
Closed Church of Darlington St John: Tower Roof Phase 1 - Schedule of works:

1. Building Contractor to make internal access safe: Install temporary internal propping of tower floors below bellframe (where necessary) to provide safe form of internal access to underside of roof, consisting of: steel acrow props and ply boards to the internal floors down to a solid floor structure, under the guidance of the structural engineer and CDM Principal Designer.
2. Bell Hanger to move tenor bell and safely reposition along existing bellframe, to provide adequate works access into bell chamber. (Tenor bell currently out of commission.)
3. Scaffolder to erect temporary internal access scaffold inside tower bell chamber, posted and fixed off existing steel bellframe, under the guidance of the structural engineer and CDM Principal Designer and in agreement with Bell Hanger and Bell Advisor.
4. Building Contractor to install new 203x203 universal column steel roof beam (fully galvanised) with bearings pocketed 150mm into masonry, under the guidance of the structural engineer and CDM Principal Designer.
5. Building Contractor to supply and install 4 No. supporting UC4 treated timber roof trimmers of 150 x 50 (C24) on sole plates, mechanically fixed to top flange of steel beam and packed to underside of existing roof timbers. Trimmer bearings either pocketed 100mm into masonry walls or fixed on joist hangers, under the guidance of the structural engineer.
6. Roofing Contractor and Architect to make inspection of roof to advise on: i) temporary and immediate solution to ensuring adequate rain water drainage from tower roof gutter; ii) a longer-term solution for remedial works under a second phase. Building Contractor and roofer to undertake any emergency works required to ensure the immediate prevention of further rainwater ingress. (TBC). All under coordination of the CDM Principal Designer.
7. Bat licenced ecologist to be present when temporary internal scaffold, initial internal propping, and installation of column steel beam pocketed into masonry. Remote monitors (not fixed to fabric) to be positioned within bell tower over winter period to further assess the tower's potential to support bats.
8. Upon completion of works, Building Contractor and Scaffolder to strip out temporary props and scaffold and remove any associated debris material and leave the tower clean and tidy. All under coordination of the CDM Principal Designer.



Dan Spraggon.
Church Buildings Support Officer
The Diocese of Durham

