CHAP. XX

"Put Protection in the place of Restoration, ***to stave off decay by daily care,*** *to prop a perilous wall or mend a leaky roof…*

… thus only can we protect our ancient buildings, and hand them down instructive and venerable to those that come after us."

SPAB Manifesto
William Morris 1877

www.spab.org.uk

Laborare Est Orare - To Work is to Pray

THE SOCIETY FOR THE PROTECTION OF ANCIENT BUILDINGS

Patron: Her Majesty Queen Elizabeth, The Queen Mother

S·P·A·B

Founded in 1877

~~55 Great Ormond Street, London WC1N 3JA~~

~~Telephone: 01-405 2646/4541~~

16 March 1984

To whom it may concern

This is to confirm that Nicholas Warns has been awarded a scholarship with The Society for the Protection of Ancient Buildings commencing on 13 March 1984 for a term of nine months.

We commend to you his reliability and seriousness as a post-graduate student in the repair of ancient buildings and hope that you will be able to assist his work in any way that you can.

P.D.R. Venning

Philip Venning
Secretary.

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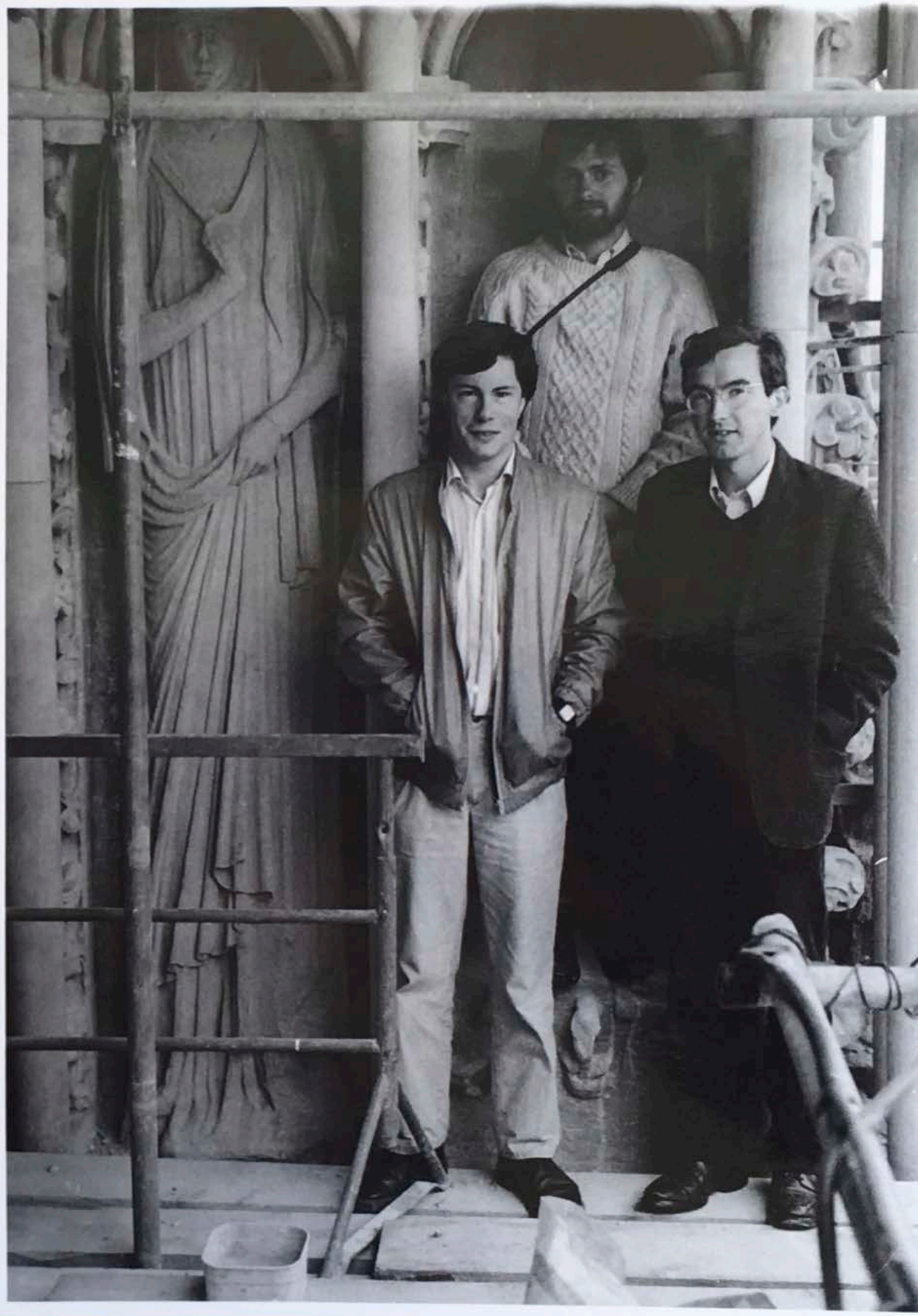
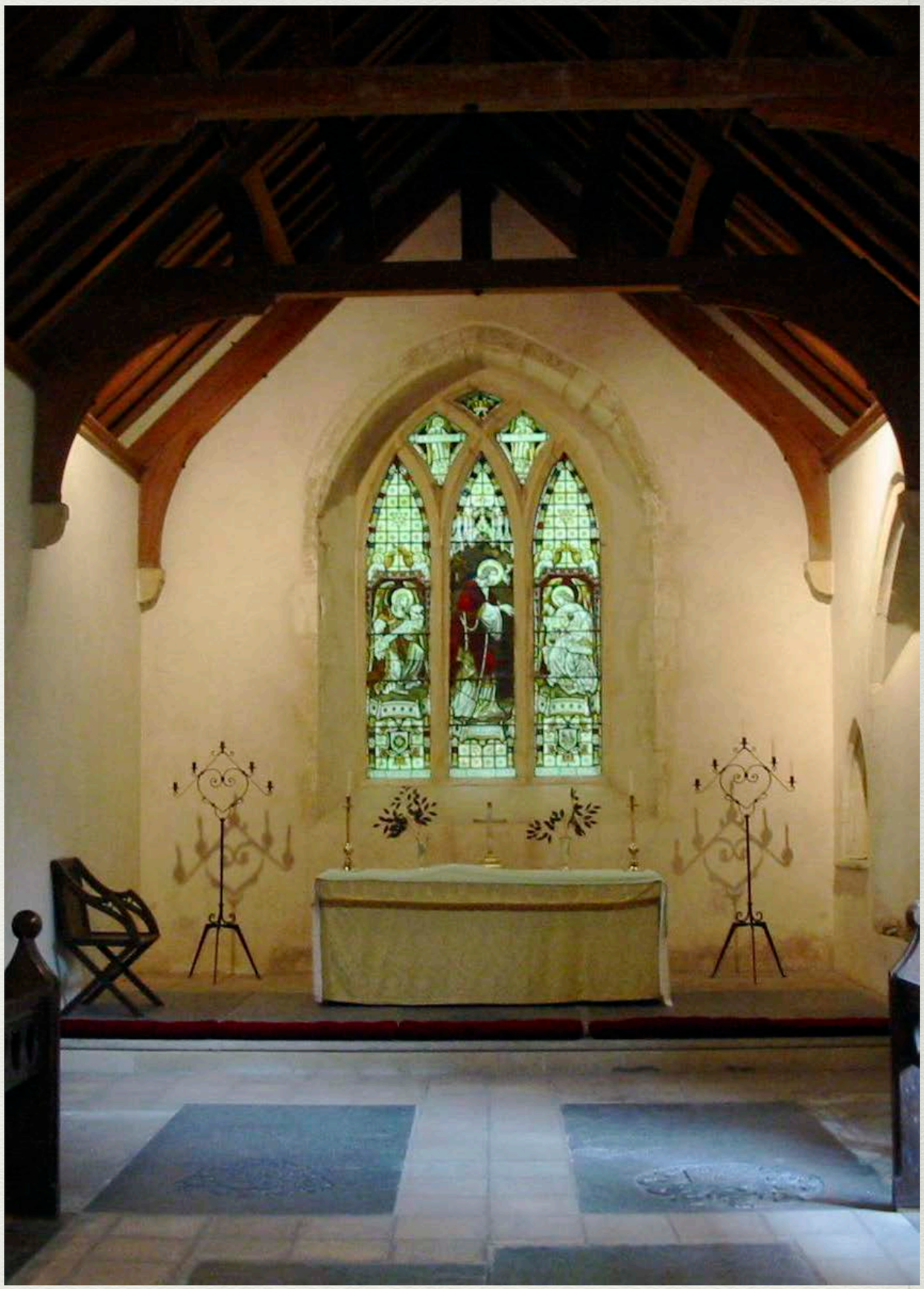
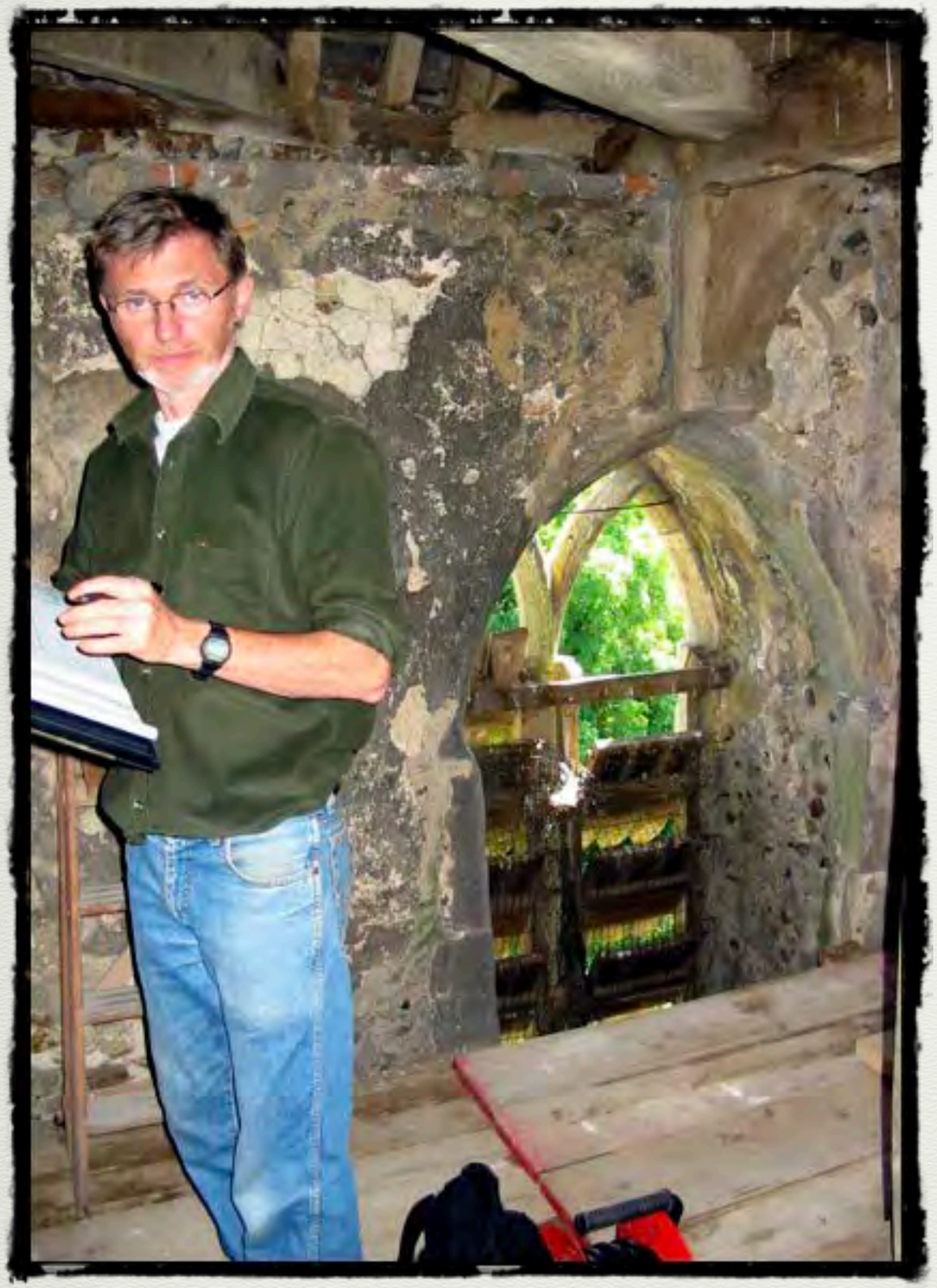
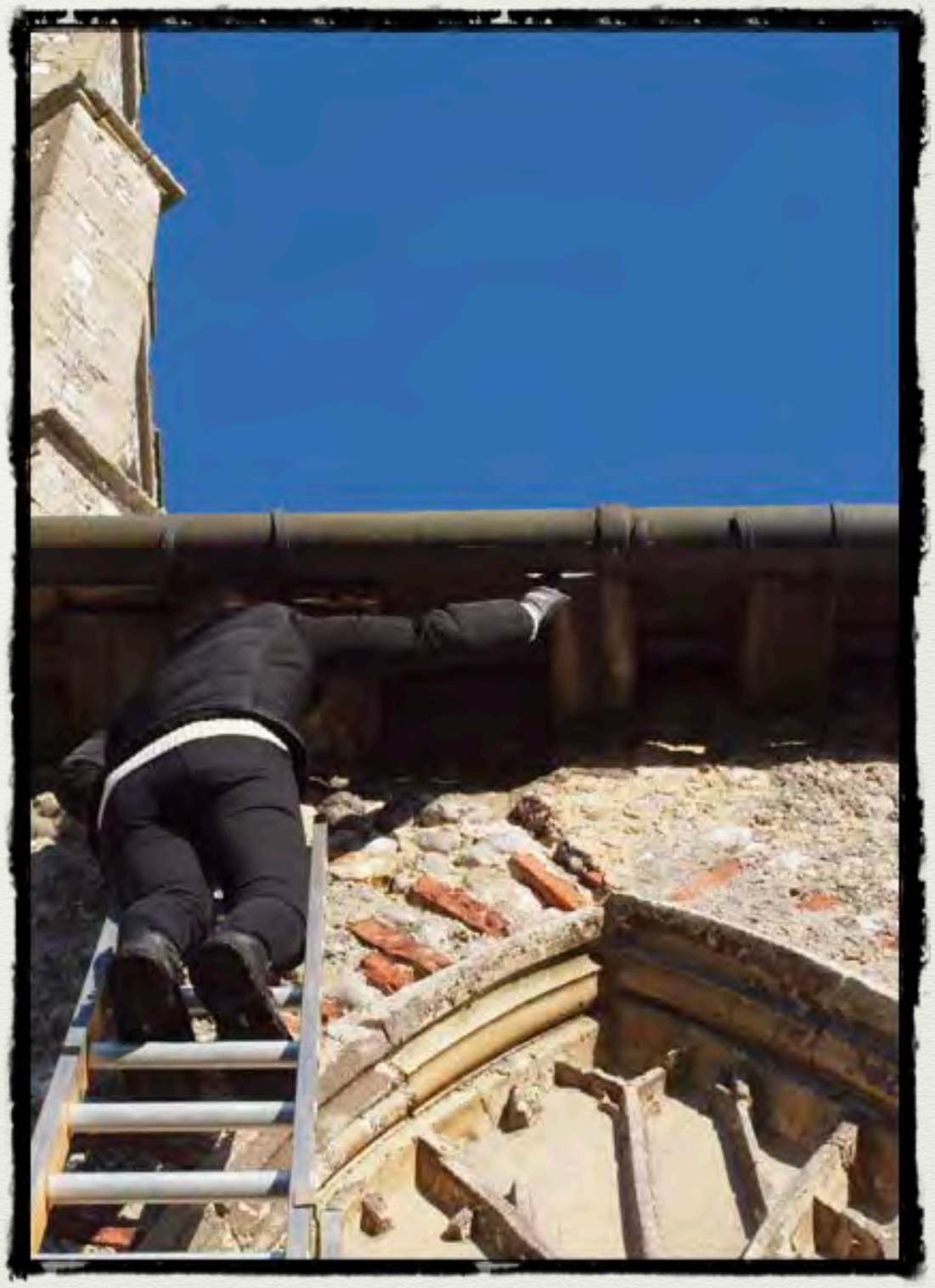
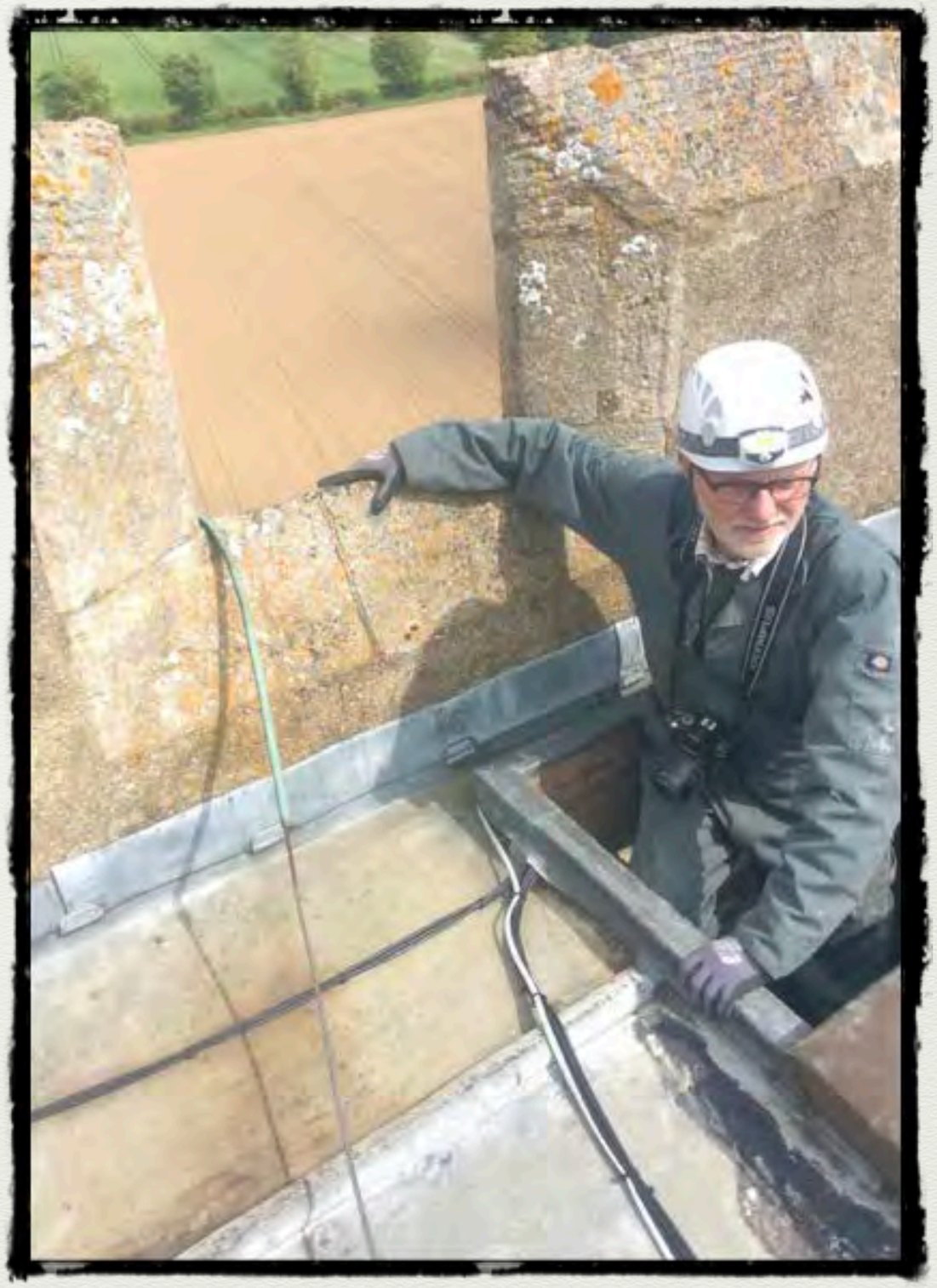
Chairman: His Grace The Duke of Grafton *Secretary:* ~~David Pearce~~











Welcome
CORPUSTY
CHURCH
OPEN

NICHOLAS WARNS ARCHITECTS

Norwich Historic Churches Trust

Norwich, Church of St Margaret de Westwick

Quinquennial Inspection Report 2018

Date of Inspection	-	9 May 2018
Date of Report	-	4 June 2018
Report prepared by	-	Nicholas Warns AABC RIBA
Assisted by	-	Domenico D'Alessandro RIBA

Copies to: Norwich Historic Churches Trust x2, File

64 Bishopgate, Norwich, Norfolk, NR1 4AA ☎ 01603 622056 ✉ info@nicholaswarns.com

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This is an inspection report only and must not be used as a specification or schedule of work.
The legal liability of this report does not cover any works or actions by persons using or working on the building or any damages caused by the building or its fixtures and fittings.

1. INTRODUCTION

There are five medieval churches along St Benedict's Street in Norwich, all built in a strategic position to gain access to the River Wensum.

St Margaret's Church was made redundant in 1974 and was used for a gymnasium for a short period. The Church was sold to Norwich City Council, and then leased to the Norfolk Historic Churches Trust in the same year. There are 55 years remaining on the lease.

St Margaret's Church is now used for art exhibitions, hence its self-proclaimed title "Church of Art".

View of the Church from St Benedict's Street.

2. LIMITATIONS OF THE SURVEY AND RISK ASSESSMENT

The inspection was carried out during the course of one visit on 9 May 2018 and was visual only. No fittings or panelling were removed or opened up and concealed spaces were not inspected. I have not inspected woodwork or other parts of the structure which are covered, unexposed or inaccessible and I am, therefore, unable to report that any such part of the property is free from defect. Nor have I rung bells or tested the electrical or heating installations.

RISK ASSESSMENT

Weather conditions at time of inspection:
Warm and sunny.

Access to gutters and roofs externally (including approx heights):
South Aisle 6M
South Porch 6M
South Chapel 5M
North Nave 7.5M
South Chapel, South Porch and South Aisle roofs are slippery due to mucilage from nearby plants.

Access to roofs and walls internally (including approx heights):
South Aisle wall plate 6M
Nave wallplate 6.3M
Nave ridge 9.9M
Chancel wall plate 6.5M

Underground/spaces:
Unknown.

Tower access:
Tower access is through an unlocked doorway in the Tower base. The entrance is full of rubbish (A lock should be fitted to control access). Access to the Tower (above the Tower gallery) is dangerous due to unfixed ladders and lack of fall protection at the intermediate landings.

Other risks noted:
Tripping hazards such as broken South Porch threshold (used as main entrance into the Church), raised pew platforms in the Chancel and a generally uneven internal floor.
The Chancel east wall and Chapel east wall abut a public pathway, St Margaret's Alley. Caution should be taken while ladders are used for surveying. The Norwich City Council should be advised of any Contractor activity in this area, as a temporary access restriction may be required, for which a fee is payable.

5. EXECUTIVE SUMMARY AND RECOMMENDATIONS

The building is a Norwich landmark, a popular art venue and a well used public space. However, the building needs more rigorous management (e.g. fire risk, vermin and general Health and Safety) for instance:

Health and Safety

These items need to be attended to immediately:

- Toilet was not flushing.
- Rubbish piled up in the Vestry, North Porch and Tower gallery.
- Fire extinguishers are out of date and condemned.
- Broken step in the South Porch (the principal access to the church).
- Unlocked Tower staircase, leads to a hazardous Belfry floor and the Tower roof.
- Installation of a crash deck in St Margaret's Alley below the South Chapel East Wall is recommended as flints are falling out of the walls above.
- South Chapel roof structure needs temporary propping to support it.

Building Repairs

Generally the works falls into four main areas:

- South Chapel, Chancel north, Vestry and Porch roofs need urgent repairs.
- The rainwater goods and drains should be improved generally.
- The Nave, Chancel, South Chapel and South Aisle walls internal cracks should be investigated and the structure repaired. It would be prudent to include tying the stonework of the South Aisle window jambs back to the core of the South Aisle walls at the same time.
- The Tower roof lead is cracked and leaking, the Belfry louvres are falling out, and the access is hazardous. Immediate patching could be done but a full repair will be required within a few years.

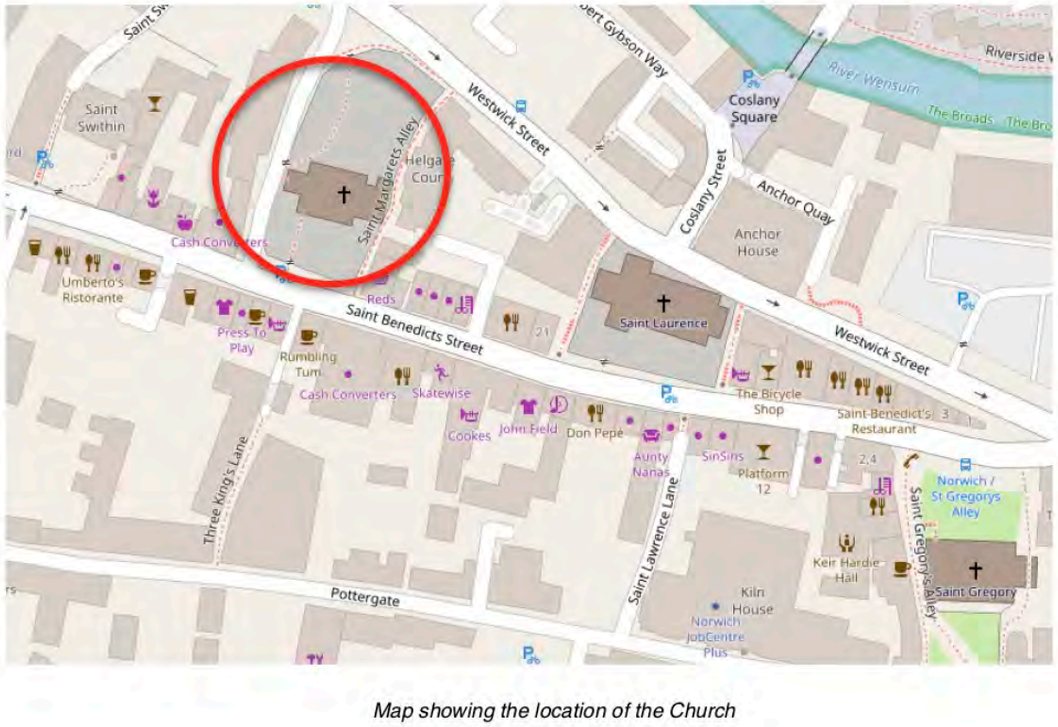
Improvements

A Conservation and Management Plan specific to this church is needed.

Improvements to the interior of the church are beyond this report, however, there is great potential to improve access and provide more facilities. Perhaps the use of the North Porch and Vestry can be changed as these spaces are currently used for general storage.

7. BRIEF DESCRIPTION OF THE BUILDING(S)

7.1. Location: St Margaret's Church, St Benedict's Street, Norwich.



Map showing the location of the Church

7.2. Grid reference: TG 22657 08812

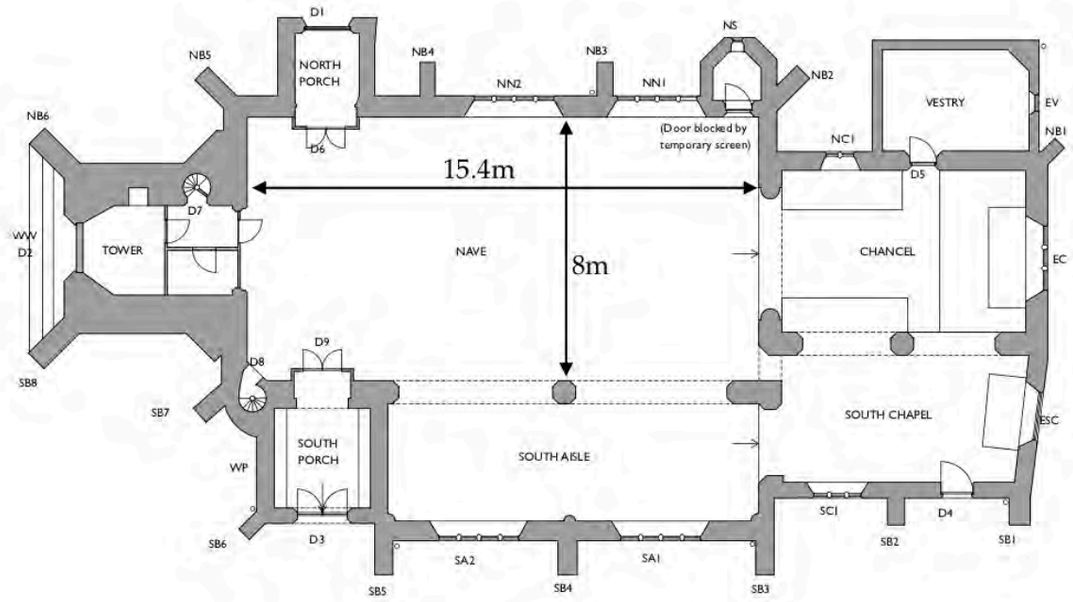
7.3. Form and materials:

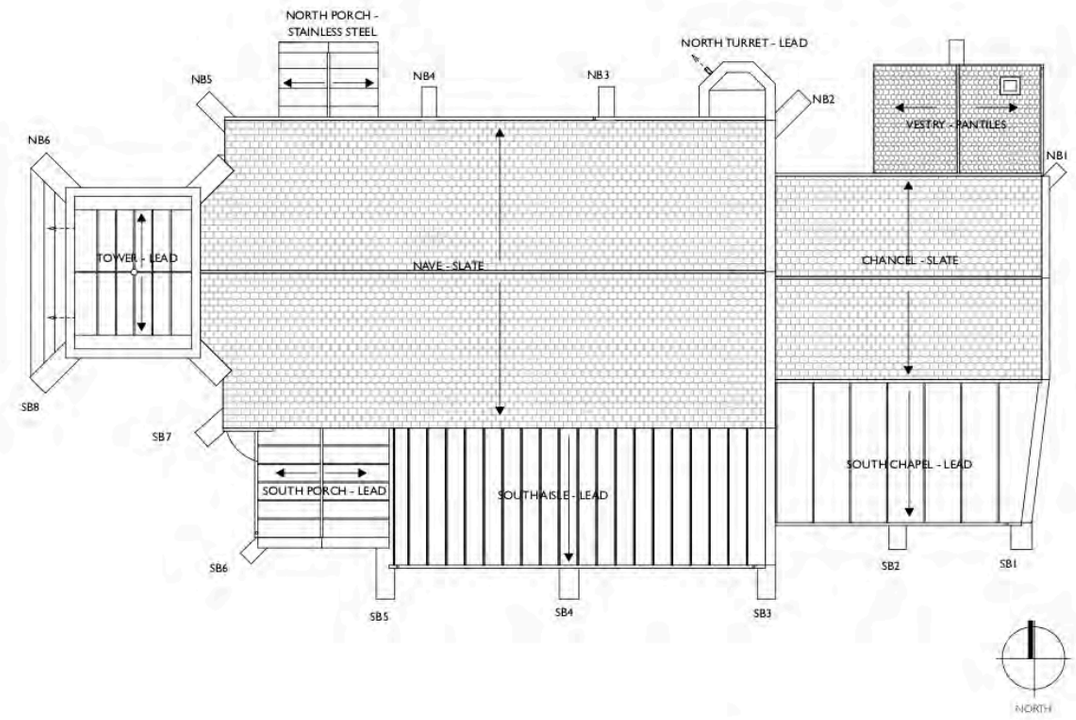
Plan: The Church has a West Tower; Nave (with South Aisle); South Chapel and North Vestry; North Porch and North parvise Stair Turret; and South Porch with parvise above.

Wall materials: Flint with limestone and brick dressings.

Roof materials: Tower, South Porch, South Aisle, South Chapel and North Stair Turret are lead covered; Nave and Chancel are slated; North Porch has stainless steel.

8. PLAN OF THE CHURCH





Ground Floor and Roof Plans, Not To Scale.

11. REPORT ON THE EXTERIOR AND INTERIOR OF THE CHURCH

*Category of urgency of work required:

*H&S Requires attention to make safe.

*A Urgent, requiring immediate attention.

*B Requires attention within 12 months.

*C Requires attention within the next 18-24 months.

*D Requires attention within the quinquennial period.

*E A desirable improvement with no timescale.

*M Routine maintenance (e.g. clearing leaves from the gutter). This can be done without professional advice or Listed Building Consent, but it must be in compliance with Health & Safety regulations for both operatives and the general public.

Glossary of words used to describe the condition of the fabric of the Church.

Good	In good order, no immediate work required.
Ok	No work required, but aged and weathered.
Sound	Condition is good, however alternative use of material is preferred, or improved design would be beneficial.
Becoming poor	Work will be required soon.
Poor	Requires immediate repairs.
Hazardous	Requires immediate attention to make safe.

Phasing Repairs

When planning repairs it is often economic to overhaul a part of the building and leave it in good condition, by patch repairing other areas and then planning to properly repair when funds permit. Therefore the list of priorities and estimates at the end of this report needs to be interpreted and considered carefully, so that individual repairs are reviewed in the context of the maintenance and repair of the whole building.

EXTERIOR OF THE CHURCH

11.1. ROOFS AND RAINWATER DISPOSAL

11.1.1. Reported leaks

Reported leaks to South Aisle.

11.1.2. Nave Roof - North Slope

Roof covering: Ok.

Parapets and abutments:

East: Becoming poor. Loose pointing above flashing at the eaves. **C**

South: Ridge ok.

West: Ok.

Gutters: Very poor. All the gutter joints are leaking. See photo on the next page showing the splash-back to Nave north wall. **B**

Leaking joints in Nave gutter, north side.

Norwich, Church of St Margaret de Westwick
Quinquennial Inspection 2018
CATEGORY

Nave north wall, splash-back caused by leaking gutter joints.

Downpipes and Drains:
Sound. Downpipes poorly detailed. The hopper is prone to blocking, and has been installed in order to use a round downpipe instead of a rectangular downpipe. This should have been used in conjunction with the moulded gutter section. The fixings are unsightly, and tight against the wall. **E**

11.2.17. South Aisle - South Wall

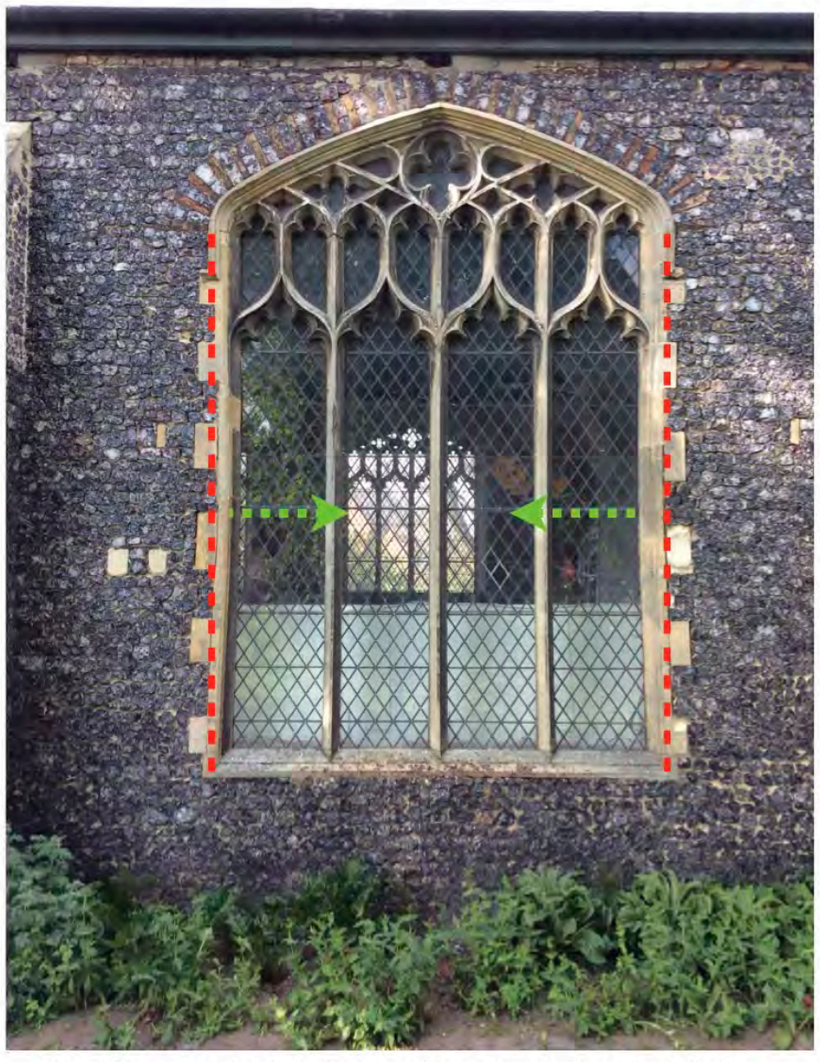
Walls:

Hazardous. Loose flintwork on west side, along downpipe and below the easternmost window.

H&S/C

Windows:

SA1: Poor. Both jambs are curved inwards and wide cracks are extending on both sides of the window. The jambs are bowing inwards due to lack of fixing of the stonework into the walls and the large width and height of the window. This needs repair to restore the structural integrity of the window, and the correct transmission of the load to the ground. **C**



South Chancel window SA1 - Red dotted lines shows jambs optimal alignment.

11.3. Exterior of the Tower

11.3.1. Tower Roof

Access unsafe. Needs improvements.

Roof covering & Gutters:

Poor (re-leaded 1896).

Roof is leaking on south side at joints of lead sheets and also around the hatch. **C**

Cracking on ridge west side.

Crack on Tower roof lead covering at ridge, west side.

14.6. Lightning Protection

None.

15. MAINTENANCE PLAN

- Clear rainwater gutters, downpipes and gullies twice a year.
- Regularly check and clear Tower roof, gutters and outlets.
- Kill and remove moss and plant growth from the Vestry walls.
- Check the condition of the roofs, rainwater goods and windows after strong winds and heavy rain.
- Check for wood boring beetle during the Spring. Particularly in the Tower Roof and in the South Chapel roof.
- Liaise with Norwich City Council regarding maintenance of the churchyard and trees.

17. PRIORITIES AND ESTIMATES

It is important to note that the following estimates are approximate only, as they are based on a visual survey only. The costs are intended as a guide to the Norfolk Historic Churches Trust when phasing its programme of works and are subject to variation when the fabric is opened up by builders for further investigations or the provision of builders' estimates or tender. The costs are also exclusive of VAT and professional fees. These costs do not include scaffolding or builders' preliminaries or any fees due for a temporary access prohibition order for St Margarets Alley.

H&S	Health and Safety	£	Date Actioned
1	Install a debris scaffold along St Margaret's Alley to protect the public from falling stones, flints and mortar.	£3,000	
2	Prop the South Chapel purlin at the west end and check roof generally from a Tower scaffold.	£750	
3	Check and temporarily make safe the South Aisle, east abutment stonework.	£1,000	
4	Temporarily re-fix the loose downpipes on the South Aisle and repair loose flintwork.	£800	
5	Cordon off ground around the stair turret as a precaution against falling parapet stonework.	£50	
6	Undertake a fire risk assessment and review fire extinguishers.	£400	
7	Install door to Tower staircase and make safe access to the roof.	£1,000	
8	Repair broken step leading into the South Porch.	£200	
9	Clean pigeon guano from Vestry ceiling (Pest Control).	£800	
	TOTAL	£8,000	

A	IMMEDIATE	£
1	Repair flintwork above North Porch door and remove decayed light, and repair patch on east wall.	£200
2	Commission structural investigations to assess structural behaviour of the Nave, Chancel, South Chapel and South Aisle walls.	£1,200
	TOTAL	£1,400

B	REQUIRES ATTENTION WITHIN 12 MONTHS	£
1	Clear north Nave gutter and re-seal the gutter joints (and paint generally).	£800
2	Repair Chancel east parapet, north side.	£1,000
3	Replace Chancel flashing with new chase, north side, west end.	£2,000
4	Strip and relay South Porch roof and replace rainwater goods to the west side.	£8,000
5	Replace the coping on the north stair turret.	£3,000
6	Repair coping apex on North Porch.	£200
7	Install bird/stone guard to protect the Chancel east window - in conjunction with the east end repairs.	£4,000
8	Major repairs to the east gable walls.	£30,000
9	Commission an Access Audit	£500
10	Commission report on conservation of the Sculpture of the Trinity, fixed on the Vestry north wall.	£200
11	Repair South Chapel south buttress SB1 and re-lead South Chapel window SC1 eastern most panel	£2,000
	TOTAL	£51,700

C	REQUIRES ATTENTION WITHIN THE NEXT 18-24 MONTHS	£
1	Repoint north Nave east abutment flashing and parapet.	£250
2	Replace slipped slates on the north Chancel roof.	£50
3	Strip and relay the Vestry roof, install new rainwater goods and clear out the roof space. The east side will require timber repairs, and some repairs to the walls and window generally.	£12,000
4	Strip and relay the South Chapel roof, repair the timbers below and improve the abutments and rainwater goods.	£40,000
5	Install cover flashing to South Aisle west abutment.	£600
6	Replace South Aisle gutter and downpipes.	£3,000
7	Install new gullies and drains along the South Aisle, South Chapel and South Porch.	£12,000
8	Relay Tower lead roof covering and carry out associated repairs to the timber structure, wall tops, parapets and abutments. Install new Belfry louvres and repairs broken stones in string courses and failing flintwork on west wall at low level.	£65,000

9	Structural repairs to Nave, Chancel, South Chapel and South Aisle walls, by introducing longitudinal tie bars. (Scope of work dependant on investigation's results)	£25,000
10	Repair South Aisle south window SA1, repair South Aisle south wall loose flintwork and repair South Aisle buttresses SB3 and SB5	£18,000
11	Repair Toilet flush	£100
12	Commission a tree hazard Risk Assessment and maintenance plan	£600
	TOTAL	£176,600

D	**REQUIRES ATTENTION WITHIN THE QUINQUENNIAL PERIOD**	£
1	Check condition of the Nave roof south slope.	£0
	TOTAL	£0

E	**A DESIRABLE IMPROVEMENT WITH NO TIMETABLE**	£
1	Replace north Nave downpipes.	£5,000
2	Strip and relay South Chancel roof and overhaul abutments and gutter. (Probably best to do this as one project with the Chancel north side and parapets. Ideally when the Vestry roof is relaid to avoid having to work over a newly repaired roof).	£30,000
3	Relay Nave roof slope.	£15,000
4	Clean and tidy up Tower base to allow safe use of the kitchenette and toilet.	£200
	TOTAL	£50,200

M	**ROUTINE MAINTENANCE**	£
1	Replace slipping slates on South Chancel roof and repoint flashings.	£200
2	Temporary patching to the abutments on the South Chapel roof.	£100
3	Unblock South Aisle downpipes.	£30
	TOTAL	£330

TOTAL ESTIMATED COST OF PRIORITIES AND ESTIMATES	£288,230

COUNTY