



The Church of England
Diocese of Ely

All Saints' Church, Walsoken
Renovation Project

Renovation Project Supporting Documentation

Title: Architects Invited to Tender

Document Date: 9th September 2026

The Architect Selection Process

We had sent out requests for architects that may be interested in our Renovation Project, to complete the Pre-Qualification Questionnaire. Five showed interest.

They were

Patricia Forero (director)

The Architect Studio Ltd.

Allia Future Business Centre, The Guildhall, Cambridge CB2 3QJ

T: 01954 583171 / M: 07999 706713

VAT Reg No 441 8955 69

Sarah Khan

Roger Mears Architects LLP

19 Compton Terrace

London N1 2UN

020 7359 8222

sarah.khan@rmears.co.uk

www.rmears.co.uk

VAT Registration No: GB371181663

Karen Lim

Cowper Griffith Architects LLP

15 High Street

Whittlesford

Cambridge

CB22 4LT

karen@cowpergriffith.co.uk

01223 835998/07914894613

VAT Registration No. GB215649068

Henry Freeland

Tania Gomez-Duran

Freeland Rees Roberts Architects Ltd

25 City Road

Nottingham

Cambridge

CB1 1DP

01223 366555

VAT registration number: 370353273

Jamie Mayers

Marsh: Grochowski architects

37a Sneinton Hermitage

NG2 4BT

email: simon.smith@arcontext.com

phone: 0115 941 1761

VAT number: GB 352818055

Marsh: Grochowski architects then withdrew



The Church of England
Diocese of Ely

All Saints' Church, Walsoken
Renovation Project

From Jamie Mayers 
To Bob Cox 
Subject **Re: [EXTERNAL]Re: Architect response to job posting via the Ely Diocesan website**

Hi Bob,

Thank you for forwarding over the information – unfortunately on review in this case we won't be able to tender for the works.

All the best of luck with your project.

Kind regards

Jamie Mayers

Conservation Architect

AABC RIBA CA

BA(Hons) BArch PGDipArch

For and on behalf of marsh:grochowski architects llp

marsh:grochowski
architects

phone_ 0115 941 1761

web_ marsh-grochowski.com

address_ 37a Sneinton Hermitage, Nottingham, NG2 4BT

In the following pages are the Pre-Qualification Questionnaires for the remaining four architects who were invited to tender.



The Church of England
Diocese of Ely

All Saints' Church, Walsoken
Renovation Project

The Brief for a Lead Consultant for Works at All Saints' Church, Walsoken

All Saints Church Walsoken Pre-Qualification Questionnaire

The process of selecting a Lead Consultant will consist of three stages:

- 1) Pre-Qualification Questionnaire
- 2) Tender submission and assessment
- 3) Interview.

Set out below is the pre-qualification questionnaire. If you meet the minimum criteria, you will be invited to submit a tender. Please return your completed pre-qualification questionnaire by end of **July 2026** to:

Bob Cox. 3 Clayton Close, Walsoken, Wisbech, Cambs. PE13 3TS

The answer to each question is recorded as pass/fail. All candidates who meet the minimum technical capability criteria will be invited to submit tenders by the end of September 2026.

- Please provide your full name, trading address, website, telephone, e-mail address & VAT Registration No. and trading status (Ltd, plc, etc).

Patricia Forero (director)
The Architect Studio Ltd.
Allia Future Business Centre, The Guildhall, Cambridge
CB2 3QJ
T: 01954 583171 / M: 07999 706713

VAT Reg No 441 8955 69

- Please confirm that you are accredited in conservation by RICS, AABC and/or RIBA and state how long you have been accredited. Please list any other accreditations.

I'm accredited by the Architects Accredited in Building Conservation (AABC) in the A Category. I have been accredited in building conservation since 2012, first with RIBA and since 2017 with the AABC.

Member of the AABC Expert Panel, responsible for assessing applications from architects seeking accreditation in building conservation and evaluating their professional competence, experience and conservation expertise against nationally recognised standards.

I'm also RIBA chartered architect and my practice is RIBA chartered too. I am a fully qualified architect on the Architects Registration Board.

Protecting the past, nurturing the present, building the future



The Church of England
Diocese of Ely

All Saints' Church, Walsoken
Renovation Project

The Brief for a Lead Consultant for Works at All Saints' Church, Walsoken

- Please confirm that you have experience of working on listed church buildings within the Church of England faculty system. As a minimum requirement, you should have worked on three jobs of a similar nature within the last five years.

I have worked on listed churches within the Church of England for over twelve years. I am an inspecting architect for several dioceses in the East of England, and the appointed church architect to a dozen Grade I and II* listed churches in the East of England. I am a registered and approved architect for the Diocese of Ely, to which All Saints belongs.

I also have ample experience managing listed churches in the Heritage at Risk Register.

- We hope to make an appointment of an accredited architect or building surveyor by end of October 2026. If appointed, when would you be able to start?

At the moment, I could start work on this project 2 weeks after the formal appointment. I work as a sole practitioner and have additional architectural support, as required, provided through a established collaboration with Norton Studio Architects.

- Please provide the names, addresses and e-mail addresses of two referees from church projects you have recently carried out or are currently carrying out.

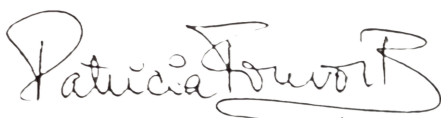
All Saints Church, Hamerton (Cambridgeshire) – Grade II*
Beverley Vara, Churchwarden - beverley.vara@croftondarfield.com

Becket's Chapel, Wymondham (Norfolk) – Grade I
Judith Harwood, Chair of Historic Norfolk – judith@historiconorfolk.org.uk
Please note: Whilst no longer in ecclesiastical use, Becket's Chapel is a Grade I listed former medieval chapel, and the conservation, repair and adaptation challenges encountered are directly comparable to those associated with historic church buildings such as All Saints.

Patricia Forero

Print name: _____

Signed: _____



Date: _____

17 June 2026

Protecting the past, nurturing the present, building the future



The Church of England
Diocese of Ely

All Saints' Church, Walsoken
Renovation Project

All Saints Church Walsoken
Pre-Qualification Questionnaire

The process of selecting a Lead Consultant will consist of three stages:

- 1) Pre-Qualification Questionnaire
- 2) Tender submission and assessment
- 3) Interview.

Set out below is the pre -qualification questionnaire. If you meet the minimum criteria, you will be invited to submit a tender. Please return your completed pre -qualification questionnaire by end of **July 2026** to:

Bob Cox. 3 Clayton Close, Walsoken, Wisbech, Cambs. PE13 3TS
bobcox13013@aol.com,

The answer to each question is recorded as pass/fail. All candidates who meet the minimum technical capability criteria will be invited to submit tenders by the end of September 2026

- Please provide your full name, trading address, website, telephone, e-mail address & VAT Registration No. and trading status (ltd, plc, etc).

Sarah Khan

Roger Mears Architects LLP
19 Compton Terrace
London N1 2UN
020 7359 8222

sarah.khan@rmears.co.uk

www.rmears.co.uk

VAT Registration No: GB371181663

- Please confirm that you are accredited in conservation by RICS, AABC and/or RIBA and state how long you have been accredited. Please list any other accreditations

RIBA: 20010068 Chartered Architect

RIBA SCA: 20010068 Specialist Conservation Architect

AABC: registered 2018-to date

ARB: 080852K



All Saints Church Walsoken
Pre-Qualification Questionnaire

- Please confirm that you have experience of working on listed church buildings within the Church of England faculty system. As a minimum requirement, you should have worked on three jobs of a similar nature within the last five years.

Similar projects include:

St Michael Highgate (Grade II* Listed and Heritage at Risk)

- Re-roofing of the Church Hall, including rainwater goods, high level masonry repairs, window repairs and new Hope Window, reordering of the basement;
- AV installation;
- Ongoing spire repairs.

St Leonard Shoreditch (Grade I Listed and Heritage at Risk)

- Roof repairs, including improvement to rainwater goods;
- Portico repairs;
- West façade stone repairs up to clock level, including clock repairs;
- South Hall re-roofing and internal redecoration;
- Ongoing spire repairs.

St Mary Mundon (Grade I Listed and Heritage at Risk)

- Urgent repairs, including extensive underpinning, conservation work to historic wall plaster and rare trompe l'oeil wall paintings.

Union Chapel (Grade I Listed and Heritage at Risk)

- Masonry repairs, stained glass window repairs, roof repairs, new modern link roof;
- Sunday School regeneration project.

St Mary Woolnoth, London (Grade I Listed and Heritage at risk)

- Urgent holding repairs works to the stonework and roof;
- Urgent repairs to the ceiling;
- Tower masonry surveys and repairs;
- Options appraisal study for the church.

St Giles in the Fields (Grade I Listed)

- New toilets;
- External lighting to the spire;
- Exterior repairs and internal refurbishment of the Vestry House;
- New café within the south aisle;
- Ongoing internal redecoration and refurbishment and roof replacement.

St Andrew Holborn (Grade I Listed)

- Stone repairs to North and South façade;
- Re-ordering of the crypt.

St Mary Abchurch (Grade I Listed)

- Historic fabric repairs, new toilet and kitchen facilities, improvements to the accessibility and sustainability, new services.

Protecting the past, nurturing the present, building the future



The Church of England
Diocese of Ely

All Saints' Church, Walsoken
Renovation Project

The Brief for a Lead Consultant for Works at All Saints' Church, Walsoken

All Saints Church Walsoken
Pre-Qualification Questionnaire

- We hope to make an appointment of an accredited architect or building surveyor by end of October 2026. appointed, when would you be able to start?

November 2026

- Please provide the names, addresses and e-mail addresses of two referees from church projects you have recently carried out or are currently carrying out.

1. Emily Pinkney, Church Administrator, St John Upper Holloway, emily@sjuh.church
2. Charlie Moore, Priest St Mary Magdalene Bermondsey stmarysb.rector@gmail.com

Print name : SARAH KHAN

Signed



:

Date: 23/07/2026

Protecting the past, nurturing the present, building the future



The Church of England
Diocese of Ely

All Saints' Church, Walsoken
Renovation Project

The Brief for a Lead Consultant for Works at All Saints' Church, Walsoken

All Saints Church Walsoken Pre-Qualification Questionnaire

The process of selecting a Lead Consultant will consist of three stages:

- 1) Pre-Qualification Questionnaire
- 2) Tender submission and assessment
- 3) Interview.

Set out below is the pre-qualification questionnaire. If you meet the minimum criteria, you will be invited to submit a tender. Please return your completed pre-qualification questionnaire by end of **July 2026** to:

Bob Cox. 3 Clayton Close, Walsoken, Wisbech, Cambs. PE13 3TS

The answer to each question is recorded as pass/fail. All candidates who meet the minimum technical capability criteria will be invited to submit tenders by the end of September 2026.

- Please provide your full name, trading address, website, telephone, e-mail address & VAT Registration No. and trading status (ltd, plc, etc).

Karen Lim
Cowper Griffith Architects LLP
15 High Street
Whittlesford
Cambridge
CB22 4LT

karen@cowpergriffith.co.uk
01223 835998/07914894613

VAT Registration No.GB215649068

- Please confirm that you are accredited in conservation by RICS, AABC and/or RIBA and state how long you have been accredited. Please list any other accreditations.

I was added to the AABC register in 2008

Protecting the past, nurturing the present, building the future



The Church of England
Diocese of Ely

All Saints' Church, Walsoken
Renovation Project

The Brief for a Lead Consultant for Works at All Saints' Church, Walsoken

- Please confirm that you have experience of working on listed church buildings within the Church of England faculty system. As a minimum requirement, you should have worked on three jobs of a similar nature within the last five years.

1. The Church of St.Mary & St.Andrew, Whittlesford, Grade I: work has included the re-roofing of the nave, South Aisle & Chancel, masonry and glazing repairs, replastering & redecoration
2. Great St.Mary's, The University Church, Cambridge, Grade I: work has included the re-roofing of the South Aisle, repairs to the masonry and gates of the South Porch, a current scheme to re-order the east end of the Nave, refurbishment and alterations to the Tower and the incorporation of a glazed screen within the Narthex
3. St. Augustine's Church, Burrough Green, Grade II*: work has included, re-wiring, the renewal of the heating and lighting, the installation of a new WC within the tower

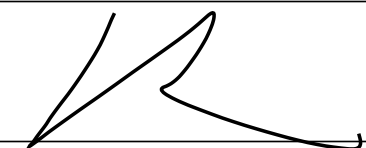
- We hope to make an appointment of an accredited architect or building surveyor by end of October 2026. If appointed, when would you be able to start?

My earliest start date would be July 2026

- Please provide the names, addresses and e-mail addresses of two referees from church projects you have recently carried out or are currently carrying out.

Dr.Lionel Ginsberg
lginsberg@aol.com
Chair of the Fabric Committee and former churchwarden
Kate Baird
kateb@gsm.cam.ac.uk
Director of Church Buildings & Operations

Print name: Karen Lim

Signed: 

Date: 11-05-2026

Protecting the past, nurturing the present, building the future



The Church of England
Diocese of Ely

All Saints' Church, Walsoken
Renovation Project



All Saints Church Walsoken
Pre-Qualification Questionnaire

The process of selecting a Lead Consultant will consist of three stages:

- 1) Pre-Qualification Questionnaire
- 2) Tender submission and assessment
- 3) Interview.

Set out below is the pre-qualification questionnaire. If you meet the minimum criteria, you will be invited to submit a tender. Please return your completed pre-qualification questionnaire by end of **July 2026** to:

Bob Cox. 3 Clayton Close, Walsoken, Wisbech, Cambs. PE13 3TS

The answer to each question is recorded as pass/fail. All candidates who meet the minimum technical capability criteria will be invited to submit tenders by the end of September 2026.

- Please provide your full name, trading address, website, telephone, e-mail address & VAT Registration No. and trading status (ltd, plc, etc).

Henry Freeland hf@frrarchitects.co.uk

Tania Gomez-Duran td@frrarchitects.co.uk

Freeland Rees Roberts Architects Ltd

25 City Rd, Cambridge CB1 1DP

01223 366555

VAT registration number: 370353273

- Please confirm that you are accredited in conservation by RICS, AABC and/or RIBA and state how long you have been accredited. Please list any other accreditations.

Henry Freeland is AABC, registered since 2005.

Tania Gomez-Duran is AABC, registered since 2007.

- Please confirm that you have experience of working on listed church buildings within the Church of England faculty system. As a minimum requirement, you should have worked on three jobs of a similar nature within the last five years.



- **Henry Freeland BA BArch RIBA AABC (Director)**, founding partner of Freeland Rees Roberts, Emeritus Architect to King's College Chapel (1987 to 2018), Surveyor to the Fabric of Norwich Cathedral (1997-) and Burghley House (1997-), and inspecting architect to about eighty churches. He is a member of both Ely and St Albans DACs and is Chair of St George's Chapel Fabric Advisory Committee. He has carried out condition surveys and written reports for a large variety of buildings, including churches, cathedrals, country houses, Colleges and barns. As well as numerous conservation projects, repairs, adaptations and extensions to

listed and heritage buildings, including working with Tania on the Wymondham Abbey new facilities, the reordering and extension of Henham church, provision of new heating and lighting at Barton church, access improvements to several churches and conservation and repairs of the hammer beam roof, reroofing and drainage works to Stonham Parva Church, which received a commendation for the King of Prussia Gold Medal National Churches Trust Award. The masonry repairs to the spire at Our Lady of the Assumption and the English Martyrs church in central Cambridge has just been completed, with further repairs being carried out to the aisle roofs and the crossing tower to follow. He is currently working on reordering projects for St Andrew's Church Whittleby, St Mary's Church Arkesden and St Thomas à Becket's Church Ramsey.



Tania Gomez-Duran MArch(Hons) BArch(Hons) RIBA AABC (Director). As an Architect Accredited in Building Conservation she has worked on listed and heritage buildings across East Anglia, from repairs and conservation to alterations and extensions. She was Project architect to the award-winning Heritage Lottery Funded Wymondham Abbey reordering and new facilities of the Grade I listed church, and was winner of the inaugural Young Church Architect Award from the National Churches Trust for her involvement. She was also project architect for the new organ west gallery at Maldon church and she is currently working on feasibility studies for reordering of the interior and potential new extensions at four churches. Tania has been working on the reinstatement of St Mary's Church in Wimbotsham following a devastating fire, which is due to complete in March 2027.

- We hope to make an appointment of an accredited architect or building surveyor by end of October 2026. If appointed, when would you be able to start?

Immediately.

- Please provide the names, addresses and e-mail addresses of two referees from church projects you have recently carried out or are currently carrying out.

Rev. Nick Moir (Horningsea and Fen Ditton Churches) nick.moir@3parishes.org
Anne Coulson, churchwarden (Barton Church) anne@coulson2mc.co.uk

Print name: Tania Gomez-Duran

Signed: Tania Gomez-Duran (e-signature)

Date: 13th July 2026

Protecting the past, nurturing the present, building the future



The Church of England
Diocese of Ely

All Saints' Church, Walsoken
Renovation Project