



ARCHITECTURAL SERVICES FRAMEWORK

For Tyldesley Historic High Streets Heritage Action Zone

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Queries about this document or if you require further advice please contact Kate Mitchell,
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Funded by
Historic England

1. Overview

In accordance with Historic England's procurement regulations (the process of finding and buying works, equipment, goods and services), the selection of consultants and contractors appointed to work on grant-funded projects must comply with the Public Contract Regulations 2015. These rules, as well as For Tyldesley's own procurement policy, regulate the use of taxpayers' money and ensure that value for money will be achieved. This means all grant-aided building works will normally need to be procured competitively by getting at least three quotes or tenders from consultants and building contractors.

In addition, Historic England also state that where a grant is offered for building repair works costing £20,000 or more in total, the grant recipient must employ the services of a competent professional with relevant specialist conservation knowledge and experience (ideally an architect on the RIBA conservation register or AABC, or an RICS conservation accredited building surveyor). For grants of less than £20,000 or for works involving reuse of an unoccupied building, reinstatement of lost architectural features, public realm etc applicants are still encouraged to employ a conservation accredited professional, but it is not a requirement.

Any applicant or building owner seeking grant aided works can procure their own consultants or contractors in accordance with HE procurement regulations if they wish, informing the HAZ Project Manager of their selection and appropriate records of their tender process. However, Tyldesley HAZ has decided that to assist applicants, it will undertake a competitive procurement process and select a short list of conservation accredited architects for owners to choose from adopting a framework model.

2. Selection process

Following a competitive tender process, to which eight local architectural practices with the appropriate skills, knowledge, and experience for working on the HAZ were invited to tender, five architectural practices were finally selected onto Tyldesley's HAZ Framework. Tenders were assessed by members of the For Tyldesley's Project Team and Board members and scored based on 60% cost and 40% quality.

The following practices were selected:

- **Buttress** (see page 4-5)
- **Anthony Grimshaw Associates** (see Page 6-7)
- **Purcell** (see page 8-9)
- **B.B Heritage** (see page 10-11)
- **KPS Architects** (see page 12-13)

Please refer to each practice profile contained in the next section (Section 4) of this document for a summary of each tender response. (Access via web links to the full tender submissions is also provided). Profiles include brief details of each practice, their contact details, anticipated fees, relevant previous experience, details of the proposed personnel and a statement explaining why they would want to be involved with your project. (In terms of

fees, each consultant was requested to provide a fee percentage based on a) projects costing less than £20,000 and b) projects costing between £30,000-£50,000.)

Each practice, should they be engaged, would provide a full design and delivery service (RIBA building stages 2-6) and assist each applicant in the development of their project, scheduling the repair or reinstatement works, making the HAZ grant application, appointing a contractor and inspecting works on site. In more detail, the Architect will:

- Carry out research, analysis and investigation of the historic elements to understand and help identify appropriate replacement or repairs.
- Carry out condition surveys and measured surveys to inform works, as required
- Advise on the requirement of other professionals or surveys e.g. a structural engineer and assist the client in their selection and appointment.
- Prepare a detailed specification and drawings for the necessary repairs and reinstatement works
- Undertake the role of Principal Designer and relevant duties associated with health and safety compliance i.e. the Construction Design and Management Regulations 2015
- Submit and secure necessary consents such as Planning and Building Regulations Consent
- Draw up a full schedule of works to enable contractors to tender
- Work with the For Tyldesley Building Project Manager and project team/Project Board to identify appropriate contractors to bid for the work, ideally from the local area
- Obtain three competitive tenders for work and provide a tender report
- Negotiate with the preferred contractor to scope a package of works within budget
- Provide support to the property owner (your client) in submitting an grant application to the HAZ, for consideration by the For Tyldesley Project Board
- Provide support to the grant applicants (your client) in relation to contracts with contractors
- Inspect works and project manage the contractors, including carrying out site inspections, certifications and valuations of the work on site until it is completed
- Engage actively with initiatives to involve the community in the heritage-led regeneration of their town, such as facilitating hard hat tours and accommodating placements
- Formally sign off the completed works and assist in making final grant claim to the HAZ

3. Next steps

Property owners will need to contact and agree terms with their preferred architect direct, but each practice will be required to adopt the agreed fees and methodology submitted in their tender and which have been included in this document.

Should property owners require further assistance or have any queries about this document and the information contained, please contact Kate Mitchell, Project Manager, k.mitchell@fortyldesley.co.uk.

4. Practice Summary Sheets for framework architects

B Buttress				
Practice and Location	<p><i>Buttress is a leading design studio providing architecture, urban design and conservation design services based in Manchester, established in 1988. Buttress has been providing award winning architectural services to the heritage sector for more than 30 years. People are at the heart of their business and they enjoy working with a wide variety of clients from commercial businesses, to cultural organisations, to individuals.</i></p> <p>https://buttress.net/.</p>	Contact details	<p>41 Bengal Street Manchester M4 6AF</p> <p>Stephen Anderson (e)sanderson@buttress.net (t) 0161 236 3303</p>	
Why they want to work on your project	<p><i>'Buttress is a leading conservation practice who believes passionately in the regenerative value that heritage brings to towns and high streets. Our team has a wealth of experience who can cover all aspects of your project, from survey, to design development, contractor tendering process, help with the grant process, through to delivery onsite'.</i></p>			
People involved with your project	 <p>Stephen Anderson Director</p>	 <p>Grant Prescott Associate Director</p>	 <p>Emily Green Architectural Assistant</p>	 <p>Kyle Entwistle Architectural Assistant</p>
Fees for your project	<p>Fees for architectural services will be based upon a fixed percentage of the overall project cost or contract sum:</p> <p>Projects under £20K - 13.75% Projects between £30K - £50K – between 13.52% - 9.5% (fee's will be applied using a sliding scale)</p> <p>Day rates Associate Day Rate - £600 Architect Day Rate - £450 Part 1 Architectural Assistant Day Rate - £340</p>		<p>Exclusions</p> <p>Fixed fee percentages inclusive of all expenses i.e. measured surveys, CDM requirements, but exclude other design team appointments i.e. structural engineer). Such appointments will be charged on top of agreed fee.</p> <p>Where a structural engineer or other professional services are required please discuss with your architect in the first instance, alternatively contact the HAZ Project Manager for help and assistance.</p>	

Relevant previous experience



Buttress were appointed by Rochdale Borough Council in October 2018 to assess and prioritise eligible works to more than 30 buildings within the Rochdale HAZ on Drake Street.

Building Priority

① Stalled developments

② Vacant

③ Occupied with potential



Buttress have helped Rossendale BC pull together the bid for the Bacup High Street HAZ. This project focuses on a tightly defined town centre area and proposes a shop front improvement scheme and public realm improvements.



Buttress worked with Burnley Borough Council to assess building condition, develop proposals as well as a new Shop Front Design Guide in support of 'Padiham: Crafting the Future' project.

More info

If you would like to review their full tender submission please click on this link to open [Buttress Tender Submission](#)

A N T H O N Y G R I M S H A W A S S O C I A T E S			
<p>Practice and Location</p>	<p>An award winning wigan based architectural practice who specialise in repairs and conservation of historic buildings. They have almost 60 years of bringing old buildings back from the brink; of breathing new life into dilapidated structures and witnessing communities re-engage with old buildings.</p> <p>https://www.anthonygrimshawassociates.co.uk/</p> <p>The practice has signed up to “Wigan Council’s Deal for Business” and comply with all the requirements of the scheme.</p>	<p>Contact details</p>	<p>6 Bridgeman Terrace Wigan WN1 1SX Rebecca Grimshaw (e)aga@anthonygrimshawassociates.co.uk (t) 01942 245777</p>
<p>Why they want to work on your project</p>	<p><i>‘Local Architects born in the Borough, we are eminently qualified to work on your project, and very appreciative of its locality. We have a deep understanding of the pride, loyalty and belonging that living in a community like Tyldesley gives. “Ancient and Loyal” (The Borough Motto) still holds true today’.</i></p>		
<p>People involved with your project</p>	 <p>Rebecca Grimshaw, Senior Partner & Conservation Accredited Architect</p>		<p>Rachel Grimshaw Partner & Interior Designer</p>
<p>Fees for your project</p>	<p>Fees for architectural services will be based upon a fixed percentage of the overall project cost or contract sum:</p> <p>Projects under £20K - 18% Projects between £30K - £50K – 15%</p>	<p>Exclusions</p>	<p>Fixed fee percentages exclude the cost of a measured survey and fees of other professionals i.e. structural engineer and will be charged on top of agreed fee.</p> <p>Where a structural engineer or other professional services are required please discuss with your architect in the first instance, alternatively contact the HAZ Project Manager for help and assistance.</p>

Relevant previous experience



Grimshaw's were appointed by St Johns Church in Thornham, Greater Manchester to develop a Heritage Lottery Funded scheme to restore and upgrade the building. The works involved repairing fractured masonry, corroded window bars and stained glass windows as well as providing a design for an accessible toilet, kitchen, meeting room facilities and external ramp in order to maximise community uses.



The shopfront scheme involved repairs, conservation and design of new façade from shop to solicitor's office in Wigan Town Centre. The property although unlisted was located within Town Centre Conservation Area.



The works involved developing a Heritage Lottery Funded scheme at St Clements Church in Ordsall, Salford, grade 2 listed. The works involved timber repairs within the Hall, repairs and replacement work to terracotta windows and internal alterations to facilitate new activities and community uses.

More info

If you would like to review their full tender submission please click on these links [Grimshaw's full tender submission](#) and [Tender Response Form](#).

 B.B. Heritage Studio			
Practice and Location	<p>BB Heritage Studio is a conservation architecture practice based in Manchester which provides built heritage advice and consultancy services, alongside full architectural services, all focused on the historic built environment. It is led by Bernadette Bone who is an accredited conservation architect with 20 years experience of designing in historic environments.</p> <p>https://www.bbheritagestudio.com/</p>	Contact details	<p>BB Heritage Studio Mooring 31 New Islington Marina Old Mill Street Manchester M4 6EA</p> <p>Bernadette Bone (t) 07813 076325 (e) bb@bbheritagestudio.com</p>
Why they want to work on your project	<p><i>'We are passionate about community led projects, having great empathy for the effort and commitment that community groups put into historic building projects, we want to support this process with our expertise wherever possible. This area is one which is close to Bernadette's heart as it is near to where she grew up and went to high school. We would love to see it thrive and help ensure that the historic built environment is cared for by this generation for the next'.</i></p>		
People involved with your project	<div style="display: flex; align-items: center;">  <div> <p>Bernadette Bone Director & Conservation Architect</p> </div> </div>		
Fees for your project	<p>Fees for architectural services will be based upon a fixed percentage of the overall project cost or contract sum:</p> <p>Projects under £20K - 15%</p> <p>Projects between £30K - £50K -13%</p>	Exclusions	<p>Fixed fee percentages exclude the cost of a measured survey and fees of other professionals i.e. structural engineer and will be charged on top of agreed fee.</p> <p>Fee proposal for projects under £20K, assumes consents for planning / building regulations will not be required and therefore associated costs have been excluded. However, this may not be the case and these requirements would need discussed before appointment.</p> <p>Where a structural engineer or other professional services are required please discuss with your architect in the first instance, alternatively contact the HAZ Project Manager for help and assistance.</p>

Relevant previous experience



Working alongside Nexus Planning on a Development Plan for the centre of Withington Village in Manchester, BB Heritage were appointed on behalf of Manchester City Council to inform the future regeneration priorities for this district centre. Bernadette's role involved leading on the analysis of the heritage assets, developing initial concept proposals for the repair and re-purposing of the historic shop fronts along the high street.



BB Heritage Studio were appointed by Queen Elizabeth's Endowed School Trust who are owners of 4-6 Leeming Street in Mansfield. The buildings are located within the Market Place Conservation Area which is part of the grant funded Mansfield Townscape Heritage Project. BB Heritage Studio worked closely with the Trust and the Townscape Heritage Officer to agree appropriate shopfront details. Planning consent has been granted for the works.

More info

If you would like to review their full tender submission please click on this link [BB Heritage Studios tender document](#).

				
<p>Practice and Location</p>	<p>Purcell is a national practice of architects, conservation architects, designers, historic building and planning consultants and has over 60 years' experience. We have a highly experienced team of 15 people in the Manchester office with extensive conservation skills, complemented by a real specialism in creative design in the historic environment.</p> <p>https://www.purcelluk.com/</p>	<p>Contact details</p>	<p>St James's Building 79 Oxford St, Manchester M1 6FQ</p> <p>Jane Roylance (e) jane.roylance@purcelluk.com (t) 0161 989 0039 (m) 07867 783 296</p>	
<p>Why they want to work on your project</p>	<p><i>'Purcell can maximise the benefit of the HAZ scheme to help businesses and the local community. Using traditional materials and appropriate contemporary interventions, we work with clients to enhance the historic high street and create environmentally and financially sustainable businesses, celebrating the past and making better provision for the future'.</i></p>			
<p>People involved with your project</p>	 <p>Jane Roylance Associate Director</p>	 <p>Damien Woolliscroft Architect</p>	 <p>Zhor Boukerrou Architectural Assistant</p>	 <p>Mark Clifford Senior Heritage Consultant</p>
<p>Fees for your project</p>	<p>Fees for architectural services will be based upon a fixed percentage of the overall project cost or contract sum:</p> <p>Projects under £20K - 15%</p> <p>Projects between £30K - £50K -14.7%</p>	<p>Exclusions</p>	<p>Fixed fee percentages exclude the cost of fees associated with statutory approvals, surveys and investigations as well as the appointment of other professionals' i.e. structural engineer and will be charged on top of agreed fee.</p> <p>Where a structural engineer or other professional services are required please discuss with your architect in the first instance, alternatively contact the HAZ Project Manager for help and assistance.</p>	

<p>Relevant previous experience</p>	
	<p>Purcell were appointed as Conservation Architects on the Heritage Lottery Funded Townscape Heritage Initiative scheme in Holyhead, North Wales. The work was to restore the historic and commercial quality of the town, attract visitors and engender a sense of civic pride with residents and the opportunity to re-instate a traditional shop front to 14-16 Stanley Street.</p>
	
	<p>Purcell have been appointed by Rochdale Borough Council to transform a failing, retail dominated street into a vibrant area of mixed-use development. The Rochdale HAZ is centred on Drake Street – the historic route from the railway station to the Town Hall. The conservation area is on the Heritage at Risk Register.</p>
<p>More info</p>	<p>If you would like to review their full tender submission please click on this link Purcells tender submission.</p>

<h1>KEPCZYK PEARCE SANDERSON</h1> <p>ARCHITECTS, SURVEYORS & HISTORIC BUILDING CONSULTANTS</p>			
<p>Practice and Location</p>	<p>Kepczyk Pearce Sanderson is an architectural practice near Wilmslow, established to provide a high-quality ethical service, specialising in the conservation, repair, re-use and re-ordering of historic buildings, churches and structures including the design of sympathetic extensions to existing structures and also new buildings. /www.kpsarchitects.co.uk</p>	<p>Contact details</p>	<p>75 Wilmslow Road, Handforth Cheshire SK9 3EN</p> <p>Duncan Sanderson (e)duncan.sanderson@kpsarchitects.co.uk T: 01625 400103 M: 07769 691258</p>
<p>Why they want to work on your project</p>	<p><i>'KPS is committed to the conservation and re-use of historic buildings and believes that work undertaken under the HSHAZ can contribute positively towards sustainable town centre regeneration for Tyldesley by acting as a catalyst for economic recovery. We would be proud to participate and help to make a difference'</i></p>		
<p>People involved with your project</p>	 <p>Duncan Sanderson, Director, Conservation Accredited Architect</p>		<p>Lucy Crowther RIBA Chartered Architect</p>
<p>Fees for your project</p>	<p>Fees for architectural services will be based upon a fixed percentage of the overall project cost or contract sum:</p> <p>Projects under £20K - 12.75%</p> <p>Projects between £30K - £50K – 12.5%</p>	<p>Exclusions</p>	<p>Fixed fee percentages exclude the cost of a measured survey, Principal Designer Role and fees of other professionals i.e. structural engineer and will be charged on top of agreed fee.</p> <p>Where a structural engineer or other professional services are required please discuss with your architect in the first instance, alternatively contact the HAZ Project Manager for help and assistance.</p>

<p>Relevant previous experience</p>	
	<p>Duncan Sanderson has experience of the type of work envisaged for Tyldesley from previous employment acting as project architect for works completed under the Townscape Heritage Initiative (THI) in Denbigh and Rhyl, north Wales. Whilst the work at Denbigh largely focused on residential properties, the work at Rhyl is more comparable to that which is the subject of this submission, concentrating on town centre regeneration, along Queen Street. Duncan’s more limited contribution to this was detailing the reinstatement of lost features, such as projecting bay windows unsympathetically removed from the facades of the upper floors of buildings fronting Queen Street.</p>
	
	<p>Duncan was also appointed as Conservation Architect for repairs to Heaton Hall in Manchester (Grade I Listed) and responsible for undertaking a series of Condition Survey Reports, scheduling, detailing and monitoring on site a phased programme of fabric repairs to the building which also involved tendering the works. Contract value £200,000</p>
<p>More info</p>	<p>If you would like to review their full tender submission please go to this link KPS Tender Submission.</p>