

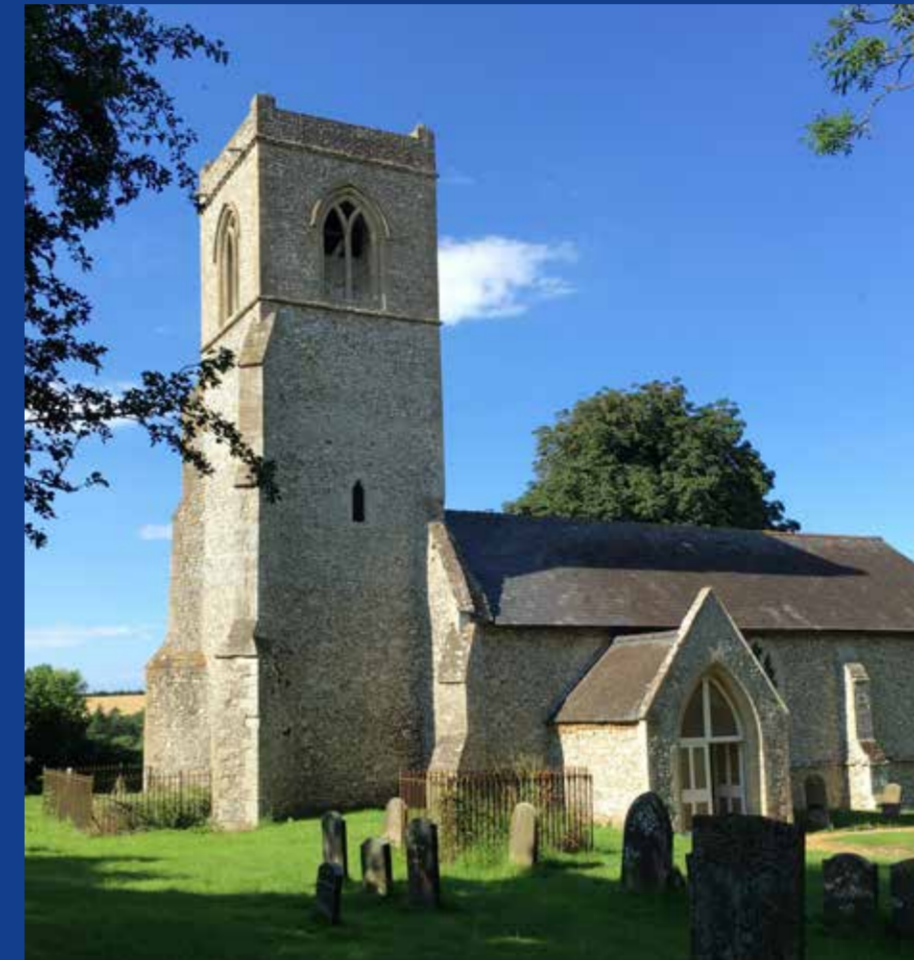
Providing Property Services with Christian Values

Spire Property Consultants is a wholly owned trading subsidiary of the Diocese of Norwich providing specialist Building Surveying and Architectural Services to support schools & academies, Parochial Church Councils and other charitable organisations.

We cover a variety of project types including historic building conservation, refurbishment, alterations, conversion and new build, along with the development and disposal of sites.

Spire offers a full range of services including:

- Condition surveys and church quinquennial inspections
- Assistance with developing a brief
- Feasibility studies and options appraisals
- Preparation of budget estimates
- Planning, Listed Building, Faculty and Building Regulations applications
- Preparation of drawings, specifications and schedules of work
- Tendering and contractor appointment
- Assistance with grant applications
- Project management and contract administration
- Health & Safety advice and compliance including Principal Designer role
- Specialist reports
- Property appraisal and disposal



St Michael's VA Junior School, Bowthorpe

St Michael's is a co-educational Voluntary Aided 7-11 junior school that serves the Bowthorpe area of Norwich and has around 400 pupils.

The school was originally constructed in the 1980s as part of the Chapel Break housing development. Despite a number of extension and reconfiguration projects over the years the school building was still considered to be inadequate in a number of areas.

Spire Property Consultants has since designed and managed a significant programme of improvement works at the school:

- **Phases 1 & 2** – construction of new reception area and extension of kitchen facilities (£330k).
- **Phase 3** – internal reconfiguration to increase the size of the assembly hall by over 50%, provide a new kitchen servery accessed directly off the hall along with a new staff room and library area (£180k).
- **Phase 4** – removal of mobile classrooms and construction of new 4 classroom block with group rooms and toilets (£800k, funded by Norfolk County Council Children's Services).
- **Phase 5** – improvements to car park to increase number of spaces and provide suitable disabled parking and loading/ drop off area. Formation of new children's entrance to the main school building (£100k).



St Peter & St Paul Church, Oulton

St Peter & St Paul received a substantial grant from the Heritage Lottery Fund (GPOW) which allowed the PCC to proceed with repairs to the west tower and reconstruction of the nave floor to form a level surface to improve access for religious and community purposes.

The repair and conservation work included the almost complete repointing of the tower, improved weatherings, renewal of lead spouts and fitting of vertical boarding to heads of bell chamber sound openings.

Internally the pew platforms within the nave were removed, limecrete floor laid and faced with handmade clay floor pammments.

Internal display boards were installed with information about RAF Oulton, and an external lecturn provided further information about the Oulton & Bure Valley walk.

All of the repairs, including some additional works, were completed within the original contract sum.



Sparrowhawk Cottage, Hickling

Sparrowhawk cottage dates from around 1770 and was once a pair of cottages. It contains most of its original features including pamment and brick floors, fireplaces and lath & plaster ceilings.

Following a period of consultation with the client it was agreed to proceed with the first phase of work which included the re-thatching of the roof, re-tiling of dormers, installation of lead secret gutters and handmade parapet copings, rebuilding of chimney stacks and localised brickwork replacement/repainting.

Layers of emulsion paint were removed from first floor walls and ceilings and surfaces were redecorated with limewash.

Planning permission and Building Regulations approval have since been obtained for the next phase of works, which includes the demolition of a poor quality flat roofed extension and its replacement with a new plain tiled pitched roof extension, and these works are due to commence on site later this year.



St James' Church, Dunwich

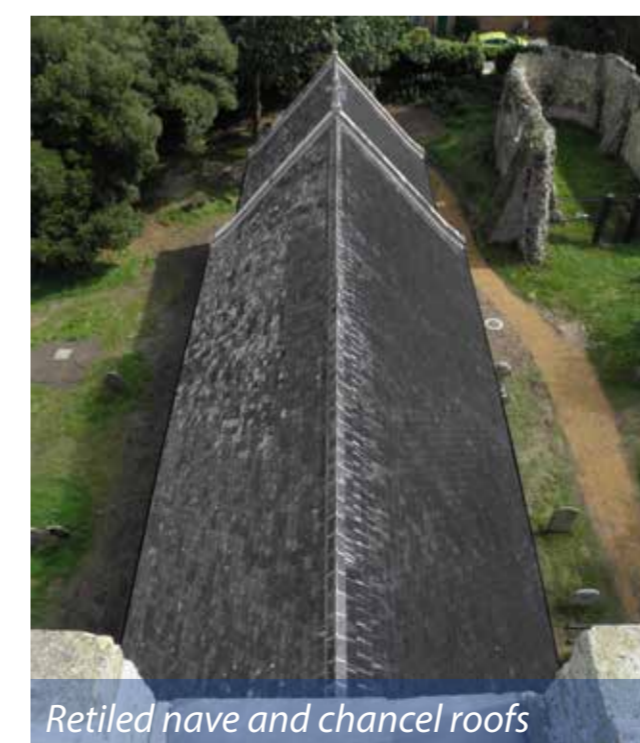
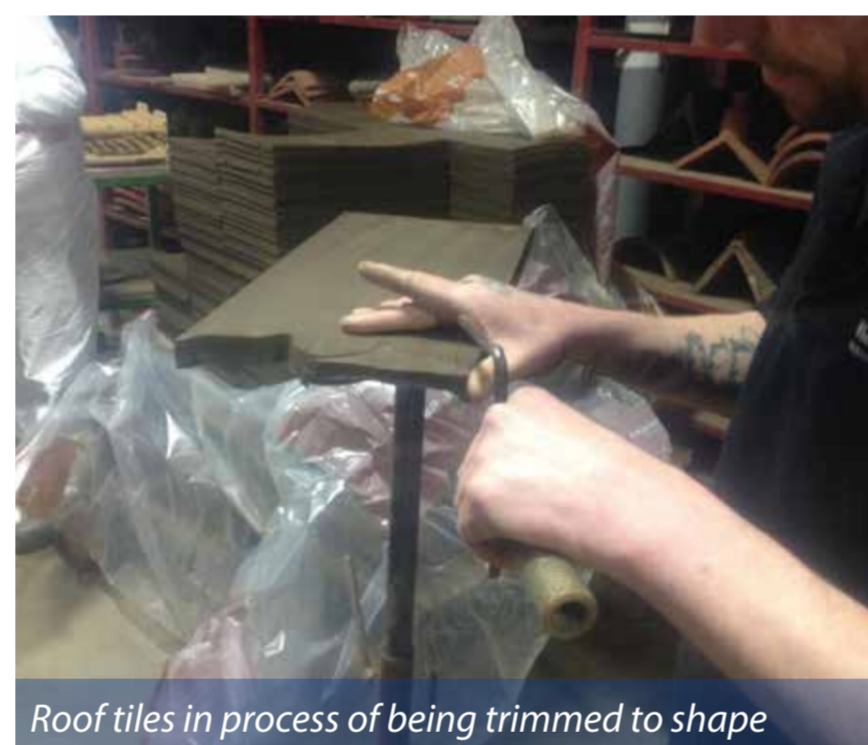
St James church received substantial grants from the Heritage Lottery Fund which allowed the PCC to take forward a major programme of repair and improvement works.

The original tiles of 1883 were stripped off, parapets and eaves made good and the roof re-tiled; the north with sound originals and the south with handmade black glazed tiles to replicate the Victorian originals. The tiles are laid in a pattern; two rows of plain tiles alternating with two rows of scalloped 'Angel' tiles, a pattern repeated on many of the old Dunwich Estate buildings. The decorated roofline comprises distinctive ridge tiles with fleur de lys inserts.

Work was also carried out on the tower, ground drainage improved, new cast iron gutters and downpipes installed and the heating system replaced to improve efficiency and the comfort of church users.

To help visitors learn more about St James and its architectural significance the HLF also supported the development of a range of information material for visitors of all ages.

The project won a RIBA Suffolk conservation award.



St Andrew's Church, Blickling

St Andrews received a substantial grant from English Heritage / Heritage Lottery Fund which enabled the PCC to proceed with a programme of repairs to the chancel and vestry roofs.

The south side of the chancel roof was re-leaded and the north side re-fixed. Gutters and downpipes were replaced and the below ground drainage improved.

Works also included the replacement of the vestry gutters and downpipes, guarding of the below ground boiler room, stonework repairs and the localised rebuilding/repointing of flintwork.

All of the repairs including some additional works were completed within the original contract sum.

Unfortunately thieves recently stripped a substantial amount of lead from the south aisle roof which allowed rainwater to flood into the church, damaging pews, floors and other items including the medieval brass of Sir Nicholas Dagworth, the founder of Blickling Hall.



St Mary's Church, Pulham St Mary, Norfolk

St Mary's is well known for its magnificent south porch and grant aid from English Heritage enabled the PCC to proceed with its repair and restoration.

The south porch was conserved and repaired and missing flints to flushwork panels replaced and deeply eroded joints repointed, rainwater spouts blanked off and the badly designed back gutter reconstructed. The gutters and downpipes to the south aisle were replaced with cast iron and drains and soakaways renewed.

Work also included repairs to south aisle and parvise chamber roofs and the redecoration of the south porch with limewash.

More recently an accessible toilet and kitchenette were provided to the base of the tower and quotations obtained for the installation of pew heaters.

An application is being made to the Heritage Lottery Fund for the replacement of the stolen lead from the south aisle roof and refixing of lead to the chancel roof including the renewal of the above and below ground drainage installations.



St Margaret's Church, Old Catton, Norwich

Following a period of consultation, detailed design, obtaining all necessary approvals and obtaining competitive tenders, the Parochial Church Council were able to take forward a major programme of reordering.

The pews and platforms in the south aisle and north transept were removed and a limecrete floor laid and faced with encaustic clay tiles to match those of existing.

The former storage cupboard at the west end of the south aisle was demolished and a new accessible toilet and flower arrangers cupboard constructed.

A number of pews were also removed from the east end of the nave and a new removable communion rail installed and communion table commissioned.

A servery was provided in the north/west corner of the north transept reusing some of the salvaged pew frontals.

The main footpath between the lych gate and the south porch was regraded and new glazed doors and internal ramp fitted to provide improved accessibility.

