1. **Introduction**

Bath Preservation Trust (BPT) wishes to appoint a design team for the repair and conservation of Grade I listed Beckford’s Tower in Bath, as part of the National Lottery Heritage Funded project, ‘Our Tower’. The team would consist of an accredited lead consultant – architect, building surveyor or architectural technologist providing design services, supported by the following roles;

* Structural Engineering
* Principle Designer

The lead consultant would also act as Contract Administrator for the base build contract, as defined within the JCT suite.

A Project Quantity Surveyor will be appointed by BPT directly. M&E consultancy will also be required, to be procured through a separate process

1. **About us**

Bath Preservation Trust is an independent charity, based in Bath, Somerset, which exists to safeguard the historic character and amenities of the city, a UNESCO World Heritage Site, and its environs.

Originally founded in 1934 as a small pressure group, our first successful action was to fight off plans to pull down parts of the Georgian city, to make way for a new road. Since this victory, BPT has saved hundreds more listed buildings from demolition and has successfully confronted many similar threats to the city’s architectural heritage.

Today BPT has approximately 1,400 subscribing members from the UK and overseas supporting its work. We also operate a number of museums within the City, The museum of Bath Architecture, Beckford’s Tower, Number One Royal Crescent and the Herschel Museum of Astronomy.

1. **Beckford’s Tower**

In 1826 William Beckford commissioned an extraordinary landscape - a garden between his Lansdown Crescent home and the retreat now known as Beckford’s Tower, where he could escape from the city within the natural environment. Many features within this landscape are now lost or have become detached from each other, yet the Grade I Beckford’s Tower, still stands above the UNESCO World Heritage Site of Bath, the only museum dedicated to William Beckford in the world.

Beckford’s Tower is now almost 200 years old and stands in an exposed location above the city. Like many historic buildings, age, pollution, weather, and the challenges of climate change threaten the fabric of the structure. There is now an urgent for repair and conservation, particularly to address water ingress at high level within the belvedere & lantern. This despite a programme of works undertaken at the end of the last century.

The tower is Grade I listed, and set within Lansdown Cemetery, a closed burial ground and Grade II listed park and garden.

Beckford’s Tower was added to the Historic England ‘Heritage At Risk’ Register in October 2019.

1. **‘Our Tower’**

BPT will secure the long-term future of this nationally important building through the *‘Our Tower’* project. This will address urgent repair and conservation needs, bring new parts of the tower into use, and upgrade services and visitor infrastructure. BPT will also use the project as an opportunity to develop the visitor experience, engage wider audiences and reconnect the Tower with its lost landscape, through new experiences, interpretation and access.

The project is being delivered in two phases and is currently at the outset of the first. This first phase, funded by BPT, partners including Historic England, and with support from a National Lottery Heritage Fund stage one grant, will develop a fully costed design for the project up to RIBA stage 3. The second phase, which is dependent on the successful procurement of project funding will see the project delivered to RIBA stage 7.

The total project cost of Our Tower is estimated at £3.3m, with a capital works element estimated at £850K.

While it is anticipated that the same design team will lead both phases of the capital works, there will be a contractual break clause due to the requirement to secure capital funding for phase 2.

1. **Outline Programme**

Key dates for the project are listed below, however the current pandemic, and associated lockdown introduce a considerable level of uncertainty to the programme, with significant potential for change.

* Expressions of interest should be made by 26th February 2021
* The ITT package issued 15th March 2021
* Final date for tender submission 9th April 2021
* Interviews w/c 26th April 2021
* Appointment 5th May 2021
* Development to RIBA 3 by December 10th 2021
* NLHF Stage 2 submission March 2022
* Base Build October 2022 – April 23

1. **Capital Works Requirement**

The architectural works on the ‘Our Tower’ project, are focussed on Beckford’s Tower, its surrounding landscape, and surviving architectural features within that landscape.

Primary areas of proposed works are as follows

* Resolution of complex & long-standing issues with rain water disposal, primarily to the lantern & belvedere
* Repairs to building envelope.
* Repair of external doors and windows
* Removal of modern windows
* Reinstatement of original fenestration and associated decorative ironwork
* Opening up external access to, and the creation of a new interpretation space within the basement vault.
* Provision of decorative ironwork including gates and handrails
* New M&E installation including internal & external lighting, solar panels, toilet upgrades, alarm upgrades, septic tank upgrade, relocation of heating system
* Repair and presentation of grotto tunnel
* External landscaping

BPT will be undertaking other works as part of the Our Tower project, including interpretation, and public engagement, and there will be a requirement to coordinate and liaise with these activities.

1. **About the Design Team**

The Lead consultant ***must*** be accredited under one or more of the following;

* Architects listed on the AABC Register at category ‘A’ or the RIBA Conservation Register at Specialist Conservation Architect level
* Chartered building surveyors listed on the RICS Building Conservation Accreditation Register
* Chartered Architectural Technologists listed in the CIAT Directory of Accredited Conservationists at Accredited Conservationist level

We will be looking for this consultant to demonstrate comparable experience in the following areas;

* Developing & designing defect solutions on a Grade I Listed Building
* Adaptions to a Grade I Listed Building
* CDM considerations, particularly managing risk with works at height
* Managing successful relationships with statutory stakeholders, including Historic England & Local Authority Conservation Officers
* Managing the Interface with Interpretation schemes, through development and delivery
* Managing budgets, through effective change control
* Managing & meeting the expectations of a demanding client

1. **Application Process**

Prospective tenderers should first satisfy themselves that they fully meet the accreditation and experience requirements set forth within section 7.

Expressions of Interest should be made via email to BPT’s nominated point of contact, Capital Works Director Simon Butler – [sbutler@bptrust.org.uk](mailto:sbutler@bptrust.org.uk)

The programme for issue of ITT documents, and the return of completed fee tenders is specified in section 5.

Tenders will be assessed against price and quality, with details of the assessment process included within the ITT.



