

Managing major  
building projects in  
*places of worship*

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ST ANDREWS, EPWORTH



Historic Religious  
Buildings Alliance  
*a group within the Heritage Alliance*





St Andrew's Church  
Epworth – Diocese of Lincoln

# Age and Connections

- The Church is of the late 12<sup>th</sup> Century but evidence of a Saxon building was found whilst excavating for underfloor heating.
- There are strong connections with the Wesley family – both John and Charles Wesley were born and brought up in Epworth
- The site of the Mowbray Manor House is adjacent to the Church. William de Mowbray who died in the house was one of the Barons who sealed the Magna Carta.

# Four Phases of Fabric Restoration

- 1) Tower Roof
- 2) Nave Roof, South Aisle Roof and Masonry Works
- 3) Masonry works, Surface Water Drainage and Removal of Internal Render.
- 4) North Aisle Roof, Re-plastering and Landscaping.

# FUNDING

- The work was substantially funded by English Heritage and other funders .
- The total bill was in the region of £750,000.
- Work progressive 1999 to 2008



# Restoration Photographs



**Erecting new  
pinnacles**



**South Aisle Roof**



**Nave Roof**





**North Parapet**



**Work on Drainage System**

## 2005 Onwards

- At this point it became apparent we could see the light at the end of the tunnel in respect of the fabric restoration.
- However the inside of the Church would still leave much to be desired:
  - Heating System in a poor state.**
  - Electrical installation time expired.**
  - Floor not allowing the building to breathe correctly**
  - Inadequate facilities to allow community use.**

# HLF Approached

- The first approach was made at a funding workshop organised by North Lincs Council.
- A discussion took place with Louise Clare (HLF Development Officer) and it soon became obvious we could work together.
- We believe Louise was also delighted!
- After much form filling ,telephone calls and meetings we achieved the following:

A project planning grant of £27,700 was awarded in March 2006.(Note- this type of grant no longer exists)

December 2008 a first-round pass Heritage Grant was awarded along with £28,900 to develop the project.

June 2010 Heritage Grant of £457,500 awarded to undertake the project 'Conserving and Sharing St Andrew's Church'



# THE HLF Process

- Staff a pleasure to work with.
- Some difficult meetings but afterwards we realised we were being steered in the right direction.
- Rewarding in the end.

# Other Funding

- The total cost of the project was £850,000
- Additional funding came from:
  - **LEADER £46,600**
  - **North Lincs Council £30,000**
  - **Epworth Town Council £5,000**
  - **Other Grants £40,000**
  - **Fund Raising in the Community £25,000**
  - **Drawn from church accounts £110,000**
  - **Donations £80,000**
  - **HLF Development Grants £56,600**

# THE TEAM

- Restoration Committee open to all members of the PCC – on average twelve attended.
- Chairman/Project Manager – Melvyn Rose
- Architect Brian Foxley – excellent working relationship.
- Quantity Surveyor Simon Buckingham
- Main Contractor – Aura Conservation Ltd of Stockport
- Site Manager – Mike Greenwood

# Working Relationships

- It is essential to involve the DAC at the earliest opportunity.
- Also the Church Building Council, English Heritage and others as required.
- Consult with church and community members.
- Local authority.



# CONTENTIOUS ISSUES

- If reordering then the removal of pews are likely to be an issue.
- People are likely to get very personal over it.
- Hold open events.
- Gauge the reaction but do not take a vote.
- Consistory Court just avoided.
- Follow the correct procedure – faculty application process – people have 28 days to raise their objections

# VAT

- Be aware that the government does from time to time change the rules.
- We nearly got caught out when changes in the budget were announced.
- This could have cost us £80,000.

Nave prior to starting internal works.



Prior to start – looking west in the nave.





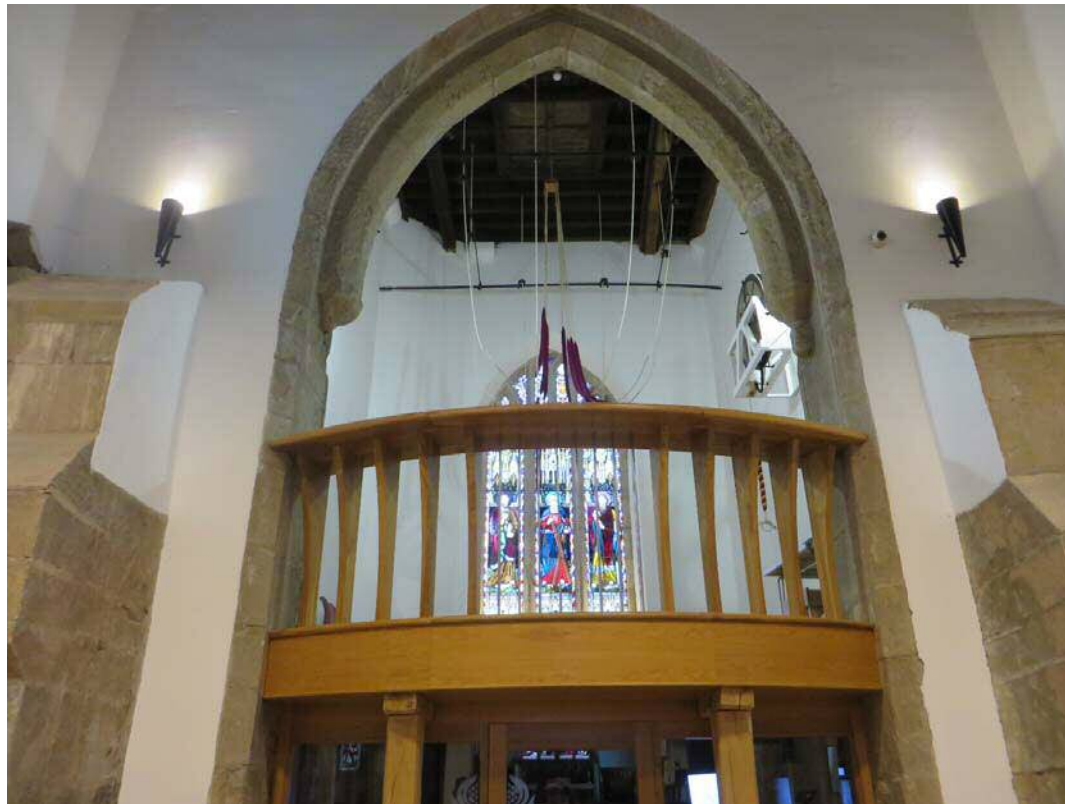
Prior To start – ringing chamber in the tower basement.



# End Product – View from Ringers' Gallery



# The New Ringers' Gallery



# WEST VIEW



# Heritage Activities and Events

- This is a very important requirement if awarded an HLF grant.
- It is the responsibility of the team and other recruited volunteers.
- Usually no professional help. Suitably experienced persons to implement the interpretation facilities may be engaged.
- There is danger of overloading volunteers – too much work!
- Concentrate on heritage style events.

# HERITAGE WALL

- This is our most successful heritage event/interpretation facility.
- 131 ceramic tiles on a board surrounded by an oak frame.
- 13 schools took part, sixth form college, representatives of community groups and individuals.
- Range of art varied from primary school standard to that of a retired ceramics artist.
- Original idea to be on floor – problems with DAC/CBC



# MAKING TILES



# Typical Tile



# THE HERITAGE WALL COMPLETE



# BELLS and PIPES

- A final phase is in hand
- The HLF have awarded a grant of £44,000 to undertake work on the bells and organ.

# Angel Awards

- Chairman of Restoration Committee short listed for Angel Award
- English Heritage/Andrew Lloyd Webber Scheme
- Category for Listed Places of Worship



# Group outside the Palace Theatre London

