPACT / EFFECT OF PROPOSALS	IMPACT; 0 - Low to 5 - High	MITIGATION / ENHANCEMENT
7	Organ console	LOW	Essential use for worship and other musical events Flexible location provided in sight of choir	No effect from proposals Important factor in welcoming, marriages, & musical events	0	No effect from proposals
8	Font	LOW/MODERATE	Replacement in the 2nd half of the 19th Century	Positive effect if moved to a new location	3	Improved location and flexibility
9	Pews in Nave	LOW	Minimal significance installed 1876 Simple pitch pine, poor quality - believed to be catalogue pews, ref cooper brown-2011-ecclsoc pews.pdf page 333 fig 14b – 2665	Positive effects would be comfort, flexibility and usability by disabled people if replaced by chairs	1	Improved liturgical flexibility Improved comfort of seating Improved acoustics Removal of barrier to alternative use of space
10	Choir stalls Chancel	LOW/MODERATE	Improved quality fitted in 1894 with frontal panels added in 1911, ref Haythornthwaite p79 & 80	Front stalls for children rarely used Currently side facing, change would improve flexibility and choir comfort	3	Retained and remodelled Improved flexibility of mobile units Improved choir comfort
11	Pews in West tower	LOW/MODERATE	Oak pews installed in 1915 Side panels carved on two to reserve for bell ringers - not applicable now	Minimal effect, as original association lost Reuse of four pew ends & some other material Minimal effect, as original association lost Reuse of four pew ends and some other material	4	Bellringer pew to be incorporated in ringing gallery seat; other two ends plus seat made into interpretation display base for Royal Chapel
12	Brass Eagle Lectern	MODERATE	Purchased 1895 funded by parishioners	Not affected by the proposals	0	Not affected by the proposals
13	Bells peal of 8	MODERATE	All recast in 1958 Queen headed subscription list High significance since 1552 (4 bells) Strong presence in community	Not affected by proposals	0	Not affected by proposals

App 1 Statement of Significance Enhancement Project Impacts_Mitigation Rev 0.5

No	ITEM	ASSESSMENT	SIGNIFICANCE	IMPACT / EFFECT OF PROPOSALS	IMPACT; 0 - Low to 5 - High	MITIGATION / ENHANCEMENT
14	Stained glass windows	MODERATE/HIGH	8 modest mainly Victorian 5 of significance :- No 3 Plain Glass North aisle with Glaziers signature dated 1772 No, 4 Queen Victoria Memorial 1901 Clayton & Bell Royal Warrant holder paid for by public subscription No 5 oldest in church 1462 Arms of Roger Whitton of Sarratt No 6 Royal window presented by Queen Victoria 1878 Clayton & Bell Royal Warrant holder No 15 Music & Singing Arts & Crafts 1900 by Powell & Sons	Not affected by proposals Not affected by proposals Not affected by proposals Not affected by proposals Important part of historical story Not affected by proposals	0	Not affected by proposals
15	Brasses & Memorials	MODERATE/HIGH	Royal Chapel Brass in floor John Carter and family 1588 2 wives 18 children Other floor brasses Groome Brass West wall of North aisle showing music manuscript rare Stone memorial to Mary Elizabeth Crawford 1793 signed Bonomi in Westmacott sculpt	High quality showing all family dressed Popular for brass rubbing Important part of historical story Wall mounting Not affected by proposals Not affected by proposals	3	Protection via wall-mounting
16	North churchyard	LOW/MODERATE	Re-route path to church porch Construct new accessible level path	Risk of disturbance of graves A change of traditional approach view Proposed smaller gradient Currently unusable for disabled	4	Area largely cleared of grave markers in the 20th Century Proposed smaller gradient safer
17	North Porch	MODERATE	19th Century	Steps removed, safer Currently unsightly and poor Outer doors dangerous when left to slam, replace with glass or part glazed doors	3	Clear view into the church Safe; accessible for all access Replacement of poor fitting doors
18	Inner Door	LOW	Very heavy wooden door	Replacement of door	5	Clear view into the church
19	Floor (incl ledger stones)	MODERATE	Ledgers dating from 15th Century Pew platforms of minimal significance - simple pitch pine, poor quality	Removal of pew platforms Ledger stones retained in new floor design Nave ledger stones relocated to N aisle	3	Ledger stones retained in new floor design New floor creates a flexible use space Enables update to underfloor heating

App 1 Statement of Significance Enhancement Project Impacts_Mitigation Rev 0.5

No	ITEM	ASSESSMENT	SIGNIFICANCE	IMPACT / EFFECT OF PROPOSALS	IMPACT; 0 - Low to 5 - High	MITIGATION / ENHANCEMENT
20	Tower access	MODERATE	New access off spiral stair	Reinstatement of blocked historic doorway to access the reinstated tower mezzanine floor; functioning as a new bell ringing gallery	3	Honours the historic logic of the building

Appendix 2 to Statement of Significance – Haythornthwaite Plate references

Plate I face p16_Church plan 1924

All Saints' Church,
King's Langley, Herts.

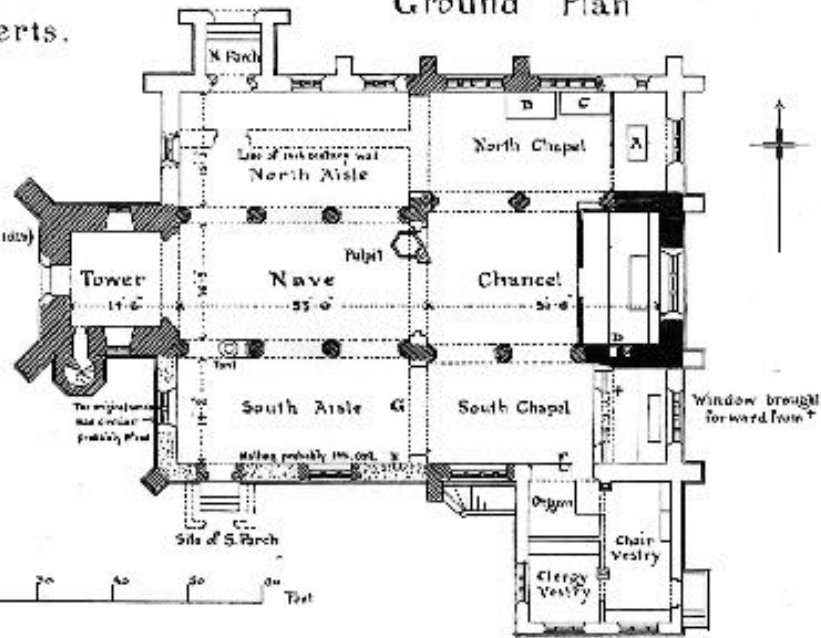
Ground Plan

- A. Tomb of Edmund of Langley
- B. Tomb of Sir Ralph Verney
- C. Tomb of Sir William Glascock
- D. Double Piscina
- E. Single Piscina
- F. Do do. (removed in 1894)
- G. Site of the Altar of the Blessed Trinity
(see will of Thomas Tymmys of Abbs Langley, 1079)

-  13th. cent.
-  14th. cent.
-  Early 15th cent.
-  Late 15th cent.
-  Modern

A. Wilford Anderson, F.S.A.
Arch. & Coll.

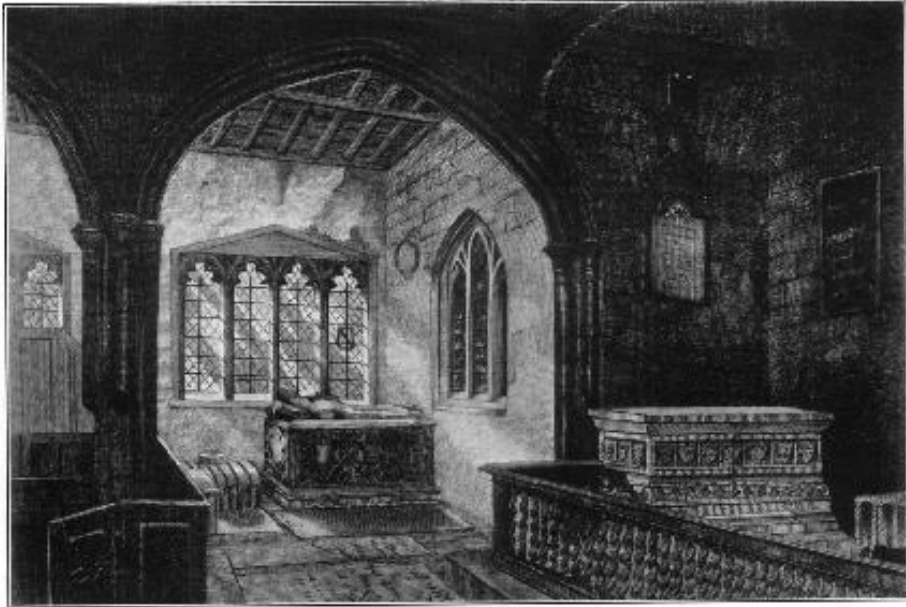
Scale of 10 20 30 40 50 60 Feet



73 face page 16.

PLATE I.

AN ARCHAEOLOGICAL PLAN OF THE PARISH CHURCH, PREPARED BY MR. A. WILFORD-ANDERSON, F.S.A.



THE NORTH CHAPEL AND CHANCEL OF THE PARISH CHURCH IN 1812, FROM AN OLD ENGRAVING.

PLATE V.

PLATE V.

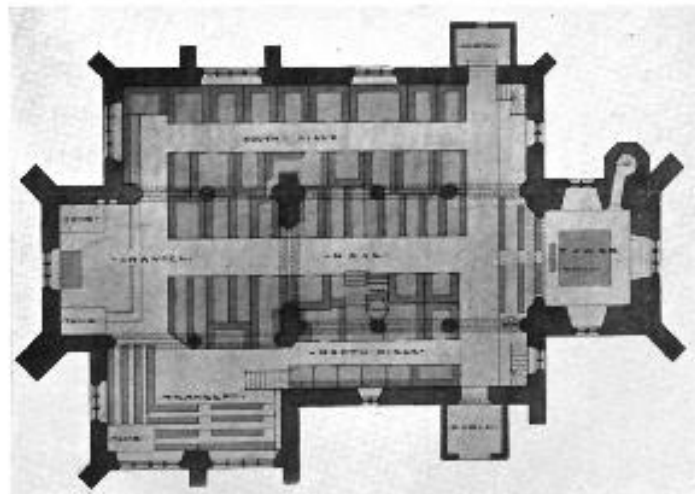
Plate XI face p84_Church plan 1856

To face page 84.

PLATE XI.



KING'S LANGLEY CHURCH IN 1818.



PLAN OF PARISH CHURCH IN 1856, WITH THE GALLERY, STAIRS, HIGH-BACK PEWS AND TRANSEPT.



The face page 96.

PLATE XV.



THE NORTH AISLE, VERKEY TOMB, AND ROYAL CHAPEL OF EDMUND DE LANGLEY.

Plate XXV face p148_Verney Tomb
with Glascocke tomb adjacent (now removed)



THE TOMB OF SIR RALPH AND LADY ELEANOR VERNEY, 1528.

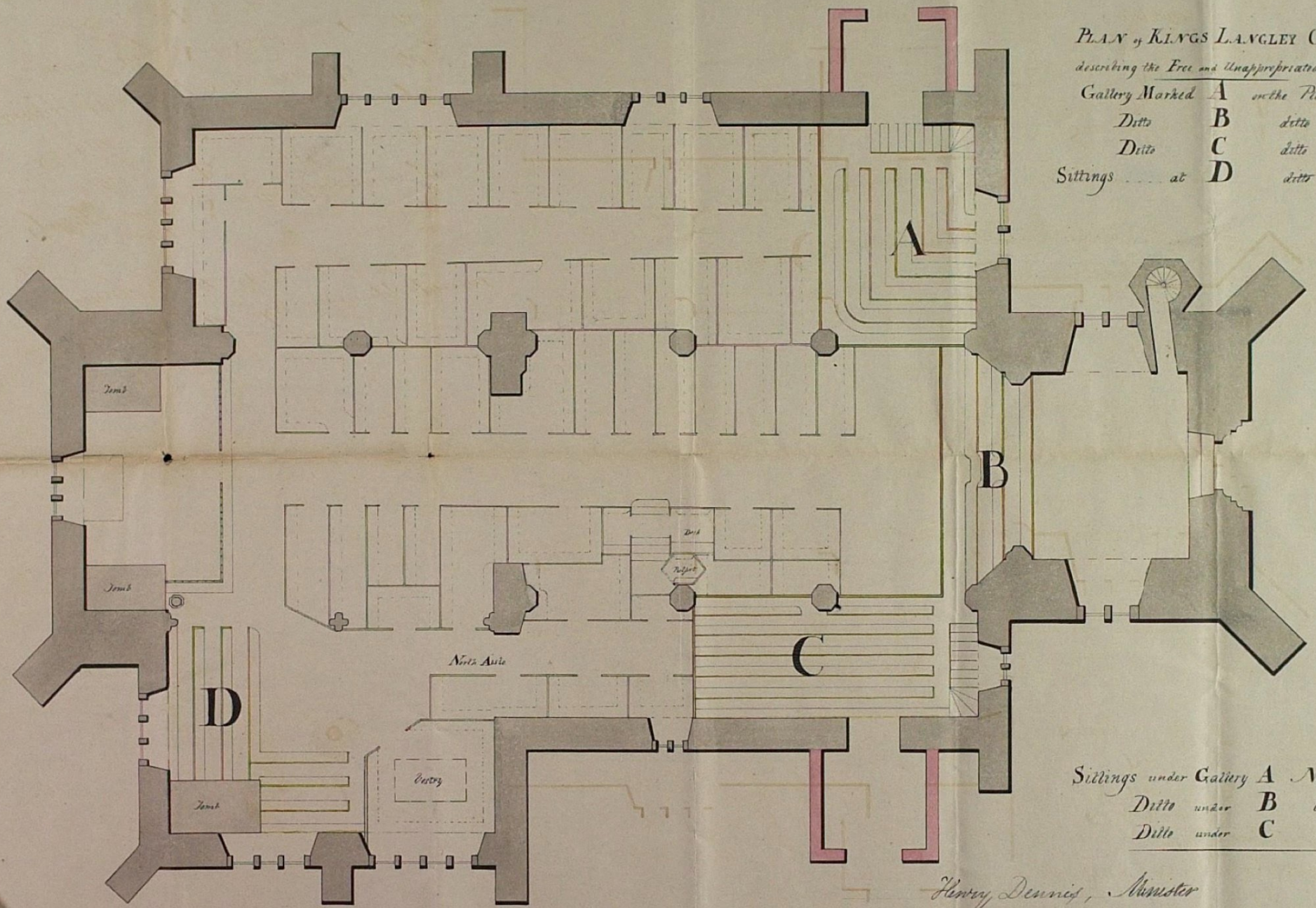
PLATE XXV

PLATE XXV

PLAN of KINGS LANGLEY CHURCH

describing the Free and Unappropriated Seatings

Gallery Marked **A** on the Plan
 Ditto **B** ditto
 Ditto **C** ditto
 Seatings at **D** ditto



Seatings under Gallery **A** Numbered 1
 Ditto under **B** ditto 2 + 3
 Ditto under **C** ditto 4 + 5

Henry Dennis, Minister
 Thomas Savory Jr. Churchwardens
 John B. B. Jr.

W. Lewis 1827

General Notes

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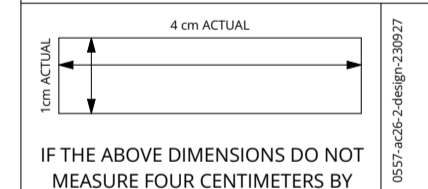
revisions

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a	Design 5	JMB	25/01/2024

changes

drawing status

DESIGN



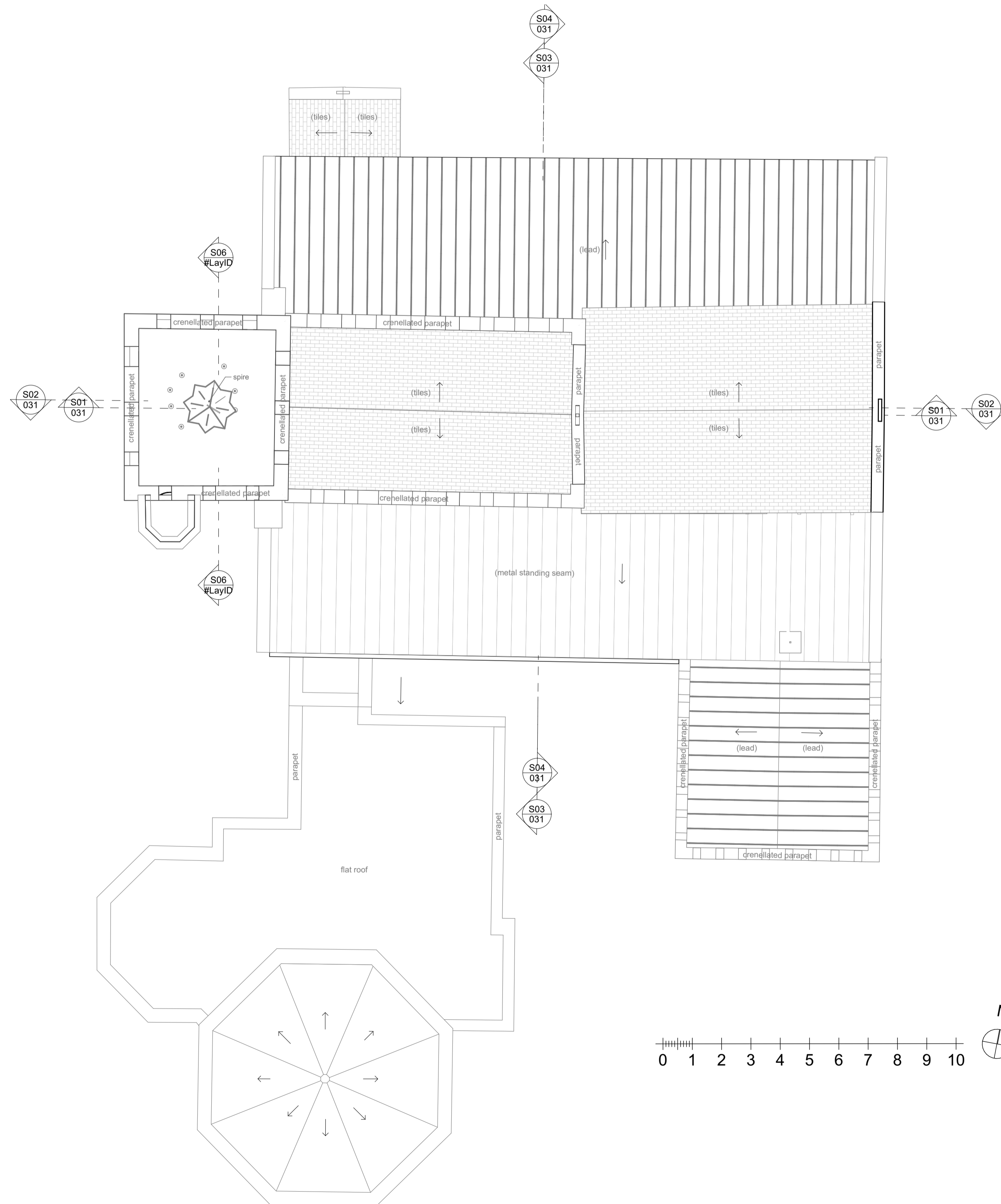
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project name
All Saints Kings Langley
The PCC of All Saints Church
Church Lane
Kings Langley
Hertfordshire WD4 8JS

date: 25/01/2024
scale: AS NOTED
drawn: JMB
paper: A1

project number 0557
drawing number 012
revision a

Roof Plan - Existing



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revisions

ID	description	drawn	date
	Survey & Design	JMB	07/09/2023
a	Design 4	JMB	08/12/2023
b	Design 5	JMB	25/01/2024
c	Design 6	JMB	27/02/2024
d	Design 8	JMB	26/07/2024

changes

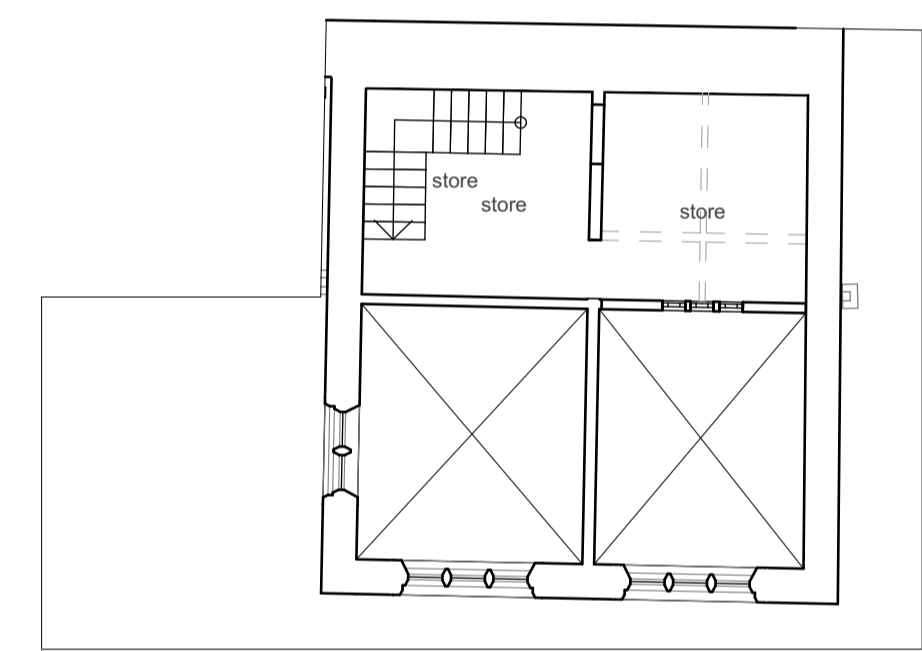
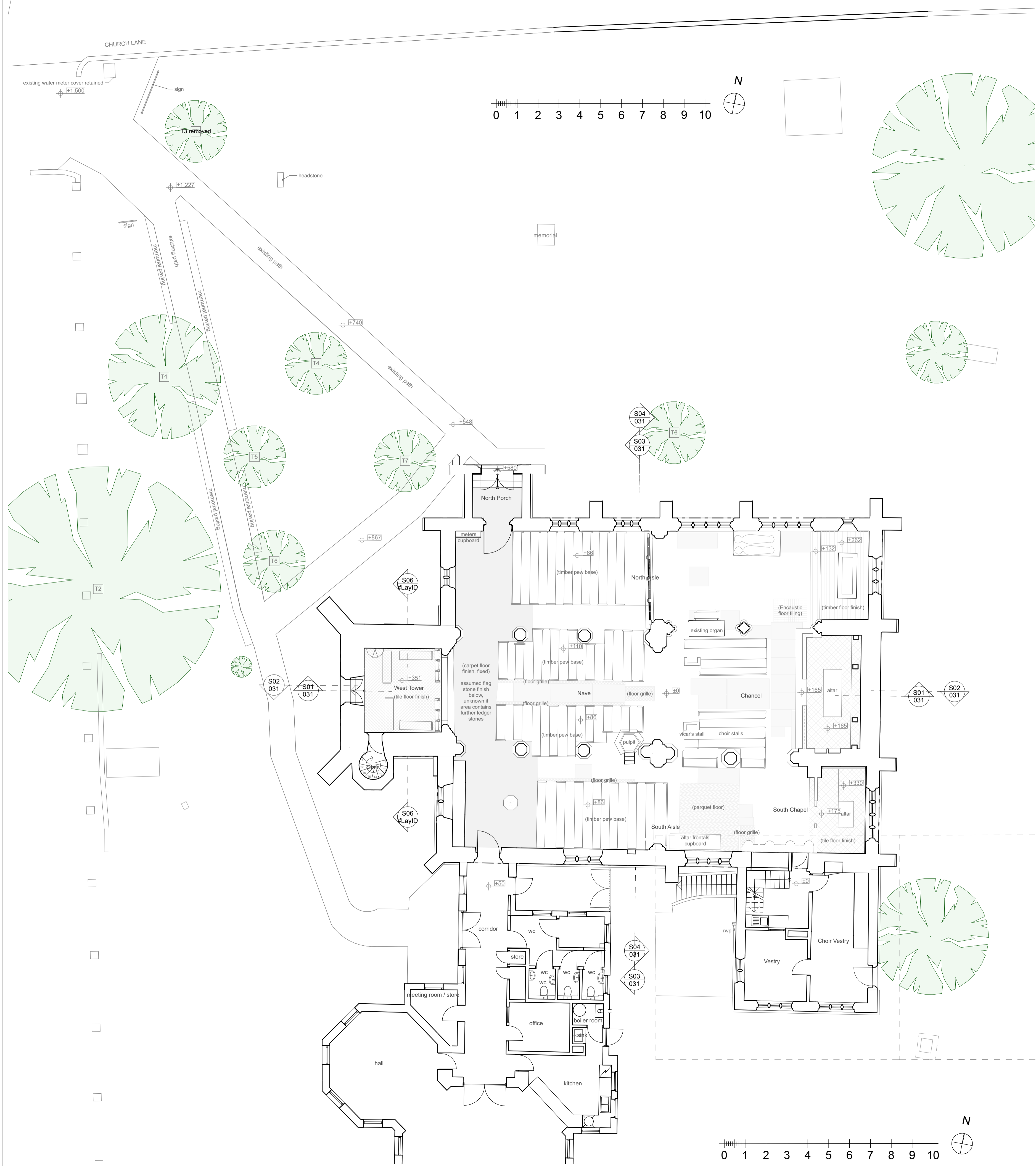
drawing status
DESIGN

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Non-Actual
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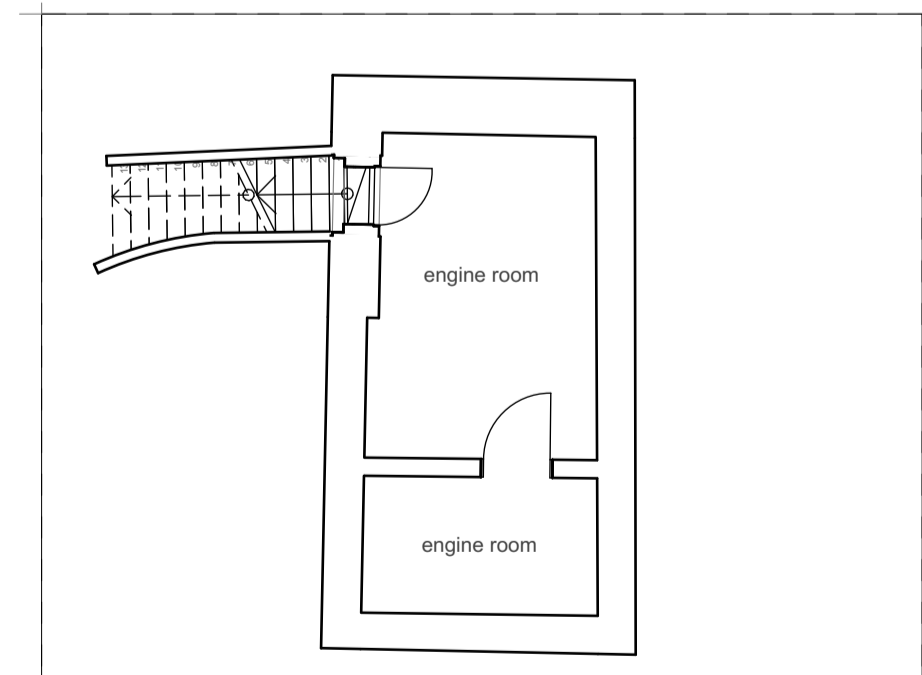
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The PCC of All Saints Church
Church Lane
Kings Langley
Hertfordshire WD4 8JS

date: 26/07/2024
scale: AS NOTED
drawn: JMB
paper: A1

project number	drawing number	revision
0557	011	d



First Floor - Existing
1:100



Basement Plan - Existing
1:100

Ground Floor Plan - Existing
1:100

drawing title
Floor Plans - Existing

General Notes

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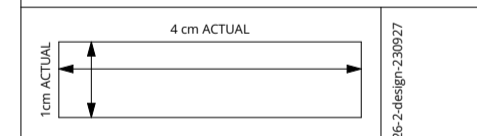
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a	Design 4	JMB	08/12/2023
b	Design 5	JMB	25/01/2024

changes

drawing status

DESIGN



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Hertfordshire WD4 8JS**

date: 25/01/2024
scale: AS NOTED
drawn: JMB
paper: A1

project number	drawing number	revision
0557	031	b

Sections - Existing



S01 Section 01
1:100



S03 Section 03
1:100



S02 Section 02
1:100



S04 Section 04
1:100

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revisions			
ID	description	drawn	date
b	Design 5	JMB	25/01/2024
c	Design 6	JMB	27/02/2024

changes	

drawing status **DESIGN**

2 cm ACTUAL
1 cm ACTUAL

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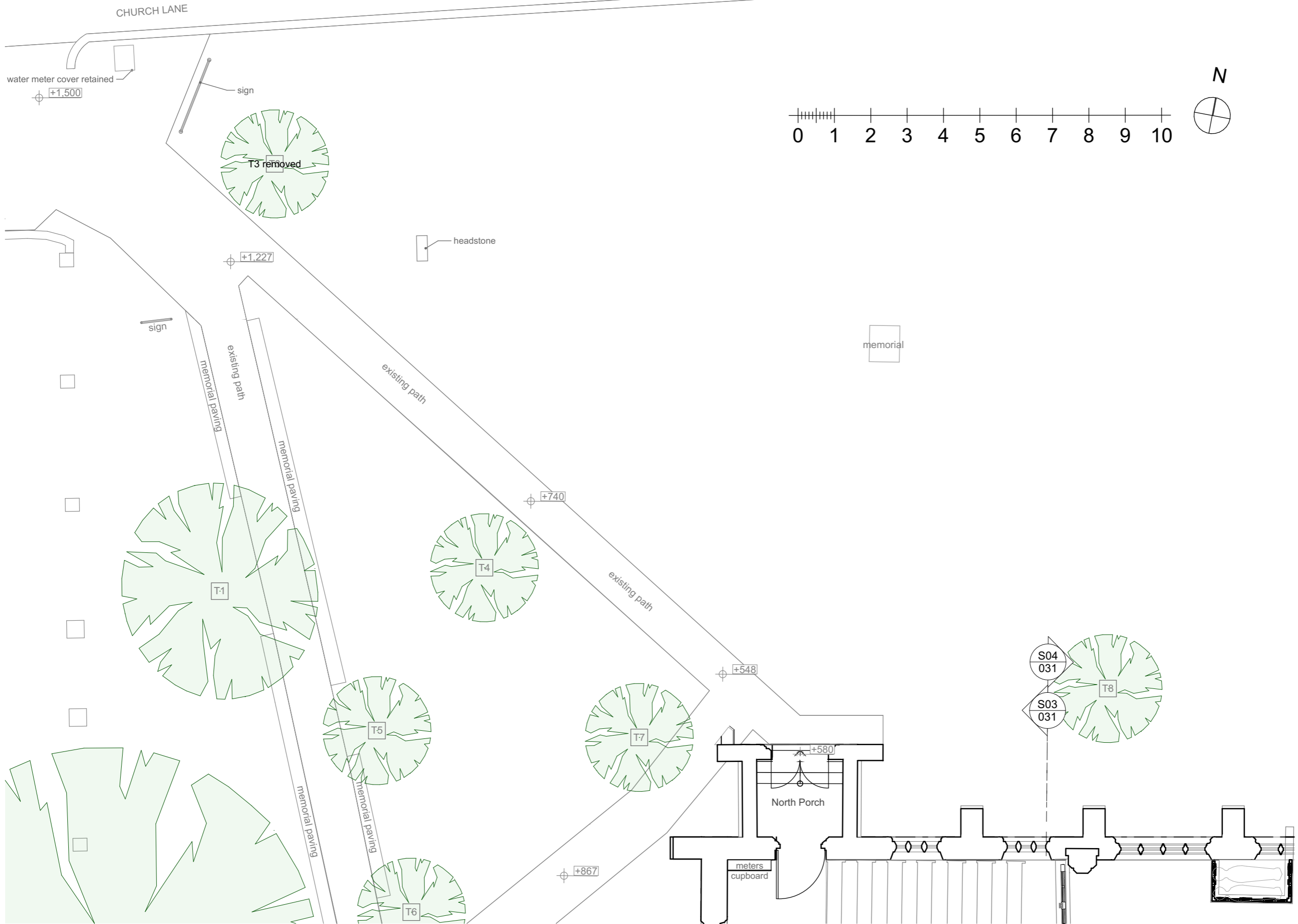
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project name
The PCC of All Saints Church
All Saints Kings Langley
Church Lane
Kings Langley, WD4 8JS

date: 27/02/2024
scale: AS NOTED
drawn: JMB
paper: A3

drawing title
Existing Path

project number	drawing number	revision
0557	170	c



Ground Floor - Existing
1:100

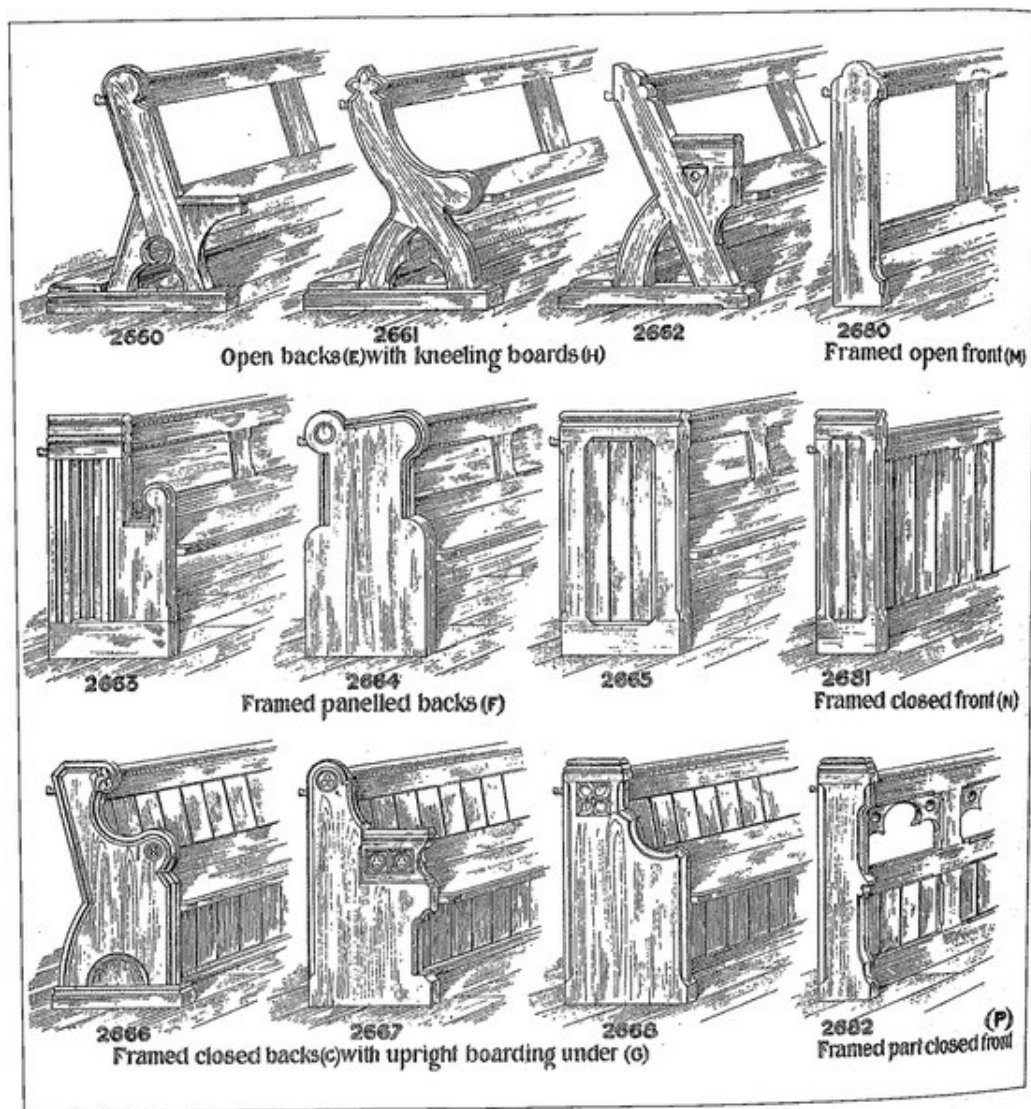


Fig. 14b: Geo. M. Hammer & Co. Catalogue, c.1933, (p. 52). (Watts & Co., London)

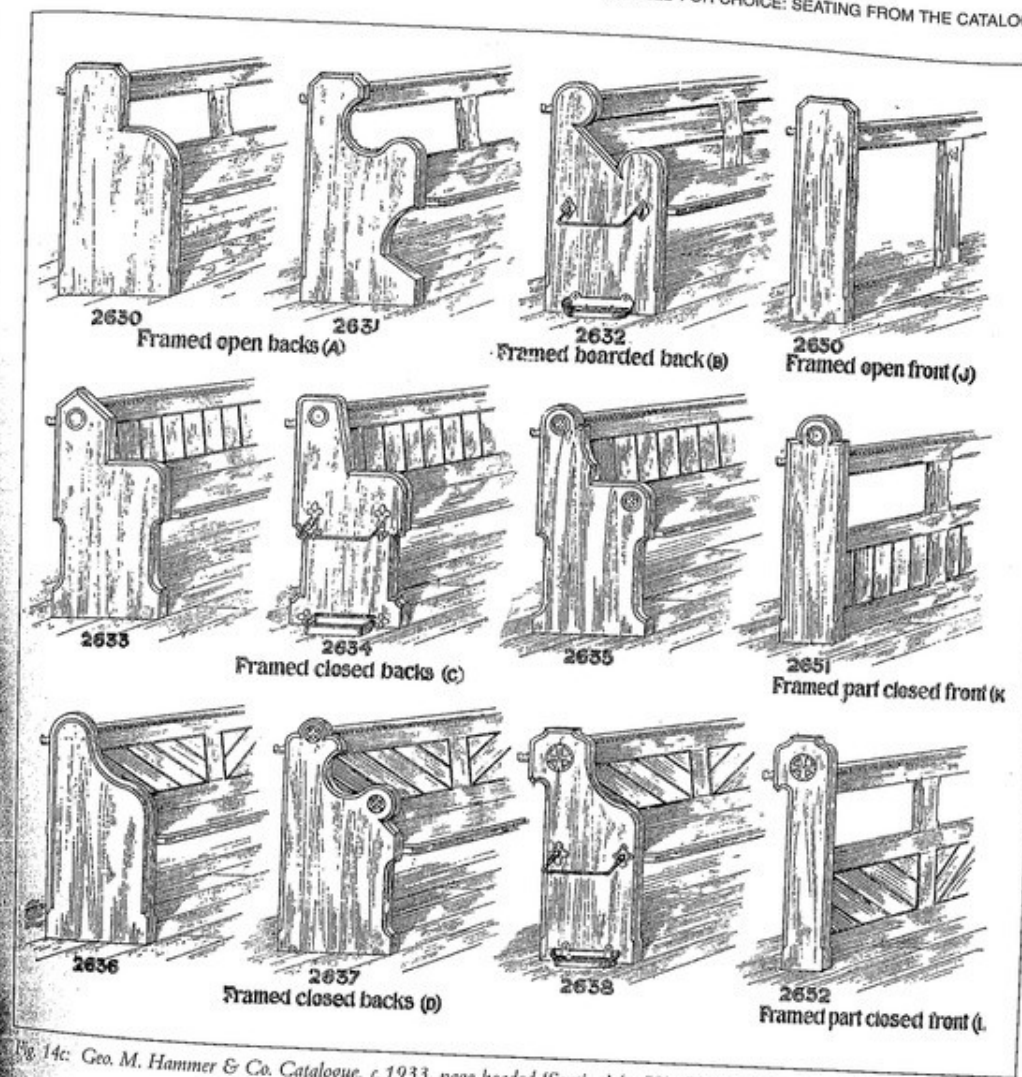


Fig. 14c: Geo. M. Hammer & Co. Catalogue, c.1933, page headed 'Seating' (p. 53). (Watts & Co., London)

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revisions

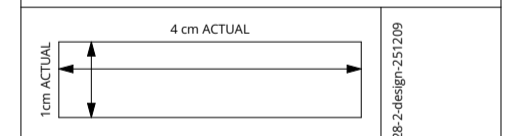
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k	Design 14	JMB	03/07/2025
l	Design 15	JMB	15/08/2025
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n	251113-stores omitted	JMB	13/11/2025
o	251211-HE responses	bwh	11/12/2025
p	260211-HE responses	JMB	11/02/2026

changes

- da ASHP and bin enclosures added
- db ASHP enclosure adjusted
- ha kitchen units layout changed
- ia stable door kitchen option
- ka flooring borders

drawing status

DESIGN

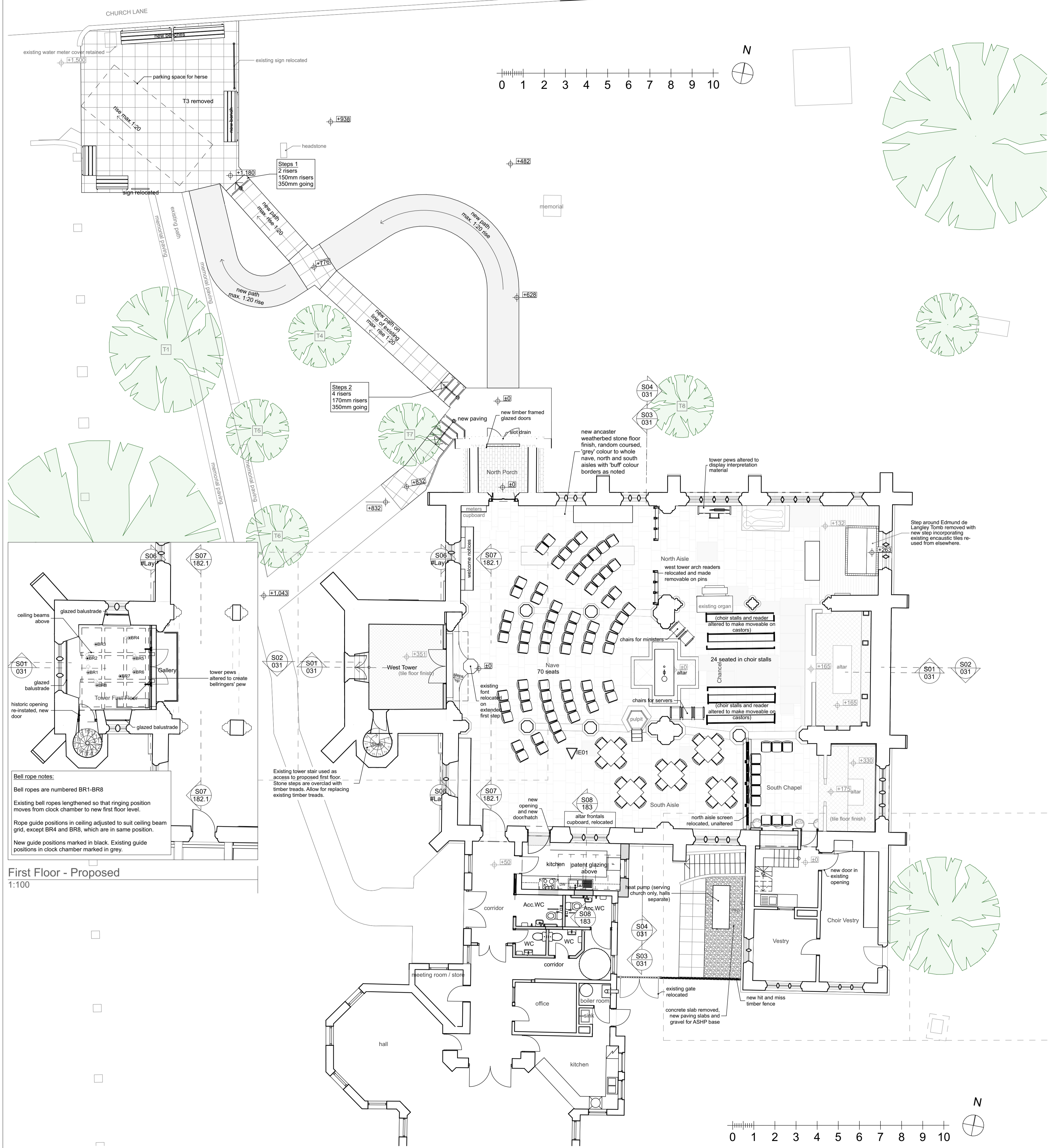


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date: 11/02/2026
scale: AS NOTED
drawn: JMB
paper: A1

project number	drawing number	revision
0557	111	p



Ground Floor Plan - Proposed
1:100

First Floor - Proposed
1:100

Basement Plan - Proposed
1:100

drawing title
Floor Plans - Proposed

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revisions

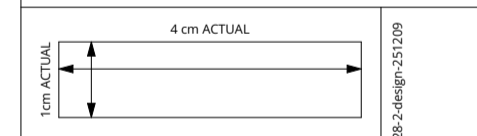
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c	Design 5	JMB	25/01/2024
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e	260211-HE responses	JMB	11/02/2026

changes

ca Solar panels adjusted

drawing status

DESIGN



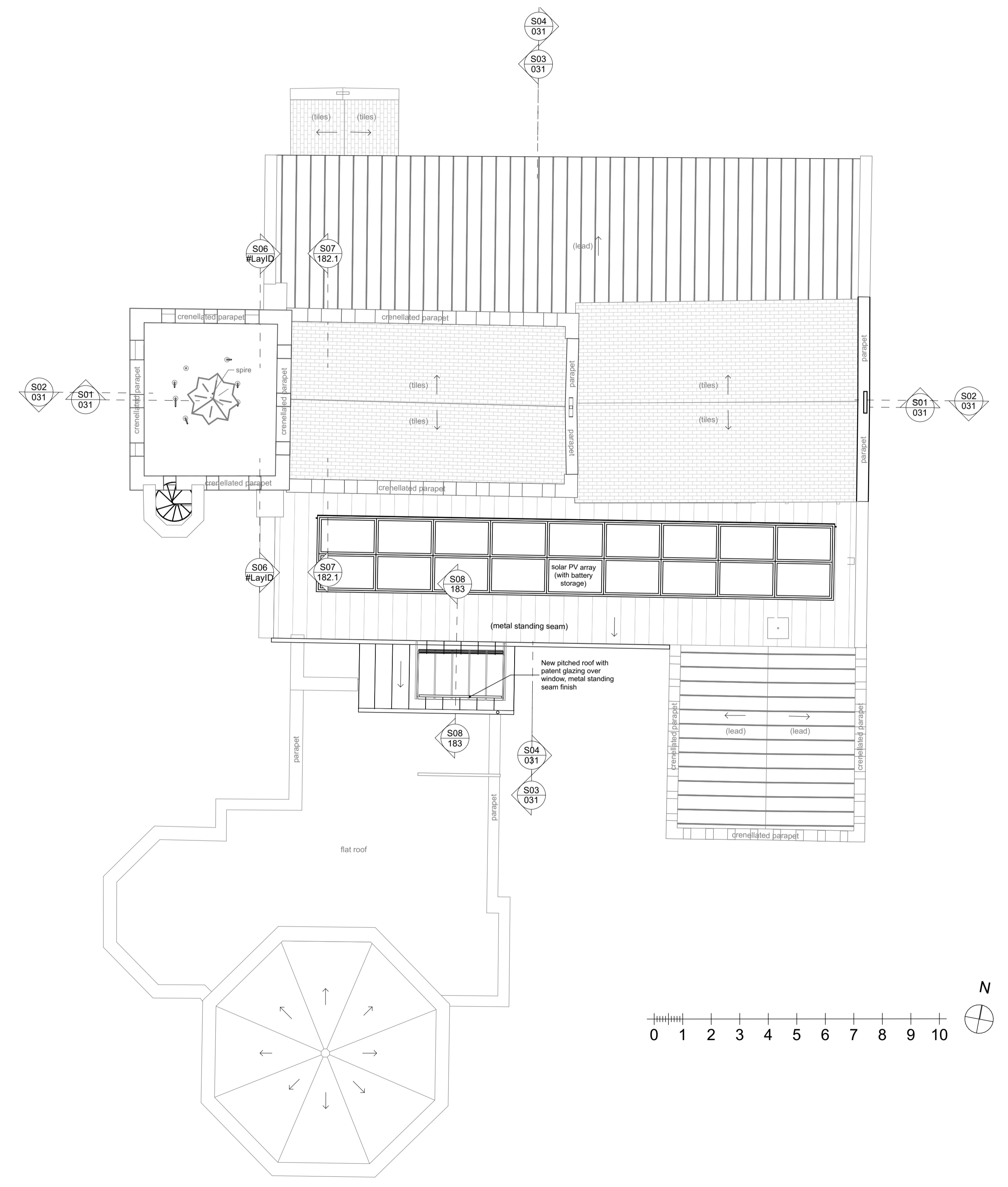
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date: 11/02/2026
scale: AS NOTED
drawn: JMB
paper: A1

project number: 0557
drawing number: 112
revision: e

Roof Plan - Proposed



Roof Plan - Proposed
1:100

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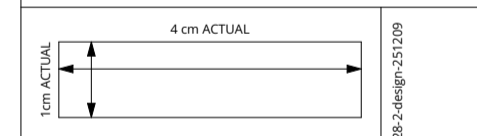
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c	Design 4	JMB	08/12/2023
d	Design 5	JMB	25/01/2024
e	Design 6	JMB	27/02/2024
f	Design 13	JMB	10/06/2025
g	Design 15	JMB	15/08/2025
h	260211-HE responses	JMB	11/02/2026

changes

drawing status

DESIGN



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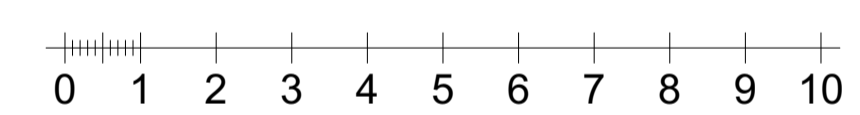
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scale: AS NOTED
drawn: JMB
paper: A1

project number	drawing number	revision
0557	121	h

Elevations - Proposed (Sheet 1)



E01 West Elevation - Proposed
1:100



E04 East Elevation - Proposed
1:100

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revisions

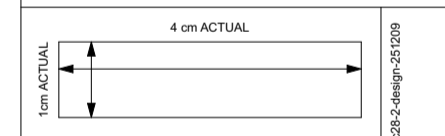
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c	Design 4	JMB	08/12/2023
d	Design 5	JMB	25/01/2024
e	Design 6	JMB	27/02/2024
f	Design 15	JMB	15/08/2025
g	251211-HE responses	bwh	11/12/2025

changes

- da ASHP and bin enclosures added
- db Solar panels adjusted
- dc ASHP enclosure adjusted

drawing status

DESIGN



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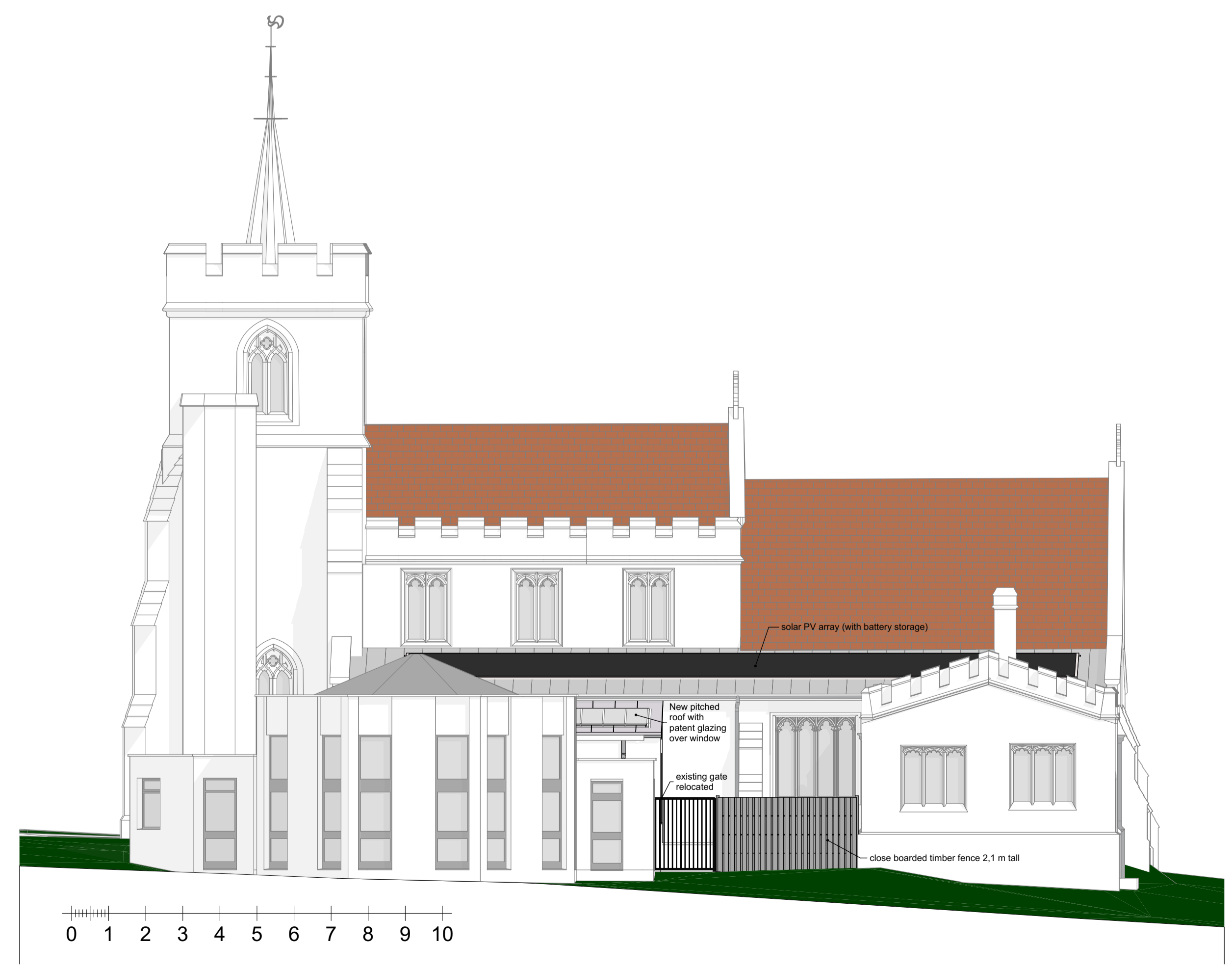
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The PCC of All Saints Church**
Church Lane
Kings Langley
Hertfordshire WD4 8J5

date: 11/12/2025
scale: AS NOTED
drawn: bwh
paper: A1

project number	drawing number	revision
0557	122	g



North Elevation - Proposed
1:100



South Elevation - Proposed
1:100

Elevations - Proposed (Sheet 2)

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revisions

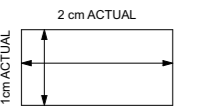
ID	description	drawn	date
a	Design 10	JMB	06/03/2025
b	250819 - altar frontals store moved	JMB	19/08/2025
c	250929-HE responses	JMB	29/09/2025
d	251211-HE responses	bwh	11/12/2025

changes

aa	stable door kitchen option
----	----------------------------

drawing status

DESIGN

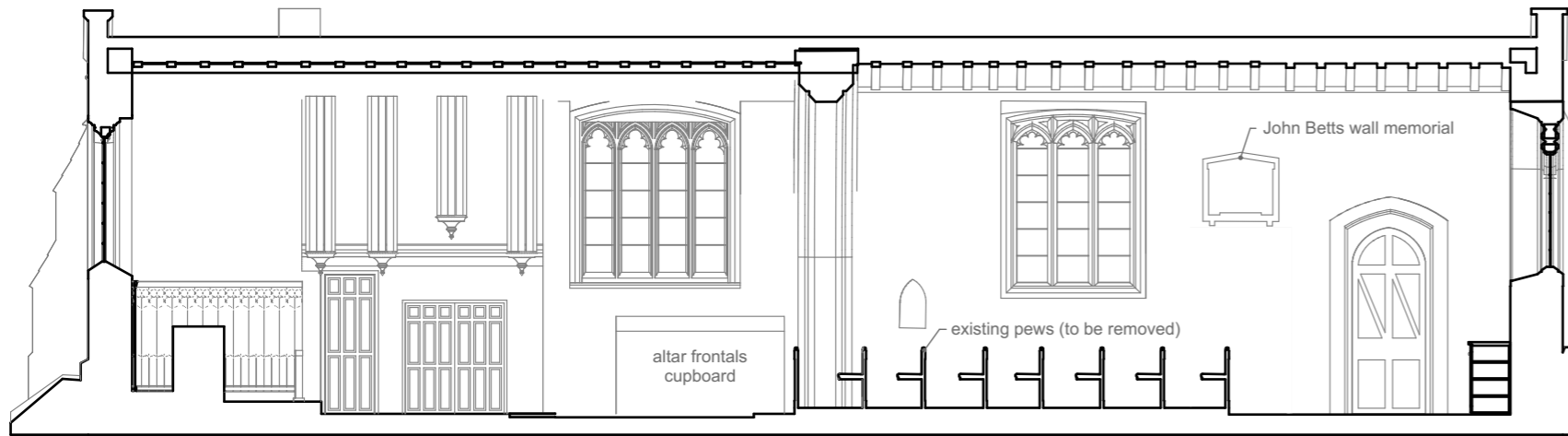


IF THE ABOVE DIMENSIONS DO NOT MEASURE TWO CENTIMETERS BY ONE CENTIMETERS (2 cm x 1cm) EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

project name
**The PCC of All Saints Church
All Saints Kings Langley**
Church Lane
Kings Langley, WD4 8JS

date:	11/12/2025
scale:	AS NOTED
drawn:	bwh
paper:	A3

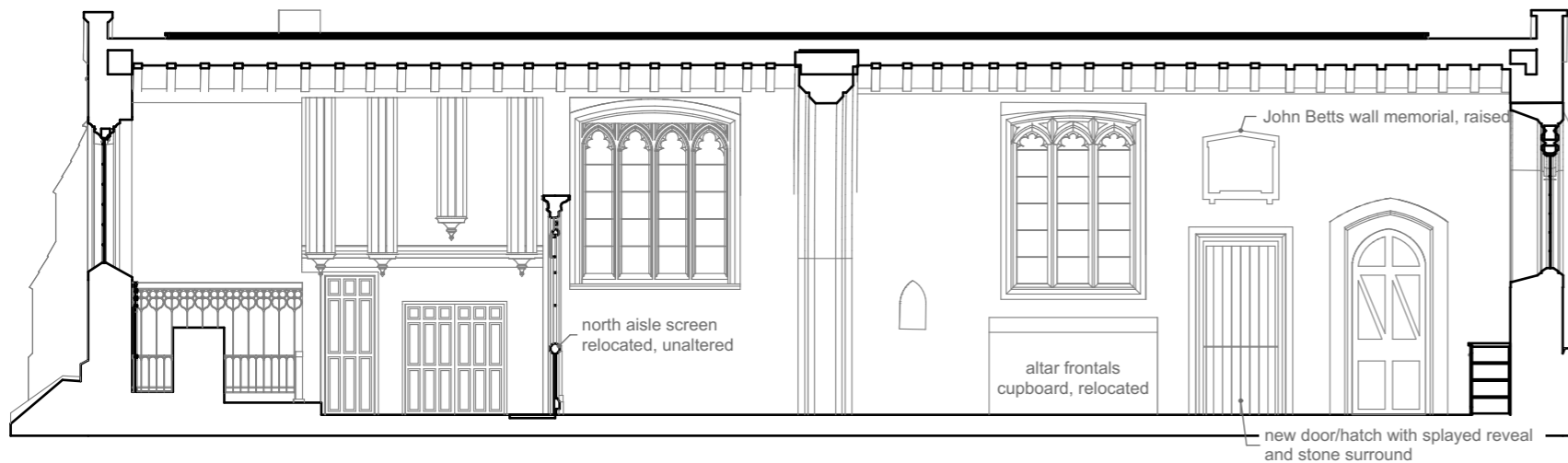
project number	drawing number	revision
0557	181	d



IE01 South Aisle South Wall - Existing
1:100



South aisle view looking east - existing



IE01 South Aisle South Wall - Proposed
1:100



South aisle view looking east

South Aisle Servery

General Notes

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4. Shop drawings of manufactured items must be approved by the Architect before work is put in hand.
5. The Architect must be notified of any discrepancies immediately.
6. If in doubt, ask!

revisions

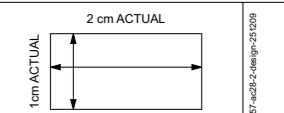
ID	description	drawn	date
a	250819 - altar frontals store moved		19/08/2025
b	251211-HE responses	bwh	11/12/2025

changes

--

drawing status

DESIGN



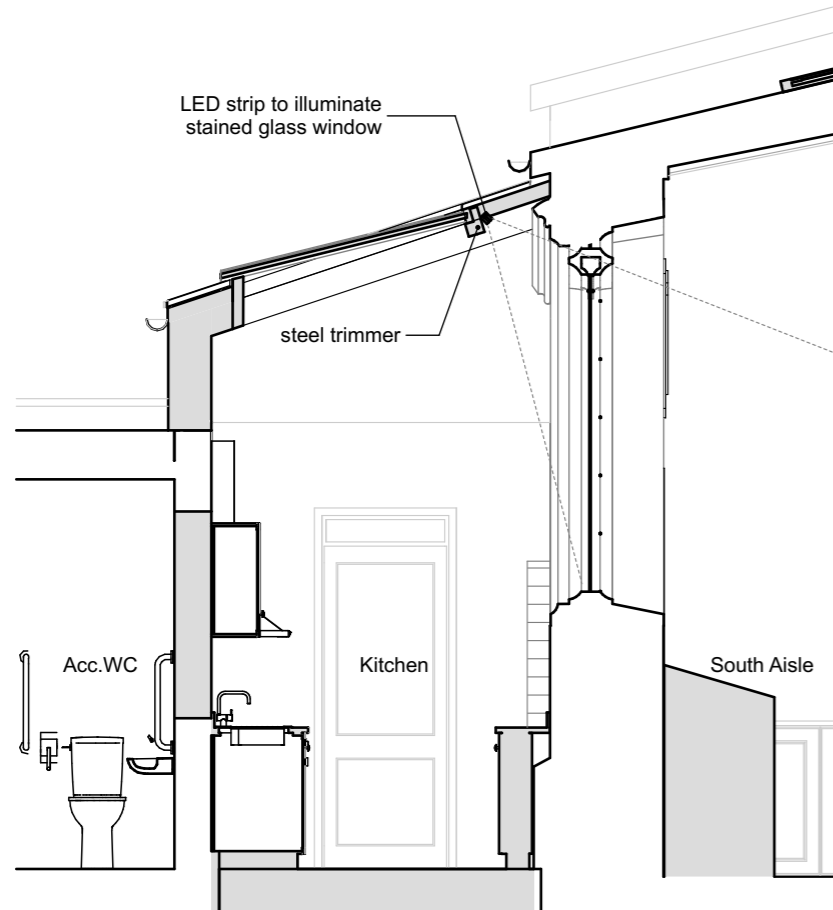
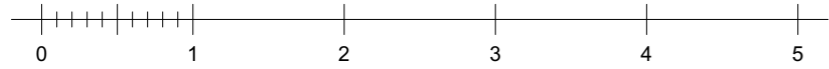
IF THE ABOVE DIMENSIONS DO NOT MEASURE TWO CENTIMETERS BY ONE CENTIMETERS (2 cm x 1cm) EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

project name
**The PCC of All Saints Church
All Saints Kings Langley**
Church Lane
Kings Langley, WD4 8JS

date:	11/12/2025
scale:	AS NOTED
drawn:	bwh
paper:	A3

drawing title
Kitchen window section

project number	drawing number	revision
0557	183	b



Section 08 - Proposed
1:50



Kitchen window 3D section



Section 07 - Proposed - Option 3

1:50



View 1



View 2



View 3

3 Doctor's Close, Impington, Cambridge
CB24 9ND

t: 01 223 474817
mail@archangelarchitects.co.uk
www.archangelarchitects.co.uk
www.churchbuild.co.uk

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General Notes

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revisions

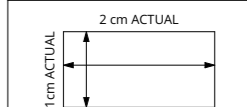
ID	description	drawn	date
a	251113-stores omitted	JMB	13/11/2025
b	251211-HE responses	bwh	11/12/2025
c	260320-HE responses edit	JMB	20/03/2026

changes

ba option 3

drawing status

DESIGN



IF THE ABOVE DIMENSIONS DO NOT MEASURE TWO CENTIMETERS BY ONE CENTIMETERS (2 cm x 1 cm) EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

project name
The PCC of All Saints Church
All Saints Kings Langley
Church Lane
Kings Langley, WD4 8JS

date: 20/03/2026
scale: AS NOTED
drawn: JMB
paper: A3

project number	drawing number	revision
0557	182.3	c

Tower Screen Option 3 - Planar Glazing

drawing title

0557-ac-28-2-design-151-1209

General Notes

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revisions

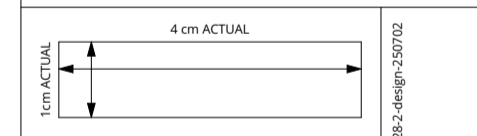
ID	description	drawn	date
	Survey & Design	JMB	07/09/2023
a	Design 2	JMB	16/11/2023
b	Design 3	JMB	28/11/2023
c	Design 4	JMB	08/12/2023
d	Design 5	JMB	25/01/2024
e	Design 6	JMB	27/02/2024
f	Design 7	JMB	28/03/2024
g	Design 8	JMB	26/07/2024
h	Design 13	JMB	10/06/2025
i	Design 15	JMB	15/08/2025
j	250619 - altar frontals store moved		19/08/2025

changes

C H- 04	Solar panels adjusted
C H- 08	stable door kitchen option
C H- 09	flooring borders

drawing status

DESIGN



IF THE ABOVE DIMENSIONS DO NOT MEASURE FOUR CENTIMETERS BY ONE CENTIMETER (4 cm x 1 cm) EXACTLY THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

project name
All Saints Kings Langley
The PCC of All Saints Church
Church Lane
Kings Langley
Hertfordshire WD4 8JS

date: 19/08/2025
scale: AS NOTED
drawn:
paper: A1

project number	drawing number	revision
0557	131	j

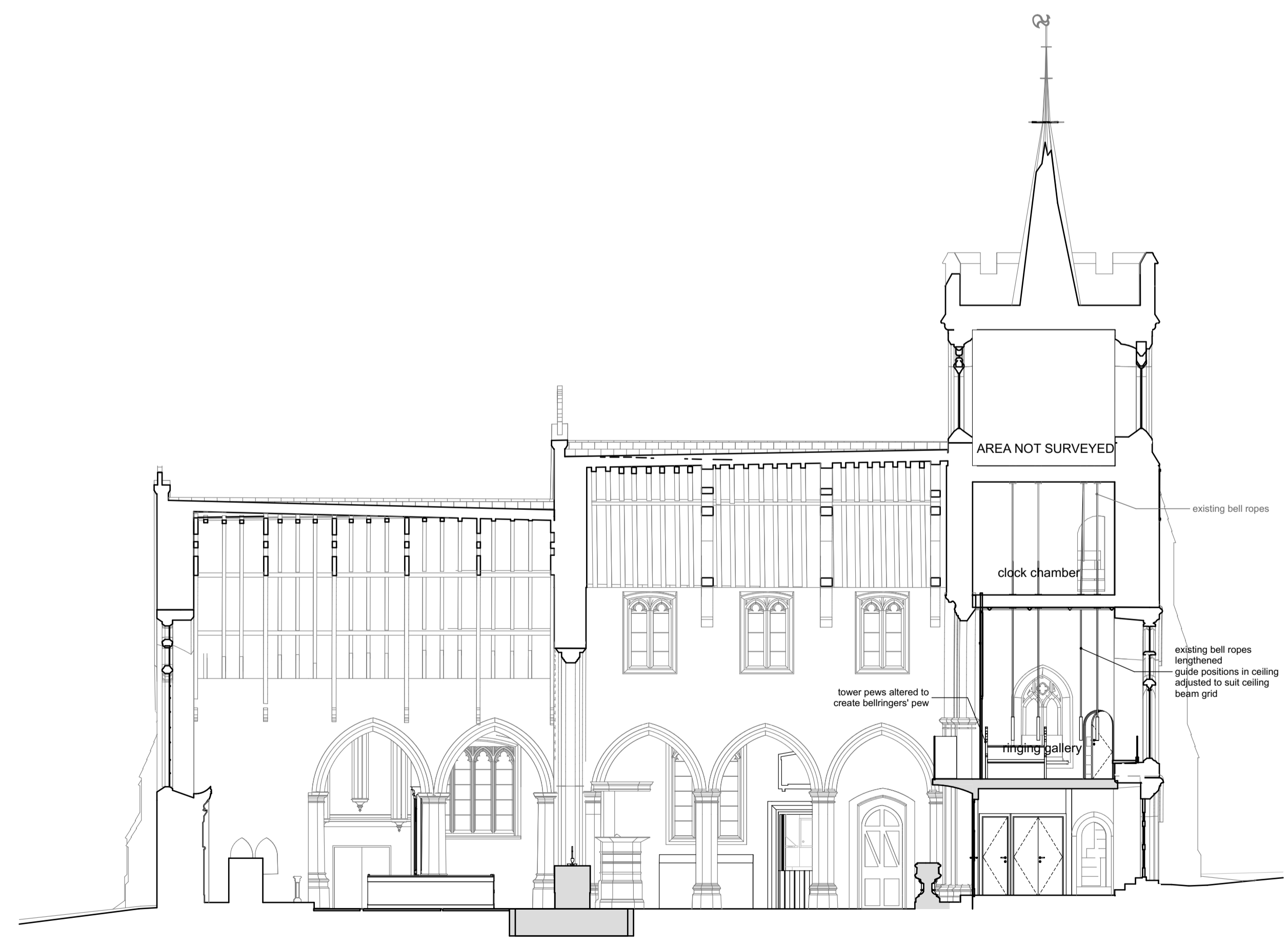
Sections - Proposed



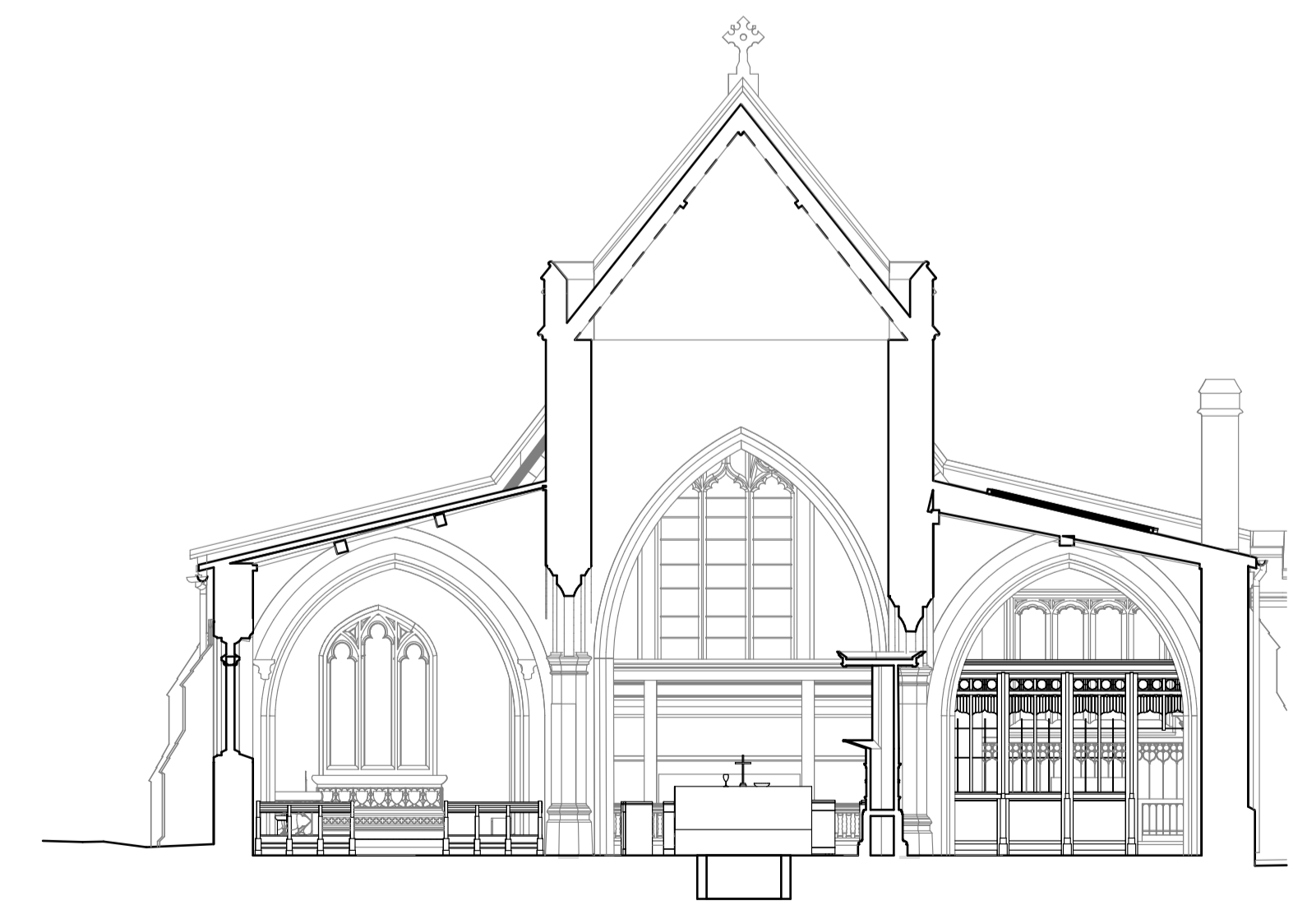
S01 Section 01 - Proposed
1:100



S03 Section 03 - Proposed
1:100



S02 Section 02 - Proposed
1:100



S04 Section 04 - Proposed
1:100

General Notes

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revisions

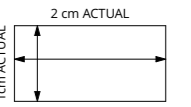
ID	description	drawn	date
b	Design 3	JMB	28/11/2023
c	Design 4	JMB	08/12/2023
d	Design 5	JMB	25/01/2024
e	Design 6	JMB	27/02/2024
f	Design 7	JMB	28/03/2024
g	Design 8	JMB	26/07/2024
h	Design 13	JMB	10/06/2025
i	Design 14	JMB	03/07/2025
j	Design 15	JMB	15/08/2025
k	250819 - altar frontals store moved		19/08/2025

changes

CH-05	ASHIP enclosure adjusted
CH-08	stable door kitchen option
CH-09	flooring borders

drawing status

DESIGN

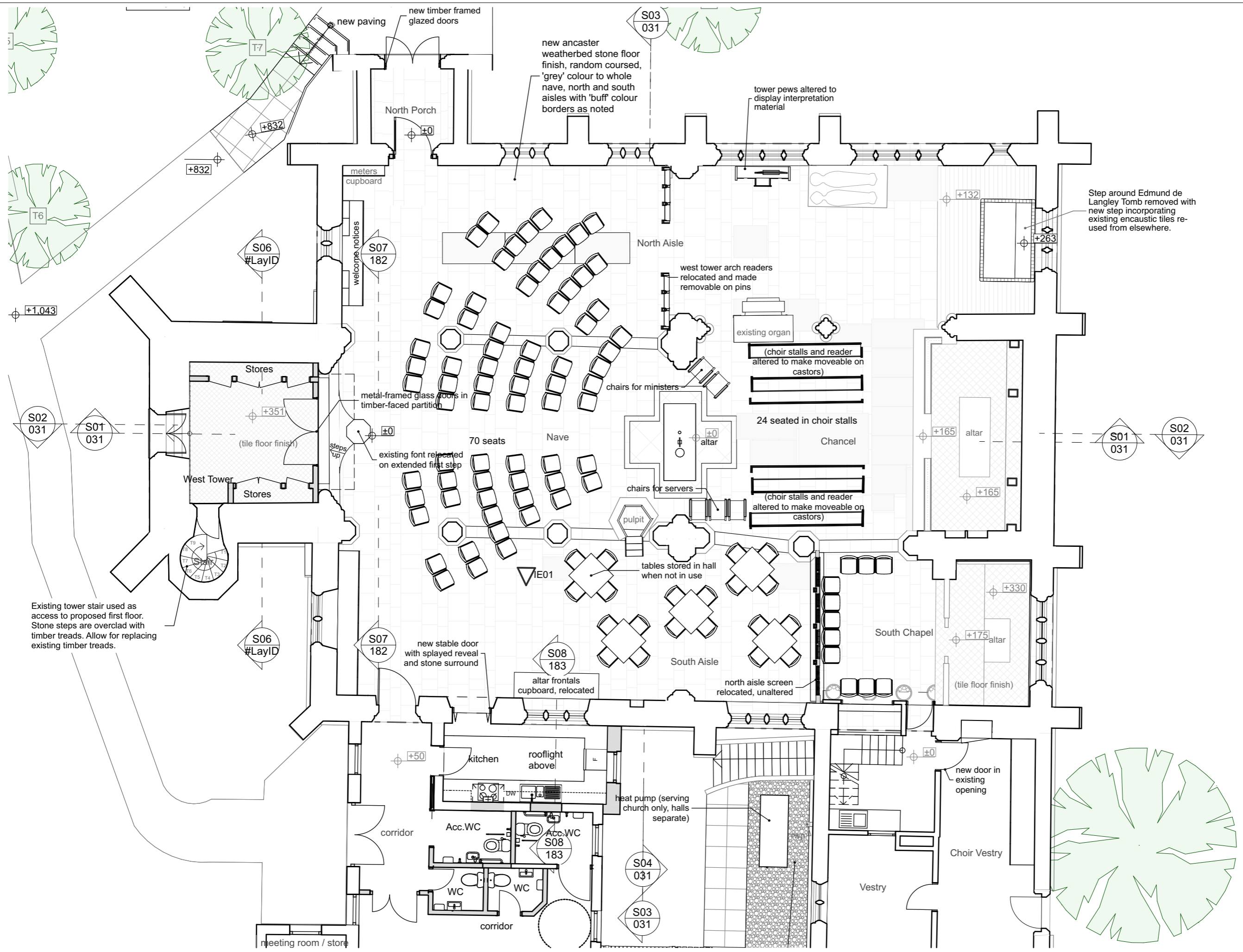


IF THE ABOVE DIMENSIONS DO NOT MEASURE TWO CENTIMETERS BY ONE CENTIMETERS (2 cm x 1cm) EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

project name
**The PCC of All Saints Church
All Saints Kings Langley
Church Lane
Kings Langley, WD4 8JS**

date: 19/08/2025
scale: AS NOTED
drawn:
paper: A3

project number	drawing number	revision
0557	161	k



Ground Floor Plan Proposed - Seating 1
1:100

General Notes

1. Drawings must not be scaled; work only to figured dimensions.
2. Drawings must be read in conjunction with all other relevant drawings, schedules and specifications for this project.
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6. If in doubt, ask!

revisions

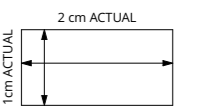
ID	description	drawn	date
b	Design 3	JMB	28/11/2023
c	Design 4	JMB	08/12/2023
d	Design 5	JMB	25/01/2024
e	Design 6	JMB	27/02/2024
f	Design 7	JMB	28/03/2024
g	Design 8	JMB	26/07/2024
h	Design 13	JMB	10/06/2025
i	Design 14	JMB	03/07/2025
j	Design 15	JMB	15/08/2025
k	250819 - altar frontals store moved		19/08/2025

changes

CH-05	ASHP enclosure adjusted
CH-08	stable door kitchen option
CH-09	flooring borders

drawing status

DESIGN

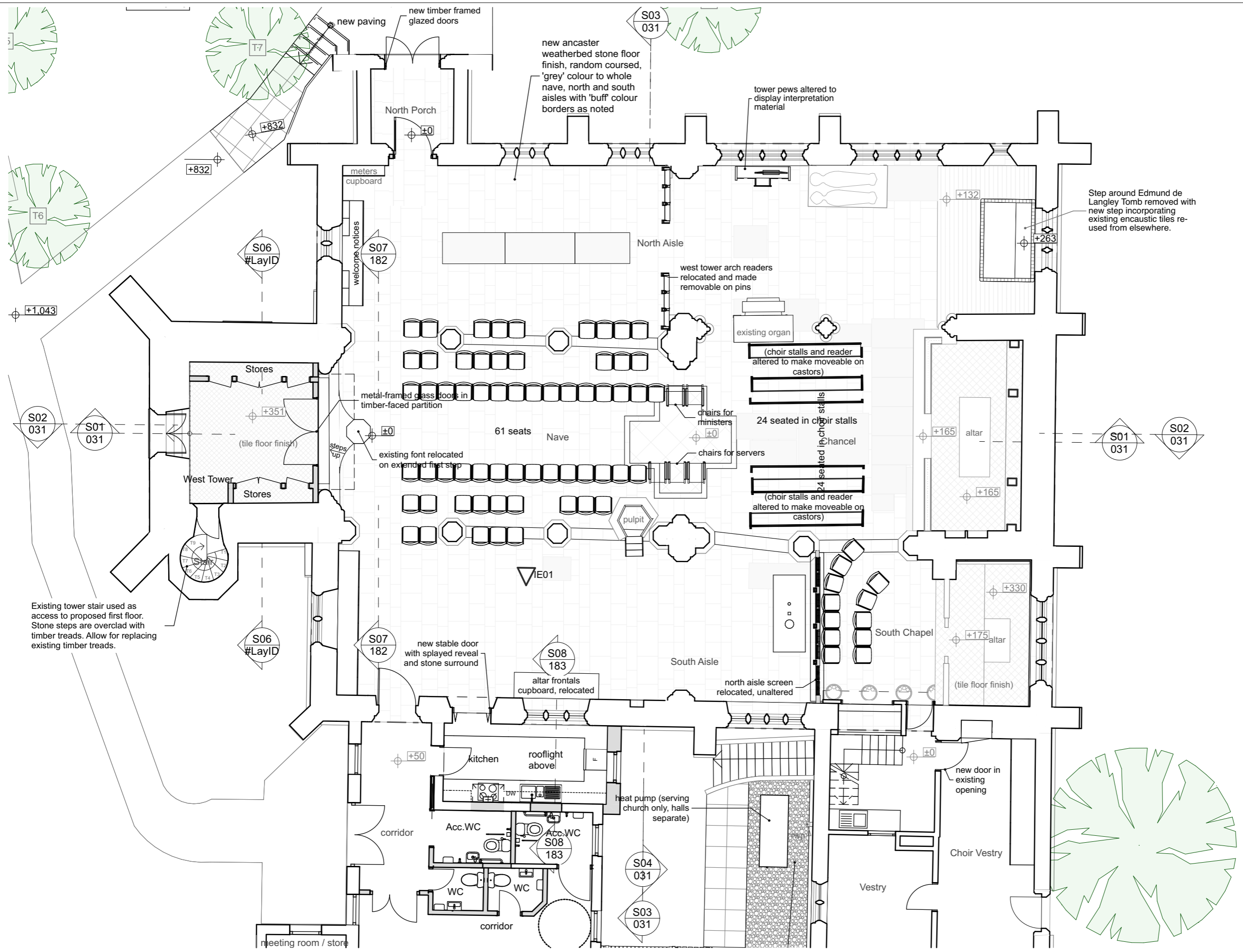


IF THE ABOVE DIMENSIONS DO NOT MEASURE TWO CENTIMETERS BY ONE CENTIMETERS (2 cm x 1cm) EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

project name
**The PCC of All Saints Church
All Saints Kings Langley
Church Lane
Kings Langley, WD4 8JS**

date:	19/08/2025
scale:	AS NOTED
drawn:	
paper:	A3

project number	drawing number	revision
0557	162	k



Ground Floor Plan Proposed - Seating 2
1:100

Seating Arrangement 2 - Collegiate

General Notes

1. Drawings must not be scaled; work only to figured dimensions.
2. Drawings must be read in conjunction with all other relevant drawings, schedules and specifications for this project.
3. All dimensions to be checked on site before and during construction by the Contractor.
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5. The Architect must be notified of any discrepancies immediately.
6. In doubt, ask!

revisions

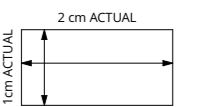
ID	description	drawn	date
b	Design 3	JMB	28/11/2023
c	Design 4	JMB	08/12/2023
d	Design 5	JMB	25/01/2024
e	Design 6	JMB	27/02/2024
f	Design 7	JMB	28/03/2024
g	Design 8	JMB	26/07/2024
h	Design 13	JMB	10/06/2025
i	Design 14	JMB	03/07/2025
j	Design 15	JMB	15/08/2025
k	250819 - altar frontals store moved	JMB	19/08/2025

changes

CH-05	ASHIP enclosure adjusted
CH-08	stable door kitchen option
CH-09	flooring borders

drawing status

DESIGN

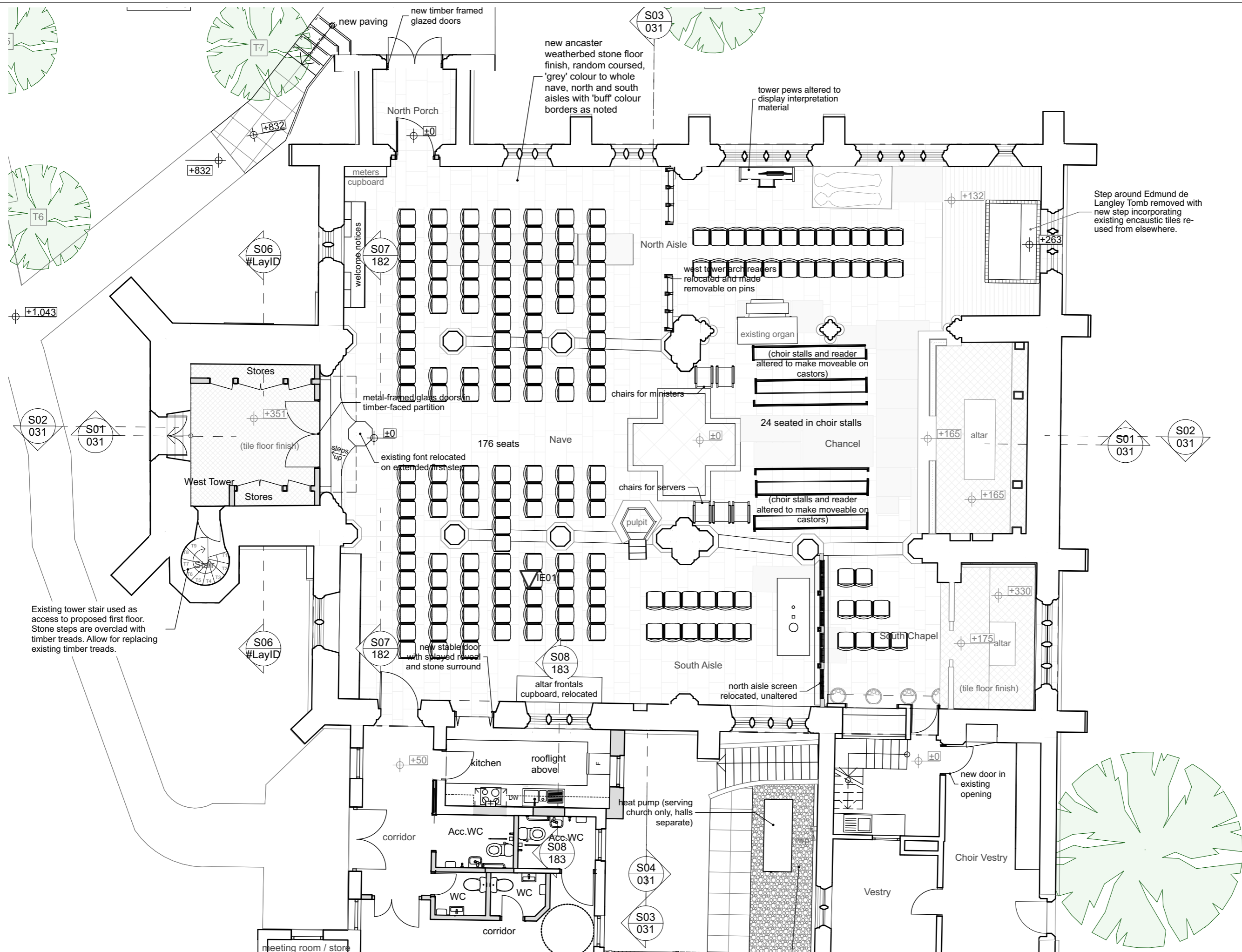


IF THE ABOVE DIMENSIONS DO NOT MEASURE TWO CENTIMETERS BY ONE CENTIMETERS (2 cm x 1 cm) EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

project name
**The PCC of All Saints Church
All Saints Kings Langley
Church Lane
Kings Langley, WD4 8JS**

date:	19/08/2025
scale:	AS NOTED
drawn:	
paper:	A3

project number	drawing number	revision
0557	163	k



Ground Floor Plan Proposed - Seating 3
1:100

Seating Arrangement 3 - East-facing

General Notes

1. Drawings must not be scaled; work only to figured dimensions.
2. Drawings must be read in conjunction with all other relevant drawings, schedules and specifications for this project.
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revisions

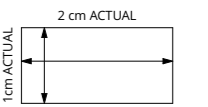
ID	description	drawn	date
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c	Design 4	JMB	08/12/2023
d	Design 5	JMB	25/01/2024
e	Design 6	JMB	27/02/2024
f	Design 7	JMB	28/03/2024
g	Design 8	JMB	26/07/2024
h	Design 13	JMB	10/06/2025
i	Design 14	JMB	03/07/2025
j	Design 15	JMB	15/08/2025
k	250819 - altar frontals store moved	JMB	19/08/2025

changes

CH-05	ASHIP enclosure adjusted
CH-08	stable door kitchen option
CH-09	flooring borders

drawing status

DESIGN

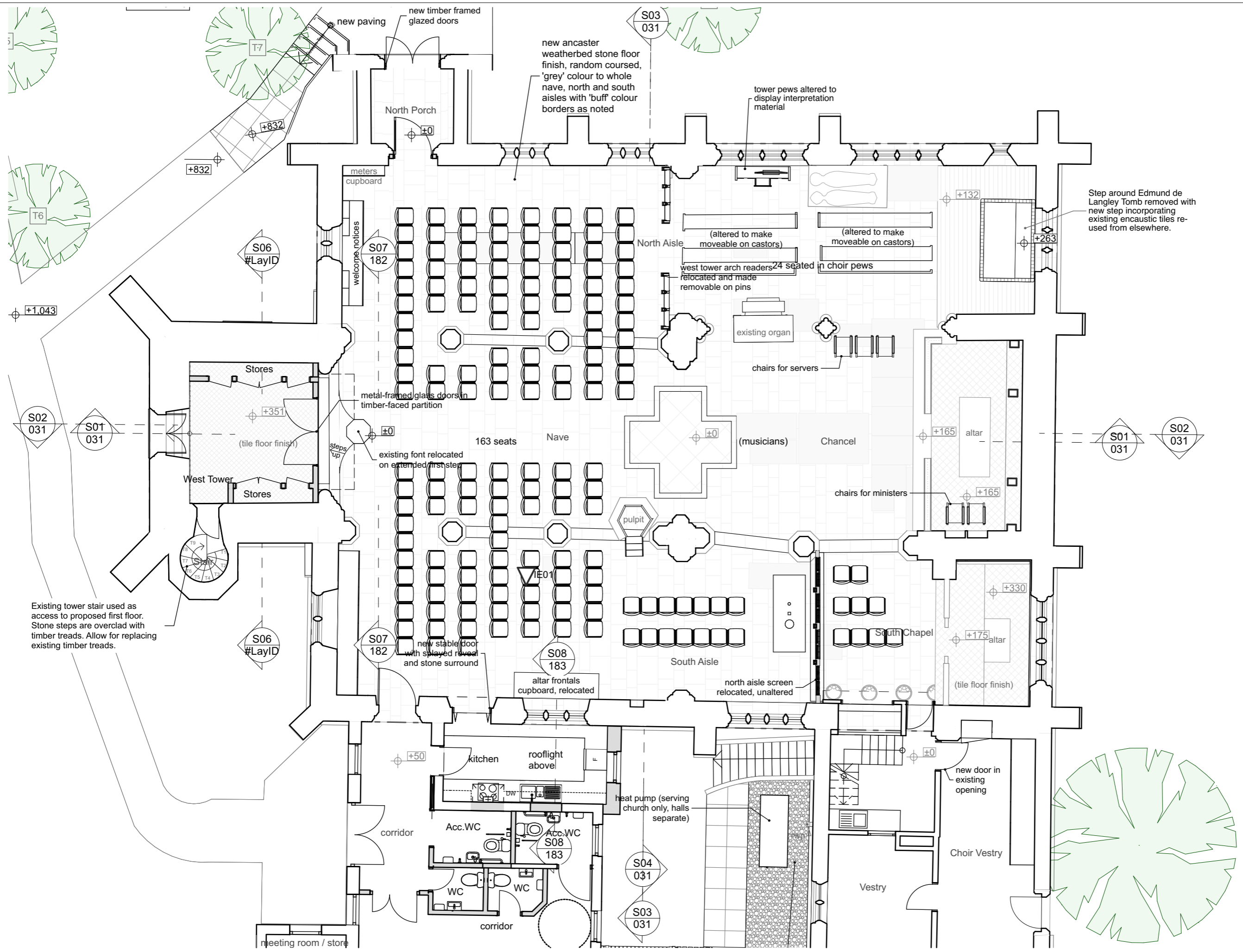


IF THE ABOVE DIMENSIONS DO NOT MEASURE TWO CENTIMETERS BY ONE CENTIMETERS (2 cm x 1 cm) EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

project name
**The PCC of All Saints Church
All Saints Kings Langley
Church Lane
Kings Langley, WD4 8JS**

date:	19/08/2025
scale:	AS NOTED
drawn:	
paper:	A3

project number	drawing number	revision
0557	164	k



Ground Floor Plan Proposed - Seating 4
1:100

Seating Arrangement 4 - Concert

General Notes

1. Drawings must not be scaled; work only to figured dimensions.
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revisions

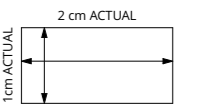
ID	description	drawn	date
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c	Design 4	JMB	08/12/2023
d	Design 5	JMB	25/01/2024
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f	Design 7	JMB	28/03/2024
g	Design 8	JMB	26/07/2024
h	Design 13	JMB	10/06/2025
i	Design 14	JMB	03/07/2025
j	Design 15	JMB	15/08/2025
k	250819 - altar frontals store moved		19/08/2025

changes

CH-05	ASHP enclosure adjusted
CH-08	stable door kitchen option
CH-09	flooring borders

drawing status

DESIGN

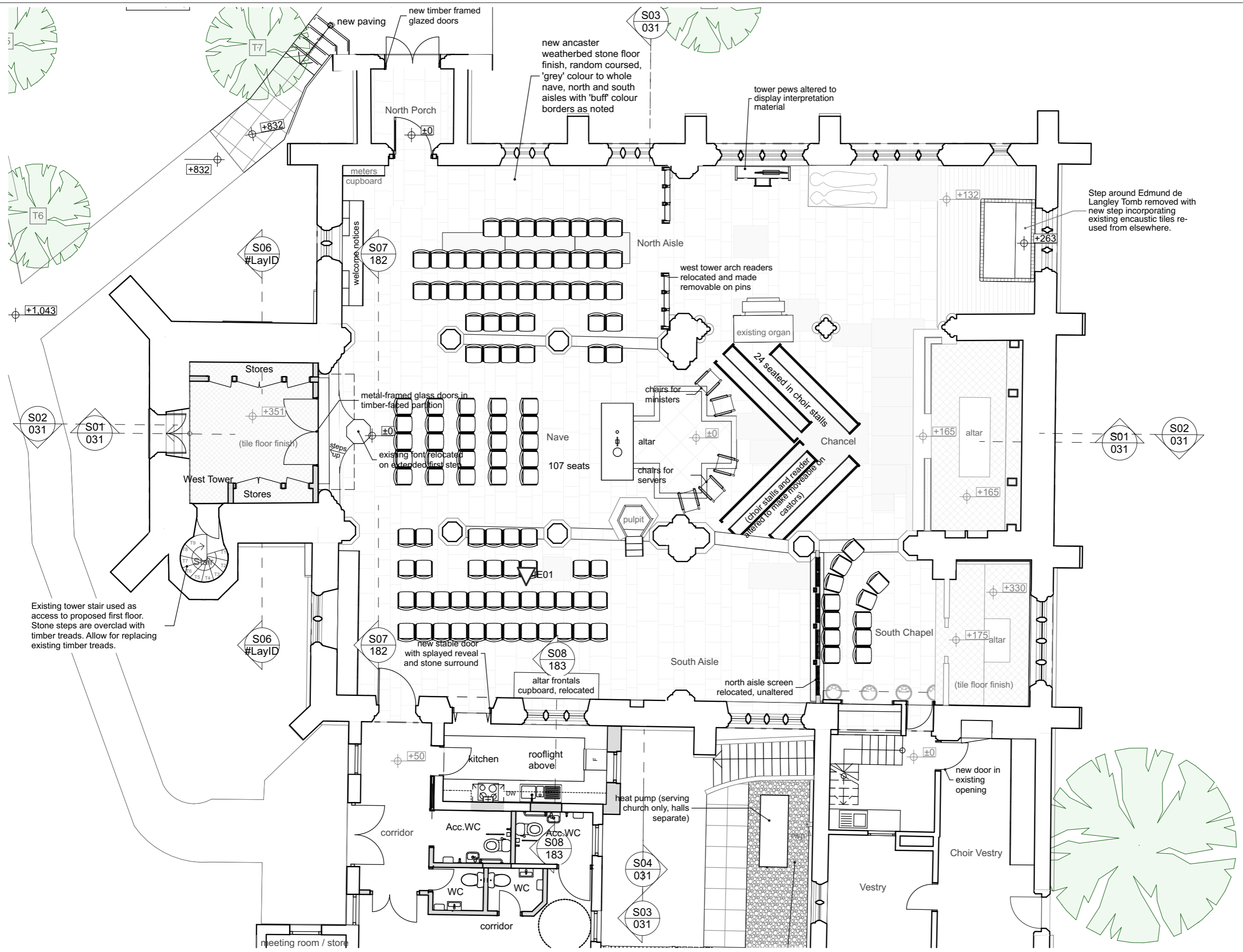


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project name
**The PCC of All Saints Church
All Saints Kings Langley
Church Lane
Kings Langley, WD4 8JS**

date: 19/08/2025
scale: AS NOTED
drawn:
paper: A3

project number	drawing number	revision
0557	165	k



Ground Floor Plan Proposed - Seating 5
1:100

Seating Arrangement 5 - Gathered

General Notes

1. Drawings must not be scaled; work only to figured dimensions.
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revisions

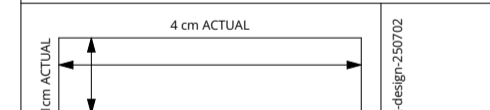
ID	description	drawn	date
Design 8		JMB	26/07/2024
0	Design 13	JMB	10/06/2025
a	Design 14	JMB	03/07/2025

changes

C	H-08	stable door kitchen option
C	H-09	flooring borders

drawing status

DESIGN



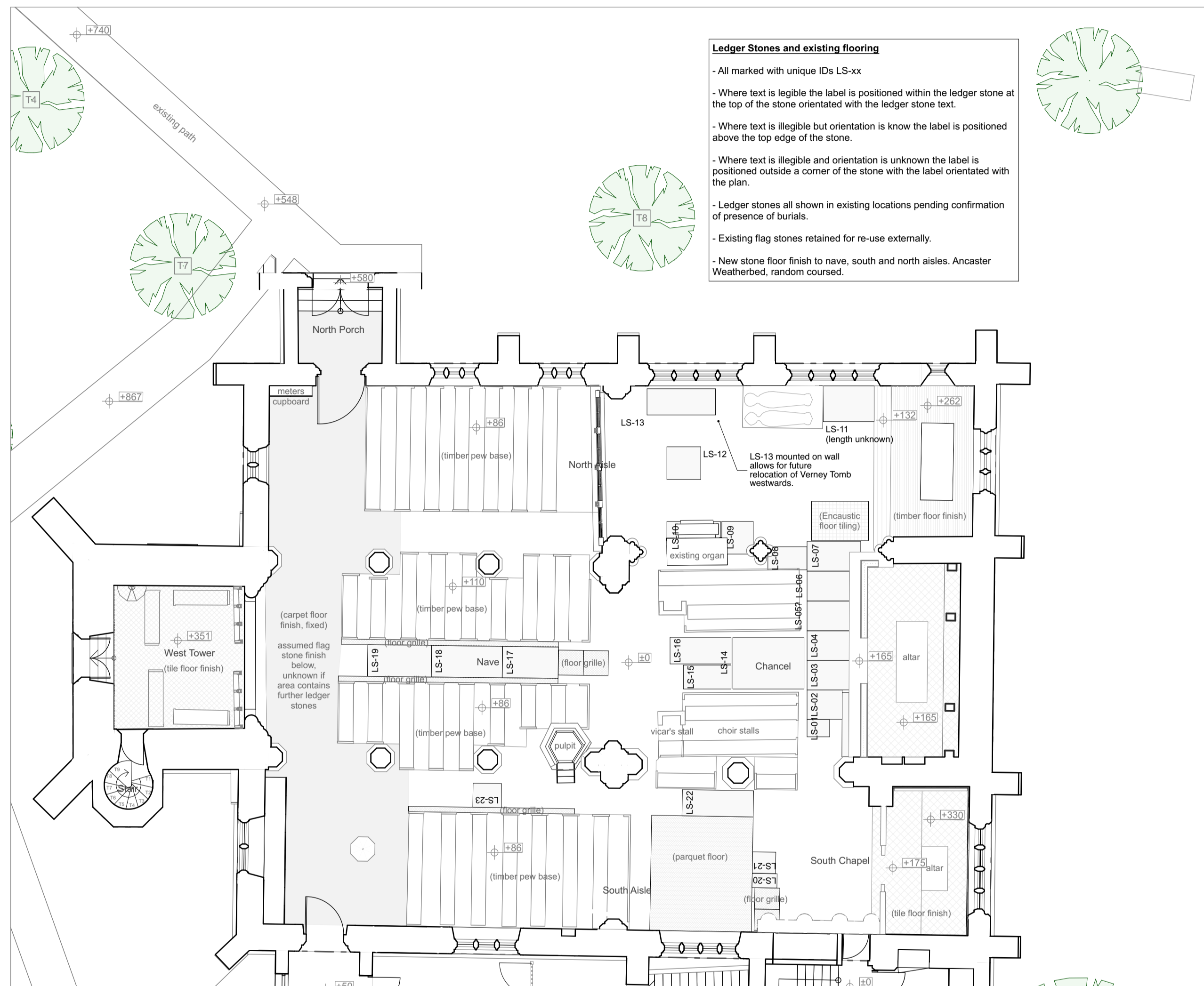
IF THE ABOVE DIMENSIONS DO NOT MEASURE FOUR CENTIMETERS BY ONE CENTIMETER (4 cm x 1 cm) EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

project name
**All Saints Kings Langley
The PCC of All Saints Church
Church Lane
Kings Langley
Hertfordshire WD4 8JS**

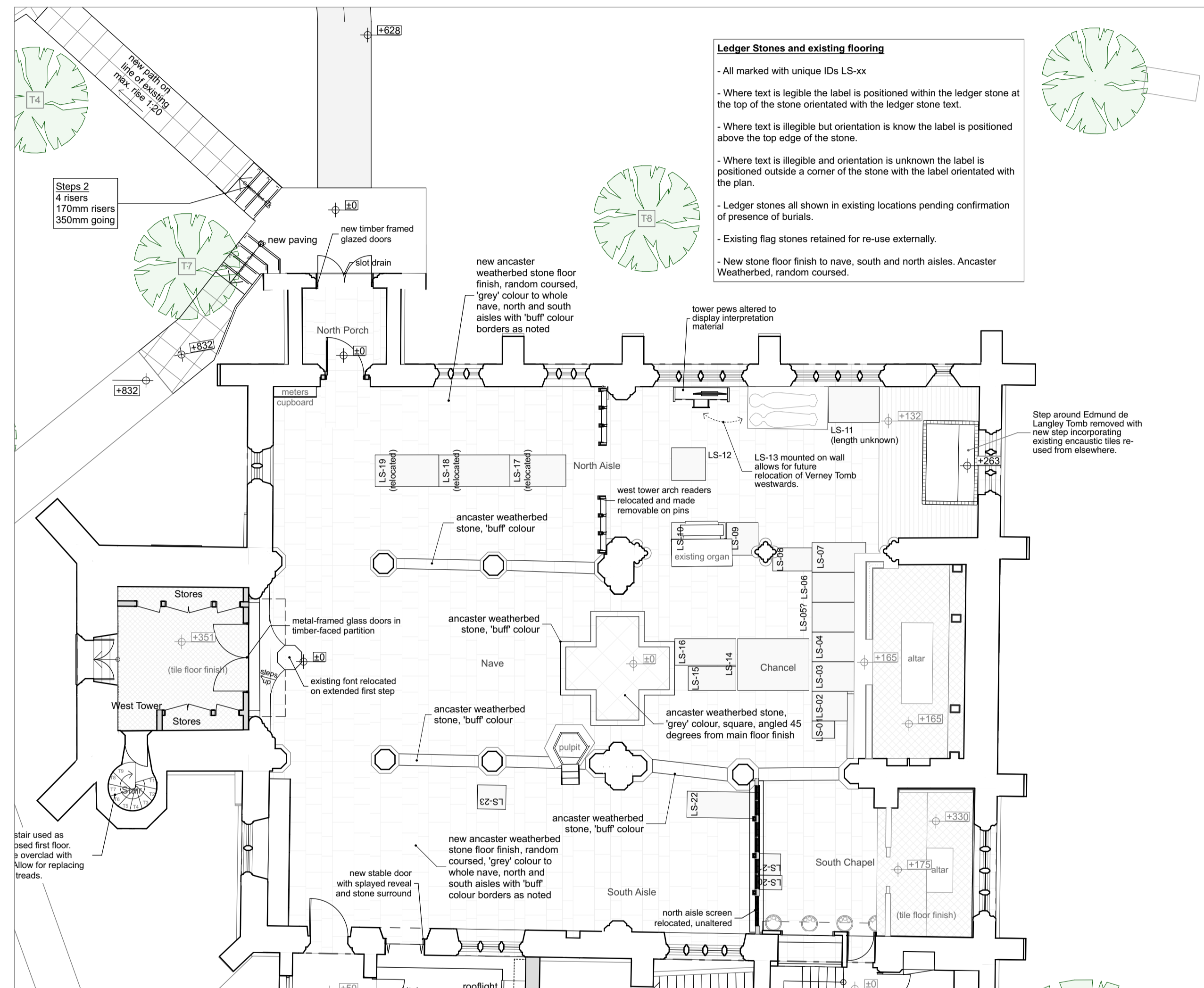
date: 03/07/2025
scale: AS NOTED
drawn: JMB
paper: A1

project number: 0557
drawing number: 166
revision: a

drawing title
Ledger Stones - Existing and Proposed



Ledger Stone Plan - Existing
1:100



Floor finish & Ledger Stone Plan - Proposed
1:100

General Notes

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revisions

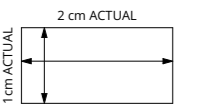
ID	description	drawn	date
b	Design 6	JMB	27/02/2024
c	Design 13	JMB	10/06/2025

changes

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drawing status

DESIGN



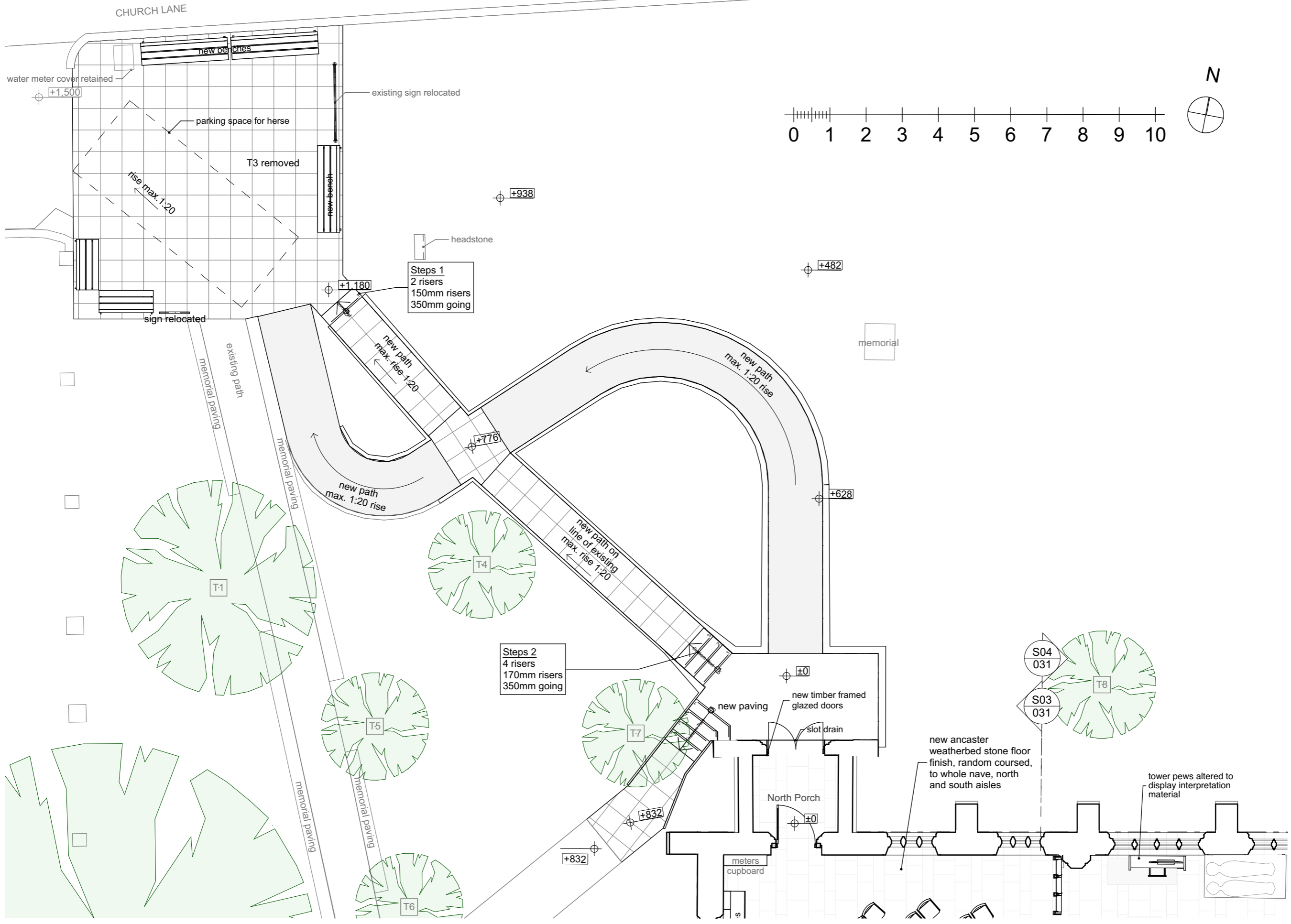
IF THE ABOVE DIMENSIONS DO NOT MEASURE TWO CENTIMETERS BY ONE CENTIMETERS (2 cm x 1 cm) EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

project name
The PCC of All Saints Church
All Saints Kings Langley
Church Lane
Kings Langley, WD4 8JS

date: 10/06/2025
scale: AS NOTED
drawn: JMB
paper: A3

drawing title
Proposed Path

project number	drawing number	revision
0557	173	c



Ground Floor Plan Proposed - Path
1:100