

# All Saints' Church, Nettleham – TENDER

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spirit and place  
architects

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Heritage  
Fund

Restoring Our  
Heritage,  
Celebrating  
Our Church,  
Strengthening  
Our  
Community  
Project



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This document has been signed on behalf of Soul Architects by Carl Andrews, Director, 11<sup>th</sup> August 2025.



## INTRODUCTION

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Thank you for this opportunity to tender for the role of Conservation Accredited Architect to support you with your 'Restoring Our Heritage, Celebrating Our Church, Strengthening Our Community' NLHF Project at All Saints' Parish Church, Nettleham - this is very much at the heart of the work that we undertake.

We offer a personal service that is tailored to each client's requirements, and we are proud of our reputation for providing high-quality projects that meet and often exceed their overall objectives within the set timescales and budget. We are pleased to be able to say that a considerable amount of our work is from recommendations or repeat clients, which we believe is vital to our success, and gives an indication of the service we provide.

We take care to learn and understand the history of the building, as well as your aspirations and long-term plans for its future, including the way church and community life is integrated within it, and we believe our skills and qualities make us particularly strong candidates for your church.

Soul Architects has an in-depth knowledge and understanding of historic buildings. Our practice has grown and developed over the last fifteen years, and we have a portfolio of projects that demonstrate our ability. We have an established track record in the assessment of historic buildings and their settings, and as Conservation Accredited Architects, the majority of our work is undertaken in a heritage context with approximately 95% of our work on churches, listed buildings and heritage sites.

The way we undertake any work to a listed building is underpinned by a 'sensitive approach' with strong conservation ethics and principles, and in responding to your brief, we will undertake the repair works required to conserve the fabric of your building and we will provide advice and guidance to the PCC throughout the project.

The role of the lead architect must be technical and focused on the brief and must share your vision whilst having sympathy for the heritage and narrative, so that what you value is conserved, enjoyed and celebrated. We understand the complexities of working with existing buildings, meeting timescales and the need to manage tight budgets.

## CONTACT INFORMATION

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#### **Soul Architects Limited**

##### **Contact:**

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##### **Website Address**

[www.soularchitects.co.uk](http://www.soularchitects.co.uk)

##### **Full details of memberships and associations**

RIBA chartered architect  
ARB registered architects  
AABC accredited conservation architects  
IHBC conservation architects  
EASA church architects

##### **Professional Standings**

Architectural Advisor for Lincoln DAC  
Architectural Assessor for the AABC

## SECTION 1: QUALITY AND METHODOLOGY

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## SECTION 1: QUALITY AND METHODOLOGY

### 1.0 WHOLE PROJECT ANALYSIS

#### BACKGROUND

All Saints' Parish Church is located in an elevated position off Church Street, in the centre of Nettleham village. It is in the Nettleham Conservation Area and makes an outstanding contribution.

Part of the Lincoln Diocese, All Saints' is of particular interest. It received Grade I listing November 1966, which highlights that it is a **'building of exceptional national, architectural, and/ or historical importance'** and in conservation terms, this means that every effort should be made to preserve it.

Dating around C13 with later additions, a major restoration was undertaken in 1889 by well known architects Bodley and Garner. It has a rich history and a number of notable features – including medieval wall paintings, and a stunning east window by eminent stained-glass artist John Hayward which was commissioned following a fire at the church in 1969 and which saw the major rebuilding of the east end.

As well as being of architectural importance, All Saints' Parish Church has an important role within the local community, not only as a place of worship but also as an open and welcoming hub for community gatherings, pastoral support and local events.

#### CAPITAL WORKS AND BRIEF

All Saints' Parish Church are looking to appoint a Conservation Accredited Architect with Project Lead experience to develop and deliver their project.

The Invitation to Tender describes the different aspects of the role required and it is on this basis that our tender will be based. The Capital works will include:

- Essential repairs to the tower roof, timber structure and rainwater goods
- Extensive high-level stone repair/replacement to the parapets, pinnacles and repointing.
- Conservation of the clock faces and refurbishment of the clock mechanism (clock specialist to undertake repairs by separate appointment)
- Connecting and engaging visitors and the local community with All Saints' Church architectural and historical significance

Additionally, the PCC are wanting to appoint an architect with experience of working with churches and PCCs who will support and advise them throughout their project.



## SECTION 1: QUALITY AND METHODOLOGY

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### 1.1 THE APPOINTMENT AND KEY PERSONNEL

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#### THE APPOINTMENT AND KEY PERSONNEL

The project will be led by Carl Andrews, with admin support. Carl is a locally based, qualified RIBA architect with AABC conservation accreditation. He brings over 30 years' conservation skills and heritage experience to the role. He is an Architectural Advisor for Lincoln DAC and as well as being accredited with the AABC since 2007, he is also on their panel as an Architectural Assessor.

As an experienced Project Lead, Carl recognises that all projects require a sufficiently skilled team, with defined roles and responsibilities, and understands how a clear management structure is vital for an optimal project outcome.

Carl will undertake the delivery of the project; he will liaise with all Statutory Consultees and PCC/Client Representatives, manage the programme and budget, chair meetings and administer the construction phase of the contract.

Darren Homer will facilitate the CDM Consultant role and assist with the Principal Designer services. Darren is a locally based qualified and experienced CDM Consultant; an expert in his field he brings almost 20 years CDM consultancy to the role.

Darren will co-ordinate the Health & Safety aspects of the project and ensure co-operation with all of the duty holders involved in the project. He will advise and guide the team and Client through their CDM statutory obligations and will assist with the discharge of the duties.

***\*Please note that the services of the CDM Consultant is a separate appointment and not included in this tender.***

#### LEGAL OVERVIEW

We are very aware of our legal responsibilities to both the Client and ourselves and will advise accordingly with regards to the Church of England Faculty Jurisdiction, local and national Planning and Building Regulations Legislations, Contract Administration and the Construction (Design and Management) Regulations 2015.

We will undertake the role of Principal Designer and will plan, manage and monitor the project through to completion. We engage the services of a CDM Consultant who will carry out the Health and Safety aspects of the role as we believe this avoids a conflict of interest when trying to balance the pressures of the project programme and the importance of Health and Safety.

All works will be carried out in accordance with best Conservation Practice and to the approval of all Statutory Consultees. With our knowledge regarding the conservation of historic buildings, and our 'sensitive' approach, we are confident in our ability to support the PCC with their project moving forward.

#### DESIGN TEAM MEETINGS

The Design Team will meet independently to Client Review Meetings to address design and technical development issues. These meetings would generally be at two-weekly intervals to address specific issues; however, we will respond to the requirements of the project. At the meeting, notes will be taken and actions issued and monitored.

## SECTION 1: QUALITY AND METHODOLOGY

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### 1.2 WORKING METHODS WE EMPLOY TO ENSURE DELIVERY OF OUR PROJECTS

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#### **SPECIALIST CONSULTANTS**

Much of our project work is collaborative and requires the advice and input from other consultants such as structural engineers, QS, conservators and architectural historians. These services are obtained outside the office, and we maintain a list of consultants, sub-consultants and specialists that we have worked with. To be included on our list, consultants must demonstrate adequate resources, competence and expertise. Evidence of professional qualifications and accreditation will be required.

These consultants are assessed on one or more of the following basis which are as objective as possible:

- Satisfactory completion of a previous commission
- Recommendation from other practices
- Inspection of ongoing projects
- Their particular field of expertise

At the completion of the commission, the performance of each consultant is assessed as objectively as possible. The factors we review are:

- The quality and presentation of the information provided
- Cooperation with the design team
- Ability to meet programme
- Ability to meet target costs
- Ability to appreciate design intentions

#### **RESOURCES AND EQUIPMENT**

Work is mostly undertaken by computer, using Computer Aided Design (CAD), National Building Specification (NBS) and other industry standard programmes – although we find that hand drawing remains an important part in the initial development process.

#### **DESIGN SKILLS**

We offer creative design skills, professional services and technical expertise. We work to the standard RIBA project milestones.

#### **PROJECT MANAGEMENT**

Good project management is vital to a successful project outcome, and it is crucial that all projects are properly briefed and instructed. Your brief has allowed us to clarify your project and record your requirements, and this will be the basis for our tender.

#### **STATUTORY CONSENTS**

We have extensive knowledge of historic buildings and their surroundings and understand that any changes are subject to constantly evolving issues such as statutory consents, planning legislation and environmental impact assessments. Our specialist knowledge allows us to work closely with Statutory Consultees to find solutions and proposals to meet everyone's requirements.

It is important to recognise the history of the buildings and any constraints this may impose upon any future development, and we acknowledge the need for all changes to be carefully managed and agreed with the relevant statutory bodies. There can be conflict between conservation principles and proposals for change, but there is a growing acceptance that for a building to be sustainable it needs to be used and for a project to be viable, inevitably it needs people. There is now widespread acceptance that the objectives of conservation and good design are not in competition, they simply impose a more complex challenge requiring more creative and sensitive solutions and we have successfully implemented changes into a significant number of our heritage building projects.

We are familiar with the numerous Stakeholder Groups and Statutory Bodies who will need to be involved, including Lincoln DAC, West Lindsay District Council, Historic England and the NLHF. We are familiar with their preferred methodologies and reporting requirements and will advise you on the appropriate action. We specialise in conservation advice and find workable solutions and proposals to meet everyone's requirements.

## SECTION 1: QUALITY AND METHODOLOGY

### 1.3 OUR APPROACH TO WORKING WITH THE PCC

#### INITIATION MEETING

A start-up meeting can provide an opportunity to meet the Professional Team and the Project Steering Group. It is a good time to record your requirements and give guidance and advice on the best way to proceed. We will:

- Agree a programme of future meetings
- Agree the Programme/Budget
- Agree the Scope of works
- Identify the roles and responsibilities of the team

#### CLIENT REVIEW MEETINGS

We understand the difficulties that project groups face when trying to co-ordinate times and dates to suit everyone and confirm that Carl is happy to meet early evening or in exceptional circumstances on a Saturday (this could be via teams), this is something that we offer to all our clients.

#### QUALITY CONTROL

Quality Control is paramount to ensure that the practice remains successful and can grow its reputation on the back of excellent projects; this is achieved through the following key measures:

- Attention to detail
- Listening to clients needs
- Ensuring that projects and deliverables are clearly understood by all parties
- Clear communications, both written and verbal.

#### WE SUPPORT A SHARED VISION FOR CHANGE

We believe successful projects are built on good working relationships and we pride ourselves on our ability to establish and maintain good working relationships with both our clients and other professionals.

We work constructively to provide a positive outcome for all involved and offer oversight and guidance to our clients from start to finish. We successfully manage our projects by having a clear vision of where we want a project to go, what we need to do to get there, and then we appoint and manage the right team to deliver the project on time and within budget.

One of our key tasks is coordinating ongoing communication to ensure that everyone feels heard and valued and to keep the project moving forward. Much of our role involves receiving and relaying information, and we are well versed in the art of communication - listening to our client's concerns, opinions, and ideas through open discussion. We tailor our communication to ensure we're conveying targets and explaining processes by providing regular updates in a way that everyone understands.

Another task is managing expectations to ensure that everyone is on the same page in terms of understanding the design proposals. We realise that not everyone understands 'architectural language' or 'technical jargon' so try to ensure that any information relayed to the client is in 'layman' terms and we like to think that we are friendly and approachable, so we always say if you have any questions – please just ask.

Although we firstly see the relationship between the client and the architect as a professional one, we believe developing that relationship is key to developing and delivering our client's aspirations for their building and we hope our established track record will bring you peace of mind every step of the way.

#### INFORMATION AND COMMUNICATION MANAGEMENT

Carl will have ultimate responsibility for Soul Architect's outputs and will be responsible for setting our overall direction. Carl's role will be to plan the project as it develops and monitor the budget and programme.

He will give a commentary to the Client Team related to all architectural matters. This will be by way of monthly progress reports or client review meetings (which could take place via Teams) and will include things such as progress, variations, financial position, contractual issues etc. Carl chairs and minutes the meetings, keeping them productive and streamlined.

As the Lead Professional Advisor, Carl will be the main point of contact for the project duration, with any queries/correspondence being directed through him, for him to provide the appropriate response. He will liaise with all consultants/statutory consultees to provide a cohesive service and to address any points/concerns raised.

We will set up a clear protocol for communication with you at the outset of the project. A project drop-box can be a useful tool for sharing information and ensuring all parties are working to the most up-to-date information.

Our preferred form of communication is via email as this records all actions and activities, which is essential when dealing with organisations, where there may be more than one representative.

As an experienced Project Lead, Carl recognises that all projects require a sufficiently skilled team, with defined roles and responsibilities, and understands how a clear management structure is vital for an optimal project outcome.

## SECTION 1: QUALITY AND METHODOLOGY

### 1.4 CLIENT AND COMMUNITY ENGAGEMENT

#### CLIENT AND COMMUNITY ENGAGEMENT

We look to foster relationships with all our clients and are delighted to accept invitations to, and have attended, a number of special events - including fund-raising opportunities, local community consultations and opening services of our projects.

Grant Funders actively encourage engagement with the heritage, and during our projects we have looked at ways to promote architectural heritage by undertaking several events that appeal to a wide-ranging audience.

We have led conservation talks and hard hat scaffold tours, undertaken 'Beat the Architect' Lego challenges, encouraged local school engagement with art-based tasks and time-capsules, and commissioned volunteer skills training and demonstrations.

These are just a few of our events and we would welcome the opportunity to discuss this with you further should we be appointed.



'Beat the Architect' Lego challenge



Craft skills training - stone carving



Volunteer low-level pointing skills training



Hot lime demonstration



Hard hat scaffold tours

# SECTION 1: QUALITY AND METHODOLOGY

## 1.5 METHODOLOGY – SUMMARY PROJECT DEVELOPMENT AND DELIVERY

### SUMMARY

Soul Architects have worked with the PCC over several years with the most recent Quinquennial Inspection completed in July 24.

The roof was inspected by a conservation contractor in 2019, and the PCC were advised not to access the Tower roof as it was unsafe to walk over in several areas. Soul Architects have developed drawings and specification to RIBA stage 4.

The works were competitively tendered in June 2024, and the lowest price was updated in January 2025.

Permissions are in place for the works to proceed.

### Appointment

*Client meetings will be arranged to suit the programme and availability of the PCC*

### PROJECT DELIVERY

#### Clock Specialist

The repair of the clock face and mechanism was not included in the original scope of works. The PCC have secured a cost from a specialist contractor to undertake this works by direct appointment.

- We will make provision within the specification and contract documents for these works be undertaken directly for the PCC with safe access to the working areas provided by the Main Contractor.

#### Tendering

A single stage selective tender process has been completed, and a preferred contractor selected.

### Mobilisation

- Working with the CDM Consultant we will prepare the Designer Risk Assessments and develop the Pre Tender Health and Safety Plan.
- We will obtain an updated quotation from the preferred contractor and programme for the works.

### Project Construction

- We will prepare the JCT MW 2024 Form of Contract between the Client and the appointed contractor. This will include the standard terms, payments, snagging period, and a retention (to be agreed upon appointment)
- We will arrange a pre-start meeting with the contractor.
- We will undertake all associated works required during the construction phase.
- We will chair regular meetings with the contractor and administer the contract.
- We will undertake regular inspections of the works to review progress and ensure that the level of quality is maintained.
- We will monitor the budget and issue monthly payment certificates and prepare architects instructions for any agreed changes, any alterations or variations from the approved drawings will be approved by the Client in advance of the work being carried out.

### Project Handover

- We will issue the Practical Completion certificate and manage the defects period with the contractor (12 months)
- We will provide the Client with a copy of the Health and Safety file.
- We will issue a making good defects certificate.
- We will issue the final certificate.

### Handover complete



## SECTION 2: TECHNICAL ABILITY TO DELIVER THE PROJECT

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## SECTION 2: TECHNICAL ABILITY TO DELIVER THE PROJECT

### 2.0 KEY PERSONNEL - QUALIFICATIONS

NAME	ROLE	PROFESSIONAL QUALIFICATIONS	COMPANY
Carl Andrews	Conservation Architect and Lead Consultant	BA DipArch PGDipArch RIBA AABC EASA IHBC	Soul Architects Ltd
Darren Homer	CDM Consultant	ACIOB IMaPS APS IOSH	William Saunders

#### THE BENEFITS THAT OUR TEAM BRINGS TO ALL SAINTS' CHURCH PCC:

1. **Carl has an established working relationship with the PCC**
2. **Carl's knowledge of All Saints' Church having undertaken the following projects:**
  - Essential repairs to stabilise the tower in 2019
  - QI Reports in 2019 and 2024
3. **Carl's ability to translate a vision into a brief – and vice versa - a brief into a vision**
4. **Quality:**
  - Professional standing – as well as the usual architectural accreditations, Carl is an Architectural Advisor for Lincoln DAC and an Architectural Assessor for the AABC
  - Our experience of working on similar listed building projects
  - Our experience of working with churches, charities, community organisations and local stakeholders
  - Carl has 30+ years experience in the heritage sector
  - Darren has 30+ years in the construction industry – and almost 20 years in a CDMC role
  - Our skills – problem solving, creativity, sustainability etc.
  - We are fully conversant with Development and Delivery Phase NLHF grant aided projects.
  - Our understanding of the reporting requirements of the DAC and Statutory Consultees.
5. **Carl and Darren have an established track-record of collaborative working therefore ensuring efficient and productive working practices**

## SECTION 2: TECHNICAL ABILITY TO DELIVER THE PROJECT

### 2.1 CARL ANDREWS

CONSERVATION ACCREDITED ARCHITECT

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#### Carl Andrews

BA DipArch PGDipArch RIBA AABC IHBC EASA

#### 2009-Present

##### Soul Architects Ltd

Carl formed Soul Architects

Conservation Accredited Architect and Historic Building Consultant to a diverse range of Heritage Building Projects, Ecclesiastical projects which include conservation and repair and re-ordering projects, Quinquennial Inspections,.

Architect to 130 churches

Principal Architect to 'The Crooked Spire'

Principal Architect to 'Boston Stump'

Architectural Advisor Lincoln DAC

AABC Assessor

Building Excellence Awards Winner 2016 Best Small Commercial Building Design for Trinity Hospital Alms-house Extension

Building Excellence Awards Winner 2019 Best Commercial Building Design for Aston Hall Hotel New Build

Building Excellence Awards Winner 2024 for the restoration and conversion of St Botolph's church hall - Blenkin Memorial Hall.

Georgian Awards Winner 2023 - Keppel's Column, Highly Commended

Georgian Awards Winner 2023 - St Mary and St Everilda Chapel, Highly Commended

#### 1993-2009

##### Purcell Miller Tritton

2008

Managing Associate (Sheffield Office)

2005

Relocated to Sheffield to open a new Office and work as Senior Project Architect on Weston Park Museum, Sheffield

2004

Associate (Ely Office)

For 12 years Ely Cathedral was a significant part of Carl's career. He was responsible for the delivery of a number of projects on a rolling programme of repair

1993

Joined Purcell Miller Tritton

#### 1991-1993

##### Robert Freakley Associates



#### Personal profile

I have been fortunate to work in conservation for over 30 years, including 16 years with a leading conservation practice. Seeking new challenges; in 2009 I set up Soul Architects

During my career, I have worked on a range of important historic buildings, and I believe the experience and expertise that I have gained, demonstrates my ability to take on projects of significant scale and complexity.

Passionate about conserving our heritage, I work with clients to create designs that inspire and understand that sensitive sites often require creative solutions.

I am a strong advocate of taking a team approach to each project where the client, architect and consultants can all work together for the mutual benefit of the building. We all benefit from a job well done!

## SECTION 2: TECHNICAL ABILITY TO DELIVER THE PROJECT

### 2.2 CARL ANDREWS

### CAREER HISTORY

Carl first trained and worked as an Architectural Technician for nine years before graduating with a BA in Architecture. He later went on to gain a Diploma in Architecture and a Post Graduate Diploma in Architectural Practice

He is a Chartered member of the Royal Institute of British Architects (RIBA), registered with the Architects Registration Board (ARB) and an Architect Accredited in Building Conservation (AABC). He is a member of the Institute of Historic Building Conservation (IHBC) and the Ecclesiastical Architects and Surveyors Association (EASA).

In 1993 Carl joined Purcell, a national conservation practice in their Ely Office and began working directly with the Surveyor of the Fabric to Ely Cathedral.

In 2004 he was made an Associate and became involved with the Weston Park Museum Project in Sheffield which saw him leave the Ely office.

In 2005 he opened a new office in Sheffield to continue as Senior Project Architect on the Weston Park Museum Project and in 2008 he was made Managing Associate of the Sheffield office.

In 2009 Carl left Purcell, having worked with them for over 16 years, to start his own practice. The conservation, technical and management skills gained during this time is something he brings to all of his projects.



**Ely Cathedral, Cambridgeshire**  
*Listing: Grade II*

For 12 years Ely Cathedral was a significant part of Carl's career. Carl assisted the Surveyor to the Fabric, and this fostered his love of old buildings, encouraging him to specialise in historic buildings and further his philosophies of repair and conservation.

Carl was responsible for undertaking a rolling programme of works which included stonework repairs and re-roofing, starting with the South Choir Aisle and including the North Choir Aisle, the North and South Transepts and the lower level of the Octagon and Galilee Porch. Internally, Carl managed a repair programme to the Purbeck Marble shafts which was carried out over a number of phases. He oversaw a major art installation in the West Tower, and the enabling works to allow the Stained-Glass Museum to move to the South Aisle Triforium.

Within the grounds of the cathedral, he was responsible for the design of a timber-framed workshop, and he converted the former library, gifted to the cathedral, into an Education and Conference Centre.



**Weston Park Museum, Sheffield**  
*Listing: Grade II\**

Carl relocated to Sheffield to undertake the major restoration, alterations and extensions to this Grade II\* listed 1875 Mappin Art Gallery and 1930's Museum in the north-west of Sheffield City centre. The design opens up the 1930's museum to provide a central spine corridor through the heart of the building from which all the museum spaces are accessed.

A new gallery space was provided at the end of the corridor, which leads to a large frameless glass projecting window giving direct views into both Weston Park and Crookes Park and a new contemporary detailed stone clad extension to the rear provides large flexible storage.

The first floor was levelled, and lifts provide full access to a series of educational spaces and a large open plan office for museum staff.

The original 1887 Mappin Art Gallery was the most valuable architectural asset and was left in its original form, the external stonework was conserved, and the roof was repaired and clad with stainless steel.



**English Heritage AMP Surveys**  
*Listing: Various*

Carl carried out a number of Condition Surveys for English Heritage under their Asset Management Programme.

This unique, four-year long national commission involved working on a wide range of ancient monuments, buildings and sites. These included Piel Castle; Barnard Castle; Finchale Priory; Rievaulx Abbey; Sutton Scarsdale Old Hall; Hardknott Roman Fort, North Wingfield Manor and Rufford Abbey.

As each commission involved handling the entire survey and reporting process, Carl was able to provide informed decisions not only on the condition of the fabric of the buildings and their overall structural condition but also on the grounds, infrastructure and settings.

Carl's reports provided appropriate recommendations for further investigations, planned maintenance, conservation and repair.

## SECTION 2: TECHNICAL ABILITY TO DELIVER THE PROJECT

### 2.3 CARL ANDREWS

### PROJECT EXPERIENCE

Carl has specialised in conservation for over 30 years, working on many significant historic buildings. He was awarded AABC accreditation in 2007, 2012, 2017 and again in 2022. He is an AABC Assessor and an Architectural Advisor for Lincoln DAC.

As a Conservation Accredited Architect Carl will always look for a 'wise use' for a building, encouraging it to grow, allowing it to be enjoyed by all, as he believes responsible and careful management of the building and surrounding environment is vital to its long-term survival.

We have a rich and varied portfolio of projects that demonstrate our ability, a few of which are included on this page to give some context to the range of work we have undertaken.

We have project examples that include extensions and internal re-ordering, compliance, sustainability and we are experienced in the many conservation and repair challenges faced by these heritage buildings.

Many of our projects have been about resolving a particular issue and each problem is treated as unique.



'St James Church, Moulton Chapel  
Grade II'

St James' is a quaint octagonal shaped church in the Lincoln Diocese. This unique little church is situated on an island site in the centre of the village. It was built in 1722 as a 'daughter church' to All Saints Church, Moulton, with later additions around C19.

The church was awarded a substantial NLHF Grant to undertake essential works. This included works to the roofs and roof structure, re-slating, the installation of cast iron rainwater goods, brick and stone repairs and new oak doors.

Part of the commission was to also conserve the church interior and reinstate historic features that had been lost over time. A paint sample analysis and report was completed before implementing a suitable paint scheme within the church. The works included designing and reinstating a timber cupola that was lost in 1885 when the church was refurbished.



Chapel of St Mary the Virgin and St Everilda  
Grade I

The Chapel is in the grounds of Everingham Hall. It has a beautiful Italianate-style interior. Tall Corinthian columns carry the plastered, coffered, barrel-vaulted ceiling and the half-domed apse to the Sanctuary lit by a semi-circular skylight.

The ceiling is particularly impressive with a mixed variety of symmetrical recessed squares, octagons, rectangles, circles and diamonds with rosettes and agapanthus leaves making up the defined sub areas and intricate recessed 'boxes'. The leaking roof was having a detrimental impact on the highly decorative plastered ceiling.

We replaced the roof covering and windows and undertook a full tactile survey of the ceiling. All defective areas were marked up on a drawing. A trial clean was completed, paint sample analysis undertaken, and a repair strategy agreed before plaster repairs, internal restoration and decorative works were completed. The works were Highly Commended in the Georgian Group Architectural Awards 2023.



The Crooked Spire, Chesterfield  
Grade I

Principal and Quinquennial Architect to this outstanding Grade I listed, internationally and locally renowned church in Chesterfield, famous for its twisted spire. We have worked with St Mary and All Saints Church on a number of projects since being appointed, including undertaking a QI and overseeing a full Structural Survey of the spire, and designing a new paint scheme to the Narthex.

Following a successful application to the Church of England for grant aid in 2020, roof repairs were undertaken. We repaired the north and south aisles with new sand cast lead, and the chancel was reroofed with Westmoreland slate, with new lead gutters to all roofs.

The very tight programme and the sheer size of the roofs meant that the best option was to separate the projects into two packages of works with separate contractors working in parallel. The project was completed on time and within budget.

## SECTION 2: TECHNICAL ABILITY TO DELIVER THE PROJECT

### 2.4 DARREN HOMER

CDM CONSULTANT

Darren possesses a wealth of knowledge in the construction industry, having worked in various trade and management roles over the last 30 years.

He joined William Saunders in 2001 and has undertaken CDM Consultancy, as well as Clerk of Works, for over 19 years within the residential, industrial, commercial, leisure, education, religious, community and heritage sectors.

Darren was promoted to the role of Associate in July 2016 and now heads up the CDM Consultancy and site inspection aspects of the business.



Darren Homer

#### A selection of Project Examples where Darren has undertaken the CDMC Role for Soul Architects:

##### Religious

St Cuthberts Church Brattleby  
St Swithuns' Church, Retford  
St Peters Church East Drayton  
St Swithuns' Church, Bicker  
St Mary's Church, Sutterton  
St Botolph's 'The Stump' Church, Boston  
St John the Baptist Church, Scampton  
St James Church, Moulton Chapel  
All Saints Church, Wellingore  
St Thomas Becket Church, Tugby  
St Swithuns' Church, Long Bennington  
Mount Zion Apostolic Church, Nottingham  
St John's Church Worksop  
St Mary's Church, Chaddesden  
St Giles Church, Cropwell Bishop  
Holy Trinity Church, Lenton  
St Michael's Church, Laxton  
St Nicholas Church, Lockington  
St Mary and All Saints 'The Crooked Spire' Church, Chesterfield

##### Listed Buildings and Heritage Sites

Aston Hall Hotel, Sheffield  
Trinity Hospital Extension, Retford  
Newcastle House, Retford  
Barrow Hill Roundhouse, Chesterfield  
Pigeon Cote, Blyth  
Blenkin Hall and Church House, Boston  
The Royal Ordnance Depot, Weedon Bec  
Residential Barn, Steetley  
Residential Development Northgate, Tickhill  
Laxton Village Hall, Nottinghamshire  
Sloswickes Alms-House Charity Development, Retford  
Trinity Hospital Alms-House Development, Retford  
Trinity Hospital New Tennis Club, Retford  
Eyres, Worksop  
Tudor Hall, Newark  
Fydell House, Boston

**Position:** Associate

**Role:** Senior CDM Consultant

##### Qualifications:

City & Guilds Carpentry and Joinery  
City & Guilds Carpentry and Joinery Advanced  
Chartered Institute of Building Certificate in Site Management  
Chartered Institute of Building Diploma in Site Management  
I.O.S.H. Working Safely Certificate  
APS Management of CDM Coordination Course  
National NEBOSH Certificate in Construction Health and Safety  
Confined Space Entry & Evacuation Techniques Training Course

##### Professional Associations:

Institute of Carpenters (IOC)  
Associate Member of the Chartered Institute of Building (ACIOB)  
Registered Member of the Association of Project Safety (IMaPS)  
APS Registered CDM Coordinator  
Technician Member of I.O.S.H

## SECTION 3: FEES

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## SECTION 3: FEES

### 3.0 PROJECT FEES

<i>Estimated Project Value £200,000</i>		Our fee includes all standard architectural services to undertake the project as listed in the Invitation to Tender document.	
<b>Architectural Services</b>			
RIBA Stages 5-7	Fixed Fee	£ 9,900.00 (ex VAT)	
Carl Andrews Daily Rate		£600.00 (ex VAT)	
<b>Additional Services</b>			
William Saunders CDM Consultant	£1400.00	Separately appointed if required	

**VAT Registration Number 987169163**

All fees are quoted excluding VAT which will be charged at the standard rate.

From October 2013 it has been possible to recover VAT on professional fees on eligible works through the Listed Places of Worship Grant Scheme. ([www.lpwscheme.org.uk](http://www.lpwscheme.org.uk)) and this has been confirmed to have been extended until 31<sup>st</sup> March 2026.

#### FEES

Professional involvement is a requirement of grant funding applications, and these fees are covered within funding grants.

## SECTION 3: FEES

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### 3.1 TERMS OF BUSINESS

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#### **INVOICING SCHEDULE**

Payment terms are 28 days. We prefer to bill on a regular basis and propose that a schedule of payments is agreed with you for each stage once appointed.

#### **EXPENSES**

Fee Proposals are inclusive of travelling costs, admin fees, overheads, attending meetings and all reasonable expenses. Any extraordinary expenses such as Planning Application fees, additional Sub-Consultants etc will be agreed in advance and charged at cost.

#### **TERMS AND CONDITIONS**

We propose to use the RIBA Concise Professional Services Contract 2020 for Conservation Architectural Services for all new projects.

#### **COPYRIGHT**

We can confirm that any intellectual Property Rights arising from a project will be assigned to the Client Team.

#### **INSURANCES**

We can confirm that we hold the following appropriate insurances:

Professional Indemnity Insurance £1 million

Public Liability Insurance £2 million

Employers Liability Insurance £10 million

## SECTION 4: PROJECT EXPERIENCE

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## SECTION 4: PROJECT EXPERIENCE

### 4.0 ST BOTOLPH'S CHURCH, 'THE STUMP', BOSTON

CASE STUDY

<b>Site:</b>	St Botolph's Church, Boston
<b>Listing:</b>	Grade I
<b>Project:</b>	NLHF 'Passion for the People' extensive conservation and repair to the tower and major internal re-ordering project

#### PROJECT SUMMARY

The extensive conservation and repair works included:

- Structural repairs to the west face of the tower
- Window stabilisation
- Glazing repairs/replacement
- New lead tower roof - new lead roof covering and structural repairs.
- Stone repair/ replacement.
- Stonework cleaning.
- Major re-pointing.
- Installation of a new lantern deck and Man-safe Fall Arrest System and new external doors at each level of the tower. This safe access provision will enable a planned programme of maintenance and repair to be undertaken - all medieval access can now be safely navigated.
- A major internal re-ordering scheme and the extension of the UFH system to the North and South Aisles.
- QI

*Principal and Inspecting Architect to this Grade I listed church described by Pevsner as a 'giant among English Parish churches.' St Botolph's is one of the largest parish churches in England and has one of the tallest medieval towers in the country at 83m high.*



## SECTION 4: PROJECT EXPERIENCE

### 4.0 ST BOTOLPH'S CHURCH, 'THE STUMP', BOSTON

CASE STUDY

#### BACKGROUND

St Botolph's Church dates from 1309 with the tower dated circa 1450. Restored by Sir Gilbert Scott in 1845 and George Place of Nottingham in 1851, the church is one of the largest parish churches in England and on arrival it creates a sense of 'awe and wonder'.

Its high aesthetic quality adds beauty to the setting. The famous medieval tower dominates the skyline and has served as an iconic focal point in the fen landscape. Its values are further enhanced by its strong association with The Reverend John Cotton and the Pilgrim Fathers.

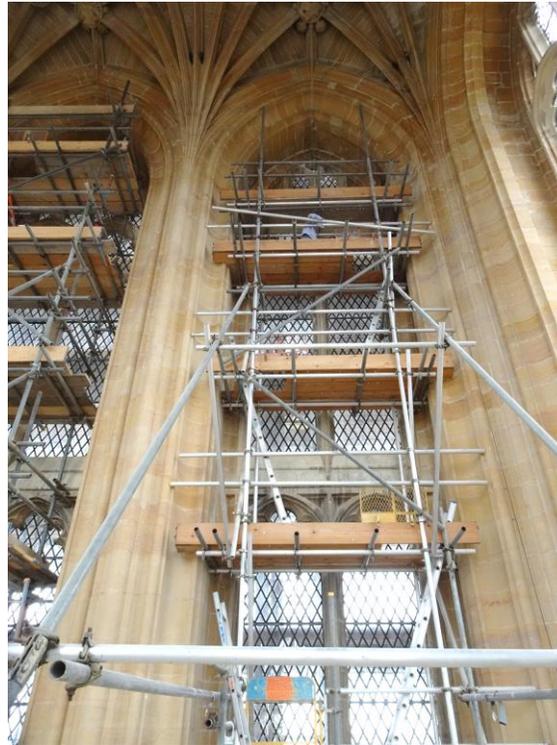
Carl was appointed as Principal Architect following the National Lottery's request for the Client to change architect.

Once Carl was able to review the package of works, it soon became clear that there was a significant lack of information required to successfully complete the project.

Carl initially undertook a visual inspection of the west face of the tower from the ground and the internal scaffold which was supporting the vulnerable west windows, however this provided limited access, and a full assessment could only be completed when the full external access scaffold was complete.

The church has significant historic and architectural value with a number of outstanding features. It is Grade I listed, so our conservation philosophy was designed with a 'light touch' approach - to conserve as much of the original fabric as possible, to repair rather than replace, to use 'like for like' materials using tradition methods and techniques and to document any changes. However, changes to the upper windows required a different approach as a solution for longevity was required.

Carl prepared elevation drawings and completed a package of works, which were approved through the Lincoln Diocese Faculty process.



Internal Scaffold supporting the west windows



External Scaffold to the west face of the tower

## SECTION 4: PROJECT EXPERIENCE

### 4.0 ST BOTOLPH'S CHURCH, 'THE STUMP', BOSTON

CASE STUDY

#### STONEMASONRY REPAIRS

Once full access was available, Carl closely inspected the stonework with the senior stonemason. Defective stones that would need repair/replacement were marked up on site and recorded on a record drawing.

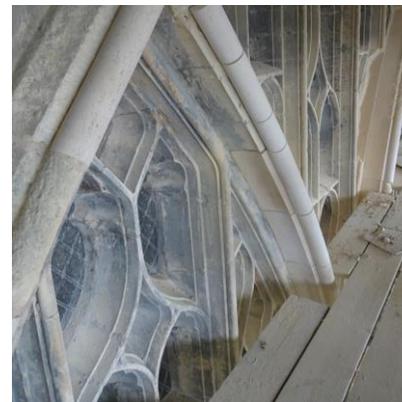
The church has extensive records which showed that stonework repairs undertaken previously to the south face of the tower had used Ancaster Hard White as a suitable replacement. Ancaster is a local Lincolnshire quarry; the Hard White is a fine to medium grained Middle Jurassic Oolitic Limestone. The stone samples provided demonstrated a good match to the west face of the tower and Carl therefore agreed that all new stone would be Ancaster Hard White.

Repairs were undertaken as per the conservation strategy and drawings, and the defective stone was carefully cut out to a depth of 150mm and the profiles templated and scheduled by the stone mason. The stone blocks were sourced from the quarry and carved by a Banker Mason in Lincoln for delivery to site. The stone mason then dressed and bedded the stones before pointing with 1:3 lime mortar. Mortar samples were prepared using lime putty with a mix of local sands and coarse sand and the best match agreed. The joints between the original stone were approximately 5mm, which are traditional on high quality stonework and the aggregates can't be too large as the joints are quite fine.

The window heads were in particularly poor condition, providing very little protection to the stone and windows below. Externally, open joints had allowed water ingress and subsequent rust jacking of the metal window frames (upper windows) resulting in substantial damage to the stonework both internally and externally. The tracery frames were showing a significant amount of damage with cracking through the metal sections and areas of extensive corrosion, caused by water trapped in the stone over a significant period of time.

Carl proposed minimal intervention to the stonework. He recommended that repairs or indents to defective stone be considered in preference to full stone replacement, this ensured that only the most damaged stone would be replaced. Those needing to be replaced, would be on a like for like basis by templating the existing stones and recording their profiles.

Stone repairs and replacements to the west elevation were undertaken, focusing on the rebuilding and stabilisation of the window tracery and arches. A Poulitice clean was carried out on the heavy carbon deposits and a doff stone cleaning was used generally to reduce the carbon deposits elsewhere on the stonework.



## SECTION 4: PROJECT EXPERIENCE

### 4.0 ST BOTOLPH'S CHURCH, 'THE STUMP', BOSTON

CASE STUDY

#### GLAZING REPAIRS

Carl met with the glazier on site to agree the scope of works.

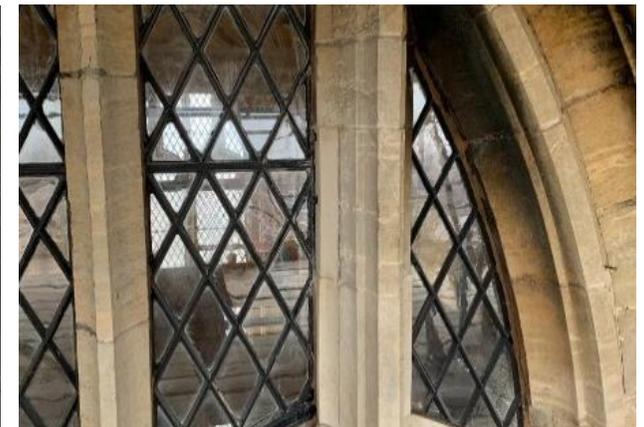
The west windows were in very poor condition, the upper windows were damaged with unstable sections of stone mullions and tracery, and the cast iron window frames were in poor condition.

Carl reviewed the windows with the glazier, and although the lower windows could be safely repaired in place, the upper windows would require stabilising measures and as the windows could only be accessed by substantial scaffolding, a long-term solution needed to be established.

Rusting window frames had caused major stone erosion on both sides of the upper windows, Carl proposed that the window frames were carefully removed and taken away to the glazier's workshop, this had the added benefit that it would give the stone mason full access to undertake the essential stonework repairs.

The upper windows were removed, labelled and taken back to the glazier's workshop to be assessed. The metal window frames were sandblasted and refurbished; however, a number of the frames were broken or in such poor condition that they needed to be re-cast to match the existing section size and profiles. There was a total of 120 glass quarries that needed replacement.

Once the works were complete, the windows were installed, and the frames pointed with burnt sand mastic. Through discussions with the glazier and stone mason, we all agreed that although this would be a modification, it could be justified due to the vulnerable location.



## SECTION 4: PROJECT EXPERIENCE

### 4.0 ST BOTOLPH'S CHURCH, 'THE STUMP', BOSTON

CASE STUDY

#### TOWER RE-ROOFING WORKS

The tower roof was leaking in several locations. On investigation Carl noted that the belfry roof was covered in lead, but due to its age it was in very poor condition and had come to the end of its life. It had been patch repaired several times in the past, but the rolls were now almost trodden flat and the existing lead bays were over sized.

Following the investigation works, Carl agreed the scope of work with the roofing contractor. Inspections from below had highlighted that structural interventions would be required in the form of supports to strengthen the main timbers and these were implemented into the design with input from the Structural Engineer..

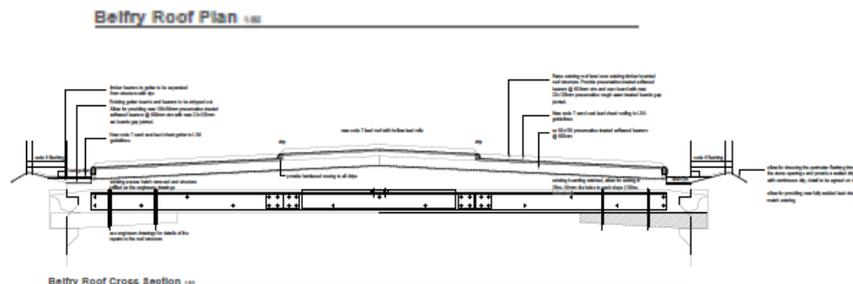
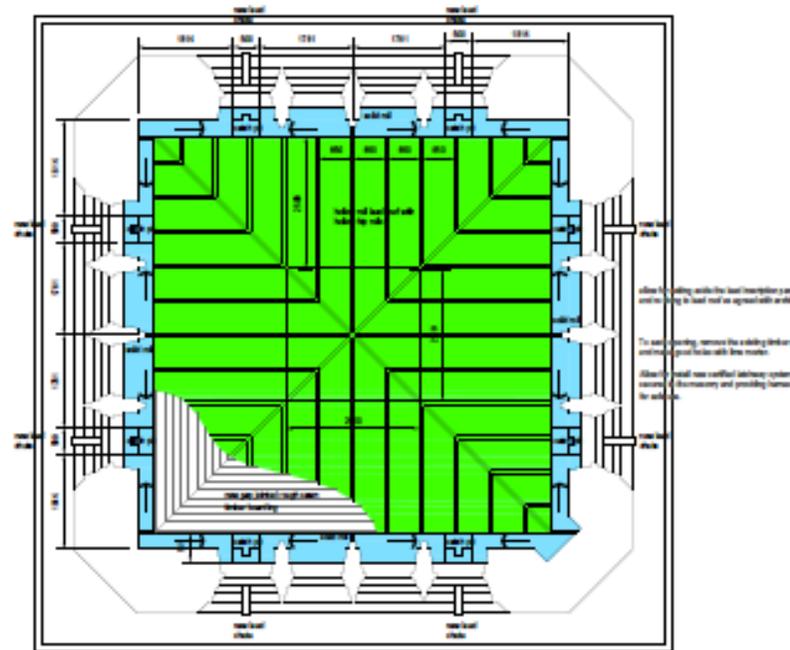
From above Carl determined that the roof would not achieve current LSTA standards for lead, and the roof would need modifying to provide adequate upstands and weathering's.

Carl designed a new secondary structure to sit over the existing roof to improve the perimeter gutter depths and upstands and to achieve the standards set out by the Lead Sheet Training Academy. The Structural Engineers solution required additional steel which was inserted through the louvred openings.

Carl proposed to renew the roof covering, undertaking any necessary timber repairs and replacing with new sand cast lead and hollow rolls all in accordance with LSTA standards.

Existing outlet positions and chutes were retained in their original form.

'Graffiti' on the previous lead sheets was carefully removed and welded onto the new lead sheets to retain the historic value.



## SECTION 4: PROJECT EXPERIENCE

### 4.0 ST BOTOLPH'S CHURCH, 'THE STUMP', BOSTON

CASE STUDY

#### MAINTENANCE AND SAFETY

Part of the NLHF project was to incorporate a safety system to aid tower maintenance.

The original platform was made from thick timber planks supported on steels, but the timber was much decayed and the steels rusty, and the platform was no longer considered safe to access.

A long-term solution was needed. The high-level walkway was replaced with a high-grade stainless-steel mesh, and new doors were provided at each level of the tower to allow the team to safely access the maintenance route.

A new Man-safe Fall Arrest System was installed to provide safe working access for those operating in areas where there is a risk of falling – this was a full body harness system with anchorage points.

The new lantern deck has been built with marine grade stainless steel decking due to the level of exposure in this location and to ensure that the access has longevity. Existing steel support beams were cleaned and treated with a suitable paint system, and additional steel beams were included in the SE recommendations.

#### FINAL THOUGHTS

Weathering has probably been one of the biggest challenges to St Botolph's Church. Penetrating rainwater and trapped frozen water had caused significant damage to the stonework and window frames.

In some areas, lack of maintenance was certainly a contributory factor, which was further exacerbated due to the high-level access requirements.

Without intervention the upper windows were at significant risk of failure. Preservation in-situ for all of the windows was not practical, due to the instability of the upper windows and considerable repairs needed to the frames. Its vulnerable, and difficult to reach location prohibited this option and meant that a different strategy was required to provide longevity.

During the works Carl's conservation philosophy for the repairs was adhered to and the changes were implemented with authenticity and integrity. Using traditional methods and techniques, the character and appearance of St Botolph's has been conserved, and the building is sustained for the future.



## SECTION 4: PROJECT EXPERIENCE

### 4.0 ST BOTOLPH'S CHURCH, 'THE STUMP', BOSTON

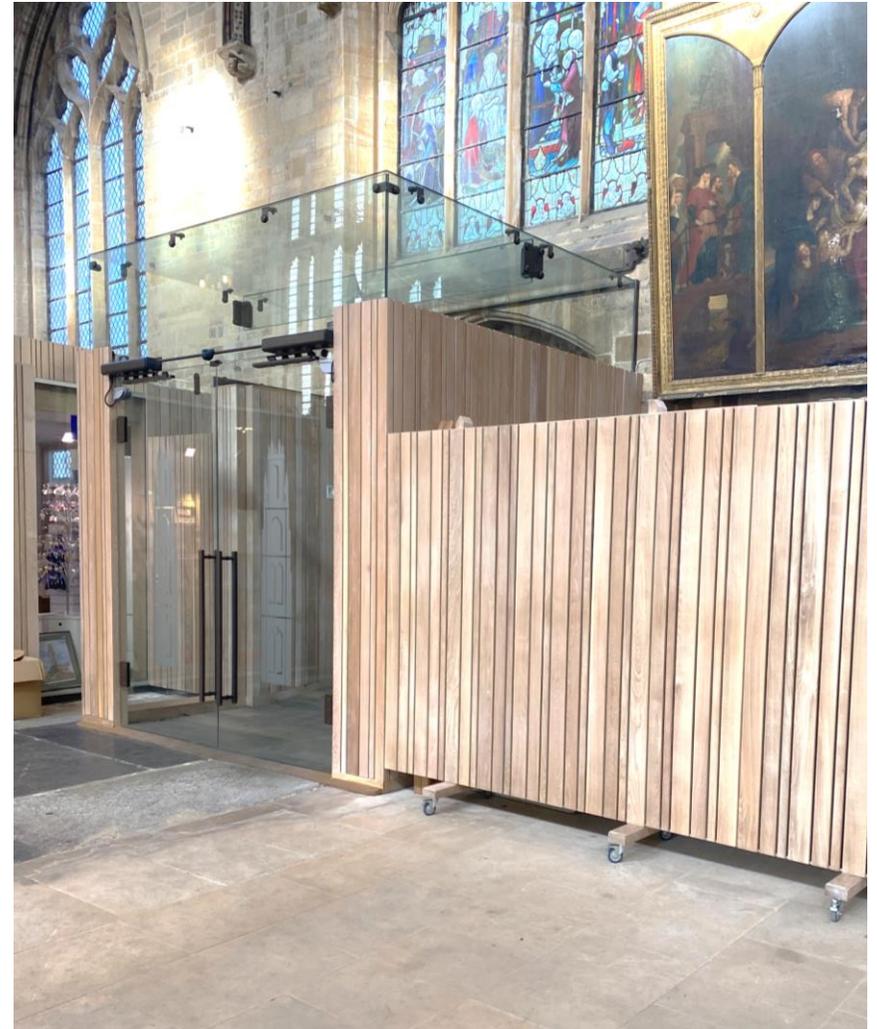
INTERNAL RE-ORDERING

#### INTERNAL RE-ORDERING

Part of the NLHF Project was to undertake a major re-ordering scheme to transform this iconic landmark into a centre for learning, heritage interpretation and a place of welcome and hospitality.

Wanting to have more flexible warmer spaces, the project included works to the North and South Aisles. We designed a new north porch and designed glazed doors to the south arch to improve access and reduce heat loss. We removed/relocated some of the pews to provide a more flexible seating area within the church. The floors were levelled, and an underfloor heating system with perimeter radiators added, before installing new stone paving. We designed 'moveable storage' which offers the church greater flexibility and much needed storage space. As part of the NLHF grant offer, an interpretation scheme telling the history of St Botolph's was incorporated into some of the spaces.

Following on from the successful completion of this project, in 2022 we undertook further projects at St Botolph's Church Library and Blenkin Memorial Hall.



## SECTION 4: PROJECT EXPERIENCE

### 4.1 ST THOMAS A BECKET CHURCH, TUGBY

CONSERVATION AND REPAIR

<b>Site:</b>	St Thomas a Becket Church, Tugby
<b>Listing:</b>	Grade II*
<b>Project:</b>	NLHF conservation and repair and internal re-ordering project

#### PROJECT SUMMARY

- Major structural repairs to the tower
- Re-roofing works
- New gutters and rainwater goods
- Stonework/rubble wall repairs
- Cement removed – re-rendered in lime mortar
- New surface water drainage system
- Short programme due to bat activity.
- QI

As part of the NLHF project the church were awarded funds for an internal re-ordering scheme:

- New toilet facilities in the base of the tower
- Kitchen facilities at the west end of the church.
- Pews were removed to provide a more flexible space with new stone flags
- New paint and lighting scheme
- Designed new furniture with moveable desk



## SECTION 4: PROJECT EXPERIENCE

### 4.1 ST THOMAS A BECKET CHURCH, TUGBY

CONSERVATION AND REPAIR

#### CONSERVATION AND REPAIR

Tugby church tower roof was in urgent need of repair. The project included major structural repairs to the tower medieval timbers, which required structural steel supports, before replacing the roof covering with stainless steel, which was previously asphalt. Stonework repairs were required to the parapet capping and the lower string courses, and we replaced sections of rubble walling before re-pointing. The belfry walls were stripped of their inappropriate cement, before being re-rendered in lime.

Rainwater goods were decorated, and the contractor replicated cast lead hoppers, making a mould before casting the lead to form the hoppers to match the existing. To improve damp issues in the base of the tower, we reduced the ground levels to the north side of the church and renewed the surface water drainage system which included new soakaways to all downpipes.

Bats in belfry and the erection of the scaffold required us to maintain access around the belfry window, and due to the presence of the 'natterers bats,' the timing of the works was agreed with the ecologist and required a narrow window of opportunity for the works to be completed.



## SECTION 4: PROJECT EXPERIENCE

### 4.1 ST THOMAS A BECKET CHURCH, TUGBY

INTERNAL RE-ORDERING

#### INTERNAL RE-ORDERING

We were commissioned to design and oversee a re-ordering scheme, which included new toilet facilities in the base of the tower and kitchen facilities within the west end of the church.

The works in the tower included the removal of some poorly constructed brick partitions and the installation of mains fresh water and drainage. The re-ordering to the rear of the church included the removal of the rear pews, repositioning the font and installing a mobile welcome desk.

The dark pews and timber flooring were removed and replaced with Ancaster flagstones, laid to a planned design, with flexible seating. The dark timber boarding on the lower walls, has been painted a sage green and new lighting has been added which really 'lifts' the rear of the church.

The 'mobile' welcome desk and kitchen units to the west end were painted in sage green to blend in against the painted walls. The sink has a 'foldable' tap and an oak worktop closes down over the sink to provide very useable storage. The welcome desk can be moved out when in use or pushed back into a space under the worktop when not in use, therefore creating more flexibility.

Having considered various options for the drainage, including connection to the mains sewer, it was concluded that a trench arch drainage system would meet the needs of the church. All excavation works were carried out under the supervision of the archaeologist and required an archaeological watching brief.



## SECTION 4: PROJECT EXPERIENCE

### 4.2 ST JOHN THE BAPTIST CHURCH, HIGH TOYNTON

CONSERVATION AND REPAIR

<b>Site:</b>	St John the Baptist Church, High Toynton
<b>Listing:</b>	Grade II
<b>Project:</b>	NLHF Conservation and repair project

#### PROJECT SUMMARY

- Rebuilding of the corner following the tower collapse
- Stonework repairs/replacement/repointing
- Partial roof repairs
- Internal plaster repairs
- New resin footpath to provide level access into the church
- Replacement gutters and downpipes
- We are currently looking at a further project with the PCC, subject to fundings and which will include:
  - kitchen/servery
  - toilets
  - new lighting and electrics
  - all other associated works to deliver the project

St John the Baptist Church, High Toynton, is the only community building and is at the heart of the village. The church tower collapsed in 2020 causing significant damage to the building and we were appointed in 2023 to assist them with their NLHF conservation and repair project.

Following discussions with the PCC – opening the church was the main priority, but as you can imagine, the budget required for rebuilding the tower was cost prohibitive for a small parish church. Even with a NLHF grant, the match funding contribution would be substantial.

After careful consideration, the decision was made to rebuild the corner of the church to allow it to be used now – with the works being undertaken so that the tower can be rebuilt at some time in the future when monies become available.



## SECTION 4: PROJECT EXPERIENCE

### 4.2 ST JOHN THE BAPTIST CHURCH, HIGH TOYNTON

CONSERVATION AND REPAIR

#### CONSERVATION AND REPAIR

Following discussions with the DAC and the local conservation officer – the preference was to undertake the repairs so that it was ‘readable’ as a moment in history – which is often the preference in conservation terms.

The findings of our initial investigations with the Structural Engineer suggest that the collapse was due to poor materials/ workmanship by the Victorian builders. The tower, which housed the church’s porchway, had been a Victorian addition to the church, but it had suffered structural movement in the past and had been underpinned in the 1980s. Trial holes identified that the church is built on sand and the rebuilding works needed to be carefully considered.

Sadly, the salvaged masonry was in poor condition and not suitable for reuse, so the proposals rebuild the damaged corner with new stone and incorporate a new entrance to make the building weather tight and to allow the PCC time to develop plans to improve the internal spaces.

The works are now complete; the corner has been rebuilt with new Ancaster Hard White stone - this deliberately contrasts with the rubble stone walling of the church so that it can be read as a modern intervention. The corner incorporates a new entrance with a stone surround with arched head and a solid oak framed door.

The roof has been repaired over the corner replacing the damaged slates and providing new spars at the eaves to extend the rafters and continue the line of the existing eaves. The stone capping to the west gable has been replaced to match the existing profiles in the Ancaster Weatherbed. New cast iron gutters have been installed, and hoppers and downpipes have been refurbished.

A stone apron has been added to the new entrance to achieve level access into the church. The foot path is finished with a porous resin gravel topping.



Prior to collapse



## SECTION 5: REFEREES & CLIENT TESTIMONIALS

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## SECTION 5: REFEREES & CLIENT TESTIMONIALS

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### 5.0 CLIENT REFEREES

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Chris Ladner  
Treasurer and Client Representative

**St Botolph's Church PCC**

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01205 310929

[chris.ladner@parishofboston.co.uk](mailto:chris.ladner@parishofboston.co.uk)

Alison and Kenny Bell  
High Toynton Project Team

**St John the Baptist Church PCC**

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Madeleine Wang  
Tugby Church Project Team

**St Thomas A Becket Church PCC**

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[madeleine.v.wang@gmail.com](mailto:madeleine.v.wang@gmail.com)

## SECTION 5: REFEREES & CLIENT TESTIMONIALS

### 5.1 CLIENT TESTIMONIALS

*‘Over the last few years Carl has been a close collaborator with Caroe Architecture Ltd. We have completed a major project for which Carl has been a valued consultant, working directly for my company. Carl has also been assisting me on Ripon Cathedral.*

*Carl is a deserving holder of the AABC conservation accreditation. He is highly professional as an architect specialising in historic buildings, with a creative energy coupled with technical competence.*

*Carl has worked on buildings with international significance, including Ely Cathedral, Ripon Cathedral, Kirkstall Abbey and the University Church of St Mary the Virgin, Oxford. He has the capability to take on projects of significant scale and complexity and to manage a varied workload. I have known Carl for many years, and I would be happy to recommend him as someone capable of taking on a Grade I listed building and major building and conservation programme.’*

Oliver Caroe, Director Caroe Architecture Ltd,  
 Surveyor to St Paul’s Cathedral and Ripon Cathedral

*‘Carl Andrews of Soul Architects was appointed as the project architect in charge of £660,000 of repairs to the roof of our parish church, Holy Trinity, Lenton. He has offered an approachable, flexible and responsive service at extremely competitive rates. We have particularly appreciated his effective working relationships with contractors, and his attention to project management, which has helped to ensure that we achieved maximum value from the project, and that works have been completed within the time-scale and to budget.*

*We hope to continue working with Carl on future initiatives and would not hesitate to recommend his services.’*

Rev Dr Megan Smith  
 Holy Trinity Church, Lenton

*‘We have worked with Carl for several years since taking him on as our lead professional advisor for a repair project on our Grade 1 listed Parish Church, grant-aided by English Heritage. His experience and accreditation point to his understanding and care in dealing with heritage buildings, and drawing on this, and through his links with other professionals such as structural engineers, surveyors and ecologists he has been able to steer us through the project.*

*Carl’s experience and competence became even more important when a separate structural crisis arose. We had no hesitation at that point in continuing to seek advice from Carl, who went above and beyond the expected in terms of his advice and coordinating efforts, including offering support in grant applications.*

*Carl understands and cares for people too, and it was our glimpse of this which was most telling in our initial choice of Carl. We have not been disappointed. He is never rushed on site visits, allowing time to listen patiently to any concerns or queries we may raise. Similarly, in his dealings with contractors he is always supportive without compromising professionalism. Because of his calm authority over the projects, the potential stress of various difficulties we have encountered has been diffused.*

*We would have no hesitation in using him again, nor in recommending him to any other potential client.’*

Hilary Tabron,  
 Church Warden, St Giles’ Church, Cropwell Bishop

*‘Carl has collaborated with Trinity Hospital Estates for over fifteen years. He has considerable experience on historic buildings, and his work reflects the sympathy he has with mature buildings, to which new and contemporary features can be added seamlessly. His innovation and meticulous attention to detail mark him out as an architect with style and flair, but with tradition and modern thinking at the heart of his work.*

*It is easy working with Carl on projects, as he is a good listener. He does not seek to impose his own views, but strives to consult and be constructive to achieve the best results. The fact that we have great faith in his ability to develop the Charity’s long-term plans is a strong testament to his abilities and professional approach. We are fortunate to have him as the Charity’s architect.’*

Bob Rabagliati,  
 Bailiff and Estates Manager, Trinity Hospital Estates

*‘We have used Carl Andrews of Soul Architects for several projects across our group of hotels, two of which are listed. Carl has always worked exceptionally hard for us to ensure that we achieved the best possible result from both planners and builders, with excellent results.*

*Carl is now an integral part of our business/property development team I would not hesitate to recommend Soul Architects to any prospective user.’*

Houston Ramm,  
 Hotel Group Manager

## SECTION 5: REFEREES & CLIENT TESTIMONIALS

### 5.1 CLIENT TESTIMONIALS cont.

*'Barrow Hill Engine Shed had been looking at ways of improving the site and extending the range and number of our visitors. We are a railway heritage and museum charity site which houses the last operational railway roundhouse and turntable.*

*We approached the HLF and were encouraged to make a Round 1 submission, but for this we needed outline architectural proposals and costings for the project. After taking advice from another leading conservation architect, we invited Carl to meet with us.*

*We have been impressed, not only with Carl's obvious knowledge and experience in dealing with Listed Buildings, and preparing proposals for the HLF, but also by the speed in which he understood and took on board our philosophy in dealing with the site, and his enthusiasm for the heritage.*

*Carl drew up initial sketch plans which formed the basis of our first-round bid to the HLF, which was successful, and we have completed the HLF Round 2 project, and the HLF have since commented very favourably on the quality of the team.*

*Throughout the process it has been a delight working with Carl. He is a fine architect, with an excellent knowledge of conservation issues, but also a very practical knowledge of how to get the best scheme for the HLF budget. He has always delivered work to time and has always been willing to go that little bit further to provide us with the architectural advice we need. I have no hesitation in commending him to you.'*

Mike Kennedy BA, Dip TP, FRTPI (retd.)  
Chair Barrow Hill Project Delivery Team

*'I'd hate anyone else to find out how good Carl is. He's been so helpful and available to us for our regular maintenance issues and for the major reordering project we have undertaken. He knows his stuff. His wise counsel and positive 'can do' attitude have given us confidence at every turn of the process. And his fees are very fair. But don't tell him that or he may charge us more!'*

Reverend Graham Buttanshaw,  
All Saints Church, Otley

*'Tugby PCC appointed Carl Andrews, Soul Architects, to work with them on a Heritage Lottery grant aided urgent scheme of works for the repair and conservation to its Norman church tower. Historic England listed the condition as 'very bad'.*

*The scale of the project had to take into account, the significant deterioration of an ancient internal oak structure, the very poor condition of the roof covering and masonry to the roof and walls. Additionally, a stringent bat mitigation plan limited all structural work to a 14-week period between January and April. The overall plan of works also included a reordering project: for the removal of pews and to lay a new floor and install modern amenities to enable greater church and community use; all to be achieved within a similar time scale.*

*It has been a great pleasure to work with Carl. From the outset, his overall management of the project has been excellent. Underpinning his expert knowledge and insightful advice is an innate ability for multifaceted communication with experts and non-experts alike. He quickly established very successful working relationships with regulators, senior officers, community representatives and latterly with all contractors. He approached all negotiations with a view to getting the best input from and outcomes for all stakeholders but with particular attention to the client's goals.*

*Carl's attention to detail, timely planning, trustworthy estimation and cost forecasting helped us achieve the completion of a challenging major repair and conservation project on time and within budget. All goals were met. The quality of collaboration was of the highest order, and the results are outstanding.*

*Carl went over and above expectation, we were not just any client. Carl was keen, interested and energetic for our success and always showed genuine interest in helping us achieve our goals and he was always on hand to attend site meetings, answer calls and email queries and to advise on all manner of planning and regulatory guidance.*

*Carl was actively involved in our community heritage activities: Guided Tower Tours, designed to inform and educate people about our built heritage, repair and conservation work, attending our services and a highlight for the village school was Soul Architects involvement in Tugby Church and Primary School's Built Heritage Project. Judging and prizes donated and awarded by Soul Architects.*

*I have no hesitation in recommending Soul Architects for their expertise, diligence, ability to work under pressure and to tight deadlines, ability to achieve goals against target costs and on time and to maintain exceptional client focus throughout.'*

Madeleine Wang,  
Project Co-ordinator, St Thomas Becket Church, Tugby