

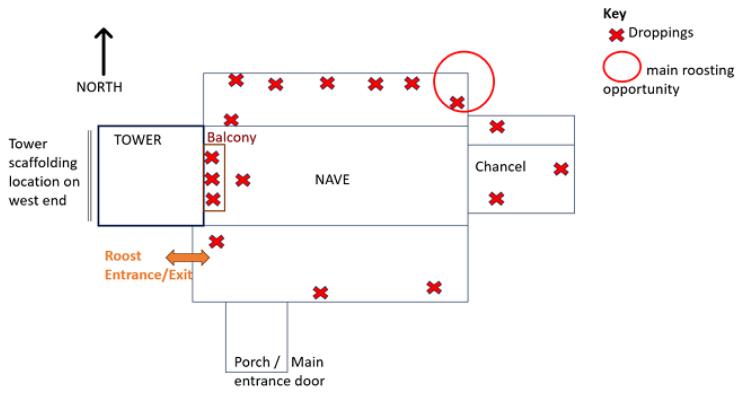



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| <p>9.00</p> | <p><b><u>PROTECTION &amp; BATS</u></b></p> |   |
| <p>9.01</p> | <p>PROTECTION</p>                          | <p><b>OUTSIDE</b><br/>Fully protect the church from the repair work.</p> <p>Provide barriers to enclose the work to comply with Health and Safety Regulations allowing for continued use of the church on a Sunday for worship and all other days needed.</p> <p>Allow to supply and erect 1.8m high security fencing around the working area and to the compound area. Ensure the security fencing is securely fixed and padlocked together.</p> <p>Access to the tower roof is very difficult. The main contractor is to ensure all health and safety measures are included in the tender allowing for harness points and temporary handrails etc as necessary to comply with CDM 2015</p> <p>Materials and equipment can be bought up over the organ loft balcony, and then via the ringing chamber and bell chamber. The fabric must be fully protected.</p> <p>Some equipment and materials can also be hoisted from over the side of the tower directly to the tower roof, but full protection of the fabric must be provided.</p> <p>Allow for the supply and maintenance of tarpaulins and adequate weather sheeting to protect the church and works from inclement weather and properly weigh down tarpaulins to prevent wind lift.</p> <p>Fully protect the roof from fire from hot welding leadwork. A hot works permit will be needed. Provide extinguishers.</p> <p>Remove fencing, protection and sheeting at the end of the contract.</p> <p><b>INSIDE</b><br/>There were ten bells in iron frame. Two old bells of 1603 and 1633 which are relatively thin.</p> |


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|      |      | <p>Contact Mr Stephen Stanford on 07742 871724 or Richard Hillson on 07714 533675, to ensure the Bellringers will ring down the bells.</p> <p>Ensure the bells are not to be rung during the works and are hung safely. Fully protect the church bells and belfry inside including the belfry floor. Provide plastic sheeting to cover the bells from dust and damage caused by the work.</p>  <p>It is not recommended to open the trap doors up to the bell chamber as access is limited by the tenor bell that sits over the central trap, but this could be done if really necessary.</p> <p>It is very important to cover the bells / bell frame to prevent debris falling onto them.</p> <p>Allow to remove all protection on completion of the work.</p>  |
| 9.02 | BATS | <p>The Bat Conservation Trust had been contacted by the client and a bat report was written dated 13 June 2024.</p> <p>It was thought that pipistrelle bats and brown long eared bats were present in the tower. Bat access was thought to be via a hole in a west facing windowpane adjacent to the Tower. If bats are found during any stage of the work, please stop work and contact Natural England for advice, on 01733 405850.</p> <p>Work should be undertaken between 15 September and 31 October 2024 or between 1 and 30 April 2025, ensuring that the work does not begin or end outside either of those periods. Work done at any other time of year is likely to require a licence from Natural England. If you wish to pursue this option, you will need to engage an ecological consultant, as such licences cannot be obtained under the free advice service.</p> <p>Dr Duncan Painter from Applied Ecology Ltd<br/>St John's Innovation Centre<br/>Cambridge CB4 0WS</p> |

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|  |  | <p>01223 422 116<br/>info@appliedecology.co.uk</p> <p>The main contractor is to contact Dr Duncan Painter, to ensure he is happy with the programme of work and is able to attend visits.</p>  <p>Figure 1 Plan and annotation provided by volunteer Carla showing bat droppings location, potential roost location and bat access location.</p> <p><b>Procedure for all works</b><br/><u>Autumn monitoring</u></p> <ul style="list-style-type: none"> <li>• Sweep up old droppings and look for fresh droppings beneath the access and below the roost to monitor the site for roosting bats.</li> <li>• Observe the access point(s) for bats emerging at dusk.</li> <li>• After three evenings of good weather (i.e. no heavy rain or high winds, and a temperature above 7°C) where no bats or fresh droppings have been seen, proceed with the works.</li> <li>• Inform all contractors that there is a bat roost at the property and ensure that they read this letter and understand it. Please explain that while this letter gives the most likely locations and timings for the bat roost, bats may be present in any area of a building at any time of year.</li> <li>• Make a copy of this letter available on site at all times.</li> <li>• Before work commences, all accessible areas that will be affected by it must be checked for bats. Places to search particularly carefully include the areas around the ridge beam, behind gaps in the felt, at the gable apex and under the eaves.</li> </ul> <p><u>Scaffolding.</u><br/>Please note that the above timings include installation and dismantling of scaffolding.</p> <ul style="list-style-type: none"> <li>• Gaps which are larger than 8mm by 20mm, where the back of the gap cannot be seen, may give access/be used by roosting bats.</li> <li>• Bat access at the west facing window, in south aisle, must</li> </ul> |
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|                     |  | <p>remain clear throughout works. Ideally, scaffolding would not be installed on the south side of the tower.</p> <ul style="list-style-type: none"> <li>• Any coverings on scaffolding: must have an opening of a minimum 1x 2 metres which must be opened at dusk and left open until dawn. o must not block bat access points. This is to maintain flight routes to and from the building in the event that a bat or bats are roosting in the fabric of the building.</li> </ul> <p><u>During works</u></p> <ul style="list-style-type: none"> <li>• Work with caution, remain vigilant and check for the presence of bats throughout works. Wear gloves at all times.</li> <li>• Please note that bats are very small and may be hidden within narrow crevices in roof beams, in crevices in brick and stonework, tucked behind roof felt o under lead flashing and roofing. Bats can also be found lower down in any roof spaces, even on ceiling joists where they are in danger of being stepped on.</li> <li>• Undertake work systematically and remove roof structures carefully. Complete one section before moving to the next to allow any hidden bats access to an undisturbed part of the roof or loft space at all times.</li> <li>• Loosen and lift lead panels vertically by hand to avoid crushing any bats that may be underneath. Before discarding, closely examine the underside of each lead panel for bats clinging to it.</li> <li>• Take care to examine all gaps and crevices using a torch to look for bats prior to work commencing.</li> <li>• Leave open any gaps which are larger than 8mm by 20mm and appear to lead to a larger cavity.</li> </ul> |
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| <p><b>10.00</b></p> | <p><b>SCAFFOLDING &amp; PROTECTION</b></p> | <p>Allow to supply and erect all scaffolding required to undertake the work including security sheeting at base of all the scaffolding</p> <p>Scaffolding is required at ground level, the scaffolding must be fully enclosed by a minimum 18mm exterior grade plywood sheeting or steel sheeting hoarding to a minimum height of 4.0 metres.<br/>Ensure the Heras fencing is securely fixed and padlocked together.</p> <p>Allow for all necessary scaffolding from the tower roof around the weathervane post. Ensure scaffolding is 3m high above the roof finish on the tower roof and a 1m high platform at the top of the existing oak post height for Black Forge Art to access the central post.</p>   |

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|              |  | <p>Allow for all hoists as required for all the works.</p> <p>The main contractor will provide a clear route up the side of the building to hoist the existing weathervane from the roof and cart away.</p> <p>The main contractor will provide a clear route up the side of the building to hoist the new weathervane up to the roof and allow for 3 men to install the new weathervane in one day.</p> <p>The main contractor is to ensure all health and safety measures are included in the tender allowing for harness points and temporary handrails etc as necessary to comply with CDM 2015</p> <p>Allow for the supply and maintenance of tarpaulins and adequate weather sheeting to protect the works and church from inclement weather and properly weigh down tarpaulins to prevent wind lift.</p> <p>Allow for suspended platforms of scaffold as required to construct or revise chute outlets.</p> <p>Provide suitable provision for effective discharge of the water from the tarpaulins and prevent water ingress to the church interior. Fully protect the inside of the church from the weather, leaks, debris, dust or damage.</p> <p>Allow to remove all protection on completion of the work. Make good any damage and thoroughly clean and tidy including internally leaving fit for use.</p> <p>Allow a <b>Provisional Sum</b> of <b>£200.00</b> for organ and other church insurance during the works and for allowing the organ builder to cover the organ with full protection.</p> |
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| <b>11.00</b> | <b>LEAD PROTECTION</b>                   | <p>Allow for the labour cost to apply use SelectaDNA to all the new lead. Apply to manufacturer's recommendations.</p> <p>Allow a <b>Provisional Sum of £500.00</b> for the PCC to purchase the use SelectaDNA.</p>   |
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| <b>12.00</b> | <b>PHASE REMOVE EXISTING WEATHERVANE</b> | <b>1</b> <p>The existing flagpole is to remain. The Flagpole is currently fixed to the parapet wall. See image below.</p>   |

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|  | <p><b>&amp; POST &amp;<br/>INVESTIGATIVE<br/>WORK</b></p> |  <p>The main contractor is to place an order with one of the following weathervane specialists.</p> <p>Rod Fendor<br/>Black Forge Art, Owley Farm, Wittersham, Kent TN30 7HJ<br/>Tel: 01797 270073<br/>Email: <a href="mailto:info@blackforge.co.uk">info@blackforge.co.uk</a></p> <p>The main contractor is to obtain a method statement from Rod Fendor and meet on site together with Rod and allow <b>two weeks</b> for the method statement on how the specialist is to dismantle and take down the weathervane. <b>Allow a PS of £600.00 for the method statement and fixed repair replacement cost.</b></p> <p>The instructions and report must be sent to the DAC for their approval before the weathervane is removed. <b>Allow 2 weeks for the DAC approval.</b></p> <p>Once the DAC has given permission for the method statement. the main contractor is to place an order with Black Forge Art to remove the weathervane using the scaffolding provided by the main contractor. <b>Allow a PS of £10,000 for the dismantling of the weathervane.</b></p> <p>The weathervane specialist is to prepare a detailed quotation and report and drawings on whether the weathervane can be repaired or will need replacing but using a stainless steel central or steeple rod or pole instead of iron. This report must go to the DAC in phase 1 for their approval and costs for the repair or like for like replacement agreed with the PCC.</p> <p>Wait for the PCC to confirm that they wish to have a new weathervane or not.</p> <p>If the PCC wish to proceed with a new weathervane, deliver the</p> |
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|  |  | <p>weathervane, central rod, cockerel decorative ironwork, and ball section and posts and fixings to Black Forge Art for them to use it as a template to get a like for like replacement. See item 13.00 for details. The main contractor is to fully protect the roof before and after from damage and from the weather.</p> <p>The Weathervane post is currently fixed inside the ridge beam or to the top of this beam. See image below. The main contractor to allow to dismantle the weathervane carefully, remove its timber post and iron internal post and make good after the inspections below. Allow the structural engineer and the weathervane specialist to see how the current weathervane is fixed. Contact Josh Halton-Farrow at Wright Consulting on 07912 577085 or E. <a href="mailto:jhf@awce.co.uk">jhf@awce.co.uk</a> to carryout an inspection. Allow 2 weeks for Josh to prepare any revised details. Any repairs will be confirmed by the structural engineer and a drawing and report sent to the DAC for their approval.</p>  |
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|  |  | <p>TOWER HEIGHT FROM TOP OF PARAPET<br/>TO GROUND = 12120.</p> <p>The main contractor is to provide a clear route up the side of the building to hoist the existing weathervane from the roof and deliver to the weathervane specialist above.</p>  |
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The main contractor is to open up the tower roof lead, underlay, and boarding under the existing pole for further investigation work to agree the exact timber repairs on site with the main contractor, specialist roofer, Architect and structural engineer, Josh Halton- Farrow.


Allow to open up two other areas to check the full extent of decay to this roof, to determine the actual extent of repairs.

The main Contractor is to inspect the roofing boards and any other exposed roof timbers with the structural engineer on site to advise whether or not 100% repairs are actually needed or timber treatment or other interventions are required to preserve the timber. The structural engineer will check the beam above the roof is in a sound enough condition to support the pole base plate. The structural engineer will write a report and prepare drawings for the contractor on site and for the DAC approval during phase 1 before phase 2 can start.

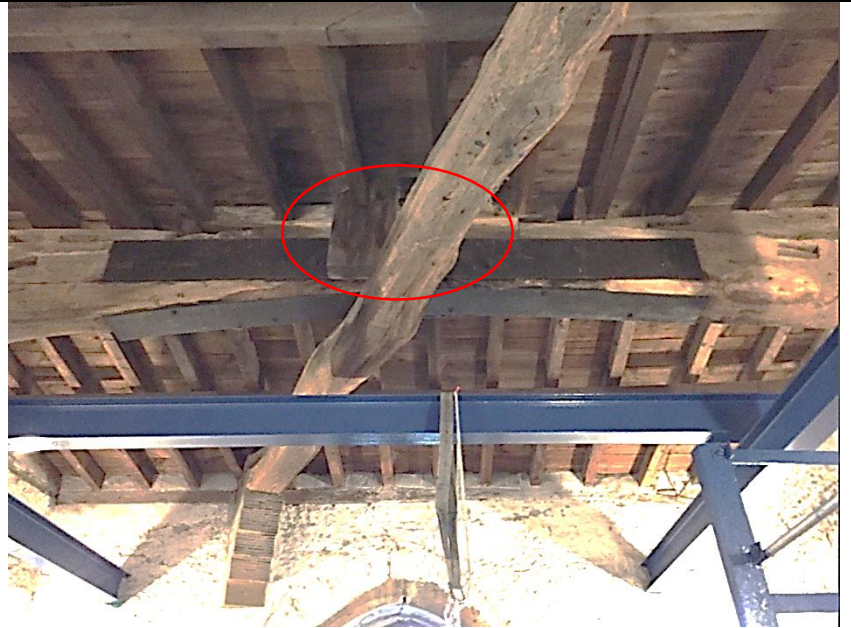
During this stage it will be agreed with the client, structural engineer, Architect and specialist lead roofer if it is necessary to remove all the lead covering from the roof.

It may be agreed on site with the Architect, structural engineer and specialist roofer that only a limited area around the base of the weathervane post needs to be removed to inspect the timber beneath plus two other areas to check the full extent of damage caused by the leaking weathervane over more than 10 years. Having inspected the roof from the bell chamber beneath, it is thought to be sound but inspection from above is required to be sure.

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|              |                                | <p>Allow for fully weather proofing the areas opened up, allowing 2 weeks for Josh to confirm the extent of work and prepare any revised details and until Phase 2 below can start on site. The main contractor is to programme the whole project Phase 1 and 2 before work commences on site.</p>   |
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| <b>13.00</b> | <b>PHASE 2 NEW WEATHERVANE</b> | <p>The main contractor should have sent the weathervane specialist the existing weathervane cock and ball/and gold onion finial and rod, scrolls, poles, rods and fixings etc without damaging it.</p> <p>It will be the specialist weathervane manufacturer's preference that the existing copper and iron cockerel and finial, ball and scroll can be restored or replaced and the rod or pole replaced with stainless steel.</p> <p>The original has iron struts which can be replaced with brass if necessary.</p> <p>Rod Fendor<br/>Black Forge Art, Owley Farm, Wittersham, Kent TN30 7HJ<br/>Tel: 01797 270073<br/>Email: <a href="mailto:info@blackforge.co.uk">info@blackforge.co.uk</a></p> <p>To restore or supply and fit a new like for like weathervane, (cock and ball with scrolls, centre ss rod to structure, sphere and supports through the roof structure, to be maintenance free and on a self-lubricating bronze bearing pivot to replace the existing one, for <b>PS £30,000.00</b> plus VAT It must be a close replica of the existing one, otherwise Planning permission will be needed.</p> <p>Allow extra for the main contractors P&amp;A to programme this work in and ensure safe access.</p> <p>Allow for Black Forge Art to add four ss bracing bars to the new timber post to support the new weathervane PS £500.00</p> <p>The main contractor will provide a clear route up the side of the building to hoist the weathervane to the roof. The main contractor will provide safe access for the manufacturer to attend site with either harness points or temporary handrails etc</p> <p>Lead time to be agreed approx. 8-10 weeks for designing, manufacturing and installing.</p> <p>See detailed drawing 2413.10.</p> |

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|  |  | <p>Allow for fitting with the main contractor and support from our structural engineer.</p> <p>Allow to use stainless steel to the central pole, through or onto the roof beam (to be agreed with the structural engineer) including all the decorative sections, scrolls etc to the new weathervane replacement (so giving the ultimate in maintenance-free life expectancy), with a traditional coating finish in black and gold leaf to the cockerel.</p> <p>Allow for an option using 23 carat gold leaf applied to various elements of the weathervane as the existing. Metallic paint is not recommended.</p> <p><b>The main contractor is to allow a PS £500 extra</b> for Black Forge Art to supply and fit 4 new diagonal stainless steel bracing bars and straps secured down and radiating from the 400mm x 400mm square oak post, 1m height (profile to match existing). The main contractor is to allow a <b>PS £1000 extra</b> for the oak post morticed and tenoned and fixed into the ridge beam using ss fixings.</p>  <p>(n/a RESTORATION Above: An example of a restored simple three-dimensional weathercock silhouette from Norwich Cathedral. To double prime the existing weathercock and full application of gold leaf would be £1,200 (using double thick exterior gold leaf). If the ball also needs replacing, it would be an additional £500 to have a 365mm diameter spun. total £8,500. Already include in the provisional sum.)</p> |
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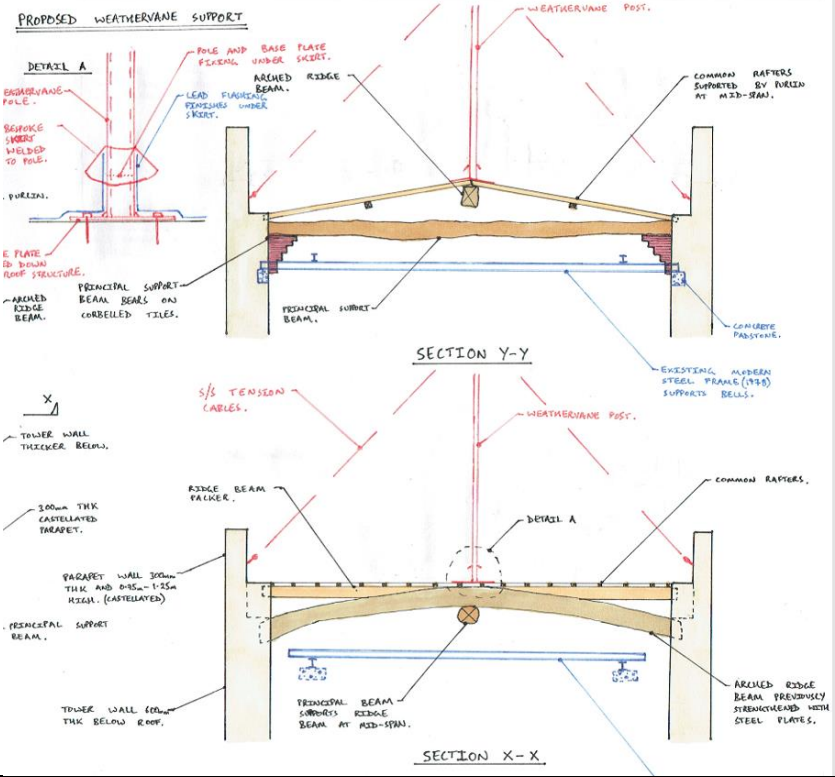




We do not know for certain if the existing iron or steel central pole/ rod may go through the roof and into the beam below, but it does seem likely (typical central pole). The steel reacted with the oak and causes rust and water ingress.

**The main contractor** is to allow an extra **PS £1000.00** for the structural engineers new fixings, bolts etc onto and into the existing repaired roof beam. (to be agreed on site)



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|              |  |  <p>Ensure the existing original weathervane is returned back to the church to James Barbour of Box End Park, Kempston only if it cannot be restored.</p>  |
| <p>14.00</p> | <p><b>PHASE<br/>TIMBER<br/>REPAIRS</b></p> | <p><b>3</b> Until the condition of the principal roof beam has been confirmed, allow an extra <b>Provisional Sum of £5000</b> for carrying out any structural repairs to the principal roof beam if found to be decayed.</p>  |

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|              |                         | <p>A scarf joint or steel plate repair to the principal roof beam (currently under the leaking roof/post) may be needed and the extent of work will be agreed on site as Phase 1 and the cost agreed with the Architect and PCC /client.</p> <p>This sum should allow for a new 1m long steel T-section flitch repair to be undertaken. These works would include the cutting of a vertical slot in the centre of the beam's cross-section from above and installing a new 165x152x27 steel T-section into this slot, fixing it in place with M12 (150mm long) coach screws driven from above at 150mm centres, to the structural engineers approval on site.</p>  |
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| <b>15.00</b> | <b>PHASE<br/>ROOFER</b> | <b>3</b>   |
|              |                         | <p>During the investigative stages earlier, it will be agreed with the client, Architect and specialist lead roofer if it is necessary to remove all the lead covering from the roof.</p> <p>It may be agreed on site that only a limited area around the base of the weathervane post needs to be removed to inspect the timber beneath. Having inspected the roof from the bell chamber beneath, it is thought to be sound but inspection from above is required to be sure. A small area will need to be uncovered to fit the new pole mounting bracket.</p> <p>Protect, cut out and keep safe, the original lead name plate section as shown in photo above, for reuse.</p> <p>For tendering purposes only, allow to take up 100% of tower roof lead, tower roof space (approximately 6.4m x 6.4m) underlay, flashings, boarding and lead from the box gutters. Remove the upstand to the old weathervane base so the new roof is level. Allow for its scrap value of the lead, to be deducted from this contract. Cart away. Itemise this cost in-case it can be omitted on site.</p> |

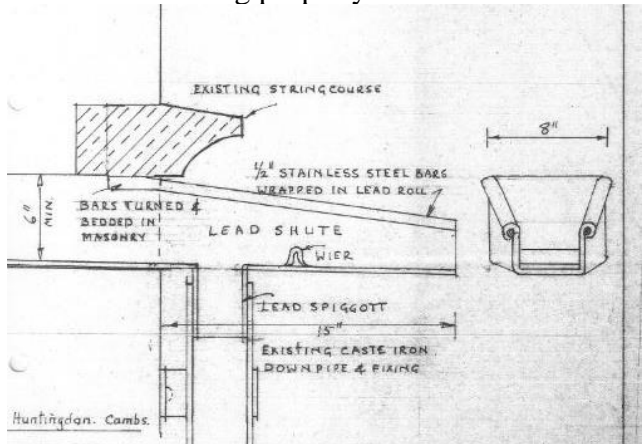


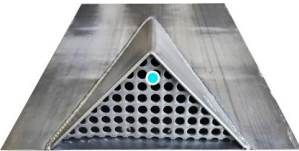


Allow for all of the following:

- **CAST SAND LEAD** Code 7 cast sand lead to the roof and gutter boxes, laid to the same falls/ degree pitch, to match existing, falling to the chutes. Lead bays to be a max. 550mm wide x 2200mm long. A skirt will be pre-welded to the new pole for the lead to be dressed under and prevent water ingress. 2500mm max length between drips un gutter boxes and 900mm max overall girth. 60mm drip heights for gutter boxes. Lead to be treated with 2 coats of chalk prior to fixing. Bays not exceeding 750mm max spacing of joints with the fall and a max distance between drips of 3000mm. Allow to match the bay widths existing in the remaining bays.
- **CAPPING TO POST** Allow extra for a lead capping over the timber post if the post remains.
- **WOOD CORED ROLLS** Joints for this roof should be wood- cored rolls in the direction of the fall, to match existing. Roof sheets to be laid using impregnated wood core rolls fixed using stainless steel nails. Wood rolls to be treated softwood and shaped as image below with min dimensions of 45mm. Allow for the wood rolls to be carried right to the edge of the eaves . Splay the end of wood rolls and allow for bossing with a finished undercloak and overcloak

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|  |  | <div data-bbox="735 264 1437 806" data-label="Image"> </div> <ul style="list-style-type: none"> <li>• RIDGE Fit new ridge cappings.</li> <li>• COATING Coat the aforementioned lead sheet with a further application of chalk emulsion and lay the lead onto the coated Bidim which needs to be slightly damp and not completely dry as the lead is laid.</li> <li>• BOARDING For tendering purposes only, allow for the removal of 100% of decayed timber boarding to roof and gutter boxes. The actual amount to be replace will be agreed in Phase 1. Allow for 100% of new boarding to the underside of the underlay, which may have decayed. and replace using new 25mm sw Douglas fir boarding, preservative impregnated good quality, tongued &amp; grooved, approx.. 270mm wide or new 150mm x 25mm preservative impregnated, tanalised plain, butt edged exterior grade cedar boards for upper roof decking. To be re-measured on completion of the works. Boards to match existing and to be free from knots and fixed to allow a penny air gap between boards and stainless steel fixings. Treat timber substrates with 2 coats of ACS Timber Treat- Bat friendly (HSE approved product 8984) TIN092: Natural England Technical Information Apply by brush or roller in 2 or 3 coats to a total application rate of 160ml/m<sup>2</sup> (1 litre of product will treat approximately 6.25 m<sup>2</sup> of timber). Dries in approximately 12 hours under normal conditions (20°C @ 65% Rh). Drying times may be extended at low temperatures or high humidity. Allow 24 hours before applying topcoats. To be applied to manufacturers recommendations. On completion of the boarding, treat all exposed boarding with 2 coats of ACS Timber Treat. All board fixings to be undertaken in stainless steel. New boarding to be left exposed and be dry to moisture content of 12%.Itemise this cost.</li> </ul> |
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|  |  | <ul style="list-style-type: none"> <li>• <b>BUILDING PAPER</b> Over the boards, lay 1 layer impervious building paper lapped 150mm and taped at joints with Class 0 aluminium foil tape. Building paper to be SISALKRAFT 420 when on boards. Overlay building paper with 1 layer BIDIM underlay lapped and taped at joints. Over the Bidim underlay coat with a chalk emulsion</li> <li>• <b>FLASHINGS</b> Allow for 100% new Code 6 flashings, in 1.5m lengths 270mm high at abutments<br/>Flashings to be turned up at the top and be a maximum of 1500mm long with 150mm laps. Point up with 2:5 hydraulic lime mortar using NHL2. Supply and fix new Code 6 cast lead flashings in max. 1200mm lengths. Firmly wedge fix using stainless steel screws. A skirt will be pre-welded to the new pole for the lead to be dressed under and prevent water ingress</li> <li>• <b>TIMBER TREATMENT</b> Allow a Provisional sum of £500.00 for localised timber treatment by an experienced and competent person.</li> <li>• <b>GUTTER BOXES</b> Allow for 100% new timber to replace existing gutter boxes in case the timbers have decayed. Lay to falls to outlets. 25mm sw Douglas fir boarding, preservative impregnated good quality, tongued &amp; grooved.</li> <li>• <b>SPITTERS</b> Allow to check only the existing spitters or chutes are working properly.</li> </ul>  <ul style="list-style-type: none"> <li>• <b>TIMBER REPAIRS</b> Allow for a Provisional sum of £2000.00 for timber repairs, to the roof structure. A scarf joint or steel plate repair to the principal roof beam (currently under the leaking roof/post) may be needed and the extent of work will be agreed on site as item 12.00 Phase 1 and the cost agreed with the Architect and PCC /client.</li> </ul> |
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|              |                   | <ul style="list-style-type: none"> <li>• ORIGINAL/HISTORIC LEAD NAME PLATE Reinststate the original lead layers name plate section as shown in photo above, for reuse.</li> <li>• LEAD TO THE NEW WEATHERVANE Allow for adding adequate non aborbant insulate like a polyurethane PU coated fibreglass cloth by Vitcas which is fire proof or a fire proof coating or paint where the lead touches the metal/aluminium pole. Wrap this around the aluminium pole where there is a lead touching it. Add a lead collar to the top of the flashing in lead with a drip to act as a sill laid at falls and ensure this sill/new collar has the non absorbant insulate to protect the steel post from lead too. (Some metals can cause deposition corrosion of aluminium known as 'heavy metals'. Heavy metals are copper, mercury, tin, nickel, and lead.) Ensure the new lead fits up to the new pole but does not touch it directly. The lead roof finish is to be laid over the base plate of the new weathervane above and dressed up the pole. A skirt will be pre-welded to the pole for the lead to be dressed under and prevent water ingress.</li> <li>• NEW LEAD TO THE ACCESS HATCH Allow for including the access hatch door.</li> <li>• VENTILATION Allow for vents to the roof.</li> </ul> <div style="text-align: center;">  </div> <ul style="list-style-type: none"> <li>• PATINATION OIL: Apply patination oil just after the new lead is installed.</li> </ul> |
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| <b>16.00</b> | <b>STONEMASON</b> | <ul style="list-style-type: none"> <li>◆ Allow for pointing new flashings.</li> <li>◆ Make good any holes in the walls from the old fixings of the weathervane.</li> <li>◆ Rake out the cementitious pointing present in the copings and parapet walls. Allow for re- pointing existing copings and parapet walls, allowing for 100%</li> </ul>  |
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| <b>17.00</b> | <b>TIDY UP</b>    | <p>On completion, the works are to be handed over clean and habitable and in good condition. (Clear out box gutters, belfry and roof etc.) Clean inside and outside the church if the works are responsible for the mess. The Architect will make a detailed inspection of the</p>   |

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|  |  | <p>works on completion at the Handover.</p> <p>Carefully remove all scaffolding, plant and equipment.<br/>Clear all rubbish and generally tidy the site.<br/>Allow for turving grassed areas which have been ruined<br/>by the scaffolding and compound area.</p> <p>The Contractor is to comply with local and national<br/>controls on tipping and dispose of rubbish.</p> |
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