

## **Tender for Repair Works to Hepple Tower**

### **Background:**

Hepple Tower stands at the east end of the village of Hepple, a short distance to the north-east of a later farmhouse and abutted on the west by an early-19th century farm building now in use as a holiday let and rental property.

The Tower was first recorded in 1415. By the mid 1550's it was noted as being in poor condition and there are no other records of it being occupied after this time. It stands as a ruin, the north, west and south walls are approximately 10.5m high and the east wall is missing. There is a vault to the ground floor, the eastern portion is missing. The tower is a rectangular structure c 11.6 by 9.8 m externally, with walls c 1.8 m thick faced with sandstone ashlar in large courses of almost square blocks.

The Tower is both a listed building grade II\* and is a Scheduled Monument

The Tower was repaired in the 1970's. It is understood the works included a programme of rebuilding the wall heads and repointing. The wall heads have been rebuilt with a cement based mortar.

### **Introduction:**

Historic England have funded the preparation of an inspection and repair schedule to bring the Tower back into a state of good repair. This development work has been undertaken by Doonan Architects Ltd.

Doonan Architects Ltd have prepared a tender package. The repair works are to include consolidating the wall heads complete with turf capping, removal of cement pointing, repointing, deep tamping, securing masonry with stainless steel pins, rough racking of the exposed internal wall cores, the removal of overhanging masonry and building up with new exposed core to provide support to masonry above. The works will also include the clearance of areas of previously fallen stonework, and the removal of a number of trees which are in close proximity of the Tower.

Care needs to be undertaken during the works to accommodate the potential presence of bats and nesting birds around and within the structure. In addition, the works will need to be undertaken in a manner to reduce the impact on the owners, who live in the nearby farmhouse, and the occupants of the adjoining cottage, which is currently being let.

The owners Mr. & Mrs. Bates are seeking to appoint an appropriately qualified specialist masonry contractor to undertake the repairs detailed by Doonan Architects Ltd. The works are to be jointly funded by Mr. & Mrs. Bates together with a grant from Historic England.

Given potential restrictions with bats it is anticipated the works are scheduled for August 2018, and are to be completed by the end of October 2018.

### **Location:**

Hepple Tower, Hepple, Northumberland, NE65 7LQ

National Grid Reference: NT 98658 00652

**Tender Documents:**

The tender documents will be issued digitally upon request. To receive copies of the tender documents please contact [tristan@doonanarchitects.co.uk](mailto:tristan@doonanarchitects.co.uk)

1. Drawings
  - 1154 Location Plan
  - 1154 E01 Existing Plans
  - 1154 E02 Existing Elevations
  - 1154 P01 Proposed Plans
  - 1154 P02 Proposed Elevations
2. 1154 Preliminaries Hepple Tower
3. 1154 Schedule of Works rev 1 Hepple Tower
4. 1154 Specification Hepple Tower
5. 1154 Photographs
6. 1154 Form of Tender
7. 1154 Contractor Competency Form

Access to the Tower for inspection can be made by arrangement with Tristan Spicer, [tristan@doonanarchitects.co.uk](mailto:tristan@doonanarchitects.co.uk) 01434 601020

**Tender Return:**

Please complete the Form of Tender and the Contractor Competency Form, and fully price the Schedule of Works and return to the following address no later than 12:00 noon on Thursday 22<sup>nd</sup> March 2018. Tenders should be returned in an envelope marked 'Hepple Tender 1154'. Tender returns by Email are also acceptable to [Tristan@doonanarchitects.co.uk](mailto:Tristan@doonanarchitects.co.uk)

Doonan Architects Ltd, 16 Hallstile Bank, Hexham, Northumberland, NE46 3PQ

Please ensure the Competency Form is fully completed and any requested documents are included with your tender, including the reference for undertaking similar works to a scheduled monument.

The tenders will be assessed on a 40% price and 60% quality which will be assessed based upon the contractor's competency form, i.e. previous examples of work, methodology, experience, health and safety and reference together with availability and project timescale.

We look forward to receiving your tender. If you require any further information please do not hesitate to contact Tristan Spicer ([tristan@doonanarchitects.co.uk](mailto:tristan@doonanarchitects.co.uk) 01434 601020)