

**St. Mary's – Deane Parish Church**  
**Confirmatory Faculty Application**  
**Following Interim Faculty granted 9/10/17**  
**Removal of upper finials from the four tower pinnacles**

**Please see attached original 'Emergency Licence Application' for full background to this confirmatory faculty Application.**

**Background**

Following safety concerns (potential falling masonry) raised by Church Architect Andrew Ruaux during the Quinquennial Inspection of 2017, an emergency licence application to remove the finial caps from each of the tower pinnacles was submitted and approved on 9<sup>th</sup> October 2017.

**Workscope**

Quotes were obtained from three steeplejack companies to effect the workscope and the decision was on 15<sup>th</sup> November 2017 by Finance Committee to appoint Mr John Warburton – Warburton's Steeplejacks, to carry out the work.

Owing to ongoing worksopes and inclement weather, work commenced on 24<sup>th</sup> January 2018 and was completed on 26<sup>th</sup> January 2018.

Methodology:-

- 1) Provide and erect the necessary scaffolding to the pinnacles to provide a safe working platform.
- 2) Then proceed to carefully wrap and label each Finial stone before being removed.
- 3) Once prepared ready for removal, cut, using cutting disc the joint below the Finial.
- 4) Once removed carefully lower to belfry for safekeeping.
- 5) Apply new lead cap to each pinnacle to protect exposed stonework and steel dowel from the elements.
- 6) Upon completion, remove all scaffolding and leave clean and tidy.

Notes:-

The four caps are now protectively wrapped, labelled and safely stowed in the Belfry of the tower.

Each of the lead caps has had a smart water application performed.

**Quotation from Warburton's Steeplejacks**

# Warburtons Steeplejacks & Co. Ltd

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Mr. L. Kilsby  
Deane Parish Church  
Deane,  
Bolton.

26<sup>th</sup> Oct 2017

**For the attention of Mr. Les Kilsby**

Dear Sir

**Re: Removal of Top Finial Stones To Parapets**

Further to your valued enquiry and having following our meeting on the 24<sup>th</sup> October 2017, we now have pleasure in presenting you with our estimate to carry out the following works.

We trust you will find the above self-explanatory, but should you require any further information please do not hesitate to contact this office when you can be assured of our best attention at all times.

Yours faithfully

John Warburton  
DIRECTOR.

## Deane Parish Church – Deane – Bolton.

### Specification of Work.

- Provide and erect the necessary scaffolding to the pinnacle to provide a safe working platform.
- Then proceed to carefully wrap and label the Finial stone before being removed.
- Once prepared ready for removal, cut, using cutting disc the joint below the Finial.
- Once removed carefully lower to ground level.
- The Finials to be stored in your lock up for safe keeping.
- This process to be repeated for the remainder of the Finals.#
- Upon completion, remove all scaffolding and leave clean and tidy.

### Estimate

Our figure for carrying out the above works would be in the sum of:-

£2600.00 ( Two thousand six hundred pounds) Exclusive of vat.

### Comments from Church Architect Andrew Ruaux on 16/03/18

Dear Lee,

I confirm that I have visited site to view the four finials that have had their caps removed.

I confirm that the work appears to have been carried out to a good standard and the exposed tops of the finials have been neatly dressed with a lead cover flashing to protect from water ingress.

I also took the opportunity to walk around the church and the drainage system and the route to the outfall all seem to be operating well. I also noted that you have infilled some of the gaps between the ledger stones with gravel and this has greatly reduced the potential for tripping. I am also very impressed with the extent of vegetation clearance and algae removal.

One item that I did note, that was on the QI Report, is the cross to the Hulton Memorial. I have attached a photograph of this and the finials but do feel that action is needed soon to prevent the cross from falling and being damaged beyond repair.

Kindest regards

**Andrew Ruaux, Architect, Associate**

**BRADSHAW GASS & HOPE LLP**

Architects Consulting Engineers Quantity Surveyors

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Manchester Society of Architects 'Building of the Year 2012'  
Manchester Society of Architects 'Commercial Building of the Year 2012'  
Greater Manchester Chamber of Commerce 'Building of the Year 2012'  
Northern Design Awards 2012 Shortlisted 'Best Innovative Design'

## Completed Workscope Photos



External south elevation showing the pinnacles without their caps



Close up of Tower with all four finials in view





Pinnacle showing new lead cap to protect exposed dowel and masonry



NE Pinnacle showing lead cap



Example of Finial cap – now removed and safely stowed

## **Future Planning**

There are numerous challenges posed by the masonry details at St. Mary's, Deane Parish Church. The standing committee has made it their policy to prioritise repairs required to ensure the safety of the building and those who visit it as well as keeping the building weathertight.

With the removal of the high level finial caps, it is believed that for now, the building, in its current state, is safe.

It was agreed by the Standing Committee that the long term repair and re-instatement of the finials would be financed by grant making bodies as part of a thorough repair and re-dowelling programme to these finials and also those on the chancel and porch where splitting is also evident.

Such repairs will take place as part of a major refurbishment of all masonry and pointing defects highlighted by the Quinquennial inspection. All these repairs are now being tracked on a fabric maintenance spreadsheet set up by a member of the congregation who works full time in this field. Each repair is now being risk assessed to ascertain its priority.

A fundraising drive to raise money by seeking funding for repairs from grant making charities is planned Post-Easter 2018.

The finial caps will remain safely stowed in the belfry until funding is secured and a refurbishment / repair plan put in place.

Confirmatory Faculty Application prepared by:

Mr Lee Higson (Asst. Churchwarden)

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