

Supporting Documentation

Great Budworth St Mary – Stonework repair

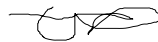
Note to parish

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



28 April 2021

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

Three sections of work:

1. Stonework - re-pointing externally to areas to the south aisle, south porch, south chapel and the south wall of the chancel, and to the churchyard and north boundary wall
2. Pavings - re-pointing to sections of the interior of the west tower staircase principally at high level and on the south side; in the bell chamber, at high level. Resetting the pavings to the north west path: drainage to the south east.
3. Metalwork - providing a handrail to the tower staircase and 'D' handle to the tower parapet above the stair hatch.

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

STATEMENT OF SIGNIFICANCE – ST MARY AND ALL SAINTS CHURCH GREAT BUDWORTH 2017.

St Mary and All Saints Church is one of the best examples of Perpendicular architecture in Cheshire and, according to Jenkins, compares favourably with the perpendicular churches of East Anglia. The church stands at the top of a gently sloping hill on the Cheshire plain and dominates the picturesque village of Great Budworth and the surrounding countryside. It is especially prominent from the south.

Early references to the church are found in 12th century documents (and a priest is mentioned in the Domesday survey of the village) but the building that survives is largely of the 14th, 15th and 16th centuries. Patronage of the church was in the hands of the Augustinian Canons of Norton Priory until the dissolution of the monasteries in the 16th century, when it passed to Christ Church College, Oxford, who remain the patrons to this day.

The west tower is tall and strong, the outline embattled, and the east end is well balanced with flanking chapels. The interior is beautifully composed, the pinkness of the stone brought beautifully to life by the light which streams in through south and west windows of, mostly, plain glass. Medieval stalls and benches, effigies of local gentry, excellent sandstone carving, fragments of a former decorated church with reticulated windows, good glass by Kempe in the Chancel, and many other features, including pre-Reformation altar and font, go towards making the church an especially beautiful, restful and harmonious building which is greatly appreciated by the many visitors who come to the church and village each year. The church is Grade 1 listed and is open to visitors every day of the year.

After a substantial programme of restoration in the 1980s and 1990s, lasting some 16 years and comprising 10 phases, and some further work to the fabric in the first years of the new century, the building is in very good condition. In the second part of the first decade of the new century a further programme of work saw the complete restoration of the church's historic 1839 Samuel Renn pipe organ, the replacement of oak louvres in the tower and the reordering of the west end to provide kitchen and toilet facilities.

Since the creation of the Friends of Great Budworth Church in 2003, a number of smaller and more aesthetic projects have been identified, with the intention of enhancing the church's facilities and beautifying the interior of the church. A new noticeboard and shelving unit was commissioned and paid for by the Friends and the chancel ceiling has been repaired and redecorated, with improvements to the lighting in the chancel area. The replacement of a very unsightly barrier between the north aisle and the area around the organ with a purpose made oak screen, together with an existing oak screen, and the provision of new cushions for all the pews and seats in the church are among the latest projects to be completed by the Friends of the Church, both of which were wholeheartedly supported (and appreciated!) by the Parochial Church Council and members of the congregation, as well as visitors to the church for occasional services, school services and concerts.

Following the 2014 QIR a number of projects were identified – a number of areas of re-pointing at high (including the Tower) and low levels (especially on the south side of the church), the re-laying of some of the churchyard paths and the installation of a new handrail in the Tower staircase, as well as a “D” handle to the Tower parapet at the top of the access stairs to the Tower.

References: Simon Jenkins “England’s Thousand Best Churches” Penguin Books 2000
Raymond Richards “Old Cheshire Churches” E.J. Morten 1973

Statement of Need

The 2014 QIR identified the stone paths from the Lych Gate and the North Gate to the main entrance door of the church as being in need of re-laying, due to their having become out of alignment and level over the years, thus presenting a very real trip hazard to the thousands of visitors to the church as well as to existing members of the congregation and occasional visitors at funerals, weddings and baptisms.

A new fixed metal handrail (together with a “D” handle to the Tower parapet) was also identified as being necessary as the previous handrail, a rope fixed at points within the Tower staircase, has become mostly unusable due to the effects of gravity and wear and tear. A number of guided trips up the Tower are undertaken each year and hence the need for a new, fixed handrail to assist in this.

A future application will be needed for the replacement of the very old, and failing, heating system (only one boiler out of three is currently working) and, in addition, one of the three automatic winding units for the Tower Clock (1897 John Smith & Sons of Derby) is no longer operational, due to a failure with the switch work on the quarter auto wind unit, and replacement parts are unavailable. The solution is to reconvert the clock, all three units, using a new auto wind system.

The Revd Alec Brown
Vicar of Great Budworth.
2017.

Caroline Hilton
DAC Secretary
Diocese of Chester
By email only: caroline.hilton@chester.anglican.org

21 May 2020

Dear Ms Hilton

Church of St Mary and All Saints, Great Budworth, Diocese of Chester

I am writing in relation to the church of St Mary and All Saints, High Street, Great Budworth, Northwich, CW9 6HF. The church is Grade I listed (list entry no. 1139156). The church is a fabulous example of medieval church building and has aged beautifully.

Following a recent visit to the church, I am compelled to write. I was alarmed to see repair work to the masonry undertaken to an unsatisfactory standard, in what I suspect to have been within the last couple of years. The work is poorly detailed, poorly finished, and incorrectly bedded – all of which will accelerate the decay of the earlier stonework.

To elaborate, a recent scheme of repair work has been completed (I am unaware of the date that these works were carried out, but you will be aware of the details and Faculty application), to replace a number of masonry units to the church's external facades. The replacement red sandstone looks to be a reasonable match to the existing, but I was shocked to see such poor quality and unacceptable execution of these repairs.

The replacement stone has not been tooled to remove the circular saw blade marks from the finished face. This is crucial to enable the effective management of moisture from the stone surface, but also to reflect the historic texture of the finished masonry units that survive. The current finish to the masonry is unacceptable in applying any sort of craftsmanship and enabling a functionally appropriate, sustainable, and authentic repair to be put into the building.

I can therefore only conclude that the surfaces bedded within the wall (those not now visible) also haven't been appropriately finished and tooled to provide a sufficient key to the bedding mortar and to become a cohesive part of the masonry fabric. This can lead to issues as the masonry unit

functions differently to the rest of the masonry, but also again has a role to play with management of moisture. This will lead to cracking between the mortar and the masonry, which will also be amplified by the use of inappropriate mortar that the new masonry has been bedded and pointed in. All of the above adds to the point that the repair does not create a long term sustainable, sympathetic and appropriate repair to a building of this significance.

The new masonry units are oversized: they are simply too large for the spaces left by the masonry before them. The intention may have been that the masonry ordered was meant to be tooled and finished, which would have brought the masonry unit down in size to match the existing masonry courses, but this has not occurred. The change in joint width and step in the course of masonry again leaves an unacceptable finish.

Furthermore, several blocks of replacement stone to buttresses that have been edge-bedded. This is simply incorrect: this masonry will prematurely erode and decay as compression from above and weathering will delaminate the stone. This adds to the replacement masonry not providing a long term sustainable and appropriate repair for the church.

I have touched on the use of inappropriate mortar, which will not only accelerate the erosion of the new stone but also the surrounding soft historic sandstone. I cannot believe a laboratory analysis or even an onsite analysis of the historic mortar has been undertaken to provide a functionally appropriate mortar to be specified and applied. The new mortar will cause harm to the historic fabric.

The items set about above must be reversed and rectified. This is a magnificent church, worthy of the highest listing, that has been subjected to poor quality, damaging works. Appropriate high-quality repair – by competent contractors – will ensure the longevity of St Mary and All Saints, . The current work, if it remains uncorrected, will hasten the decay of the historic fabric. There has been a terrific failure of assessing the implementation of repairs and can only conclude that an unqualified person has been allowed to place stone into the church. I am alarmed that these repairs have slipped through the net, but I hope that the necessary attention and action is taken to reverse this poor-quality work and that appropriate repairs, both functionally and aesthetically, are implemented.

I would appreciate if this letter and the appended image could be discussed at your next DAC meeting, and that an investigation is made into what quality control and inspection criteria were put in place (if any), to ensure high quality, appropriate repairs were undertaken. I hope that the above is clear, and if any additional information is needed or you would like to discuss my concerns further, please do not hesitate to contact me via email, telephone or letter via the below contact details. Yours sincerely

Declan Cahill
Historic Buildings Surveyor
SPAB Lethaby Scholar

Copied to: Historic England (NW) and the Society for the Protection of Ancient Buildings (SPAB)

Appendix A - Images

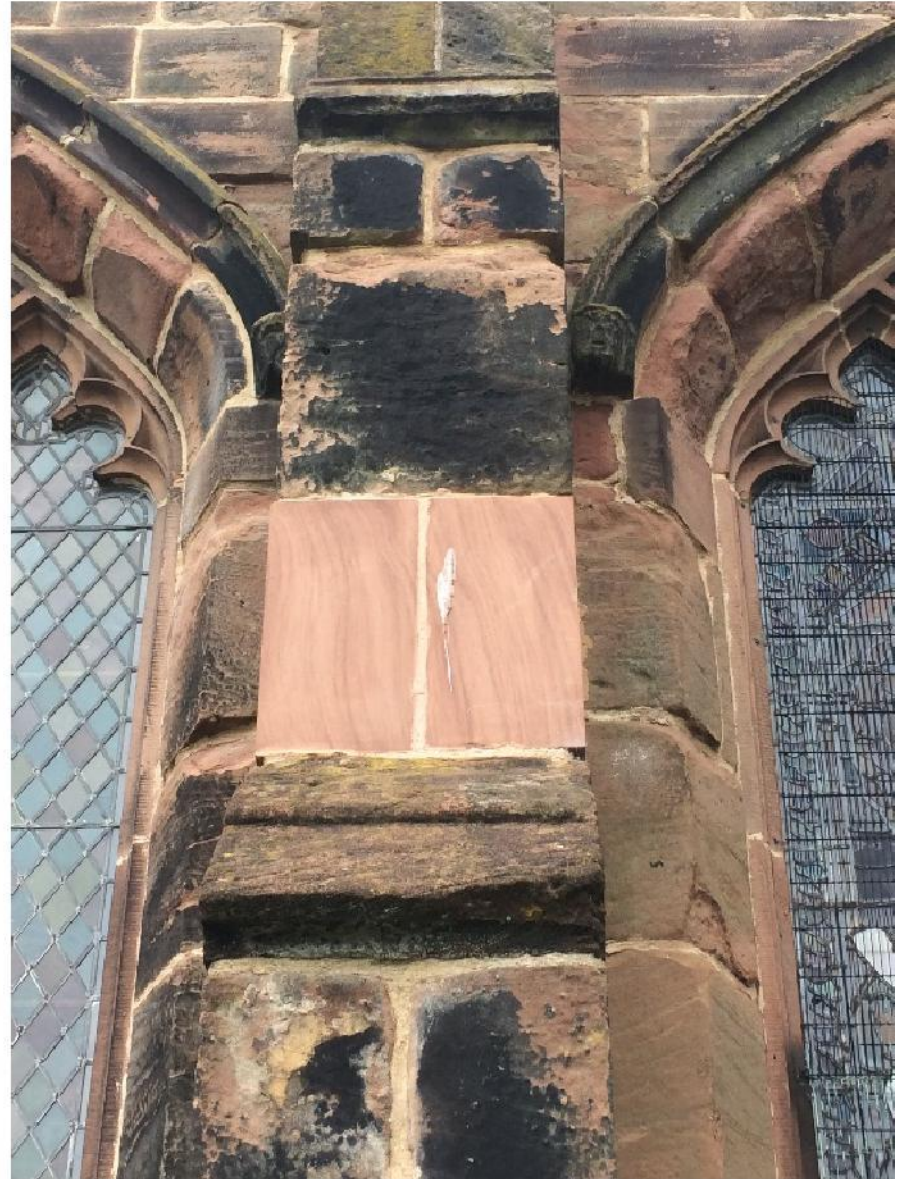
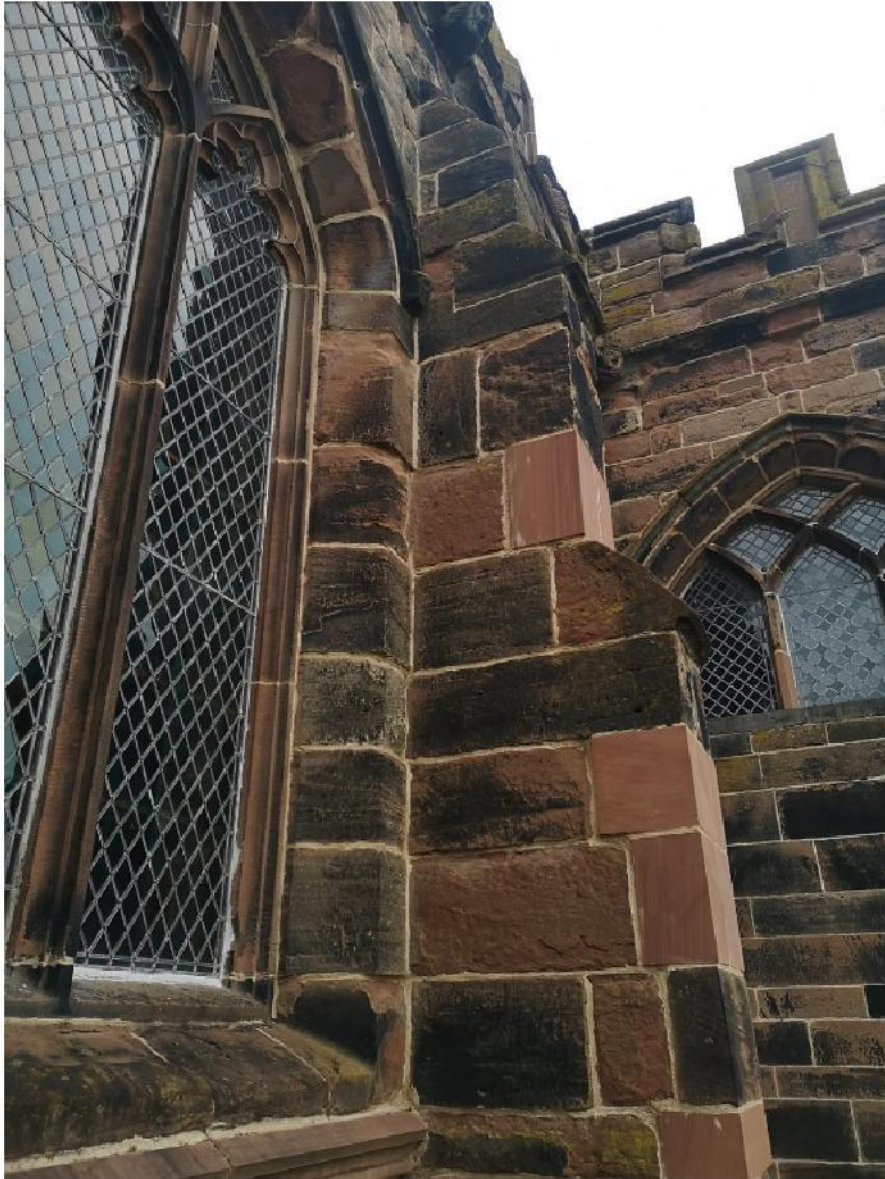


Fig. 1: The church of St. Mary and All Saints, Great Budworth.



Fig.2: Circular saw marks still visible of new masonry units.

Fig. 3: New masonry within the wall not appropriately finished or respectful of existing joint widths.



Figs. 4 and 5: Edge bedding of masonry to buttresses.

Appendix B – Historic England List Entry

CHURCH OF ST MARY AND ALL SAINTS

Overview

Heritage Category: Listed Building

Grade: I

List Entry Number: 1139156

Date first listed: 08-Jan-1970

Statutory Address: CHURCH OF ST MARY AND ALL SAINTS, HIGH STREET

Location

Statutory Address: CHURCH OF ST MARY AND ALL SAINTS, HIGH STREET

The building or site itself may lie within the boundary of more than one authority.

District: Cheshire West and Chester (Unitary Authority)

Parish: Great Budworth

National Grid Reference: SJ 66485 77523

Details

SJ 67 NE, 6/74

GREAT BUDWORTH C.P., HIGH STREET (South Side)

Church of St Mary and All Saints

8/1/70

I

Church C14-1527, Thomas Hunter mason of the C16 parts; windows repaired 1848-63; refurnishing by A Salvin, W Butterfield and J Douglas later C19. Red sandstone with low-pitched roofs, probably leaded, not visible. West tower, aisled nave with south porch; transept chapels north and south; chancel with south and north chapels, the last now organ chamber and vestry.

Three-stage tower 1500-1520 (c.f. St Helen, Northwich) has diagonal buttresses, octagonal south-west turret, replaced oak west door in ornamented archway surmounted by band with carved coats-of-arms, decayed carved panel to each side of door, Tudor-arched west window; band; small arched bell-ringers' window on north, west and south face, eroded bas-relief panel on north and south face and clock on west face; band; paired 2-light bell-openings with transoms and stone louvres; crenellation with eight crocketed pinnacles. Nave has 4-light panel-traceried west and south windows to aisles, 3-light north aisle windows with intersecting tracery; south clerestorey windows with Tudor arches and four lights with alternating basket-arched and trefoil heads and 4-light north clerestory windows with rudimentary panel tracery; plain crenellated porch with door of broad oak boards and square 2-light aisle window above; restored north door. South transept chapel has ornate 4-light south window with panel tracery, altered 3-light west window with intersecting tracery and restored lancet to east. South chancel chapel has priest's door and 3-light south and east windows with panel tracery. 5-light east window to chancel has transitional curvilinear/panel tracery. North chancel chapel has panel-traceried east window of three lights, a blocked opening and a 3-light north window with transitional curvilinear/panel tracery. North transept Lady Chapel, C14, has gabled buttresses, two 2-light east windows, a 3-light north window with panel tracery, priest's door and a restored 3-light reticulated window under a depressed arch. All elements are crenellated; diagonal corner buttresses; many and varied gargoyles.

INTERIOR: Tower arch simply recessed in three orders. Nave arcades of six bays; that to north has three square piers with half-round responds, east, and two with concave corners between responds and arches with big convex mouldings; that to south, later, has concave corners and triple shafts on each face and lighter arch mouldings; carved heads and other motifs on capitals of north arcade; panelled oak camber-beam roof without bosses; shafts and two bands articulate the clerestorey. Restored camber-beam roof to south aisle; rebuilt roof with no features of interest to north aisle; chancel arch has continuing mouldings and no capitals; rood-loft arch north; line of former roof above arch. Lady Chapel (north transept), with stone screen by Salvin, has oak roof with unbraced crown posts and massive tie-beams on brackets. Warburton Chapel (south transept) has panelled camber-beam roof of oak with ornate principal beams and ovolo secondary beams. Chancel arcades of two bays; wagon roof. South chancel chapel has restored or replaced oak camber-beam panelled roof; organ chamber and vestry has replaced roof with no features of interest. C15 octagonal font; benefactions board, 1703, at west corner of south aisle; Glass of E window, south chancel chapel east window and vestry east window by Kempe; Lady Chapel glass 1965 by Fourmaitreaux/the Whitefriars Glass Studio; benches in south chapel probably C13; medieval stone altar in south

chapel; damaged effigy of Sir John Warburton, died 1575; monument to Sir Peter Warburton died 1813; iron screen to south chancel chapel 1857; organ 1839, repositioned 1857; pulpit 1857; lectern 1888; choir prayer desks by John Douglas circa 1883, admired by T Raffles Davison.

A most satisfying largely Perpendicular church with a few Decorated features and C19 restoration showing the influence of Rowland Egerton Warburton, an early patron of the Vernacular Revival.

Listing NGR: SJ6648177518

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: 57538

Legacy System: LBS

Sources

Books and journals

Pevsner, N, Hubbard, E, The Buildings of England: Cheshire, (1971)

'The British Architect' in The British Architect: 12 December, (1884)

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing



Our Ref: GDH/JD/6082.8

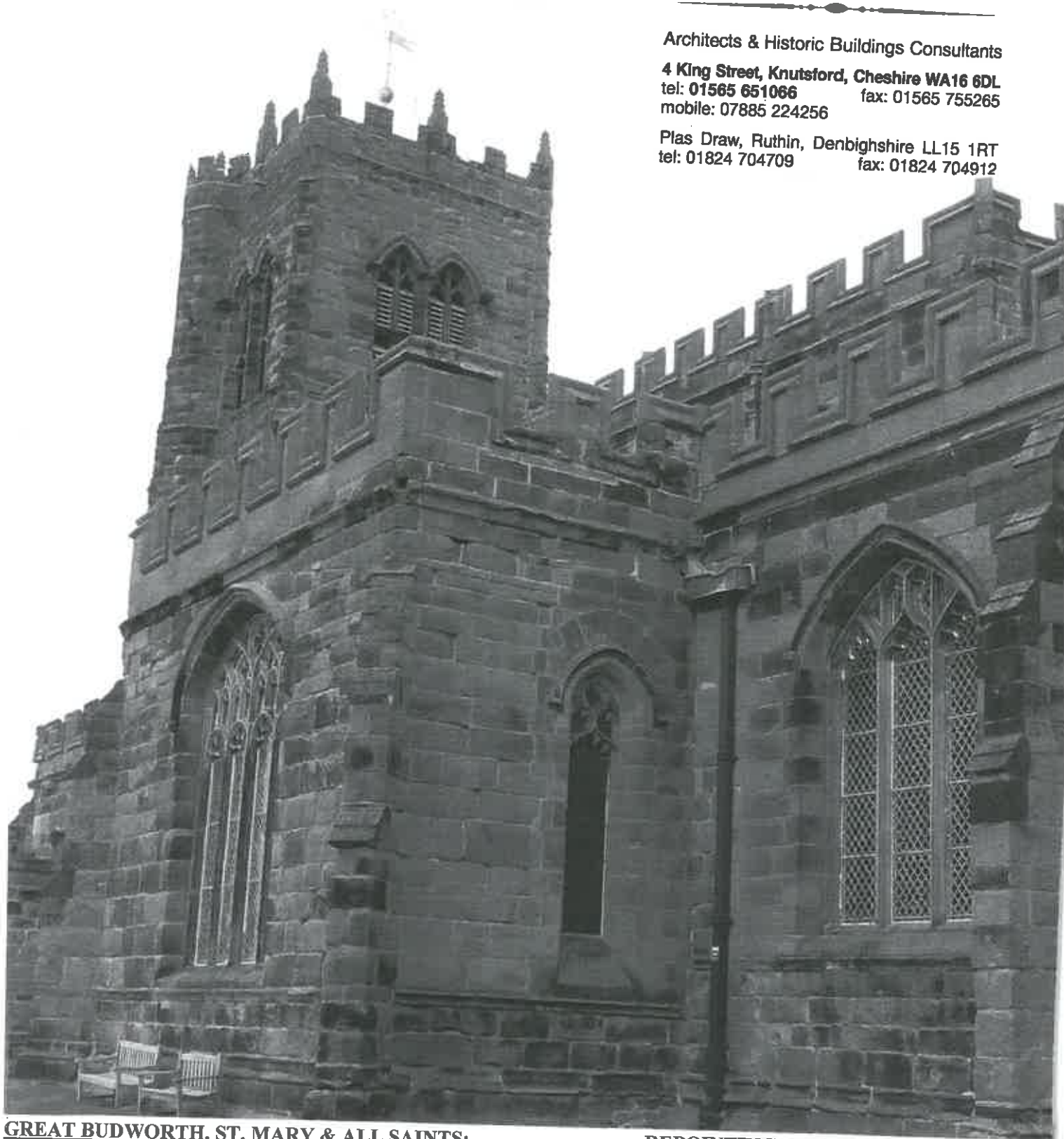
rev January 2016

GRAHAM HOLLAND ASSOCIATES

Architects & Historic Buildings Consultants

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GREAT BUDWORTH, ST. MARY & ALL SAINTS;

REPOINTING & SUNDRIES

Schedule of Work and Specification

Graham D. Holland, DipArch DipArchConserv 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, Churchwardens and P.C.C. c/o: The Rev'd. A.G. Brown, The Vicarage, Great Budworth, Northwich, Cheshire, CW9 6HF. Tel: 01606 891324. Email: alec-brown@tiscali.co.uk.

The Architect will be: Graham Holland of Graham Holland Associates, 4, King Street, Knutsford, WA16 1DL. Tel: 01565 651066. Email: info@grahamhollandassociates.co.uk.

And at Plas Draw, Ruthin, Denbighshire LL15 1RT. Tel: 01824 704709. Fax: 01824 704912.

The Project Comprises: Three sections of work

1 Stonework

Repointing externally to areas to the south aisle, south porch, south chapel and the south wall of the chancel, and, to the churchyard and north boundary wall.

2 Pavings

Repointing to sections of the interior of the west tower staircase principally at high level and on the south side; in the bell chamber, at high level.

Resetting the pavings to the north west path; drainage to the south east.

3 Metalwork

Providing a handrail to the tower staircase and 'D' handle to the tower parapet above the stair hatch.

Drawings: The cover shows the church from the south east

1 location plans of works; detail of the tower handrail.

2 & 3 photographs of pointing areas.

4 plan & detail of external repairs & drainage.

Photographs & details of external & internal works.

Access: By arrangement with the Employer internally and externally.

Location: In Gt. Budworth, north of Northwich, signposted to the east and off the A559 at CW9 6HF.

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.

Tendering: The employers do not bind themselves to accept the lowest of the tender or to be liable for any expense in the preparation thereof. The tender is to be a firm price and will be deemed to relate to the items of work specified and/or shown on the drawings. The Code of Procedure for selective tendering 1989 will be used to allow for adjustment of genuine errors.

CDM: On these works the Construction (Design and Management) Regulations 2007 are likely to apply in full due to the timescale on site for the work; the contractor is to include for carrying out all duties of the Principal Contractor, as defined in the Regulations. A statement of compliance with CDM Regulations is to be provided, covering such matters as knowledge, resources, management structure etc. to enable the client to be satisfied that the Contractor is competent to carry out the work in accordance with the regulations.

Conditions and Site Work Risks	Risk Level
The Contractor must visit the site prior to tendering to acquaint himself of all aspects and details of the works and restrictions of the site.	Note
Public access, history of local vandalism – need for a high degree of security on site.	Med
Adjacent school to north	High
Busy access roads -- traffic hazard.	High
No off street parking.	High
Non-injurious materials to stonework and pointing except dust during raking out.	M
Sharp edges with steelwork and fixings – do.	H
Need for care and propping while renewing and repairs.	H
Working at high level externally & internally.	M
Working over fragile furnishings.	H
Working with heavy materials and lifting gear. Use proper gear.	H
Access to the west & north doors must be maintained and protected at all times.	H
No Sunday working will be permitted.	Note
The church will continue to be used during the works.	Note
The north gate will be used while the west path is under repair.	M
There is a supply of electricity and water for the use of the Contractor free of charge.	Note
The Contractor may use the church lavatory with the agreement of the employer and subject to strict cleanliness.	Note
The Contractor must and will be deemed to have visited the site prior to tendering to acquaint himself of all aspects restriction 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 during the works and access must be maintained at all times unless specifically agreed.	
There is a supply of electricity and water for the use of the Contractor. The existing lavatory may be used by the Contractor with the agreement of the Employer and subject to strict cleanliness.	

GENERAL CONDITIONS OF WORK, MINOR WORKS 'CONTRACT, 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:
- | | |
|---------------------------|---|
| <u>Section 1</u> | Intentions of the parties |
| <u>Section 2</u>
form; | Commencement and completion to be stated on the tender
damages £250 per week;
defects liability 12 months |
| <u>Section 3</u> | Control of the Works |
| <u>Section 4</u> | Payment: 21 days from issue of interim certificate;
Retention: 5% (2.5% after practical completion);
final certificate; 12 months |
| <u>Section 5</u> | Contractor's insurance: £5,000,000
Injury, damage and insurance: clause 5.4B will apply. |
| <u>Section 7</u> | 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.

SCHEDULE OF WORK

£

p

- 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. Protection** Protect all areas including walling, gutters, pipes, gullies and stonework; windows, graves and paths adjacent to the works from damage during the works.
- C.** 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.
- D.** Scaffolding is unlikely to be required; if used.
- E.** The ends of the scaffold poles adjacent to the structure are to be protected with plastic caps; provide secure metal 'Harris' fencing to the bottom 4m of the scaffold and no projecting poles; provide higher where there are adjacent existing climbing ledges, cills and the like.
- F.** Assess ground and roof structure for support of workloads and scaffolding and make adequate provision.
- G.** 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; provide secure canopies above the paths.
- H.** The contractor must examine the existing conditions below the area of work and satisfy himself and include for any necessary making good and to record the existing conditions with photographs before work commences.

STONEMWORK & REPOINTING

- I. New Stonework** New stonework for replacement as directed is to be Lazenby for plinths & cill string course, St. Bees for ashlar indents to buttresses & walling, to match in colour, texture and finished to match the detailing the existing and to be equal to a sample approved by the Architect on site before ordering.
- J.** Renewals are to be to minimum 120mm depth on bed. Carefully slate wedged, bedded and pointed.
- K.** Including to provide full size shop drawings for approval. Profiles are to be copied from adjacent and to Architect's agreement.
- L.** Report any seriously damaged areas in addition to those scheduled and take further instruction from the Architect.
- M. Fixings** Dowels, bolts and fixings to be grade 316 stainless steel as directed; including to remove existing and renew like for like size.
- N. Mortar** For pointing and bedding is to be 1 3.5N hydraulic lime: 0.5 lime stone dust: 1.5 graded sand of a colour to match the existing original and to a prepared 1m sq. sample approved by the Architect before proceeding or as directed by the Architect to suit site conditions.

A.	Pointing	Is to be firmly tamped back after 24 hours set and finished slightly brushed back to approval.
B.		Rake out 40/50mm as directed by the Architect on site and re-point to the stonework; include for carefully removing any hard cement pointing and flushing without damage to the stones.
C.		Take care with tight joints to prevent any surface staining. Do not widen joint. Mechanical grinding machines are not to be used.
D.		Work areas described are to include parapets tops and on both faces, where directed, buttresses and all reveals.
E.		Where partial repointing is instructed new work should closely match with the existing to Architects approval on site.
F.		Report any tenacious jointing to the Architect and take further instruction. Areas are described below and referenced on the drawing.
G.	Note	Locations of work to be priced individually complete.
H.	Externally	Repoint to areas as noted on the attached plan & annotated photographs.
I.	Note	Previous stonework renewals and protect; anotated photographs & details.
J.	Measure	For all proposed renewals on site for tendering.
K.	Cut out	Existing decayed stonework; including to prop. as required.
L.	Renew stone	To the locations noted on the drawing to 120mm min. depth; slate wedge bed & point.
M.	Area 1	South aisle west , renew short section of plinth (presently mortar filled).
N.		Repoint wall complete.
O.	Areas 2 & 3	The south porch , repoint complete.
P.	Area 4	To the south aisle south , to the west and above the porch and to the three bays east.
Q.		Renew cill strings complete to each bay.
R.		To buttress A , renew four no principal new stones as noted; and side indent to high level east face.
S.		To buttress B , renew six principal stones
T.	Areas 5 & 6	Chapel west & south Repoint complete.
U.	Area 7	To the 'chapel east renew section of plinth and indent to high level.
V.		Repoint to the south section of the wall.
W.	Area 8	Chancel South ; repoint to areas at high level above the windows.
X.	Generally	And, to local areas as directed on site to include window cills and offsets charged to contingency.

			£	p
A.	Boundary Wall	To 20 sq. metres length of the north & east boundary wall, in sections as directed.		
B.	Internally	To the west tower south-west staircase open joints principally at higher levels and on the south side of the staircase.		
C.		Do not disturb sound joints or allow external spillage. Where joints are open through to externally including for packing mortar in to depth.		
D.		Bell chamber open joints at mid & high level, notionally 5 sq.m.		
E.	Rates	Repointing per sq.m., as described	£.....	
F.		Adjust 'notional' areas pro rata on completion		
G.		To cut out, provide & fix moulded plinth offset per m £.....		
H.		To cut out, provide & fix moulded string course per m £.....		
I.		To cut out, provide & fix ashlar blocks per 300 cu.mm £.....		
J.		Adjust notional areas pro-rata on completion.		
K.	Contingency	Include the sum of £2,000 (two thousand pounds) for further related works; to be expended in part or whole as directed by the Architect.	2,000	00
L.	Completion	To each section of work; clear all debris, plant, equipment and unused materials and leave the area of work clean and tidy.		
TOTAL REPOINTING & STONEMWORK 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 seived 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.

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.

STONEWORK 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.

Great Budworth, St. Mary.

Repairs

December 15

dwg no 6082-8
GRAHAM HOLLAND ASSOCIATES

stonework see
 dwg's 2 & 3

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Plas Draw, Ruthin, Denbighshire LL15 1RT
 tel: 01824 704709 fax: 01824 704912

email: info@grahamhollandassociates.co.uk

continuous handrail
 thro' sleeve, welded
 to bracket
 welded to back plate, 3x
 secured to outer stone
 wall

fixings: 50mm st. st. screws
 (3 No. per bracket), set into plastic
 plugs,

Tower stair
 handrail

descale & paint
 iron beams to
 vault to the
 boilers
 below

north aisle

organ

vestry

local repointing
 improve guards
 bell chamber
 grillage floor
 & clockwires
 oad to vault

TOWER ROOF

'D' handle to parapet

tower
 lavatory

font

repoint to areas
 of stonework
 to staircase
 internally &
 provide & fit new
 handrail
 repoint wall
 area 1

crèche

south aisle

s.e chapel

crypt
 below

repoint
 wall
 2

South
 porch

4

5

Warburton
 chapel

repoint at
 high level
 repoint wall
 clear drain

8

floor plan 1:100

repoint wall
 3 @ A3

6

path

do not scale this dwg check all details & dimensions on site

Great Budworth, St. Mary; Repointing & repairs

December, 2015; DWG no 6082.8.2

areas of work hatched; do not scale check all details & dimensions on site

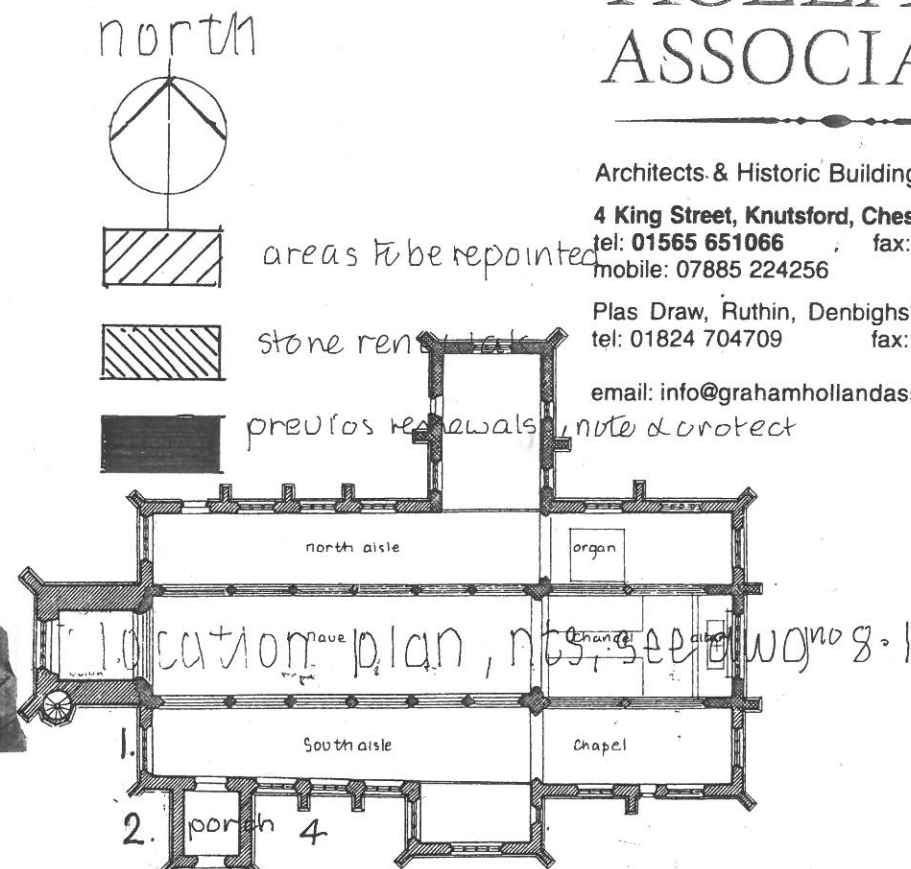
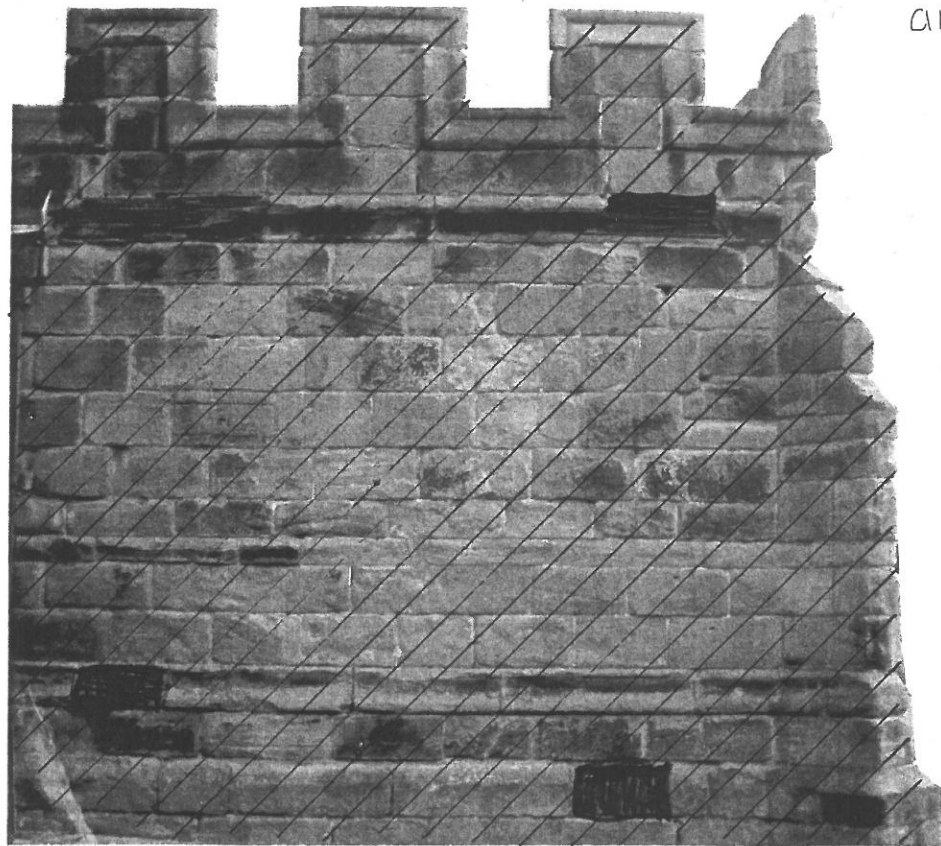
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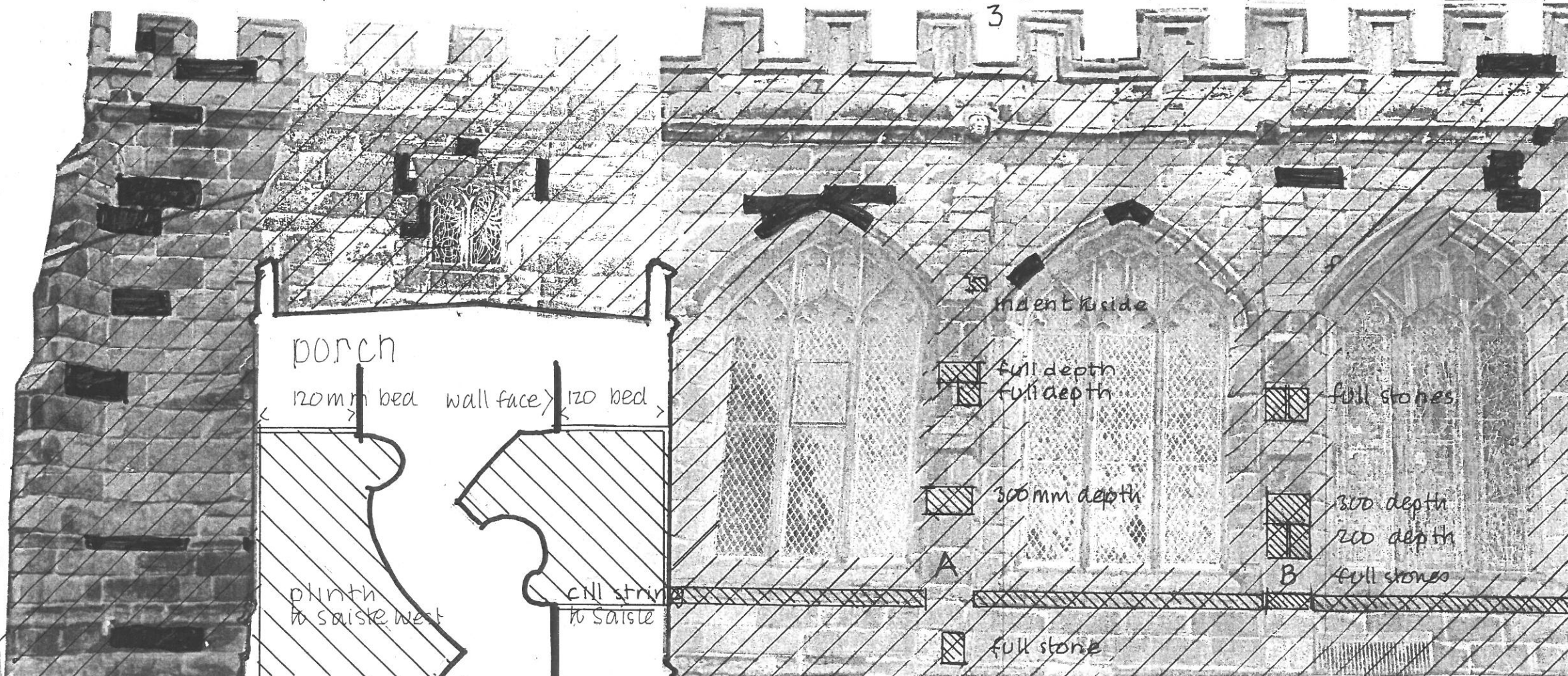
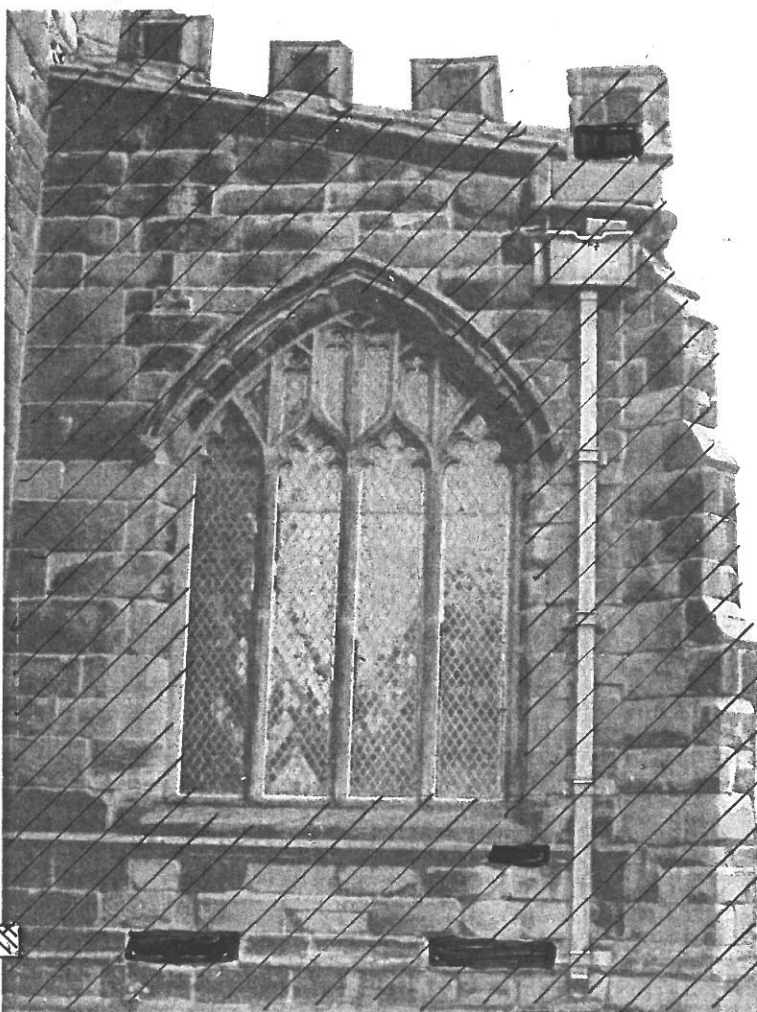
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South porch west 2
repoint complete

South porch south 3
repoint complete



South aisle west '1'
repoint complete; plinth renewal
do not scale this detail; check all details & dimensions on site

South aisle detail sectns 1/5
repoint complete

South aisle south 2/6
repoint, sill drip renewal & buttress intents

Great Budworth, St Mary, Repointing & Repairs

December 15 dwg no 6082.8.3

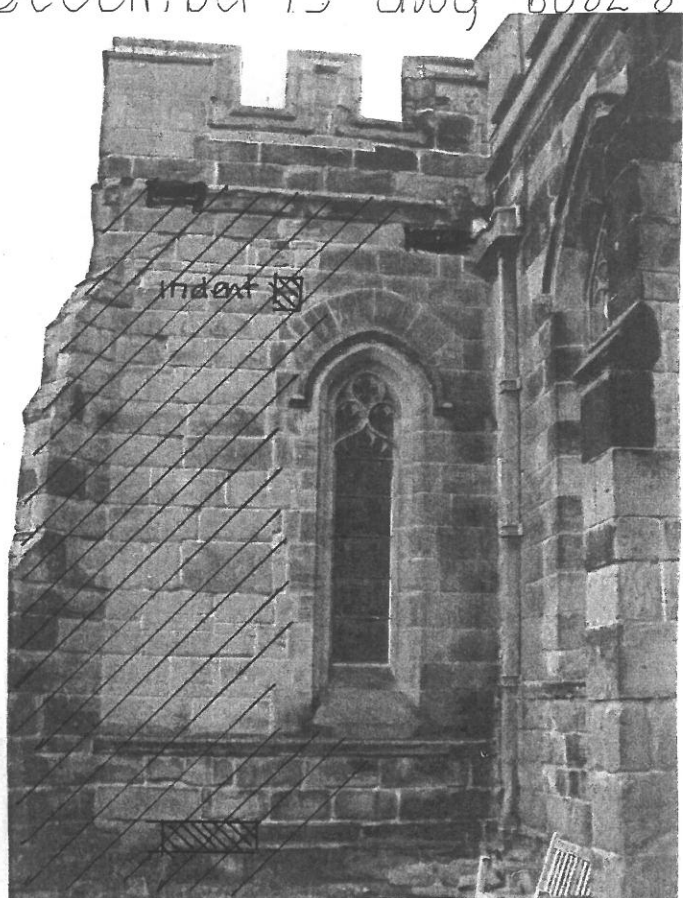
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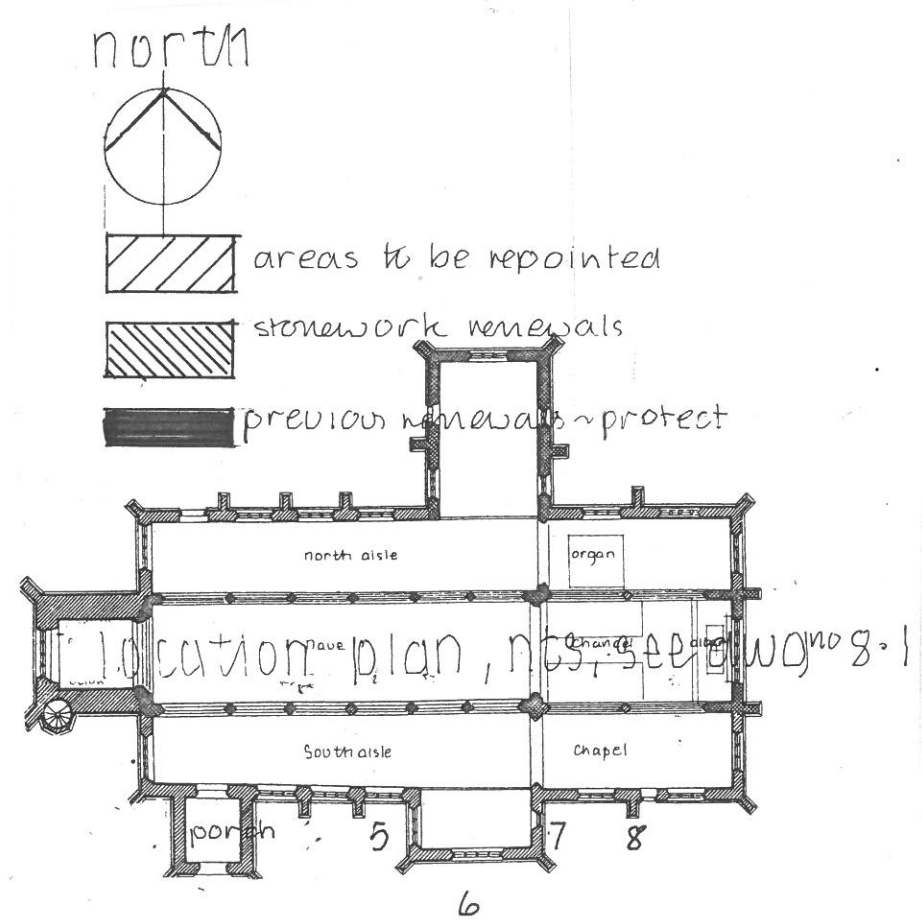


Chapel west 5 complete excl N.L.S.
 Chapel south 6 walls & incl the cornice

Chapel east 7
 'old' work to south incl. to cornice; plinth renewal & high level indent



Chancel south 8
 do not scale this dwg, check all details & dimensions on site



5th March 2021

GT. BUDWORTH ST. MARY; STONEMWORK & POINTING
Supplement to the specification & schedule of work

Two 'edged' bedded stones to buttress '2' are to be repaired with on bed stones tooled to match set in NHL 2.5:1:1 mortar as the spec.

One 'saw tooled' finished stone is to be retooled to match the adjacent stone to buttress '2'.

As noted on the plan and illustrated on the photograph as attached.

The works otherwise are to remain undistributed.

It should be noted as explained in previous correspondence that the 'original profile' has been followed for renewals; as has been the principle for renewals since the 19th century restoration works.

Gt. Budworth, St. Mary, South aisle ref 6082
 March 2021; supplementary drawing

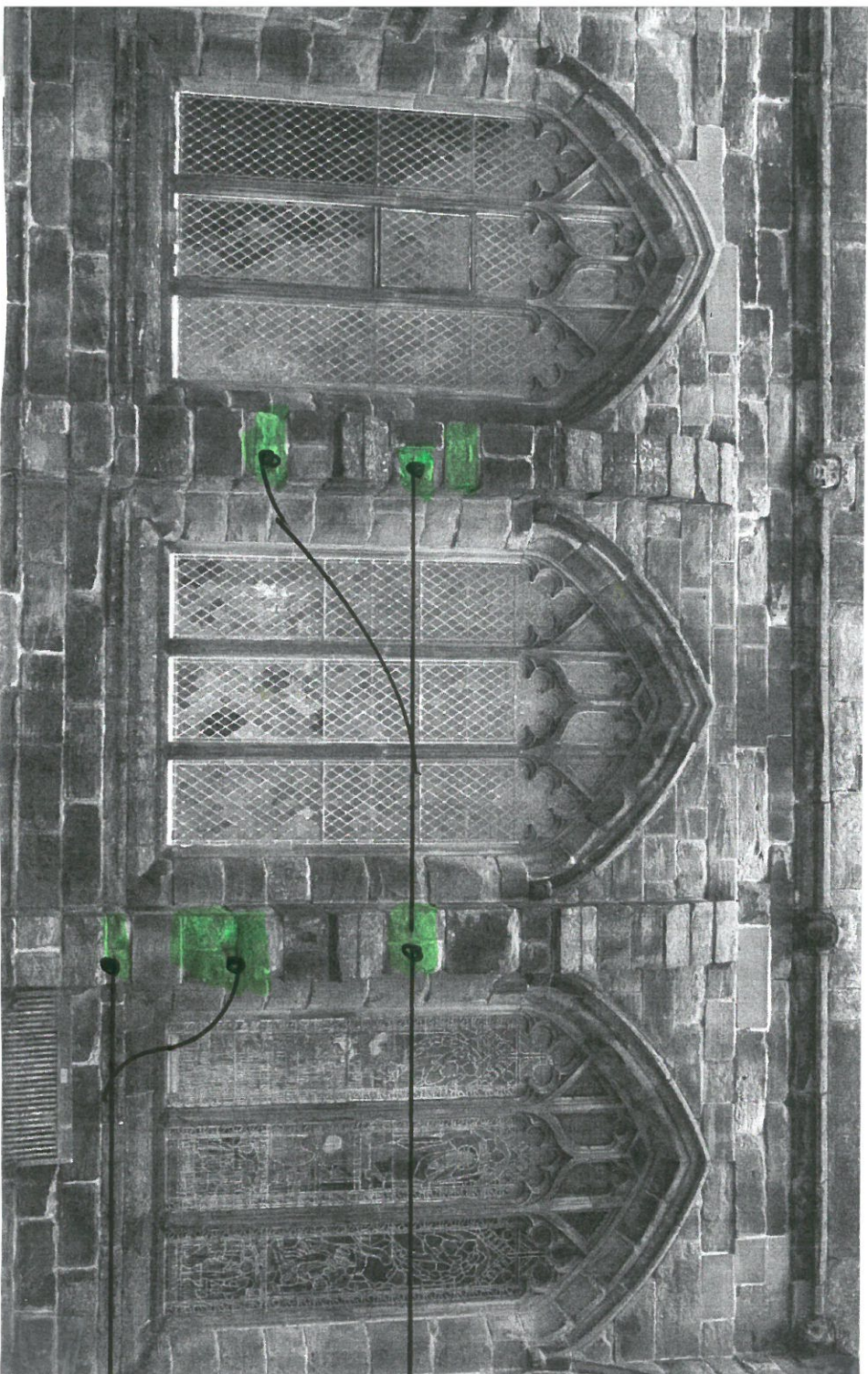
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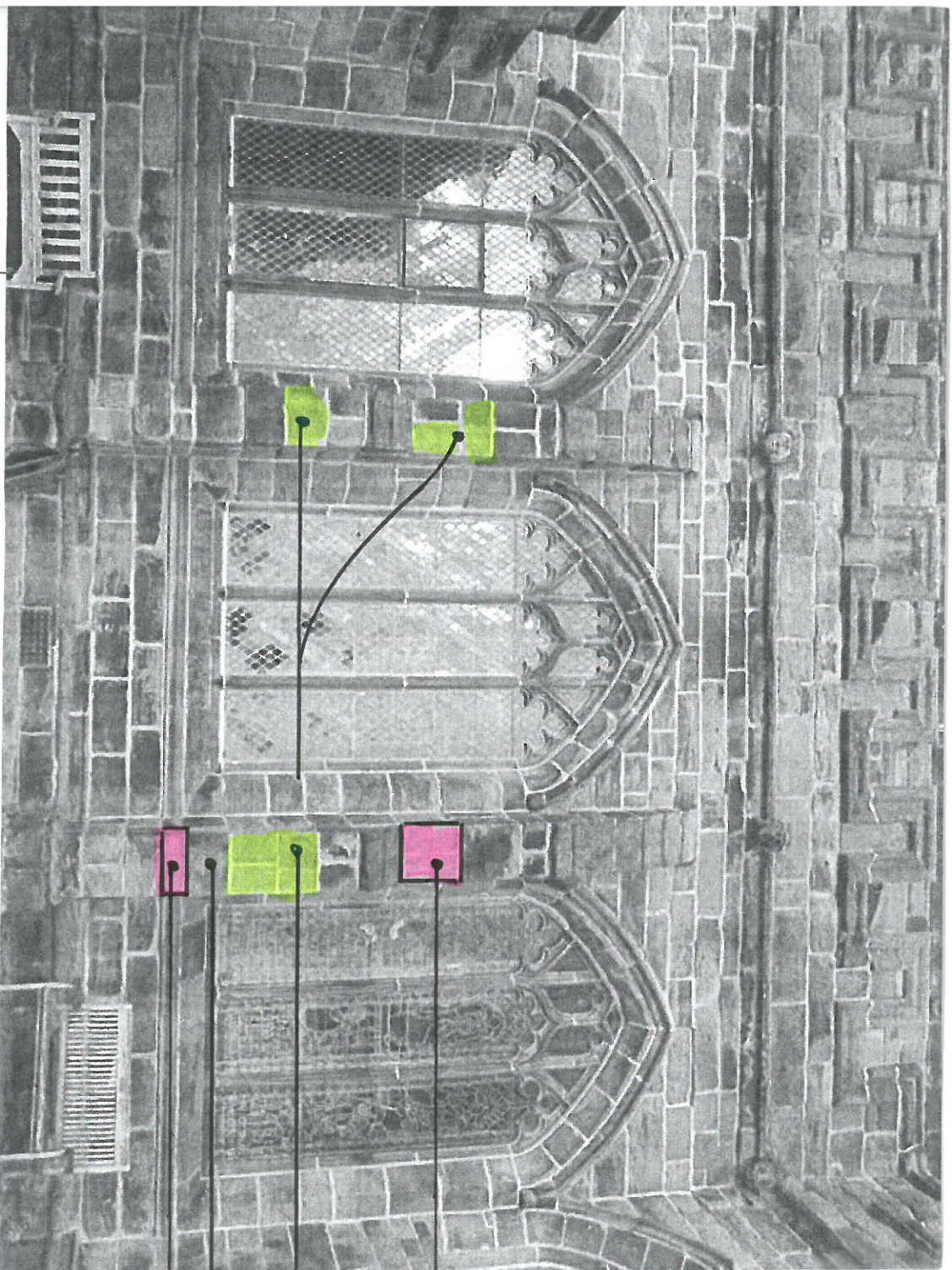
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STONEWORK RENOVALS
 Stone renewed



elevation prior to works

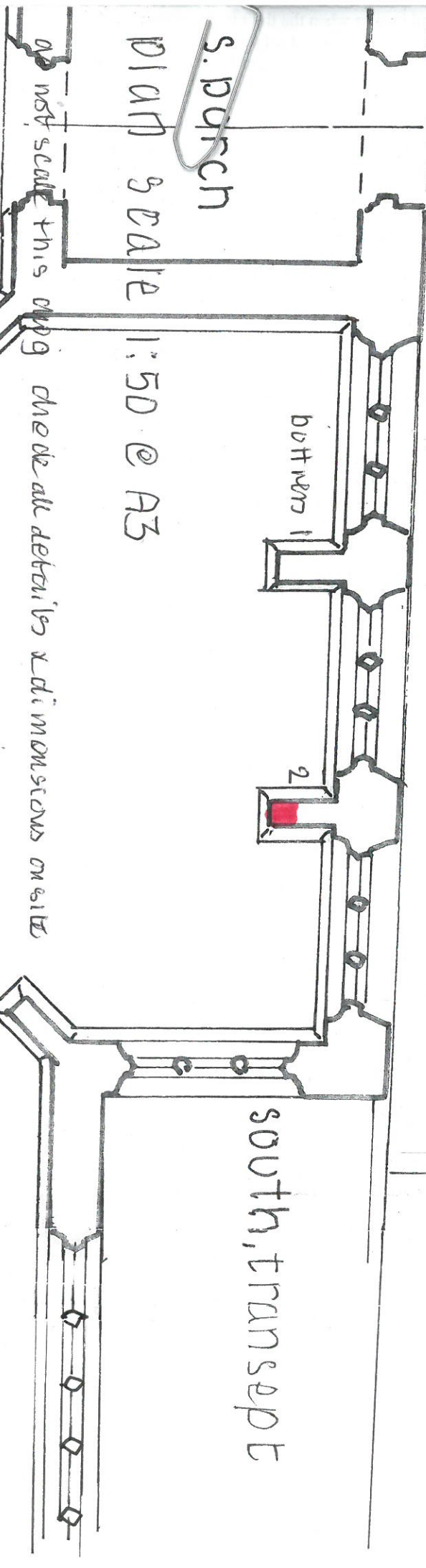


edge bedded stones to be renewed to correct bed

correctly bedded renewals

note heavily bedded stone stone to be 'retooled' to match adjacent

elevation following work



Great Budworth St Mary – Stonework complaint

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

- [Attachments in blue are included within the proposals section](#)

Strikethrough text refers to a separate faculty application

Date	Message
<p>21/05/2020</p> <p>To: Caroline Hilton From: Declan Cahill</p> <p>With attachment</p>	<p>I am emailing after a recent visit to the Church of St. Mary and All Saints, Great Budworth, and attach a letter that outlines a number of concerns I have regarding inappropriate stone repairs that have been undertaken to this magnificent grade I listed church.</p> <p>I would be extremely grateful if the attached letter could be circulated to the members of the DAC and discussed at your next meeting. I hope that the necessary investigation is undertaken and the repair work is corrected to ensure that masonry is put in place that will provide a respectful long lasting repair.</p> <p>If there is anything unclear in the attached, please let me know and I will endeavor to expand on the concerns raised.</p> <p>As noted, I have copied this email and letter to the officer at Historic England for the North West, as well as the casework officer at the SPAB.</p> <p>3) Letter of complaint</p>
<p>02/06/2020</p> <p>To: Declan Cahill From: Caroline Hilton</p>	<p>Thank you for your message. I am currently looking into this matter. Would you have any objection to me passing your email and letter on to the vicar at St Mary's? I'll be speaking with him and it would be helpful for him to be able to see your correspondence and photos when we discuss this matter. (I won't send it to him on until I've heard from you giving me permission to.)</p>
<p>02/06/2020</p> <p>To: Caroline Hilton From: Declan Cahill</p> <p>With attachment</p>	<p>Thank you for getting back to me.</p> <p>No I don't have any objection of the email and letter being passed on to the vicar.</p> <p>I have also attached the image which somehow evades being pdf'd in the letter, fig. 3.</p> <p>4) Photograph</p>
<p>02/06/2020</p> <p>To: Alec Brown From: Caroline Hilton</p> <p>With attachment</p>	<p>Further to our conversation of a moment ago, please see the email and attached letter from Declan Cahill regarding stonework repairs to St Mary's.</p> <p>As discussed I would be grateful if you could take a look and let me know of your comments on this.</p>

	<i>Emails of Declan Cahill as above</i>
02/06/2020 To: Caroline Hilton From: Alec Brown	Thanks Caroline - I'll have a proper look at this in due course and will need to refer it to Graham for his comments - it's extremely technical!
16/07/2020 To: Caroline Hilton From: Alec Brown	Just to let you know that I am finally forwarding Mr Cahill's letter to Graham Holland for his attention and response - all I would say is that the stone does weather and that in the end replacements for those stones will match the newer stones placed by Stuart Mallett and others - if you get what I mean! It is a cyclical process, and a long term one! I think the mortar work on one of the window stones on the Warburton Chapel could have been tidier - but that's a very minor point.
16/07/2020 To: Alec Brown From: Caroline Hilton	Many thanks for the update.
20/08/2020 To: Caroline Hilton From: Declan Cahill	Following our correspondence at the beginning of June, I wondered if there was any further information you could share in regard to my concerns raised?
02/09/2020 To: Caroline Hilton From: Declan Cahill	I passed your letter on to the vicar and I'm aware that he was looking at this. I don't have any further information yet but will update you once I receive any further response to your query.
10/11/2020 To: Caroline Hilton From: Clare Forward of Cheshire West and Chester Council	It has come to the attention of the Conservation team that there has recently been inappropriate works carried out that will be detrimental to the structure of your Grade I listed church. The new red sandstone units added to the church's external facades have been finished incorrectly and will cause great harm to the existing historic sandstone units. We recommend for you to immediately contact the mason who completed these works, and have them make necessary repairs. Or if that is not possible, our advice would be to immediately have a qualified stonemason with extensive experience working with historic buildings to look at the repairs and offer further repair solutions. It would be helpful to also receive an update once the repairs are carried out.
11/11/2020 To: Clare Forward of Cheshire West and Chester Council From: Caroline Hilton	Thank you for your message. We are looking into this matter. One initial step is that I will need to contact the vicar to discuss this, do you have any objection to me forwarding your email to him? I will send you an update of the progress regarding the stonework situation.

<p>12/11/2020</p> <p>To: Caroline Hilton From: Clare Forward of Cheshire West and Chester Council</p>	<p>Thank you for your email. You can forward my email to the vicar. Let us know if you have any other questions.</p>
<p>12/11/2020</p> <p>To: Alec Brown From: Caroline Hilton</p>	<p>Further to our correspondence below regarding the complaint we had received regarding some stonework replacement at the church, I have now received an email from Cheshire West and Chester council advising of inappropriate works carried out at the church and instructing that they should be rectified. It seems likely that this is related to the earlier complaints. Please see this email attached.</p> <p>It will therefore be necessary for this matter to now be put before the DAC at its forthcoming meeting on 20 November for consideration of the correspondence of Mr Cahill, the photos and the email of CWAC, and to look to the best way forward.</p> <p>I've also left a voicemail to discuss this with you, it would be good if we could have a chat when you are available.</p> <p><i>Email of Clare Forward as above</i></p>
<p>19/11/2020</p> <p>To: Caroline Hilton From: Graham Holland</p>	<p>I checked the 'size' of the replacement blocks; they line – through with the existing original profile. No artificial tooling has been carried out in any attempt to match the adjacent worn stone.</p>
<p>30/11/2020</p> <p>To: Alec Brown From: Caroline Hilton</p>	<p>DAC Advice</p> <p>I am writing the let you know that the DAC considered the above matter at its meeting of 20 November 2020 and resolved to offer the following informal advice:</p> <ul style="list-style-type: none"> a) The DAC office cannot see any evidence on file relating to permission being sought or obtained for the stonework repairs. The parish should confirm whether it has any faculty or other documentation granting permission for those works. If no permission had been granted then the parish would need to obtain retrospective permission. It would be expected that this work would require List B permission and part of the application process would be for architect review of the details of the works b) The craftsmanship of the stonework repairs (as seen in the photographs provided by the complainant) does not look of good standard and they should take this up with mason who carried it out to rectify it. They should keep their architect fully involved in this, including having their architect check whether suitable mortar is being used (as this was also mentioned in the complaint letter). c) It enquired as to the Church Architect's opinion of the works, which had not been carried out as well as the Committee

	<p>would have expected, and they would not expect to have approved it to be done in the way evident in the photographs.</p> <p>d) The DAC Secretary to enquire with the Registrar as to whether CWAC can serve an enforcement notice in this case, also noting the DAC's questioning of the complainant's point regarding work done to the back of stonework as they could not really know what had been done to the back of the stonework</p> <p>e) The Committee wished to note that it was not trying to apportion blame but it is necessary to address these complaints</p>
<p>03/12/2020</p> <p>To: Caroline Hilton From: Alec Brown</p>	<p>Thanks, and I'll check the files as I thought we had obtained the necessary permission for the work, which I'm sure was part of the 2014 QIR. I have to admit though that I'm not at all comfortable/confident with the new online Faculty system, and am wondering now if my heart attack and subsequent treatment etc in 2018/19 may have been part of the problem.</p> <p>No problem about a retrospective application though - I'll just need to liaise with Graham in terms of the work and the specifications. As far as I am aware though, Graham did oversee all that work (Malletts were the contractors I'm sure) and was perfectly happy with the standard of the work, mortar used and so on.</p> <p>Perhaps a chat sometime next week would be helpful.</p>
<p>03/12/2020</p> <p>To: Alec Brown From: Caroline Hilton</p>	<p>Thank you for your response. I can call you next week to have an informal chat about the advice (alternatively I am very happy to call today or tomorrow if you are free, whenever's best for you). Please be assured the DAC was not intending to apportion blame in this matter.</p>
<p>22/01/2021</p> <p>To: Alec Brown From: Caroline Hilton</p>	<p>File note of phonecall</p> <p>I called Alec to discuss the matter following the DAC advice from November 2020. Alec advised that he had not been able to find any specific permissions paperwork relating to the affected stonework. He has asked Graham Holland to draw up a specification and is going seek a PCC resolution for the stonework repair / rectification.</p>
<p>01/02/2021</p> <p>To: Katy Purvis From: Alec Brown</p>	<p>With regard to the retrospective application Caroline has asked me to complete, in relation to the stonework about which there was a complaint from a member of the public, I'm forwarding these papers from Graham in relation to the application - it's reference number is 2016-001313 and I'm at a complete loss to explain why it never progressed further than it did! Caroline thinks the work would come under List B - is there any way we can "tweak" the application so it falls into that category or do I need to start a completely fresh application and delete the existing application? I'm not sure if there has been any discussion between Graham and the DAC about the complaint/criticism - which I just cannot understand or agree with!</p>

	<p>In case there wasn't a PCC resolution back in 2015/16, we discussed this at last week's PCC Meeting, Monday 25th January, and passed a retrospective resolution for the work.</p> <p>Revised Schedule of Work and Specification of Graham Holland dated January 2016 (of which extract included at (5))</p> <p>6) Drawing numbers 6082.8.1 'Repairs', 6082.8.2 and 8082.3 'Repointing & Repairs' all of Graham Holland Associates and dated December 2015,</p>
<p>01/02/2021</p> <p>To: Alec Brown From: Katy Purvis</p>	<p>Thanks for sending these. I think whilst this work could be List B, for the sake of transparency, in case the complainant makes further representation, and because there are List B works to paths and the tower handrail included as well, it might be safer to process this under faculty. The DAC will be able to see the details if it's a faculty, and if they feel a List B is more appropriate, we could revert to a List B at that point. I know the DAC advice for the stonework complaint suggested List B was probably appropriate, but that was before they've seen the extent of works. It is a bit more paperwork for a faculty, but you would have more protection, as you'd have the DAC and Chancellor's retrospective agreement rather than archdeacons approval, which I think might be better for both you at the parish and Mike.</p> <p>I think I should ask Mike what he thinks is best before we do anything else. He might say I'm overthinking it and List B is fine. If so, I'll let you know so you you could start a new List B. Otherwise we can add this to the existing application now, and add it to the next agenda. There are no details on the 2016 application, so if that's needed, please could you fill in the petition and statement of needs and significance?</p>
<p>01/02/2021</p> <p>To: Alec Brown From: Katy Purvis</p>	<p>Mike has asked if this could be processed as a faculty, I've uploaded the documents for you, so please could I leave the petition etc to you?</p>
<p>05/02/2021</p> <p>To: Alec Brown From: Katy Purvis</p>	<p>I'm trying to unpick this before I send it for review, please can you help?</p> <p>I can see you had a separate faculty for the handrail in 2017, but I can't work out what happened about the paving. Is this the same List A work that was mentioned in the List B for the west window in 2019? I'm hoping it is, but I'm not sure.</p> <p>I think the drainage improvement and the interior tower staircase and bell chamber repointing were covered by the 2020 QI repairs faculty.</p> <p>That would mean everything in this specification apart from the stonework repairs is already covered, does that seem right to you?</p>
<p>05/02/2021</p> <p>To: Katy Purvis</p>	<p>From what I can see, the January 2016 specification from Graham covers all the work that has been done so far (in 2017 and by Stuart Mallett) - repointing externally and internally (tower staircase and bell</p>

<p>From: Alec Brown</p>	<p>chamber), resetting the paving slabs on the two paths leading to the main door (on the north west side of the church) and the handrail inside the tower and the "D" handle to the tower parapet above the stair hatch. All of this was on that application, which I just didn't, for unknown reasons, take forward through its usual stages. I'm not sure about the drainage - the specification drawing refers simply to "clear drains" to the south east of the church, but this is also included in the latest round of QIR repairs and works, for which we submitted the List B application last year. So the drainage is still outstanding because it needs a faculty rather than just List B.</p> <p>I'm afraid I'm getting a bit confused with it all! I will submit that original faculty application early next week so it can be considered at the February meeting - knowing of course that the work has been done - apart from that original drainage clearing, which I'm assuming is the same as is now appearing on the latest list from Graham. I'll also update the Statements of Significance and Need - although the latter does incorporate the repointing works, and presumably was the Statement which I originally submitted with the application - but I'll check again! I hope this makes some sense!</p>
<p>10/02/2021</p> <p>To: Katy Purvis From: Alec Brown</p>	<p>Before I click "submit" I wonder if you could check this for me please? I've updated and added the two Statements and attached the PCC minutes, and have almost finished the Petition. I'm still no wiser as to how this application slipped through the net as it were - as I said to Graham - I'm not usually this inefficient!</p>
<p>15/02/2021</p> <p>To: Alec Brown, Graham Holland From: Caroline Hilton</p>	<p>I am writing to let you know that the 2016 specification and drawings that you provided to relating to the retrospective faculty application have been sent to a DAC architect for review and he has now provided his feedback. The scheme will also be on the agenda for the DAC meeting on 26 February.</p> <p>One thing I do need to mention is that the specification provided is a bit confusing as it does not mention the stonework replacement in the summary of works in section 1.1 where it lists the repointing and other works, but further along in section 3.1 the stonework replacement details appear and then included in a drawing. I mention this as it is something the DAC may query.</p> <p>The reviewing DAC architect has considered the specification, drawings, the complaints that had been made by Declan Cahill and the photographs we have previously seen of the stonework replacement in question, and he has raised a number of issues. I'm afraid that when this is put before the DAC meeting, if the Committee is in agreement with the reviewing architect's view then it is very possible that they will not be content to recommend the retrospective faculty application.</p> <p>The reviewing architect has raised the following points:</p> <ol style="list-style-type: none"> a. He notes that Cheshire red sandstone is quite soft and weathers quite easily. As a result the edges of stones soon become rounded,

as is the case with the original walls of the church. The joints in the stone appear wider on the face than they will be further back because the arises have become worn away. He observes that in such a situation a stone mason can put in a stone which is the size of the original stone and it will to some extent stand out, or they can artificially weather the stone back. He comments that he believes that the right conservation approach is to follow the line of the original stone. He appreciates that the issue is tricky at Great Budworth since the surrounding stones are so weathered and any newly indented stone is bound as a result to stand out to some extent, partly because of the colour (the old stones have weathered rather black) and partly because of the sharpness of the edge of the stone block. He comments that it is almost inevitable that the new stone will stand out for a while, but that the quality of pointing etc leaves much to be desired here and would have helped.

b. He comments regarding the complainant making reference to face bedding. He comments that this is a fundamental issue and if the new stone is clearly bedded (ie you can identify the layers of the stone), then the masonry should only use edge bedding.

c. With regards to the complainants comment about there being saw marks left on the stone surface, he comments that this is not the correct way to treat the stone and the masons should have dressed the stone to an agreed tooling pattern.

d. With regards to the complainants comment about inappropriate mortar, he felt he couldn't comment on this just from the photographs (a site visit would be needed) but that Cheshire red stone needs a soft mortar and he was not sure whether that has been used.

e. He notes that the scope of work seems reasonable but is not sure that the DAC can recommend the retrospective application because of the poor quality of the executed work and it would be up to the Chancellor to instruct remedial work. He notes that if this were to be undertaken by a different mason it would cost the PCC.

I appreciate that all this puts you in a difficult position and I recommend you speak with Graham Holland as to how you go forwards.

With the local authority having taken an interest in this matter and requesting that remedial works be carried out, combined with the comments of Declan Cahill and the reviewing DAC Architect, you and your architect will need to consider whether to do a scheme of remedial works as requested by the local authority – or if you and your architect strongly feel that the existing works are acceptable and don't require such remedial action.

	<p>As I mentioned above, this matter will be discussed by the DAC at its forthcoming meeting on 26 February, and I am therefore sending you this review feedback now so you have the opportunity to speak with Graham and provide a response, if you wish, for consideration by the Committee along with details already received.</p> <p>If you wish to discuss any of this please do feel free to call (or I can call you, I'm on annual leave tomorrow but available otherwise).</p>
<p>16/02/2021</p> <p>To: Caroline Hilton From: Graham Holland</p>	<p>I am in receipt of your letter of 15 inst; I have forwarded a copy to Mr Mallett ,the contractor (?) for comment.</p> <p>Please send me the photographs refered to as I have not seen these</p>
<p>16/02/2021</p> <p>To: Graham Holland From: Katy Purvis</p> <p>With attachments</p>	<p>Caroline is on leave today, so I've attached the photos for you. The missing figure 3 photo is attached separately</p> <p><i>Photos from meeting pack</i></p>
<p>16/02/2021</p> <p>To: Caroline Hilton From: Graham Holland</p>	<p>Mr Mallett tells me that 'the saw marked stone ' is not his and therefore not part of the ' application ' ; he will visit to check .</p> <p>Any ' remedial ' work that may be req. would be done</p>
<p>22/02/2021</p> <p>To: Caroline Hilton From: Graham Holland</p>	<p>Following my visit with the contractor for the works carried out in 2016-17.</p> <p>I firstly refer to the photographs now sent to me. The 'large area of renewal' is not part of the application it is an area renewed by others and some considerable time ago.</p> <p>The edge bedding has become apparent after weathering. Clearly this is unacceptable and is to be renewed to connect 'horizontal' bed.</p> <p>The 'saw tooled' block was considered to clearly represent the adjacent tooling and after 5 year weathering is less obvious, but is to be 'rubbed down' to eliminate the remaining faint lines of cutting.</p> <p>The mortar used was NHL 2.5:1 gritty sand 1 : stone dust – and as in the specification – was the specification 'read' by your reviewer?</p> <p>The stones were renewed to original profile – as and in one case adjacent to and to match a 19th century renewal.</p>
<p>23/02/2021</p> <p>To: Graham Holland From: Caroline Hilton</p>	<p>Many thanks for your message below. This will be included for consideration by the DAC when this matter is discussed at its meeting on Friday.</p>
<p>04/03/2021</p>	<p>DAC Advice</p> <p>I'm writing to let you know that at its meeting of 26 February 2021 the DAC considered the retrospective application and latest details</p>

<p>To: Alec Brown, Graham Holland From: Caroline Hilton</p>	<p>received regarding the above matter, and wished to offer the following informal advice:</p> <ol style="list-style-type: none"> 1) The Committee appreciated that the complaint has created a difficult situation for the parish and their architect 2) The Committee was unable to recommend the retrospective faculty application in its present form but would welcome an application accompanied by proposals to remedy some of the problematic features of the stonework along the lines of the proposed remedial works put forward by their Church Architect in his response of 22 February 2021 3) It suggested that the Church Architect have an informal conversation with the Local Authority Conservation Officer letting them know of the proposed remedial works in order for the Local Authority to agree to them before they are carried out
<p>05/03/2021 To: Alec Brown From: Graham Holland</p>	<p>Following the DAC's 'comments' dated the 4th instant. I attach supplementary information in support of the retrospective Faculty application for the 2016 work and trust that this will now be acceptable. I had attempted to reassure by my letter of 20th February.</p>
<p>09/03/2021 To: Alec Brown From: Nigel Lea of Graham Holland Associates With attachments</p>	<p>Attached – a letter</p> <p>7) Supplement to the Specification and Schedule of Work of Graham Holland dated 5 March 2021 8) Supplementary drawing number 6082 'South aisle' of Graham Holland Associates dated March 2021</p> <p><i>Letter to Alec Brown as above</i></p>
<p>10/03/2021 To: Nigel Lea of Graham Holland Associates From: Caroline Hilton</p>	<p>Many thanks for these details, and my apologies for the slightly delayed response.</p> <p>We'll put this on agenda for the forthcoming DAC meeting on 26 March.</p>
<p>06/04/2021 To: Alec Brown, Graham Holland From: Katy Purvis</p>	<p>With apologies for the delay, Caroline is on leave, and I was off sick last week.</p> <p>I'm writing to let you know that the DAC reconsidered the stonework repair at its meeting of 26 March 2021 and resolved to recommend the scheme, with the following provisos:</p> <ol style="list-style-type: none"> a. The works to be under the direction and subject to the inspection of the Church Architect <p>This means that when Caroline returns from leave, she will be able to raise the Notification of Advice so the public notices can be made available for display.</p> <p>If you have any queries please let me know.</p>

- We did take the decision to bring across £10,000 from the equity fund at the end of the year to the bank account.
- Record our thanks to Margaret for all her work and if anyone is aware of someone willing to take on the role of treasurer please let us know.
- Wedding situation for this year is fluctuating on a regular basis with many being moved to 2022. Currently got 26 scheduled for this year but is moving with regulations/ guidelines.
- Suggested flagging up the annual accounts and deficit in the Feb edition, with a detailed letter in the March edition of the parish magazine about the financial situation.

Church Wardens

- Not a lot to say really. We have a little wren in Church who doesn't want to leave!
- Thanks to everyone for their support and keeping the Church open for private prayer and also for all the online services that are being completed by the team.
- Thanks to Pauline for all the booking work whilst we were open.
- We will continue with the weekly sheets during lockdown.
- We also said how lovely all the pictures have been and the little cards being sent out to parishioners and how much they are appreciated.

Social Committee

- Nothing to add

Churchyard Committee

- Community Payback Scheme – recorded our thanks for all the work being done.
- Marston Churchyard work – War Memorial – faculty has been approved and the work will be undertaken in due course when weather improves.
- A family has approached us to donate a bench in the cremated remains area which we have agreed would be a lovely gesture and welcomed.
- We had a survey of the trees and a quote for the work. Will have to look at the trees overhanging School Lane in the spring.

Restoration Committee:

- The online auction – closed at the weekend with c£27k raised (prior to gift aid) which is a wonderful amount, and thanks have gone into the Parish magazine. There is a committee meeting in March.
- There is sufficient funding for all the work that needs to be completed.

Fabric Committee:

- Progress on Faculty application/List B works - The Vicar gave an update, there is one item on list B that will need a planning application. The rest is just awaiting formal approval and, thereafter, start dates.
- Retrospective application for stonework completed some years ago – new stonework that stands slightly proud of old stonework, as well as path releveling from the Lych Gate and North Gate to the main door, and a new metal handrail in the Tower staircase. We have asked the architect for the

specification of work completed. We think this will be sometime between 2014-2019, possibly 2016. This will need an application (retrospectively) for a Faculty.

Proposed : Geoff Ridgway **Seconded: Pat Hart**
All in favour.

Friends of Great Budworth:

- Nothing to add – funds have been given towards a number of the project in the Church

5. AOB

- Queried whether Will Earl may be able to help us with the drawings.
- The PCC recorded our continued thanks to Philip Acton for his support in arranging the zoom meetings.

Dates of Next Meetings:-

- Approval of the accounts/ AOB - Monday 15th March 2021 – 7.30pm via zoom
- Annual Parochial Church Meeting – Monday 26th April 2021 – 7.30pm via zoom

Meetings may be subject to change based on revised guidance being received.

The meeting ended with The Grace

Signed..The Revd Alec Brown.....Chairman
January,2021

Dated.....26th