Supporting Documentation
Tarporley St Helen – Done recreation room

Note to parish

This bundle includes all the supporting documentation to your faculty application as required under Rule 5.5 of the Faculty Jurisdiction (Amendment) Rules 2019.

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Caroline Hilton, DAC Secretary 18 January 2023

We petition the Court for a faculty to authorise the following-

Please describe the works or other proposals for which a faculty is sought in the way recommended by the Diocesan Advisory Committee in its Notification of Advice.

SCHEDULE OF WORKS OR PROPOSALS

Repairs to the exterior of the Done Recreation Room (Church Hall) behind St Helens Church in Tarporley. Repairs include re-roofing, repairs to two gable ends including external timber framing and infill panels, repoint brickwork, repair gutters, hopperhead outlets and downpipes and alterations internally to improve fire escape route.

Copies of the Standard Information Form and any drawings, plans, specifications, photographs or other documents showing the proposals must be provided with this petition.

THE DONE ROOM TARPORLEY STATEMENT OF NEEDS FOR REVOVATION PROJECT

The Done Room is situated behind St Helens Church in Tarporley and is the church hall used for church social events, meetings and Messy Church throughout the year. It is also used all day Monday to Friday by the Tarporley Pre School and holiday club which looks after up to 50 children each week. The Brownies, Guides and Rainbows use it for their meetings in the evenings each week during term time.

The Building hasn't been renovated for some considerable time and the external appearance is showing signs of dilapidation such as slipped slates on the roof, poor condition of gutters, gable end timbers showing signs of rot, exposed brickwork, windows in a poor state.

What is needed?

There is a need to re roof the building and include insulation, repair the gable ends including the external timber framing and infill panels, repoint areas of brickwork, repair gutters, hopperhead outlets and downpipes, renovate windows and make alterations internally to improve the fire escape route.

The Proposal

The existing roof will be stripped off, insulated with a breathable membrance and slates put back on and replaced where necessary. Gable end timbers and infill panels to be replaced or repaired. Gutters, hoppers and hopperheads to be either replaced, renovated or repaired. Brickwork to be repointed with lime mortar where necessary. Windows to be repaired or renovated. Internally the Fire escape route to be improved to meet current fire safety regulations.

Why?

The slates are starting to slip in areas on the roof as the nails holding the batons have corroded away and therefore water will start to ingress into the building. The brickwork has become exposed on some infill panels of one gable end and the timbers have rotted on both gable ends so need attention. The gutters, hoppers and downpipes are a mess and need replacing. The fire escape is not suitable and this could endanger people and children using the building in the event of a fire and so improvements are necessary.

Justification

The users of the Done Room building will benefit from a watertight building with a much improved fire escape exit in the event of an emergency.

THE DONE ROOM TARPORLEY

STATEMENT OF SIGNIFICANCE

The Done Room is the Church Hall of **Tarporley,** Cheshire situated behind St Helens Church.
It is designated as a Grade II listed building.
It is an active church hall in the diocese of Chester, the archdeaconry of Chester and the deanery of Malpas serving St Helens Church.

History

The Done Room dates back to 1636 when it was built as a school for the village by Dame Dorothy Done. The School was endowed by Mrs John Done in 1662 and was thoroughly repaired by the Trustees under the Will of John Arden Esq deceased in 1830. The building ceased to be a school in the late 19th Century and was used as a hall for the church. It has been used as a recreation room for the village in the 20th Century with snooker tables etc but these have been removed. After the war a kitchen and lavatories were added for the benefit of the users. Recently a store room has been renovated as an office for the Pre School.

Architecture

Exterior

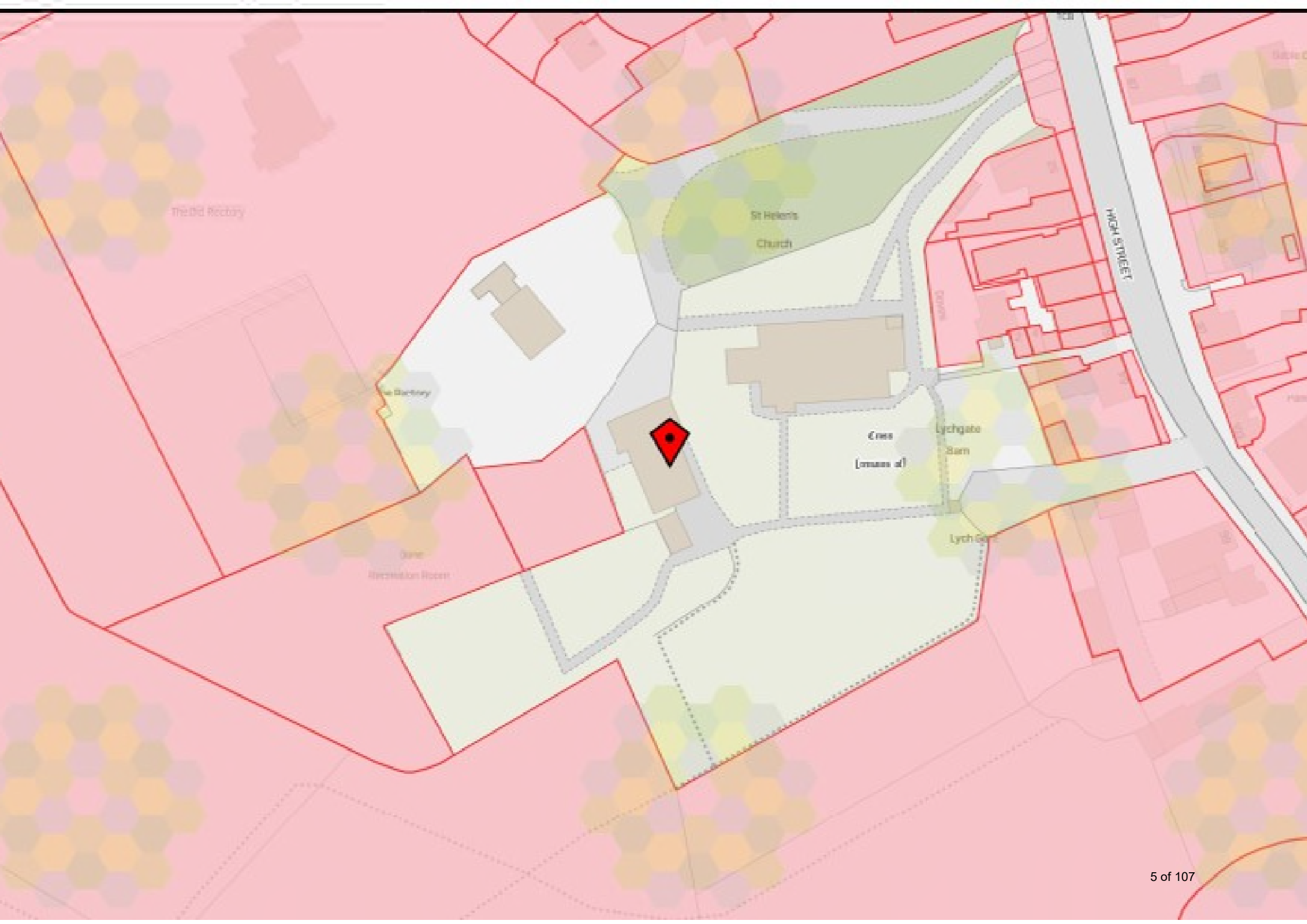
The Done Room is built in red english bond brick with ashlar plinth and quoins and slate roof. On the churchyard elevation there is diapering formed of blue headers arranged in diamond patterns. Two ground floor windows with moulded stone surrounds containing early 19th century iron framed fenestration each of three lights. Two similar windows to the first floor. To the left of these windows at mezzanine level is a square armorial tablet with strapwork panels to the sides supporting an entablature and pediment within which is the date of 1636. To the right of this tablet, also at mezzanine level and set between the windows is a further tablet with a moulded border inscribed "This School, erected in 1636/ by Dame Dorothy Done and/ endowed by Mrs John Done in 1662/ was thoroughly repaired by the/ Trustees under the Will of/ John Arden Esq deceased in the/ Year 1830". To the right is a later lean to of stone walling. To the left is another later stone addition of one storey with arrow head rustication and a central doorway with ashlar surround and quirked bead to inner angle. There is a square stone tablet above with coat of arms and pilaster pieces to the sides. The left hand gable has a first floor window of four early 19th century lights and a moulded stone surround. The elevation facing the Rectory garden has two ground floor windows with moulded stone surrounds containing 19th Century iron-framed fenestration each with three lights with two similar windows to the first floor. Either side of this elevation are modern additions. A lavatory block with flat roof on the left and a kitchen with pitched slate roof on the right. The entrance front has a decorative timber framed gable with windows and door way to the right hand side.

Interior

You enter into a hall way with a doorway to the left leading into a two storey high hall. On the right are ladies and gents lavatories. Straight ahead is the door way into the main hall which again is two storeys high. The two halls are connected by a doorway. There is both an office and a kitchen off the main hall. There are external exit doorways to the back of the building in both the kitchen and the office.

External Building

At the back of the Done Room is an external building which once served as the morgue. This is a single storey brick building with pitched slate roof and serves as a store room for the Done Room.


St Helens
Church
HIGH STREET
Lychgate
Barn

DESIGN AND ACCESS STATEMENT
INCLUDING HERITAGE IMPACT ASSESSMENT

FOR

THE DONE RECREATION ROOM
ST HELENS PARISH CHURCH
HIGH STREET
TARPORLEY

BOWER EDLESTON
ARCHITECTS
SWEETBRIAR HALL, NANTWICH, CHESHIRE CW5 5RW
TELEPHONE: 01270 624129 FACSIMILE: 01270 627684
EMAIL:ADMIN@BOWER-EDLESTON.COM
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SITE

The Done Recreation Room is a Parish Room dating from 1636 administered by St Helens Parochial Church Council in Tarporley.

It is a Listed Grade II building. Initially built as a school in the churchyard the buildings central area is part two storey in height but internally only provides single storey accommodation. It stands to the rear of the Parish Church and adjoins the church yard and the rectory.

Vehicular access is off the High Street adjacent The Swan Hotel with a further pedestrian access from the Lych Gate leading to the graveyard.

The building lies in the centre of the village and is regularly used by a children's nursery play group that has a secure external play area.

Adjacent the rear fire exit is the Generator House a separate single storey building.

THE PROPOSAL

Limited work to the exterior of the building is necessary to maintain the fabric of the building. The existing secondary fire exit is through the kitchen which as the major likely source of fire is the least desirable route. Given the limitations of a Listed Building a fire exit route avoiding the kitchen to be protected by fire resistant material is proposed.

The schedule of work proposed: -

1. Reroofing.
2. Gable end repairs to external timbers framing and infill panels.
3. Repointing.
4. Repair gutters, hopper head outlets and downpipes.
5. Upgrade safe fire exit.

PLANNING HISTORY

SJ56SE TARPORLEY C.P. (Off) HIGH STREET
1/71 Done Recreation Room
10.3.53
GV II

Parish room. Dated on datestone 1636. Red English bond brick with ashlar plinth and quoins and slate roof. Two storeys. Churchyard front: Diapering formed of blue headers arranged in diamond patterns. Two ground floor windows with molded stone surrounds containing early C19 iron-framed fenestration each of three lights. Two similar windows to first floor. To the left of these at mezzanine level is a square armorial tablet with strapwork panels to the sides supporting an entablature and pediment within which is the date. To right of this, also at mezzanine level and set between the windows is a further tablet with a molded border inscribed: "This School, erected in 1636/ by Dame Dorothy Done and/endowed by Mrs John Done in 1662/was thoroughly repaired by the/Trustees under the Will of/John Arden Esq decreased in the/Year 1830". To the right is a later lean-to of stone walling. To the left is another later stone addition of one storey with arrow-head rustication and a central doorway with ashlar surround and quirked bead to inner angle. Square stone tablet above with coat of arms and pilaster pieces to sides. Ridge chimney to centre. The left hand gable end has a first floor window of four early C19 lights and a molded stone surround. Close-studding to the gable above.

Listing NGR: SJ5531962502

A preapplication form was submitted to Cheshire West and Chester Council on 01/10/2018 enclosing drawings as existing and a visual examination condition survey seeking advice from the conservation officer. A response from Planning Officer Angela Wrigley ref 18/03841PREAPP dated 27/02/2019 indicated the level of detail that would be required in any forthcoming application for Listed Building Consent.

The response informed the decision that the items listed in the Condition Survey should be prioritised. All the identified issues could not be addressed at this present time through lack of funds. The now essential repairs together with a safe fire exit require the most urgent attention.

DESCRIPTION OF HERITAGE ASSET

The Done Room was built in 1636 by Dame Dorothy Done of Utkinton Hall as a “Free School” for local children. Her daughter Jane Done endowed £20 per year for the running of the school from rents from the Done Estate. The building has undergone many changes throughout the years. The small central school building had an upper storey added in 1836 and a residence for the Master and Mistress incorporated in 1849. There is no evidence internally how this was accommodated. Under the will of John Arden the building was repaired in 1830 but it ceased to be a school in 1883. A Reading Room was added in 1888 and the building was further enlarged in 1930. The building has continually evolved to provide a use and purpose to serve the local community. Limited funds available has restricted external maintenance in favour of ensuring good level of internal finish necessary for the hire of public rooms.

PHOTOGRAPHIC RECORD OF EXISTING BUILDING

Refer to Appendix A for photographic record of existing building.

STATEMENT OF WORKS

1. REROOFING:

   The condition survey records the lack of insulation to the roof. It would require further internal opening up to determine the exact arrangement and condition of the roof.

   The roof externally has a visible “roll” and deflection within the slate covering (see Figure 1 & 2).

   However, the disruption and cost to the internal lining appears difficult to justify when funds are so limited.

   There is a water stain visible internally below the line of the external box gutter between the two later Victorian roof extensions (see Figures 3a & b).

   It would be necessary to renew the existing lead gutter in accordance with the details provided to discharge over the cast metal hopper head rainwater outlet.

Figure 1: Alignment of roof demonstrating "Roll" within roof covering.

Figure 2: Alignment of roof demonstrating "Roll" within roof covering.

The figure 3a indicates the use of “tingles” a common temporary repair when the slate nail hole is too large to restrain the slate in place.

The proposal is to strip the roof covering and set aside existing slates capable of refixing.

Salvaged second hand slates to match the existing colour, size and thickness of slate to be used only where necessary.

Figure 3a: External view of lead gutter and slates fixed with “tingles”

Figure 3b: Interior view of water damage under lead central gutter.

2. REPAIR TO GABLE END EXTERNAL TIMBER FRAMING AND INFILL PANELS

   See Dampshield UK Ltd report dated 4th April 2019 in Appendix B

   The gable ends to the building incorporate typical Victorian detail of timber framing with brick infill panels.

   They appear in a poor condition with loose vertical timber studs and missing render from now exposed brick (see figures 4a & 4b).

   It would be necessary to erect scaffolding to provide access to physically inspect the timber to ensure only sections free from defect are identified and retained.

   The amount of new timber to be limited to only essential area to affect a repair and reinstate the existing appearance.

   The vertical studs that are visibly free from the horizontal framing require fixing with a hidden free tenon and spliced timber, replacing the decayed sections only, glued and pegged securely in place.

   To make the repair requires the brick to be taken down by hand and setting aside for re-use.

   The existing bricks to be re-used and restrained in place with stainless steel ties to the repaired timber frame with a sand lime render over.

Figure 4a & 4b: Interior view of water damage under lead central gutter.

3. REPOINTING:

Preparing the joints:

Carefully rake out defective pointing manually using hooked tools or masonry chisels to a depth of at least twice the height of the joint.
Dust and debris must be removed from the joints using brushes and thoroughly rinsed with water so that no loose dry material is left.
The masonry must be thoroughly dampened with a hosepipe with a spray nozzle or a pump-action water sprayer, before placing the mortar to reduce suction, improve adhesion of the mortar and prevent the mortar from drying too quickly.

Mortar specification:

Sample panels shall be prepared to determine the most appropriate mortar mix for approval by the conservation officer prior to commencement of works.

Aggregate shall be clean, well washed, matched against the size of existing mortar and have a range of particle sizes appropriate to the size of the joint. wider joints demand a higher proportion of sharp sand (grit), over building sand.

Other types of aggregate such as limestone dust can also be added to give correct colour or texture match, provided that the overall proportion of the mix remains the same.

Water shall be clean with minimum amounts added during mixing.

Lime shall be either natural hydraulic lime or non hydraulic lime putty based mortar.
Lime putty may require pozzolonic additives to reduce seting times if there is a risk of frost.

Repointing shall be 3:1 sand/lime mortar mix

Mortar shall be rammed as far back as possible into joint with a pointing tool and left slightly recessed or flush.

When the mortar starts to harden the joints shall be brushed with a stiff bristle brush (not steel wire) or rubbed with some sacking to expose aggregate.

Joints shall never be struck, finished proud of the masonry (strap) or feathered over the edges of the masonry.

Where the masonry is eroded, the face of the mortar shall be kept back to the original thickness of the joint.

Protection during the works:

Once the repointing is underway it is important to protect it from wind, rain and strong sunlight, to avoid damage or rapid drying. particular care is required to avoid damage from frost when pointing has to be carried out in cold weather.

Surfaces should be protected with ventilated covers (multiple layers of hessian, thick blankets or carpet underlay are often used) and regular mist spraying may be needed to maintain damp conditions as the mortar starts to set. additional plastic sheeting or

tarpaulins draped in front of the hessian covers may also be needed if it is very windy or there is driving rain.

Finishing the joints:

The mortar is ready for finishing when it is still damp but has a semi-hard leathery consistency so that it can be marked with a thumbnail, but a thumb pressed into the surface leaves barely any impression.

For joints that are not specially treated a flush finish is usually suitable.

Where edges of the masonry are decayed the mortar may be set back to be within the original joint width so as to avoid visually widening the joint. however, this may provide less protection to the stonework so should only be done following an assessment of the condition of the masonry.

4. REPAIR GUTTER AND DOWNPIPES

All existing cast iron gutters to be carefully removed.

Care shall be taken when dismantling sections of guttering to ensure joints are not damaged.

Remove moss from guttering.

Any loose paintwork and rust to be carefully removed with wire brush and sandpaper.

Any small holes in gutter to be filled with oil based putty.

Existing sound paint shall be roughened with sandpaper.

Bare metal to receive two coats of zinc based primer, when dry gutters to receive one coat of micaceous iron oxide primer followed by to coats of black gloss paint to match existing.

Reassemble guttering.

Any defective joints shall be sealed with oil based putty to prevent leaks.

If a section of guttering is found to be beyond repair then replacement cast iron sections should match the original in size and appearance.

5. FIRE EXIT

Concerns over safe means of escape from the Recreation Room have required an appraisal to be undertaken to assess compliance with the Building Regulations Document B2 2007.

This appraisal concluded that a number of alterations to the fabric of this Listed Building would be required in order to safeguard evacuation of the occupants in case of fire or other emergency.

These alterations are described in full on the submitted drawings and in summary comprise the creation of a secondary escape route through the rear of the hall thus avoiding the current arrangement of exiting via an existing kitchen which is unsuitable as

an access room. In order to achieve this a dividing wall separating a storeroom and a corridor leading off the kitchen will be removed to create a connecting corridor a new doorway will be located in the rear of the main hall with direct access to this corridor leading to a new outward opening final exit door at the rear of the premises leading to a place of safety away from the building (muster point).

This new escape route will be lit with emergency non maintained lighting, and signposted with illuminated exit signage. The step arrangement at the final exit will be retained and adequately illuminated with escape lighting.

The automatic fire alarm system will be brought up to current standards and manual call points located to suit the altered means of escape.

Fire fighting appliances will be provided to current standards.

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BOWER EDDLESTON
SWEETBRIAR HALL
NANTWICH

294th APRIL 2019

Dear Sirs ,

Re; THE DONE ROOM TARPORLEY CHURCH

I refer to your instructions and to my surveyors visit to the above property on 28/3/19 to report and to inspect accessible structural timbers EXTERNALLY as per your instructions.

If we have misinterpreted your instructions please inform us via email immediately.

For your information we have been established since 1977 and are now in our 41st year of trading. We are fully conversant with all current legislation, Codes of Practice and British Standards relevant to our industry and when placing your business with us you can rest assured of a quality job carried out correctly. As a surveyor I am a fully qualified Certificated Surveyor in Remedial Treatments cert no 579 which is the Industry recognised standard qualification, As a company we are full members of the Property Care association no 5480. For your peace of mind our company is also a member of the Federation of Master Builders reg no 39379 who also vet all buisness' prior to accepting them for membership.

In addition we also offer to price match any other written quote for the same work from a vat registered company.

For ease of reference any directions contained in this report were taken from the outside of the building facing the front elevation.

This report is an important document and forms part of our guarantee and following the completion of the works, it should be filed with our quotation , relevant plan , specification and guarantee. Duplicate copies cannot be issued.

SURVEY REPORT

EXTERNAL OBSERVATIONS

This property is detached and is uded as a childrens nursery
The construction is of part timber frame & brick
The gutters were noted to be dated and signs of leaks were evident

TIMBER INSPECTION

There is evidence of wet rot and woodworm infestation to parts of the timber framing some of which may be original and some which has clearly been the subject of previous repair & replacement
There is wet rot evident to exposed areas of wall plates , purlin ends and rafters
There is wet rot in the window lintol above the south facing window

RECCOMENDATIONS
Remove all decayed timbers back to sound timber & replace with pretreated sections
Resin bonded repairs may be neccassary & you should consult a structural engineer for advice

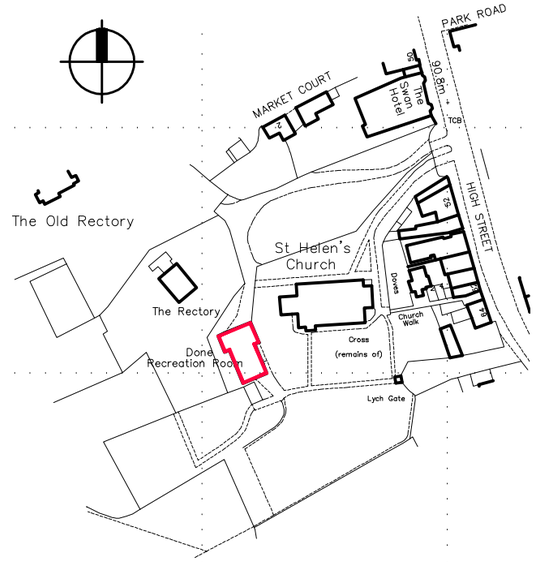
LIMITATIONS OF INSPECTION
We have not inspected or tested internally and we have not lifted carpets or laminate flooring or inspected under concealed floor voids etc unless this report states otherwise and you should be aware that problems may be present in these concealed areas.

This report is given in good faith on the strict understanding that we take no legal liability in so giving.

Yours faithfully,

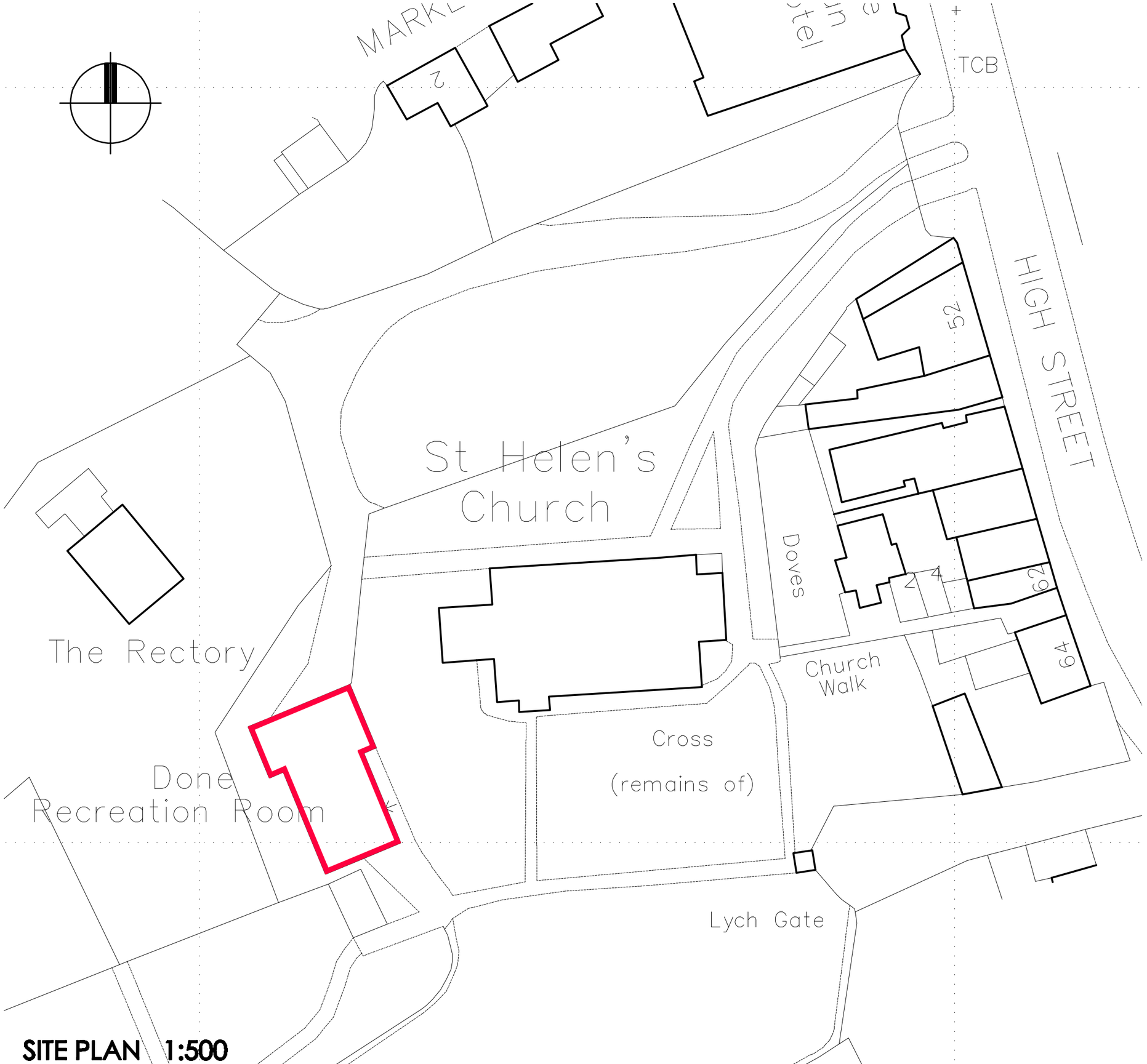
M.J. SAUNDERS,
C.S.R.T.
(Reg no 579)

LETTER	REVISION	DATE	BY
A	MINOR MODIFICATION	05.11.14	M.I
B	MINOR MODIFICATION	01.10.18	M.I



LOCATION PLAN 1:2500

0 50m 100m 150m 200m



SITE PLAN 1:500

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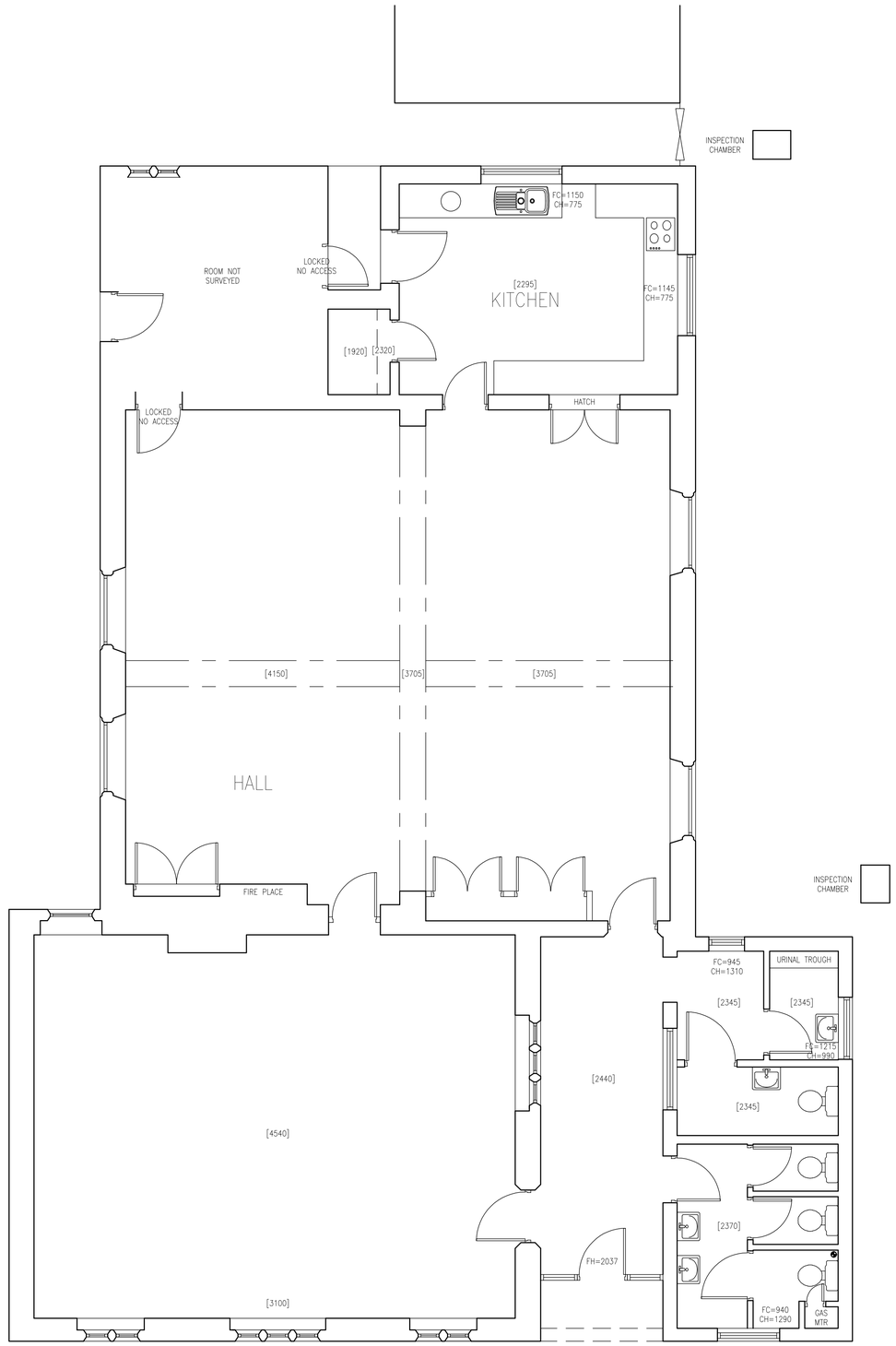
PROJECT
THE DONE ROOM, TARPORLEY

TITLE
SITE PLAN & LOCATION PLAN

SCALE	1:500 & 1:2500 @ A3	DRAWN BY	MLT
DATE	OCT 2014	STAGE	
DRG.No	6489 01	REVISION	B

REVISIONS

LETTER	REVISION	DATE	BY



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PROJECT
THE DONE ROOM, TARPORLEY

TITLE
EXISTING FLOOR PLAN

SCALE	1:50@A1	DRAWN BY	MLT
DATE	MAR 2018	STAGE	
DRG.No	6489 09	REVISION	

REVISIONS

LETTER	REVISION	DATE	BY

NORTH ELEVATION

WEST ELEVATION

SOUTH ELEVATION

EAST ELEVATION

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PROJECT
THE DONE ROOM, TARPORLEY

TITLE
EXISTING ELEVATIONS

SCALE	1:50@A1	DRAWN BY	MLT
DATE	MAR 2018	STAGE	
DRG.No	6489 10	REVISION	

REVISIONS

LETTER	REVISION	DATE	BY
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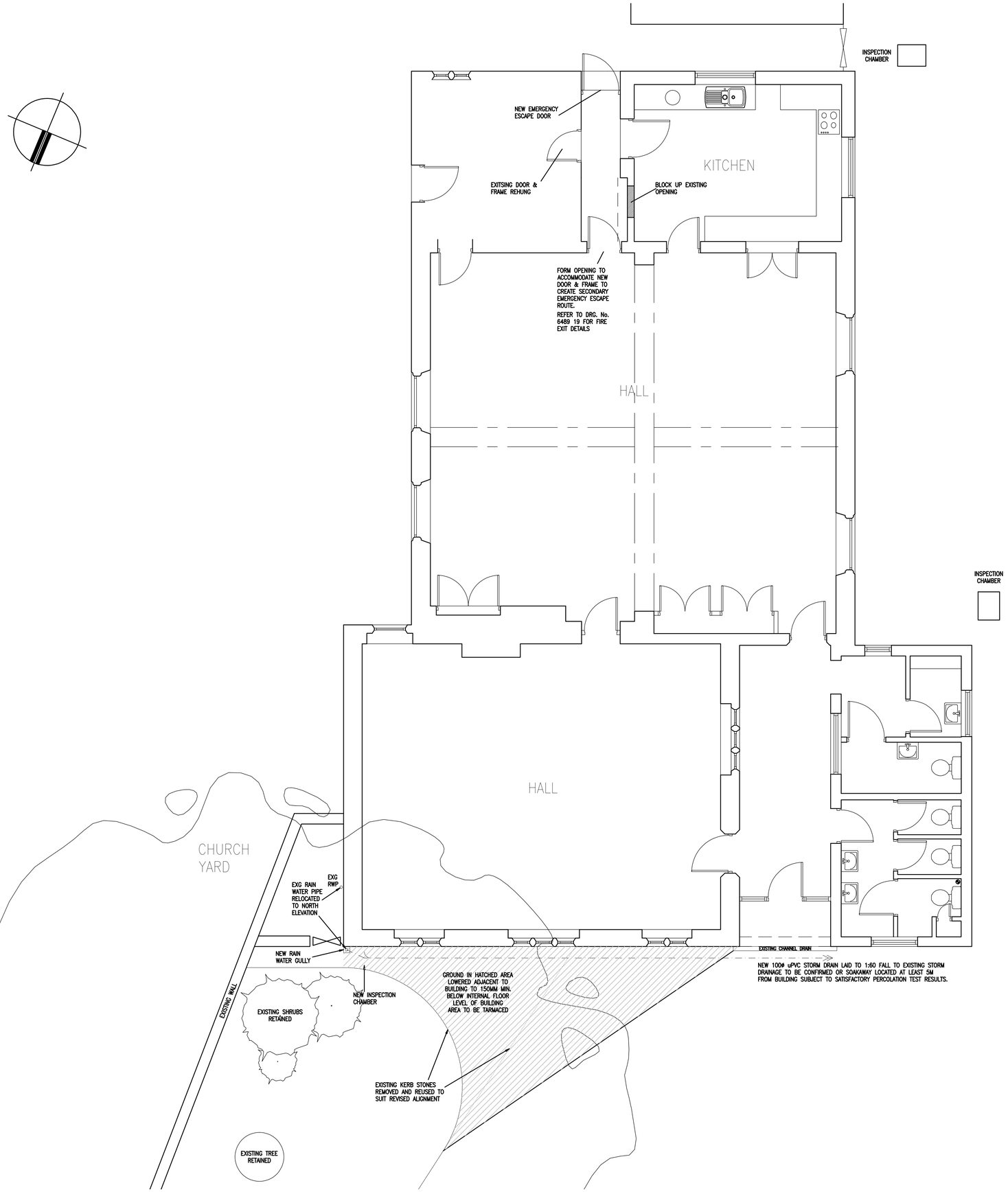

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PROJECT
THE DONE ROOM, TARPORLEY

TITLE
PROPOSED FLOOR PLAN

SCALE	1:50@A1	DRAWN BY	MLT
DATE	AUG 2019	STAGE	
DRG.No	6489 11	REVISION	A

REVISIONS

LETTER	REVISION	DATE	BY
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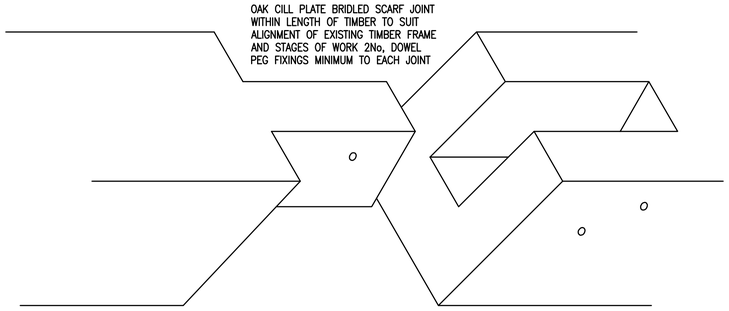
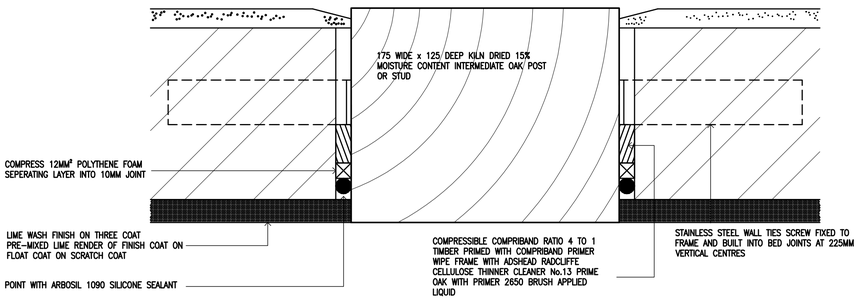
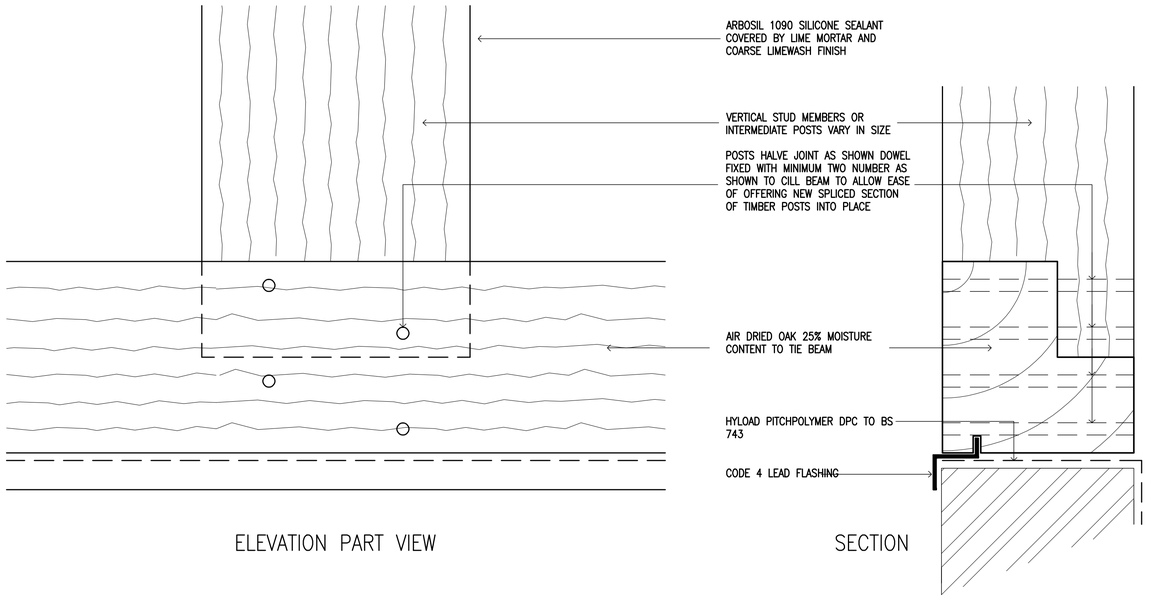


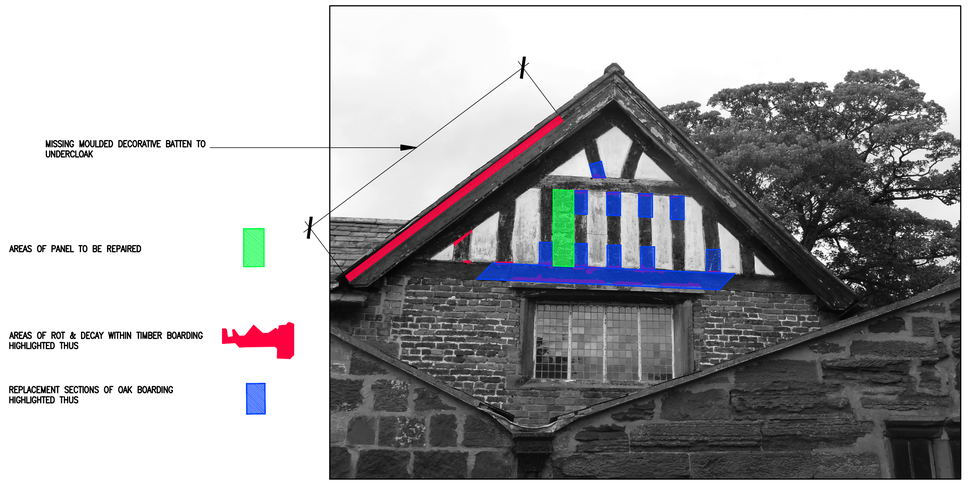
BRIDLE SCARF JOINT



BRICK INFILL PANEL DETAIL



HALVED JOINT POST TO TIE BEAM



TIMBER FRAMING TO GABLE – SOUTH FACING ELEVATION

TIMBER FRAMING TO GABLE – NORTH FACING ELEVATION

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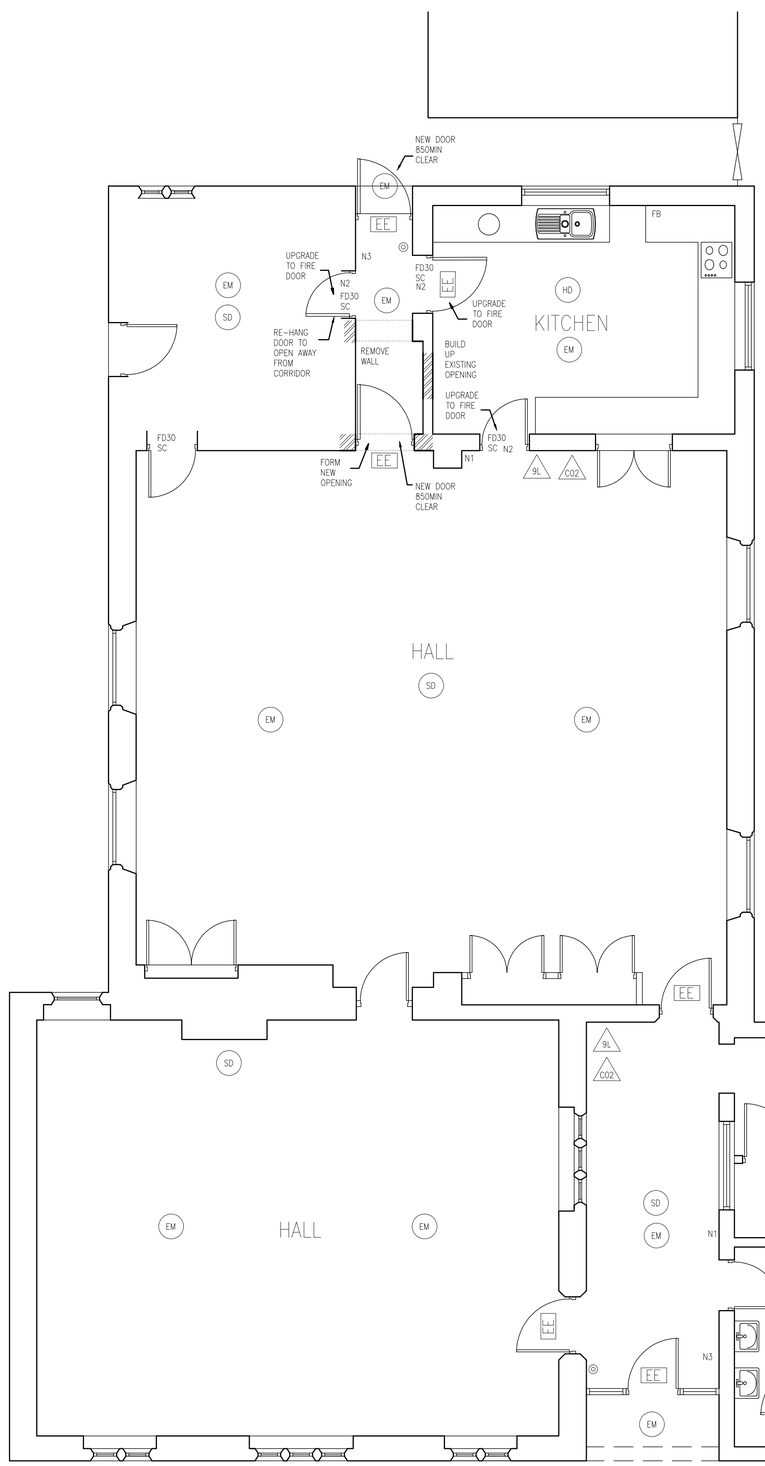
PROJECT
THE DONE ROOM, TARPORLEY

TITLE
TIMBER FRAMING REPAIR DETAILS

SCALE 1:2@A1
DATE AUG 2019
DRG.No 6489 17
DRAWN BY MLT
STAGE
REVISION A

REVISIONS

LETTER	REVISION	DATE	BY



NB
DOOR FIRE UPGRADING CARRIED OUT USING ENVIROGRAF PRODUCT 42 CLEAR INTUMESCENT COATING TO PROVIDE 30 MINS FIRE PROTECTION.
RETRO-FIT COMBINED INTUMESCENT/SMOKE SEAL WITHIN DOOR EDGE/DOOR FRAME

FB FIRE BLANKET
FD30 SC FIRE DOOR 30 MIN FIRE RESISTING SELF CLOSING
HD HEAT DETECTOR
SD SMOKE DETECTOR
EM NON-MAINTAINED EMERGENCY LIGHT FITTING
EE MAINTAINED EMERGENCY EXIT SIGN
9L 9 LITRE WATER FIRE EXTINGUISHER
CO2 CO2 FIRE EXTINGUISHER
FIRE ALARM CALL POINT
N1 FIRE ACTION SIGN
N2 FIRE KEEP SHUT SIGN
N3 FIRE EXIT KEEP CLEAR SIGN

BOWER EDLESTON
ARCHITECTS
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PROJECT
THE DONE ROOM, TARPORLEY

TITLE
PROPOSED FLOOR PLAN
FIRE PRECAUTIONS

SCALE	1:50@A1	DRAWN BY	CAT
DATE	JAN 2020	STAGE	
DRG.No	6489 19	REVISION	

Notice of Listed Building Consent

Mr P Posnett
c/o Mr Colin Bowen
Bower Edleston Architects Ltd
Sweetbriar Hall
65 Hospital Street
Nantwich
CW5 5RW
Cheshire

Application Number:
20/00379/LBC

3 April 2020

Town and Country Planning (Listed Buildings and Buildings in Conservation Areas) Act 1990

Proposal: Repairs including re-roofing, gable end repair to external timber framing and infill panels, re-point brickwork, repair gutters, hopperhead outlets and downpipes and alterations to improve fire escape route

Location: Tarporley Recreation Room , High Street, Tarporley, CW6 0AG

In pursuance of their powers under the above Acts, the Council hereby grants **CONSENT** for the above development to be carried out, subject to compliance with the following conditions:

1. The works hereby granted listed building consent shall be begun before the expiration of three years from the date of this consent.

   Reason - To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The work hereby granted consent shall be carried out in strict accordance with the plans and method statement of works contained in the design and access statement submitted with the application.

   Reason - For the avoidance of doubt and in the interests of proper planning.

Notes

None

Signed: Date: 3 April 2020

Lisa Harris

Director of Place Strategy

Cheshire West and Chester Borough Council 4 Civic Way Ellesmere Port CH65 0BE

Please read the notes on the following page, they will explain your rights and other important matters about this decision.

NOTICE TO APPLICANT WHERE PERMISSION IS REFUSED OR GRANTED SUBJECT TO CONDITIONS

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State for the Environment under Section 78 of the Town and Country Planning Act 1990.

If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get from:

The Planning Inspectorate, 3/13 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN - (Tel: 0303 444 5000)

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

If either the local planning authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

NOTICE TO APPLICANT WHERE LISTED BUILDING or CONSERVATION AREA CONSENT IS REFUSED OR GRANTED SUBJECT TO CONDITIONS.

If you are aggrieved by the decision of the local planning authority to refuse listed building or conservation area consent for the proposed works, or to grant such consents subject to conditions, then you can appeal under Sections 20, 21, and 22 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The appeal must be made within 6 months of the date of this notice on forms available from the Planning Inspectorate at the above address. The Secretary of State has the power to allow a longer period for the giving of a notice of appeal and he will exercise his power in cases where he is satisfied that the applicant has deferred the giving of notice because negotiations with the local planning authority in regard to the proposed works are in progress.

If listed building consent is refused, or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment, and the owner of the land claims that the land has become incapable of reasonable beneficial use in its existing state, and cannot be rendered capable of reasonable beneficial use by the carrying out of any works which have been or would be permitted, he may serve on the District Council in which the land is situated a listed building purchase notice requiring that Council to purchase his interest in that land in accordance with the provisions of Section 32 of the Planning (Listed Buildings and Conservation Areas) Act, 1990.

In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable is set out in section 27 of the Planning (Listed Buildings and Conservation Areas) Act, 1990.

OTHER IMPORTANT POINTS TO NOTE:

Your attention is drawn to the relevant provisions of the Chronically Sick and Disabled Persons Act, 1970 and the Code of Practice for Access for the Disabled to Buildings. These provisions apply to (a) buildings or premises to which the public are admitted, whether on payment or otherwise or (b) premises in which persons are employed to work. Similar provisions also apply for the benefit of disabled in educational buildings.

Development for which listed building consent and/or permission is granted is subject to compliance with the general statutory provisions in force in the District, except as may be modified in this permission and the Building Regulations. Your attention is drawn to Section 50 of the Cheshire County Council Act, 1980 which provides that where plans are deposited under the Building Regulations for the erection/extension of a building with the district council, then that council will reject the plans unless, after consultation with the Fire Authority, they are satisfied that the plans show there is an adequate means of access for the Fire Brigade to the building or extension and that the building or extension will not render inadequate any existing means of access, for the Fire Brigade, to the neighbouring buildings. This note is included to give effect to Section 50 of the 1980 Act by virtue of sub-section (2) of the said Section.

Developers should check with all statutory undertakers at an early stage to ensure where their equipment (pipes, cables, poles etc) is located in relation to the development site and agree measures to ensure that no damage is caused to that equipment during construction, or negotiate the repositioning of some or all of the equipment.

Any Environmental Statement submitted with the application, together with any related information, has been taken into account by the Council in arriving at this decision.

Street Naming and Numbering – It is a legal function of the Council to allocate property numbers and street names to new developments and conversions. This service is chargeable, please visit the Street Naming and Numbering page on our website and use the online form to submit an application. The charging scheme, guidance and contact details are also available on our Street Naming and Numbering web page.

U-Value Calculation and Condensation Risk Assessment

Project Information

The Done Room, Tarporley, SW6 0AG

Construction: Pitched Roof Unventilated

Construction Type: Pitched Roof

File reference: 1-LI-211019-093353-308

Calculated U-value = $0.41 W/m^2K$

Selected Build-Up

Description	Thickness (mm)	Thermal Conductivity (W/mK)	Thermal Resistance (m²K/W)	Thermal Bridging	Vapour Resistivity (MNs/gm)	Vapour Resistance (MNs/g)	
Inside Surface			0.1				
PLASTERBOARD	12.5	0.19	0.066		50	0.625	
1000 GAUGE 0.25mm POLYTHENE VAPOUR CONTROL LAYER	0.3		0.001			500	
KOOLTHERM K107	50	0.018	2.504	11.4% roof timber - 47mm @ 450mm ctrs + 1% for noggins + loft hatches		22.9	1
TIMBER STUD/JOIST/RAFTER CAVITY; U/V.	25		0.471	11.4% roof timber - 47mm @ 450mm ctrs + 1% for noggins + loft hatches		0.05	
KINGSPAN NILVENT.17 BREATHABLE MEMBRANE	0.5		0.006			0.17	
TILES / SLATES & BATTENS; UNVENTILATED PITCHED ROOF.	30		0			0	
Outside Surface			0.104				

Key: Bridged and fastened; Bridged; Fastened

Supporting Information

1. BETWEEN TIMBER RAFTERS

Product Details

For further information on the specified products e.g. literature or specification clauses, please follow the links below or scan the QR code to the right:

Kingspan Kooltherm K107 Pitched Roof Board
www.kingspaninsulation.co.uk/k107

Kingspan nilvent

Detailed U-value

The calculation method is in accordance with BS EN ISO 6946:2017 / I.S. EN ISO 6946:2017. A simplified summary of the steps involved are shown below

$Rtotal(R_{tot}) = R_{si} + R_1 + R_2 + \ldots + R_n + R_{se}$

For a construction containing inhomogeneous layers the upper and lower resistances of the construction must be used

$R_{tot;upper} = 1/((f_a/R_{tot;a}) + (f_b/R_{tot;b}) + \ldots + (f_q/R_{tot;q}))$
$R_j = 1/((f_a/R_{aj}) + (f_b/R_{bj}) + \ldots + (f_q/R_{qj}))$
$R_{tot;lower} = R_{si} + R_1 + R_2 + R_j + \ldots + R_n + R_{se}$

$R_{tot} = (R_{tot;upper} + R_{tot;lower})/2$
$= (2.612 + 2.326)/2$
$U = 1/R_{tot}$
$= 2.469$
$\Delta U = \Delta U_g + \Delta U_f + \Delta U_r$

ΔU_g correction for air voids - 0.006

ΔU_f correction for fasteners by approximate procedure - 0.000
(alpha 0.00 | fasteners per m² 0.00 | fasteners cross sectional area 0.00 | thermal conductivity of fasteners 0.00)

ΔU_f correction for fasteners by detailed calculation method (rainscreen cladding) – 0.000
(point thermal transmittance 0.00 | fasteners per m² 0.00)

ΔU_r correction for inverted roofs – 0.000
(precipitation 0.00 | f· x 0.00)

Total U-value $(U_c) = U + \Delta U$
If ΔU is less than 3% of U then the corrections need not be applied.

Calculations including a steel frame construction are calculated in accordance with BRE Digest 465.

Condensation

Condensation calculations have been performed in accordance with BS EN ISO 13788:2012 and BS 5250:2011+A1:2016 and the risk assessed within environmental conditions with the following characteristics

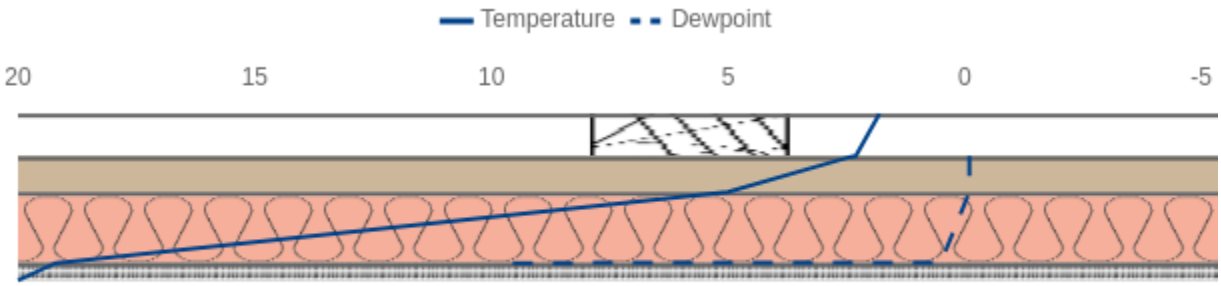
Humidity class 2 - Offices, shops

Location: 3 England NW & N Wales

Condensation risk has been assessed up to and including Level 2 Humidity Class (2 - Offices, shops) within worst case environment conditions. The risk level is 1 in 20 years

Condensation Analysis

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Internal Temperature (°C)	20	20	20	20	20	20	20	20	20	20	20	20
Internal Relative Humidity (%)	51.2	50.7	50.5	51.5	54.5	60.4	65.1	65.5	62	58.1	53.1	51.9
External Temperature (°C)	1.8	1.9	3.7	5.9	9.3	12.2	13.8	13.7	11.5	8.6	4.3	2.5
External Relative Humidity (%)	87	85	80.5	78	75.5	77.5	79.5	80.5	82.5	85	86.5	87.5

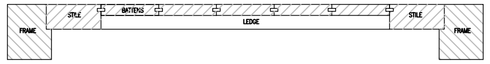


Kingspan Insulation Ltd
Pembridge | Leominster
Herefordshire | HR6 9LA

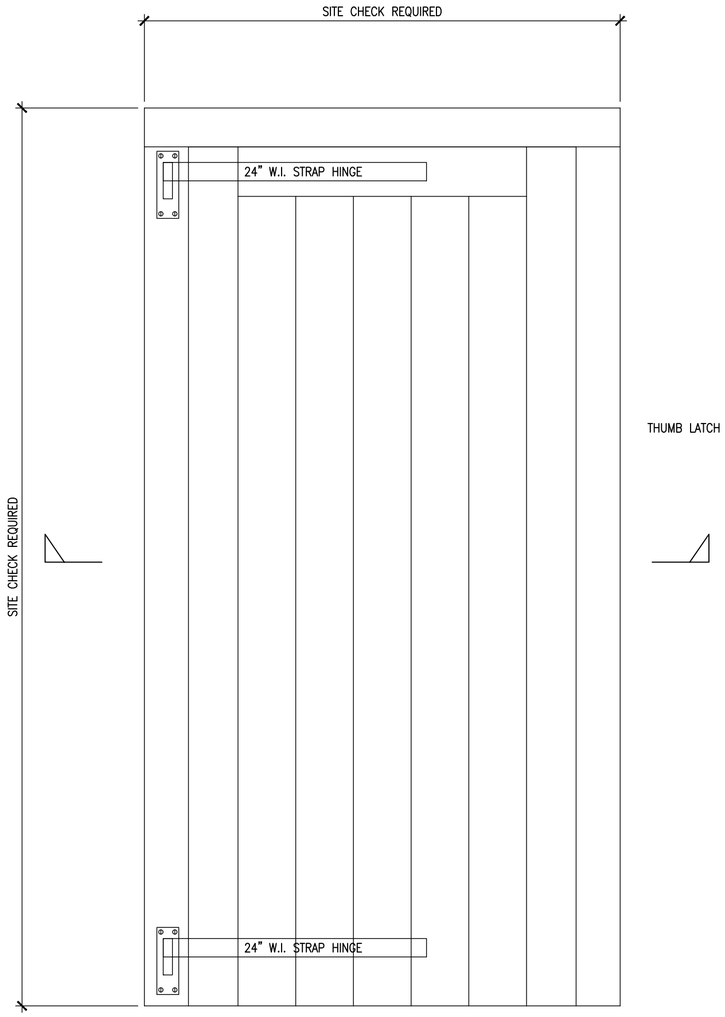
T: +44 1544 388 601
E: info@kingspaninsulation.co.uk
www.kingspaninsulation.co.uk

REVISIONS

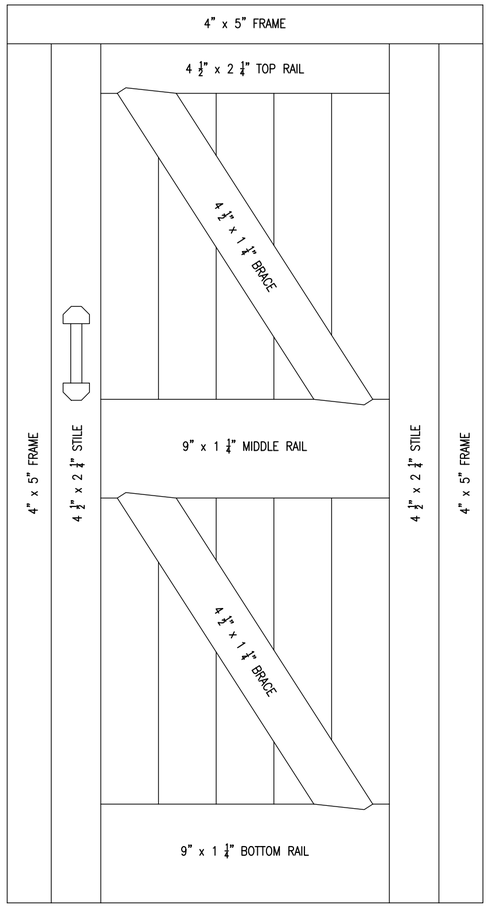
LETTER	REVISION	DATE	BY



SECTION



INTERNAL ELEVATION



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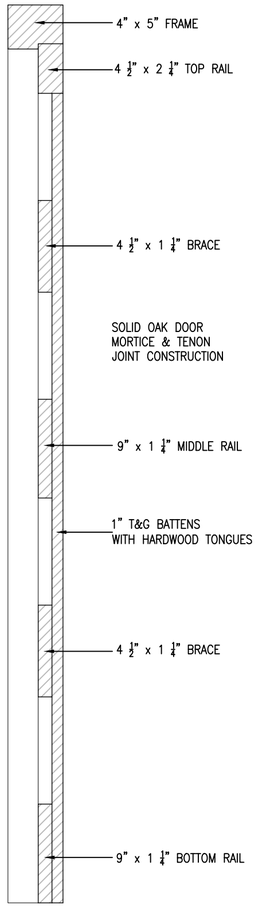

SECTION

BOWER EDLESTON
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WEBSITE: WWW . BOWER - EDLESTON . COM

PROJECT
THE DONE ROOM, TARPORLEY

TITLE
PROPOSED DOOR DETAILS

SCALE 1:10@A2
DATE DEC 2021
DRG.No 6489 20

DRAWN BY MLT
STAGE
REVISION

REVISIONS

LETTER	REVISION	DATE	BY
A	UPDATED FOR LISTED BUILDING CONSENT APPLICATION	31.01.20	MLT
B	MINOR ALTERATIONS	15.06.22	MLT

EXTENT OF STONEWORK REPOINTING

STONEWORK REPOINTING SPECIFICATION

PREPARING THE JOINTS

CAREFULLY RAKE OUT DEFECTIVE POINTING MANUALLY USING HOOKED TOOLS OR MASONRY CHISELS TO A DEPTH OF AT LEAST TWICE THE HEIGHT OF THE JOINT.
DUST AND DEBRIS MUST BE REMOVED FROM THE JOINTS USING BRUSHES AND THOROUGHLY RINSED WITH WATER SO THAT NO LOOSE DRY MATERIAL IS LEFT.
THE MASONRY MUST BE THOROUGHLY DAMPENED WITH A HOSEPIPE WITH A SPRAY NOZZLE OR A PUMP-ACTION WATER SPRAYER, BEFORE PLACING THE MORTAR TO REDUCE SUCTION, IMPROVE ADHESION OF THE MORTAR AND PREVENT THE MORTAR FROM DRYING TOO QUICKLY.

MORTAR SPECIFICATION

SAMPLE PANELS SHALL BE PREPARED TO DETERMINE THE MOST APPROPRIATE MORTAR MIX FOR APPROVAL BY THE CONSERVATION OFFICER PRIOR TO COMMENCEMENT OF WORKS.

AGGREGATE SHALL BE CLEAN, WELL WASHED, MATCHED AGAINST THE SIZE OF EXISTING MORTAR AND HAVE A RANGE OF PARTICLE SIZES APPROPRIATE TO THE SIZE OF THE JOINT. WIDER JOINTS DEMAND A HIGHER PROPORTION OF SHARP SAND (GRIT), OVER BUILDING SAND.
OTHER TYPES OF AGGREGATE SUCH AS LIMESTONE DUST CAN ALSO BE ADDED TO GIVE CORRECT COLOUR OR TEXTURE MATCH, PROVIDED THAT THE OVERALL PROPORTION OF THE MIX REMAINS THE SAME.

WATER SHALL BE CLEAN WITH MINIMUM AMOUNTS ADDED DURING MIXING.

LIME SHALL BE EITHER NATURAL HYDRAULIC LIME OR NON HYDRAULIC LIME PUTTY BASED MORTAR.
LIME PUTTY MAY REQUIRE POZZOLONIC ADDITIVES TO REDUCE SETING TIMES IF THERE IS A RISK OF FROST.

REPOINTING SHALL BE 3:1 SAND/LIME MORTAR MIX

MORTAR SHALL BE RAMMED AS FAR BACK AS POSSIBLE INTO JOINT WITH A POINTING TOOL AND LEFT SLIGHTLY RECESSED OR FLUSH.

WHEN THE MORTAR STARTS TO HARDEN THE JOINTS SHALL BE BRUSHED WITH A STIFF BRISTLE BRUSH (NOT STEEL WIRE) OR RUBBED WITH SOME SACKING TO EXPOSE AGGREGATE.
JOINTS SHALL NEVER BE STRUCK, FINISHED PROUD OF THE MASONRY (STRAP) OR FEATHERED OVER THE EDGES OF THE MASONRY.
WHERE THE MASONRY IS ERODED, THE FACE OF THE MORTAR SHALL BE KEPT BACK TO THE ORIGINAL THISKNESS OF THE JOINT.

PROTECTION DURING THE WORKS

ONCE THE REPOINTING IS UNDERWAY IT IS IMPORTANT TO PROTECT IT FROM WIND, RAIN AND STRONG SUNLIGHT, TO AVOID DAMAGE OR RAPID DRYING. PARTICULAR CARE IS REQUIRED TO AVOID DAMAGE FROM FROST WHEN POINTING HAS TO BE CARRIED OUT IN COLD WEATHER.
SURFACES SHOULD BE PROTECTED WITH VENTILATED COVERS (MULTIPLE LAYERS OF HESSIAN, THICK BLANKETS OR CARPET UNDERLAY ARE OFTEN USED) AND REGULAR MIST SPRAYING MAY BE NEEDED TO MAINTAIN DAMP CONDITIONS AS THE MORTAR STARTS TO SET. ADDITIONAL PLASTIC SHEETING OR TARPAULINS DRAPED IN FRONT OF THE HESSIAN COVERS MAY ALSO BE NEEDED IF IT IS VERY WINDY OR THERE IS DRIVING RAIN.

FINISHING THE JOINTS:

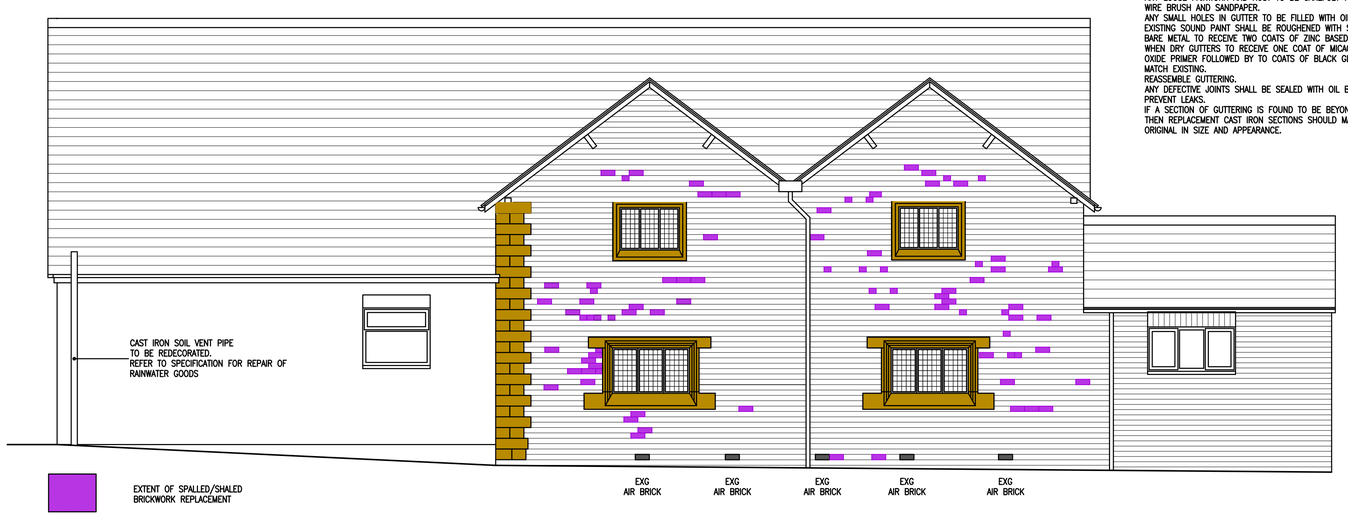
THE MORTAR IS READY FOR FINISHING WHEN IT IS STILL DAMP BUT HAS A SEMI-HARD LEATHERY CONSISTENCY SO THAT IT CAN BE MARKED WITH A THUMBNAIL, BUT A THUMB PRESSED INTO THE SURFACE LEAVES BARELY ANY IMPRESSION.
FOR JOINTS THAT ARE NOT SPECIALLY TREATED A FLUSH FINISH IS USUALLY SUITABLE.
WHERE EDGES OF THE MASONRY ARE DECAYED THE MORTAR MAY BE SET BACK TO BE WITHIN THE ORIGINAL JOINT WIDTH SO AS TO AVOID VISUALLY WIDENING THE JOINT. HOWEVER, THIS MAY PROVIDE LESS PROTECTION TO THE STONEWORK SO SHOULD ONLY BE DONE FOLLOWING AN ASSESSMENT OF THE CONDITION OF THE MASONRY

EXISTING RWP PIPE RELOCATED

NORTH ELEVATION

CAST IRON RAINWATER GOODS REPAIR

ALL EXISTING CAST IRON GUTTERS TO BE CAREFULLY REMOVED.
CARE SHALL BE TAKEN WHEN DISMANTLING SECTIONS OF GUTTERING TO ENSURE JOINTS ARE NOT DAMAGED.
REMOVE MOSS FROM GUTTERING.
ANY LOOSE PAINWORK AND RUST TO BE CAREFULY REMOVED WITH WIRE BRUSH AND SANDPAPER.
ANY SMALL HOLES IN GUTTER TO BE FILLED WITH OIL BASED PUTTY.
EXISTING SOUND PAINT SHALL BE ROUGHENED WITH SANDPAPER.
BARE METAL TO RECEIVE TWO COATS OF ZINC BASED PRIMER,
WHEN DRY GUTTERS TO RECEIVE ONE COAT OF MICACEOUS IRON OXIDE PRIMER FOLLOWED BY TO COATS OF BLACK GLOSS PAINT TO MATCH EXISTING.
REASSEMBLE GUTTERING.
ANY DEFECTIVE JOINTS SHALL BE SEALED WITH OIL BASED PUTTY TO PREVENT LEAKS.
IF A SECTION OF GUTTERING IS FOUND TO BE BEYOND REPAIR THEN REPLACEMENT CAST IRON SECTIONS SHOULD MATCH THE ORIGINAL IN SIZE AND APPEARANCE.



EXTENT OF SPALLED/SHALED BRICKWORK REPLACEMENT

CARE SHALL BE TAKEN WHEN CUTTING OUT SPALLED/SHALED BRICKS/BRICKWORK NOT TO CAUSE DAMAGE TO THE SURROUNDING AREAS.
BRICKS TO BE REMOVED USING HAMMER & CHISELS. DISC CUTTERS SHALL NOT BE USED.
SURROUNDING JOINTS BE REMOVED FIRST.
WEDGE SHAPED JOINTING CHISELS SHALL NOT BE USED AS THEY CAN DAMAGE BRICK EDGES OR ARISES.
BRICKS IN SUITABLE CONDITION MAY BE REVERSED TO HIDE DECAY.
REPLACEMENT BRICKS SHALL MATCH AS CLOSELY AS POSSIBLE THE TYPE, COLOUR, TEXTURE, SIZE AND SHAPE OF THOSE WHICH THEY ARE REPLACING.
BRICK SAMPLES TO BE AGREED WITH CONSERVATION OFFICER.

WEST ELEVATION

BOWER EDLESTON
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WEBSITE: WWW . BOWER - EDLESTON . COM

PROJECT
THE DONE ROOM, TARPORLEY

TITLE
PROPOSED ELEVATIONS

SCALE 1:50@A1
DATE AUG 2019
DRG.No 6489 12
DRAWN BY MLT
STAGE
REVISION B

REVISIONS

LETTER	REVISION	DATE	BY
A	UPDATED FOR LISTED BUILDING CONSENT APPLICATION	31.01.20	MLT
B	MINOR ALTERATIONS	16.06.22	MLT

CAST IRON RAINWATER GOODS REPAIR

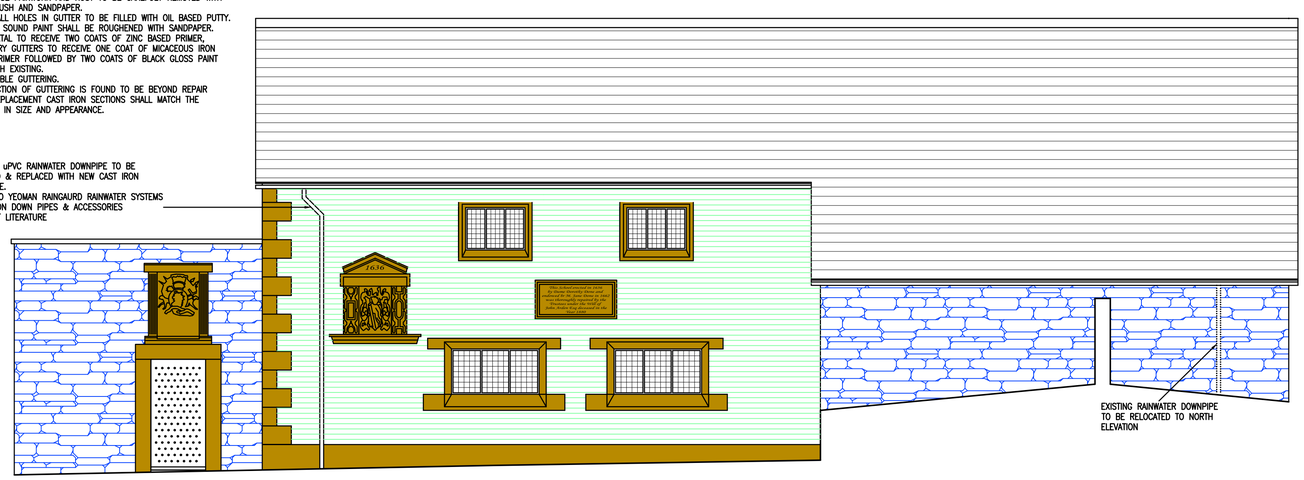
ALL EXISTING CAST IRON GUTTERS TO BE CAREFULLY REMOVED.
CARE SHALL BE TAKEN WHEN DISMANTLING SECTIONS OF GUTTERING TO ENSURE JOINTS ARE NOT DAMAGED.
REMOVE MOSS FROM GUTTERING.
ANY LOOSE PAINWORK AND RUST TO BE CAREFULY REMOVED WITH WIRE BRUSH AND SANDPAPER.
ANY SMALL HOLES IN GUTTER TO BE FILLED WITH OIL BASED PUTTY.
EXISTING SOUND PAINT SHALL BE ROUGHENED WITH SANDPAPER.
BARE METAL TO RECEIVE TWO COATS OF ZINC BASED PRIMER,
WHEN DRY GUTTERS TO RECEIVE ONE COAT OF MICACEOUS IRON OXIDE PRIMER FOLLOWED BY TO COATS OF BLACK GLOSS PAINT TO MATCH EXISTING.
REASSEMBLE GUTTERING.
ANY DEFECTIVE JOINTS SHALL BE SEALED WITH OIL BASED PUTTY TO PREVENT LEAKS.
IF A SECTION OF GUTTERING IS FOUND TO BE BEYOND REPAIR THEN REPLACEMENT CAST IRON SECTIONS SHOULD MATCH THE ORIGINAL IN SIZE AND APPEARANCE.

SOUTH ELEVATION

CAST IRON RAINWATER GOODS REPAIR

ALL EXISTING CAST IRON GUTTERS TO BE CAREFULLY REMOVED.
CARE SHALL BE TAKEN WHEN DISMANTLING SECTIONS OF GUTTERING TO ENSURE JOINTS ARE NOT DAMAGED.
REMOVE MOSS FROM GUTTERING.
ANY LOOSE PAINWORK AND RUST TO BE CAREFULY REMOVED WITH WIRE BRUSH AND SANDPAPER.
ANY SMALL HOLES IN GUTTER TO BE FILLED WITH OIL BASED PUTTY.
EXISTING SOUND PAINT SHALL BE ROUGHENED WITH SANDPAPER.
BARE METAL TO RECEIVE TWO COATS OF ZINC BASED PRIMER,
WHEN DRY GUTTERS TO RECEIVE ONE COAT OF MICACEOUS IRON OXIDE PRIMER FOLLOWED BY TWO COATS OF BLACK GLOSS PAINT TO MATCH EXISTING.
REASSEMBLE GUTTERING.
IF A SECTION OF GUTTERING IS FOUND TO BE BEYOND REPAIR THEN REPLACEMENT CAST IRON SECTIONS SHALL MATCH THE ORIGINAL IN SIZE AND APPEARANCE.

EXISTING uPVC RAINWATER DOWNPIPE TO BE REMOVED & REPLACED WITH NEW CAST IRON DOWNPIPE.
REFER TO YEOMAN RAINGAURD RAINWATER SYSTEMS CAST IRON DOWN PIPES & ACCESSORIES PRODUCT LITERATURE



EXTENT OF BRICKWORK REPOINTING (REFER TO STONEWORK REPOINTING DETAILS FOR SPECIFICATION)

EAST ELEVATION

EXTENT OF STONEWORK REPOINTING

STONEWORK REPOINTING SPECIFICATION

PREPARING THE JOINTS

CAREFULLY RAKE OUT DEFECTIVE POINTING MANUALLY USING HOOKED TOOLS OR MASONRY CHISELS TO A DEPTH OF 38MM OR NOT LESS THAN TWICE THE HEIGHT OF THE JOINT.
DUST AND DEBRIS MUST BE REMOVED FROM THE JOINTS USING BRUSHES AND THOROUGHLY RINSED WITH WATER SO THAT NO LOOSE DRY MATERIAL IS LEFT.
THE MASONRY MUST BE THOROUGHLY DAMPENED WITH A HOSEPIPE WITH A SPRAY NOZZLE OR A PUMP-ACTION WATER SPRAYER, BEFORE PLACING THE MORTAR TO REDUCE SUCTION, IMPROVE ADHESION OF THE MORTAR AND PREVENT THE MORTAR FROM DRYING TOO QUICKLY.

MORTAR SPECIFICATION

SAMPLE PANELS SHALL BE PREPARED TO DETERMINE THE MOST APPROPRIATE MORTAR MIX FOR APPROVAL BY THE CONSERVATION OFFICER PRIOR TO COMMENCEMENT OF WORKS.

AGGREGATE SHALL BE CLEAN, WELL WASHED, MATCHED AGAINST THE SIZE OF EXISTING MORTAR AND HAVE A RANGE OF PARTICLE SIZES APPROPRIATE TO THE SIZE OF THE JOINT. WIDER JOINTS DEMAND A HIGHER PROPORTION OF SHARP SAND (GRIT), OVER BUILDING SAND.
OTHER TYPES OF AGGREGATE SUCH AS LIMESTONE DUST CAN ALSO BE ADDED TO GIVE CORRECT COLOUR OR TEXTURE MATCH, PROVIDED THAT THE OVERALL PROPORTION OF THE MIX REMAINS THE SAME.

WATER SHALL BE CLEAN WITH MINIMUM AMOUNTS ADDED DURING MIXING.

LIME SHALL BE EITHER NATURAL HYDRAULIC LIME OR NON HYDRAULIC LIME PUTTY BASED MORTAR.
LIME PUTTY MAY REQUIRE POZZOLONIC ADDITIVES TO REDUCE SETING TIMES IF THERE IS A RISK OF FROST.

REPOINTING SHALL BE 3:1 SAND/LIME MORTAR MIX

MORTAR SHALL BE RAMMED AS FAR BACK AS POSSIBLE INTO JOINT WITH A POINTING TOOL AND LEFT SLIGHTLY RECESSED OR FLUSH.

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WHERE THE MASONRY IS ERODED, THE FACE OF THE MORTAR SHALL BE KEPT BACK TO THE ORIGINAL THISKNESS OF THE JOINT.

PROTECTION DURING THE WORKS

ONCE THE REPOINTING IS UNDERWAY IT IS IMPORTANT TO PROTECT IT FROM WIND, RAIN AND STRONG SUNLIGHT, TO AVOID DAMAGE OR RAPID DRYING. PARTICULAR CARE IS REQUIRED TO AVOID DAMAGE FROM FROST WHEN POINTING HAS TO BE CARRIED OUT IN COLD WEATHER.
SURFACES SHOULD BE PROTECTED WITH VENTILATED COVERS (MULTIPLE LAYERS OF HESSIAN, THICK BLANKETS OR CARPET UNDERLAY ARE OFTEN USED) AND REGULAR MIST SPRAYING MAY BE NEEDED TO MAINTAIN DAMP CONDITIONS AS THE MORTAR STARTS TO SET. ADDITIONAL PLASTIC SHEETING OR TARPAULINS DRAPED IN FRONT OF THE HESSIAN COVERS MAY ALSO BE NEEDED IF IT IS VERY WINDY OR THERE IS DRIVING RAIN.

FINISHING THE JOINTS:

THE MORTAR IS READY FOR FINISHING WHEN IT IS STILL DAMP BUT HAS A SEMI-HARD LEATHERY CONSISTENCY SO THAT IT CAN BE MARKED WITH A THUMBNAIL, BUT A THUMB PRESSED INTO THE SURFACE LEAVES BARELY ANY IMPRESSION.
FOR JOINTS THAT ARE NOT SPECIALLY TREATED A FLUSH FINISH IS USUALLY SUITABLE.
WHERE EDGES OF THE MASONRY ARE DECAYED THE MORTAR MAY BE SET BACK TO BE WITHIN THE ORIGINAL JOINT WIDTH SO AS TO AVOID VISUALLY WIDENING THE JOINT. HOWEVER, THIS MAY PROVIDE LESS PROTECTION TO THE STONEWORK SO SHOULD ONLY BE DONE FOLLOWING AN ASSESSMENT OF THE CONDITION OF THE MASONRY

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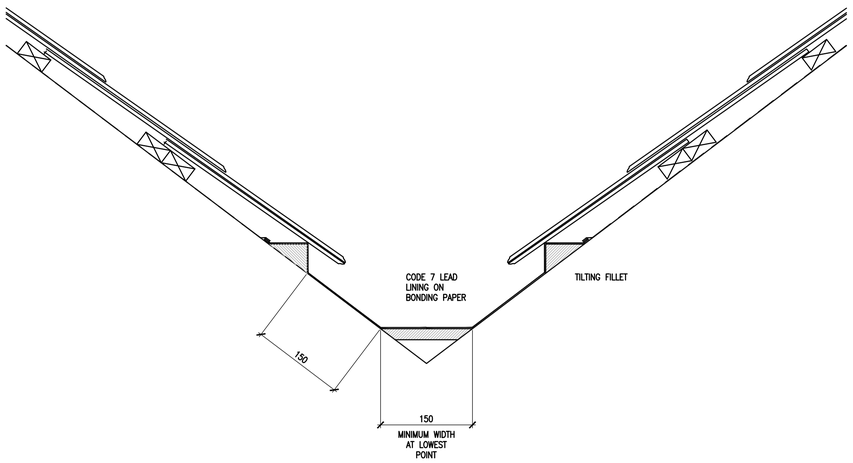
PROJECT
THE DONE ROOM, TARPORLEY

TITLE
PROPOSED ELEVATIONS

SCALE	1:50@A1	DRAWN BY	MLT
DATE	AUG 2019	STAGE	
DRG.No	6489 13	REVISION	B

REVISIONS

LETTER	REVISION	DATE	BY
A	LISTED BUILDING CONSENT APPLICATION	31.01.20	MLT
B	MINOR ALTERATIONS	16.06.22	MLT



CROSS SECTION THROUGH TAPERED VALLEY GUTTER

EVIDENCE OF WATER INGRESS THROUGH ROOF OVER. PEELING PAINT & DAMP INGRESS.

PHOTOGRAPH OF VALLEY SUPPORT BEAM (INTERNAL)

LOOSE MORTAR IN GUTTER FROM BEDDED RIDGE TILE ABOVE.

LOOSE SLIPPED SLATES ON PITCHED VALLEY JUNCTION

LOOSE SLIPPED SLATE

NUMEROUS LEAD TINGLED SLATES SUGGESTING ROOF IS "NAIL SICK" RESULTING FROM CORROSION OF NAIL FIXINGS.

PHOTOGRAPH OF LEAD VALLEY GUTTER

STRIP OFF EXISTING SLATES AND RIDGE TILES AND SET ASIDE FOR-REUSE.

INSPECT CONDITION OF ROOFING BATTENS AND UNDERLAY & REPLACE IF NECESSARY.

IF REPLACING UNDERLAY TAKE OPPORTUNITY TO INSPECT TIMBER ROOF STRUCTURE FOR SIGNS OF DECAY OR ATTACK.

ALSO CHECK PROVISION OF VENTILATION AT EAVES & RIDGE IS APPROPRIATE FOR THE ROOF CONSTRUCTION.

FOR "COLD ROOF" CONSTRUCTION VENTILATION EQUIVALENT TO 10MM CONTINUOUS VENT MUST BE PROVIDED AT EAVES & ADDITIONAL VENTILATION AT OR NEAR RIDGE EQUIVALENT TO A 5MM CONTINUOUS VENT IF THE PITCH OF THE ROOF IS GREATER THAN 35° OR SPAN GREATER THAN 10M.

INSPECT LEAD VALLEY GUTTER TO ESTABLISH IF IT COMPLIES WITH LEAD SHEET ASSOCIATION STANDARD DETAIL & SPECIFICATION REPRODUCED HEREWITH & MODIFY AS NECESSARY.

REPLACEMENT UNDERLAY SHALL BE TYPE 1F REINFORCED BITUMEN FELT. AT EAVES WITH TYVEK BREATHER MEMBRANE UNDERLAY TO ROOF.

REPLACEMENT TIMBER BATTENS SHALL BE 50X25MM TREATED SOFTWOOD AT CENTRES TO MATCH EXISTING GAUGE.

NAILS SHALL BE EITHER ALUMINIUM ALLOY TO BS 1202 PT3, COPPER TO BE 1202 PT 2 OR STAINLESS STEEL.

Gutter linings

Gutter linings

Lead-lined gutters are used where a lead-covered flat roof, or a tiled or slated roof, is designed with a parapet wall. They are also used where a flat or pitched roof abuts a vertical wall, where two pitched roofs are joined by a horizontal valley gutter, and between adjacent areas of lead roofing. To allow for thermal movement, lead gutter linings must always be divided into separate pieces (bays).

Sizes

Table 7

The size of a piece of gutter lining will depend on the thickness of lead sheet used. Table 7 shows the maximum length and girth for the five codes of lead sheet normally used for lining both box and tapered gutters.

Joints

Although Code 4 is the minimum thickness for gutter linings, its use is recommended only for very short gutters, because the maximum drip spacing of 1.5m is usually uneconomical when compared to using Code 5 with drips at 2m centres.

If the length of a piece of lining is less than the recommended maximum, the girth can be increased so that the bay is about the same area. For example, it would be acceptable to use Code 6 with a length of 1.6m and an overall girth of 1m. However, the length must not be increased beyond the maximum, even if the girth is less than that recommended, because this can cause a ridge to form across the bay which, in turn, will result in a fatigue crack.

To accommodate thermal movement, drips are used across the fall for both box and tapered gutter linings. Laps or welts are unsuitable because these joints will permit water penetration. Where a gutter lining exceeds the recommended girth, rolls are used (lengthwise) to divide the bays into two or more pieces. A transverse roll can also be used to join two or more bays at the high point in a gutter.

Drip heights

Table 8

In the past, 40mm drips incorporating an anti-capillary groove were sometimes used in gutters. Experience has shown that these grooves gradually become ineffective owing to the collection of atmospheric dirt which makes them vulnerable to water penetration in storm conditions. Therefore, the minimum height of a drip in a gutter should be 50mm for Codes 4, 5 and 6 and 60mm for Codes 7 and 8. However, where a roll abuts a drip it is important that the finished height of the roll on the lower bay is not less than 5mm below the top edge of the drip. To achieve this when using a standard 45mm roll, the minimum drip heights should be as shown in Table 8. If larger rolls are used, the height of the drip should be increased to achieve the 5mm minimum between roll and drip heights.

Table 7

BS 1178 Code No	Maximum length between drips (mm)	Maximum overall girth (mm)
4	1500	750
5	2000	800
6	2250	850
7	2500	900
8	3000	1000

Table 8

Code	minimum drip height (mm)
4	55
5	55
6	55
7	60
8	60

Gutter linings

Drip design

Figs 115a & b

Fig 116

A drip with a splash lap (Figs 33, 34 & 35) is suitable for both flat roofing and gutter linings. The splash lap serves to stiffen the free edge of the overcloak, thereby making it less vulnerable to lifting in high wind conditions. However, long experience has shown that atmospheric dirt, which tends to collect under the splash lap, slows the drainage of rainfall from under these laps, especially in gutters with minimum fall. In most gutters there is no risk of this bays lifting, even in storm conditions. Therefore the splash lap can be omitted provided that the side lap is not reduced, Fig 115a & b. This drip detail is recommended for gutters situated in areas which receive heavy deposits of dust and where leaves and other debris either fall or can be readily blown on to a gutter area. Where a roll is used to divide a wide gutter, the roll/drip details shown on pages 46 and 50 can be modified, Fig 116. The figure shows both the drip and the rolls without splash laps. Although not essential, it is normal practice when omitting splash laps on the drips to omit them also on the rolls. When using Codes 6, 7 and 8 lead sheet, the overcloak is finished about 5mm above the roof surface. For Codes 4 and 5 the overcloak is welted around copper dirips fixed behind the overcloak at 450mm maximum centres. When splash laps are omitted on rolls, it is necessary to extend the undercloak at the roll end to achieve an adequate lap.

Drips without splash laps can be used on flat roofs up to and including 3°.

Again, it is important that the side laps are not reduced where the drip abuts a vertical wall or slope. Also, the position of the roof must be carefully considered to ensure that the bays are not liable to be lifted in high wind or suction conditions. However, for roofs over 3° the extended splash lap will still be required to cover over the head fixings.

Fig 115. Drips without splash laps

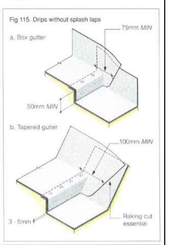
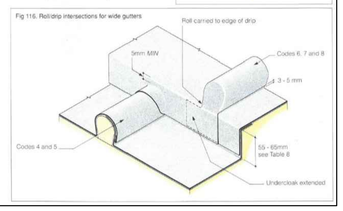


Fig 116. Roll/drip intersections for wide gutters



Gutter linings

Fall

Gutter design

Fig 117a & b

The minimum fall between drips in all lead-lined gutters should be 1 in 60.

The position of the drips in a gutter will depend on the thickness of lead sheet used for the linings which, in turn, will depend on the position of the outlets and the amount of fall from the high point to the outlets. For new work, the designer can determine the position of the outlets and allow the required drip spacing and fall to suit the thickness of lead. With existing gutters, however, the outlet positions are usually fixed. In many cases, the amount of fall is governed by the existing wall heights.

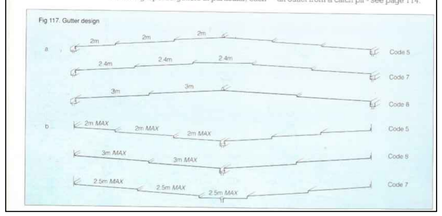
A sectional diagram of variations in gutter design is shown in Figs 117a & b. The gutter with two catch pits 12m apart, as shown in Fig 117a, has a high point in the centre. If Code 5 is used to line this gutter, six bays, each of 2m in length, will be required with four drips and a transverse roll at the high point. For Code 7 the same gutter could be lined with five bays, each of 2.4m in length, without a centre roll. If Code 8 is specified the gutter will require four bays, each of 3m in length, with two drips and a roll at the centre. All three designs are correct because the bay sizes do not exceed those shown in Table 7.

In some cases the use of a thicker lead in longer pieces will be more economical than using a thinner material with more drips. With long tapered gutters in particular, each drip increases the width of the gutter thereby necessitating the use of rolls to divide the wide bays. Combine this with the cost of constructing more drips, and the extra cost required to use a thicker lead will often prove more economical.

Occasionally, designers will specify a thicker code than that required to suit the drip spacing, eg Code 6 for the 2m bays of Code 5 shown in Fig 117a. This may be to suit the high quality of a building, to allow for foot traffic or, perhaps, to provide an extra safety factor to ensure long life. However, to specify a thinner code than required is not recommended because this will cause ridges to form across the bays and result in premature fatigue cracking.

Fig 117b shows a 12m long gutter with a central catch pit outlet. Six bays of Code 5, with two drips on each side, would be required to line this gutter to keep within the maximum bay length of 2m for this thickness of lead sheet. However, the use of Code 8 would allow a maximum bay length of 3m and a correct design would be two bays on each side. If the outlet is connected to the sole of the gutter instead of using a catch pit, Code 7 will be suitable, as shown. When using an outlet connected directly to the sole of the gutter it is important to fit the bay loosely between the drips to allow for thermal movement. Also, consideration must be given to the rainwater discharge from this type of outlet when compared to an outlet from a catch pit - see page 114.

Fig 117. Gutter design



Gutter linings

Tapered gutters

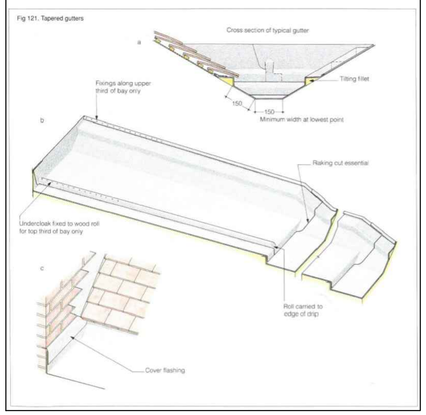
Fig 121a *Fig 121b*

Fig 121c

A tapered gutter will occur where a pitched roof abuts a vertical wall or where two pitched roofs are joined by a horizontal valley gutter. With a tapered gutter the pitched roof merges into the sole of the gutter without upstands. According to the fall of the gutter and the pitch of the roof, the gutter sole will increase in width at each drip. Therefore, the gutter is wider at its highest point than at its lowest. Fig 121a.

A tapered gutter should be at least 150mm wide at its lowest point. Since the gutter width increases at each drip, the upper part is often too wide to be lined with one piece of lead. In these cases a roll is used to divide the wide section into two or more bays so that the maximum girth does not exceed the dimensions shown in Table 7. The tilting fillet at the sides is fixed about 150mm up the roof slope and the gutter lining is then carried up and over this fillet with the edge single welted, Fig 121b. Where a gutter abuts a wall at the top, the bays will be turned up and weathered with a cover flashing, Fig 121c.

Fig 121. Tapered gutters



LEAD SHEET ASSOCAITION
LEAD VALLEY GUTTER STANDARD DETAILS & SPECIFICATION

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PROJECT
THE DONE ROOM, TARPORLEY

TITLE
LEAD VALLEY GUTTER DETAILS

SCALE	1:5@A1	DRAWN BY	MLT
DATE	AUG 2019	STAGE	
DRG.No	6489 16	REVISION	B

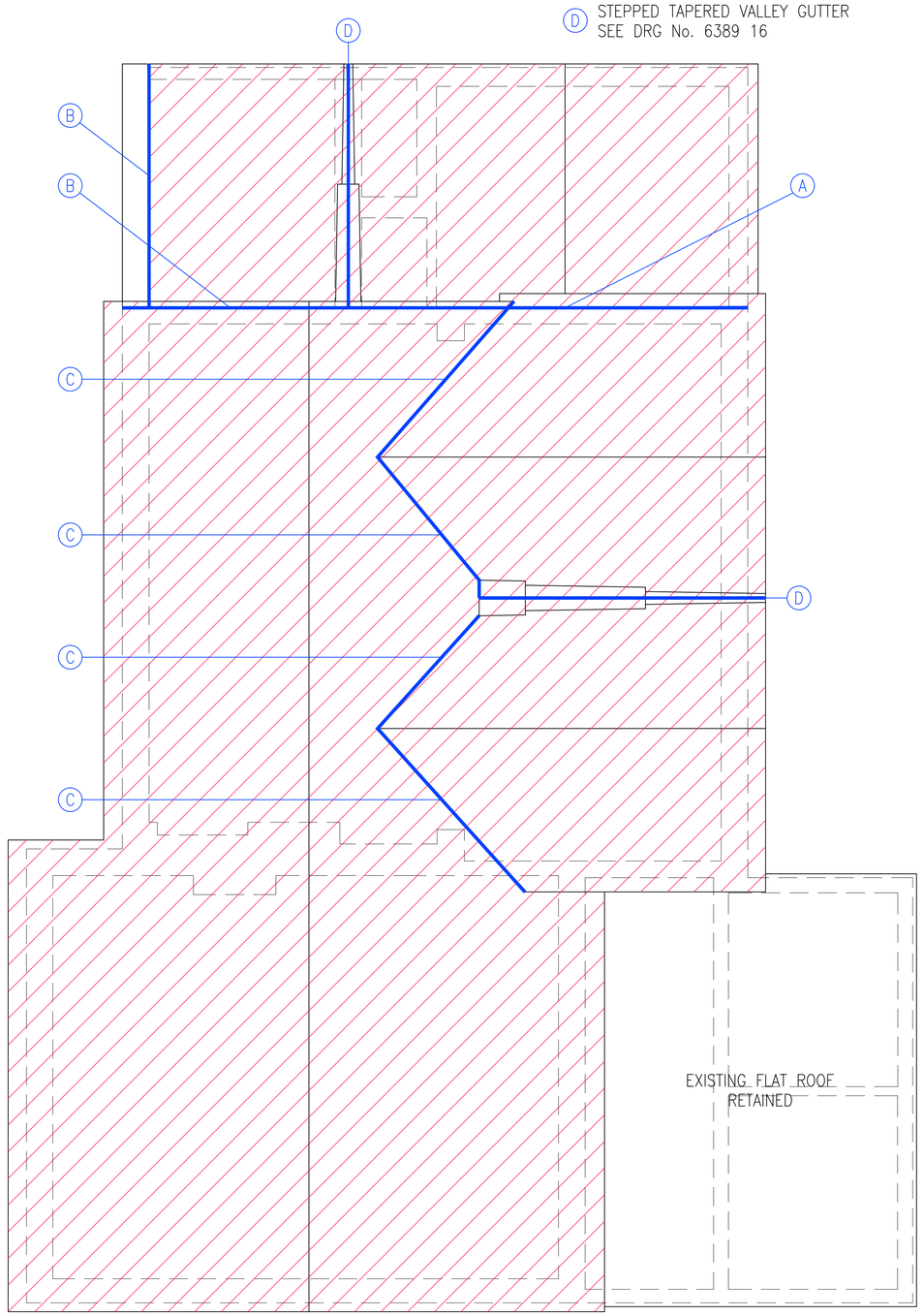
EXTENT OF ROOF REFURBISHMENT SHOWN THUS

(A) ABUTMENT SADDLE FLASHING SEE DETAIL A

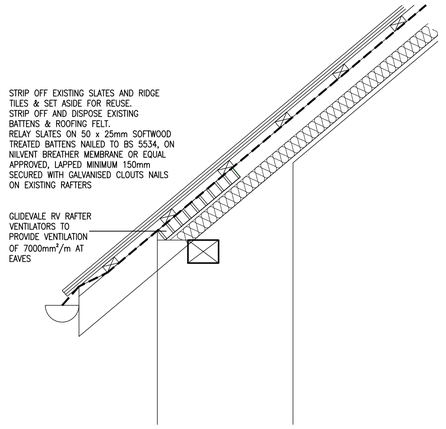
(B) ABUTMENT STEPPED & APRON FLASHING SEE DETAIL B

(C) PITCHED VALLEY GUTTER SEE DETAIL C

(D) STEPPED TAPERED VALLEY GUTTER SEE DRG No. 6389 16



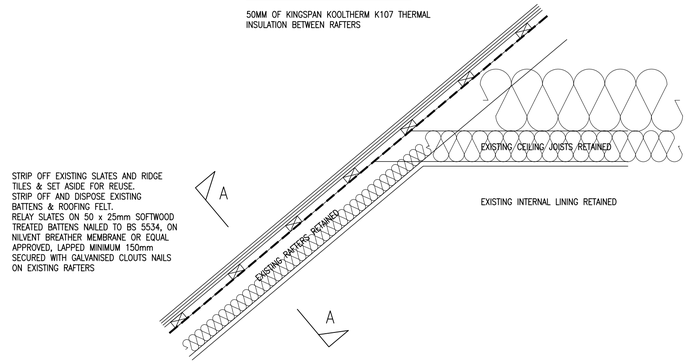
ROOF PLAN 1:50



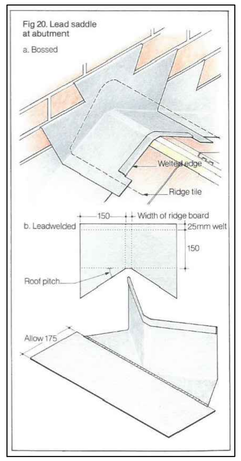
SECTION THROUGH ROOF AT EAVES 1:10

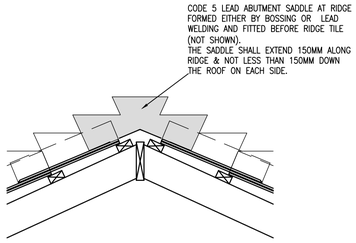
SLOPING CEILING INSULATION SPECIFICATION:

50MM OF KINGSPAN KOOLTHERM K107 THERMAL INSULATION BETWEEN RAFTERS



SECTION THROUGH ROOF AT CEILING LEVEL 1:10

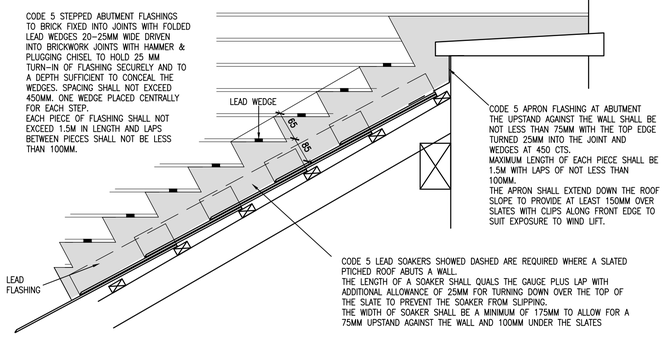




CODE 5 LEAD ABUTMENT SADDLE AT RIDGE FORMED EITHER BY BOSSING OR LEAD WELDING AND FITTED BEFORE RIDGE TILE (NOT SHOWN).
THE SADDLE SHALL EXTEND 150MM ALONG RIDGE & NOT LESS THAN 150MM DOWN THE ROOF ON EACH SIDE.

DETAIL A 1:10

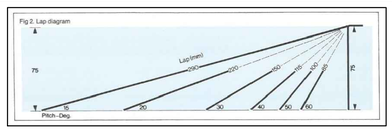
CODE 5 STEPPED ABUTMENT FLASHINGS TO BRICK FIXED INTO JOINTS WITH FOLDED LEAD WEDGES 20–25MM WIDE DRIVEN INTO BRICKWORK JOINTS WITH HAMMER & PLUGGING CHISEL TO HOLD 25 MM TURN-IN OF FLASHING SECURELY AND TO A DEPTH SUFFICIENT TO CONCEAL THE WEDGES; SPACING SHALL NOT EXCEED 450MM. ONE WEDGE PLACED CENTRALLY FOR EACH STEP.
EACH PIECE OF FLASHING SHALL NOT EXCEED 1.5M IN LENGTH AND LAPS BETWEEN PIECES SHALL NOT BE LESS THAN 100MM.



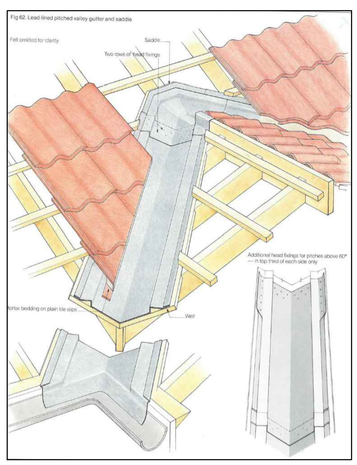
CODE 5 APRON FLASHING AT ABUTMENT THE UPSTAND AGAINST THE WALL SHALL BE NOT LESS THAN 75MM WITH THE TOP EDGE TURNED 25MM INTO THE JOINT AND WEDGES AT 450 CTS.
MAXIMUM LENGTH OF EACH PIECE SHALL BE 1.5M WITH LAPS OF NOT LESS THAN 100MM.
THE APRON SHALL EXTEND DOWN THE ROOF SLOPE TO PROVIDE AT LEAST 150MM OVER SLATES WITH CLIPS ALONG FRONT EDGE TO SUIT EXPOSURE TO WIND LIFT.

CODE 5 LEAD SOAKERS SHOWED DASHED ARE REQUIRED WHERE A SLATED PITCHED ROOF ABUTS A WALL.
THE LENGTH OF A SOAKER SHALL QUALS THE GAUGE PLUS LAP WITH ADDITIONAL ALLOWANCE OF 25MM FOR TURNING DOWN OVER THE TOP OF THE SLATE TO PREVENT THE SOAKER FROM SLIPPING.
THE WIDTH OF SOAKER SHALL BE A MINIMUM OF 175MM TO ALLOW FOR A 75MM UPSTAND AGAINST THE WALL AND 100MM UNDER THE SLATES

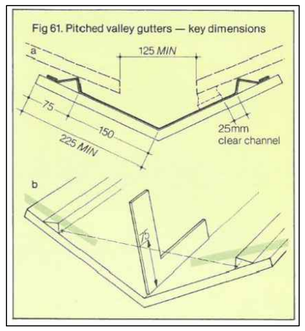
DETAIL B 1:10

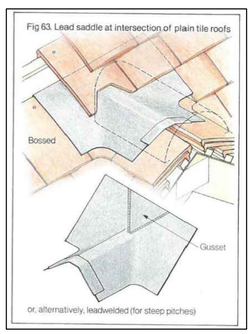


PITCHED VALLEY GUTTER TO FORMED BY CODE 7 LEAD SHEET LAID ON BONDING PAPER. THE LENGTH OF EACH SHEET SHALL NOT EXCEED 1.5M. LAP BETWEEN PIECES SHALL CONFORM TO DIAGRAM ABOVE DEPENDING ON ROOF PITCH.



DETAIL C 1:10





REVISIONS

LETTER	REVISION	DATE	BY
A	MINOR ALTERATIONS	16.06.22	MLT

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PROJECT
THE DONE ROOM, TARPORLEY

TITLE
ROOF REFURBISHMENT DETAILS

SCALE 1:10 & 1:50@A1
DRAWN BY MLT
DATE JAN 2020
STAGE
DRG.No 6489 18
REVISION A

Elite Ecology

Passionate about Ecology

The Done Room,

Tarporley

Bat Activity Survey

October 2022

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05/10/2022	V1	Final Report	Proofread

0. Executive Summary

0.1 This report has been prepared at the request of Mr. Philip Posnett (Proprietor). It relates to the potential presence of bats and birds on the proposed re-development site located at The Done Room, High Street, Tarporley, Cheshire, CW6 0AG (Central OS Grid Reference: SJ 55311 62490). To fulfil this brief, Elite Ecology undertook both a desktop study and a field survey.

0.2 Under the current proposals, **B1** is to undergo the following schedule of works:

- Reroofing
- Gable end repairs to external timbers framing and infill panels
- Repointing
- Repair gutters, hopper head outlets and downpipes
- Upgrade safe fire exit

0.3 Due to the amount of potential ingress/egress points and suitable roosting features, the buildings were deemed as having:

- Building 1 (**B1**) – This building was found to have **high** potential for bats to roost and **low** potential to support nesting birds.
- Building 2 (**B2**) - This building was found to have **low** potential for bats to roost and **low** potential to support nesting birds.

Therefore, a minimum of three further activity surveys are required during the bat survey season (May to September, inclusive). These were subsequently undertaken in August and September 2022.

0.4 Summary

Bat Presence/Absence

From the surveys is can be concluded that there is two day roosts of common pipistrelle (*Pipistrellus pipistrellus*) bats in B1. The building referred to as B2 contains no bat roosts. Additionally, Brandt's/whiskered (*Myotis brandtii/mystacinus*), brown long-eared (*Plecotus auritus*), common pipistrelle (*Pipistrellus pipistrellus*), Daubenton's (*Myotis daubentonii*), natterer's (*Myotis nattereri*), noctule (*Nyctalus noctula*) and soprano pipistrelle (*Pipistrellus pygmaeus*) were identified foraging and commuting on this site.

Bird Presence/Absence

From the survey visit undertaken on the site, it can be concluded that the surveyed structures do not contain nesting birds. However, the surrounding landscape provides all of the necessary habitat elements that birds require.

Ecological Value of Building Units

The ecological value of the building has been deemed as **low** to bats due to gaps in the structure. However, from the activity survey there was no presence of roosting species.

The ecological value of the buildings to birds has been deemed **negligible** due to the structure not supporting nests.

0.5 Recommendations

The recommendations for The Done Room can be summarised as follows (please refer to **Section 5 Recommendations** for a more in-depth description):

- Apply for a Natural England Development Licence to legally carry out the works
- At the start of works, site supervision by a licenced bat ecologist in accordance with the Natural England Development Licence will be required.
- Install two Eco Bat Boxes on the B1, as close as possible to the loss of the existing roost access point, ideal locations shown on **figure 8**.
- All compensation features need to avoid artificial lighting.
- **Optional:** Install a variety of bird boxes around the site to enhance the nesting opportunities for a variety of species within the local landscape.

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1. Introduction

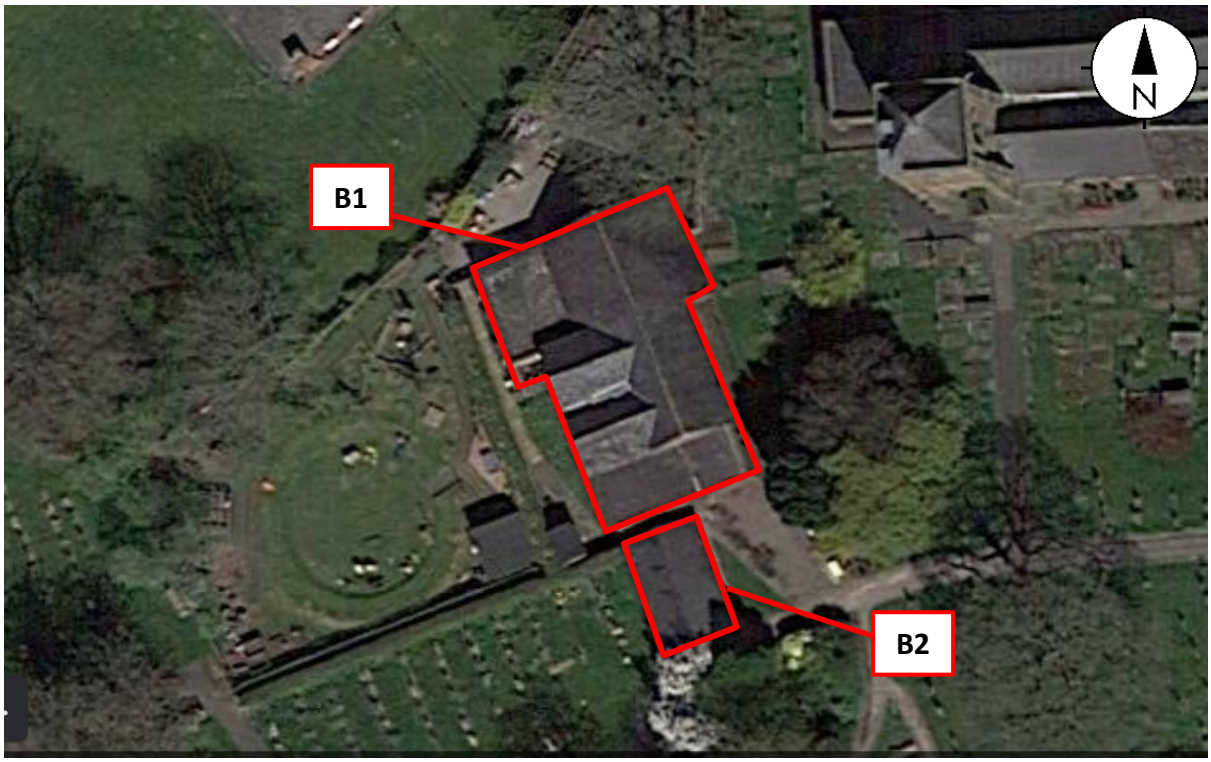
1.1 Report Rationale

This report has been prepared at the request of Mr. Philip Posnett (Proprietor). It relates to the potential presence of bats and birds on the proposed re-development site located at The Done Room, High Street, Tarporley, Cheshire, CW6 0AG (Central OS Grid Reference: SJ 55311 62490). To fulfil this brief, Elite Ecology undertook both a desktop study and a field survey.

1.2 Site Description

The site is located in a semi-rural setting in Tarporley, a large village and civil parish in Cheshire. Hard standing ground, ornamental shrub, other residential dwellings, scattered trees, and scrub are situated in the immediate vicinity of the surveyed structures. This report relates to two structures at The Done Room, with these collectively measuring approximately 313m^2. The habitats on site are considered to contain potential to support the local bat and bird populations by offering roosting/nesting, commuting and foraging opportunities.

Figure 1: An aerial photograph of the surveyed structures (numbered) at The Done Room (as shown by the red outline). The arbitrary numbers for each building referred to throughout this report are also illustrated.



1.3 Proposed Works

Under the current proposals, **B1** is to undergo the following schedule of works:

- Reroofing
- Gable end repairs to external timbers framing and infill panels
- Repointing
- Repair gutters, hopper head outlets and downpipes
- Upgrade safe fire exit

1.4 Aims of Surveys

The aims of the surveys were to undertake an assessment of the building(s), vegetation and surrounding area to establish whether any bats and birds may be present and, if so, in what way they are using the site. The actions of the surveyors on the site and during the production of this report were conducted in accordance with Bat Conservation Trust (BCT) guidelines (3rd edition).

1.4.1 This survey effort considered the potential for all **bat and bird species (including barn owls)** onsite:

- To establish the possibility of bat roosts and bird nests being present at the proposed development site.
- To assess any roost/nest status (i.e. what type and numbers of individuals).
- To assess suitable food, resources, and habitat requirements on site and in the local landscape.

1.4.2 The information will subsequently be used in conjunction with the knowledge of the proposed works at the site to determine the potential need for further survey effort, the impacts of the proposed scheme of works, to establish whether a Natural England Development Licence is required along with species-specific mitigation and compensation. This is done in order to keep any protected species at a favourable conservation status on site.

2. Survey Methodology

2.1 Desktop Survey Methodology

2.1.1 A variety of resources were independently consulted to assess the known local records within the nearby area and the importance of the site within the local landscape from an ecological perspective. The resources used were the Local Records Centre, www.naturalengland.org.uk, www.ordnancesurvey.co.uk, Google Maps, Google Earth, and Bing Maps. A search of other relevant nature conservation information was made through the use of the Multi-Agency Geographic Information for the Countryside (MAGIC) database.

2.1.2 The local records centre was contacted to provide data on all protected bat and bird species within 2km of the proposed development site. RECORD were the relevant local record centre for this project.

2.2 Field Survey Methodology

2.2.1 Initial Site Survey

This is done by assessing the site by visually inspecting all building/s/structures and any trees/vegetation to be impacted by the proposed works. This is done to assess the resource availability for protected species on site and in the immediate area. Particular reference is made to:

- The presence or absence of bats and birds onsite.
- Any evidence of potential bat roosts and bird nests onsite.
- Whether any additional survey effort will be required.

During the initial survey, an internal and external inspection of the building(s) is undertaken to look for signs of bat activity. This is done in accordance with BCT guidelines for the assessment of building(s) and built structures.

2.2.2 External Inspection

This survey method is used to locate potential ingress and egress points around the structures that both bats and birds could use to gain access into the building. It also aims to identify any areas where cracks and crevices are present to be used as roosting/nesting features. This visual inspection is carried out in full daylight using binoculars, endoscopes, torches, and ladders. This will allow for the determination of the following information:

- The type of building(s) surveyed.
- The approximate age of building(s) surveyed.
- The construction type and materials used.
- The presence of potential roost features (e.g. missing roof tiles, raised ridge tiles, air vents, cracks and crevices within the mortar).
- The presence of suitable ingress and egress points (e.g. missing windows and doors, missing mortar, lifted tiles).
- The location of any anecdotal evidence for the presence of protected species (e.g. nests, droppings or food remains).

2.2.3 **Internal Inspection**

This survey method aims to locate and examine areas which potentially provide suitable environmental conditions for bats. This visual inspection was undertaken by using binoculars, endoscopes, torches, ladders, and bat detectors to inspect internal features of the building(s).

This will allow for the determination of the following information:

- The presence of warm areas, dark areas, joints, crevices, beams, and cavities that could be used for roosting and nesting purposes by bats and birds.
- To locate possible bat roost and bird nest sites.
- To listen for social calling bats.
- To locate any evidence of bat and bird presence through the identification of live or dead specimens, grease marks, droppings, food remnants, urine stains, and/or the characteristic smell of bats.

2.2.4 **Building/Vegetation Classification**

A building/vegetation classification will be assigned to each surveyed feature that is proposed to be impacted by the scheme of works. This classification is based on the features potential to support roosting bats. The rating is also influenced by the location of the structure(s) in the local landscape, along with the number of suitable alternative roosting features, the type of features present in the landscape and the surveyor's experience. For example:

A structure that has a high level of anthropogenic disturbance with limited opportunities for access by bats, that is also situated within an urbanised area with few, or no mature trees, parkland, woodland, or wetland would generally equate to having **negligible/low** potential.

Conversely, an older structure (e.g. pre 20th century or early 20th century) with multiple features suitable for use by bats that is close to optimal foraging habitat would equate to having **high** potential.

The amount of additional survey effort required for each feature will depend on its rating:

- **Negligible** – No further survey effort is required.
- **Low** – One further activity survey is required (structures only).
- **Moderate** – Two further activity surveys are required.
- **High** – Three further activity surveys are required.

2.2.5 **Roost Categories**

Any structures with evidence of bats will be further evaluated to assess which of the following roost categories may be present onsite:

- **Day Roost:**

  A place where individual bats, or small groups of males, rest or shelter during the daytime. These bats are rarely found at night at these sites.

- **Feeding Roost:**

  A place where individual bats rest or feed during the night but are rarely present in the day.

- **Hibernation Roost:**

  A place where bats may be found either individually or together during the winter months. These roosts often have a constant cool temperature and high humidity.

- **Maternity Roost:**

  A place where female bats give birth and raise their young to independence.

- **Mating Roost:**

  A place where mating/copulation takes place between male and female bats. These can continue through the winter months.

- **Night Roost:**

  A place where bats rest and/or shelter during the night but will rarely be found here during the day. These can be used colonially or individually by the bats.

- **Satellite Roost:**

  These are alternative roosting sites that are found within close proximity to the main nursery colony within the maternity roost. These are used throughout the breeding season by individual or small groups of female bats.

- **Swarming Site:**

  A place where large numbers of bats come together during the latter summer months through until autumn. These sites are classed as being important mating areas.

- **Transitional/Occasional Roost:**

  A place that is used by individuals or small groups of bats for a small period of time. These are used by the bats prior to hibernation and/or shortly after hibernation.

2.2.6 **Bat Detector Survey (presence/absence survey)**

If required, the object for this survey method is to detect any bats leaving or returning to their roost sites within the surveyed features. This is achieved by undertaking dusk and dawn activity surveys under the following protocol:

- Commencing the survey fifteen minutes before sunset (dusk survey) and two hours before sunrise (dawn survey).
- Listening for any social calls at potential roost sites using bat detectors.
- Standing at different survey points around the building(s) and/or vegetation using bat detectors to hear the bat echolocation.
- The survey will attempt to witness the first bats emerging (dusk) and the bats returning (dawn) to their roosts.
- Standing at different transect points at foraging/commuting areas around the site.
- Carrying out this survey methodology for up to two hours after sunset (dusk) and up to fifteen minutes after sunrise (dawn). This will cover the emergence and re-entry of the bats at the potential roost site, for some bat species.

2.2.7 In order to comply with the required legislation, the results from the surveys will be collated to establish whether a European Protected Species (EPS) development licence will be required. If required, project appropriate species-specific compensation and mitigation measures will be devised to ensure the species remains at a favourable conservation status at the impacted site.

2.3 Surveyors Information

2.3.1 The surveys were undertaken by licensed bat ecologist/s and members of the Chartered Institute of Ecology & Environmental Management (CIEEM) and Elite Ecology staff members:

Mr. Matthew Cotterill: PGDip, BSc (Hons), Ecologist. Natural England Bat Survey Licence Number: 2019-43981-CLS-CLS Bat Survey Level 1.

2.4 Field surveys

2.4.1 Site Surveys

Elite Ecology were not made aware of any previous site surveys.

2.4.2 Roost Surveys

The buildings at The Done Room were externally and internally inspected for the presence of bats and birds with the use of various types of equipment (including binoculars, torches, endoscopes, and ladders) in full daylight. The following table outlines the environmental variables from the survey visits:

Environmental variables	PRA Survey of the Buildings – 24th of June 2022 Daytime	Bat Activity Survey of the buildings – 1st of August 2022. Dusk	Bat Activity Survey of the buildings – 10th of August 2022. Dusk	Activity Survey of the Buildings – 30th of August 2022. Dawn	Activity Survey of the Buildings – 14th of September 2022. Dusk
Temp start:	20°C	19°C	25°C	11°C	15°C
Temp finish:	20°C	17°C	23°C	N/A	14°C
Humidity start:	68%	75%	46%	77%	75%
Humidity finish:	68%	89%	52%	N/A	80%
Cloud Cover start:	25%	80%	0%	10%	50%
Cloud Cover finish:	25%	100%	0%	N/A	100%
Wind Speed Average:	10km/h	Low	Low	Low	Low
Precipitation:	None	Heavy Rain at 22:00	None	None	None

3. Results

3.1 Desktop Survey Results

The ecological data search provided by RECORD revealed multiple bat and bird species within the 2km search radius of the structures at The Done Room.

3.1.1 Bats

radius identifying seven different species.

The UK BAP species recorded in the search were Brown Long-eared Bat (*Plecotus auratus*), Noctule (*Nyctalus noctula*) and Soprano Pipistrelle (*Pipistrellus pygmaeus*) bats.

The other species recorded in the search were Common Pipistrelle (*Pipistrellus pipistrellus*) and Natterer's Bat (*Myotis nattereri*), bats. In addition to this, some records of unidentified bat (*Myotis* sp.) and Pipistrelle bat species (*Pipistrellus pipistrelles agg.)* specimens were revealed.

The closest record to the site was of a Common Pipistrelle that was located approximately 500m to the north-east of the site**.**

3.1.2 Designated Sites

As the current proposals remain within the site boundary, it was not necessary to obtain any further information regarding both Statutory and Non-Statutory Nature Conservation Designations. This is due to the proposed works not altering any of the landscape surrounding the site.

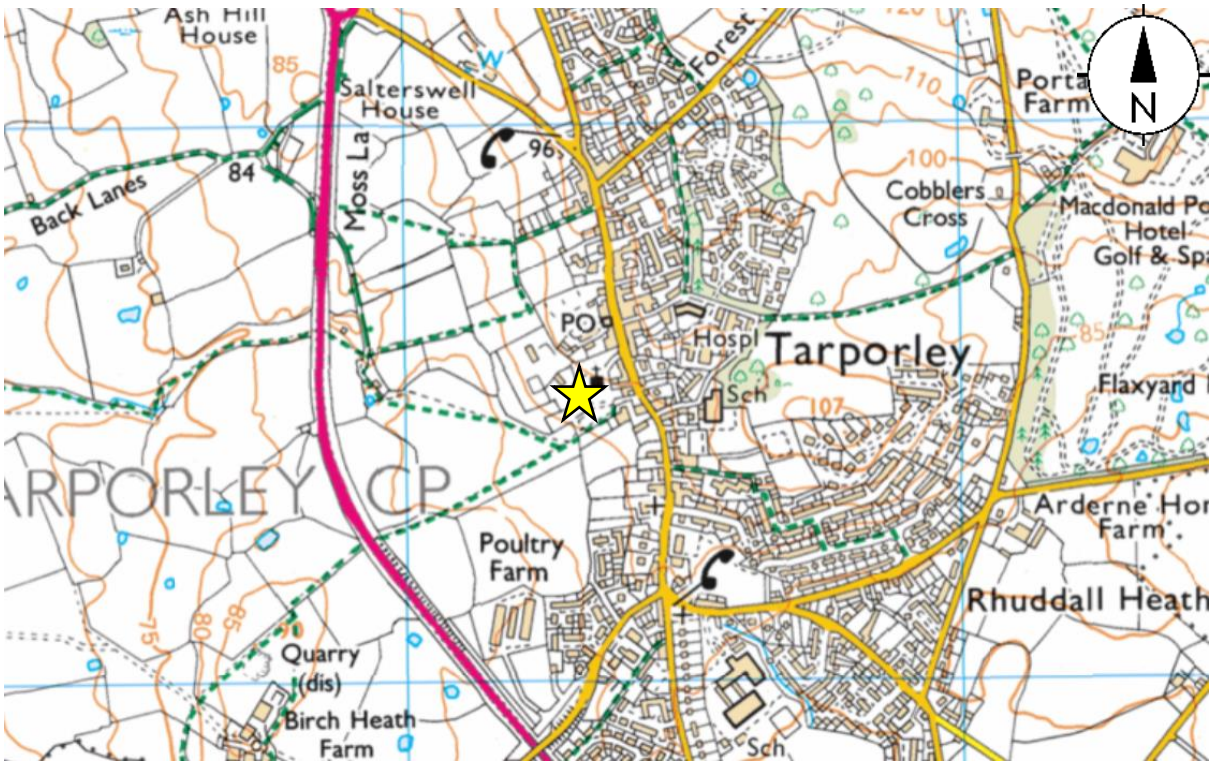
3.2 Field Surveys

3.2.1 Habitat Description

The site is located in a semi-rural setting in Tarporley, a large village and civil parish in Cheshire. Hard standing ground, ornamental shrub, other residential dwellings, scattered trees, and scrub are situated in the immediate vicinity of the surveyed structures. Within the wider landscape, further residential dwellings (and their associated gardens), pastureland, scattered trees and hedgerows are apparent. The habitats that are present in and around the site contain all the elements that are critical in both bat and bird life cycles.

Figure 2: An aerial photograph of the surveyed site (yellow star) and some of the nearby habitats to the structures at The Done Room, Tarporley.

Figure 3: An OS map obtained from Bing Maps showing the survey site at The Done Room, Tarporley (yellow star) and the surrounding area.



3.2.2 **Building Survey**

Building 1 (**B1**)

External Inspection

The surveyed structure is constructed of a mixture of stone sand, wood, and rendered walls in a wattle and daub style. The roof consists of a mixture of gable, flat, and sloped shapes and is made of slate and ridge (concrete) tiles, along with felt. The building was also detailed with guttering, drainpipes, chimneys, flashing, soffits, barge boards, eaves, and vents. Several gaps that could be utilised by bats were identified from the external inspection of the building including gaps under the ridge tiles, slate tiles, eaves, fasciae, and flashing. There was also missing mortar and holes in the walls. The doors and windows are all intact. No evidence of nesting birds was identified externally.

Internal Inspection

The interior of the building has timber beams on the ceiling and insulation in the flooring. There is artificial lighting in the building. There were bat, squirrel, and mouse droppings within the building. The droppings do suggest bats are utilising the building. There were also some spider webs within certain sections of the void. No bird nests were found inside the building.

Building 2 (**B2**)

External Inspection

The surveyed structure is a smaller (46m^2), detached building, constructed of solid brick walls with a gable roof. The roof is constructed of slate tiles and concrete ridge tiles. The building is detailed with guttering, drainpipes, and eaves. Similar to **B1** gaps were found under the ridge and slate tiles. No evidence of nesting birds was identified externally.

Internal Inspection

The interior of the building has timber beams on the ceiling along with slate tiles and breathable membrane. The building contains artificial lighting. Spider webs were found in the building. No bird nests were found inside the building.

3.2.3 Summary of the Building Inspection

Due to the amount of potential ingress/egress points, suitable roosting features and dropping evidence, the structures at The Done Room were deemed as having the following bat and bird potential:

Building	Nesting Bird Potential	Bat Roost Potential	Number of bat activity surveys required (minimum)	Number of surveyors required for bat activity survey (minimum)
B1	**Low**	**High**	3	3
B2	**Low**	**Low**	1	2

Table 1: Low/Moderate/High potential building(s) survey recommendations. The full guidance can be found in the Bat Conservation Trust Good Practice Survey Guidelines. These guidelines are what all local authorities abide by.

Bat Conservation Trust

Table 7.3 Recommended minimum number of survey visits for presence/absence surveys to give confidence in a negative result for structures (also recommended for trees but unlikely to give confidence in a negative result).

Low roost suitability	Moderate roost suitability	High roost suitability
One survey visit. One dusk emergence or dawn re-entry survey[a] (structures). No further surveys required (trees).	Two separate survey visits. One dusk emergence and a separate dawn re-entry survey.[b]	Three separate survey visits. At least one dusk emergence and a separate dawn re-entry survey. The third visit could be either dusk or dawn.[b]

[a] Structures that have been categorised as low potential can be problematic and the number of surveys required should be judged on a case-by-case basis (see Section 5.2.9). If there is a possibility that quiet calling, late-emerging species are present then a dawn survey may be more appropriate, providing weather conditions are suitable. In some cases, more than one survey may be needed, particularly where there are several buildings in this category.

[b] Multiple survey visits should be spread out to sample as much of the recommended survey period (see Table 7.1) as possible; it is recommended that surveys are spaced at least two weeks apart, preferably more. A dawn survey immediately after a dusk one is considered only one visit.

3.2.4 DNA Results

No DNA was collected at the site. Only one bat dropping was found in the survey. Ecologists will crush bat droppings as a method to confirm their identity as bat droppings usually crumble unlike mouse droppings. At the time it was unknown that there would be only one dropping at the site and unfortunately this was destroyed when the ecologist was carrying out this testing method. Therefore, it could no longer be sent away for DNA testing. Elite Ecology are certain that the survey of the site provides enough evidence to have **high** roost potential and so determining the DNA of the dropping would not change the survey number needed.

3.2.5 Activity Surveys

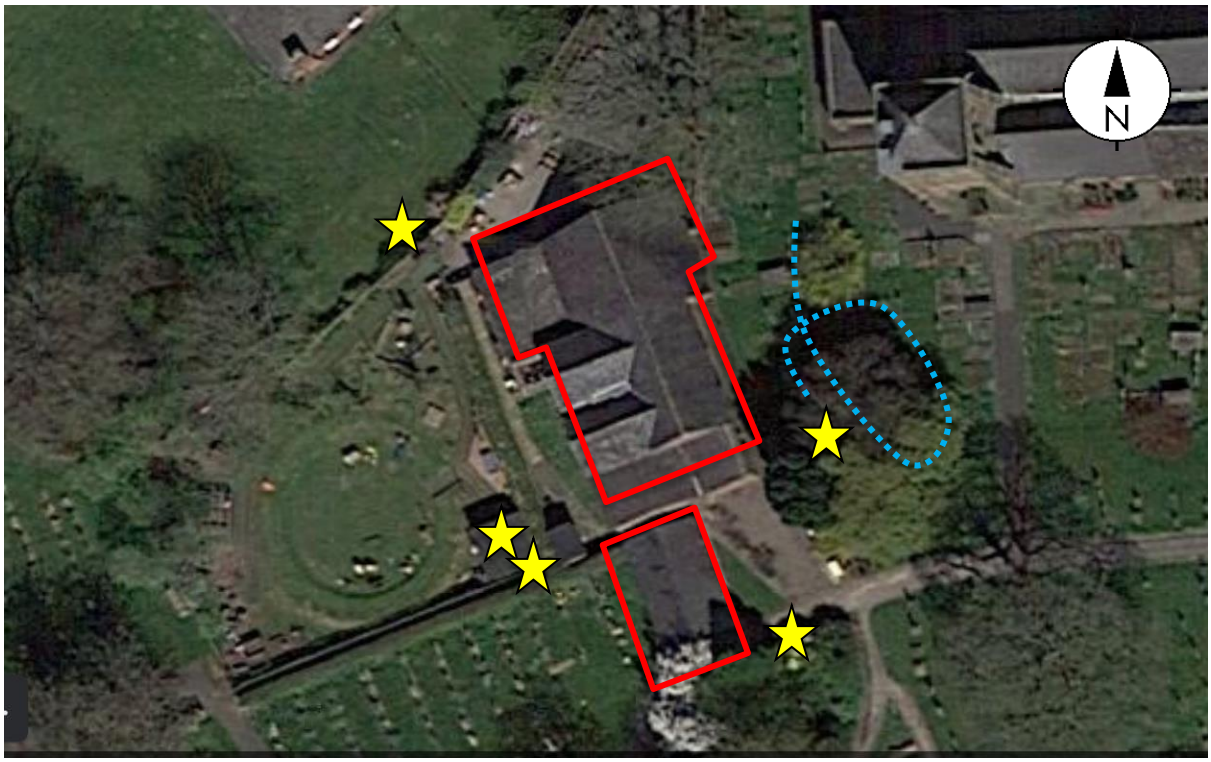
Three activity surveys were conducted on the buildings on the 1st, 10th and 30th of August, and the 14th of September 2022.

Activity Survey 1 (1st of August 2022):

This survey was undertaken at dusk, with sunset time recorded at 21:05. This survey was postponed at 22:00 due to heavy rain. However, some bat activity was apparent prior to the commencement of heavy rain.

During this survey, no bats were seen to emerge from the surveyed property. Despite this, foraging and commuting common pipistrelle (*Pipistrellus pipistrellus*) bats were identified, with a peak count of two individuals noted.

Figure 3: An aerial photograph of the surveyed buildings (red outline), the surveyor and camera locations (yellow stars) and the common bat flight paths observed (dotted blue lines).



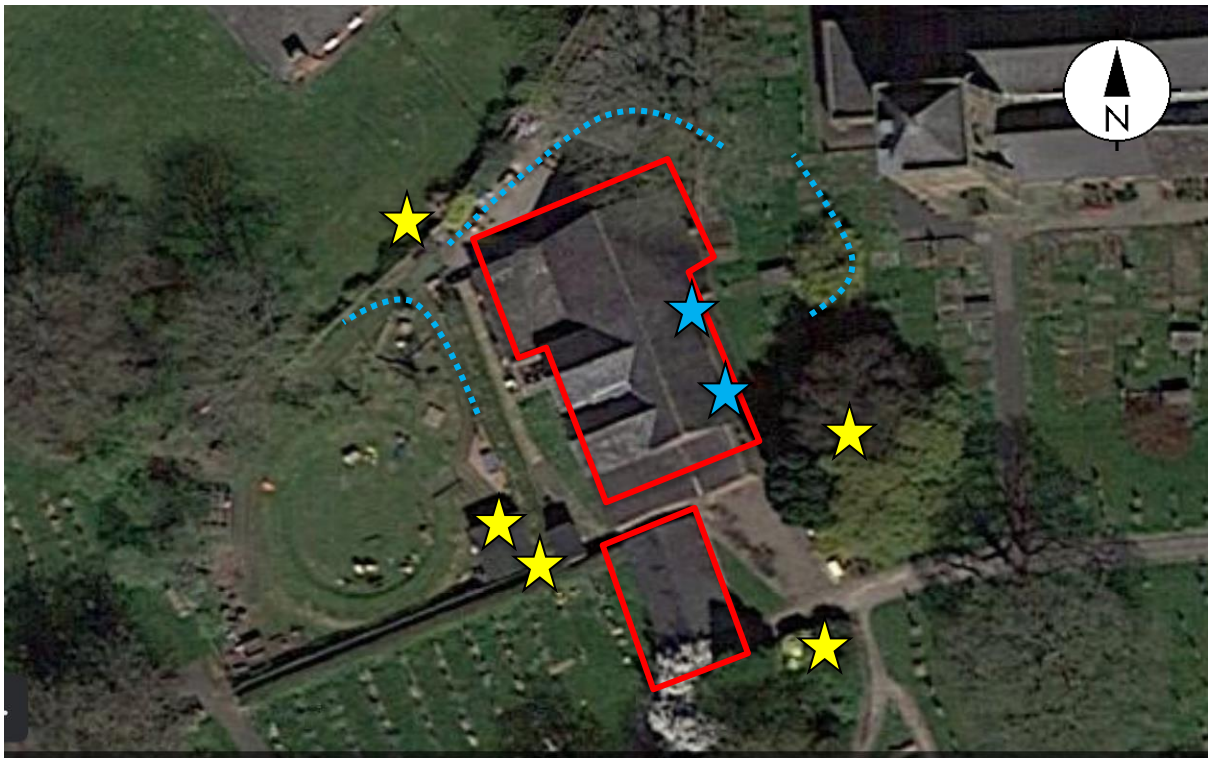
Activity Survey 2 (10th of August 2022):

This survey was undertaken to replace the postponed survey on the 1st of August. It was undertaken at dusk, with sunset time recorded at 20:49.

During the survey, two common pipistrelle (*Pipistrellus pipistrellus*) bats were seen emerging from the structure. These emerged from the north-eastern elevation of the structure. One of these was witnessed emerging from the eaves at the rear of the building, with another from gaps in the wall on the north-eastern elevation.

Foraging and commuting common pipistrelle, Daubenton's (*Myotis daubentonii*), noctule (*Nyctalus noctula*) and soprano pipistrelle (*Pipistrellus pygmaeus*) specimens were identified during the survey effort. The activity commenced at 21:07 until the survey ended at 23:00.

Figure 4: An aerial photograph of the surveyed buildings (red outline), the surveyor and camera locations (yellow stars) and the common bat flight paths observed (dotted blue lines).



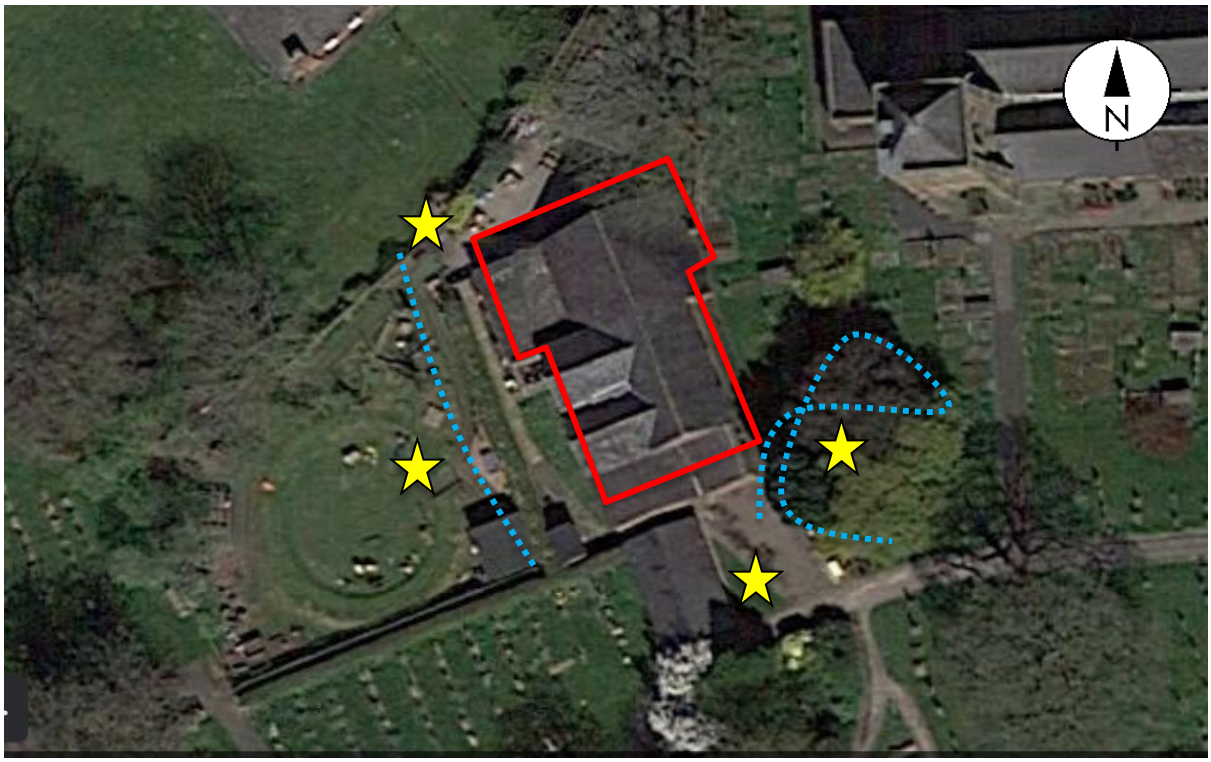
Activity Survey 3 (30th of August 2022):

This survey was undertaken at dawn, with sunrise noted at 06:14.

During this survey, no bats were seen to return to roost.

Despite this, foraging and commuting brandt's/whiskered (*Myotis brandtii/mystacinus*), brown long-eared (*Plecotus auritus*), common pipistrelle (*Pipistrellus pipistrellus*), natterer's (*Myotis nattereri*) and soprano pipistrelle (*Pipistrellus pygmaeus*) bats around the property.

Figure 5: An aerial photograph of the surveyed building (red outline), the surveyor locations (yellow stars) and the common bat flight paths (dotted blue lines).



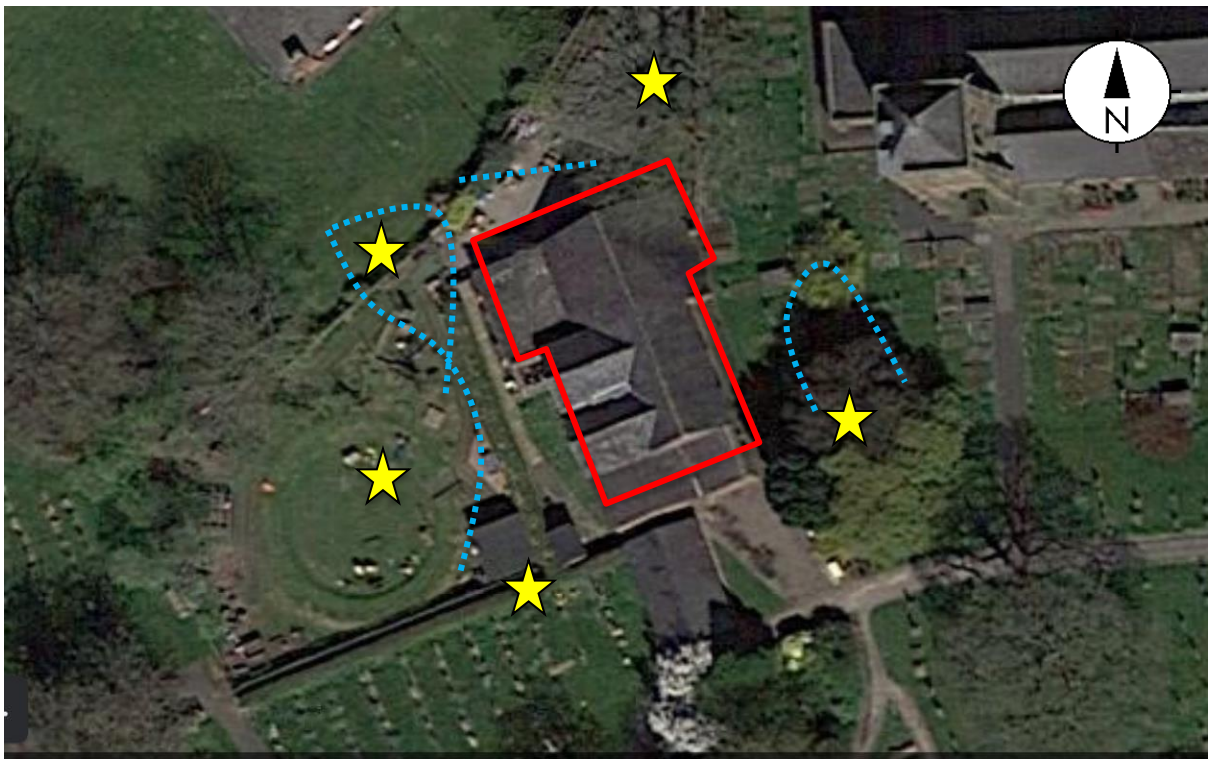
Activity Survey 4 (14th of September 2022):

The activity survey was conducted at dusk, sunset was recorded at 19:34.

During the survey, no bats were seen to emerge from the surveyed structure.

Despite this, foraging and commuting brown long-eared (*Plecotus auritus*), common pipistrelle (*Pipistrellus pipistrellus*), noctule (*Nyctalus noctula*) and soprano pipistrelle (*Pipistrellus pygmaeus*) bats were identified. The activity began at 20:05 and lasted until 21:20.

Figure 6: An aerial photograph of the surveyed buildings (red outline), the surveyor locations (yellow stars) and the common bat flight paths (dotted blue lines).



Summary:

In summary, B1 contains two day roosts of common pipistrelle (*Pipistrellus pipistrellus*) bats.

It can be concluded that B2 has no current bat roosts.

In addition to this, foraging and commuting Brandt's/whiskered (*Myotis brandtii/mystacinus*), brown long-eared (*Plecotus auritus*), common pipistrelle (*Pipistrellus pipistrellus*), Daubenton's (*Myotis daubentonii*), natterer's (*Myotis nattereri*), noctule (*Nyctalus noctula*) and soprano pipistrelle (*Pipistrellus pygmaeus*) bats were detected.

4. Impact Assessment

4.1 Constraints

Constraints on:	Survey Information	Equipment Used
Constraint (Yes or No):	No	No
Explanation of Constraints:	N/A	N/A
Action Taken:	N/A	N/A

4.2 Potential Impacts of the Re-development

Under the current proposals, **B1** is to undergo the following schedule of works:

- Reroofing
- Gable end repairs to external timbers framing and infill panels
- Repointing
- Repair gutters, hopper head outlets and downpipes
- Upgrade safe fire exit.

The potential impacts of these works have been identified as follows:

4.2.1 Designated Sites

As the proposed works are due to remain within the site boundary, the presence of any designated sites nearby is not applicable to this project. This, therefore, means that any building works would be of no detriment to the surrounding habitats and landscape.

4.2.2 Bat Roosts

Impact on B1	Short-term Impacts: Disturbance	Long-term Impacts: Roost Modification	Long-term Impacts: Roost Loss
Classification:	**High**	**High**	**High**
Justification:	The structure was seen to contain two common pipistrelle (*Pipistrellus pipistrellus)* day roosts. This means that any disturbance due to the works would likely have a severe impact on the bat inhabitants	The structure was seen to contain two common pipistrelle (*Pipistrellus pipistrellus)* day roosts. This means that any disturbance due to the works would likely have a severe impact on the bat inhabitants.	The structure was seen to contain two common pipistrelle (*Pipistrellus pipistrellus)* day roosts. This means that any disturbance due to the works would likely have a severe impact on the bat inhabitants.
Any further action:	Species-specific mitigation measures are required (please see Section 5 for more information).	Species-specific mitigation measures are required (please see Section 5 for more information).	Species-specific mitigation measures are required (please see Section 5 for more information).

Impact on B2	Short-term Impacts: Disturbance	Long-term Impacts: Roost Modification	Long-term Impacts: Roost Loss
Classification:	**Negligible**	**Negligible**	**Negligible**
Justification:	No roosts were found in the surveyed building and no bats were recorded entering or emerging from the affected building	No roosts were found in the surveyed building and no bats were recorded entering or emerging from the affected building	No roosts were found in the surveyed building and no bats were recorded entering or emerging from the affected building
Any further action:	No further action required. Please see 'Section 5 – Recommendations' for more details.	No further action required. Please see 'Section 5 – Recommendations' for more details.	No further action required. Please see 'Section 5 – Recommendations' for more details.

4.2.3 Bird Nests

Due to their being no evidence of bird nests onsite it is unlikely that the proposed scheme of works will affect the local bird populations, but precautionary measures will need to be taken. Please see **Section 5** for more details.

4.2.4 Foraging and Commuting Habitat

It is considered that the re-development of the site would have a **negligible** effect on potential foraging and commuting habitat. Post development, all foraging and commuting habitats will be maintained, thus not negatively affecting the local landscape.

5. Recommendations

5.1 Bats

From the site survey, it has been established that B1 of The Done Room, Tarporley contains two common pipistrelle (*Pipistrellus pipistrellus*) bat day roosts.

B2 was found to be absent of any roosting bats.

In addition to this, foraging and commuting Brandt's/whiskered (*Myotis brandtii/mystacinus*), brown long-eared (*Plecotus auritus*), common pipistrelle (*Pipistrellus pipistrellus*), Daubenton's (*Myotis daubentonii*), natterer's (*Myotis nattereri*), noctule (*Nyctalus noctula*) and soprano pipistrelle (*Pipistrellus pygmaeus*) bats were detected.

Prior to any works, a Natural England Development Licence is necessary to legally close the bat roost.

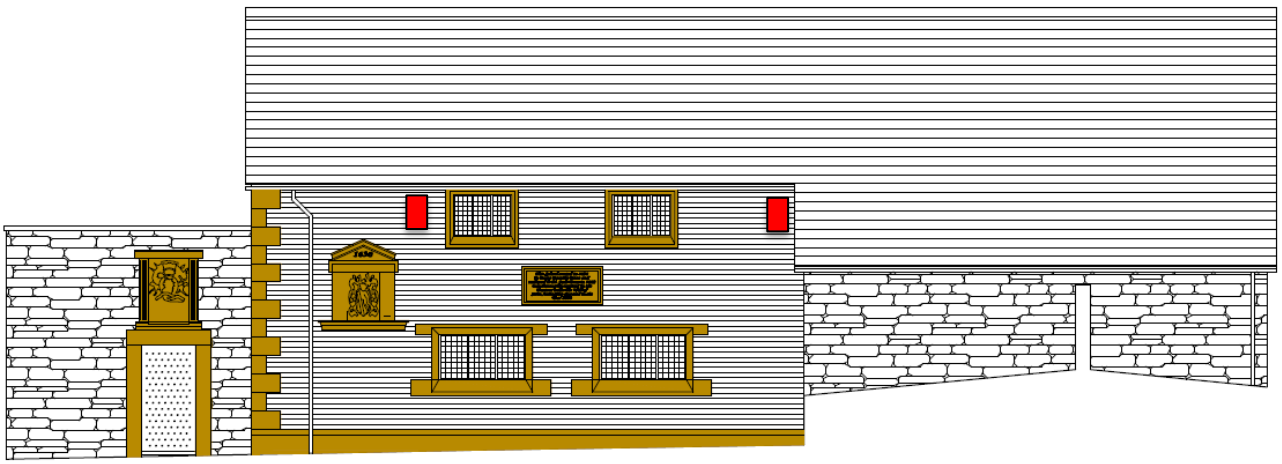
All works on the structure should only take place during the autumn or spring, in conditions that are deemed suitable for bat activity (temperature above 7^{o}C and avoiding heavy rain). This will reduce any impacts on bats should they be found during the works. This must avoid peak hibernation months.

It is possible that some bats may stay within their summer roosts over the winter to hibernate. Consequently, once the works commence, a licenced ecologist is required to undertake soft demolition by accompanying building contractors in inspecting the structure by hand. This will ensure that no bats are harmed by the works.

One 1FS Schwegler Large Colony Bat Box or similar (one per species – Natural England request) will be required to be installed on the morning of the commencement of the bat inspection. This will need to be situated on a nearby tree (facing north) so that any bats found can be translocated to this feature and enable the works to commence without impacting upon the bats.

Post development, two Eco Bat Boxes should be placed on the structures on the site in order to provide further roosting opportunities for the bat species present. The recommended locations for these bat boxes are shown on **Figure 8**, these locations have been selected as they are the closest to the existing roosts and thus have the likeliest chance of post development inhabitation.

Figure 8: Proposed locations of the bat boxes shown by solid red shapes.



EAST ELEVATION

Artificial lighting should be avoided around compensatory roosting features. If artificial lighting is required, a sensitive lighting plan with sensored lights triggered by large bodies should be incorporated.

5.2 Birds

From the survey visit, no nesting birds or activity was found during an internal inspection of the buildings therefore no further compulsory measures are required.

However, a variety bird boxes of can be installed around the site to enhance the nesting opportunities for a variety of species within the local landscape.

6. Summary

6.1 Bat Presence/Absence

From the surveys is can be concluded that there is two day roosts of common pipistrelle (*Pipistrellus pipistrellus*) bats in B1. The building referred to as B2 contains no bat roosts. Additionally, Brandt's/whiskered (*Myotis brandtii/mystacinus*), brown long-eared (*Plecotus auritus*), common pipistrelle (*Pipistrellus pipistrellus*), Daubenton's (*Myotis daubentonii*), natterer's (*Myotis nattereri*), noctule (*Nyctalus noctula*) and soprano pipistrelle (*Pipistrellus pygmaeus*) were identified foraging and commuting on this site.

6.2 Bird Presence/Absence

From the survey visit undertaken on the site, it can be concluded that the surveyed structures do not contain nesting birds. However, the surrounding landscape provides all of the necessary habitat elements that birds require.

6.3 Ecological Value of Building Units

The ecological value of the building has been deemed as **low** to bats due to gaps in the structure. However, from the activity survey there was no presence of roosting species.

The ecological value of the buildings to birds has been deemed **negligible** due to the structure not supporting nests.

6.4 Recommendations

The recommendations for The Done Room can be summarised as follows (please refer to **Section 5 Recommendations** for a more in-depth description):

- Apply for a Natural England Development Licence to legally carry out the works
- At the start of works, site supervision by a licenced bat ecologist in accordance with the Natural England Development Licence will be required.
- Install two Eco Bat Boxes on the B1, as close as possible to the loss of the existing roost access point, ideal locations shown on **figure 8**.
- All compensation features need to avoid artificial lighting.
- **Optional:** Install a variety of bird boxes around the site to enhance the nesting opportunities for a variety of species within the local landscape.

7. References

Bat Conservation Trust (2016). *Bat Surveys – Good Practice Guidelines*. 3rd Edition. Bat Conservation Trust: London.

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8. Appendices

Appendix A: Site Plans

Appendix B: Ecological Data List

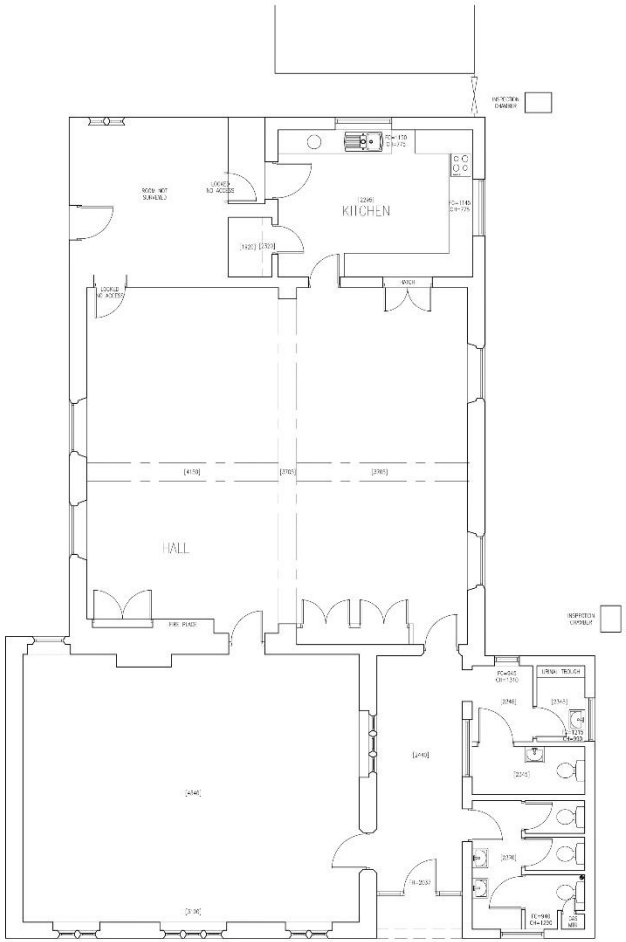
Appendix C: Artificial Light and Bats

Appendix D: Photographic Records

Appendix E: The Annual Bat Year (BCT)

Appendix F: Legislation

Appendix A: Site Plan



REVISIONS

LETTER	REVISION	DATE	BY

BOWER EDLESTON
ARCHITECTS
SWEETBRIAR HALL, NANTWICH, CHESHIRE CW5 5RW
TELEPHONE: 01270 624129 FACSIMILE: 01270 627684
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PROJECT
THE DONE ROOM, TARPORLEY

TITLE
EXISTING FLOOR PLAN

SCALE	1:50@A1	DRAWN BY	MLT
DATE	MAR 2018	STAGE	
DRG.No	6489 09	REVISION	

Appendix B: Ecological Data Tables

Common Name	Latin Name
Brown Long-eared Bat	*Plecotus auritus*
Common Pipistrelle	*Pipistrellus pipistrellus*
Myotis bat species	*Myotis*
Natterer's Bat	*Myotis nattereri*
Noctule Bat	*Nyctalus noctula*
Pipistrelle bat species	*Pipistrellus pipistrelles agg.*
Soprano Pipistrelle	*Pipistrellus pygmaeus*

Appendix C: Artificial Lighting and Bats

Artificial lighting is known to affect bat's roosting and foraging behaviour, with lighting resulting in a range of impacts that includes roost desertion (BCT, 2009), delayed emergence of roosting bats (Downs et al., 2003), increased activity of some bat species and decreased activity by others (Stone et al., 2012).

An experimental approach using LED units, demonstrated that relatively fast-flying bat species, including the common pipistrelle, showed no significant impacts as a result of new artificial lighting, even when lighting was set at relatively high levels close to 50 lux.

In contrast, slow flying bats such as the myotid bats (Myotis spp.) showed sharp reductions in presence, even at low light levels of 3.6 lux (Stone et al., 2012).

Current recommendations for all bat species specify that no bat roost should be directly illuminated.

Due to the impacts of lighting, mitigation and sensitive lighting design schemes are required for projects where bats are present. These should include bat friendly lighting plans that should aim to avoid lighting wherever possible. If this is not possible, then the minimisation of any lighting impacts is required by adopting the following measures:

- To introduce lighting curfews or use of PIR sensors.

  Lighting curfews can be an effective way of avoiding impacts on bats. These curfews may involve either turning off lighting or dimming light units at specific times of the night, dimming units at key times of the year, providing the luminaire allows for this option via a control unit. Lighting to be triggered by PIR sensors can be expected to be illuminated only when required and for a low proportion of time.

- To consider no lighting solutions where possible.

  Options such as white lining, good signage and LED cats eyes should be considered as preferable. Reflective fittings may help make use of headlights to provide any necessary illumination in some areas.

- To use only high pressure sodium or warm white LED lamps where possible.

  High pressure sodium and warm white LED lamps emit lower proportions of insect attracting UV light than mercury, metal halide lamps and white LED lighting. Generally, lamps should have a lower proportion of white or blue wavelengths, with a colour temperature <4200 kelvin recommended (BCT, 2014).

- To minimise the spread of light.

  The light spread should be kept at or near horizontal to ensure that only the task area is lit. Flat cut-off lanterns or accessories should be used to shield or direct light to where it is required. Baffles, hoods, louvres and shields should be used where necessary to reduce light spill.

- To consider the height of the lighting column.

  While downward facing bollard lighting is often preferable, it should be noted that a lower mounting height does not automatically reduce impacts to bats as bollard lighting can often be designed to provide up-lighting. Where bollard lighting is considered to be the most appropriate system, bollard spacing or unit density should be kept to a minimum and units should be fitted with the appropriate hoods/deflectors to reduce any up-lighting.

- To avoid reflective surfaces below lights.

  The polarisation of light by shiny surfaces attracts insects increasing bat activity (BCT, 2012). Consequently, surface materials around lighting require consideration.

Appendix D: Photographic Records

Plate 1: View of the north-west facing side of **B1**.

Plate 2: The south-east facing side of **B1**.

Plate 3: The north-east facing side of **B1**.

Plate 4: The south-east facing side of **B1**.

Plate 5: A photograph of one of the bat droppings found within **B2**.

Plate 6: Some of the lifted slate and ridge tiles on **B1**.

Plate 7: The north-east facing side of **B2**.

Plate 8: The south-west facing side of **B2**.

Plate 9: The lifted tiles on the roof of **B2**.

Plate 10: Holes found in **B1**.

Plate 11: Bird box on **B1**.

Plate 12: Drainpipes and gaps in the roof of **B1**.

Plate 13: Chimney on **B1**.

Plate 14: Loft in **B1**.

Plate 15: Ceiling of **B2**.

Appendix E: The Annual Bat Year (BCT)

A Year in the Life of a Bat			
January		**February**	
	Hibernating; using up fat reserves.		Still hibernating; few fat reserves left.
March		**April**	
	Some activity; occasional bat seen feeding.		Awake and feeding at night.
May		**June**	
	Females looking for nursery sites.		Young born, usually only one.
July		**August**	
	Young still suckling.		Young start catching insects; females leave nursery to find males.
September		**October**	
	Mating season begins; start building fat reserves for hibernation.		Search for suitable hibernation site.
November		**December**	
	Hibernation begins although still some activity in warm weather.		Hibernating.

Appendix F: Legislation and Policy

All species of bat are fully protected under a variety of domestic, European and international legislation and conventions. These include:

- Bern Convention (Appendix II)
- Bonn Convention (Appendix II)
- Conservation Regulations (Northern Ireland) 1995
- Conservation of Habitats and Species Regulations 2017
- Countryside Rights of Way Act 2000
- Eurobats Agreement
- Habitats Directive (Annexes IV and II)
- Habitats Regulations 1994 (as amended) Scotland
- NERC Act 2006
- Wildlife and Countryside Act 1981 (as amended)
- Wild Mammals Protection Act

In addition to this, some species have additional protection by being listed on the UK Biodiversity Action Plan (UKBAP).

The legislation afforded to bats makes it illegal to possess or control any live or dead specimens, to damage, destroy or obstruct access to any structure or place used for shelter, protection or breeding, and to intentionally disturb a bat while it is occupying a structure or place which it uses for that purpose.

All nesting birds are protected under the Wildlife and Countryside Act 1981 (as amended), which protects birds, nests, eggs and nestlings from harm. In addition to this, some rarer species, such as barn owls are afforded extra protection.

National Planning Policy Framework, Section 15:

In early 2012, the National Planning Policy Framework (NPPF) replaced much previous planning policy guidance, including Planning Policy Statement 9: Biological and Geological Conservation. The government circular 06/05: Biodiversity and Geological Conservation - Statutory Obligations and Their Impact within the Planning System, which accompanied PPS9, still remains valid. A presumption towards sustainable development is at the heart of the NPPF. This presumption does not apply however where developments require appropriate assessment under the Birds or Habitats Directives. The latest National Planning Policy Framework was updated in February 2019, with the section in relation to conserving the natural environment being located within section 15.

Section 15, on conserving and enhancing the natural environment, sets out how the planning system should contribute to and enhance the natural and local environment by minimising impacts on biodiversity and, where possible, provide net gains in biodiversity. Opportunities to incorporate biodiversity gains into a development should be encouraged.

Biodiversity 2020:

This sets out to halt overall biodiversity loss and support healthy well-functioning ecosystems by establishing coherent ecological networks, with more and better places for nature, to the benefit of wildlife and people. The government's policy is aimed at individuals, communities, local authorities, charities, business and government, which all have a role to play in delivering Biodiversity 2020.

9. Notice to Readers: Conditions of this Report

All reports are certified products and cannot be shown, copied, or distributed to third parties without the written permission of Elite Ecology. No liability is accepted for the contents of the report, other than to that of the client(s). If any part of this report is altered without the written permission of Elite Ecology, then the whole report becomes invalid.

Elite Ecology agrees to supply ecological consulting services and advice of a preliminary or thorough nature as advised or commissioned. Upon commissioning Elite Ecology to undertake the work, the client(s) grant access to the site upon the agreed date. If no site access is available upon this date, Elite Ecology holds the right to charge the client(s) for lost staffing time and additional travel costs.

Elite Ecology undertake all site surveys with reasonable skill, care, and diligence, within the terms of the contract that has been agreed with the client and abiding by the Elite Ecology Terms and Conditions. The actions of the surveyors on site, and during the production of the report, were undertaken in accordance with the Code of Professional Conduct for the Chartered Institute of Ecology and Environmental Management.

The latest good practice guidelines put in place by Natural England or the relevant statutory conservation bodies have been followed by the surveyors on site. If those methodologies fail to identify a protected species during the survey efforts, no responsibility can be attributed to Elite Ecology. If any of these guidelines are adapted between the date(s) of the surveys being undertaken and the submission of this report, then Elite Ecology takes no responsibility for this.

Should any equipment be damaged or lost on site at the fault of the client(s), then Elite Ecology withholds the right to charge 100% above the current market value for that exact product or the nearest similar product.

The survey results purport the current status of the site and its potential for protected species utilisation at the time of surveying. It should not be viewed as a complete list of the possible flora and fauna species that could be using the site at different times of the year.

Elite Ecology has been provided with full payment for this report and thus the product has been released to the client(s) for the purpose of their planning application. If any part of the report is lost or altered without the written permission of Elite Ecology, then the entire report becomes invalid. Due to the potential for continual change within the natural world, this report is valid for **2 years only** from the date of the last survey visit. If this report is submitted after the 2 year deadline, then a further updated inspection will be required to ascertain whether the site remains in the same condition as it was when initially inspected.

No reliance should be made on any such comments in relation to the structural integrity of the features located on the surveyed site. All information within the report is based solely on evidence that has been found on site during the service provided. No individual opinion or inference will be made other than that of the suitably qualified ecologist appointed to the project.

SPECIFICATION

for

REPAIR WORK TO THE DONE ROOM, TARPORLEY

at

ST HELENS PARISH CHURCH
HIGH STREET
TARPORLEY

BOWER EDLESTON

ARCHITECTS

SWEETBRIAR HALL, NANTWICH, CHESHIRE CW5 5RW
TELEPHONE: 01270 624129
EMAIL:ADMIN@BOWER-EDLESTON.COM
WEBSITE:WWW.BOWER-EDLESTON.COM

1.00 INSTRUCTIONS TO TENDERERS

1. The tenderer is to check that the copies of the documentation provided are complete and that no pages are dilapidated, illegible or missing.

2. No unauthorised alteration is to be made to any of the documentation.

3. The tenderer is to submit with the tender a preliminary programme for the construction of the works indicating all relevant dates, including possession and completion dates. Acceptance of the tender will in no way imply acceptance of this programme. Start and competition dates to suit the contractors own programme must be submitted with the tender. Dates will be subject to agreement to minimise disruption to the users of the building.

4. The completed 'Forms of Tender' is to be despatched in the envelope provided and endorsed The Done Room to reach Bower Edleston Architects Ltd., Sweetbriar Hall, Hospital Street, Nantwich, CW5 5RW by the date stated on the accompanying letter.

5. All queries in connection with this tender should be directed in the first instance to Bower Edleston Architects Ltd., Sweetbriar Hall, Hospital Street, Nantwich, CW5 5RW, tel. 01270-624129.

6. Do not scale from drawings. Obtain any further dimensions required by site measurement or reference to the designer.

7. Tenders must include for all work shown, described as or apparent as being necessary for the complete and proper execution of the works (or relevant part of the works).

8. Alterations and qualifications to documents and drawings must not be made without the consent of the designer.

9. The description of the works must not be regarded as a complete statement of everything included for all work shown or described on the documents and drawings as a whole, or apparent as being necessary for the complete and proper execution of the works.

ACCEPTANCE OF TENDERS

Tenders must be submitted in the sealed envelope provided and on the Form of Tender attached, duly signed and completed in all respects to arrive no later than the tender date indicated on the covering letter, after which the tender will be closed. Each tender so submitted shall be for a specific and complete sum of money and it should in no way be calculated according to or related to any other tender bid. It should not be assignable and the Employer does not bind himself to accept the lowest or any of the tenders submitted.

TENDER EVALUATION PERIOD

The tender shall remain open for acceptance for 60 days after the date of submission. At the time of submitting the tender, one fully priced and Totalled copy of the Schedules duly certified as being the copy upon which the tender is based, shall be submitted under sealed cover to the Employer using the label provided.

CONTRACTOR'S CALCULATIONS

The Contractor shall show on this page any calculations which he wishes to be taken into account in the adjustment and preparation of the Final Account.

PART 1

Contract Conditions and Preambles

SCOPE: These conditions are supplementary to any stated in the invitation to tender on the Form of Tender.

PERIOD OF VALIDITY: The fixed price tender must remain open for acceptance for not less than 60 days from the date fixed for the submission of tenders. Information on the date for possession/commencement is given in Section A12.

QUALITY AND QUANTITY OF WORK: The priced Specification and Drawings must not be regarded as a complete statement of everything included in the Contract. The tender must include for all work shown or described on the Contract Documents as a whole or apparent as being necessary for the complete and proper execution of the works.

ALTERATIONS AND QUALIFICATIONS to tender documents must not be made without the written consent of the Architect.

THE PARTIES/SITE/SCOPE OF WORK

EMPLOYER:

Trustees The Done Room
St Helens Parish Church
c/o Mr. P. Posnett
Haughton Hall
Hall Lane
Haughton

Email: posnett@hotmail.com

ARCHITECT:

Bower Edleston Architects Ltd.
Sweetbriar Hall
65 Hospital Street
Nantwich
Cheshire CW5 5RW

Tel: 01270 624129
Email: admin@bower-edleston.com

ACCESS TO THE SITE

Access to the property is over a shared private drive cul-de-sac off the High Street in the centre of the village of Tarporley.

Inspection MUST be made prior to submission of Tender to ensure contractors are aware of the access and site conditions. Tender must reflect working conditions and adequately cover all costs. **No claims on the grounds of lack of knowledge in any respect will be considered.**

It is envisaged work will be undertaken when the nursery school is in use and therefore coordination with the preschool is critical. Contractors staff on site must all be approved with Disclosure and Barring Service accreditation and observe all safeguarding rules.

The property stands to the rear of the Parish Church with limited off-road hardstanding and parking. Storage of materials and access to the working area must be carefully managed and agreed with the client in advance of commencement of work.

An agreed working area and compound is to be established and agreed with the Client prior to commencement of work.

The building site is to be kept secure at all times.

The contractor is to avoid nuisance and disturbance to the adjacent residential properties. The public highway must be kept clean from demolition material.

The storage and delivery of materials to be carefully co-ordinated. All builders' rubble and debris to be removed upon completion.

SITE VISIT

The Contractor must, before tendering, ascertain the nature of the site, existing buildings and all local conditions and restrictions likely to affect the execution of the works.

The Contractor shall notify the Statutory and Public Authorities prior to commencement of work and establish the position of any services or restrictions to the proposed work and comply with their by-laws. The Contractor shall be responsible for any charges or costs in relation to damage to their services.

Appointment to visit the site by the Tenderer must be arranged through the Architects Office.

RESTRICTIONS

The hours of construction are limited by a planning condition to 0800 to 1800 hours on Monday to Friday 0800 to 1400 hours on Saturday and no work at any other time including Sundays and Bank Holidays.

Notice must be given to the local authority Building Inspectors before commencement of work and Inspections to comply with the Building Regulations.

2.00 SCOPE OF WORKS

2.1 The work comprises:

a) Reroofing.
b) Gable end repairs to external timber framing and infill panels.
c) Repointing.
d) Repair gutters, hopperhead outlets and downpipes.
e) Upgrade fire exit.

The drawings referred to in this Specification and forming part of the Contract are as per separate list.

2.1.1 The Contractor shall be deemed to have included everything required for the construction detailed on the drawings or that may be reasonably inferred therefrom.

2.1.2 The Contractor shall be deemed to have visited the site and satisfied himself as to the condition there existing which may affect in any manner whatsoever the execution of the works involved. Furthermore, he is to make such allowance in his tender as he, at his sole discretion, deems requisite and necessary for the due and proper completion of the works in accordance with the Conditions of the Contract and to the satisfaction of the Architect. No claims on the grounds of lack of knowledge in any respect will be entertained.

2.1.3 The whole of the materials and workmanship to be of the best of their respective kinds. Where British Standards, Specifications or Codes of Practice exist, all goods and materials used or supplied, and all workmanship shall be at least in accordance with that standard. The Contractor shall provide samples of materials and workmanship for all trades and elements, including finishes and he should obtain the approval of both the Employer and the Architect prior to their incorporation into the works.

2.1.4 The Contractor shall be confined to the designated working area and site compound. The Contractor shall not store materials beyond the working area nor impede the access to adjoining farm during the delivery or use of building materials.

2.1.5 Proprietary fencing system shall be erected to the working area to prevent access and define the extent of the works.

2.1.6 The Contractor shall provide his own power, water, telephone, and sanitary accommodation for the duration of the building work.

2.1.7 The Contractor shall at all times keep the site clear from all rubbish and debris arising from the execution of the works. At completion all unused materials and all equipment and plant shall be removed from the site.

2.1.8 On completion the site shall be left clean and clear, and all the work shall be left in a sound and perfect condition to the satisfaction of the Employer and Architect.

2.1.9 All temporary works and accommodation shall be removed, and areas returned to their original condition prior to the commencement of work. Any work to provide full reinstatement shall be deemed to be included within the Contract sum. Any part of the site damaged or disturbed shall be made good to the satisfaction of the Employer and Architect.

2.1.10 The property shall be occupied by other tradesmen such as decorators, electricians, plumbers etc. during the course of the works and the Contractor shall accommodate their access and working within the proposed building. All costs and works to make the building secure and water-tight, allow for phasing of work, or alteration of services shall be deemed to be included.

2.1.11 **Schedule of Condition**: Prior to the commencement of any works on site, the Contractor shall conduct a joint survey with the Supervising Officer and agree a Schedule of Conditions of the properties, paying particular attention to adjacent buildings and any drainage provisions. The Contractor will be required to make good at his own expense any damages occurring in this area during the Contract period which have been caused by his operations.

2.1.12 **Discrepancies**: Where there is any discrepancies between the drawing(s) and the Specification, the Contractor is to draw this to the attention of the Supervising Officer thereto and obtain their instructions before proceeding with the works concerned. The whole of the work shall be carried out in accordance with the drawings and this Specification and no deviation shall be permitted therefrom without the written approval of the Supervising Officer.

2.1.13 **Screens & Hoardings**: The Contractor is to allow for the erection, dismantling and clearing away of all temporary screens and hoardings necessary for the execution of the works, together with any subsequent making good.

2.2 OBLIGATIONS & RESTRICTIONS IMPOSED BY THE EMPLOYER

2.2.1 **Limitation of Working Space**: The Contractor's working space will be confined to the immediate area of the works.

2.2.2 **Limitation of Working Hours**: No construction work of any sort shall take place before 8.00 hours or after 18.00 hours Monday to Friday 08.00 hours to 14.00 hours on a Saturday or at any time on Sundays or Bank Holidays. Nor shall any person involved in this project be allowed to remain on site outside the aforementioned working hours.

2.2.3 **The Use or Disposal of any Materials Found on Site**: The Client retains the title to all materials found on the site and no disposal of any such material shall be allowed without prior permission of the Supervising Officer and appropriate credit.

2.2.4 **Hoardings, Fences & Screens**: Where hoarding, fences, screens, barricades or other means of enclosure are specified or necessary, they are to be rigidly fixed and of sufficient strength and capabilities to adequately screen and protect the works, public and staff alike. The Contractor is to allow for altering, adapting same as necessary and as often as may be required.

2.2.5 **Temporary Name Boards & Advertising Rights**: The Contractor will not be permitted to erect temporary name boards nor any other form of on site advertising whatsoever.

2.2.6 **Noise**: The use of radios, tape decks, CD players and similar are not allowed on site at any time. All other sources of extraneous noise are to be kept to the minimum. All mechanical equipment is to be properly muffled.

2.2.7 **Maintenance of Existing Live Mains or Services on/over the Site**: It is the Contractor's responsibility to locate the exact position of all existing services before commencing work. Care must be taken to avoid damage and the Contractor will be responsible for any disturbance, loss or damage caused by the works.

2.2.8 **Master Programme of Works**: Within 7 days of the award of the Contract, the Contractor shall prepare and submit to the Supervising Officer two copies of a master programme clearly showing his proposed procedure and timing of the works by elements and latest dates by which instructions, drawings and other information are required from the Supervising Officer. After acceptance, the Schedule shall, if not already in that form be produced as a bar chart two copies of which shall be given to the Supervising Officer and one copy kept permanently on site. Actual progress achieved shall be regularly marked upon it for inspection by the Supervising Officer. It shall be regularly updated as proves necessary.

The above programme is to be supported by a Method Statement together with proposal for site accommodation, storage, hoardings and protection.

2.2.9 **Co-ordination of Sub-Contractors, Employer's Direct Labour & Supplies etc.**
The Contractor is to be responsible for supervision and administration of all sub-contractors and contracts of sale etc. and is to arrange and monitor a programme for each supplier and obtain and supply information as necessary for the co-ordination and timely completion of the works. The Contractor is promptly to obtain and submit to the Supervising Officer duplicate drawings of suppliers' works, including builder's work details.

2.2.10 **Progress Meetings**: The Supervising Officer will hold such progress meetings as he considers necessary. The Contractor shall attend such meetings and shall arrange for suppliers to attend when required.

2.2.11 **Maintenance of Specific Temperatures & Humidity Levels**: Provide all temporary equipment, fuel and attendance required for the proper drying out and controlling the humidity of the works as necessary for its execution and completion.

2.2.12 **Overtime**: No extra will be paid for overtime unless worked at the specific written request of the Supervising Officer.

2.2.13 **Other Obligations or Restrictions**: The Contractor is to minimise the effects of and be responsible for and indemnify the Employer against all claims in connection with noise, dust, vibration, smoke and other nuisances arising from the execution of the works. The attention of the Contractor is specifically drawn to SI 1984 No. 1992 - the Control of Noise (Codes of Practice for Construction and Open Sites), with which the Contractor will comply.

The Contractor is not to remove any trees or shrubs other than by written instruction from the Supervising Officer and he is to protect those remaining. Any which are damaged or removed without permission are to be replaced at the Contractor's expense with trees and shrubs of similar maturity.

The Contractor is to keep on site a dumpy level and other surveying equipment for use by the Supervising Officer or his representatives for checking, setting out and levels; and to provide a chainman in attendance whenever required.

2.2.14 **Damage**: If any damage to public or private services or highways and pavements results from the execution of the works immediately: -

[a] Notify the Supervising Officer and appropriate Authority or owner.

[b] Make arrangements for the work to be made good to the satisfaction of the same Authority or owner.

2.2.15 **Electricity for the Works**: The Contractor is to provide his own approved temporary electrical supply and installation. On completion strip out temporary installation and make good all disturbances.

2.2.16 **Water for the Works**: The Contractor is to provide his own approved temporary water installation. On completion remove temporary installation and make good all disturbances.

2.2.17 **Site Telephone**: The Contractor is to provide a site telephone either temporary connection or a portable telephone and pay all charges and calls in connection therewith.

2.2.18 **Setting Out**: The Contractor is to inform the Supervising Officer when overall setting out is complete before commencing construction.

2.2.19 **Stability of the Works**: The Contractor is responsible for the stability and structural integrity of the works during construction and support as necessary. He is not to overload the structure or any temporary propping or scaffolding.

2.2.20 **Insurances**: The building owner shall insure against loss or damage to the existing structures retained. The Contractor is to be responsible for and take the entire risk of these works and shall insure in respect thereof including injury to or death of persons, injury or damage to property, third party claims etc.

The Contractor is to indemnify the Employer in respect of any expense, liability, loss claim or proceedings which the Employer may incur or sustain by reason of damage to any property other than the works caused by collapse, subsidence, vibration, weakening or removal of support or lowering of ground water arising out of or in the course of or by reason of carrying out the works.

2.2.21 **Standards**: The Contractor is to include for providing a good standard of finish appropriate to the establishment and is to provide everything for the proper execution of the works, according to the true intent and meaning of the drawing(s) and this schedule, whether or not the same may be specifically shown or mentioned.

2.2.22 **Competence & Resources**: The Contractor, in preparing an estimate, is deemed to have adequate competence and resources for the project to be completed safely and without risk to anyone's health in compliance with the new CDM Regulations under the Health & Safety at Work Act 1974. The Client will require evidence to this effect before placing an order.

A triplicate book is to be provided by the Contractor and retained on site, the Contractor is to record all variations and extras as work proceeds and obtain the signature of the Client or their representative on their next site visit to confirm the works, a copy is to be issued to the Client's representative when signed.
If variations or extras are incurred and costs cannot be agreed before the works are undertaken, the Contractor shall advise the Client or their representatives of the extra costs involved within a week of signature confirming the works. The Client will not entertain payment for extras unless this procedure is adopted.

2.2.23 **Payments & Retention**: A retention shall be held on progress payments of 5% of the value of the work carried out of which 50% shall be released at Practical Completion of the works. The remainder shall be released on satisfactory completion of the making good of any defects found at the end of 6 months after Practical Completion.

Interim payments requested by the Contractor are to be shown against items from the priced Schedule of Works and will be verified by the Supervising Officer for payment by the Client. Interim applications may be made at monthly intervals in accordance with the Contract Conditions.

2.2.24 **Plant Tools & Scaffolding**: The Contractor is to provide all tools, plant, scaffolding, temporary storage and other necessary items in complete compliance with the current regulations for the proper execution of the works according to the true intent and meaning of this Specification and including plant etc. for the execution of the works of Sub-contractors (other than special trade plant properly provided by the Sub-contractors). The Contractor must seek the consent of the Supervising Officer before removing scaffolding in order to ensure that necessary inspections are first made. The Contractor shall afford all facilities customary to the trade for the execution of Sub-contractor's works.

2.2.25 **Sub-Contractors' Requirements**: The Contractor shall ascertain from the various Sub-contractors their requirements with regard to recesses, closes, holes etc., so these can be formed correctly in the first instance and without alteration, whether in the General Contractor's work or in the work of other Sub-contractors and should ensure that such information is made available to all concerned.

Should the Contractor fail to obtain and make use of this information or to make it available to the other Sub-contractors, he will be responsible for the cost of abortive work.

The Contractor shall cut away and make good for Sub-contractors as and when required by them.

2.2.26 **Protection of the Works**: The Contractor shall, from the time of being placed in possession of the site, protect the works, premises, site and surroundings properly belonging to the Employer at all times and in all respects and shall be fully responsible for any failure to comply with this item.

Existing services, waste pipes, drains etc. are to be protected and maintained for the duration of the Contract. On completion of the Contract the Contractor shall rod, wash out, pressure jet or clean by suitable means all such services.

The Contractor should allow for all steps necessary to protect and secure the premises against inclement weather and trespass.

2.2.27 **Attendance**: The Contractor shall provide for the attendance of trade upon trade as may be necessary to complete the works.

The Contractor shall attend on the Supervising Officer when he visits the site and give him all the assistance, he may require for inspecting, testing or measuring the works or parts thereof.

The words 'Allow for Attendance' where hereinafter used in connection with the Sub-contractors' works, shall include for the provision of all usual facilities for the execution of their works, free use of all fixed scaffolding and plant, any light plant required, dry storage accommodation, free use of water, electricity and the unloading, getting in and hoisting of materials and plant.

2.2.28 **Contractors with Nominated Sub-contractors & Suppliers**: The Contractor shall enter into a Sub-contract with all nominated sub-contractors and with nominated suppliers in such a manner as to ensure compliance with the terms of the Main Contract.

2.2.29 **Supervision of Sub-contractors**: The Contractor should be responsible for the supervision and administration of all sub-contractors in accordance with the general conditions of the Contract.

2.2.30 **Trespass/Adjoining Property**: The Contractor shall prevent any trespass on the adjoining owners' properties and prevent material, plant, rubbish, debris etc. collecting on adjoining properties and roadways. If the execution of the works requires that workmen must enter upon adjoining property, the necessary permission must be first obtained by the Contractor who is to pay the expense which may be incurred, including any compensation which may be required.

The Contractor is to give the Supervising Officer 7 clear days' notice in writing prior to executing any work to or affecting adjoining property.

The Contractor is not to proceed with works to party walls, fences etc. until proper notices have been served on the adjoining owners and consents received. Reasonable precautions shall be taken to prevent work people, including those employed by Sub-contractors, from encroaching or trespassing upon any part of the site or premises not affected by the works and from trespassing upon adjoining owners' property, except where permission be granted to facilitate the execution of the works. The Contractor is to allow for executing any work which, in the Supervising Officer's opinion, is likely to cause annoyance or inconvenience to occupants of the premises and those in the vicinity at such times during normal working hours as the Supervising Officer may direct.

2.2.31 **Maintaining & Cleaning the Site**: The Contractor is regularly to remove from site all unrequired materials, debris and rubbish and is to keep the works and the site clean and tidy at all times. The Contractor is, on completion, to clean the works thoroughly inside and out, flush all drains and gullies, touch up decorations, remove temporary markings, coverings and protective wrappings unless otherwise instructed and leave the whole of the works and the site clean and in a condition ready for occupation.

2.2.32 **Fire Precautions**: The attention of the Contractor is drawn to Publications by HMSO 'Standard Fire Precautions PS' and BEC/Loss prevention Council/NCG 'Fire Prevention on Construction Sites'; and he must observe the recommendations where relevant to the works.

2.2.33 **Audit**: The Final Account of these works may be subject to audit and the Contractor must be prepared to allow invoices, wage sheets etc. to be placed at the disposal of the Auditor if and when required.

2.2.34 **Goods**: Goods materials and workmanship are to be the best quality of their respective kinds and those for which there is a British Standard or Code of Practice are to conform thereto unless otherwise stated.

Preambles and description of goods, materials and workmanship in any one section or trade are to apply throughout this Specification unless otherwise described.

2.2.35 **Proper Execution**: The Contractor is to carry out everything for the proper execution of the works, whether or not described in the Specification.

2.2.36 **Notices & Fees**: The Contractor is to comply with all Acts of Parliament and any By-laws and Regulations of Local Authorities and Public Service Companies or Authorities related to the works and give all notices and pay all fees legally chargeable by same and indemnify the Employer against claims made against him as a result of the Contractor's failure to comply.

2.2.37 **Police Requirements**: The Contractor is to allow for ascertaining and complying with police and traffic requirements and for all costs in connection therewith.

2.2.38 **Unloading**: All expenses in connection with unloading, storing and the return of packings of goods and materials are to be allowed for by the Contractor.

2.2.39 **Variations**: Variations to the work shall not be made except on the instructions of the Supervising Officer. No variations shall variant the Contract.

2.2.40 **Extra Payments**: The Contractor is to ensure that he received a written order from the Supervising Officer in respect of any work for which he wishes to claim an extra payment as no allowance will be made in the final account for the additional work without substantiation by written order.

2.2.41 **Requests for Instructions and/or Details**: The Contractor must give at least 7 clear working days' notice in writing to the Supervising Officer of any instruction/details required by him to maintain the continuity of the works.

2.2.42 **Welfare & Safety**: The Contractor shall ensure compliance with all Health & Safety together with welfare measures required under the provision of any enactment, regulation or working site of the industry.

DOCUMENTATION

Form of Contract

MINOR WORKS BUILDING CONTRACT 2016

The form of the Contract will be the Minor Works Building Contract 2016; edition issued by the Joint Contracts Tribunal and will be executed under hand. Allow for the obligations, liabilities and services described therein against the heading set out below.

THE CONDITIONS

1.0	Definitions and Interpretation.		
2.0	Commencement and Completion	:	To be agreed.
2.2	Anticipated Contract Start Date Anticipated Completion Date	: :	) to suit Contractor's own programme)
2.8	Liquidated Damages	:	£350 per week
2.10	Defects Liability Period	:	6 Months
3.0	Control of the Works		
4.0	Payment: Monthly		
4.3	Retention Percentage: 5%		
45	Penultimate Certificate Percentage: 97.5%		
4.8.1	Period of supply of documents for computation of final certificate: 3 months		
5.0	Injury Damage and Insurance		
5.1	Injury, damage and nuisance		
5.2	Insurance Cover: £2,000,000		
5.4B	Clause 5.4A will be deleted		
6.0	Termination		
7.0	Settlement of Disputes.		

3.00 PREAMBLES : MATERIALS & WORKMANSHIP

3.01 DRAWINGS

Inspection: Drawings and other documents relating to the Contract may be seen by appointment at the office of Bower Edleston Architects.

Extra Copies: Two copies of drawings (not counting any certified copy of the Contract Drawings) will be issued to the Contractor free of charge. Extra copies will be issued on request but will be charged to the Contractor.

Dimensions: Do not scale from drawings. Obtain from Architect any dimensions required but not given in figures on the drawings not calculable from figures on the drawings.

Sub-contractors/supplies drawings: Obtain all installation, shop and builder's work drawings, check, submit to Architect and ensure that amendments are made in accordance with any comments of the Architect.

3.02 SPECIFICATION/PREAMBLES/SCHEDULE OF WORK

Definitions: given in the preliminaries and specification apply to terms, derived terms and synonyms in all documents. Near synonymous terms to be interpreted in the light of definitions.

Cross-references: Where specification section numbers of type of work numbers are given on drawings/bills of quantities/schedule of work:

1. they are intended to help define the part or parts of the specification which apply to particular kinds of work or parts of Works.

2. If the references are to specific clauses or kinds or types of work within a section of the specification, they must be taken as applying to the section as a whole, including all other relevant information.

3. The references must not be taken as excluding other relevant information and requirements stated in other parts or sections of the specification: the specification as a whole must be taken as applying to the works as a whole.

In writing: When required to inform, instruct, agree, confirm, obtain approval or obtain instruction do so in writing.

Approval: (and words derived therefrom) means the approval in writing of the Architect unless specified otherwise.

3.03 STATUTORY/GENERAL OBLIGATIONS

GENERALLY

Safety, health and welfare: Allow for complying with enactments regulations and working rules relating to safety, health and welfare of work people.

OCCUPIED PREMISES: Existing buildings will be occupied and/or used during the Contract.

Carry out the works without undue inconvenience and nuisance and without danger to occupants and users.

PROTECTION AGAINST THE FOLLOWING:

Noise: Fit all compressors, percussion tools and vehicles with effective silencers of a type recommended by the manufacturers of the compressors, tools or vehicles.

Nuisance: Take all necessary precautions to prevent nuisance from smoke, dust, rubbish and other causes.

PROTECT THE FOLLOWING:

Public and private services: Notify all services authorities of proposed Works not less than one week before commencing site operations.

Public and private services: Adequately protect, uphold, maintain and prevent damage to all services. Do not interfere with their operation without consent of the service authorities or private owners or the Architect as appropriate.

Public and private services: If any damage results from the execution of the Works, immediately:

1. Notify Architect and appropriate service authority
2. Make arrangements for the work to be made good without delay to the satisfaction of the service authorities or private owners as appropriate.

Existing features: Prevent damage to existing buildings, fences, gates, walls, roads, paved areas and other site features, including the trees which are to remain in position during the execution of the Works.

Existing property: Prevent damage to existing property and contents undergoing alteration or extension.

Structural fabric: Provide and maintain during the execution of the Works all shoring, strutting, needing and other supports as may be necessary to preserve the stability of the buildings, whether new or existing, on the site or adjoining, that may be endangered or affected by the Works.

3.04 MANAGEMENT/ADMINISTRATION PROCEDURES

GENERALLY

Supervision: Accept responsibility for co-ordination, supervision and administration of the Works, include all sub-contractors. Arrange and monitor a programme with each sub-contractor, supplier, local authority and statutory undertaker and obtain and supply information as necessary for co-ordination of the work.

Insurances: Before starting work on site, submit to the Employer (through the Architect) documentary evidence and/or policies and receipts for insurances which are required to be taken out by the Contractor.

Insurance claims: If any event occurs which may give rise to any claim or proceeding in respect of loss or damage to the Works or injury or damage to persons or property arising out of the Works, forthwith give notice in writing to the Employer (through the Architect) and the Insurers. Indemnify the Employer against any loss which may be caused by the Contractor's failure to give such notice.

PROGRAMME/PROGRESS

Programme: As soon as possible and before starting work on site prepare in an approved form, a programme for the Works, which should make allowance for all:

1. sub-contractor's work, including the completion of drawings etc.

2. work resulting from instructions issued in regard to the expenditure of provisional sums.

3. other work concurrent with the Contract.
   Where the Contractor finds it impossible to assess the time implications for any provisional item and excludes it from his programme, he must confirm this when submitting the programme.
   Submit 3 copies to the Architect and keep one copy on site.

Commencement of work: Inform the Architect at least 21 working days before the proposed date for commencement of work on site.

Monitoring: Record progress on a copy of the programme kept on site. Update or re-draft without delay if any circumstances arise which affect the progress of the Works and submit copies of all revisions to the Architect.

Notice of completion: Give Architect at least 4 weeks notice of the anticipated dates of the practical completion of the whole or parts of the Works.

RECORDS/MEASUREMENTS/VALUATIONS

Measurements: Give reasonable notice to the Architect before covering up work which the Architect requires to be measured.

Daywork vouchers: Before being delivered to the Architect for verification, each voucher must be:

1. referred to the instruction under which the work is authorised and
2. signed by the Site Agent as evidence that the workmen's names, the time spent by each, the plant and materials shown are correct.

Give reasonable notice to the Architect of the commencement of any work for which daywork vouchers are to be submitted.

Covering up: Give not less than one working day's notice to the Architect before covering up concrete foundations, completed drains or damp-proof courses.

3.05 RESOURCES/TEMPORARY WORKS AND SERVICES

GENERALLY

Locations: Inform Architect of the intended siting of all spoil heaps, temporary works and services.

Maintain: alter, adapt and move temporary works and services as necessary. Clear away when no longer required and make good.

Attendance: Provision of temporary works and services for nominated sub-contractors, public bodies and others will be limited to items included in general and other attendance as specified elsewhere.

TEMPORARY WORKS

Roads: Provide as necessary all temporary roads, tracks, crossings and hardstanding required for use by main contractor, sub-contractors, suppliers and public bodies.

Temporary opening for access: Obtain approval of proposals before starting work.

Accommodation: Provide as necessary temporary sheds, offices, mess rooms, sanitary accommodation and other temporary buildings required for your own and domestic sub-contractors' use.

Protection: Provide temporary fencing, hoardings, screens, fans, planking footways, guard rails, gantries and the like as may be necessary for protecting the public and others, for the proper execution of the Works and for meeting the requirements of any Local or other Authority.

Scaffolding: Provide as necessary for the execution of the Works. Ensure that standing scaffolding is erected early enough and/or dismantled late enough to suit the programmes of nominated sub-contractors.

TEMPORARY SERVICES

Water: Providing clean, fresh water for the Works and make temporary arrangements for storing and distributing about the site.

Meter readings: Where charges for services supplied need to be apportioned ensure that meter readings are taken by relevant authority at possession and/or completion as appropriate. Ensure that copies of readings are supplied to interested parties.

3.06 THE WORKS GENERALLY

GENERALLY

Good practice: Where and to the extent that materials products and workmanship are not fully specified they are to be:

1. Suitable for the purposes of the Works stated in or reasonably to be inferred from the Contract Documents and
2. in accordance with good building practice, including the relevant provisions of current BSI documents.

MANUFACTURER'S RECOMMENDATIONS:

1. Handle, store, prepare and use or fix each product in accordance with manufacturer's printed or written recommendations/instructions. Inform Architect if these conflict with any other specified requirements.
2. The recommendations/instructions are those which are current ten working days before the date of tender. If they change between tender and construction, inform the Architect and obtain instructions before ordering materials or starting work.
3. Submit copies to Architect when requested.

References to bsi documents: are to the versions and amendments listed in the current British Standards Yearbook.

Workmanship: to be carried out by or under the close supervision of experienced tradesmen, skilled in the particular type of work.

Service runs: Make adequate provision for services, including unobstructed routes and fixings. Wherever possible ducts, chases and holes to be formed during construction rather than cut.

Cutting for services: to be minimum necessary. Obtain prior approval of sizes and locations.

Concealed services: To facilitate location for maintenance and repair, positions of concealed service runs to be clearly marked in unobtrusive locations to approval.

PRODUCTS/MATERIALS GENERALLY

Products to be new: unless otherwise specified. Ensure that the whole quantity of each product and material required to complete the work is of consistent kind, size, quality and overall appearance. Handle, store and fix products with care to ensure that they are not damaged when incorporated into the works.

Or equivalent approved: means that products of different manufacture may be substituted if prior approval has been obtained but the Architect reserves the right to insist on the name product(s). The rates or prices will be held to be based on the product(s) specified unless agreed otherwise.

Proprietary names: The phrase 'or equivalent approved' is to be deemed included whenever products are specified by proprietary name.

Single sources: Where a choice of manufacturer or source of supply is allowed for any particular product or material, the whole quantity required to complete the work must be of the same type, manufacture and/or source. Do not change without approval. Produce written evidence of sources of supply when requested by the Architect.

Sizes: Unless otherwise stated, products are specified by their co-ordination of sizes.

3.07 ACCURACY/SETTING OUT

APPEARANCE AND FIT:

1. Arrange the setting out, erection juxta-position of components and application of finishes (working within the practical limits of the design and the specification) to ensure that there is satisfactory fit at junctions and that the finished work has a well aligned, true and regular appearance.

2. Wherever satisfactory, accuracy, fit and/or appearance of the work are likely to be critical or difficult to achieve/obtain approval of proposals or of the appearance of the relevant aspect of the partially finished work as early as possible.

Setting out: Check the levels and dimensions of the site against those shown on the drawings and record the results on a copy of the drawings. Notify Architect, in writing, of any discrepancies and obtain instructions before proceeding.

Setting out: Inform the Architect when overall setting out is complete and before commencing construction.

3.08 PROTECTION/CONDITION WORK, WORK/DRYING OUT

Site administration and security: Adequately safeguard the site, products, materials, plant, the Works and any existing buildings affected by the Work from damage and theft. Take all reasonable precautions to prevent unauthorised access to the site, the Works and adjoining property.

Stability: Accept responsibility for the stability and structural integrity of the Works during the Contract and support as necessary. Prevent overloading.

Inclement weather: Use all reasonable and approved building aids and methods to prevent or minimise delays during cold and inclement weather.

Inclement weather: Adequately protect the Works from damage by inclement weather.

Rubbish: Remove rubbish and debris from time to time and keep the site and Works clean and tidy.

DRYING OUT: Control the drying and humidity of the Works and the application of heat to prevent:

1. blistering and failure of adhesion
2. damage due to trapped moisture
3. excessive movement

3.09 ALTERATIONS/EXTENSION/MAINTENANCE WORK

Defects in existing work: to be reported to Architect without delay. Obtain instruction before proceeding with work which may:

1. cover up or otherwise hinder access top the defective construction or
2. be rendered abortive by the carrying out of remedial work.

To match existing: means use products, materials and methods to closely match all visual characteristics and features of the existing work, with joints between existing and new work as inconspicuous as possible, all to approval and to additional specified requirements.

Remove: means remove existing work so described and all associated accessories, fastening, linings and bedding materials, and cart away from site, without damaging adjacent work to be retained and make good. 'Form' or 'cut' openings etc. means remove as necessary.

Refix means:

1. carefully remove existing work required to be re-fixed
2. remove fastenings and bedding materials from products/materials and clean and repair as necessary
3. set aside and adequately protect until required
4. re-locate accurately and fix securely using fixing and jointing materials and methods to match existing, or approved alternative and make good
5. comply with additional specified requirements.

Make good: means carry out local remedial work, including with following as appropriate and necessary to leave the work sound and neat to approval:

1. remove defective parts of existing finishes and components and around any stated features.
2. Fill, dress down, piece-in, patch, extend existing finishes, make minor repairs and adjustments.
3. Re-fix or re-stick.
4. Re-decorate

Make good: consequent upon alteration, extension and maintenance work is deemed to be included in such items.

Renew: means carefully remove existing work and replace:

1. with materials/products identical to those removed or approved substitutes.
2. using methods similar to those used in constructing the removed work or approved alternatives.
3. to meet additional specified requirements.

Existing finishes: the extent to which existing finishes are renewed must be agreed with the Architect before the work is started. Remove existing finishes in ways which will minimise the amount of removal and renewal.

Floor levels: where new floor finishes are laid which raise existing floor levels, take off doors, cut to give adequate clearance and re-fix.

Fix only: means all labours in unloading, handling, storing and fixing in position, including use of plant.

Supply and fix: unless stated otherwise all items given in the schedule of works and/or on the drawings are to be supplied and fixed complete.

3.10 SAMPLES/APPROVALS/TESTING/INSPECTION

Samples: Where approval of products or materials is specified submit samples or other evidence of suitability. Do not confirm orders or use materials until approval has been obtained. Retain approved samples on site for comparison with products and materials used in the Works. Remove when no longer required.

Samples: Where specified of finished work are specified obtain approval of stated characteristic(s) before proceeding with the Works. Retain approved samples on site for comparison with the Works. Remove samples which are not part of the finished Works when no longer required.

Approvals: Inspection or any other action by Architect must not be taken as approval of materials, products or work unless the Architect so confirms in writing in express terms referring to:

1. date of inspection
2. part of the work inspected
3. respects or characteristics which are approved
4. extent or purpose of the approval
5. any associated conditions

3.11 FIXINGS/FASTENINGS/ADHESIVE/MORTAR

Fixing generally: use fixing and jointing methods and types and spacings of fastenings which are suitable having regard to:

1. nature and compatibility with product/material being fixed and fixed to
2. recommendations of manufacturers of fastenings and manufacturers of product material being fixed and fixed to
3. materials and loads to be supported
4. conditions expected in use
5. appearance, this being subject to approval

Fastenings: for material and components forming part of external construction to be of corrosion-resistant materials or have a corrosion-resistant finish.

Fastenings: for materials and components:

1. forming part of external construction but not directly exposed to weather to be of corrosion-resistant material or have a corrosion-resistant finish.
2. directly exposed to the weather to be of corrosion-resistant material.

Length of fastenings: as manufacturer's recommendations but otherwise:

1. nails to be not less than 25mm or 2.5 times thickness of member through which nails are being driven, whichever is the greater.
2. screws to be not less than 12mm or twice thickness of member through which screws are being driven, whichever is the greater.
3. regardless of the specified minimum length, fastenings to be not longer than total thickness of members being jointed less 5mm.

Plugging: locate plugs accurately. Use proprietary plugs in accordance with manufacturer's recommendations. When plugging through applies finishes ensure that plugs and fastenings gave ample penetration into the masonry backing.

Adhesives:

1. Types recommended by manufacturer of product being fixed and fixed to.
2. In the absence of such recommendations an adhesive recommended for the purpose by its manufacturer.

Sand for mortar: to BS 1200:

Lime putty for mortar: either of the following:

1. Ready prepared to BS 890
2. Prepared by adding hydrated lime powder to BS 890 to water until a mixture with a consistency of thick cream is obtained. Leave undisturbed for not less than 16 hours before use.

Cement for mortar: unless otherwise stated, to be ordinary or rapid hardening Portland cement or blast furnace cement. All cements must comply with the appropriate British Standard.

Admixtures: do not use in mortar unless specified or approved. Do not use calcium chloride or any admixtures containing calcium choloride. Plasticiser, if specified, to be BS 4887.

Water for mortar: clean and fresh, tested to BS 3148 is required.

Making mortar:

1. Measurable materials by volume using clean gauge boxes. Proportions of mixes are for dry sand: allow for bulking if sand is damp. Where a range is given (e.g. 5-6) use higher value for well-graded sand and lower value for coarse or uniformly fine sand.
2. Mix ingredients thoroughly to a consistency suitable for the work and free from lumps. Do not overmix mortars containing plasticisers.
3. Use mortar within about two hours of mixing at normal temperatures. Do not use after the initial set has taken place and do not retemper.
4. Keep plant and banker boards clean at all times.

3.12 WORK AT COMPLETION/MAKING GOOD DEFECTS

Make good: all damage consequent upon work.

Remove: all temporary markings, covering and protective wrappings unless otherwise instructed.

Clean: the Works thoroughly inside and out, removing all splashes, deposits, efflorescence, rubbish and surplus materials consequent upon the execution of work.

Cleaning:

1. Cleaning materials and methods to be as recommended by manufacturer of products being cleaned.
2. In the absence of such recommendations cleaning materials and methods to be approved by Architect.

Painted surfaces: Touch up minor faults in newly painted/repainted work, carefully matching colour and brushing out edges. Repaint badly marked areas back to suitable breaks in junctions.

Moving parts: Adjust, ease and lubricate moving parts of new work as necessary to ensure easy and efficient operation, including doors, windows, drawers, ironmongery, appliances and controls.

Security at completion: leaving the work secure with all accesses locked. Account for and adequately label all keys and hand over to Employer with itemised schedule retaining duplicate schedule signed by Employer as receipt.

Making good defects: Make arrangements with the Architect and give reasonable notice of the precise dates for access to the various parts of the Works for purposes of making good defects. Inform Architect when remedial works to the various parts of the Works are completed.

4. SCHEDULE OF PC & PROVISIONAL SUMS

The Main Contractor is to include for all work depicted on the drawings and in the Specification.

General Contingencies	£ 5,000

The contractor shall allow for Profit and Attendance upon nominated sub-contractors and specialists and clearly indicate percentage allowed over and above PC Sums below:-

PC Sum Electrical Work	£ 3,000

5.00 SCHEDULE OF WORK

5.01 Erect site fencing to perimeter of agreed working area. Form compound for storage of materials in position on site to be agreed. Prevent trespass and keep the building and working area secure. Display warning of danger signs and emergency contact numbers. Provide welfare site facilities for staff including WC. Provide temporary power supply. If taken from existing consumer unit a separate submains with electric meter reading to be taken. Allow for making own temporary water supply for welfare facilities from existing main supply.

5.02 Submit F10 form to Health and Safety Executive. Give notice of commencement of work and all necessary inspection stages to comply with the Building Regulations.

5.03 Erect scaffolding to safely access the work. Keep all ladders secure and prevent unauthorised access. Avoid trip hazards and provide guarding rails to all raised platforms.

5.04 Form new opening for fire exit and make good reveal of opening. Seal existing kitchen door opening onto protected fire escape. Protect existing structure and provide such temporary propping and support to ensure structure remains unaltered by works. Provide and fix new fire doors as detailed.

5.05 Provide temporary screens and waterproof sheeting to protect existing property and allow phasing of work to suit your own programme of work.

Renew existing lead valley gutter in Code 7 milled lead laid on bonding paper in accordance with the details to discharge over cast iron hopper head rainwater outlet. Strip existing natural Welsh slate roof covering and set aside those capable of refixing. Provide second hand slates to match existing colour, size, and thickness of slate only where necessary to be fixed with copper slate nails 3.35mm gauge. Renew lead soakers and flashings in Code 5 milled lead. Allow for 50% slate replacement and clearly indicate cost per square metre allowed.

Inspect existing rafters to ensure free from defect. Brush treat timbers with two liberal coats of Wykamol or similar equal approved preservative. Replace rotten decayed timber on a like for like basis otherwise retain existing 75mm deep rafters to allow 25mm air gap over 50mm Kingspan K107 rigid thermal insulation board laid from above over existing ceiling finish. Provide and lay new breather membrane Tyvek or similar equal approved and type 5U bitumen eaves strip with new stress graded tanalised treated 50 x 25mm SW lath battens to BS 5534 secured with stainless steel ring shank nails 65 x 3.35mm. Bed ridge tiles reused and point verge in NHL type lime mortar. Breather membrane lapped 150mm and secured with galvanised clout nails.

5.06 Repair gable ends external timber framing and infill panels. Retain all existing timber free from defect. Take down and splice new timber replacing decayed sections. To make the repair take down existing brick infill panels and set aside for re-use, stainless steel fixings with sand lime render finish.

5.07 Repair gutters and downpipes.

All existing cast iron gutters to be carefully removed.

Care shall be taken when dismantling sections of guttering to ensure joints are not damaged.

Remove moss from guttering.

Any loose paintwork and rust to be carefully removed with wire brush and sandpaper.

Any small holes in gutter to be filled with oil based putty.

Existing sound paint shall be roughened with sandpaper.

Bare metal to receive two coats of zinc based primer, when dry gutters to receive one coat of micaceous iron oxide primer followed by two coats of black gloss paint to match existing.

Reassemble guttering.

Any defective joints shall be sealed with oil based putty to prevent leaks.

If a section of guttering is found to be beyond repair then replacement cast iron sections should match the original in size and appearance. Include provisional sum for replacement based on cost per metre run and include all necessary fittings, connections and supports.

Extend storm drainage in accordance with detailed drawing to existing drain connections.

5.08 Repoint existing external stone and brick facing materials.

Preparing the joints:

Carefully rake out defective pointing manually using hooked tools or masonry chisels to a depth of 38mm or not less than twice the height of the joint.
Dust and debris must be removed from the joints using brushes and thoroughly rinsed with water so that no loose dry material is left.
The masonry must be thoroughly dampened with a hosepipe with a spray nozzle or a pump-action water sprayer, before placing the mortar to reduce suction, improve adhesion of the mortar and prevent the mortar from drying too quickly.

Mortar specification:

Sample panels shall be prepared to determine the most appropriate mortar mix for approval by the conservation officer prior to commencement of works.

Aggregate shall be clean, well washed, matched against the size of existing mortar and have a range of particle sizes appropriate to the size of the joint. wider joints demand a higher proportion of sharp sand (grit), over building sand.

Other types of aggregate such as limestone dust can also be added to give correct colour or texture match, provided that the overall proportion of the mix remains the same.

Water shall be clean with minimum amounts added during mixing.

Lime shall be either natural hydraulic lime or non hydraulic lime putty based mortar.
Lime putty may require pozzolonic additives to reduce setting times if there is a risk of frost.

Repointing shall be 3:1 sand/lime mortar mix

Mortar shall be rammed as far back as possible into joint with a pointing tool and left slightly recessed or flush.

When the mortar starts to harden the joints shall be brushed with a stiff bristle brush (not steel wire) or rubbed with some sacking to expose aggregate.

Joints shall never be struck, finished proud of the masonry (strap) or feathered over the edges of the masonry.

Where the masonry is eroded, the face of the mortar shall be kept back to the original thickness of the joint.

Protection during the works:

Once the repointing is underway it is important to protect it from wind, rain and strong sunlight, to avoid damage or rapid drying. particular care is required to avoid damage from frost when pointing has to be carried out in cold weather.

Surfaces should be protected with ventilated covers (multiple layers of hessian, thick blankets or carpet underlay are often used) and regular mist spraying may be needed to maintain damp conditions as the mortar starts to set. additional plastic sheeting or tarpaulins draped in front of the hessian covers may also be needed if it is very windy or there is driving rain.

Finishing the joints:

The mortar is ready for finishing when it is still damp but has a semi-hard leathery consistency so that it can be marked with a thumbnail, but a thumb pressed into the surface leaves barely any impression.

For joints that are not specially treated a flush finish is usually suitable.

Where edges of the masonry are decayed the mortar may be set back to be within the original joint width so as to avoid visually widening the joint. however, this may provide less protection to the stonework so should only be done following an assessment of the condition of the masonry.

5.09 Upgrade automatic fire alarm system to current standards to suit new means of escape. Provide escape, lighting, signs and fire fighting appliances.

5.10 Programme works to protect fabric and condition of the existing building. Allow for sequence of differing trades and provide builders work as necessary. Allow for skips as necessary and keep site safe and tidy.

Remove all debris and surplus material and cart away from site.

Allow for Health & Safety measures and ensure all sub-contractors have plan and insurance in place and will work in accordance with your own Health & Safety Plan.

Minimise dust during construction and provide temporary screens as necessary. Allow for professional clean upon completion.

Tarporley St Helen – Done Room - Correspondence with parish and others

Attachments are listed according to the numbering on the supporting documents list

- Attachments in blue are included within the proposals section
- Strikethrough text relates to a separate application, italic text refers to superseded or unnecessary attachments

Date	Message
22/01/2021 To: Registrar From: Philip Posnett	I am writing to you regarding The Done Recreation Room in Tarporley which is located behind St Helens Church (0515) and next to the Rectory. The property is in desperate need of renovation externally and I asked Colin Bowen of Bower Edleston Architects to prepare a schedule of works, liaise with the CWAC conservation officer, CWAC planning officer Angela Wrigley etc. CWAC said that we don't need planning permission but we did need listed building consent which is attached for your information. The works for which we have listed building consent for are as follows: • Re-roofing • Gable end repairs to external timber framing and infill panels • Re-pointing the brickwork • Repairing the gutters, hopperhead outlets and downpipes • Alterations to improve the fire escape route inside the building I attended the fundraising surgery with Emily Allen this week and she has emailed Katy to ask if a faculty is required. There are no visible external changes being made to the property. Katy suggested to Emily that I should contact you to check the deeds and get your view. I might add that the work done to date has taken many many years for various reasons and we seem to be beset by delay including the lockdowns with COVID 19! Please come back to me if you have any questions. I look forward to hearing from you.
25/01/2021 To: Philip Posnett From: Registrar **With attachment**	Unfortunately I do not have ready access to the title but the answer as to whether the Done Room is within faculty jurisdiction isn't a question of who owns it (unless it isn't in church ownership at all). Whether it is in faculty jurisdiction is a matter of fact based and whether it is within the 'curtilage' of the church and churchyard (also, all consecrated land and most buildings licensed for worship are within faculty jurisdiction). The leading case law on what is curtilage is a case from the Chester Diocese and it is attached for interest. You will see the questions that are required regarding how it is used and whether it is 'part and parcel' of the church suite The Chancellor can consider whether the Done Room is within the curtilage but he requires to consider this in the context of the works

	that are being proposed and how the church land and the Done Room are used – do they form and operate as a campus ? Here is a Land Registry map search of the church land: all that not tinted pink is likely to be benefice or glebe land (some of it could be PCC land). Where is the Done Room please, is it within the church's unregistered land? and how is it used? Photographs to show how it exists in relation to the church and churchyard will help. As will an understanding of how it is accessed (do the church and Done Room share an access). Do they share parking? Would visitors consider the Done Room part of the church complex of buildings? The process could be involved if the position isn't clear and the Chancellor may reserve his consideration until all the information is 4) Land registry plan
25/01/2021 To: Registrar From: Philip Posnett **With attachment**	Thanks for your email and the plan of the area. You have correctly marked the Done room with the red arrow and it sits on the church's unregistered land. The Done Room is used by the Tarporley Pre School and Holiday Club - Monday to Friday 8am to 4pm. The uniformed Groups use it most evenings during the week. The church occasionally uses it on Sunday for Messy Church activities and tea (the service is done in church). We have PCC meetings, the AGM and St Helens Committee Meetings in the room if it is available. The church, Rectory, The old Rectory, Munches and the Done Room all share the same driveway for vehicle access. You can walk through the churchyard to the Done Room by foot. Parking is shared with the church but the church can be accessed via the Lyche Gate where there is parking as well and another driveway. People attending the church use the loos in the Done room on Sundays. It is clearly a separate building to the church similar to how the Rectory is viewed. Obviously CWAC feel that the Done Room comes under their jurisdiction hence why we have had to consult them and subsequently obtained listed building consent. I hope that this information helps. I look forward to hearing from you once the Chancellor has had chance to consider whether the Done Room is within faculty jurisdiction. Please come back to me if you have any further questions. 5) Photograph of the Done Room from the Churchyard
28/01/2021 To: Philip Posnett From: Registrar	I have heard from the Chancellor that he is of the opinion that the Done Room looks to be within the Faculty Jurisdiction based upon the photograph, mapsearch plan and the information you have provided in your email. He is prepared to consider this fully and to make a determination but he says this will require a more involved investigation of the questions I posed in my previous email. The works look to be essential works of repair with architect's support and in no way controversial from what can be seen at this stage.

29/01/2021 To: Registrar From: Philip Posnett	Thanks for your email and for consulting the Chancellor on the Done Room works. I don't think that I can elaborate anymore on the answers that I gave you to the questions in your last email. Are you wanting more detailed information on the works to be done at the Done Room? If so I can get Colin Bowen to send over a specification of works, photos, plans etc. Please could advise me on what information the Chancellor is seeking to determine whether I need to submit a faculty or not.
29/01/2021 To: Philip Posnett From: Registrar	I honestly think it would be quicker to go with a faculty application, the information required will be more photographs and a more detailed description of how the building is used and accessed. As the Chancellor's initial opinion is that the building is within the jurisdiction, based on the information you have provided (which is helpful information), I don't think the decision is likely to be that the building is outside of the jurisdiction after further consideration. I can confirm that the Chancellor was very supportive of the work details that I provided. The Chancellor will apply the principles in the legal case I provided with my previous email and it sounds as if the Done Room is in the faculty jurisdiction based on those principles. You are of course free to apply for an interim determination on the issue and to get this started I would require a report on how the Room is used, accessed and separated from the church grounds with photographs from different angles
29/01/2021 To: Registrar From: Philip Posnett	Thanks Lisa. I shall try and get the faculty application filled out and submitted.
09/02/2021 To: Katy Purvis From: Philip Posnett	I wondered if you could help me yet again with the online faculty system. Even though I filled an application just over a year ago I have completely forgotten what I am doing! I am starting the process for permission to carry out some external repairs to the Done Recreation Room (Church Hall) which is located just behind St Helens Church in Tarporley. I feel like I have fallen at the first fence as I can't work out where I start filling in the application form. I clicked on "None of the above" for list A and list B and then clicked finish and submit form I think. I may delete this form completely and start again.
09/02/2021 To: Katy Purvis From: Philip Posnett **With attachment**	I have attached the design and access statement including heritage impact assessment prepared by Bower Edleston Architects for the Done Recreation Room. I shall send you the plans in a separate email.

	6) Design and Access Statement Including Heritage Impact Assessment of Bower Edleston Architects dated January 2020
09/02/2021 To: Katy Purvis From: Philip Posnett **With attachment**	I have attached the plans for the Done Recreation Room which include Site Plan and Location Plan Existing Floor Plan Existing Elevations Plan Proposed Floor Plan Proposed Elevations Plan - North and West sides Proposed Elevations Plan - South and East sides Lead Valley Gutter Details Timber Framing Repair Details Roof Refurbishment Details Proposed Floor Plan - Fire Precautions I have also included CWAC Application Form for Listed Building Consent Notice of Listed Building Consent I would be so grateful if you could upload these documents along with the Design and Access Statement to my faculty application. 7) Drawings of Bower Edleston Architects numbered 6489 01 Revision B Site Plan and Location Plan (dated October 2014) 6489 09 Existing Floor Plan (dated March 2018), 6489 10 Existing Elevations (dated March 2018) 6489 11 Revision A Proposed Floor Plan (dated August 2019), 6489 17 Revision A Timber Framing Repair Details (dated August 2019), 6489 19 Proposed Floor Plan Fire Precautions (dated January 2020) 8) Notice of Listed Building Consent for application number 20/00379/LBC of Cheshire West and Chester Council dated 3 April 2020 *Superseded drawings:* *6489 12 Revision A Proposed Elevations (dated August 2019),* *6489 13 Revision A Proposed Elevations (dated August 2019),* *6489 16 Revision A Lead Valley Gutter Details (dated August 2019)* *6489 18 Roof Refurbishment Details (dated January 2020)* *CWAC Application form for Listed Building Consent*
04/03/2021 To: Philip Posnett From: Caroline Hilton	**DAC advice** I'm writing to let you know that the DAC considered the above proposals at its meeting of 26 February 2021 and it wishes to offer the following informal advice: a. The Committee was broadly content with the proposals but had some reservations regarding the level of detail in the specification b. The employment of 'Dampshield' is *prima facie* evidence that the architect is not experienced in the repair of historic fabric. Much is

	left for the contractor to add and the information is generic and reinforced with standard details. c. The Committee recommended that a Conservation Architect (AABC or RIBA SCA) also be engaged for the purpose of advising the church once work starts on site (this could be the Church Architect). This architect could then advise on details including: i. an appropriate mortar specification for appearance and long life; ii. a reroofing and insulation detail that will prevent damage from condensation; iii. an appropriate design for the necessary new fire escape door and a suitable conservation approach to the timber repairs d. It noted that the parish would need to engage the Conservation Architect fairly promptly to avoid any possible disagreement between the Scheme Architect and the Conservation Architect when the works go to tender.
13/10/2021 To: Kingspan Technical Services Enquiries From: Mark Tucker of Bower Edleston Architects	Please find attached U value request form. Would be grateful if you will provide U value calculation and dew point graph for the proposed sloping (40 degree pitch) roof spec. Looking to improve existing uninsulated roof with minimum cost solution. i.e., inclusion of 50mm thick K7 insulation between existing 75mm deep rafters with 25mm air gap over.
19/10/2021 To: Mark Tucker of Bower Edleston Architects From: Kingspan Technical Services Enquiries	Many thanks for your recent enquiry. Please find attached the requested U-value calculation.
19/10/2021 To: Kingspan Technical Services Enquiries From: Mark Tucker of Bower Edleston Architects	Thank you for the calculations and condensation risk graph. Will you clarify if there is a risk of condensation within the structure of the roof. My understanding is that condensation can form at points where temperature and dew point cross. Clearly the graph shows that the two do not cross but wanted to double check what this actually means.
20/10/2021 To: Mark Tucker of Bower Edleston Architects From: Kingspan Technical Services Enquiries	I can confirm that the calculation 1-LI-211019-093353-308 does not cause condensation. I hope this has been of assistance with your project, if you require any further guidance please do not hesitate to contact us.

24/11/2021 To: Caroline Hilton, Katy Purvis From: Philip Posnett	I am sorry for the delay in responding to this email that you sent in March but it rather knocked me and I was in the midst of the interregnum and Covid etc so I am afraid that I put it to one side. Now that we have a new Rector Jim Bridgman and the churches are back open again and running normally I have some time to attend to this project. I believe that Colin Bowen has responded regarding the point b and he was going to come back to you on the items in point c. Are you and/or the DAC happy with his response? I am keen to discuss with you the request that we appoint a Conservation Architect as I am keen for Colin to manage the works on the Done Room as his fees are fairly sensible and he has done plenty of works on many Grade 2 listed buildings on my estate and elsewhere brilliantly. Appointing Graham Holland might well cause problems for me with the PCC as his costs are pretty high. CWAC and the conservation officer there were more than happy for Colin to manage the work on the Done Room.
25/11/2021 To: Philip Posnett From: Katy Purvis	Thanks for your email, I'm glad that this project is back on track. I have had a look on file and can't find a response from Colin on points b or c, or any other response to the DAC advice below, so please could you ask him to resend? I could do with a conversation about the conservation architect point, I've left a message on your answerphone this morning, I think it would be useful to talk that through. I'm in Church House today, so you can call me on either 01928 718834 ex 243 today or my mobile any day
25/11/2021 To: Caroline Hilton From: Colin Bowen of Bower Edleston Architects **With attachments**	The issued details were prepared for the Listed Building Consent received 03/04/2020. The "Dampshield" details were provided by the contractor that had been recommended to the Trustees. The damp problems need to be addressed. Aware that current thinking suggests no intervention but to allow structure to breathe. Welcome opportunity to discuss before proceeding further. The 1:3 sand lime mortar specified was as agreed with the Local Authority Conservation Officer. Attached Kingspan Technical Department insulation details and confirmation that interstitial condensation would not occur. The timber repairs would be on the basis of retaining all sound timber and splicing or replacing the minimum found necessary. Needs further investigation from safe access platform that any appointed contractor would be able to provide before proceeding further. Will prepare detail of the new fire escape door for your comment. Willing to engage with the Church Architects through your office. 9) U-Value Calculation and Condensation Risk Assessment of Kingspan dated 19 October 2021

	Emails of Mark Tucker of Bower Edleston Architects and Kingspan Technical Service Enquiries as above
03/12/2021 To: Caroline Hilton From: Colin Bowen of Bower Edleston Architects **With attachment**	Further to email below, please find attached details of new fire escape door for comments. 10) Drawing number 6489 20 Proposed Door Details of Bower Edleston Architects dated December 2021
03/12/2021 To: Colin Bowen of Bower Edleston Architects From: Caroline Hilton	Thank you for this and your earlier email of 25 November (and my apologies for not responding sooner to that email). We will include these details when the proposals are considered at the DAC meeting on 15 December.
20/12/2021 To: Philip Posnett From Caroline Hilton	**DAC Advice** I'm writing to let you know that at its meeting of 15 December 2021 the DAC considered the response provided to its previous advice and the Committee wished to offer the following feedback: a. The Committee reiterated that the parish should also involve their Church Architect (having the necessary conservation architecture experience) with the scheme as they would be able to help ensure the details of the scheme were satisfactorily specified (for example a number of issues such as bats and breathable roofing would need to be addressed)
11/10/2022 To: Colin Bowen of Bower Edleston Architects From: Philip Posnett	Did you get the report from Richard at Elite last Wednesday? It would be good to get an update to Graham Holland by the end of the week.
11/10/2022 To: Philip Posnett From: Colin Bowen of Bowe Edleston Architects	Not as yet but received acknowledgement from them that they had received payment and would forward report. Have just sent them a reminder. Fundamental to see recommendations over BATS that may prevent use of the Breather Membrane as specified which will dictate level of air gap over thickness of insulation. In the mean time have prepared details in response to Michael Scott's suggested improvements on separate drawings to those we obtained planning and listed building consent. Would allow them to be priced separately to agreed works and where necessary allow fresh approach to the Planning Authority. Some of the comments we have sent enquiries out to find specialists who have experience in renovation of the stone memorial panels. The renovation of doors and windows were previously discounted to limit costs . Other points raised were already covered such as work to brickwork/stone and repointing. A kitchen layout has been prepared for your approval. The detached store was not originally

	considered and to provide details will need to send assistants to survey and if possible gain access to assess roof
14/10/2022 To: Graham Holland From: Colin Bowen of Bower Edleston Architects	Following your advice over securing an Ecological Report I attach the commissioned Elite Bat Survey. All recommendations are to be followed. Does not appear to preclude the use of the breather membrane specified. This would permit the maximum depth of 50mm for insulation available with a 25mm air gap above to the underside of the breather membrane. Trust the above is satisfactory to you
17/10/2022 To: Katy Purvis From: Philip Posnett **With attachments**	Following our conversation last week I have uploaded the following to the faculty application for the Done Room Statement of Significance for the Done Room Statement of Needs for this Done Room renovation Project Elite Ecology Bat Activity Survey Report Graham Holland is happy now that the Bat survey report has been prepared and I have attached Colin Bowen's email below confirming that a breathable membrane can be used allowing a maximum depth of 50mm for insulation with a 25mm air gap above to the underside of the breathable membrane. Please let me know if you need further information. Many thanks for all your assistance here and I am sorry to add to your already heavy workload. Once I get confirmation that the faculty has been agreed I shall get notices put up in and around the church. 2) Statement of Needs 3) Statement of Significance 12) Bat Activity Survey of Elite Ecology dated October 2022
21/10/2022 DAC meeting minute – item deferred	**Minute number 23 - DAC meeting of 21 October 2022** The Committee RESOLVED to defer the matter to a future meeting as the drawings provided had already been seen and the Church Architect had not been involved (despite what had been indicated by the parish when the drawings were submitted for this meeting). The proposals could be further considered by the DAC once the Church Architect had been involved as previously requested by the Committee
25/10/2022 To: Katy Purvis From: Colin Bowen of Bower Edleston Architects **With attachment**	*Drawings renumbered but actually were same as what had already been received*

25/10/2022 To: Katy Purvis From: Colin Bowen of Bower Edleston Architects **With attachment**	Further to earlier email today with drawings, please find attached copy of specification 13) Specification of Bower Edleston Architects dated May 2022
24/11/2022 To: Phillip Posnett From: Katy Purvis	I am writing to let you that at its meeting of 18 November 2022, the DAC considered the latest information regarding the Done recreation room repairs, and subject to formal application, resolved to recommend the scheme, with the following provisos a) The works to be under the direction and subject to the inspection of the Scheme Architect If you have any queries please do let me know. As discussed yesterday, you just need to complete the petition form before you can formally submit the faculty application