

Addendum 1 to: Application for the restoration of the spire at St James Church North Cray.

Following our submission considered at the DAC meeting on 3rd Feb 2026 a number of issues were raised that needed addressing in order to update/complete our application.

This document identifies the points raised and the remedy steps to be taken.

Document posted to the OFS. **Supporting Documents**
Application No.2025-121340

Issues:

1. The advice received was that the work should be carried out using scaffolding access and not solely reliant upon steeplejacks. There were concerns as to safety using steeplejacks. However if TF&P were able to justify within their specification that steeplejacks were still an option then this may bare more weight to the argument.
2. The original material prior to previous re-shingling was oak. This fact and the consideration of material life led to agreement that oak was the preferred replacement shingle material.
3. The work was considered to be category List A and not List B and hence a faculty for the work would be required. (Initial advice had been List B)
4. The statement in the application regarding the possibility of bats indicated that there was no evidence of bats in the Church building. However this was not considered sufficient evidence and the advice was that it would be preferable to carry out a bat emergence survey.
5. Only one firm quote for the works had been received. No other companies approached offered to carry out the work using steeplejacks - this having been the PCC's preferred approach. It was considered that further quotes should be sought with the option for the use of scaffold access. (Re: Note 1 above)
6. The Application did not have a copy of a work specification although the application referred to TF&P as the nominated professionals who would be providing the Spec. The advisors would require sight of the Revised Work Specification when it became available.

Remedies:

Items 1 & 2 above are now covered by the Revised Specification to include the options for both materials and both forms of access.

Item 3: Petition for a Faculty to carry out the work has been raised

Item 4 Appropriate investigation into the possibility of bats is being pursued

Item 5. With the additional option in the spec to proposed working access (Scaffolding). Quotations will be sought for competitive tendering on this basis.

Item 6 The Revised Work Specification provided by TF&P has been received by the PCC and a copy posted onto the OFS. **Supporting Documents.**

Additional item

An additional item has been confirmed by the DAC Secretary concerning the lightning conductor and earth bonding of any scaffolding used during the works. The Church is due its routine inspection of the Lightning conductor system on the 13th March 2026. The opportunity will be taken for them to advise on any upgrade that would be necessary in order to bring the system up to current standards. It would then be proposed to consider this work at the time of the spire renovation.