

Chichester Cathedral: North West Tower Roof (1 of 4 projects funded)

*Awarded £140,000 in July 2014 towards a £280,000 project
to replace the north west tower lead roof*

The need

The north-west tower dates from 1899-1901 when the original collapsed tower, which fell in 1636, was finally re-built. It houses the Sailor's Chapel, a memorial to those lost at sea, containing items from both world wars. The failure of the lead roof had been growing since water ingress was first noticed in 2008: the lead dated from the re-building and had reached the end of its natural life.

Matching funding of £140,000 was provided by the Chichester Cathedral Restoration and Development Trust, which raises funds through events and individual donations.



Roof repairs in progress. Photo credit: Chichester Cathedral.

Outcomes

The repair works have ensured a safe environment for visitors. The replacement of the old roof has meant that the tower is now watertight, preventing beams from rotting and making the tower much drier. It has also allowed a transformation to the Sailor's Chapel inside which would not have been possible had the roof not been fixed, and its use for part of the cathedral's First World War centenary commemorations.

Economic and social impact

The funding supported jobs within the practice of traditional leadwork. It also provided capacity for the cathedral to allocate funds to other initiatives such as community support missions, which would not have been the case had funding not been granted. The cathedral, which attracts around 350,000 visitors a year has seen greater engagement from them as a result of the repairs, and the works have been presented in displays as part of the First World War commemorations.

Works completed and timescale

DBR Ltd were commissioned to carry out the repairs. The works commenced in October 2014 and were completed by April 2015. They included replacement of the old lead roof, and improved drainage on the tower to reduce leaking and damp staining.



Completed roof repairs. Photo credit: Chichester Cathedral.

The Cathedral

Chichester is a Norman cathedral founded in 1075, and much rebuilt in the 12th century after a fire. The central tower and spire collapsed and were rebuilt in the Victorian period. Centrally located, the cathedral has a prominent place in the life of the small city of Chichester, housing a popular café and shop in the cloisters. The cathedral has an association with artistic patronage and is celebrated for its artistic treasures, spanning the centuries from Norman times to the present day, including windows by Marc Chagall.

Chichester Cathedral: South East Transept Roof Repair (2 of 4 projects funded)

Awarded £100,000 in November 2014 towards a £162,000 project to replace the south east transept (Muniment Room) copper roof with a new lead roof

The need

The application was for replacement of the roof of the south-east transept to bring the historic Muniment Room (originally housing the cathedral archives) back into use. The existing roof was in poor condition, with the 1940s copper covering failing and the timber structure decayed. The balance of the costs were provided from fundraising by the Chichester Cathedral Restoration and Development Trust.



Repair of the Muniment room showing decayed timbers. Photo credit: Chichester Cathedral.

Outcomes

The works mean that the cathedral is much drier and safer, as the roof replacement has prevented further leaking and damage from occurring. The replacement of the timber support beams has ensured the structure of the roof is much more stable. The works have provided a new dry space for the safe storage of important cathedral documentation in the Muniment Room, and the weather-proofing and improved thermal efficiency of the roof has ensured that the volunteers' meeting room beneath remains available for this valued group to use.

Economic and social impact

As with the previous project funded, the repair works supported jobs within traditional lead working. Grant funding also freed up internal funds enabling the cathedral to focus on other areas of restoration and community activities and events, with more services being held and a greater number and variety of First World War commemorations, including a community art installation project with local artists and school children.

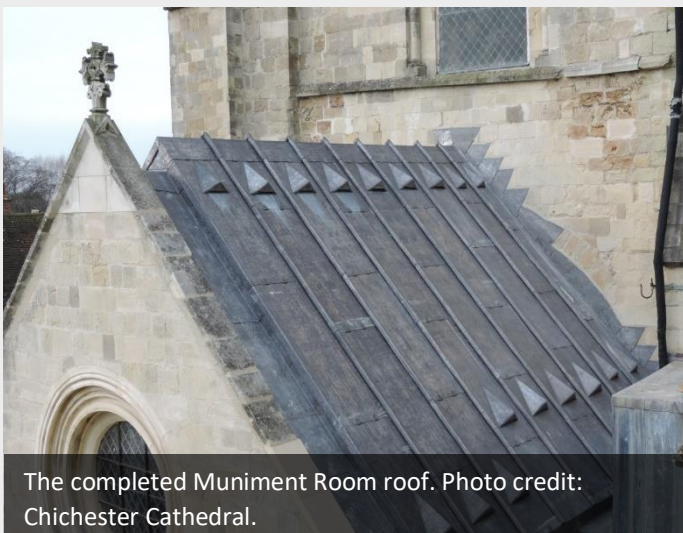
Works completed and timescale

The works commenced in September 2015, carried out by Somerset-based contractor Ellis & Co Ltd. The old copper roof was in an extremely poor condition and the supporting timber structure was severely decayed. Repairs included replacing the old copper roof with a new lead roof and replacing the rotted timber support beams. The replacement of the copper roof with lead follows an approved cathedral policy of replacing the 1940s copper with

the original material – lead – whenever roof repairs are undertaken, as the copper roofs have proved too light for their exposed location near the south coast, being prone to lift in strong winds and develop leaks, e.g. through loosening fixings.

The Cathedral

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The completed Muniment Room roof. Photo credit: Chichester Cathedral.

Chichester Cathedral: Cloister Repair (3 of 4 projects funded)

Awarded £160,000 in July 2016 towards a £265,000 project

The need

The western cloister is a 600 year-old passageway that provides entry into the cathedral and access into the cloister garden (garth), the shop and café. The repairs needed included major stone conservation to the windows, remedial repairs to the oak peg roof, replacement rainwater goods and the replacement of a very unsatisfactory temporary gateway into the garth with a new gateway.

The balance of the costs were covered by fundraising by the cathedral.



Cloister repairs in progress. Photo credits: Chichester Cathedral.

Outcomes

The repairs have ensured that roof beams no longer become wet, which would risk them rotting. The stonework is stabilised and access has improved through the secondary entrance being brought back into use. Work on the cloister took place at the ground-level and busy thoroughfare and there was noticeable interest from the public as they could observe the work being carried out, contributing to better public understanding of the cathedral's overarching policies on stonework. This grant also helped Chichester Cathedral to obtain further funds, as providers are more inclined to give when there are already contributions in place, due to a greater confidence in the projects. The cathedral leveraged additional funding of £90,000 from the Hans and Julia Rausing Trust and a further £30,000 from the Headley Trust.

Economic and social impact

The project helped to support six local jobs within traditional glazing and masonry, through the employment of a local conservation firm. The scale of the works and use of local contractors is likely to generate economic benefits to the local area, supporting local suppliers and businesses.

Grant funding also freed up internal funds enabling the cathedral to focus on other areas of restoration and community activities and events, with more services being held and a greater number and variety of First World War commemorations, including a community art installation project with local artists and school children.

Works completed and timescale

Chichester Stoneworks Ltd were contracted to carry out repair works to the cathedral's western cloisters. The works started in July 2017 and were finished by October. Repair works included stripping and relaying roof coverings and replacing old oak pegs with stainless steel ones. Extensive masonry repair was also carried out around the window tracery bays which were in a very poor condition, almost fully eroded in areas.



The repaired western cloister.

The Cathedral

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Chichester Cathedral: Quire Roof Repairs (4 of 4 projects funded)

Awarded £250,000 in November 2016 towards a £1.1 million project to repair the quire roof and replace the copper roof covering with lead

The need

Chichester Cathedral's 13th-century high roofs are of exceptional importance as a complete set of main-span roofing of the period, surviving in original condition and representing a key phase in the development of English structural carpentry. Re-covered in copper in the 1940s, they were subject to continual coastal winds and were experiencing leaks which were being patch-repaired. In addition, works in the 1940s encasing medieval timbers in concrete, and fire prevention measures in the 1990s, had exacerbated the problems by restricting air flows and inadvertently creating an environment conducive to damp, death watch beetle and timber decay. This was the first phase of a £4.9 million programme of works to the high roofs. The balance of the costs were met from fundraising by the Chichester Cathedral Restoration and Development Trust.



Repair of the quire roof in progress. Photo credit: Chichester Cathedral.

Outcomes

As a result of restoration works beginning on the quire roof, there has been a noticeable increase of interest and engagement from the public. The works have raised the profile of the cathedral and provided media attention, which acts as a hook for further funding opportunities. Due to the large size of the funding for this project there have been improvements to the ways in which cost control is managed internally in relation to cashflow forecasting, the ways in which funds are drawn down, and how to deal with VAT.

Economic and social impact

As with the previous projects funded at the cathedral, the repair works supported jobs traditional building methods including carpentry, leadworking and stonemasonry. Grant funding also freed up internal funds to focus on other areas of restoration and community activities and events. The works generated increased media attention, including filming of the project, and this, along with display of information about the works within the cathedral, has led to greater engagement from the public and increased visitor numbers.

Works completed and timescale



Previous copper roof showing lifting by the wind. Photo credit: Chichester Cathedral.

DBR Ltd were commissioned to undertake restoration works of the quire roof. Contractors visited the site in December 2017 and scaffolding was erected in preparation for the repair work in February 2018.

The Cathedral

See previous project summaries.