Exeter Cathedral Working together to understand, conserve and manage the heritage and mission

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Churchcare : Building Performance : 2 October 2014





'We are all no more than life tenants of our heritage and we have a moral duty to pass it on in as good a condition as that in which we received it' William Morris



Today, it is our duty not only to pass our heritage on to future generations in 'good condition' but also with a greater understanding of the heritage asset and its specific conservation needs together with a means to maintain the conservation through resources, skills, materials and viable funding streams.

To pass on the tools to maintain the condition







Exeter Cathedral

Exeter Cathedral exists for the glory of God and as a sign of God's kingdom in the community.

It stands at the crossroads of the sacred and the secular, the spirit and the senses, and expresses its mission through:

- Daily worship and prayer
- Welcome and pastoral care
- Evangelism and Spiritual Development
- Education and learning
- Service to the community

Mission Statement











Exeter Cathedral - Location and Setting









Exeter Cathedral - Key Phasing









the 'impressive scale and richness of architectural conception'







'one of the finest interior spaces which has come down to us from the later Middle Ages'



EXETER CATHEDRAL

Richard Morris





the 'unforgettable luxuriant palm-branch effect of the vaulting'



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the 'enchanting realism of the bosses'







the 'inexhaustible variation' of the window tracery



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the 'outstanding figure drawing' of the early 14th-century glass

Sir Nicholas Pevsner & Bridget Cherry





EXETER CATHEDRAL



 'unprecedented grandeur' of the bishop's throne –

 'the most exquisite piece of woodwork for its date in England and perhaps in Europe.'

 EXETER CATHEDRAL





'miraculous preservation' of the earliest series of misericords in Britain



EXETER CATHEDRAL





We can add to these the West Front, Image Screen and its fine figures









West Front Geology (J.Allan, S.Blaylock, T.Ives)

West Front Phasing (J.Allan, S.Blaylock, T.Ives)

And our understanding of the unique geology and phasing





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the collection of related Medieval documents and Anglo-Saxon literature









And below Cathedral Green the hypocaust of the Roman Bath House







Exeter Cathedral - 2012

The installation of the 70th Dean of Exeter Cathedral The Very Revd Dr Jonathan Draper and the development of the management and fabric teams at the Cathedral.

The delivery of the Third Millennium Campaign, securing the West Front, new Library & Archive, education and music facilities, funding for music, and renewed 2/3rds of the Cathedral Green.

A Quinquennial Inspection followed by a new Conservation Management Plan and a detailed assessment of all properties, uses and resources.

An Initial benchmarking exercise









Quinquennial Inspection

Highlighted a need to invest more in the maintenance of the general fabric and the team of masons and conservators who care for structure and artefacts

- local areas of severe fabric decay that may be connected to wider environmental impacts

- a general lack of understanding as to how the building is performing environmentally and structurally and the impact that this may have on the condition of the fabric

- a need for a more 'inclusive approach' to projects both in terms of scope and specialists

Recommendation - establishing a programme of general monitoring









Complexity and weakness in the rainwater disposal systems





Limited records of the existing drainage system









Defects in the stonework of the building envelope











Effectiveness and impact of heating system and services EXETER CATHEDRAL









Condition of stained glass and monuments EXETER CATHEDRAL







Areas of poor energy conservation







Conservation Management Plan

Defined the spiritual, historical, aesthetic and community significance of the architecture, collections and setting

- limitations of physical assets and endowments as well as the general shortage of roofed space

- confirmed the guiding principles for projects:
 - Understand the place
 - Significance should guide decisions.
 - Assess and consult on all proposed interventions thoroughly before deciding whether to undertake them.
 - Keep thorough records.
 - Do everything in a logical order.

Policy - Understanding comes before work









Chanel of St Saviour (Bishop Oldham's Chantra

Analysis of existing ground level spaces and uses







Emerging themes

Enhanced facilities for staff and volunteers

More covered space to improve welcome, support enterprise initiatives including events, retail and catering

Quality visitor facilities including toilets

Significant space for interpretation of the Cathedral and Bath House, display and exhibitions

Modern and properly functional office and work space for staff, especially works department

Improved sound, lighting and data infrastructure

Sustainable environmental control

'Back of house' and general storage capacity Celebrating the past - Securing the future









We now understand

Exeter Cathedral has under-invested in many aspects of its life over the past decades. It also has no great endowments and has only a few properties (occupied by clergy or the Cathedral School).

The only significant way in which income can be increased is through work with visitors.

And that any increase in visitors would need to be carefully considered to conserve the architecture and artefacts

The Fundamental Problem







Working together to establish the wider 'conservation' issues and manage the care and development of the Cathedral

We have been growing our team of specialists: Cathedral Archaeologist - John Allan Architectural Historian - Dr Jo Cox Conservator - Nick Durnan Structural Engineer - John Mann Environmental Consultant - Tobit Curteis M & E Engineers - Martin and Anne Thomas Interpretation and Exhibition Designers - Event Landscape Architect - Robert Myers and Members of the FAC including Timber Specialist, Hugh Harrison and former Master Mason, Peter Dare

Working together to form a common understanding EXETER CATHEDRAL





Understanding the building performance







Thermal modelling from the initial assessment







Thermal modelling from the initial assessment









Initial plan for sensor and transmitter locations







Initial Findings

The principal building envelope is providing a significant hydrothermal buffer between the internal and external environment, generally the environment is more stable than in other similar cathedral buildings

That the buffering is undermined by air leakage

The conditions are more variable within Chapels particularly to the north and within the Chapter House

The glazing is particularly prone to thermal fluctuations and condensation events

The heat emitters are creating hostile environments locally to the fabric, particularly to the south

Next steps refine our questions ...







Next steps







Balance of conservation and development







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