

Supporting Documentation

Tarporley St Helen – Boiler House Roof

Note to parish

This bundle includes all the supporting documentation to your faculty application as required under Rule 5.5 of the Faculty Jurisdiction Rules 2015.

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Caroline Hilton, DAC Secretary



28 April 2020

Ref: 2020-049004 **Church:** Tarporley: St Helen
Diocese: Chester **Archdeaconry:** CHESTER
Created By: Mr Phillip Posnett (26/02/2020) **Contact Tel.:** 07966583749
Status: Awaiting DAC processing

Statement of Needs

General information

ST HELEN'S TARPORLEY STATEMENT OF NEEDS

St Helen's is the main Parish Church of Taporley and is used every Sunday and Wednesday for Worship, is used for Civic services and by the local community. It is open daily for Morning Prayer and private worship and contemplation or simply to visit.

What is needed?

There is a need to reconstruct the boiler house roof and raise the roof and create a chute through the parapet onto the steps below just in case the outlet is blocked.

The proposal

The existing roof covering the boiler house is to remain in situ. A new roof is to be constructed with a stainless steel covering and a new chute is also to be constructed.

Why?

Currently if the outlet on this boiler roof is blocked then the water builds up in this well and floods into the boiler room below. Recently the boilers were flooded which took some time to repair and quite a bit of money to fix. In the meantime the church had no heating. These alterations should ensure that the boilers will not be affected if the outlet for the rainwater is blocked.

Justification

The public and clergy using the church for services and events that occur daily will benefit from the warmth created by the boilers working.

ST HELEN'S TARPORLEY STATEMENT OF SIGNIFICANCE

St Helen's Church is the Parish Church of **Tarporley**, Cheshire.

It is designated as a Grade II* listed building.

It is an active Anglican parish church in the diocese of Chester, the archdeaconry of Chester and the deanery of Malpas. It has two daughter churches: St John & The Holy Cross, Cotebrook, St Thomas, Eaton.

History

The first documentary evidence of a church on this site is in 1287. The earliest parts of the present church are the two chapels which date from the 15th century. The rest of the church has been altered in a series of restorations. In 1785 the west end was rebuilt, and two years later the north wall was rebuilt, the interior seating was remodelled, and a gallery was added at the west end. Further extensive restorations were undertaken in 1834. The Arderne (north) chapel was remodelled in 1861, the Utkinton (south) chapel in 1865, the tower in 1878 and the nave in 1879, these three restorations being by J. Crowther of Manchester. A baptistry was added to the west end by Sir Percy Warrington in 1931–32. In 1935 the Arderne chapel was provided with a stone altar and renamed All Souls' chapel.

Architecture

Exterior

The church is built in red sandstone ashlar with a slate roof. The plan of the church consists of a baptistry at the west end, a nave and chancel, north and south aisles with a chapel at the east end of each, a tower at the southwest corner and a south porch. The tower has a small pyramidal spire. The chapels are Perpendicular in style while the rest of the church is Decorated.

Interior

The nave has four bays with arcades dating from the 15th century, the piers on the north side being octagonal and those on the south side hexagonal. The chancel screen has Italian gates which were made in the 16th century and brought from Siena by the Countess of Haddington in 1889. Also in the church are two sanctuary chairs, an old vestment chest and a 15th-century octagonal font which spent some years in a farmyard. A collection of Cromwellian helmets and pieces of armour is kept in the church. The stained glass in the west window of the south aisle dated 1899 is by Kempe. The main monuments are to the Done and Crewe families. In the Utkinton chapel is a large medallion in mezzo-relief to Sir John Done who died in 1617, and a similar monument to John Crewe who died in 1670. In the north chapel is the monument to Sir John Crewe who died in 1711 with his semi-recumbent effigy in a flowing robe and weeping cherubs at his head and feet. The finest memorial is the altar tomb in the chancel to Jane Done who died in 1662, Mary Crewe who died in 1690, and her granddaughter Mary Knightley who died as a child in 1674. The three figures are in white marble on a black base, the adults recumbent and the child standing holding flowers. Also in the church is a memorial board believed to have been painted by a member of the Randle Holme family of Chester. The organ was built by Henry Willis & Sons and restored in 1998 by Michael Fletcher. The parish registers start in 1558 and the churchwardens' accounts are almost complete from 1662. The ring consists of eight bells dated 1931 by John Taylor and Company.

External features

In the churchyard is a red sandstone cross base and shaft from the 15th or 16th century which is listed Grade II. The lych gate is also listed Grade II.

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

Please fully and accurately state the works or other proposals for which a faculty is sought. Where relevant, include the number and date on the architect's or surveyor's drawings or other specifications. If it is proposed to dispose of any item details must be given.

The works or proposals must be the same as those in respect of which the Diocesan Advisory Committee has given any advice (subject to any modifications that have been made to take account of advice received – if any modifications have been made they also must be described here).

SCHEDULE OF WORKS OR PROPOSALS

The works involve raising the roof over the existing boiler house roof which is located between the clergy vestry roof and the Chancel. A new roof deck would be constructed with an rainfall outlet chute formed through the stone parapet onto the boiler room exterior stairwell. The roof covering would be stainless steel.

Full details are found on page 3.6 and 3.7 in the schedule of work and specification document dated June 2019 and the plans are outlined on drawing number 8047 3.3 entitled Tarporley St Helen : Boiler House roofing proposal again dated June 2019.

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

Location and Description

ROOFS continued

North East Vestry: A slated pyramid stainless steel h recently redone.

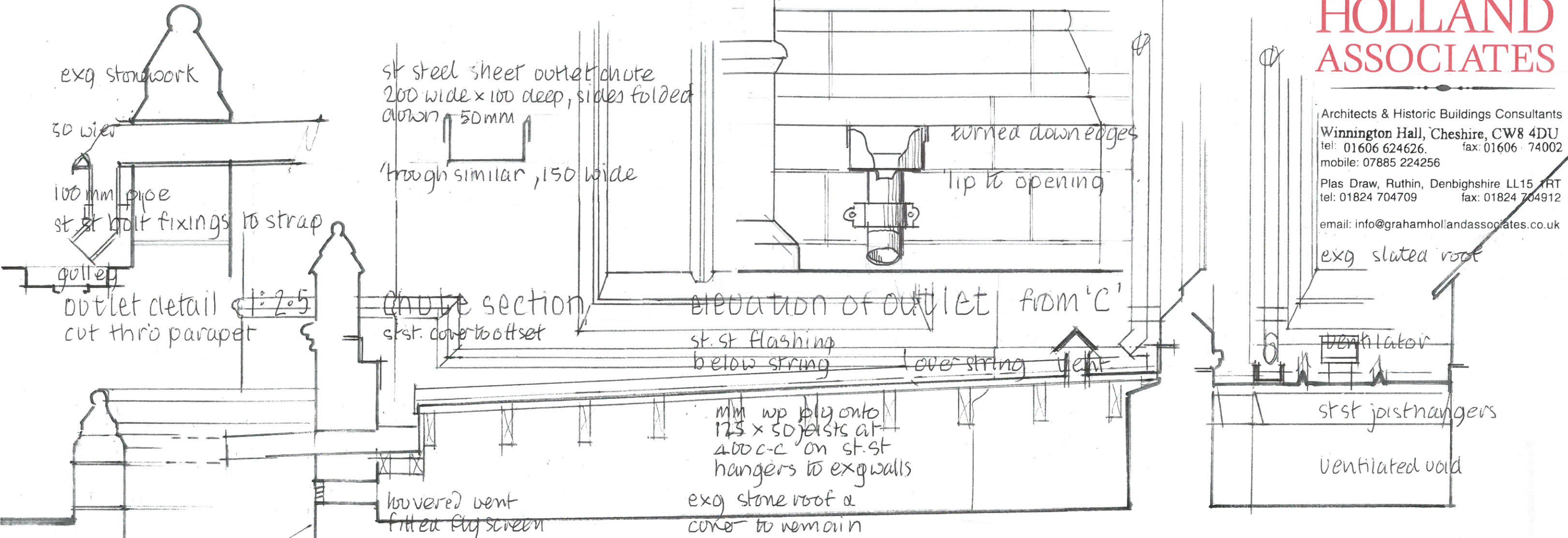


Debris in gutters, cleared during inspection.

Tarporley, St. Helen; Boiler house roofing, proposal, June, 2019. dwg. no 8047.3.3

GRAHAM HOLLAND ASSOCIATES

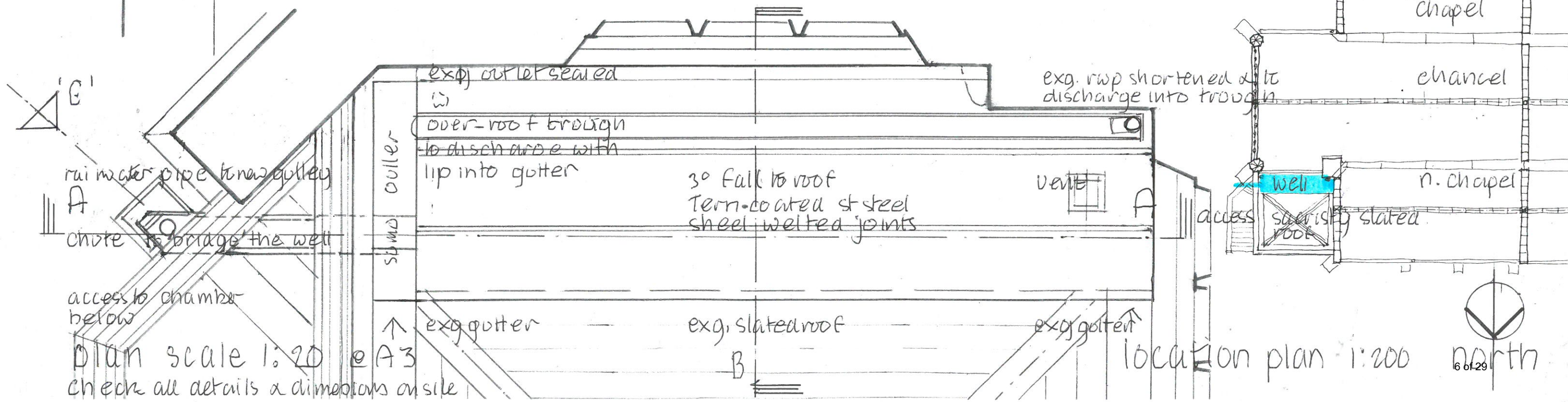
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Section looking south A-A

B

Section looking west B-B



Plan scale 1:20 @ A3
 check all details & dimensions on site

location plan 1:200 north

Our Ref: **GDH/JD/8046**

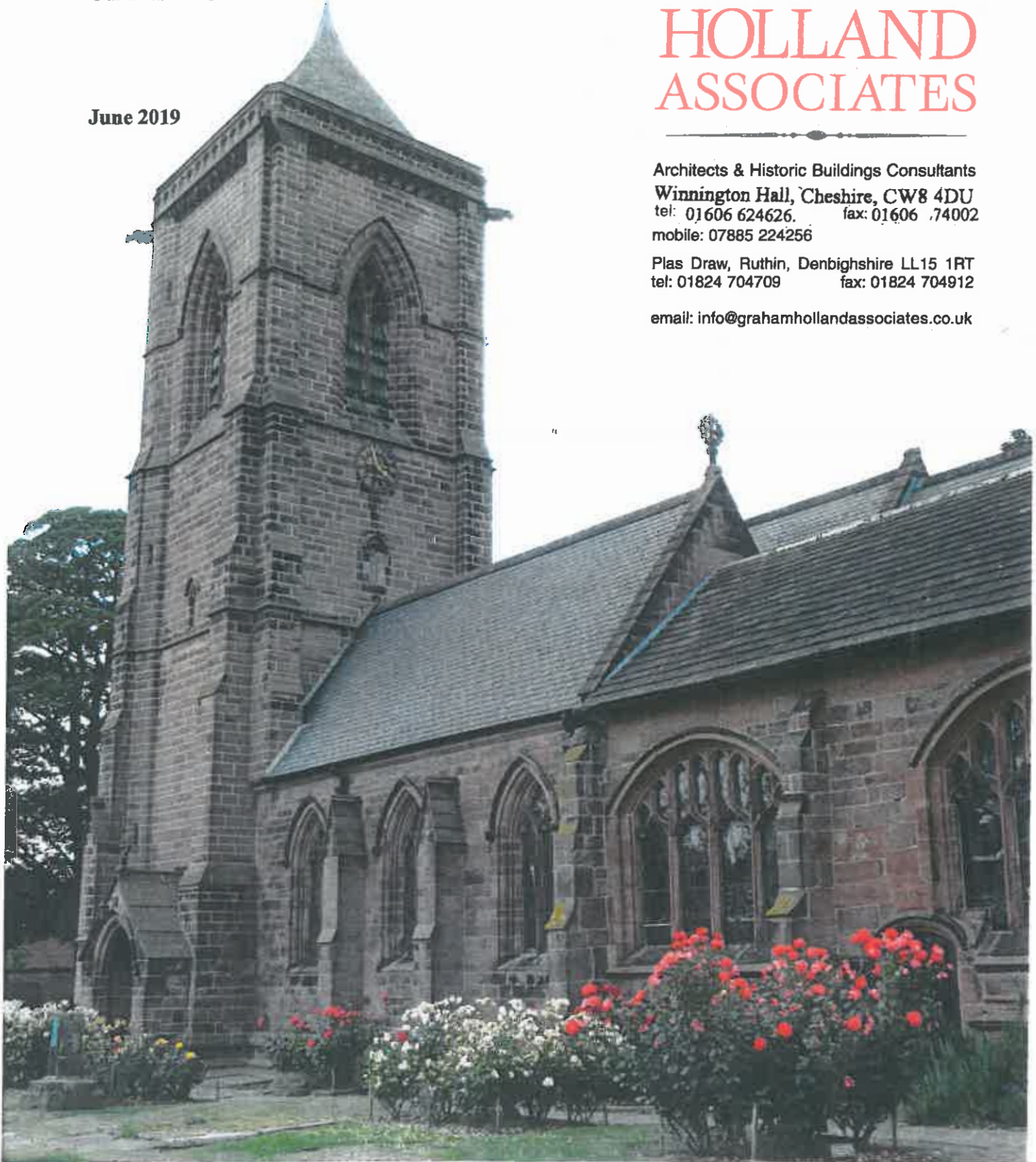
June 2019

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TARPORLEY, ST. HELEN;

FABRIC REPAIRS

Schedule of Work and Specification

Graham D. Holland, DipArch DipArchConsrv RIBA, A.A.B.C.,
Associates: Nigel H. Lea, BA(Hons)Arch DipArch RIBA, Carl S. Thorgaard, BA(Hons) DipArch RIBA,

PREAMBLES

The Employer will be The Vicar, Church Wardens & PCC. Point of Contact to be: Mr. Philip Posnett, Haughton Hall, Tarporley, CW6 9RH.

Tel: 01829 260251. Email: posnett@hotmail.com

The Architect will be Graham Holland, Graham Holland Associates, Winnington Hall, Cheshire, CW8 4DU. Tel: 01606 624626.

And at

Plas Draw, Ruthin, Denbighshire, LL15 1RT, Tel: 01824 704709.

Mobile: 07885 224256.

Email: info@grahamhollandassociates.co.uk.

The Project Comprises Sections of work:

'1' & '2' Stonework repairs & pointing high & low level.

'3' Roof repairs & overhaul.

'4' Boiler house roof reconstruction

'5' Glazing repairs.

'6' Flooring overhaul.

Drawings The cover shows the church from the south east.

3.1 Floor plan with location of work

3.2 Roof plan with location of works

3.3 Boiler roof plan, sections & details

3.4 Annotated elevation, photographs

3.5 Ditto

Extract from the 2017 report showing the principal defects; pp.5.1 to 5.11 inclusive for stonework & pointing. 5.12 to 5.21 include for roofing. 5.22 to .25 include for glazing. 5.28 & .29 for flooring.

Access The site is open for inspection externally – contact and give notice to the Employer for internal access.

Location In Tarporley village to the south east of the centre at Post Code CW6 OAG.

Pricing A detailed priced schedule including rates will be required before order and subsequently for each valuation. All or part of the works may be ordered subject to favourable tenders received.

Each 'section' of work is to be priced individually complete for separate instruction.

CDM Regulations Are unlikely to require 'notification', allow for all compliance required.

Outline Conditions & Site Work Risks	Risk Level
Limited off street parking adjacent.	Medium
Public access, some history of local vandalism – need for a high degree of security on site.	
Electricity cables; arrange for protection during work.	High
Slippery surfaces and limited working space on the roofs.	High
Working at high level and over publicly used paths.	High
The north doors will continue to be used during the works; protect.	Note
Non-injurious materials to stonework and pointing except dust during raking out.	Medium
Silica dust when dressing sandstone.	High
Alkali (PH.13) – need to protect eyes goggles & protective clothing when lime washing.	High
Contact with lead flashings and window cames.	High
Sharp edges with steelwork and fixings.	High
Need for care and propping while renewing structure.	High
Working over fragile slate roofs and adjacent to glazing and furnishings.	High
Working with heavy materials and lifting gear.	High
Local bird and possible mammal fouling – protective clothing and masks needed.	Medium
Ladder access for upper level inspection – care needed.	High
Public access to the church must be maintained at all times.	Note
The Contractor must visit the site prior to tendering to acquaint himself of local conditions, all aspects and restrictions of the site.	
No Sunday working will be permitted and works must cease during funerals and occasional services as notified by the Employer. The church is to remain in use when practical during the works and access must be maintained at all times unless specifically agreed.	
There is a supply of water & electricity for the use of the Contractor but no free of charge lavatory. The Contractor is to make his own arrangements.	

GENERAL CONDITIONS OF WORK, AGREEMENT FOR MINOR WORKS 2011 EDITION

- A. Form of Contract: The Contractor will be required to sign the Agreement For Minor Building Works, issued by the Joints Contracts Tribunal Ltd, together with the Contract drawings and the Specification and schedule. To be signed 'under hand'.
- The Articles of Agreement may be examined at the Architect's office.
- The following is a list of the Schedule of Conditions for which the Contractor is to make due allowance in his tender:
1. Intentions of the parties
 2. Commencement and completion to be stated on the tender form; damages £250 per week; defects liability 12 months
- Clause 3 Control of the Works
- Clause 4 Payment: 21 days from issue of interim certificate; Retention: 5% (2.5% after practical completion); final certificate; 12 months
- Clause 5 Contractor's insurance: £5,000,000
Injury, damage and insurance: clause 5.4B will apply.
- Clause 7 Determination
Settlement of disputes: RIBA.
- B. Finance Act 1975: The Contractor's attention is drawn to the Construction Industry Statutory Tax Deduction Scheme provided for in the Finance (2) Act 1975 and all subsequent revisions. The provisions of the scheme are set out in the Board of Inland Revenue booklet IR 14/15 (1982) and subsequent revisions. If the Employer is a 'Contractor' within the meaning of the Act, the Contractor will be required to satisfy the Employer that he holds a valid Sub-contractor's Tax Certificate before making payments to them.
- C. Insurance of the Works: The Contractor must satisfy the Employer that adequate insurances have been taken out to cover the works and /or as required, satisfy himself that the Employer has taken out required insurance cover as in the case of works to existing buildings.
- D. Pricing the Specification: All figures entered by the Contractor should be in ink. Should the Contractor leave unpriced any items contained in the Spec/Schedule he shall be deemed to have included elsewhere in his tender for the obligations and services described therein.
- The Spec/Schedule has been prepared from and in conjunction with the noted drawings. The tenderer is to include for all the works noted on the drawings; any apparent omission in the Schedule shall be deemed to be included.
- The Contractor must examine all the documents and site and satisfy himself of the full scope of the works prior to tendering.
- E. Visit to Site: The Contractor is strongly advised and will be deemed to have visited the site prior to tendering and have examined the works in detail; where the building is secure permission to enter must be obtained from the Employer with notice given to the Architect.
- F. Alterations: No unauthorised alteration, deletion or addition is to be made by the Contractor to the text of the Spec/Schedule, and any alteration, if made, will be deemed to be ignored and the text of the Spec/Schedule as printed will be adhered to.
- The tender figure submitted by the Contractor shall be deemed to be a true resultant total from correct arithmetical extensions to all his rates.
- G. Checking: The Spec/Schedule of the lowest tender received will be arithmetically checked, and if any errors are discovered these will be corrected and carried to the Final Summary. The Contractor will be notified of any such adjustments, and he shall be given the opportunity of agreeing to these adjustments, or of withdrawing his offer. The Contractor will be deemed to have satisfied himself before submitting his tender as to the correctness of his tender as a whole and of the prices and rates entered in the Spec/Schedule, which prices shall cover all an agreement, or otherwise on entering into a Contract, it will be deemed and constructed as an acknowledgement on his part that he has so satisfied himself.

The amount of the tender will be the sum at which the Contractor engages to execute the whole of the works as shown on the drawings and set forth in the Specification and any item left unpriced in the Specification will be held to be included in the prices of other items.

Due allowance must be made in the tendered programme for undertaking any repair works presently covered by contingency and provisional sums.

The dates for commencement and completion are to be quoted on the contract form, a detailed programme and priced Specification and Schedule will be required prior to an order being placed.

- A. Name Boards: Provide and erect a comprehensive signboard to display the style of the contract, together with particulars of the Contractor. The Architect and Quantity Surveyor and any grant aiding Authority, e.g. English Heritage, will supply their own name boards each, size approximately 300mm x 1200mm for fixing by the Contractor. The signboard is to be designed and constructed in a form prescribed by the Architect.
- B. Advertising Rights: Under no circumstances will the Contractor be allowed to use hoardings on any part of the building for advertisement purposes.
- C. Maintain Services: The Contractor shall maintain and protect public property including that of existing live drainage, water, gas, electricity and other mains, or power services, under, on or over the site and is to make good or pay for reinstatement of all damage thereto.
- D. Delivery of Materials: The Contractor's attention is drawn to the increasing delays experienced throughout the trade in respect of materials deliveries and he is strongly recommended to ensure that orders are placed in adequate time with the manufacturers to ensure delivery when required. Attention has been particularly directed to this as no extension of contract time will be permitted for non-delivery of materials or unit.
- E. Samples: The Contractor shall furnish at his own cost any samples of materials, colours or workmanship, as may be called for by the Architect for his approval or rejection, and any further samples in the case of rejection, until such samples are approved. The Architect may reject any workmanship or materials, which are not in his opinion, up to the standard of the approved samples.
- F. Dayworks: No charges for day work will be allowed as such unless the Architect for the work shall expressly direct it to be done as daywork or unless the work cannot from its character be reasonably valued by measurement. All vouchers for daywork are to be delivered to the Architect within seven days following the week in which the work may have been executed.
- G. Re-Measurement: Allow for giving due notice to the Architect whenever works requiring inspection of any kind are ready for covering up. If this is not done the Contractor will be required to remove any such work and cover up again entirely at his own expense.
- H. Accounts: The Contractor will be required to produce invoices and receipted accounts for all items as Prime Cost or Provisional Sums.
- I. Areas of Operation: Allow for taking all reasonable precautions to prevent work people, including those employed by sub-contractors, from trespassing on adjoining owner's property or any part of the land or premises which are not at the time connected with the works. If the Contractor wishes to erect scaffolding on, or otherwise make use of adjoining and or properties, he shall allow for serving notices, obtaining permissions, and clearing away and making good any damage at his own expense and paying any costs and charges in connection therewith.

Allow for confining to as small area as practicable, any operations which will affect the surface of the site and for protecting the paved courtyard and parking area. Any flags damaged by the Contractor and/or his sub-contractors are to be made good at his own expense.

The Contractor's attention is drawn to the fact that any closely adjoining plants, shrubs and lawn must not be damaged. A temporary covering of plywood or similar material shall be erected to protect shrubs etc. from mechanical damage or mortar or other material deposit. All damage is to be made good at the Contractor's expense.

- A. Attendance Allow for all attendance of one trade upon another, including cutting away for and making good after all trades, and leave all perfect on completion.
- B. Artists & Tradesmen: The Contractor shall permit the execution of the work not forming part of this contract by Artists, Tradesmen or other engaged by the Employer. Every such person shall be deemed to be a person for whom the Employer is responsible and not be a sub-contractor.
- Allow for use by Artists and Tradesmen of the Contractor temporary roads, pavings and paths, standing scaffolding, standing power operated hoistings plant, the provision of temporary lighting and water supplies, clearing away rubbish, provision of space for the Artists and Tradesmen's own offices, and for the storage of his plant and materials and the use of messrooms, sanitary accommodation and welfare facilities.
- C. Materials for the Works & Workmanship: Materials, goods and workmanship shall be to the satisfaction of the Architect and shall be to the best of their respective kinds and shall apply where applicable to the current British Standards and/or Codes of Practice. Preambles and description of materials, goods and workmanship given in any one section or trade shall apply throughout the Specification/ Schedule. All setting out, levels, drawings and dimensions are to be checked by the Contractor before and as work proceeds.
- D. Noise Control: The amount of noise on the Works is to be kept to a minimum; the Contractor must note Section 60 of the Control of Pollution Act 1974 with reference to the control of noise, especially where the works are adjacent to occupied property, ascertain what requirements or restrictions, if any, shall apply to the Works.
- E. Provide All Plant, Tools, Scaffolding & Protection: Provide, maintain and install all necessary hoists, ladders, scaffolding, staging tackle, tools and other plant (mechanical and otherwise) and allow for altering, adapting and maintaining them as necessary for the proper execution of the works in accordance with current British Standards, Codes of Practice and the requests of Health & Safety and all other applicable legislation.
- F. Provide All Vehicles and Transport: Provide all necessary transport for labour, materials, plant etc. for the works.
- G. Site Meetings: All for arranging site meetings at regular intervals as required by the Architect.
- H. Protection, Lighting & Watchmen: The Contractor shall provide all requisite protection upon and adjacent to the site as may be necessary for the public safety, including all lighting barriers, etc. and he shall protect the works whilst in progress and he shall be held responsible for and must indemnify the Employer against all actions, claims, loss, damages or costs brought, taken or incurred by any person or persons consequent upon negligence of the Contractor or his workmen, and also in respect of all accidents and damages to persons, vehicles, etc. or for trespass during the performance of this Contract. The building and contents are to be kept fully protected and secure at all times and particularly when the site is unattended.
- I. Protection of the Works From the Weather: Allow for providing and maintaining all necessary protection and coverings of the building, fittings, new and existing works to prevent injury by frost, wet, or other inclement weather and removing and reinstating all damaged works which the Architect decides have not been adequately protected.
- The Contractor's attention is drawn to the fact that any existing structures must not be overloaded and materials must not be stored thereon and any temporary storing or supports must be provided and maintained to protect existing structures.
- Any damage to existing or new works and contents or surroundings arising from the works shall be made good by the Contractor.
- J. Site Practice: The playing of radios, consumption of food, smoking are not to be permitted within the site area, building or on the roof. The site works are at times to be maintained in a tidy and clean state to the satisfaction of the Architect.

- A. Casing up & Protection: Allow for casing up and protection of all new and existing works and fittings in all trades as necessary during the execution and until completion of the works and reinstating as last described.
- In the case of Ecclesiastical buildings where an organ is fitted, this is to be fully protected against dirt, impact and ingress of water to the satisfaction of the Architect and Employer.
- B. Water for the Works (see Scope of the Work): Where an adequate water supply for the works exists on the site, this may be used with the Employer's permission.
- C. Temporary Lighting & Power (see Scope of the Work): Where an adequate lighting and power supply for the works exists on the site, this may be used with the Employer's permission with adequate counter charge agreement or as stated in the schedule.
- D. Temporary Accommodation: All necessary temporary accommodation for the storage of materials is to be provided by the Contractor and located as agreed. All compounds, site cabins, plant and material storage are to be positioned to the satisfaction of the Employer, Architect and Local Authority.
- The Contractor must ensure that only small quantities of the materials are stored day by day.
- The Contractor shall ensure that gas cylinders (calor, propane, or other gases) whether full or empty are, when not in use, to be stored in a secure place constructed of non-combustible materials, well ventilated and away from sources of heat.
- The Contractor must provide for all temporary sanitary accommodation and the cleaning of same.
- E. National Insurance & Injury Pay all contributions and expenses incurred in complying with the requirements of the Social Security Act 1973 and with the National Insurance (Industrial Injuries) Act Order (Employers Liability Insurance) Redundancy Payments Act 1965.
- In addition to be liable for and indemnifying the Employer against loss, liability, claim or proceedings as stated in the conditions, the Contractor is also to insure against such risks. The Contractor will be responsible for ensuring that all sub-contractors are similarly insured.
- F. Maintenance of Roads: The Contractor shall ensure that roads and footpaths in the approach to the site are kept free of mud and debris, and that damage, beyond fair wear and tear is caused to the public and private roads and footpaths by site traffic. In the event of any damage being so caused or expenses being incurred, the Contractor is to make good or pay for the reinstatements to the satisfaction of the Employer, Architect and Local Authority.
- G. Clearing Away: Take down and clear all plant and temporary works, including sanitary convenience, mess rooms, offices, sheds etc. otherwise described and make good. Remove all existing rubbish, (including that of sub-contractors), surplus materials as they accumulate and at completion, clean floors, pavings and external surfaces, and leave the works clean and tidy.

3. SCHEDULE OF WORK

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	GENERALLY	Applicable to each section of work
A.	Preparation	Provide and maintain all necessary plant, scaffolding, equipment, tools and materials for the proper execution of the works in accordance with these preliminaries, preambles and general specification and all current British Standards, Codes of Practice and Legislation and to comply with all Health and Safety requirements.
B.	Assess	The contractor must examine the existing conditions of, adjacent and below the areas of work and satisfy himself and include for any necessary making good and to record the existing conditions with photographs before work commences.
C.	Note	The intention is to repair the existing historic fabric with minimum intervention.
D.	Protection	Protect all areas of the adjacent roofing and especially the gutters, pipes, stonework, windows, shrubbery and paths adjacent to the works from damage during the works and provide 'barriers to the areas of work to protect public areas.
E.		Enclose the areas of works with secure fencing.
F.		Any fixed scaffold at ground level is to be protected to 4m with solid metal sheeting with no projecting poles that may aid climbing on crawl ways.
G.		Where relevant, arrange with Electricity Company to protect main cables and remove on completion of works. Protect lightning conductor during works.
H.		Ensure site security is maintained at all times.
I.		The Contractor is to report and make good any damage caused, without delay and to the satisfaction of the Architect. Any new materials or fixings damaged during the works are to be replaced by the Contractor.
J.		Provide and maintain all necessary temporary secure and weatherproof coverings to prevent ingress of rain and storm water, dust and debris to the fabric, fittings and furnishings. The structural timbers and interior must not suffer wetting; arrange for safe diversion and disposal of all rain and storm water.
K.		Dust will be generated during the works; this must not be allowed to cause nuisance or damage – sheet up all areas and remove on completion.
L.	Organ	Include to arrange with the church to protect the instrument for the duration of internal works and maintain.
M.	Existing Furniture	The Employer will remove the existing 'moveable' furnishings from the area of work before commencement and repositioning these in due course.
N.	Site measure	Take site measurements to check all proposals and setting out.
O.	Completion	Clear all debris, plant, equipment and unused materials and leave the area of works clean, tidy and free of defect.

BOILER ROOF RECONSTRUCTION**WORK SECTION 4**

A.	Location of works	As shown on dwg. no. 3.3
B.		To the flat roofed 'sump' one the boiler house, to the north of the chancel south of the sacristy.
C.	Assess	All details before tender.
D.	Existing drainage	Take off the lower section of the rainwater pipe to the south west corner & provide temporary roof drain pipe to externally.
E.	Existing roof covering	Is to remain in situ.
F.	Cut out	Carefully in the existing stonework of the east parapets for new rainwater outlet, as ventilator. And, to flashing line all round the existing sump to 50mm. deep below & above the string course.
G.		Prepare for new roofing.
H.		Ditto 'slots' for new joist hangers to north & south walls.
I.	New roof deck	Form & frame in sawn section tanalized-redwood new joisting to prepared falls onto stainless steel joist hangers. 18mm. water-proof ply deck.
J.		All secured with stainless steel screws at 400 c-c to be recessed counter work.
K.		Form local sump to east to new outlet.
L.	Outlet chute	Form stainless steel overflow chute to detail including outlet to 'pipe.
M.		Provide & lay terme coated stainless steel to the new deck & dress to details & upstands.
N.		Ditto & ditto flashings all round wedge, back point with lead mastic & N.H.L. mortar to flush face.
O.	Over roof trough	Form 150 x 100 deep trough from existing pipe with end lip down to new roof gutter.
P.	Drain	Excavate externally & investigate for existing outfall drain adjacent to chancel buttresses.
Q.		Locate, provide & lay new terracotta xx trapped gulley with c.i. grid & rodding facility, bedded in concrete & connected to the existing drain.
R.	Rainwater pipe	Provide & weld onto chute 100mm. diameter rainwater fall pipe from chute to discharge via angled shoe over the new gulley, to include for all fittings & strap. Secured to stonework with stainless steel screws through 50mm. tubular stainless steel bobbins.

			£	p
A.	Existing pipe	Refix including shoe to shortened length to discharge into pre-formed 100mm.sq. stainless steel box channel across the roof to the outlet chute sump.		
B.		Repoint undercoat & block glass oil.		
C.	Hopper cover	Provide code 5 lead cover to hopper above include over adjacent channel gutter.		
D.	Make good	Generally to all disturbed areas.		
E.	Contingency	Include the sum £500 (five hundred pounds) for further unforeseen or like for like works to be expended in part of whole as directed by the Architect.	500	00
TOTAL BOILER ROOF '4' TO TO TENDER				

REPOINTING TO BRICK AND STONEMWORK

Site Conditions

Because the conditions in which the mortars are placed can have a significant effect on their performance, the work area must be protected from rain and rapid drying by wind or sun, and must not take place when the temperature is likely to fall below 5°C over the next seven days.

Joint Preparation

Joints should be carefully cut out using quirks. This may be preceded by stitch drilling or the use of diamond discs provided that no damage is caused to arises and no over-running take places, especially on perps. The depth of cutting out is to be 40mm back from the face, cutting to a square sound face. If deterioration has taken place to a depth in excess of 40mm then the void at the back of the joint should be wetted up and firmly tamped with mortar, leaving a 40mm void for pointing. At this stage, any replacement bricks required should be installed, cutting out and retaining in a labelled box as salt damaged brick. 40mm depth should be left around the brick replacement for pointing.

Binder Material

The binder is to consist solely of natural hydraulic lime NHL3.5. Data sheets for the lime used must be obtained and retained as part of the record. The NHL selected must have a minimal calcium aluminate content.

Aggregates

The aggregates are to consist solely of sharp, well-graded, well washed sand and grit and well graded washed porous limestone. The porous limestone should be well washed and graded Guiting or similar limestone. All aggregates must be wet sieved to ensure they are free from adherent clay contaminants and must be accurately batched using gauge boxes.

NHL3.5	Blended Sands	Limestone
St Astier 1.0	1.5	0.5

Grading of Blended Aggregates

The blended sharp sand and limestone aggregate should match closely the following grading. The evenly distributed grading between 1.18mm and 150 microns is of particular importance.

Aggregates retained on 5.0mm	0%
2.36mm	10%
1.16mm	20%
600 micron	20%
300 micron	20%
150 micron	20%
Finer than 150 micron	10%

Batching of Damp Aggregate

Volumes of aggregate recommended are based on dry volume. Allowances must be made for the bulking of damp material as follows:-

$$\frac{\text{Dry volume of sample} - \text{damp volume of sample}}{110} = \% \text{ of additional aggregate required}$$

Protection of Aggregate

Blended aggregates must be protected on the site from rain to avoid migration of fines.

Mortar Mixing

Aggregates and lime should be blended together dry in a tilting drum mixer to which enough water is added to prevent excessive dust and to wet up all the constituents. The mixing should take place over 20 minutes and left to stand. After a period of not less than 10 hours and not more than 16 hours the mortar should be remixed with the additional water for a further 20 minutes, raising the drum mixer nearer a horizontal position to encourage the mix to drop from the sides. The addition of two large cobble stones to the mixer is of assistance in compacting the material as it is mixed. When the mortar is ready to be transferred to wetted spot boards for pointing, the consistency should be stiff but with good workability.

Mortar Placing

The mortar must be protected with plastic sheet and hessian from rain, sun and especially from wind for a minimum period of seven days, longer if weather is particularly bad. In the unlikely event (during the winter) that the work becomes dry during this period, protection should be fitted and light water misting applied from time to time.

STONEMWORK AND BRICKWORK REPAIRS AS NOTED IN THE SCHEDULE

Unsafe Stones

Carefully examine for report to Architect and shore any insecure sections of brick or stonework and remove those decayed, loose or dangerous, all as directed by the Architect and noted in the Schedule or on the drawings.

Replacements

Stones and bricks removed or missing are to be replaced as directed with new from a source to be agreed with the Architect, and as similar as possible in bearing strength, porosity, permeability and appearance to the original.

Bedding

All new stones are to be correctly bedded with their natural bed at right angles to loads or thrusts except where otherwise instructed. The lines of all mouldings, curves, angles etc. are to be worked out of solid, as directed. No angle mitre-joints will be permitted, and, except where expressly otherwise instructed, no new stone shall be of less depth than 120mm from face of the wall or where projecting not less than twice the projection.

Jointing

New mortar joints are to be of width, exactly matching the existing and equal to a sample to be approved by the Architect. Joint lines are to be maintained exactly or as far as possible as present.

Mortar

Mortar is to be generally as specified and nearly as possible to match to the original as approved after careful experiment.

Cramps

All harmful iron cramps and fixings are whenever possible to be removed and replaced as directed either by bronze Delta Bronze no.4 grade 316 stainless steel, copper or other approved non-ferrous metal or as noted in the schedule. Cut away in courses cramps where directed. Afford all necessary additional and temporary support.

Carving

Include to photographically record all work to be renewed before removal. Detail carving where required in new work is to be done either on the ground or in position as directed, and by professional carvers. Old carved work is to be reincorporated where possible and soundly and properly keyed and cramped into the new work as directed.

Carefully re-fix any fallen or previously removed decorative features wherever directed securely cramped into walling as instructed on the site and as above.

Dressing Off Stonework

To stonework where noted on the drawings. Report to Architect before, during and after completion of each stage for detailed site instructions.

Carefully remove all loose and friable surface stone by tapping, re-tooling and hard bristle brush or water lance as directed after experiment on site, to present an even texture to the whole wall including chamfer to joints to prevent water-holding ledges.

Mouldings are to be treated in a similar way, under direction of Architect, to correct destructive water channelling.

Tile Repairs

To minor defects where or directed on site, carefully cut back to 100mm deep and form squared pocket build up with reclaimed red plain clay roof tiles in courses, edges exposed to be roughly cut to approved sample. Bed and point in mortar as above and tamp brush back. Generally to match similar repairs.

10.0 STAINLESS STEEL SHEET ROOFING

Preparation

Include in all works to clear away the existing roof coverings to the Architect any defects and to take instructions for repairs.

The substructure must be clean and kept clean, free of defect or excessive undulation, adjust to level and punch all nails, removing any protruding fixings. Ensure all is securely fixed to the supporting structure.

The moisture content of the supporting boarding must not be greater than 20% at the time of laying the 'steel and underlay. Ensure that the substructure is free of dust of reuse or other harmful matter or debris.

Underlay

Is to be needle-punched non woven geotextile or as scheduled; prevent tears & punctures; lay butt jointed secured with stainless steel staples; do not dress over steps or eaves. Ensure that the underlay is kept dry at all times.

Stainless steel

Is to be F.M.E. coated grade 316 stainless, thickness to be 0.5mm and laid in accordance with the manufacturer's recommendation, these specification notes and as scheduled.

Detailing

Longitudinal joints to be standing seams or batten rolls as scheduled and at not more than 60mm centres; there are to be no cross joints.

Eaves ridges hips & verges where required are to be as detailed on the drawings and as scheduled.

Operatives

Are to be fully trained with recorded evidence to the Architect on request.

Laying

All fabrication & laying is to be secure, weathertight & free draining.

Marking out is to be done with the discrete use of scribes; do not use other sharp instruments.

Folding

Is to be with mechanical or manual presses to give regular straight and tight folds; the panels are to be left free of any buckling, deformities or cracks. Hand tools may be used for details unable to be 'pressed' Avoid sharp edges and fold under as work proceeds.

Soldering

Is only to be used where scheduled; no 'in-situ' soldering or welding is to be permitted.

Layout

The setting out is to be from the existing structure and as shown on the drawings. All forming & dressing is to be to the details shown to achieve weathering and without any thinning or splitting.

Fixings

Are generally to be 316 stainless, nails are to be ringshank & flat headed, minimum 2.65 diameter & 25mm long.

Screws to BS 1210 table 4, not less than 34mm diameter 25mm long with compatible washers and, plastic plugs where to masonry; self-tapping where to metal decks as recommended by the deck manufacturer.

Existing deck structure is to be assessed for thickness to avoid penetration of the underside where this is exposed internally. Where built-up onto insulation, the new deck is to be securely fixed 'through' and into the rafters below.

Clips

For standing seams & battens are to be of the same grade as the general sheeting and not less than 40mm wide with a base length of 20mm; the upstand to suit the seam/joint. Each to be secured with 2 no. fixings.

Seam Joints

Are to be 25mm high and be secured with clips and give 45mm overlap, 35mm underlap, and, with a gap not less than 3mm (for thermal movement). Double welt overlap & clip around the underlap to form. Preformed interlocking profiles will be permitted.

'Sliding' clips should not be required.

The Manufacturer of the stainless steel sheeting is to be agreed with the Architect, generally to be Ubinox FME coated stainless steel by Aberam Stainless Europe or, similar equivalent quality.

13.0 LEADED GLAZING AND REPAIRS GENERALLY

GENERALLY

To the lights to be releaded as scheduled.

Record

Take record rubbings of the existing glazing and carefully number all quarries to enable reconstruction exactly as existing.

Take Out

Remove with care, the existing protective glazing and guards complete and without breakage or damage to the window glass or framework; clean off mortar and bedding; salvage sound guards where directed.

Cut out corroded iron bars and hoppers where directed and clear.

Board-up

Provide and fix secure and weatherproof boarding to the windows or temporarily reglaze immediately after removal of glazing and remove on re-glazing.

Examine

During taking apart, examine all comes for evidence of inscription on the face or in rebates.

Relead

Provide new lead comes exactly to match the existing and relead the glass complete in panels as existing.

New Glass

Supply and fix matching new glass to make up for any breakage to agree with Architect.

Include to repaint details, to be copied from existing.

New Bars

Where scheduled, provide and fit new 12mm diameter horizontal brass bars, bed in hydraulic lime mortar as for "stonework".

Hoppers

New hoppers where scheduled are to be galvanized mild steel angle section painted black, fitted with cast brass spring catches, side strap and glazing and 20mm stainless steel mesh bird guards built-in as glazing.

Reglaze

Bed and point as existing detail; secure panels to bars with copper tie wires at each came intersection – bed and point in hydraulic lime mortar.

Clean down on completion and clear the debris.

Organ

Where there is risk of dust migration, the organ is to be fully protected by the Church's organ builder, prior to work, note and ensure protection is maintained during works.

Protection

St Helens Church, Tarporley

Report on repair costs following quinquennial report

There was a quinquennial report undertaken by Graham Holland in July 2017 and a number of repairs were highlighted in that report. These works have been drawn up and quoted for by 2 or 3 contractors as follows:-

1. Pointing work on the South elevation of St Helens Church.

Mallett	-	£ 5,040
Grosvenor	-	£ 5,736
Bullen	-	£10,992

2. Pointing work on the North elevation of St Helens Church.

Mallett	-	£ 2,200
Grosvenor	-	£ 2,690
Bullen	-	£ 3,544

3. Roof overhaul of St Helens Church

Grosvenor	-	£ 6,896
Bullen	-	£ 7,347
Emerton	-	£20,566

4. Boiler roof renovation at St Helens Church

Grosvenor	-	£ 7,190
Bullen	-	£ 9,513
Emerton	-	£13,741

5. Glazing repairs on windows at St Helens Church

Design Lights declined to quote.

Ashley Pengelly		£ 9,740
Lightfoot	-	£11,738
Bullen	-	£15,284

6. Floor repairs in St Helens Church

Grosvenor	-	£1,850
Bullen	-	£6,143

Comments

- The quote in bold is the preferred contractor to do the works.
- Total cost would be £32,916 and VAT of £6,584 = £39,500
- These figures exclude VAT and fees. Graham Holland's professional charges are 12.5% + VAT (£4,115 + £822) including travel expenses.
- The VAT should be recoverable on these works. Ashley Pengelly is not registered for VAT.
- The works as scheduled would require "List B" permission from the Archdeacon. **The boiler house roof being an "alteration" would require a Faculty and hopefully not "Planning permission" as these works are hidden between a parapet.**
- Funding for these works would need agreement from the Resources Committee and approval by the PCC.
- Following discussions with Anita the following funds are available.
- St Helens and daughter churches Trust - £4,323
- Benefactor's funding - £17,000
- Unrestricted St Helens Funds - £3,300
- Encash either the Hulse Legacy - £23,603 or other Parish churchyard funds totalling £19,130. These funds can be used for restoration works on the church.
- The plan would be to start the works in May depending on approval from both the PCC and church authorities for the work.

Phillip Posnett – Churchwarden
Haughton Hall, Tarporley, Cheshire, CW6 9RH
T 01829 260 251 M 07966 583 749
Email – posnett@hotmail.com

Tarporley St Helen – Boiler house roof – Email correspondence with parish

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

- [Attachments in blue are included within the proposals section](#)
- [Attachments in green are included within the consultation section](#)
- Attachments in black italics are superseded or duplicated and do not form part of the application

Date	Message
<p>27/02/2020</p> <p>To: Katy Purvis From: Phillip Posnett</p>	<p>Thanks for your help yesterday.</p> <p>I have submitted the List B application which should hopefully include all the information required to assess the five areas at St Helens Church for repair. I have attached a document that needs to go with the minutes which sets out the quotes for the work and the chosen the contractor along with details of how it will be funded.</p> <p>I have also submitted a faculty application for the boiler house roof renovation.</p> <p>Please come back to me if you have any concerns.</p> <p>7) Report on repair costs following quinquennial report' of Phillip Posnett</p>
<p>16/04/2020</p> <p>To: Phillip Posnett From: Katy Purvis</p>	<p>Dear Philip</p> <p>Tarporley St Helen</p> <p>I am writing to let you know that at its virtual meeting of 27 March 2020 to 03 April 2020, the DAC considered the proposals for the boiler house roof, and resolved, subject to satisfactory resolution and review of the advice points below, to recommend the scheme, with the following proviso:</p> <p>a) The works to be under the direction and subject to the inspection of the church architect</p> <p>The Committee request that the following informal advice be resolved:</p> <p>a) The Committee request reassurance as to whether water being diverted over the boiler room steps could be problematic in event of high rainfall.</p>

	<p>This means that once the above query is addressed, we will be in a position to issue the Notification of Advice and Public Notice. The current guidance, available on the Chester Diocese website, at https://www.chester.anglican.org/news/display-of-public-notice-for-faculty-petitions.php, is that any new public notices should not be displayed until after the current lockdown is lifted. We will let you know if that guidance is updated.</p> <p>If you have any queries please do not hesitate to contact me.</p> <p>Thanks</p> <p>Katy</p>
<p>17/04/2020</p> <p>To: Phillip Posnett / Katy Purvis From: Graham Holland</p>	<p>Dear Philip,</p> <p>Thank you for your email & copy email of same date from the DAC secretary.</p> <p>To respond to the 'advice'.</p> <p>At present all the water run-off descends into the well of the boiler steps.</p> <p>The reason for the proposal is to alleviate this, not exacerbate an unsatisfactory arrangement. The existing gully at the foot of the steps would be retained and, I would hope, maintained clear.</p> <p>The over-chute is accessible and, similarly, should be easily kept clear.</p> <p>I trust answers the query.</p> <p>Clearly work cannot start until the current health crisis has passed – we all await Government advice.</p> <p>All remains well here, my office is 'open' if occasionally remote, I'm keeping check of presently closed work site and available for 'emergencies'! Thank goodness for the good weather.</p> <p>Hoping all is well with yourselves, remaining,</p>

ST HELEN'S TARPORLEY

PCC MEETING HELD IN ST HELEN'S CHURCH

ON 27th JANUARY 2020

Opening Prayer

Apologies: Paul Bullen, Anita Langford, Dianne Ouseley, Alastair Stoddart,

Present: Alastair Findlay, Elaine Hulton, Mike Kiddle, Rosemary Lilley, Amelia McCourty, John Meredith, Marion Moss, Liz Neely, Julian Osborne Phillip Posnett, Marjorie Rathbone, Michael Scott, Bill Spiegelberg, Georgina Watmore

The Minutes of the last meeting held on November 2019 had been read, were approved and signed.

Matters arising: There were none not covered in these Minutes.

Copies of all the Reports are appended in these Minutes.

Rector's Report:

Christmas was an exceptionally busy time with over 3000 people attending our Churches. Thanks were expressed to everyone from all three Churches for their help and support.

Approval has been given for Utkinton School to become an Academy and this change is being processed.

Approval was given for the Rector to waive the PCC portion of the wedding fee for the son and his fiancée of one of our regular and supportive members of our congregation. This will be a simple ceremony with no sermon; no heating being required in Church and no Verger support.

VE Day is being celebrated in Tarporley with a street party being held on Friday 8th May. As the Rector feels we shouldn't replicate our Remembrance Service, we will hold our normal Eucharist service on Sunday 10th with reference being made to the event.

A fashion show arranged by St Thomas's will be held at St Helen's on October 23rd with proceeds going to both Churches and Tarporley Hospital.

Alastair Stoddart has stepped down from all parish responsibilities and a letter will be sent thanking him for the enormous contribution he and Caroline have made to our parish life.

An incumbent in the Deanery has been suspended pending enquiries. The reader in training from their parish and so currently without a supervisor, is therefore to come here on placement. There is no time scale for this and no costs will be incurred.

Julian's priesting will take place at Chester Cathedral on Saturday 20th June at 5pm. Tickets will be available from Julian and the Rector has asked that we give him as much support as we can. His first Eucharist will take place on Sunday 21st June and a bring and share brunch/lunch will take place after the 10am service at St Helen's, in the Done Room.

The Rector confirmed the Wednesday Lent Courses will commence at 10.45am (not 11.45am) and confirmation of this will be put in the weekly newsheet.

At this point, MR wished to thank the Rector for her part in arranging an invitation for her and a companion to attend St George's Chapel, Windsor on Maundy Thursday to receive Maundy money from the Queen. MR has also received a letter from the Bishop offering to pay travel and accommodation expenses for this.

Christian Giving Group Report:

33 donations had been made using the card reader in St Helen's Church. Confirmation was given that the unit could be transferred and used in St Thomas's or St John's for use at weddings, large services etc with training to be given. Work on the website is still in limbo.

Resources Committee Report:

The Resources Committee met prior to this meeting and the Minutes will follow. The following four propositions were put forward:

- (i) To transfer £30,000 from the NatWest current account (balance currently £85,000) into the CCLA investment fund
- (ii) To transfer £30,000 in the CCLA deposit account into the CCLA investment fund (but keeping the original account open)
- (iii) To transfer £3,532 of the donation for care of the churchyard given to St John's Church into the CCLA investment fund.
- (iv) To liquidate and re-invest the Parish churchyard endowments of the Hulse legacy and Hughes fund.

MS proposed and JM seconded the acceptance of these propositions. All were in favour.

News from Churches:

In addition to the attached reports, the date for the Afternoon Tea in the Done Room has been arranged for 28th March from 2 – 4pm.

PP confirmed his report on the repairs and costs following the Quinquennial report the invoices for which would be spread out over a period of time. JM proposed and WS seconded the carrying out of the work outlined with all prices to be confirmed.

Compliance and Consultation Team:

Safeguarding:

There are no safeguarding issues but the importance of this role was emphasised and thanks expressed to LN for her diligent monitoring.

Electoral Roll Report:

There have been no changes and the current number on the Roll is 187.

Deanery Report:

Thanks were expressed to the Deanery Synod representatives for their continued attendance at the meetings. The next meeting will be held on 17th March 2020. The representatives are due for election at the APCM.,

AOB

A Health & Safety Officer is yet to be appointed. Two names were put forward and an approach would be made.

A letter of thanks will be sent to Alastair Stoddart.

LN will check with the Methodist Church and liaise with them regarding the collection for the Food Bank.

Date of Next Meeting: Wednesday 11th March 2020 at 7pm in The Done Room

Closing Prayer – The Grace

Signed.....

Dated.....